Village Board of Trustees Agenda

Sandra "Sandy" Frum Board Room
1225 Cedar Lane Northbrook, IL 60062
Tuesday, November 11, 2025

7:30 PM

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **MINUTES APPROVAL**
   A. October 28, 2025 Regular Board Meeting Minutes for Approval
4. **PUBLIC COMMENT TIME**

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

5. **MANAGER'S REPORT**
   A. Notice of receipt of a request to waive a preliminary review for amending the duties of the Architectural Control Commission and the Zoning Board of Appeals in the Zoning Code.
   This is notice that an application has been filed by the Village of Northbrook and preliminary review has been waived; an option pursuant to the Zoning Code. This application will be noticed for a Public Hearing before the Board of Trustees as early as December 2025, following Village staff review.
   B. Weekly Village Manager Reports
      - Week Ending October 31
      - Week Ending November 7

6. **WARRANT LIST**
   A. Review and Approval of Escrow Deposits/Performance Bond Refunds Processed Between October 16, 2025 - October 31, 2025
   B. Review and Approval of Payments Processed Between October 16, 2025 - October 31, 2025

7. PRESIDENT'S REPORT

Community Moment

A. A Motion to Approve the 2026 Village of Northbrook Board Calendar
The attached calendar lists all Board and Commission meetings scheduled in 2026.

8. CONSENT AGENDA

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

A. A Resolution Authorizing the execution of the 2026 Supplemental Statement of Work and Renewal of the Service Provider Agreement with Municipal GIS Partners, Inc., of Des Plaines, Illinois for GIS Support Services
The Village has participated in the now 44-community Geographic Information System (GIS) Consortium since 2013 to jointly contract for municipal focused and sustainable geographic information systems (GIS).

B. A Resolution Approving the Annual Subscription Renewal for Geographic Information System Software from Esri, Inc.
This renewal of an annual software subscription for Esri Geographic Information Systems software is a resources used by Village staff across all Departments.

C. A Resolution Approving a Fiscal Year 2026 Contribution in the Amount of $73,827 to the Northbrook Chamber of Commerce and Industry
The Village annually budgets approximately 10% of its estimated annual collected hotel tax revenues to support the Northbrook Chamber of Commerce and Industry.

D. A Resolution Authorizing the Purchase of Bulk Rock Salt for Roadway De-Icing from Morton Salt, Inc. of Chicago, Illinois
The Village of Northbrook uses rock salt to de-ice roadways during the winter months.

E. A Resolution Approving a Fiscal Year 2026 Contribution in the Amount of $30,000 to the Hunger Resource Network
The Village previously committed to providing support to the Hunger Resource Network based on donated proceeds originating from the sale of specially designed Hunger Resource Network vehicle stickers during Fiscal Year 2026.

F. A Resolution Approving a Professional Services Agreement with Mescada LLC of Kankakee, IL for Supervisory Control and Data Acquisition (SCADA) system Maintenance Services
The Village's Water Treatment Plant uses professional contractual assistance to perform routine maintenance on its Supervisory Control and Data Acquisition (SCADA) system as well as provide software updates and sensor calibrations.

G. A Resolution Approving a Redevelopment Agreement with 1818 Partnership, LLC (Docket No. PCD-25-08)
The property owner is seeking approval to redevelop 1804-1818 Skokie

Boulevard for use as a motor vehicle dealership with an automotive repair shop.

H. An Ordinance Amending Section 15-930 of the Northbrook Municipal Code, As Amended, Regarding Special Permits
Chapter 15 of the Municipal Code is being amended to remove previously established exceptions to the definition of "special event" and the requirements for a Village issued permit to use Village property other than is customary in the ordinary course of daily village business.

I. A Resolution Approving a Plat of Consolidation for 1804, 1810, 1880 Skokie Boulevard (Docket No. PCD-25-08)
A consolidation of the multiple lots is necessary as part of the redevelopment of the property for an automotive dealership and repair shop.

J. An Ordinance Granting Approval of Special Permits for Motor Vehicle Dealer with Open Sales Lot and an Automotive Repair Facility, Variations and Site Plan (1804, 1810, 1818 Skokie Boulevard) (Plan Commission Docket No. PCD-25-08)
The property owner requests special permits for an electric vehicle dealership and automotive repair facility located on Skokie Boulevard.

K. A Resolution Approving a First Amendment to the Subdivision and Development Agreement with Venture 1 OLB LLC for The Reserve at the Brook Residential Planned Development at 3700 Dundee Road
Venture 1 OLB, LLC, as developer of an age restricted 53 unit townhome planned development at 3700 Dundee Road, is seeking an extension of a previously approved deadline for submitting evidence of title to the property to the Village.

L. A Resolution Authorizing an Agreement with SAFEbuilt Illinois, LLC, a Wholly Owned Subsidiary of SAFEbuilt, LLC, for Plan Review and Inspection Services
This contract supports the Village in providing consistent and timely plan review and inspection services by contracting for augmented staff resources as needed.

M. A Resolution Approving an Economic Incentive Agreement Between the Village of Northbrook and Rivian, LLC (1804-1818 Skokie Boulevard)
Rivian, LLC proposes to operate an electric vehicle dealership and repair facility at 1804-1818 Skokie Boulevard following the consolidation and redevelopment of the property by the property ownership and has requested an economic incentive agreement for the operations of the dealership.

9. ADMINISTRATION AND FINANCE

10. PLANNING AND ECONOMIC DEVELOPMENT

A. Preliminary Review of a Request by Northbrook Park District for a Special Permit for Electronic Message Board at 3323 Walters Avenue, Commonly Referred to as the Leisure Center
This is a request for a special permit to allow an electronic message board as part of a new ground sign, located less than 250 feet from residential properties, for the Leisure Center on Walters Avenue.

B. An Ordinance Rezoning the Property at 1825 Shermer Road and Amending the

District Zoning Map (1825 Shermer Road) (Plan Commission Docket No. PCD-24-06)
Consideration of an approval of a rezoning from the I-1 Restricted Industrial District to the RLC Residential and Limited Commercial District to accommodate a residential planned development.

C. An Ordinance Granting a Special Permit for a Residential Planned Development (Northbrook Row - 1825 Shermer Road) (Plan Commission Docket No. 24-06)
An ordinance approving a 53-unit townhome planned development by Lexington Homes located at 1825 Shermer Road.

D. A Resolution Approving a Development Concept Plan, a Tentative Plat of Subdivision, and Providing Conceptual Development Approvals (Northbrook Row - 1825 Shermer Road) (Plan Commission Docket No. PCD-24-06)
Consideration, under the 1988 Zoning Code, of a resolution approving a concept plan and tentative plat of subdivision for a 53 unit for sale townhome planned development.

E. A Resolution Approving a Plat of Easement For 1657 Shermer Road
The developer of 1593 Shermer Road (Poupard Place) is requesting an easement for NICOR across a portion of Village owned property at 1657 Shermer Road to accommodate installation of a necessary gas line to serve 1593 Shermer Road.

11. COMMUNITY AND SUSTAINABILITY

12. HOUSING

13. LABOR RELATIONS

14. PUBLIC WORKS AND FACILITIES

A. A Resolution Amending the Master Construction Manager Agreement for the Second/Final Guaranteed Maximum Price for Construction of the Fleet Maintenance Garage with Leopardo Construction, Inc. of Hoffman Estates, Illinois
At the August 26, 2005 Board meeting, Resolution 2025-133 directed staff to have construction documents developed which would be the basis for the final construction cost for the adaptive re-use of 3504 Commercial Avenue for a new Fleet Maintenance Garage.

15. PUBLIC SAFETY

16. COMMUNICATIONS AND OUTREACH

17. REMARKS FOR THE GOOD OF THE ORDER

18. CLOSED SESSION

19. ADJOURN

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

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Development & Planning Services Amy McEwan
Date: 2025-11-11
Subject: Notice of receipt of a request to waive a preliminary review for amending the duties of the Architectural Control Commission and the Zoning Board of Appeals in the Zoning Code.

Overview

This is notice that an application has been filed by the Village of Northbrook and preliminary review has been waived; an option pursuant to the Zoning Code. This application will be noticed for a Public Hearing before the Board of Trustees as early as December 2025, following Village staff review.

Fiscal Impact

N/A.

Recommendation

No action by the Village Board is required.

Background

The Village of Northbrook has received a complete formal application submitted by the Village of Northbrook requesting to amend the duties of the Architectural Control Commission and the Zoning Board of Appeals in the Northbrook Zoning Code. This item serves as notice that an application has been received and is currently undergoing staff review.

The application was filed after the September 22, 2025 effective date of the new Zoning Code, and preliminary review is optional for a request to amend the Zoning Code. For this application the preliminary review is waived and the application will proceed directly to review by Village staff, followed by a public hearing.

WEEKLY MANAGER'S REPORT

WEEK ENDING OCTOBER 31, 2025

Meetings of the Village Board

- There are no meetings of the Village Board next week.

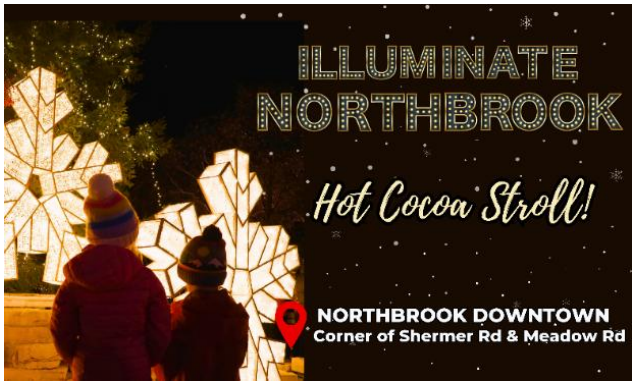
Activity Reports

Police Bulletin: The weekly police bulletin has been updated for the week ending on October 31, 2025.

Save the Date

Northbrook Pumpkin Smash
Saturday, November 8 from 12-3 p.m.
📍 **Parking lot of Northbrook Court (near Neiman Marcus)**
Don't throw it in the trash, bring it to the smash! Stop by the Village's Pumpkin Smash event on Saturday, November 8th, from 12pm-3pm at Northbrook Court (northeast parking lot near Neiman Marcus). Test your aim with the pumpkin target toss, snap a festive photo, and enter the pumpkin seed guessing contest. Additionally, the Village composts all smashed pumpkins for you. To learn about benefits of composting your Halloween jack-o-lantern read the article linked below from the University of Illinois College of Agricultural, Consumer & Environmental Sciences: dont-dump-halloween-pumpkins-donate-or-compost-them

Illuminate Northbrook
Friday, November 21, at 5:30 p.m.
📍 **Northbrook Downtown**
Gather in the heart of Northbrook to kick off the holiday shopping season with complimentary hot chocolate as we turn on the holiday lights and illuminate downtown Northbrook. Don't forget to bring your gently used coats as a donation to the Rotary Club of Northbrook's annual "Coat Off Your Back" collection drive which provides winter coats for infants, children, teens, and adults via multiple outlets serving people in need. Anyone who donates a coat at the Rotary Hot Cocoa Tent will receive a commemorative Illuminate Mug from the



Village while supplies last. Aterwards, stay downtown, enjoy the ambiance, and support local businesses by shopping and dining!

Updates

Village of Northbrook Strategic Plan Community Participation Underway
Now through November 17, 2025, residents and community stakeholders are invited to visit the Strategic Planning website to learn more about and participate in the process. Residents are also encouraged to attend one of three in-person community forums on November 12 and 13. Go here - Strategic Planning website - to get started!

Fall Leaf Clean Up with Gas Powered Leaf Blowers Extended

Pursuant to Sec. 16-51 of the Municipal Code, starting January 1, 2025, the Village of Northbrook has seasonal restrictions that prohibit the use backpack and handheld portable gas-powered leaf blowers except during the spring (between April 1 to April 30) and fall (between October 1 to November 30) each year. The Municipal Code provides for the village manager to waive enforcement of the prohibition on gas-powered leaf blowers in limited circumstances.

Effective, October 31, 2025, the Village Manager has determined that the use of gas-powered leaf blowers in the fall of 2025 shall be permissible for an additional month through December 31, 2025, due to weather conditions and temperatures and the significant amount of leaves yet to fall. This determination is made at the midpoint of the fall clean-up period to assure residents, commercial landscapers, and public entities that they will have sufficient time to remove/clean up leaves once they have fallen.

As required by the Municipal Codes, this determination is being posted publicly and shared in the coming week with the public and landscape contractors.

Fall Street Sweeping Cycle Beginning
The Public Works Department began its fall street sweeping cycle this week and with completion of the initial round of sweeping anticipated the week of November 3. Street sweeping is performed to prevent debris such as leaves from entering the storm sewer system and clogging it, which could result in flooding. Property owners are reminded that blowing or depositing leaves into the road or curb and gutter is not permitted. It is noted with the seasonal delay in leaves falling, street sweeping is projected to take additional time this year to complete.

Automated Water Meter Project
The Village of Northbrook continues to move forward with the installation of new meters that began in April. In total 10,270 of the 12,203-meter replacements have been installed or are currently scheduled to be replaced over the coming weeks. Customers that have not scheduled their meter replacements yet are encouraged to do so as soon as possible to avoid disruption to their water service. There is no opt-out for this program, all meters must be replaced as part of this program. Information on the Automated Water Meter Project is available here.

Shermer Road Corridor Improvements

During the week of October 27, work on Shermer Road between Willow Road and Walters Avenue continued with curb and gutter repairs on the west side of the roadway, removal and replacement of concrete panels from Techny Road to Walters Avenue. Finally, the contractor paved the final lift of asphalt from Willow Road to Techny Road. Upcoming work includes the final pavement markings from Willow Road to Techny Road as well as continued concrete patching on Shermer Road between Walters Avenue and Techny Road. Finally, the contractor intends to begin arm installation for lighting and signals near the intersection of Sherman Drive.

Shared-use path paving on the east side of Shermer Road is expected to be completed the week of November 10th. Substantial project completion is anticipated for December 2025.

Waukegan Road Pavement Patching

Public Works has scheduled patching of the 1000 block of Waukegan Road to permanently restore the pavement following repairs to the water main. The work has been scheduled for November 4 and 5. When work begins on November 4, the northbound curb lane of Waukegan will be closed between roughly Thornwood Lane and Angle Avenue. Crews will break out the asphalt pavement and pour the concrete base of the road. Repaving of the road with asphalt will take place on November 5 with the lane reopening by 3-4:00 p.m. on that day. This work is weather dependent. Map of the planned traffic control:



Public Works Holds Annual Snow and Ice Control Training

The Public Works Department held its annual snow and ice control operations training session with all staff on Thursday, October 30. At this training, the Department reviews snow and ice control safety, changes to operations, plow routes, vehicle inspections and maintenance, pre-treatment of roadways and salting operations. The Public Works Department is responsible for the removal of snow and ice from approximately 125 center lane miles of roadway owned by the Village of Northbrook, parking lots and adjacent walkways (excluding train platforms) at municipal buildings and commuter parking lots. The Public Works Department also plows “arterial” public sidewalks that are used by children to get to school, commuters to get to the train station, and the public for shopping and recreational purposes. Snow and ice control operations are prioritized to first plow and salt roadways, followed by parking lots, and lastly to plow public sidewalks. The 125 center lane miles of roadway translates into approximately 539 plow lane miles. Plow lane miles are an accurate measure of the distance that Public Works crews plow because streets require multiple passes with the snow plow to clear the full width of the road for travel. Wider arterial streets can take significantly more passes to clear. A total of

30 pieces of equipment are used for a typical full scale plowing event. A copy of the presentation is available to the public on the Village's website at: Snow-Ice-Control-Services

2025 Concrete Street Patching Improvements Project Underway
This week, the Village's contractor, D'Land Construction, has begun work on the 2025 Concrete Street Patching Improvements. This project mainly includes remove and replacing damaged, cracked or sinking concrete panels, as well as some storm structure adjustments. Project locations include portions of Charlemagne Subdivision, Sky Harbor Industrial Park, and on Shannon Road (behind Westmoor Elementary School). Village staff distributed notices to impacted properties during the week of October 13.

This week, the contractor began saw cutting on Shannon Road, which is expected to be completed by November 7. Following that, construction crews will move to Sky Harbor Industrial Park, where they will continue saw cutting and begin pouring new concrete panels. This work will continue as weather permits this year, however improvements in the Charlemagne Subdivision are anticipated to begin in spring 2026.

Nicor Gas Main Replacement
Nicor has indicated that they intend to complete all gas main and service line work by October 31. Nicor began restoration work last week (week of October 20) west of the West Fork of North Branch of the Chicago River. As work is completed, restoration work will move to the east.

Storm Sewer Cleaning
For Fiscal Year 2025–2026, Public Works crews have cleaned 202,957 feet of storm sewer, 135 of the Village's 4,562 storm inlets, and 278 of 2,715 catch basins. This work is an essential part of the Village's stormwater management program. Regular inlet and catch basin cleaning help to prevent debris from entering the storm sewer system and creating blockages that can cause flooding.

Residents are asked to help keep the Village's storm sewers clear and to help prevent flooding by not raking or blowing leaves into the street. Raking or blowing leaves into the street is not permitted per section 22-7 of the Village's Municipal Code. Depositing leaves into the street can cause blockages of storm sewer inlets and the sewers themselves, resulting in flooding during rain. Residents are encouraged to use the curbside composting program through Lakeshore Recycling for their leaves or to "leave the leaves" for nutrients and fertilizer for your lawn in the spring.

Field Testing of Water Mains and Hydrants for Leaks Underway
As part of the Village's water loss control program, we proactively seek out and tests for leaks in our water mains using a contractor. The Village's contractor, ADS, LLC, uses audio equipment that attaches to hydrants and valves within the water distribution system to listen for leaks on our water mains. With this work, residents may see the contractor in the parkway in front of their homes, but the contractor will not have to enter anyone's home. The leak detection program is important because by identifying leaks while they are relatively minor and not surfacing, the

Village is able to schedule the repairs of these water main leaks and reduce the number of emergency water main break repairs that are needed.

Citizen Police Academy Graduation
The Graduation of our 2025 Fall Citizens Police Academy was this week. 16 members of the public came to the Northbrook Police Department over the last 9 weeks and learned all the aspects about what it is to be a police officer in Northbrook and all the different divisions with the department.

Employee News
The Village welcomes new Public Works Maintenance Worker Francisco Marin this week. During the coming year, Francisco will be working through various crews in the Public Works Department including Facilities, Streets/Forestry, Water Distribution, and Sewer Crews. Please join us in welcoming Francisco!

WEEKLY MANAGER'S REPORT

WEEK ENDING NOVEMBER 7, 2025

Meetings of the Village Board

Tuesday, November 11, 2025

- Committee of the Whole Meeting – 5:30 p.m. in the Terrace Room
- Village Board Regular Meeting – 7:30 p.m. in the Board Room

Activity Reports

Police Bulletin: The weekly police bulletin has been updated for the week ending on November 7, 2025.

Save the Date

Toys For Tots & Coat Off Your Back Donations
The Village is partnering with the U.S. Marine Corps Toys for Tots annual toy collection as well as the Northbrook Rotary for their annual Coat Off Your Back Drive.



📍 Donate new toys and winter coats at the Police Department (1401 Landwehr Rd), Fire Station 11 (740 Dundee Rd), or Village Hall (1225 Cedar Ln) now through mid-December.

Illuminate Northbrook
Friday, November 21, at 5:30 p.m.
📍 **Northbrook Downtown**
Gather in the heart of Northbrook to kick off the holiday shopping season with complimentary hot chocolate as we turn on the holiday lights and illuminate downtown Northbrook. Don't forget to bring your gently used coats as a donation to the Rotary Club of Northbrook's annual "Coat Off Your Back" collection drive which provides winter coats for infants, children, teens, and adults via multiple outlets serving people in need. Anyone who donates a coat at the Rotary Hot Cocoa Tent will receive a commemorative Illuminate Mug from the Village while supplies last., stay downtown and enjoy the ambiance, and support local businesses by shopping and dining!

Updates

Extension Of Time to Use Gas Powered Leaf Blowers Notice

Pursuant to Sec. 16-51 of the Municipal Code, starting January 1, 2025, the Village of Northbrook has seasonal restrictions that prohibit the use backpack and handheld portable gas-powered leaf blowers except during the spring (between April 1 to April 30) and fall (between October 1 to November 30) each year. The Municipal Code provides for the village manager to waive enforcement of the prohibition on gas-powered leaf blowers in limited circumstances. Effective, October 31, 2025, the Village Manager has determined that the use of gas-powered leaf blowers in the fall of 2025 shall be permissible for an additional month through December 31, 2025, due to weather conditions and temperatures and the significant amount of leaves yet to fall. This determination is made at the midpoint of the fall clean-up period to assure residents, commercial landscapers, and public entities that they will have sufficient time to remove/clean up leaves once they have fallen.

Village of Northbrook Strategic Plan Community Participation Underway

Now through November 17, 2025, residents and community stakeholders are invited to visit the Strategic Planning website to learn more about and participate in the process. Residents are also encouraged to attend one of three in-person community forums on November 12 and 13. Go here - Strategic Planning website - to get started!

Immigration Resources

Over the past months, many of our Northbrook neighbors have felt deep stress, concern, and frustration as decisions made at the federal level ripple through communities here in Illinois and across the country. The Village has added Immigration Resource information to the website, and you can read more here.

Veterans Day

As we observe Veteran's Day this coming week on Tuesday, November 11, we say thank you to each employee who is a veteran and worn the uniform of the United States Armed Forces. Additionally, we appreciate your family for their extraordinary sacrifices made on our behalf. I also ask that we each pause today and say thank you to those who are currently serving.

Warm wishes on Veterans Day!

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

ESCROW DEPOSIT/PERFORMANCE BOND REFUNDS
INVOICES PROCESSED BETWEEN OCTOBER 16, 2025 - OCTOBER 31, 2025
FOR 11/11/25 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
311122	ROQUES PLUMBING	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	500.00
311123	CODY DEVELOPMENT LLC	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	1,000.00
311124	CINDY LEE	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	1,000.00
311125	NORTH SHORE LAWNSPRINKLER	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	500.00
311126	ASHLAND PLUMBING & HEATING CO	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	500.00
311127	LISA LOWENTHAL	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	500.00
311128	EX-STINK PLUMBING & SEWER	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	500.00
311129	J BLANTON PLUMBING	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	1,000.00
311130	RAVINIA PLUMBING & HEATING CO	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	500.00
311131	RAVINIA PLUMBING & HEATING CO	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	1,000.00
311132	MAX HERNANDEZ	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	3,000.00
		CLASS 'A' TOTAL	**10,000.00**

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

INVOICES PROCESSED BETWEEN OCTOBER 16, 2025 - OCTOBER 31, 2025
FOR 11/11/25 MEETING

Sorted Alphabetically

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
7958(A)	A.W. ZENGELER CLEANERS INC	SERVICES - PD	99.63
311133	AAA LOCK & KEY	PARTS - PW	22.00
311154	ACE NORTHBROOK HARDWARE & RENTAL	SUPPLIES - PW/PD/FD	538.38
7934(A)	ADVANCED TREE CARE	SERVICES - PW	1,550.00
7962(A)	AL WARREN OIL CO INC	FUEL - PW/FD/PD	22,869.35
311198	ALAN SMITH	REIMBURSEMENT - PD	394.44
7935(A)	ALPHA PRIME COMMUNICATIONS	PARTS - PD	754.00
311134	ALTEC INDUSTRIES INC	PARTS - PW	503.75
311199	AMARIS LACOUR	REIMBURSEMENT - PD	13.48
7963(A)	AMAZON.COM SERVICES INC	EQUIPMENT/SUPPLIES - IT/FF/PW/PD/GG/FIN	2,733.96
311184	AMERICAN TAXI DISPATCH INC	SENIOR TRANSPORTATION - FIN	298.00
311200	ANDREW CISZEK	REIMBURSEMENT - PD	63.01
311195	ANGELA BAIOCCHI	REIMBURSEMENT - PD	80.54
311201	ANGELO WELLS	REIMBURSEMENT - PD	18.65
311202	ANTHONY ARGUETA	REIMBURSEMENT - PD	163.52
311174	APEX LANDSCAPING INC	SERVICES - PW	2,021.99
311138	ARTHUR CLESEN INC	SUPPLIES - PW	425.46
311170	ATLAS BOBCAT LLC	EQUIPMENT/PARTS/SUPPLIES - PW	5,689.06
311182	AVANTOR FUNDING INC	PARTS - PW	628.55
311168	BATTERIES PLUS LLC	SUPPLIES - PD	4.95
7937(A)	BATTERY SERVICE CORPORATION	PARTS - PW	572.52
311192	BERRY DUNN MCNEIL & PARKER LLC	STRATEGIC PLANNING - GG (*)	7,634.29
311190	BOLIN ENTERPRISES INC	SERVICES - PW	12,360.00
311203	BRADLEY MICHAELS	REIMBURSEMENT - PD	21.56
311204	BRADON PRATE	REIMBURSEMENT - PD	94.58
311212	BRENT MADISON	REIMBURSEMENT - PW	327.60
311135	BROWNELLS INC	SUPPLIES - PD	120.72
311173	BUILDERS ASPHALT LLC	MATERIALS - PW (*)	3,269.64
7960(A)	CABCONNECT	SENIOR TRANSPORTATION - FIN	81.50
7968(A)	CAHILL HEATING & COOLING	TOOLS/PARTS- PW	238.75
311196	CAITLIN MCKENZIE	REIMBURSEMENT - PD	36.29
311136	CARUS CORPORATION	CHEMICALS - PW	13,135.00
311159	CASH	PETTY CASH - FD	395.19
7939(A)	CDW GOVERNMENT INC	EQUIPMENT/SUBSCRIPTION - IT	9,812.16
311193	CHONG DAVIS	OVERPAYMENT REFUND - PD	25.00
311165	CINTAS CORPORATION #2	SUPPLIES - PD	627.62
311166	CINTAS CORPORATION #2	UNIFORMS - PW	75.52
311181	CITIES DIGITAL INC	SUBSCRIPTION - IT (*)	26,709.45
311137	CITY OF HIGHLAND PARK	ELECTRIC AGGREGATION LEGAL FEE - PW	22.28
7938(A)	COMCAST	TELECOMMUNICATIONS - IT	1,904.70
311139	COMMONWEALTH EDISON COMPANY	UTILITIES - PW	11,195.77
311180	CONSTELLATION ENERGY CORPORATION	UTILITIES - PW	54,737.22
7967(A)	CONSTELLIX	SUBSCRIPTION - IT	18.66
311140	COOK COUNTY TREASURER	TRAFFIC SIGNALS COST SHARING - PW	10,558.44
7943(A)	CORE & MAIN LP	PARTS - PW	2,045.00
311179	CPAH	PROFESSIONAL SERVICES - DPS	1,187.50
7972(A)	EAGLE ENVIRONMENTAL CONSULTANTS LLC	PROFESSIONAL SERVICES - PW	3,125.00
7965(A)	ELROD FRIEDMAN LLP	LEGAL FEES - GG/DPS	58,205.11
311158	ENDEAVOR HEALTH MEDICAL GROUP	PROFESSIONAL SERVICES - PD/FD (*)	4,084.00
7940(A)	FASTSIGNS	SUPPLIES - PD	78.08
7971(A)	FERGUSON WATERWORKS	WATER METERS - PW (*)	6,985.00
311183	FGM ARCHITECTS INC	FACILITY CAPITAL PROJECTS - PW/FD (*)	96,345.00
311142	FIELDS JEEP INC/FIELDS CHRYSLER	SERVICES - PD	590.35
7959(A)	FIRE SAFETY CONSULTANTS INC	PROFESSIONAL SERVICES - FD/DPS (*)	5,400.10
7961(A)	FIRST CHOICE COFFEE SERVICES	CANTEEN/SUPPLIES - PD/GG/PW	773.44

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

INVOICES PROCESSED BETWEEN OCTOBER 16, 2025 - OCTOBER 31, 2025
FOR 11/11/25 MEETING

Sorted Alphabetically

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
7941(A)	GALLS LLC	UNIFORMS - PD (*)	2,914.73
7970(A)	GENUINE PARTS COMPANY INC	PARTS - PD/PW	233.61
311143	GLOBAL INDUSTRIAL	EQUIPMENT - PW	268.52
311188	GO PAINTERS INC	HYDRANT PAINTING - PW (*)	33,330.00
311186	GORDON FLESCH COMPANY INC	PRINTING - IT (*)	2,480.92
7942(A)	GRAINGER	SUPPLIES - PW	570.13
311144	GREEK FEAST	FAMILY DINNER - GG	994.00
311176	HEARTLAND BUSINESS SYSTEMS LLC	PROFESSIONAL SERVICES - IT	1,072.50
7974(A)	HODC C/O CRESTWOOD PLACE	HODC/CRESTWOOD IMPREST FUND - FIN (*)	20,000.00
311145	IDLEWOOD ELECTRIC SUPPLY INC	PARTS/SUPPLIES - PW	123.95
311146	IMAGE SPECIALTIES OF GLENVIEW	SUPPLIES - FD	580.00
311172	INSIGHT PUBLIC SECTOR INC	SUBSCRIPTION - IT (*)	21,394.59
311147	J.G. UNIFORMS INC	UNIFORMS - PD	838.44
311213	JACQUELINE DURMENT	REIMBURSEMENT - FD	269.97
311205	JAMES FRIEL	REIMBURSEMENT - PD	10.61
311206	JEFFREY ZIEBKA	REIMBURSEMENT - PD	34.50
311207	JONATHAN SALMI	REIMBURSEMENT - PD	92.49
311171	JONES & BARTLETT LEARNING LLC	PUBLICATIONS - FD	91.55
311148	LAKE COUNTY PUBLIC WORKS DEPT	SERVICES - PW	86.00
7944(A)	LAUTERBACH & AMEN LLP	PROFESSIONAL SERVICES - FIN	3,040.00
7966(A)	LEOPARDO COMPANIES INC	DOWNTOWN STREETSCAPE IMPR. - PW (*)	4,980.00
311216	LESLIE BOIKO	RESIDENT REIMBURSEMENT - PW	405.00
7945(A)	LOGSDON OFFICE SUPPLY	SUPPLIES - PD/PW/FD	2,310.45
7964(A)	MACQUEEN EMERGENCY GROUP	PARTS - FD	815.03
311208	MARC FAINMAN	REIMBURSEMENT - PD	208.00
7946(A)	MC MASTER-CARR SUPPLY COMPANY	SUPPLIES - PW	243.46
7947(A)	MEADE INC	SERVICES - PW (*)	2,644.79
311149	MENONI & MOCOGNI INC	MATERIALS - PW (*)	5,455.20
7969(A)	MES SERVICE COMPANY LLC	SCBA MAINTENANCE - FD	244.77
7948(A)	MGP INC	PROFESSIONAL SERVICES - PW (*)	20,033.03
311209	MICHAEL TADLEY	REIMBURSEMENT - PD	79.24
7955(A)	MICHAEL WAGNER & SONS INC	PARTS/SUPPLIES - PW	593.05
7949(A)	MID AMERICAN WATER OF WAUCONDA INC	PARTS - PW (*)	3,016.08
7950(A)	NEMETH GLASS OF ILLINOIS INC	SERVICES - PD	603.06
311175	NEXUM INC	SUBSCRIPTION - IT (*)	23,826.51
311155	NICOR	UTILITIES - PW	57.43
311153	NIPSTA	TRAINING - FD (*)	900.00
311150	NIPSTA	TRAINING - FD (*)	650.00
311151	NIPSTA	TRAINING - FD (*)	650.00
311152	NIPSTA	TRAINING - FD (*)	650.00
311157	NORTH SHORE GAS COMPANY	UTILITIES - PW	227.25
311156	NORTHERN ILLINOIS POLICE ALARM	SERVICES - PD	44.00
311215	OCTAVIAN BUSUIOC	RESIDENT REIMBURSEMENT - PW	5,000.00
311178	PEERLESS NETWORK INC	TELECOMMUNICATIONS - IT	6,183.19
7951(A)	POMP'S TIRE SERVICE INC	TIRES - PD/FD	2,994.24
7952(A)	REALTY & MORTGAGE CO	SHF EXPENSE REIMB - FIN	55,930.84
311210	RICHARD RASH	REIMBURSEMENT - PD	164.37
311160	ROSATI'S PIZZA	CANTEEN - FD	287.93
7936(A)	ROSE MARY JURINEK	COURT REPORTING - PD	1,440.00
311187	RS AMERICAS INC	PARTS - PW	687.00
311191	RW COLLINS CO	SERVICES - PW	6,950.00
311194	SARAH YAMADA	REIMBURSEMENT - FIN	1,073.93
311197	SEAN BARRY	REIMBURSEMENT - PD	221.68
311185	SHAFCOM	EQUIPMENT - PD	367.72
311189	SHAUGHNESSY & ASSOCIATES	PROFESSIONAL SERVICES - PD	250.00

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

INVOICES PROCESSED BETWEEN OCTOBER 16, 2025 - OCTOBER 31, 2025
FOR 11/11/25 MEETING

Sorted Alphabetically

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
311161	SHI INTERNATIONAL CORP	EQUIPMENT - IT	2,555.44
7953(A)	SIRCHIE	SUPPLIES - PD	151.94
311169	STATE GRAPHICS	PRINTING - GG	1,300.00
311211	STEPHEN SEMASKO	REIMBURSEMENT - PD	79.26
311214	STEVE LUECHT	REIMBURSEMENT - FD	40.00
311162	SUNSET FOOD MART INC	CANTEEN - FD	19.48
311163	THOMPSON ELEVATOR INSPECTION	SERVICES - DPS (*)	5,846.00
311177	TODAY'S UNIFORMS INC	UNIFORMS - FD (*)	1,356.65
7956(A)	VECTOR SOLUTIONS	SUBSCRIPTION - IT (*)	25,818.10
311164	VERIZON WIRELESS	TELECOMMUNICATIONS - IT	1,082.58
311141	W S DARLEY & COMPANY	FIRE GEAR - FD	2,000.75
7954(A)	WEIDNER FARMS MATERIAL INC	MATERIALS DISPOSAL - PW (*)	2,177.58
7957(A)	WILMETTE TRUCK AND BUS SERVICE INC	SERVICES - FD	135.00
7973(A)	WINDWARD ROOFING & CONSTRUCTION INC	SERVICES - PW	5,885.00
311167	WORLDS SECURITY & CONTROL INC	SERVICES - PW	750.00
		CLASS 'A' TOTAL	**659,477.30**

CLASS 'B' WARRANTS

311121	FOSTER COACH SALES INC	AMBULANCE - FD (*)	456,277.00
26(E)	HUNTINGTON NATIONAL BANK	VILLAGE CREDIT CARD SEPTEMBER - FIN	7,360.36
10/31/25	PAYROLL	10/31/2025 PAYROLL	913,503.88
7933(A)	REALTY & MORTGAGE CO	SHF EXPENSE REIMB - FIN	26,420.00
		CLASS 'B' TOTAL	**1,403,561.24**
		REPORT TOTAL	***2,063,038.54***

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

INVOICES PROCESSED BETWEEN OCTOBER 16, 2025 - OCTOBER 31, 2025
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311183	FGM ARCHITECTS INC	FACILITY CAPITAL PROJECTS - PW/FD (*)	96,345.00
7965(A)	ELROD FRIEDMAN LLP	LEGAL FEES - GG/DPS	58,205.11
7952(A)	REALTY & MORTGAGE CO	SHF EXPENSE REIMB - FIN	55,930.84
311180	CONSTELLATION ENERGY CORPORATION	UTILITIES - PW	54,737.22
311188	GO PAINTERS INC	HYDRANT PAINTING - PW (*)	33,330.00
311181	CITIES DIGITAL INC	SUBSCRIPTION - IT (*)	26,709.45
7956(A)	VECTOR SOLUTIONS	SUBSCRIPTION - IT (*)	25,818.10
311175	NEXUM INC	SUBSCRIPTION - IT (*)	23,826.51
7962(A)	AL WARREN OIL CO INC	FUEL - PW/FD/PD	22,869.35
311172	INSIGHT PUBLIC SECTOR INC	SUBSCRIPTION - IT (*)	21,394.59
7948(A)	MGP INC	PROFESSIONAL SERVICES - PW (*)	20,033.03
7974(A)	HODC C/O CRESTWOOD PLACE	HODC/CRESTWOOD IMPREST FUND - FIN (*)	20,000.00
311136	CARUS CORPORATION	CHEMICALS - PW	13,135.00
311190	BOLIN ENTERPRISES INC	SERVICES - PW	12,360.00
311139	COMMONWEALTH EDISON COMPANY	UTILITIES - PW	11,195.77
311140	COOK COUNTY TREASURER	TRAFFIC SIGNALS COST SHARING - PW	10,558.44
7939(A)	CDW GOVERNMENT INC	EQUIPMENT/SUBSCRIPTION - IT	9,812.16
311192	BERRY DUNN MCNEIL & PARKER LLC	STRATEGIC PLANNING - GG (*)	7,634.29
7971(A)	FERGUSON WATERWORKS	WATER METERS - PW (*)	6,985.00
311191	RW COLLINS CO	SERVICES - PW	6,950.00
311178	PEERLESS NETWORK INC	TELECOMMUNICATIONS - IT	6,183.19
7973(A)	WINDWARD ROOFING & CONSTRUCTION INC	SERVICES - PW	5,885.00
311163	THOMPSON ELEVATOR INSPECTION	SERVICES - DPS (*)	5,846.00
311170	ATLAS BOBCAT LLC	EQUIPMENT/PARTS/SUPPLIES - PW	5,689.06
311149	MENONI & MOCOGNI INC	MATERIALS - PW (*)	5,455.20
7959(A)	FIRE SAFETY CONSULTANTS INC	PROFESSIONAL SERVICES - FD/DPS (*)	5,400.10
311215	OCTAVIAN BUSUIOC	RESIDENT REIMBURSEMENT - PW	5,000.00
7966(A)	LEOPARDO COMPANIES INC	DOWNTOWN STREETSCAPE IMPR. - PW (*)	4,980.00
311158	ENDEAVOR HEALTH MEDICAL GROUP	PROFESSIONAL SERVICES - PD/FD (*)	4,084.00
311173	BUILDERS ASPHALT LLC	MATERIALS - PW (*)	3,269.64
7972(A)	EAGLE ENVIRONMENTAL CONSULTANTS LLC	PROFESSIONAL SERVICES - PW	3,125.00
7944(A)	LAUTERBACH & AMEN LLP	PROFESSIONAL SERVICES - FIN	3,040.00
7949(A)	MID AMERICAN WATER OF WAUCONDA INC	PARTS - PW (*)	3,016.08
7951(A)	POMP'S TIRE SERVICE INC	TIRES - PD/FD	2,994.24
7941(A)	GALLS LLC	UNIFORMS - PD (*)	2,914.73
7963(A)	AMAZON.COM SERVICES INC	EQUIPMENT/SUPPLIES - IT/FF/PW/PD/GG/FIN	2,733.96
7947(A)	MEADE INC	SERVICES - PW (*)	2,644.79
311161	SHI INTERNATIONAL CORP	EQUIPMENT - IT	2,555.44
311186	GORDON FLESCH COMPANY INC	PRINTING - IT (*)	2,480.92
7945(A)	LOGSDON OFFICE SUPPLY	SUPPLIES - PD/PW/FD	2,310.45
7954(A)	WEIDNER FARMS MATERIAL INC	MATERIALS DISPOSAL - PW (*)	2,177.58
7943(A)	CORE & MAIN LP	PARTS - PW	2,045.00
311174	APEX LANDSCAPING INC	SERVICES - PW	2,021.99
311141	W S DARLEY & COMPANY	FIRE GEAR - FD	2,000.75
7938(A)	COMCAST	TELECOMMUNICATIONS - IT	1,904.70
7934(A)	ADVANCED TREE CARE	SERVICES - PW	1,550.00
7936(A)	ROSE MARY JURINEK	COURT REPORTING - PD	1,440.00
311177	TODAY'S UNIFORMS INC	UNIFORMS - FD (*)	1,356.65
311169	STATE GRAPHICS	PRINTING - GG	1,300.00
311179	CPAH	PROFESSIONAL SERVICES - DPS	1,187.50
311164	VERIZON WIRELESS	TELECOMMUNICATIONS - IT	1,082.58
311194	SARAH YAMADA	REIMBURSEMENT - FIN	1,073.93
311176	HEARTLAND BUSINESS SYSTEMS LLC	PROFESSIONAL SERVICES - IT	1,072.50
311144	GREEK FEAST	FAMILY DINNER - GG	994.00
311153	NIPSTA	TRAINING - FD (*)	900.00

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

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311147	J.G. UNIFORMS INC	UNIFORMS - PD	838.44
7964(A)	MACQUEEN EMERGENCY GROUP	PARTS - FD	815.03
7961(A)	FIRST CHOICE COFFEE SERVICES	CANTEEN/SUPPLIES - PD/GG/PW	773.44
7935(A)	ALPHA PRIME COMMUNICATIONS	PARTS - PD	754.00
311167	WORLDS SECURITY & CONTROL INC	SERVICES - PW	750.00
311187	RS AMERICAS INC	PARTS - PW	687.00
311150	NIPSTA	TRAINING - FD (*)	650.00
311151	NIPSTA	TRAINING - FD (*)	650.00
311152	NIPSTA	TRAINING - FD (*)	650.00
311182	AVANTOR FUNDING INC	PARTS - PW	628.55
311165	CINTAS CORPORATION #2	SUPPLIES - PD	627.62
7950(A)	NEMETH GLASS OF ILLINOIS INC	SERVICES - PD	603.06
7955(A)	MICHAEL WAGNER & SONS INC	PARTS/SUPPLIES - PW	593.05
311142	FIELDS JEEP INC/FIELDS CHRYSLER	SERVICES - PD	590.35
311146	IMAGE SPECIALTIES OF GLENVIEW	SUPPLIES - FD	580.00
7937(A)	BATTERY SERVICE CORPORATION	PARTS - PW	572.52
7942(A)	GRAINGER	SUPPLIES - PW	570.13
311154	ACE NORTHBROOK HARDWARE & RENTAL	SUPPLIES - PW/PD/FD	538.38
311134	ALTEC INDUSTRIES INC	PARTS - PW	503.75
311138	ARTHUR CLESEN INC	SUPPLIES - PW	425.46
311216	LESLIE BOIKO	RESIDENT REIMBURSEMENT - PW	405.00
311159	CASH	PETTY CASH - FD	395.19
311198	ALAN SMITH	REIMBURSEMENT - PD	394.44
311185	SHAFCOM	EQUIPMENT - PD	367.72
311212	BRENT MADISON	REIMBURSEMENT - PW	327.60
311184	AMERICAN TAXI DISPATCH INC	SENIOR TRANSPORTATION - FIN	298.00
311160	ROSATI'S PIZZA	CANTEEN - FD	287.93
311213	JACQUELINE DURMENT	REIMBURSEMENT - FD	269.97
311143	GLOBAL INDUSTRIAL	EQUIPMENT - PW	268.52
311189	SHAUGHNESSY & ASSOCIATES	PROFESSIONAL SERVICES - PD	250.00
7969(A)	MES SERVICE COMPANY LLC	SCBA MAINTENANCE - FD	244.77
7946(A)	MC MASTER-CARR SUPPLY COMPANY	SUPPLIES - PW	243.46
7968(A)	CAHILL HEATING & COOLING	TOOLS/PARTS- PW	238.75
7970(A)	GENUINE PARTS COMPANY INC	PARTS - PD/PW	233.61
311157	NORTH SHORE GAS COMPANY	UTILITIES - PW	227.25
311197	SEAN BARRY	REIMBURSEMENT - PD	221.68
311208	MARC FAINMAN	REIMBURSEMENT - PD	208.00
311210	RICHARD RASH	REIMBURSEMENT - PD	164.37
311202	ANTHONY ARGUETA	REIMBURSEMENT - PD	163.52
7953(A)	SIRCHIE	SUPPLIES - PD	151.94
7957(A)	WILMETTE TRUCK AND BUS SERVICE INC	SERVICES - FD	135.00
311145	IDLEWOOD ELECTRIC SUPPLY INC	PARTS/SUPPLIES - PW	123.95
311135	BROWNELLS INC	SUPPLIES - PD	120.72
7958(A)	A.W. ZENGELER CLEANERS INC	SERVICES - PD	99.63
311204	BRADON PRATE	REIMBURSEMENT - PD	94.58
311207	JONATHAN SALMI	REIMBURSEMENT - PD	92.49
311171	JONES & BARTLETT LEARNING LLC	PUBLICATIONS - FD	91.55
311148	LAKE COUNTY PUBLIC WORKS DEPT	SERVICES - PW	86.00
7960(A)	CABCONNECT	SENIOR TRANSPORTATION - FIN	81.50
311195	ANGELA BAIOCCHI	REIMBURSEMENT - PD	80.54
311211	STEPHEN SEMASKO	REIMBURSEMENT - PD	79.26
311209	MICHAEL TADLEY	REIMBURSEMENT - PD	79.24
7940(A)	FASTSIGNS	SUPPLIES - PD	78.08
311166	CINTAS CORPORATION #2	UNIFORMS - PW	75.52
311200	ANDREW CISZEK	REIMBURSEMENT - PD	63.01

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
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311155	NICOR	UTILITIES - PW	57.43
311156	NORTHERN ILLINOIS POLICE ALARM	SERVICES - PD	44.00
311214	STEVE LUECHT	REIMBURSEMENT - FD	40.00
311196	CAITLIN MCKENZIE	REIMBURSEMENT - PD	36.29
311206	JEFFREY ZIEBKA	REIMBURSEMENT - PD	34.50
311193	CHONG DAVIS	OVERPAYMENT REFUND - PD	25.00
311137	CITY OF HIGHLAND PARK	ELECTRIC AGGREGATION LEGAL FEE - PW	22.28
311133	AAA LOCK & KEY	PARTS - PW	22.00
311203	BRADLEY MICHAELS	REIMBURSEMENT - PD	21.56
311162	SUNSET FOOD MART INC	CANTEEN - FD	19.48
7967(A)	CONSTELLIX	SUBSCRIPTION - IT	18.66
311201	ANGELO WELLS	REIMBURSEMENT - PD	18.65
311199	AMARIS LACOUR	REIMBURSEMENT - PD	13.48
311205	JAMES FRIEL	REIMBURSEMENT - PD	10.61
311168	BATTERIES PLUS LLC	SUPPLIES - PD	4.95
		CLASS 'A' TOTAL	**659,477.30**

CLASS 'B' WARRANTS

10/31/25	PAYROLL	10/31/2025 PAYROLL	913,503.88
26(E)	HUNTINGTON NATIONAL BANK	VILLAGE CREDIT CARD SEPTEMBER - FIN	7,360.36
7933(A)	REALTY & MORTGAGE CO	SHF EXPENSE REIMB - FIN	26,420.00
311121	FOSTER COACH SALES INC	AMBULANCE - FD (*)	456,277.00
		CLASS 'B' TOTAL	**1,403,561.24**
		REPORT TOTAL	***2,063,038.54***

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Office Manager Omar Sheikh
Date: 2025-11-11
Subject: A Motion to Approve the 2026 Village of Northbrook Board Calendar

Overview
The attached calendar lists all Board and Commission meetings scheduled in 2026.

Fiscal Impact
N/A

Recommendation
Approval.

Background

The following changes were made to the regularly scheduled Village Board of Trustees meetings in 2026:

March

- The March 10, 2026, 6:00 PM meeting is scheduled as an Administration & Finance Committee Meeting to discuss the FY25/26 Budget.
- The March 24, 2026, Committee of the Whole and Village Board Meetings are canceled due to Spring Break at local schools.

November:

- The November 24, 2026, Committee of the Whole and Village Board Meetings are canceled due to Thanksgiving.

December:

- Due to the winter holidays, only one Committee of the Whole and Village Board Meeting is scheduled for December 8, 2026.

Liaisons to the various commissions have reviewed the calendar and made adjustments as needed.

DRAFT 2026 Board of Trustees & Commission Meetings Calendar EXTERNAL



BOARD OF TRUSTEES & COMMISSION MEETINGS
2026

northbrook

2026 Holiday Schedule

Holiday	Day	Date
New Year's Day	Thursday	January 1, 2026
MLK Jr. Day*	Monday	January 19, 2026
President's Day*	Monday	February 16, 2026
Memorial Day	Monday	May 25, 2026
Juneteenth*	Friday	June 19, 2026
Independence Day Observed	Friday	July 3, 2026
Labor Day	Monday	September 7, 2026
Thanksgiving Day	Thursday	November 26, 2026
Day After Thanksgiving Day	Friday	November 27, 2026
Christmas Day	Friday	December 25, 2026

**Village Offices open for staff only and closed to the public.*

2026 Village Events*

Event	Day(s)	Date
State of the Village	Tuesday	January 20, 2026
Cultural Fair	Sunday	February 22, 2026
Early Voting	Every Day	March 2 - March 16, 2026
Flamingo Friday Kickoff	Friday	May 8, 2026
Climate Action Day	Saturday	May 30, 2026
Independence Day	Saturday	July 4, 2026
Northbrook Grand Prix	Thursday	July 23, 2026
National Night Out	Tuesday	August 4, 2026
Fire Department Open House	Saturday	October 3, 2026
Village's 125th Anniversary	Wednesday	November 18, 2026
Illuminate Northbrook	Friday	November 20, 2026

**For planning purposes only. Dates may be adjusted by the Village Manager as circumstances require.*

VILLAGE OF NORTHBROOK REGULAR MEETING SCHEDULE KEY

Meetings are held at Village Hall unless otherwise noted

Village Hall - 1225 Cedar Lane

Board, Commission, or Committee	Meeting Time (Unless otherwise noted in the calendar)
ACC - Architectural Control Commission	Meets on call
Ad Hoc 125th Anniversary Commission	Meets on call
Arts Commission	First Thursday of each month - 7:00 PM
BFPC - Board of Fire & Police Commissioners	First Thursday of May - 7:30 AM
Board of Local Improvements	Meets on call
Community Commission	Fourth Thursday of each month - 7:00 PM
COW - Committee of the Whole	Second & Fourth Tuesday of each month - 6:00 PM
Disability Inclusion Commission	First Thursday of each month - 6:30 PM
Economic Strategy Commission	Meets on call
Electrical Commission	Meets on call
Emergency Telephone Systems Board	Meets on call
FFPB - Firefighters Pension Board	Third Wednesday of February, May, August, November - 9:00 AM
Pedestrian & Bicycle Commission	Second Wednesday of February, May, August, November - 7:00 PM
Plan Commission	First & Third Tuesday of each month - 7:30 PM
Police Pension Fund Board	Meets on call
RFPD - Rural Fire Protection District	Second Thursday of April, July, October, December - 5:00 PM
Senior Services Commission	Second Thursday of alternate months at Village Hall or Crestwood Place - 7:00 PM
Sustainability Commission	Third Thursday of each month - 5:30 PM
SWMC - Stormwater Management Commission	Meets on call
Tax Increment Financing Joint Review Board	Meets on call
Village Board of Trustees	Second & Fourth Tuesday of each month - 7:30 PM
Village Board Work Committees	Meets on call
ZBA - Zoning Board of Appeals	Fourth Monday of each month - 7:00 PM

JANUARY 2026

February 2026

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 NEW YEAR'S DAY ***VILLAGE OFFICES CLOSED***	**2**	**3**
4	**5** ADMINISTRATIVE HEARINGS	**6** PLAN COMMISSION: 7:30 PM	**7**	**8** DISABILITY INCLUSION COMMISSION: 6:30 PM ARTS COMMISSION: 7:00 PM SENIOR SERVICES COMMISSION: 7:00 PM	**9**	**10**
11	**12**	**13** COW 6:00 PM VILLAGE BOARD OF TRUSTEES: 7:30 PM	**14**	**15** SUSTAINABILITY COMMISSION: 5:30 PM	**16**	**17**
18	**19** MLK JR. DAY ***VILLAGE OFFICES CLOSED TO THE PUBLIC***	**20** PLAN COMMISSION: 7:30 PM **STATE OF THE VILLAGE**	**21**	**22** COMMUNITY COMMISSION: 7:00 PM	**23**	**24**
25	**26** ZONING BOARD OF APPEALS: 7:00 PM	**27** COW 6:00 PM VILLAGE BOARD OF TRUSTEES: 7:30 PM	**28**	**29**	**30**	**31**

FEBRUARY 2026

March 2026

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	**2**	**3** PLAN COMMISSION: 7:30 PM	**4**	**5** DISABILITY INCLUSION COMMISSION: 6:30 PM ARTS COMMISSION: 7:00 PM	**6** ADMINISTRATIVE HEARINGS	**7**
8	**9**	**10** COW 6:00 PM VILLAGE BOARD OF TRUSTEES: 7:30 PM	**11** PEDESTRIAN & BICYCLE COMMISSION: 7:00 PM	**12**	**13**	**14**
15	**16** PRESIDENT'S DAY ***VILLAGE OFFICES CLOSED TO THE PUBLIC***	**17** RAMADAN BEGINS PLAN COMMISSION: 7:30 PM	**18** FFPB: 9:00 AM	**19** SUSTAINABILITY COMMISSION: 5:30 PM	**20**	**21**
22 **CULTURAL FAIR**	**23** ZONING BOARD OF APPEALS: 7:00 PM	**24** COW 6:00 PM VILLAGE BOARD OF TRUSTEES: 7:30 PM	**25**	**26** COMMUNITY COMMISSION: 7:00 PM	**27**	**28**

northbrook

MARCH 2026

April 2026

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	**2** EARLY VOTING	**3** EARLY VOTING PLAN COMMISSION: 7:30 PM	**4** EARLY VOTING	**5** EARLY VOTING DISABILITY INCLUSION COMMISSION: 6:30 PM ARTS COMMISSION: 7:00 PM	**6** EARLY VOTING	**7** EARLY VOTING
8 EARLY VOTING	**9** EARLY VOTING	**10** EARLY VOTING ADMINISTRATION & FINANCE COMMITTEE: 6:00 PM VILLAGE BOARD OF TRUSTEES: 7:30 PM	**11** EARLY VOTING	**12** EARLY VOTING SENIOR SERVICES COMMISSION: 7:00 PM	**13** EARLY VOTING	**14** EARLY VOTING
15 EARLY VOTING	**16** EARLY VOTING	**17** PLAN COMMISSION: 7:30 PM	**18** RAMADAN ENDS	**19** SUSTAINABILITY COMMISSION: 5:30 PM	**20**	**21**
22	**23** **SPRING BREAK**	**24** ADMINISTRATIVE HEARINGS COW: CANCELED VILLAGE BOARD OF TRUSTEES: CANCELED **SPRING BREAK**	**25** **SPRING BREAK**	**26** COMMUNITY COMMISSION: CANCELED **SPRING BREAK**	**27** **SPRING BREAK**	**28**
29	**30** ZONING BOARD OF APPEALS: 7:00 PM	**31**				

APRIL 2026

May 2026

S	M	T	W	T	F	S
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3	4	5	6	7	8	9
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Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 PASSOVER BEGINS	2 DISABILITY INCLUSION COMMISSION: 6:30 PM ARTS COMMISSION: 7:00 PM	3 GOOD FRIDAY	4
5 EASTER	6	7 PLAN COMMISSION: 7:30 PM	8	9 PASSOVER ENDS RFPD: 5:00 PM	10	11
12 ORTHODOX EASTER	13	14 COW 6:00 PM VILLAGE BOARD OF TRUSTEES: 7:30 PM	15	16 SUSTAINABILITY COMMISSION: 5:30 PM	17	18
19	20 ADMINISTRATIVE HEARINGS ZONING BOARD OF APPEALS: 7:00 PM	21 PLAN COMMISSION: 7:30 PM	22	23 COMMUNITY COMMISSION: 7:00 PM	24	25
26	27	28 COW 6:00 PM VILLAGE BOARD OF TRUSTEES: 7:30 PM	29	30		

MAY 2026

June 2026

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Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	**2**
3	**4**	**5** PLAN COMMISSION: 7:30 PM	**6**	**7** BFPC: 7:30 AM DISABILITY INCLUSION COMMISSION: 6:30 PM ARTS COMMISSION: 7:00 PM	**8** **FLAMINGO FRIDAY KICKOFF**	**9**
10	**11**	**12** COW 6:00 PM VILLAGE BOARD OF TRUSTEES: 7:30 PM	**13** PEDESTRIAN & BICYCLE COMMISSION: 7:00 PM	**14** SENIOR SERVICES COMMISSION: 7:00 PM	**15**	**16**
17	**18**	**19** PLAN COMMISSION: 7:30 PM	**20** FFPB: 9:00 AM	**21** SUSTAINABILITY COMMISSION: 5:30 PM	**22**	**23**
24	**25** MEMORIAL DAY ZONING BOARD OF APPEALS: CANCELED ***VILLAGE OFFICES CLOSED***	**26** COW 6:00 PM VILLAGE BOARD OF TRUSTEES: 7:30 PM	**27**	**28** COMMUNITY COMMISSION: 7:00 PM	**29**	**30** **CLIMATE ACTION DAY**
31						

northbrook

JUNE 2026

July 2026

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
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26	27	28	29	30	31	

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	**2** PLAN COMMISSION: 7:30 PM	**3**	**4** DISABILITY INCLUSION COMMISSION: 6:30 PM ARTS COMMISSION: 7:00 PM	**5**	**6**
7	**8**	**9** COW 6:00 PM VILLAGE BOARD OF TRUSTEES: 7:30 PM	**10**	**11**	**12**	**13**
14	**15**	**16** ADMINISTRATIVE HEARINGS PLAN COMMISSION: 7:30 PM	**17**	**18** SUSTAINABILITY COMMISSION: 5:30 PM	**19** JUNETEENTH ***VILLAGE OFFICES CLOSED TO THE PUBLIC***	**20**
21	**22** ZONING BOARD OF APPEALS: 7:00 PM	**23** COW 6:00 PM VILLAGE BOARD OF TRUSTEES: 7:30 PM	**24** ECONOMIC STRATEGY COMMISSION: 5:30 PM	**25** COMMUNITY COMMISSION: 7:00 PM	**26**	**27**
28	**29**	**30**				

northbrook

JULY 2026

August 2026

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16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3 INDEPENDENCE DAY OBSERVED ***VILLAGE OFFICES CLOSED***	4 INDEPENDENCE DAY
5	6	7 ADMINISTRATIVE HEARINGS PLAN COMMISSION: 7:30 PM	8	9 RFPD: 5:00 PM DISABILITY INCLUSION COMMISSION: 6:30 PM ARTS COMMISSION: 7:00 PM SENIOR SERVICES COMMISSION: 7:00 PM	10	11
12	13	14 COW 6:00 PM VILLAGE BOARD OF TRUSTEES: 7:30 PM	15	16 SUSTAINABILITY COMMISSION: 5:30 PM	17	18
19	20	21 PLAN COMMISSION: 7:30 PM	22	23 **NORTHBROOK GRAND PRIX**	24	25
26	27 ZONING BOARD OF APPEALS: 7:00 PM	28 COW 6:00 PM VILLAGE BOARD OF TRUSTEES: 7:30 PM	29	30 COMMUNITY COMMISSION: 7:00 PM	31	

AUGUST 2026



September 2026

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
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27	28	29	30			

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4 PLAN COMMISSION: 7:30 PM **NATIONAL NIGHT OUT**	5	6 DISABILITY INCLUSION COMMISSION: 6:30 PM ARTS COMMISSION: 7:00 PM	7 ADMINISTRATIVE HEARINGS	8
9	10	11 COW 6:00 PM VILLAGE BOARD OF TRUSTEES: 7:30 PM	12 PEDESTRIAN & BICYCLE COMMISSION: 7:00 PM	13	14	15
16	17	18 PLAN COMMISSION: 7:30 PM	19 FFPB: 9:00 AM	20 SUSTAINABILITY COMMISSION: 5:30 PM	21	22
23	24 ZONING BOARD OF APPEALS: 7:00 PM	25 COW 6:00 PM VILLAGE BOARD OF TRUSTEES: 7:30 PM	26	27 COMMUNITY COMMISSION: 7:00 PM	28	29

SEPTEMBER 2026

October 2026

S	M	T	W	T	F	S
				1	2	3
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Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 PLAN COMMISSION: 7:30 PM	**2**	**3** DISABILITY INCLUSION COMMISSION: 6:30 PM ARTS COMMISSION: 7:00 PM	**4**	**5**
6	**7** LABOR DAY **VILLAGE OFFICES CLOSED**	**8** COW 6:00 PM VILLAGE BOARD OF TRUSTEES: 7:30 PM	**9**	**10** ADMINISTRATIVE HEARINGS SENIOR SERVICES COMMISSION: 7:00 PM	**11** PATRIOT DAY ROSH HASHANNAH BEGINS	**12** ROSH HASHANAH
13 ROSH HASHANAH ENDS	**14**	**15** PLAN COMMISSION: 7:30 PM	**16**	**17** SUSTAINABILITY COMMISSION: 5:30 PM	**18**	**19**
20 YOM KIPPUR	**21**	**22** COW 6:00 PM VILLAGE BOARD OF TRUSTEES: 7:30 PM	**23**	**24** COMMUNITY COMMISSION: 7:00 PM	**25**	**26**
27	**28** ZONING BOARD OF APPEALS: 7:00 PM	**29**	**30**			

OCTOBER 2026

November 2026

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 DISABILITY INCLUSION COMMISSION: 6:30 PM ARTS COMMISSION: 7:00 PM	**2**	**3** **FIRE DEPARTMENT OPEN HOUSE**
4	**5**	**6** PLAN COMMISSION: 7:30 PM	**7**	**8** RFPD: 5:00 PM	**9**	**10**
11	**12** INDIGENOUS PEOPLES' DAY	**13** COW 6:00 PM VILLAGE BOARD OF TRUSTEES: 7:30 PM	**14**	**15** SUSTAINABILITY COMMISSION: 5:30 PM	**16**	**17**
18	**19**	**20** PLAN COMMISSION: 7:30 PM	**21** ADMINISTRATIVE HEARINGS	**22** COMMUNITY COMMISSION: 7:00 PM	**23**	**24**
25	**26** ZONING BOARD OF APPEALS: 7:00 PM	**27** COW 6:00 PM VILLAGE BOARD OF TRUSTEES: 7:30 PM	**28**	**29**	**30**	**31** HALLOWEEN TRICK-OR-TREAT HOURS: 4:00 PM - 8:00 PM

NOVEMBER 2026

December 2026

S	M	T	W	T	F	S
		1	2	3	4	5
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20	21	22	23	24	25	26
27	28	29	30	31		

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	**2**	**3** PLAN COMMISSION: 7:30 PM	**4**	**5**	**6**	**7**
8 DIWALI	**9**	**10** COW 6:00 PM VILLAGE BOARD OF TRUSTEES: 7:30 PM	**11** VETERANS DAY PEDESTRIAN & BICYCLE COMMISSION: 7:00 PM	**12** DISABILITY INCLUSION COMMISSION: 6:30 PM ARTS COMMISSION: 7:00 PM SENIOR SERVICES COMMISSION: 7:00 PM	**13**	**14**
15	**16**	**17** ADMINISTRATIVE HEARINGS PLAN COMMISSION: 7:30 PM	**18** FFPB: 9:00 AM **VILLAGE'S 125TH ANNIVERSARY**	**19** SUSTAINABILITY COMMISSION: 5:30 PM	**20** **ILLUMINATE NORTHBROOK**	**21**
22	**23** ZONING BOARD OF APPEALS: 7:00 PM	**24** COW: CANCELED VILLAGE BOARD OF TRUSTEES: CANCELED	**25**	**26** THANKSGIVING DAY COMMUNITY COMMISSION: CANCELED **VILLAGE OFFICES CLOSED**	**27** DAY AFTER THANKSGIVING **VILLAGE OFFICES CLOSED**	**28**
29	**30**					

DECEMBER 2026

January 2027

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 PLAN COMMISSION: 7:30 PM	**2**	**3** DISABILITY INCLUSION COMMISSION: 6:30 PM ARTS COMMISSION: 7:00 PM	**4** HANUKKAH BEGINS	**5** HANUKKAH
6 HANUKKAH	**7** HANUKKAH	**8** HANUKKAH COW 6:00 PM VILLAGE BOARD OF TRUSTEES: 7:30 PM	**9** HANUKKAH	**10** HANUKKAH RFPD: 5:00 PM	**11** HANUKKAH	**12** HANUKKAH ENDS
13	**14**	**15** PLAN COMMISSION: 7:30 PM	**16**	**17** ADMINISTRATIVE HEARINGS SUSTAINABILITY COMMISSION: 5:30 PM	**18**	**19**
20	**21**	**22** COW: CANCELED VILLAGE BOARD OF TRUSTEES: CANCELED	**23**	**24** CHRISTMAS EVE COMMUNITY COMMISSION: CANCELED	**25** CHRISTMAS DAY **VILLAGE OFFICES CLOSED**	**26** KWANZAA
27	**28** ZONING BOARD OF APPEALS: 7:00 PM	**29**	**30**	**31** NEW YEAR'S EVE		

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Public Works Kelly Hamill
Date: 2025-11-11
Subject: A Resolution Authorizing the execution of the 2026 Supplemental Statement of Work and Renewal of the Service Provider Agreement with Municipal GIS Partners, Inc., of Des Plaines, Illinois for GIS Support Services

Overview
The Village has participated in the now 44-community Geographic Information System (GIS) Consortium since 2013 to jointly contract for municipal focused and sustainable geographic information systems (GIS).

Fiscal Impact
The total cost for the Village's service provider agreement with the Consultant for the 2026 calendar year is in an amount not to exceed $249,412. The adopted FY 2025/26 Budget has sufficient funds to meet the requested amount of $83,139 for GIS services (through April 30, 2026) and will be distributed amongst the General, Water Distribution, Sanitary Sewer and Stormwater Utility Funds. The remaining contractual liability for calendar year 2026 is $166,273. Sufficient funds will be allocated across the same funds for GIS services and included in the forthcoming recommended FY27 Budget.

Fund	Account No.	Budget	Available	Requested	Remaining	Within Budget
General Fund - Other Professional Services	11-1400-554-00	$310,540	$84,429	$54,040	$30,389	Yes
Water Fund - Other Professional Services	21-4180-554-00	$489,795	$123,905	$20,785	$103,120	Yes
Sanitary Sewer Fund - Other Professional Services	14-4160-554-00	$57,545	$4,682	$4,157	$525	Yes

Stormwater Fund - Other Professional Services	16-4190-554-00	$72,500	$55,709	$4,157	$51,552	Yes

Recommendation
Approval.

Background
Staff recommends authorizing the execution of the 2026 Supplemental Statement of Work and Renewal of the Service Provider Agreement with Municipal GIS Partners, Inc., of Des Plaines, Illinois in an amount not to exceed $249,412. This agreement will maintain the Village's 2025 service levels and includes one full-time staff member equivalent on site as well as a shared analyst and other administrative staff.

The Village of Northbrook joined the now 44-community Geographic Information System (GIS) Consortium in March 2013. Upon joining the Consortium, the Village executed an initial service provider agreement with Municipal GIS Partners, Inc., of Des Plaines, Illinois (the "Consultant"), which serves as the sole source service provider for Consortium communities.

The Consultant provides its members with staffing resources and GIS development assets. Specifically, the Village of Northbrook receives one full-time staff member on-site. Additionally, the Village receives shared programming and system support from the Consultant's off-site staff. Finally, the service provider agreement provides the Village access to GIS development assets such as the MyGIS program, as well as other necessary GIS software and the accompanying licenses.

Under the model used by the Consortium, each member enters into a service provider agreement with the Consultant which renews annually with the execution of an annual Supplemental Statement of Work. The Supplemental Statement of Work for calendar year 2026 is included as Exhibit A. As in prior years, the Village will continue to have the costs for an on-site analyst paid directly by the Village with shared costs for off-site staff and development assets spread across the Consortium's members.

GIS services are an increasingly important component of the Village's services. During the ten plus years of the Village’s membership in the Consortium, the Consultant has reached several milestones that include:

- Providing public access to municipal information such as maps of upcoming capital projects, zoning information, and FEMA flood hazard maps.
- Assisted in the continued refinement of layers for tracking maintenance of the Village’s infrastructure and assets such as fire hydrants, water mains, and parkway trees.
- Assisted with Sustainability and Climate Action Plan Initiatives, such as analysis for the single use bag tax, identifying locations of green businesses, sustainable garden tours, mapping solar installations and public EV charging stations, etc.
- Assisted departments with internal projects and processes including developing emergency response mutual aid resources and jurisdiction mapping.
- Assisted in zoning docket analysis and review.
- Assisted with the Village’s participation in the FEMA Community Rating System program

by producing watershed and drainage area maps.
- Assisted with the development of water service line inventory to meet IEPA requirements.
- Maintained data and maps used in public safety dispatch systems.
- Continued assisting the Public Works Department with creation and maintenance of “dashboards” for tracking various services and metrics including water main breaks, valve turning, sewer cleaning, snow plow operations, street sweeping and similar geographic and asset-based tasks.

Staff will be in attendance at the Village Board meeting for any questions that may arise.

A Resolution Approving the 2026 SSOW with MGP
Exhibit A - MGP Master Northbrook 2026 Attachment 1 - Statement of Work

Resolution 2025-_____

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

A Resolution Authorizing the 2026 Supplemental Statement of Work with Municipal GIS Partners, Inc., of Des Plaines, Illinois for GIS Support Services

is hereby adopted, as follows:

Section 1. Recitals.

On March 12, 2013, the Board of Trustees adopted Resolution No. 13-R-26, authorizing the Village to join the GIS Consortium ("***Consortium***"), an organization comprised of forty-four municipalities in northeastern Illinois, which shares the cost of establishing a Geographic Information Systems program ("***Program***"). On behalf of its members, the Consortium has selected Municipal GIS Partners, Inc. ("***Vendor***"), as the sole source provider of services related to the Program ("***GIS Support Services***") including Program staffing and shared software initiatives. The GIS Support Services provided by the Vendor are and will continue to be used by all departments of the Village.

The Village and the Vendor entered into a revised professional services agreement for GIS Support Services with Resolution 2023 – 2. The professional services agreement renews annually with execution of a Supplemental Statement of Work ("***Statement of Work***"), the term of which is January 1, 2026 through December 31, 2026. The Statement of Work also outlines the cost for staff support to be provided to the Village during the 2026 calendar year. The total amount for calendar year 2026 GIS Support Services will be $249,112. The Annual Budget for FY 2025/26 contains sufficient funds to cover costs incurred during this fiscal year. Staff will program sufficient funds into the Village's Draft Annual Budget for FY 2026/27 in Account Nos. 11-1400-554-00 (General Fund), 21-4180-554-00 (Water Fund), 14-4160-554-00 (Sanitary Sewer Fund), and 16-4190-554-00 (Stormwater Fund). The President and the Board of Trustees intend to retain this funding in the Final FY 2026/27 Budget as approved.

The President and the Board of Trustees have considered the Statement of Work and determined that it is in the best interests of the Village and the public.

Section 2. Approval of Statement of Work.

The Statement of Work shall be, and is hereby, approved in substantially the form attached to this Resolution as ***Exhibit A***.

Section 3. Authorization to Execute Statement of Work.

The Village Manager and the Village Clerk shall be, and are hereby, authorized and directed to execute and seal, on behalf of the Village, the Statement of Work and all necessary documentation related thereto and make payments to the Vendor in the amount of $249,122 in consideration for the GIS Support Services.

Approved:

RESULT:
MOVER:
SECONDER:
AYES:
NAYES:
ABSTAIN:
ABSENT:

ATTEST:

Village President

Village Clerk

www.mgpinc.com

Attachment 1 – Tradition Statement of Work

To GIS Consortium Service Provider Contract

About Municipal GIS Partners (MGP)

MGP (the Consultant) is the Service Provider to the GIS Consortium (GISC). It is necessary that each GISC member enter into an annual agreement with the Consultant (GISC Service Provider) to maintain their standing as a GISC member.

GISC Membership includes:

- Complete Geographic Information System (GIS) program staffing with technology cost distribution across GISC members
- Access to all membership solutions and products
- Participation in collaborative opportunities to share ideas and solutions

The Included Services section below expands on services provided by this agreement.

General Purpose

The Consultant will manage, develop, operate, and maintain all or part of the Village of Northbrook (the Municipality) GIS program, as directed by the Municipality. Additionally, the Consultant will identify opportunities for continued program development and enhancement.

Program Staffing

The Consultant provides all the requisite staffing and skillsets required to manage the Municipality program, including:

- Technical professionals supporting the Municipality's program needs
- Advanced technical support staff for analysis, system integration, and escalation
- Systems analysts for ensuring product, solution, and infrastructure performance
- Professional program managers for ensuring service levels

Direct Program Hours

Services related to the fulfillment of Municipality requests, execution of planned projects, and maintenance of the Municipality program required to support the system.

Team Access During Normal Working Hours
The Consultant typically works Monday through Friday 8:00AM to 5:00PM. The Municipality has direct access to the staff assigned to the Municipality. Alternatively, the Municipality can call the Consultant's general telephone number or submit an email to Consultant's service desk for service.

Emergency Event Support
The Consultant will support Municipality emergency events within a reasonable timeframe of notification and work to staff the event for its duration. These services are not limited to normal business hours.

The Service Level section below expands on the program staffing services included in this agreement.

Direct Program Hours
Pursuant to the GISC membership agreement and bylaws all members must contract for a service level consistent with the allocation practices as prescribed by the GISC. The direct program staffing allocation for the Municipality for this agreement period is:

Agreement Period: January 1, 2026, through December 31, 2026

Direct Program Hours: 1,648.00

{Onsite presence: Average of 15.45 days per month; estimated based upon 90 percent of the direct program hours, provided the Municipality and Consultant shall consult with each other in good faith from time to time on the advisability of flexible work arrangements whereby the program hours may be completed off-site, particularly in circumstances where the assigned staff and program are meeting or exceeding expectations.}

Fees and Expenses
The fee for the direct program hours set forth above is $20,784.26 per month. The total contract value for the agreement period is $249,411.12. Such fee does not include taxes or any reimbursable out-of-pocket expenses that may be incurred by the Consultant.

Included Services
This section identifies the professional staffing, products and solutions, and business structures included in this service agreement. The Municipality is responsible for identifying and prioritizing the aspects of the services that are most important. The Consultant is responsible for implementing those priorities and communicating progress.

Program Management
The Consultant provides the required staffing and organization with the skills and expertise to manage, develop, and maintain the system per the Municipality's priorities which includes GISC shared infrastructure, platforms, products, and solutions. Services include:

1. Consulting and reporting with all Municipality departments
2. Project identification, management, and delivery
3. User training and onboarding
4. Resource management and scheduling

Data Management

The Consultant is responsible for the GIS and related data based on priorities as directed by the Municipality, including data creation, management, and delivery.

Primary Layers:

Addresses, parcels, buildings, streets, railroads, water utilities, sewer utilities, municipal boundary, zoning districts, planned unit developments, variances, TIF districts, special use permits, annexations, signs, trees, recreation areas, bike paths, water features, school districts, emergency response boundaries, refuse collection, and legislative districts.

Municipality Priority Layers

The Consultant's local government data model has over 260 standard layers. Included in this service is the identification, creation, and management of layers as directed by the Municipality.

Data Quality

One of the primary accountabilities of the Consultant is to ensure that Primary and Municipality Priority layers are of high-quality. Practices employed include:

1. Daily data quality reporting and alerting
2. Mistake proofing databases, processes, and productivity tools
3. Address Verification to identify discrepancies between Municipality ERP and department systems
4. Formation and support of key data stakeholder teams
5. Data management documentation for Municipality layers

Products and Solutions

GISC Membership includes unlimited access to the products and solutions developed by the Consultant for the GISC and its members. The Consultant is accountable for:

1. Collaboration with third party vendors and partners
2. Deploying shared solutions for the Municipality
3. Integration with ERP and department systems
4. Identifying and communicating new solution opportunities
5. Managing existing solutions to agreed service levels
6. Infrastructure monitoring, alerting, and mitigation
7. Patching, updating, and securing shared infrastructure
8. Researching and evaluating opportunities for development
9. Resource planning and scheduling
10. Scalability planning and right sizing
11. Technical documentation
12. Testing and quality certification

Solution List

The following are the primary products and solutions provided by the Consultant through membership in the GISC:

1. Address Pre-Check: A tool to standardize address data in Municipality systems and workflows

2. Address Verification: A product to assess and score community address quality across department systems
3. Asset Management and Manager Dashboards: A solution that enables the Municipality to manage and visualize infrastructure data and maintenance
4. Community Map Viewer: A publicly accessible map viewer designed for residents and businesses
5. Community-Portal: An address-based portal that integrates and organizes department data for staff, residents, and local businesses
6. Local Government Data Model: A database standard developed for, and in partnership with, members of the GISC
7. myGIS: A secure staff accessible mapping system to discover and analyze all Municipality GIS data
8. Project Sharing Catalog: A resource that showcases available projects and solutions for collaboration, visibility, and reuse across teams
9. Real-Time Solutions: A resource that showcases available projects and solutions for collaboration, visibility, and reuse across teams
10. Story Maps: A tool to consume and visualize data from real-time sensors and assets

Service Level Agreement

The Consultant is responsible for managing the quality and availability of GISC infrastructure and solutions. These parameters are determined by GISC Board policy and included in these services.

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Chief Information Officer Lori Baker
Date: 2025-11-11
Subject: A Resolution Approving the Annual Subscription Renewal for Geographic Information System Software from Esri, Inc.

Overview

This renewal of an annual software subscription for Esri Geographic Information Systems software is a resources used by Village staff across all Departments.

Fiscal Impact

The adopted FY26 budget provides funding in Account Numbers 11-1400-554-00, 21-4180-554-00, 14-4160-554-00, and 16-4190-554-00 for the annual subscription in a not to exceed amount of $31,000.

Recommendation

Approval.

Background

Esri (Environmental Systems Research Institute, Inc.) software is an essential part of the Village's Geographic Information System (GIS) infrastructure. Village Staff utilize this software for the support and maintenance of various systems which rely heavily on map data. The Village's Zoning Map is the direct result of the Esri software and services. The Public Works Department uses Esri software to track maintenance on systems and streets. Staff throughout the Village use GIS to provide technical information about Village properties and public infrastructure as part of day-to-day operations. The Village also utilizes the web-based mapping system for internal purposes. Given these and many other examples, the GIS systems are an integral part of the Village's service delivery to our residents and businesses.

Esri provides software updates and subscription software and makes available technical support for their applications. It is important to renew the Village's annual support and subscription to ensure our software remains current and up-to-date, and fully supported and active. The current annual maintenance expires December 7, 2025, and will be renewed for

one year covering December 8, 2025 – December 7, 2026. For FY26, the Village's annual maintenance and subscription cost is $30,091.

The cost of this renewal is a budgeted item in the Village's FY 2025/2026 budget, and is distributed across four different accounts as follows:

Account	GL Account	Distribution	Amount
General Fund	11-1400-554-00	65%	$19,559.15
Water Fund	21-4180-554-00	25%	$7,522.75
Sanitary Sewer Fund	14-4160-554-00	5%	$1,504.55
Storm Water Fund	16-4190-554-00	5%	$1,504.55
Totals		**100%**	**$30,091.00**

Staff recommends the renewal of the support agreement and annual subscription, ensuring the Village continues to have access to the critical Esri software and services.

Staff will be available at the November 11, 2025 regular Board of Trustees meeting should any questions arise.

A Resolution Approving the Annual Subscription Renewal for Geographic Information System Software from Esri, Inc.
Exhibit - Esri Renewal Quote

Resolution 2025-

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

A Resolution Approving the Annual Subscription Renewal for Geographic Information System Software from Esri Inc.

is hereby adopted, as follows:

Section 1. Recitals.

The Fiscal Year 2025/2026 annual budget provides funding for the annual support and subscription of Esri software, the Village's Geographic Information Systems (GIS) software. Esri GIS software is an essential part of the Village's systems, and plays an integral part in the Village's delivery of services to our residents and businesses. Staff use this software for managing and tracking anything that has a mapping requirement.

Environmental Systems Research Institute, Inc (Esri), based out of Redlands, CA, ("***Vendor***") has been the Village's provider of GIS software and support since the Village started using the GIS system. Vendor is the sole provider of the support and subscription services for their software. Based on these factors, Village Staff recommends that the Village purchase the Esri GIS software support and subscription ("***Subscription***") from the Vendor in the not-to-exceed amount of $30,091.00 with funds from Account Nos. 11-1400-554-00, 21-4180-554-00, 14-4160-554-00, and 16-4190-554-00.

The President and the Board of Trustees have considered the expenditure described above and determined that it is in the best interest of the Village and the public.

Section 2. Authorization to Procure.

The Village Manager and Village Clerk are hereby authorized and directed to execute such documents and make such payments as are necessary to complete the procurement the Subscription from the Vendor.

Esri Inc
380 New York St
Redlands CA 92373-8118

Subject: Renewal Quotation

Date: 09/09/2025
To:
Organization: Village of Northbrook
Information Technology GIS Dept
Fax #: 847-272-5068 **Phone #:** 847-664-4080

From: Heather Carmody
Fax #: 909-793-4801 **Phone #:** + 19093692314 Ext. 2314
Email: HCARMODY@ESRI.COM

Number of pages transmitted (including this cover sheet): 4

Quotation #26308080
Document Date: 09/08/2025

Please find the attached quotation for your forthcoming term. Keeping your term current may entitle you to exclusive benefits, and if you choose to discontinue your coverage, you will become ineligible for these valuable benefits and services.

If your quote is regarding software maintenance renewal, visit the following website for details regarding the maintenance program benefits at your licensing level
http://www.esri.com/apps/products/maintenance/qualifying.cfm

All maintenance fees from the date of discontinuation will be due and payable if you decide to reactivate your coverage at a later date.

Please note: Certain programs and license types may have varying benefits. Complimentary User Conference registrations, software support, and software and data updates are not included in all programs.

Customers who have multiple copies of certain Esri licenses may have the option of supporting some of their licenses with secondary maintenance.

For information about the terms of use for Esri products as well as purchase order terms and conditions, please visit
http://www.esri.com/legal/licensing/software-license.html

If you have any questions or need additional information, please contact Customer Service at 888-377-4575 option 5.

380 New York St
Redlands, CA 92373-8118
Phone: + 190936923142314
Fax #: 909-793-4801

Quotation

Date: 09/08/2025 **Quotation Number:** 26308080 **Contract Number:** 00321123.0

Send Purchase Orders To:
Environmental Systems Research Institute, Inc.
380 New York Street
Redlands, CA 92373-8100
Attn: Heather Carmody

Please include the following remittance address on your Purchase Order:
Environmental Systems Research Institute, Inc.
P.O. Box 741076
Los Angeles, CA 90074-1076

Village of Northbrook
Information Technology GIS Dept
1225 Cedar Ln
Northbrook IL 60062-4513

Email: ITAlerts@northbrook.il.us
Phone: 847-664-4080
Customer Number: 122399

For questions regarding this document, please contact Customer Service at 888-377-4575.

Item	Qty	Material#	Unit Price	Extended Price
10	1	52384 ArcGIS Desktop Advanced Concurrent Use Primary Maintenance Start Date: 12/08/2025 End Date: 12/07/2026 Subscription ID: 5834341905	3,475.00	3,475.00
1010	1	87194 ArcGIS Desktop Basic Concurrent Use Primary Maintenance Start Date: 12/08/2025 End Date: 12/07/2026 Subscription ID: 5834341905	810.00	810.00
2010	3	87195 ArcGIS Desktop Basic Concurrent Use Secondary Maintenance Start Date: 12/08/2025 End Date: 12/07/2026 Subscription ID: 5834341905	580.00	1,740.00
3010	11	153147 ArcGIS Online Viewer User Type Annual Subscription	123.00	1,353.00

Please note Esri has introduced a price change and this quote reflects current pricing for your organization. It is important to us that we are able to continue to deliver value through enhancements to products, solutions, and capabilities.

Your renewal provides access to all the benefits you are familiar with, which you can review at https://go.esri.com/maintenance
For questions related to the price change, please reach out to your assigned Esri Account Manager.

Quotation is valid for 90 days from document date.

Any estimated sales and/or use tax has been calculated as of the date of this quotation and is merely provided as a convenience for your organization's budgetary purposes. Esri reserves the right to adjust and collect sales and/or use tax at the actual date of invoicing. If your organization is tax exempt or pays state taxes directly, then prior to invoicing, your organization must provide Esri with a copy of a current tax exemption certificate issued by your state's taxing authority for the given jurisdiction.

Esri may charge a fee to cover expenses related to any customer requirement to use a proprietary vendor management, procurement, or invoice program.

To expedite your order, please reference your customer number and this quotation number on your purchase order.

380 New York St
Redlands, CA 92373-8118
Phone: + 190936923142314
Fax #: 909-793-4801

Quotation

Date: 09/08/2025 **Quotation Number:** 26308080 **Contract Number:** 00321123.0

Item	Qty	Material#	Unit Price	Extended Price
		Start Date: 12/08/2025 End Date: 12/07/2026 Subscription ID: 5834341905		
4010	1	161328 ArcGIS Enterprise Standard Up to Four Cores Maintenance Start Date: 12/08/2025 End Date: 12/07/2026	5,900.00	5,900.00
5010	43	165533 ArcGIS Online Mobile Worker User Type Annual Subscription Start Date: 12/08/2025 End Date: 12/07/2026 Subscription ID: 5834341905	391.00	16,813.00

Item Subtotal		30,091.00
Estimated Tax		0.00
Total	**USD**	**30,091.00**

DUNS/CEC: 06-313-4175 CAGE: 0AMS3

380 New York St
Redlands, CA 92373-8118
Phone: + 190936923142314
Fax #: 909-793-4801

Quotation

Date: 09/08/2025 **Quotation No:** 26308080 **Customer No:** 122399 **Contract No:** 00321123.0

Item	Qty	Material#	Unit Price	Extended Price

Renew online by using a credit card, purchase order, or by requesting an invoice at https://www.esri.com/en-us/quote-order/renew.

If there are any changes required to your quotation please respond to this email and indicate any changes in your invoice authorization.

If you choose to discontinue your support, you will become ineligible for support benefits and services. All maintenance fees from the date of discontinuation will be due and payable if you decide to reactivate your support coverage at a later date.

The items on this quotation are subject to and governed by the terms of this quotation, the most current product specific scope of use document found at http://assets.esri.com/content/dam/esrisites/media/legal/product-specific-terms-of-use/e300.pdf , and your applicable signed agreement with Esri. If no such agreement covers any item quoted, then Esri's standard terms and conditions found at http://assets.esri.com/content/dam/esrisites/media/legal/ma-full/ma-full.pdf apply to your purchase of that item. Federal government entities and government prime contractors authorized under FAR 51.1 may purchase under the terms of Esri's GSA Federal Supply Schedule. Supplemental terms and conditions found at http://www.esri.com/en-us/legal/terms/state-supplemental apply to some state and local government purchases. All terms of this quotation will be incorporated into and become part of any additional agreement regarding Esri's offerings. Acceptance of this quotation is limited to the terms of this quotation. Esri objects to and expressly rejects any different or additional terms contained in any purchase order, offer, or confirmation sent to or to be sent by buyer. Unless prohibited by law, the quotation information is confidential and may not be copied or released other than for the express purpose of system selection and purchase/license. The information may not be given to outside parties or used for any other purpose without consent from Esri. Delivery is FOB Origin.

In order to expedite processing, please reference the quotation number and any/all applicable Esri contract number(s) (e.g. MPA, EA, GSA, BPA) on your ordering document.

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Chief Financial Officer Steve Drazner
Date: 2025-11-11
Subject: A Resolution Approving a Fiscal Year 2026 Contribution in the Amount of $73,827 to the Northbrook Chamber of Commerce and Industry

Overview
The Village annually budgets approximately 10% of its estimated annual collected hotel tax revenues to support the Northbrook Chamber of Commerce and Industry.

Fiscal Impact
The FY26 General Fund budget includes $68,000 in general ledger account no. 11-6300-584-00 within the Development & Planning Services Department. The actual payment to the Chamber determined by actual hotel tax collections will thus exceed this appropriation by $5,827. Staff will prepare and bring forth a separate Q3 budget amendment if deemed necessary for this budgetary account.

Recommendation
Approval.

Background
The Village has historically contributed approximately ten percent (10%) of its hotel tax revenues to the Northbrook Chamber of Commerce and Industry in support of the business community. The calculation is based on prior year audited revenue, thus, the contribution amount per the Resolution included herein for approval will be charged to the Fiscal Year 2026 budget and has been calculated using FY25 hotel tax collections.

A Resolution Approving a Fiscal Year 2026 Contribution in the Amount of $73,827 to the Northbrook Chamber of Commerce & Industry

Resolution 2025-

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

A Resolution Approving a Fiscal Year 2026 Contribution in the Amount of $73,827 to the Northbrook Chamber of Commerce & Industry

is hereby adopted as follows:

Section 1. RECITALS,

The Village of Northbrook ("*Village*") is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970.

The President and Board of Trustees are committed to the success and well-being of Northbrook businesses.

The Village is and has been a member of the Northbrook Chamber of Commerce & Industry, which serves and hosts various events throughout the year for the Northbrook business community.

The Village has appropriated funding for Fiscal Year 2026 within the Development & Planning Services operating budget based on an estimate for an annual contribution approximating ten percent of collected hotel tax revenue to the Northbrook Chamber of Commerce & Industry.

The President and Board of Trustees have considered the annual contribution and determined that it is in the best interest of the Village and the Northbrook business community to assist funding the Northbrook Chamber of Commerce & Industry.

Section 2. APPROVAL OF ANNUAL CONTRIBUTION.

The annual contribution is hereby approved in the amount of $73,827 for Fiscal Year 2026.

Section 3. AUTHORIZATION.

The Village CFO/Treasurer is hereby authorized and directed to remit payment to the Northbrook Chamber of Commerce & Industry in the amount indicated herein.

Adopted:

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

ATTEST:

_____
Village President

_____
Village Clerk

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Public Works Kelly Hamill
Date: 2025-11-11
Subject: A Resolution Authorizing the Purchase of Bulk Rock Salt for Roadway De-Icing from Morton Salt, Inc. of Chicago, Illinois

Overview

The Village of Northbrook uses rock salt to de-ice roadways during the winter months.

Fiscal Impact

The Adopted FY26 Budget contains $107,000 in General Fund Account No. 11-4100-625-73 (Snow and Ice Removal Materials) for the purchase of rock salt. With the cost of salt this season under the State purchasing program will total $126,741 and a budget amendment will be prepared for an additional $19,741 for salt purchases during the remainder of this fiscal year.

Recommendation

Approval.

Background

The Public Works Department uses rock salt to de-ice roadways during the winter months, with an average annual usage of 2,580 tons. In an effort to reduce both environmental impacts and costs, the Village has implemented strategies to minimize salt usage. This includes leveraging next day rising temperatures and natural sunlight to assist with the melting of snow, particularly on secondary roads.

This resolution authorizes the purchase of rock salt from Morton Salt, Inc. of Chicago, Illinois via the State of Illinois' joint purchasing program for rock salt, managed by the Illinois Department of Central Management Services (CMS). In October 2025, the Village was notified by CMS that Morton Salt, Inc. submitted the low bid amount of $65.87 per ton.

It is noted that in November 2024, Public Works had approximately 2,800 tons of rock salt in storage. That inventory level was deemed ample for the remainder of the 2024-2025 winter season. However, due to several snow and ice events that occurred during the end of the 2024-2025 winter season after the annual budget was developed, salt reserves were reduced more than expected. As a result, the procurement of additional rock salt is needed for the 2025-2026 winter season. Taking into account the current stock on hand of 2,000 tons, the base bid quantity for FY26 has been set at 2,400 tons, which aligns with anticipated needs for the upcoming 2025-2026 winter season. The Village will purchase 80% or 1,920 tons of its order of 2,400 in the amount of $126,471 for use in snow and ice control operations for the 2025-2026 winter season. If the weather dictates that the Village needs to purchase additional rock salt, above the 80% or 1,920 tons, a separate resolution and budget amendment will be brought to the Village Board's for its consideration.

Participating communities are required to purchase at least 80% of their base bid quantity from the vendor, while the vendor is obligated to supply up to 120% of the base bid quantity at the same agreed-upon price. Such cooperative purchasing agreements competitively bid items and typically offer better pricing than the Village could individually obtain due to economies of scale. Staff will be in attendance at the Village Board meeting for any questions that may arise.

A Resolution Authorizing the Purchase of Salt from Morton Salt Inc. of Chicago, IL.docx

Resolution 2025-_____

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

A Resolution Authorizing the Purchase of Rock Salt from Morton Salt, Inc. of Chicago, Illinois for the 2025/26 Winter Season

is hereby adopted, as follows:

Section 1. Recitals.

The Village's adopted Fiscal Year 2025/2026 Budget provides for the procurement of bulk rock salt ("***Material***") for snow and ice control operations during the winter season. The Village will again participate in the rock salt joint purchasing program offered by the State of Illinois Department of Central Management Services (CMS). The Village has determined that CMS's joint procurement program satisfies all state and local competitive bidding requirements.

Morton Salt, Inc. of Chicago, Illinois (***"Vendor"***) submitted the low bid price of $65.87 per ton through the CMS joint procurement. The Village's base order is for 2,400 tons. The Village is obligated to purchase at least 80% (1,920 tons) and the Vendor is obligated to supply up to 120% (2,880 tons) at the Vendor's submitted bid unit price of $65.87 per ton. The Village's adopted Budget for Fiscal Year 2025/26 contains sufficient funds in General Fund Account No. 11-4100-625-73 for 80% of the Village's base order (1,920 tons).

Based on these factors, Village staff recommends that the Village Board authorize the procurement of 1,920 tons of bulk rock salt from the Vendor at the quoted price of $65.87 per ton in accordance with the Illinois Department of Central Management Services Contract Number: 25-416CMS-BOSS4-P-84804, in the amount of $126,471 for Fiscal Year 2025/2026 ("***Purchase***").

The President and the Board of Trustees have reviewed the terms of the Purchase and have determined that it is in the best interests of the Village and the public to complete the Purchase of the Material from the Vendor.

Section 2. Authorization of Expenditure.

The Village Manager is hereby authorized and directed to execute such documents and make such payments as are necessary to complete procurement of the Material from the Vendor.

Approved:

RESULT:
MOVER:
SECONDER:
AYES:
NAYES:
ABSTAIN:
ABSENT:

ATTEST:

Village President

Village Clerk

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Chief Financial Officer Steve Drazner
Date: 2025-11-11
Subject: A Resolution Approving a Fiscal Year 2026 Contribution in the Amount of $30,000 to the Hunger Resource Network

Overview
The Village previously committed to providing support to the Hunger Resource Network based on donated proceeds originating from the sale of specially designed Hunger Resource Network vehicle stickers during Fiscal Year 2026.

Fiscal Impact
A contribution of $30,000 to the Hunger Resource Network will be paid from the additional revenues collected pursuant to the Special Vehicle Sticker Program.

Recommendation
Approval.

Background
Each year, the Village Board selects a local Northbrook not-for-profit organization to receive the proceeds from its special vehicle sticker sales from those residents who desire to make an additional $20 donation (or more) on top of the normal vehicle sticker fee. The additional amount collected under this program is then donated by the Village to the selected organization. The Village serves as a pass through for residents making these voluntary donations and none of this annual contribution is derived from taxpayer funds.

A Resolution Approving a Fiscal Year 2026 Contribution in the Amount of $30,000 to the Hunger Resource Network

Resolution 2025-

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

A Resolution Approving a Fiscal Year 2026 Contribution in the Amount of $30,000 to the Hunger Resource Network

is hereby adopted as follows:

Section 1. RECITALS,

The Village of Northbrook ("*Village*") is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970.

The President and Board of Trustees previously committed to providing support to the Hunger Resource Network pursuant to donated proceeds originating from the Fiscal Year 2026 Special Vehicle Sticker Program.

The Village collected $30,000.00 in special vehicle sticker donations from Northbrook residents in support of the Hunger Resource Network.

The Village's contribution to the Hunger Resource Network will be a direct offset against the additional incremental revenue collected from the sale of special vehicle stickers.

The Village may receive some additional residual donations for the special vehicle stickers prior to the end of the fiscal year which will be separately remitted to the Hunger Resource Network.

The President and Board of Trustees have considered the annual contribution and determined that it is in the best interest of the Village and the Northbrook community to support the Hunger Resource Network

Section 2. APPROVAL OF ANNUAL CONTRIBUTION.

The annual contribution is hereby approved in the amount of $30,000.00 for Fiscal Year 2026.

Section 3. AUTHORIZATION.

The Village CFO/Treasurer is hereby authorized and directed to remit payment to the Hunger Resource Network in the amount indicated herein plus any residual collections for the special vehicle stickers during the remainder of the fiscal year.

Adopted:

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

ATTEST:

_____
Village President

_____
Village Clerk

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Public Works Kelly Hamill
Date: 2025-11-11
Subject: A Resolution Approving a Professional Services Agreement with Mescada LLC of Kankakee, IL for Supervisory Control and Data Acquisition (SCADA) system Maintenance Services

Overview
The Village's Water Treatment Plant uses professional contractual assistance to perform routine maintenance on its Supervisory Control and Data Acquisition (SCADA) system as well as provide software updates and sensor calibrations.

Fiscal Impact
The FY26 adopted Budget provided funds for these services in Water Accounts: 21-4170-528-81, 21-4170-528-83, 21-4170-528-85 and 21-4170-530-00 for equipment maintenance and calibration at the Water Treatment Plant, West Side Reservoir, Water Towers, Lake Front Pump Station, and Riverwoods Meter Station. Funds will be drawn from these accounts on as-needed basis for the services.

Recommendation
Approval.

Background
The Village uses a Supervisory Control and Data Acquisition (SCADA) computer system to remotely collect data from components of the water production and distribution systems, monitor the system pressures and chemical levels, and operate equipment at system facilities remotely from the Water Treatment Plant. The SCADA system is comprised of a network of sensors, computers, and software that communicate using the Village's fiber optic network. The SCADA system also has the ability to notify Water Treatment Plant personnel when system conditions are outside the optimal parameters so that any issues can be addressed quickly.

The Village Water Treatment Plant uses contractual assistance to perform routine maintenance on the SCADA system as well as provide software updates and sensor calibrations. Staff sought quotes from five (5) vendors to provide these services for FY25/26. The most complete and responsive proposal was submitted by Mescada, LLC of Kankakee, Illinois. Therefore, approval of the procurement is recommended for of the services from the Vendor for the Water Treatment Plant, West Side Reservoir, Water Towers, Lake Front Pump Station and the Riverwoods Meter Station on an as-needed basis in accordance with the unit

prices attached to this resolution as Exhibit A. The term of the Agreement is twelve (12) months, and the Village may terminate the Agreement, at any time and for any reason, upon seven days prior written notice to the Contractor.

A Resolution Approving a Professional Services Agreement with Mescada LLC of Kankakee, IL for SCADA Maintenance Services
Exhibit A - Professional Services Agreement for SCADA Maintenance Services_11.11.25

Resolution 2025-_____

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

A Resolution Approving a Professional Services Agreement with Mescada LLC of Kankakee, IL for SCADA Maintenance Services

is hereby adopted, as follows:

Section 1. Recitals.

The Village's Fiscal Year 2025/26 adopted Budget provides for equipment maintenance and computer programming services at the Water Treatment Plant, West Side Reservoir, Water Towers, Lake Front Pump Station, and the Riverwoods Meter Station.

The electronic instruments and Supervisory Control and Data Acquisition (SCADA) system used to monitor the Village's water production and distribution systems require periodic equipment maintenance and calibration. Staff sought quotes from five vendors to provide the necessary maintenance, equipment integration and calibration services on an as-needed basis ("***Services***"). The most complete respondent proposal was submitted by Mescada LLC of Kankakee, Illinois ("***Vendor***").

The Fiscal Year 2025/26 adopted Budget provides funds in Water Account Nos. 21-4170-528-81, 21-4170-528-83, 21-4170-528-85 and 21-4170-530-00 for the Services. Funding for the Services will be taken from these accounts as needed to complete this work. Based on these factors, Village staff recommends approval of the procurement of the Services from the Vendor for the Water Treatment Plant, West Side Reservoir, Water Towers, Lake Front Pump Station and the Riverwoods Meter Station on an as-needed basis in accordance with the unit prices in the Professional Services Agreement ("***Agreement***") attached to this Resolution as ***Exhibit A***

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

Section 2. Approval of Agreement.

The Agreement by and between the Village and Vendor is approved in substantially the same form attached to this Resolution as ***Exhibit A*** and in a final form approved by the Village Manager and Village Attorney.

Section 3. Authorization to Execute Agreement.

The Village Manager shall be, and is hereby, authorized and directed to execute and seal, on behalf of the Village, the Agreement.

Section 4. Authorization to Procure.

The Village Manager is hereby authorized and directed to execute such documents and

make such payments as are necessary to complete procurement of the Services from the Vendor in accordance with the rates set forth in ***Exhibit A***.

Adopted:

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

ATTEST:

Village President

Village Clerk

VILLAGE OF NORTHBROOK
PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT (***"Agreement"***) is dated as of the __11___ day of November 2025 (***"Effective Date"***) and is by and between the Village of Northbrook, an Illinois home rule municipal corporation (***"Village"***) and Mescada (***"the Contractor"***) (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's home rule and statutory powers, the Parties agree as follows:

SECTION 1. SCOPE AND PROVISION OF SERVICES.

A. Engagement of the Contractor. The Village hereby engages the Contractor identified above to provide all necessary professional contracting services and to perform the work in connection with the project as further set forth in Section 1.B (Collectively, the ***"Services"***).

B. Services. The Village has submitted to the Contractor a description of the Services to be provided by the Contractor a copy of which is attached as ***Exhibit A*** to this Agreement (***"Scope of Services"***). The Contractor 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 Contractor 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 Contractor 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 Contractor will regularly report to the Village regarding the progress of the Services during the term of this Agreement.

E. Relationship of the Parties. The Contractor 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 Contractor; or (ii) create any relationship between the Village and any subcontractor of the Contractor.

F. Information Releases. The Contractor 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 Contractor in the performance of the Services, including meeting with the Contractor and providing the Contractor with any non-confidential information that the Village may have that may be relevant and helpful to the Contractor's performance of the Services. The Contractor agrees to cooperate with the Village in the performance of the Services to complete the Work and with any other the Contractor's engaged by the Village.

H. Compliance with Laws and Grants.

1. The Contractor 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 Contractor will also comply with all conditions of any federal, state, or local grant received by Village or the Contractor with respect to this Agreement or the Services.

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

B. Records. The Contractor 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 Contractor for work done under this Agreement. The records required to be made available to the Village under this Section 2.B will be made available at reasonable times during the term of this Agreement, and for five years after the termination of this Agreement.

C. Claim in Addition to Compensation. If the Contractor claims a right to additional compensation as a result of action taken by the Village, the Contractor 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.C. 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 Contractor, the Contractor will proceed with all of the Services required to complete the Services under this Agreement as determined by the Village without interruption.

D. 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 Contractor 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.

E. 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.

F. Additional Services. The Village will not be liable for any costs incurred by the Contractor in connection with any services provided by the Contractor 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 the Village Manager after approval in accordance with applicable procedures.

G. 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 Contractor, or with any vendor solicited or recommended by the Contractor

SECTION 3. PERSONNEL; SUBCONTRACTORS.

A. Key Project Personnel. The employees, officials, and personnel of the Contractor described in the Scope of Services (***"Key Project Personnel"***), if any, will be primarily responsible for carrying out the Services on behalf of the Contractor. The Key Project Personnel may not be changed without the Village's prior written approval. The Contractor 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 Contractor 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 Contractor 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 Contractor 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 Contractor will be acceptable to, and approved in advance by, the Village. The Village's approval of any subcontractor or subcontract will not relieve the Contractor 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 Contractor. For purposes of this Agreement, the term "Contractor" will be deemed also to refer to all subcontractors of the Contractor, 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 Contractor will remove and replace the personnel or subcontractor. The Contractor 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 is Twelve (12) Months, unless terminated pursuant to the terms of this Agreement, and will expire on November 30, 2026. 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 Contractor or any right of indemnification of the Village by the Contractor.

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 Contractor. In the event that this Agreement is so terminated, the Contractor 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 and 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 Contractor 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 kind, financial information, health records and information, maps, and all other information of a personal nature. The Contractor must not use or disclose any Confidential Information without the prior written consent of the Village. If the Contractor has any doubt about the confidentiality of any information, then the Contractor must seek a determination from the Village regarding the confidentiality of the information. The Contractor 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 Contractor 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 Contractor 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 Contractor. If the Contractor is required, by any government authority or court of competent jurisdiction, to disclose any Confidential information, the Contractor 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 Contractor must cause all of its personnel and subcontractors to undertake and abide by the same obligations regarding Confidential Information as the Contractor.

B. Ownership. The Contractor agrees that all work product, in any form, prepared, collected, or received by the Contractor 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's request, or upon termination of this Agreement, the Contractor 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 Contractor 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 Contractor 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 Contractor 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 Contractor will return the Village's data in the format requested by the Village. If any of the above items are lost or damaged while in the Contractor's possession, those items will be restored or replaced at the Contractor's expense.

C. Freedom of Information Act and Local Records Act. The Contractor acknowledges that this Agreement, all documents submitted to the Village related to this Agreement, and records in the possession of the Contractor 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 Contractor, the Contractor shall promptly cooperate with the Village to enable the Village to meet all of its obligations under the applicable Disclosure Law. The Contractor 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 Contractor 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 Contractor 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 Contractor warrants that the Services will be performed in accordance with the highest standards of professional practice, care, skill, and diligence practiced by recognized contracting 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. CONTRACTOR REPRESENTATIONS.

A. Ability to Perform. Contractor 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 contracting firms providing services of a similar nature.

B. Authorization. The execution, delivery and performance by the Contractor 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 Contractor is now a party or by which the Contractor is now or may become bound.

C. Company Background. The information disclosed by the Contractor regarding its corporate structure, financial condition, expertise, and experience is true and correct. The Contractor will promptly notify Village in writing of any material change to or about the Contractor, 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 Contractor 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 Contractor or this Agreement; (2) as of the date of this Agreement, neither the Contractor nor any person employed or associated with the Contractor has any interest that would conflict in any manner or degree with the performance of the obligations under this Agreement; and (3) neither the Contractor nor any person employed by or associated with the Contractor 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 Contractor represents and certifies that the Contractor is not barred from contracting with a unit of state or local government as a result of (i) a delinquency in the payment of any tax administered by the Illinois Department of Revenue unless the Contractor 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 Contractor* 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 Contractor has, in procuring this Agreement, colluded with any other person, firm, or corporation, then the Contractor will be liable to the Village for all loss or damage that the Village may suffer, and this Agreement will, at the Village's option, be null and void.

F. Sexual Harassment Policy. The Contractor 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 Contractor 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 Contractor has no knowledge of any action, suit, proceeding, claim or investigation pending or to its knowledge threatened against the Contractor 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 Contractor 's ability to perform its obligation under this Agreement.

I. Patriot Act Compliance. The Contractor represents and warrants to the Village that neither the Contractor 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 Contractor further represents and warrants that the Contractor 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 Contractor 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 Contractor 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 Contractor'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 Contractor's execution of this Agreement, the Contractor will provide certificates of insurance, all with coverages and limits acceptable to the Village, and the Contractor 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 Contractor, 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 cancelation due to the Contractor's non-payment of premium). The Contractor must maintain and keep in force, at all times during the term of this Agreement and at the Contractor '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 Contractor as the result of the execution and performance of this Agreement.

SECTION 9. DEFAULT.

A. Default. If the Village determines that the Contractor 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 the Event of Default within ten days after the Contractor '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 Contractor**.** The Village may require the Contractor, 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 Contractor 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 Contractor, any and all costs, including attorneys' fees and administrative expenses, incurred by the Village as the result of any Event of Default by the Contractor or as a result of actions taken by the Village in response to any Event of Default by the Contractor.

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. Email 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 Northbrook
655 Huehl Rd
Northbrook, Illinois 60062
Attention: Eugene Dabrowski, Water Production Supervisor
E-mail: Gene.Dabrowski@Northbrook.il.us

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

Mescada LLC
1045 East Ave. Kankakee, Illinois 60901
Attention: Walter Sierra
Email: walter.sierra@mescada.com

F. Third Party Beneficiary. The provisions of this Agreement are and will be for the benefit of the Contractor 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 Contractor, purportedly on behalf of the Village, without the knowledge and approval of the Village Trustees.

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 Contractor 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 5 and 8 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:

By: _____
Village Clerk

VILLAGE OF NORTHBROOK

By: _____
Village Manager

ATTEST:

By: _____
Title Enrique Adames, Service Manager

Vendor Name

By: Walter Sierra
Title General manager

EXHIBIT A

Providing for SCADA system support and programming services for the Village of Northbrook Water Infrastructure.
The proposed resources will be familiar with Village of Northbrook systems and proficient in the use of automation programming languages and platforms; Specifically, the Siemens PCS7 product suite.

1) Electronic equipment installation, service, calibration and repair

2) SCADA system support and programming services:
- Programming for PLC and DCS systems and MMI packages
- Installing and configuring vendor patches and software upgrades
- Installing and/or configuring new process equipment
- Troubleshooting system and field I/O devices
- Performing system back-ups ...
- The Village has a hybrid SCADA system consisting of:

a) Siemens APACS + programming software and field I/O hardware
b) Siemens PCS 7 MMI software
c) Siemens TAG servers, engineering station & operator control stations
d) Allen Bradley Compact Logix & Micro Logix PLC's, Panel View displays and programming software
e) Wonderware SQL Server historians

MESCADA Pricing

The following prices are for the provision of the above-mentioned services for an Automation Engineer. The rates listed below will be applied to the number of hours utilized.

Item	Description	Qty	Unit Cost	Total
	Electronic equipment installation, service, calibration and repair SCADA system support and programming services			
1	Outsourced Professional standard hourly rate for on-site resource during Business Hours (8am – 6pm) Monday to Friday	1	$131.60	$131.60
2	Outsourced Professional standard hourly rate for on-site resource outside of Business Hours Monday to Friday, and all day on Weekends and Public	1	$200.00	$200.00
	TOTAL			

Terms and Conditions

1. Payment is strictly 60 days NET from the date of invoice.
2. Travel time to and from site will be billed at the same rate.
3. It is not foreseen to be any accommodation costs as engineers will be local. If there any accommodation costs it will be charged at cost plus 10%
4. Prices are valid through Nov 30th 2026.

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 Contractor against all sums that the Contractor 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 Northbrook including its Board members and elected and appointed officials, its officers, employees, agents, attorneys, the Contractor s, 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:

Additional Insured	Policy or Policies

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Development and Planning Services Amy McEwan
Date: 2025-11-11
Subject: A Resolution Approving a Redevelopment Agreement with 1818 Partnership, LLC (Docket No. PCD-25-08)

Overview
The property owner is seeking approval to redevelop 1804-1818 Skokie Boulevard for use as a motor vehicle dealership with an automotive repair shop.

Fiscal Impact
N/A.

Recommendation
Approval.

Background

The applicant, Edens Tower LLC, as owner of the property commonly known as 1804 – 1818 Skokie Boulevard, has requested the following zoning relief to allow a single-story Rivian electric vehicle showroom space and repair service facility:

1. Lot Consolidation to consolidate two parcels into one;
2. Special Permit for a Motor Vehicle Dealer (New & Used) with Open Sales Lot (SIC No. 5510.02);
3. Special Permit for Automotive Repair Shop (SIC No. 7530.00);
4. Variation to reduce the required interior side (south) and rear (west) yard from 5 feet to 0 feet;
5. Variation to reduce the required loading space from 1 to 0;
6. Site Plan Approval; and
7. Approval of any such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant.

On November 11, 2025, the Board is scheduled to consider the following documents:

1. A Resolution Approving a Redevelopment Agreement with 1818 Partnership, LLC;
2. A Resolution Approving a Plat of Consolidation for 1804, 1810, 1818 Skokie Boulevard;
3. An Ordinance Granting Approval of Special Permits for Motor Vehicle Dealer with Open Sales Lot and an Automotive Repair Facility, Variations and Site Plan; and
4. A Resolution Approving an Economic Incentive Agreement with Rivian LLC.

Consistent with the policies endorsed by the Board, the unanimous recommendation from the Plan Commission has been placed on the Board of Trustees consent agenda. The Applicant and staff will attend the November 11, 2025 meeting to answer questions.

The Village Board previously conducted the preliminary review for this request on May 27, 2025, of which the minutes can be reviewed in the attached document. The primary details of the request presented at preliminary review remained the same through the public hearing process.

The Plan Commission conducted a public hearing on the application during its regular meeting on September 2, 2025. Following a presentation from staff, the Commission asked questions of staff. There was one written public comment received (attached), and two members of the public spoke and expressed concerns related to noise and light spillage. There was a question about access to the bike path to the west of the property and staff directed them to Public Works. The Commission closed the public hearing, discussed the requested relief briefly and found the proposal acceptable.

On September 2, 2025, the Plan Commission adopted, by vote of 7-0 (one member absent, and one vacancy), the attached Resolution No. 25-PC-15 recommending approval of the Zoning relief

The Plan Commission staff report, sustainability memo, and the Applicant submittal items are included for reference. Staff and the applicant will be in attendance at the November 11, 2025 Board of Trustees meeting to answer questions.

A Resolution Approving a Redevelopment Agreement with 1818 Partnership LLC (set 2)
Resolution Exhibit A - 1804 - 1818 Skokie
Supplemental - PC Resolution, Minutes and Report - 1804-1818 Skokie
Supplemental - Public Comments - 1804-1818 Skokie
Supplemental - BOT Minutes 5-27-25 - 1804 - 1818 Skokie
Supplemental - Formal Application - 1804 - 1818 Skokie
Supplemental - Project Narrative & Responses - 1804 - 1818 Skokie
Supplemental - Stormwater Management Report - 1804 - 1818 Skokie
Supplemental - Engineering Plans - 1804 - 1818 Skokie

Supplemental - Architectural & Signage - 1804 - 1818 Skokie

Resolution No. _____

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

A Resolution Approving a Redevelopment Agreement with 1818 Partnership, LLC

is hereby adopted, as follows:

Section 1. Recitals.

Edens Tower LLC ("***Applicant***") is the owner of the property commonly known as 1804 – 1818 Skokie Boulevard ("***Property***"), which will be transferred to 1818 Partnership, LLC ("***Proposed Owner***") for development of a car dealership and repair facility ("***Facility***").

In order to develop the Property as proposed, the Applicant has requested relief from, and approvals under, both the Village of Northbrook's Zoning Code (1988), as amended and the Northbrook Subdivision and Development Code.

The Village has negotiated a development agreement with the Proposed Owner pursuant to which the Property is to be developed (***"Agreement"***).

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

Section 2. Approval of Agreement.

The Agreement by and between the Village and Proposed Owner shall be, and is hereby, approved in substantially the form attached hereto as ***Exhibit A.***

Section 3. Execution of Agreement.

The Village Manager and Village Clerk are hereby authorized and directed to execute and seal, on behalf of the Village, the Agreement upon receipt of at least four copies fully executed by Proposed Owner and any other person or entities whose consent is required; provided, however, that if such executed copies of the Agreement are not received by the Village Clerk within 30 days after the date of adoption of this Resolution, then this authority to execute and seal shall, at the option of the President and Board of Trustees, be null and void.

Section 4. Recordation of Agreement.

The Village Manager is hereby directed to record the Agreement with the Office of the Cook County Clerk's Office upon satisfactory completion of all administrative details relating thereto and the submission by the Proposed Owner of documentation satisfactory to the Village Attorney demonstrating that the Proposed Owner has acquired fee simple title to the Property.

Section 5. Effective Date.

This Resolution shall be in full force and effect only upon the occurrence of all of the following events:

A. Passage by the Board of Trustees of the Village of Northbrook by a majority vote in the manner required by law;

B. The adoption of a Resolution Approving a Plat of Consolidation for the Property;

C. The adoption of an Ordinance Granting Approval of Special Permits for Motor Vehicle Dealer with Open Sales Lot and an Automotive Repair Facility, Variations and Site Plan for the Property;

D. Proposed Owner acquiring fee simple title to the Property; and

E. Delivery of evidence, in the form of a recorded deed and an effective title insurance policy or title report issued by an Illinois title insurance company, that fee simple title to the Property has been conveyed to Proposed Owner to the office of the Village Clerk at the Northbrook Village Hall.

PASSED: This _____ day of _____, 2025.

AYES: ( )

NAYS: ( )

ABSENT: ( )

ABSTAIN: ( )

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A

AGREEMENT

THIS DOCUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Steven M. Elrod
Elrod Friedman LLP
350 N. Clark Street, 2nd Floor
Chicago, Illinois 60654

REDEVELOPMENT AGREEMENT

BETWEEN

THE VILLAGE OF NORTHBROOK,

AND

1818 PARTNERSHIP, LLC

(1804-1818 SKOKIE BOULEVARD)

DATED AS OF NOVEMBER__, 2025

REDEVELOPMENT AGREEMENT
BETWEEN
THE VILLAGE OF NORTHBROOK,
AND 1818 PARTNERSHIP, LLC
(1804-1818 SKOKIE BOULEVARD)

THIS REDEVELOPMENT AGREEMENT ("***Agreement***") is dated as of the ____ day of _____, 2025, and is by and between the **VILLAGE OF NORTHBROOK**, an Illinois home rule municipal corporation ("***Village***") and **1818 PARTNERSHIP, LLC**, an Illinois limited liability company ("***Developer***").

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

SECTION 1. BACKGROUND.

A. Developer is the contract purchaser of the property commonly known as 1804-1818 Skokie Boulevard, Northbrook, Illinois ("***Property***").

B. Developer desires and proposes to develop the Property for the operation of an approximately 39,000 square foot motor vehicle dealer and repair facility with an open sales lot, selling, among other things, vehicles, parts and automotive repair services ("***Development***").

D. In order to develop the Property as proposed, Developer has requested relief from, and approvals under, the Zoning Code.

E. On November_, 2025, the President and the Board of Trustees adopted (i) Ordinance No. 2025-__ granting a Special Permit for a Motor Vehicle Dealer and Repair Facility with an Open Sales Lot, Site Plan Approval, Loading Space Variation, and Side and Rear Yard Variations; and (i) Resolution No. 2025-__ approving a Final Plat of Consolidation for the Property.

F. As provided in, and as a condition of, the Development Approvals, Developer has agreed to execute this Agreement to provide that the Property be developed only in compliance with this Agreement and the Development Approvals.

G. The foregoing Recitals are incorporated herein and made a part of this Agreement.

SECTION 2. DEFINITIONS; RULES OF CONSTRUCTION.

A. **Definitions**. Whenever used in this Agreement, the following terms have the following meanings unless a different meaning is required by the context. All capitalized terms and phrases in this Agreement have the meanings set forth in the preamble above and in this Section or elsewhere in this Agreement. If a word or phrase is not specifically defined in this Agreement, it has the meaning ascribed to it in the Village Code.

Building Code: Chapter 6 of the Village Code.

Comprehensive Plan: Village of Northbrook Comprehensive Plan (2010), as amended.

Corporate Authorities: The President and Board of Trustees of the Village of Northbrook, Illinois.

Developer*:* 1818 Partnership, LLC.

Development: Described and defined in Section 1.B and 3.A of this Agreement.

Development Approvals: Those ordinances, resolution, permits, and administrative approvals listed in the Recitals and Section 3 of this Agreement.

Effective Date: The date of execution of this Agreement by all of the Parties as set forth in the first paragraph of page one of this Agreement.

Events of Default: Defined in Section 14.A of this Agreement with respect to Developer and in Section 14.B of this Agreement with respect to the Village.

Final Development Plan: Collectively, those plans and specifications for the Development to be approved by the Village, in accordance with Sections 3.B and 3.C of this Agreement and the Requirements of Law, including, without limitation, the Final Engineering Plan, Final Landscape Plan and Final Plat of Consolidation. Upon the date that all components of the Final Development Plan are approved, the Final Development Plan will, automatically and without further action by the Corporate Authorities or the Parties, be deemed to be incorporated in, and made a part of, this Agreement.

Final Engineering Plan: Those certain engineering plans for the Property, to be considered and approved by the Village in accordance with and pursuant to Section 3.C of this Agreement. Upon the date on which the Final Engineering Plan becomes effective, the Final Engineering Plan will, automatically and without further action by the Corporate Authorities or the Parties, be deemed to be incorporated in, and made a part of, the Final Development Plan, and by extension, this Agreement. For reference, the Preliminary Engineering Plans, for the Development prepared by _____, with a latest revision date of _____, 2025, is attached to this Agreement as ***Exhibit C***.

Final Landscape Plan: Those certain landscape plans for the Property, to be considered and approved by the Village in accordance with and pursuant to Section 3.C of this Agreement. Upon the date on which the Final Landscape Plan becomes effective, the Final Landscape Plan will, automatically and without further action by the Corporate Authorities or the Parties, be deemed to be incorporated in, and made a part of, the Final Development Plan, and by extension, this Agreement. For reference, the Preliminary Landscape Plans, for the Development prepared by _____, with a latest revision date of _____, 2025, is attached to this Agreement as ***Exhibit D***.

Final Plat of Consolidation: The plat of consolidation for the Property, to be considered and approved by the Corporate Authorities in accordance with and pursuant to Section 3.B of this Agreement. Upon the date on which the Final Plat of Consolidation becomes effective, the Final Plat of Consolidation will, automatically and without further action by the Corporate Authorities or the Parties, be deemed to be incorporated in, and made a part of, the Final Development Plan, and by extension, this Agreement. For reference, the Final Plat of Consolidation, approved by the Corporate Authorities by Resolution 25-__ is attached as ***Exhibit B***.

Guarantee**:** Defined in Section 10.A of this Agreement.

Improvement Construction Schedule: The schedule for construction of Improvements as specifically described in Section 5.A.3 of this Agreement.

Improvements: The on-site and off-site improvements to be made in connection with the development of the Property, as provided in Section 5 of this Agreement, including, without limitation, the Public Improvements to be installed pursuant to the Final Development Plan.

Indemnified Claims**:** Defined in Section 11.C of this Agreement.

Letter of Credit**:** The performance security required by Section 10.A of this Agreement, in the form attached as ***Exhibit H*** to this Agreement.

Maintenance Guarantee**:** Defined in Section 10.D of this Agreement.

Parties: Developer and the Village, collectively.

Person: Any corporation, partnership, individual, joint venture, limited liability company, trust, estate, association, business, enterprise, proprietorship, governmental body or any bureau, department or agency thereof, or other legal entity of any kind, either public or private, and any legal successor, agent, representative, authorized assign, or fiduciary acting on behalf of any of the above.

Plan Commission: The Plan Commission of the Village, established by Section 2-551 of the Village Code.

Property: That certain tract of land, consisting of approximately 2.88 acres, located at the address commonly known as 1804-1818 Skokie Boulevard, in Northbrook, Illinois and legally described in ***Exhibit A*** attached to this Agreement.

Public Improvements*:* Those Improvements that will be dedicated to, and accepted by, the Village.

Public Improvements Standards Manual: The Village of Northbrook Standards and Specifications for Public and Private Improvements, as amended.

Requirements of Law: The Village Laws and all applicable laws, statutes, codes, ordinances, resolutions, rules, regulations, and policies of any federal, state, or local government or governmental agency with jurisdiction over the Property, each as may be amended from time to time.

Site Restoration**:** Site restoration and modification activities to establish a park-like setting suitable for passive outdoor recreational activities, including without limitation, demolition of partially constructed improvements and structures, regrading, erosion control, and installation of sod or seeding.

Stormwater Detention Area: That portion of the Property designed on the Final Plat of Consolidation for the construction, maintenance, and operation of stormwater detention facilities.

Stormwater Improvements**:** Those stormwater Improvements depicted on the Final Plat of Consolidation and Final Engineering Plans, and private storm sewers, related equipment, appurtenances, swales, mains, service lines, and storm drainage areas (including specifically, but without limitation, stormwater detention areas) installed and maintained on the Property to ensure

adequate Stormwater drainage and management and to collect and direct Stormwater into the Village's or Cook County's storm sewer system.

***Structure*:** Anything constructed or erected, the use of which requires more or less permanent location on the ground, or anything attached to something having a permanent location on the ground, but not including paving or surfacing of the ground. Structure will in all cases be deemed to include, without limitation, the car dealership to be constructed on the Property.

Subdivision Code: The "Village of Northbrook Subdivision and Development Code," as amended.

Transferee Assumption Agreement: Defined in Section 12.C of this Agreement.

Uncontrollable Circumstance: Any of the following events and circumstances that materially change the ability of Developer to carry out its obligations under this Agreement:

a. a change in the Requirements of Law, other than an action taken by the Village pursuant to Section 15.A.3 of this Agreement;

b. insurrection, riot, civil disturbance, sabotage, act of public enemy, explosion, nuclear incident, war, or naval blockade;

c. pandemic, epidemic, hurricane, tornado, landslide, earthquake, lightning, fire, windstorm, other extraordinary weather conditions preventing performance of work, or other similar acts of God;

d. governmental condemnation or taking other than by the Village;

e. strikes or labor disputes, other than those caused by the unlawful acts of Developer, its partners, or affiliated entities; or

f. the lack of issuance of a permit by a third-party agency or authority (not the Village) necessary for the construction of the Development, by no fault of Developer.

Uncontrollable Circumstance does not include: (i) delays caused by weather conditions, unless the weather conditions are unusually severe or abnormal considering the time of year and the particular location involved; or (ii) economic hardship, impracticability of performance, commercial, economic, or market conditions, or a failure of performance by a contractor (except as caused by events that are Uncontrollable Circumstances as to the contractor).

***Vertical Construction*:** The construction of any portion of a Structure on the Property above grade level.

Village Attorney: The duly appointed Village Attorney of the Village.

Village Clerk: The duly elected Village Clerk of the Village.

Village Code: The "Village of Northbrook Code of Ordinances," as amended.

Village Engineer: The duly appointed Village Engineer of the Village.

Village Laws: The Village Code, the Zoning Code, the Subdivision Code, and all other Village laws, codes, ordinances, resolutions, rules, regulations, and policies.

Village Manager: The duly appointed Village Manager of the Village.

Zoning Code: The "Village of Northbrook Zoning Code," as amended.

B. Rules of Construction.

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

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

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

4. Compliance and Conflict with Other Requirements. Unless otherwise specified in this Agreement, if there is a conflict between this Agreement and any plan, document, or Requirement of Law referenced in this Agreement, the plan, document, or Requirement of Law that provides the greatest control and protection for the Village, as determined by the Village Manager, will control. All of the provisions in this Agreement, and all referenced plans, documents, and Requirements of Law are to be interpreted so that the duties and requirements imposed by any one of them are cumulative among all of them, unless otherwise provided in this Agreement either specifically or in context.

SECTION 3. APPROVAL OF DEVELOPMENT AND EFFECTIVE DATE OF AGREEMENT.

A. Description of Development. The Development will consist of an approximately 39,000 square foot motor vehicle sales and repair facility with an open sales lot.

B. Concurrent Approvals. Concurrently with the approval and execution of this Agreement, the Corporate Authorities will consider adoption of the following Ordinances and Resolutions:

1. An Ordinance approving a Special Permit for a Motor Vehicle Dealer and Repair Facility with an Open Sales Lot, Site Plan Approval, Loading Space Variation, and Side and Rear Yard Variations; and

2. A Resolution approving the Final Plat of Consolidation.

C. **Approval of Final Engineering and Landscape Plans**. The Final Engineering and Final Landscape Plans must be submitted to, reviewed, and approved by the Village prior to any permit being issued for the construction of the Development. Once approved, the Final Engineering and Final Landscape Plans shall replace the respective preliminary plans as exhibits to this Agreement.

D. **Final Engineering and Landscape Plan Modifications.** All revisions to any portion of the Final Engineering Plan or the Final Landscape Plan that are reviewed, accepted, and approved by either the Village Engineer or the Village's Director of Development and Planning Services subsequent to the Effective Date shall be incorporated into, and made a part of this Agreement with no further action required by the Corporate Authorities.

SECTION 4. DEVELOPMENT OF THE PROPERTY.

A. **Compliance with this Agreement**. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Village Code, the Zoning Code, the Subdivision Code, or any other rights Developer may have, during the term of this Agreement, the Property may be developed, used, operated, and maintained only pursuant to, and in accordance with, the terms and provisions of this Agreement and its exhibits, including, without limitation, the following development conditions. Development, use, operation, and maintenance of the Property in a manner materially deviating from these conditions will be deemed a violation of this Agreement and Developer's obligations hereunder, as the case may be, and an Event of Default pursuant to Section 14.A of this Agreement, subject to any applicable notice or cure period.

B. **General Development Restrictions:** The development, construction, operation and maintenance of the Development on the Property, must, except for minor alterations due to final engineering and site work approved by the Village Engineer or the Director of Planning and Development Services, as appropriate, comply, and be in accordance, with the following:

1. This Agreement;
2. The Development Approvals;
3. The Final Plat of Consolidation;
4. The Zoning Code;
5. The Building Code;
6. The Subdivision Code;
7. The Public Improvements Standards Manual; and
8. The Requirements of Law.

Unless otherwise provided in this Agreement, in the event of a conflict between or among any of the above plans or documents, the plan or document that provides the greatest control and protection for the Village, as determined by the Village Manager, shall control. All of the above plans and documents shall be interpreted so that the duties and requirements imposed by any one of them are cumulative among all of them, unless otherwise provided in this Agreement.

SECTION 5. IMPROVEMENTS.

A. Design and Construction of the Improvements.

1. **Description of Improvements.** The Improvements are depicted and described on the Final Engineering Plan and the other components of the Final Development Plan, and include, without limitation, the following:

a. The Structures constructed on the Property including, without limitation, the car dealership;

b. The Stormwater Improvements including, without limitation, stormwater sewer mains, service lines, and facilities;

c. Sanitary sewer mains and service lines;

d. Water mains and service lines;

e. Right-of-Way Improvements (along Skokie Boulevard) including, without limitation concrete curb and gutter, concrete driveways, and the burial of public utilities.

f. The landscaping, as depicted in the Final Landscape Plan; and

g. The Public Improvements, which include concrete curb and gutter replacement and the burial of public utilities in the Right-of-Way (along Skokie Boulevard).

2. **General Standards.** All Improvements must be designed and constructed pursuant to and in accordance with the Final Development Plan and the Development Approvals, and will be subject to the reasonable written satisfaction of the Village Engineer in accordance with the Village Laws and the Public Improvements Standards Manual. All work performed on the Improvements must be conducted in a good and workmanlike manner, with due dispatch, and in compliance with the Improvement Construction Schedule, as well as all permits issued by the Village for construction of the Improvements. All materials used for construction of the Improvements must be new and of first-rate quality; provided, however, recycled materials may be used (i.e. recycled stone). All Improvements must be constructed and installed in accordance with the highest standards of professional practice, care, skill, and diligence practiced by recognized firms or licensed and accredited professionals in performing services of a similar nature. Any work required by law or by this Agreement to be performed by licensed professionals will be performed by professionals licensed in accordance with the Requirements of Law.

3. **Improvement Construction Schedule.**

a. Developer must submit all necessary documents required for the issuance by the Village of site development permits for the construction of the Development no later than three months after the Effective Date of this Agreement.

b. Prior to commencing any construction of any Public Improvement, or of any part of the Development that will affect existing utilities or roadways, Developer must

meet with the Village Engineer, or their designee, to develop a mutually-agreeable plan and schedule for all such construction ("**I*mprovement Construction Schedule***"). The meeting must take place not less than one week prior to the commencement of any such construction. After the meeting, Developer must prepare and submit minutes of the meeting to the Village Engineer. No construction may occur prior to the approval by the Village Engineer of the meeting minutes and the Improvement Construction Schedule, which approval shall not be unreasonably withheld, conditioned, or delayed.

4. **Contract Terms; Prosecution of the Work.** Developer must cause each contractor and subcontractor performing work on the Improvements to prosecute the work diligently and continuously, in full compliance with, and as required by or pursuant to, this Agreement, the Development Approvals, the Final Development Plan, the Improvement Construction Schedule, and the Requirements of Law, until the work is properly completed, subject to Uncontrollable Circumstances, and providing that Developer may take over and prosecute the work if the contractor fails to do so in a timely and proper manner pursuant to the terms of Developer's contract with such contractor.

5. **Engineering Services.** Developer must provide, at its sole cost and expense, all engineering services for the design and construction of the Improvements that are the responsibility of Developer, by a professional engineer responsible for overseeing the construction of the Improvements and by an environmental construction manager with respect to any and all site remediation. Developer must promptly provide the Village with the name of a local owner's representative and a telephone number or numbers at which the owner's representative can be reached.

6. **Village Inspections and Approvals.** All work on the Improvements is subject to reasonable inspection and approval by Village representatives at all reasonable times upon reasonable prior written notice. Developer will provide access to the Property for the purpose of conducting these inspections during regular operating hours and within 12 hours outside of regular operating hours following reasonable prior written notice by the Village. Village representatives shall abide by the reasonable safety precautions established by Developer or Developer's contractor during any such access, and Village representatives shall access the Property at their own risk.

7. **Other Approvals.** Where the construction and installation of any Improvement requires the consent, permission, or approval of any third-party public agency, utility, or private party, Developer must promptly file all applications, enter into all agreements, post all security, pay all fees and costs, and otherwise take all steps that may be reasonably required to obtain the consent, permission, or approval.

B. Utilities. Developer must, at its sole cost and expense, and in accordance with and pursuant to the Final Development Plan, upgrade the connection of all utilities to facilities located on the Property. No utilities located on the Property may be connected to the sewer and water utilities belonging to the Village except in accordance with the applicable provisions of the Village Code and upon payment all fees required pursuant to the Village Code.

C. Landscaping. Prior to the issuance by the Village of a final certificate of occupancy for any Structure on the Property, it being understood that a temporary certificate of occupancy may be issued if winter conditions preclude required landscaping installation, Developer must install all landscaping, as depicted on the Final Landscaping Plan, which landscaping must be installed and maintained in accordance with the following:

1. All trees, shrubs, plantings, and ornamentals must be healthy, and of the size, height, and species described in the Final Landscaping Plan.

2. The Village will have the right to reasonably reject or require replacement of any landscaping that is not in accordance with this Agreement.

3. Developer will, and does hereby, guaranty the proper health and survival of all landscaping (new and transplanted) for a period of two (2) years after the date of the installation of the landscaping.

4. The final grade must be as set forth in the Final Development Plan, provided that such final grade must contain a minimum of four inches of topsoil if there is sod on top and six inches of topsoil if seeded, except as may be approved by the Village Manager.

5. Upon installation, the trees required to be installed and planted pursuant to this Agreement must have the minimum height and diameter as represented on the Final Landscaping Plan, and must comply with the tree replacement requirements set forth in the Village Laws, except for minor modifications approved by the Village Manager.

6. Developer must replace any plantings that are not healthy and growing after one year from the date of installation.

D. Reserved.

E. Timing of Construction of the Improvements. The Village has the right, but not the obligation, to refuse to issue a final certificate of occupancy for any building or structure located on the Property, as the case may be, until the Improvements that are the responsibility of Developer are completed and approved by the Village. The foregoing does not preclude the Village's issuance of temporary certificates of occupancy pursuant to the applicable provisions of the Village Code. The issuance of any certificate of occupancy by the Village at any time prior to completion of all of the Improvements by Developer and approval of the applicable Improvements by the Village will not constitute a waiver of the Village's right to withhold any certificate of occupancy and will not confer on Developer any right or entitlement to any other certificate of occupancy.

F. Dedication and Maintenance of the Improvements.

1. **Final Inspection and Approval of the Improvements.** Developer must notify the Village when it believes that any or all of the Improvements on the Property have been fully and properly completed and must request final inspection and approval of the Improvement or Improvements by the Village. The notice and request must be given far enough in advance, and in no event with less than one week's advance notice, to allow the Village time to inspect the Improvements and to prepare a punch list of items requiring repair or correction and to allow Developer time to make all required repairs and corrections prior to the scheduled completion date (as may be established pursuant to this Agreement or in the permits issued by the Village for construction of the Improvements). Developer must promptly make all necessary repairs and corrections as specified on the punch list. The Village is not required to approve any portion of the Improvements until: (a) all of the Improvements as may be required pursuant to this Agreement, including all punch list items, have been fully and properly completed; and (b) the Village Director of Public Works has determined that the specific Improvement has been constructed to completion, in accordance with the Final Development Plan and Requirements of

Law, which determination shall not be unreasonably withheld, conditioned, or delayed. Prior to the issuance by the Village of a final certificate of occupancy for any building or structure on the Property, Developer must install all landscaping as depicted on the Final Development Plan.

2. **Dedication and Acceptance of Public Improvements.** Neither the execution of this Agreement, nor the approval of the Development Approvals, nor the execution and recordation of the Final Plat of Consolidation constitutes acceptance by the Village of any Public Improvements that are depicted as "dedicated" on the Final Plat of Consolidation or on the Final Development Plan, if any. The acceptance of ownership of, and responsibility for, a specific approved Improvement as a Public Improvement may be made only by the Corporate Authorities, by adoption of a resolution as set forth in Section 3-506 of the Subdivision Code, and only in compliance with the requirements of the Subdivision Code. The Village is not obligated to accept dedication of any Public Improvement unless and until a temporary certificate of occupancy has been issued for the Property.

3. **Transfer of Ownership of the Public Improvements and Easements to the Village.** Upon the approval of, and prior to acceptance of, the Public Improvements to be accepted by the Village pursuant to Section 3-506 of the Subdivision Code and Section 5 of this Agreement, Developer must execute, or cause to be executed, all documents as the Village may request to transfer ownership of, or to provide easements in, the Public Improvements to, and to evidence ownership of the Public Improvements by, the Village, free and clear of all liens, claims, encumbrances, and restrictions, unless otherwise approved by the Village in writing, which instruments shall be subject to the review and approval of Developer, which approval shall not be unreasonably withheld, conditioned, or delayed. Developer must, at the same time (a) grant, or cause to be granted, to the Village all insured easements or other property rights as the Village may require to install, operate, maintain, service, repair, and replace the Public Improvements that have not previously been granted to the Village, free and clear of all liens, claims, encumbrances, and restrictions, unless otherwise approved by the Village in writing, and (b) provide a written estimate of the monetary value of each Public Improvement to be accepted by the Village.

4. **Maintenance of Public Improvements.** For a period of two years following acceptance by the Village of the Public Improvements, Developer must, at its sole cost and expense, maintain the Public Improvements without any modification, except as specifically approved in writing by the Village Engineer, in a first-rate condition at all times. Developer hereby guarantees, on its behalf and on behalf of its successors, the prompt and satisfactory correction of all defects and deficiencies in any of the Public Improvements that occur or become evident within two years after acceptance of the Public Improvement by the Village pursuant to this Agreement. In the event the Village Engineer determines, in the Village Engineer's reasonable discretion, that Developer is not adequately maintaining, or has not adequately maintained, any Public Improvement, Developer must, after 15 days' prior written notice from the Village (subject to Uncontrollable Circumstances), correct it or cause it to be corrected, provided, however, if the nature of the corrective work is such that it cannot reasonably be completed within such time, then Developer shall have such additional time as is reasonably necessary to complete such corrections, provided Developer promptly commences such correction within such 15 days and thereafter diligently pursues same to completion. If Developer fails to correct the defect, commence the correction of the defect, or diligently pursue correction of the defect to completion following the expiration of the foregoing notice and cure period, then the Village, after ten days' prior written notice to Developer, may, but will not be obligated to, enter upon any or all of the Property for the purpose of performing maintenance work on and to such Public Improvement. In the event that the Village causes to be performed any work pursuant to this Section 5.F.4,

Developer must, within 15 days after written demand by the Village, pay the costs of the work to the Village. If Developer fails to pay the costs, the Village will have the right to draw from the Maintenance Guarantee required pursuant to Section 10.D of this Agreement, based on costs actually incurred, including reasonable legal fees and administrative expenses.

5. **Effect of Approval and Acceptance**. Approval or acceptance of any Improvement will not constitute a waiver of any rights or claims that the Village has, before or after approval and acceptance, with respect to any breach of this Agreement by the Developer or any right of indemnification of the Village by the Developer.

SECTION 6. DEMOLITION AND CONSTRUCTION OF DEVELOPMENT.

A. General Construction and Contracting Requirements.

1. **Compliance with Plans and Approvals.** The development of the Property must be designed and constructed pursuant to and in accordance with the Final Development Plan and the Development Approvals. All work must be conducted in a good and workmanlike manner and with due dispatch, subject to Uncontrollable Circumstances. All materials used for construction on the Property must be in accordance with the specifications for the work to be performed.

2. **Contracts for Work on Property.** Developer must cause every contractor and subcontractor working on the Property to prosecute the work diligently, and in full compliance with, and as required by or pursuant to, this Agreement, the Development Approvals, and the Requirements of Law, until the work is properly completed, subject to Uncontrollable Circumstances, and terms providing that Developer may take over and prosecute their respective work if the contractor fails to do so in a timely and proper manner.

3. **Application for Permits and Approvals**. Developer will apply for and will maintain all government permits, certificates, and consents (including, without limitation, appropriate environmental approvals) necessary to construct the Development and complete its obligations as required by this Agreement

4. **Village Inspections and Approvals.** All work on the Property will be subject to inspection and approval by Village representatives at all times, subject to Section 5.A.6 above.

B. Demolition of Existing Structures. Developer may commence demolition of existing structures on the Property only after obtaining all necessary demolition permits from the Village and Cook County and presenting the Village with a plan to mitigate dust, smoke, and other particulates resulting from the demolition. Developer will conduct all demolition work on the Property in full compliance with the Village's permitted construction work hours regulations. Developer will remove and dispose of all debris resulting from the demolition of existing structures on the Property in compliance with the Requirements of Law.

C. Single Phase of Development. The construction of the Improvements must take place in one continuous phase, subject to seasonal conditions.

D. Limits on Vertical Construction. In addition to any other applicable provision of this Agreement and the Requirements of Law, Developer may not commence any Vertical Construction, and the Village will have the right to refuse to issue a building permit for any Vertical Construction, unless the Village Manager has determined that the construction of the following

Improvements is substantially complete as required by this Agreement and Requirements of Law, except as may be authorized in writing by the Village Manager in their sole discretion:

1. the Stormwater Improvements; and
2. a functional water system that can deliver water to all proposed fire hydrants in the manner required by the Village.

E. Diligent Pursuit of Construction.

1. Once construction has commenced pursuant to this Agreement, Developer must pursue, or cause to be pursued, all required development, demolition, construction, and installation of structures, buildings, and Improvements on the Property in a diligent and expeditious manner, and in strict compliance with the Village Code and the Requirements of Law. Developer will conduct all construction work on the Property in full compliance with the Village's permitted construction work hours regulations.

2. Developer must complete and make ready the Improvements for inspection, approval and, where appropriate, acceptance by the Village pursuant to the Improvement Construction Schedule. Developer may be allowed extensions of time beyond the completion dates set forth in such construction schedule only for unavoidable delay caused by Uncontrollable Circumstances or as may be reasonably approved by the Village Manager.

F. Construction Traffic.

1. **Construction and Traffic Management Plan.** Developer must prepare and submit, for review and approval by the Village Director of Development and Planning Services and the Village Engineer, a Construction and Traffic Management Plan (**"*CTM Plan*"**) for the development of the Property. The CTM Plan will govern (i) the location, storage, and traffic routes for construction equipment and construction vehicles, and (ii) the location of alternative off-street parking during the construction. The Village has no obligation to issue a building permit for any Structure or Improvement, and no construction may be commenced with respect to the Structure or Improvement, unless and until the Village Engineer has approved, in writing, the CTM Plan, which approval shall not be unreasonably withheld, conditioned, or delayed. The Village agrees to cause the CTM Plan to be promptly and expeditiously reviewed by the Village Engineer; provided, however, that nothing in this Agreement is to be deemed or interpreted to require the Village to approve the CTM Plan. Developer must comply with the CTM Plan, and failure to do so continuing beyond any applicable notice and cure period is a Developer Event of Default. The CTM Plan must include, without limitation, the following:

a. The schedule and traffic routes for construction traffic accessing the Property;

b. The designation of machinery and construction material storage areas on the Property;

c. Provisions for the screening of construction areas within the Property;

d. The hours of operation and schedule for construction on the Property;

e. The location of areas on the Property for the parking of construction vehicles and vehicles operated by construction employees;

f. The location of alternative off-street parking to replace any parking temporarily lost due to construction; and

g. The location of temporary and durable off-street parking on the Property for construction employees.

2. **Designated Routes of Access.** The Village reserves the right to designate certain prescribed routes of access to the Property for construction traffic to provide for the protection of pedestrians and to minimize disruption of traffic and damage to paved street surfaces, to the extent practicable; provided, however, that the designated routes must not: (a) be unreasonably or unduly circuitous; nor (b) unreasonably or unduly hinder or obstruct direct and efficient access to the Property for construction traffic.

3. **Maintenance of Routes of Access.** At all times during the construction of the Structures and Improvements, Developer must: (a) keep all public routes used for Developer's construction traffic free and clear of mud, dirt, debris, obstructions, and hazards; and (b) repair any damage caused to such public routes by such Developer's construction traffic.

G. Stormwater Management and Erosion and Dust Control During Construction. During construction of any of the Structures or Improvements on the Property, Developer must:

1. Install and implement such measures as necessary to temporarily divert or control any accumulation of stormwater away from or through the Property in a manner approved in advance by the Village Engineer, which approval shall not be unreasonably withheld, conditioned, or delayed, which method of diversion must include early installation of storm drains to collect water and convey it to a safe discharge point;

2. Install erosion control devices as necessary to prevent silt, dirt, snow, water, ice, and other materials from leaving the site and traveling onto other properties. All debris, spoils, materials, and waste generated by demolition, grading, construction, installation and paving on the Property must be properly removed or disposed of in accordance with the Requirements of Law; and

3. Take all practical measures to mitigate dust, smoke, and other particulates resulting from construction activities.

4. Properly remove or dispose of all debris, spoils, materials, and waste generated by demolition, grading, construction, installation and paving on the Property in accordance with the Requirements of Law.

H. Issuance of Permits and Certificates.

1. **General Right to Withhold Permits and Certificates**. In addition to every other remedy permitted by law for the enforcement of this Agreement, the Village has the absolute right to withhold the issuance of any building permit or certificate of occupancy for the Development, at any time when, subject to applicable notice and cure provisions, if Developer has failed or refused to meet fully any of its respective obligations under, or is in violation of, or is

not in full compliance with, the terms of this Agreement, the Development Approvals, or the Requirements of Law.

2. **Timing of Construction of the Improvements**.

a. The Village has the right, but not the obligation, to refuse to issue a final certificate of occupancy for any building or Structure located on the Property prior to the completion of all of the Public Improvements and Improvements to be located on the Property other than any Improvements that are delayed solely due to delays caused by utility companies, provided that Developer is making good faith efforts to have the Improvements completed as quickly as possible. The foregoing does not preclude the Village's issuance of conditional certificates of occupancy pursuant to the applicable provisions of the Village Code. The issuance of any building permit or certificate of occupancy by the Village at any time prior to completion of all of the Public Improvements and such Improvements described herein by Developer and approval of said Public Improvements and Improvements by the Village will not constitute a waiver of the Village's right to withhold any building permit or certificate of occupancy and will not confer on Developer any right or entitlement to any other building permit or certificate of occupancy.

b. The Village has the right, but not the obligation, to refuse to issue a final certificate of occupancy for any building or Structure located on the Property until all Improvements are completed by Developer and approved by the Village. The foregoing does not preclude the Village's issuance of conditional certificates of occupancy pursuant to the applicable provisions of the Village Code. The issuance of any building permit or certificate of occupancy by the Village at any time prior to completion of all such Improvements by Developer and approval of the Improvements by the Village will not constitute a waiver of the Village's right to withhold any building permit or certificate of occupancy and will not confer on Developer any right or entitlement to any other building permit or certificate of occupancy.

I. Completion of Construction; Site Restoration.

1. **Removal of Partially Constructed Structures and Improvements.** Subject to Uncontrollable Circumstances, if Developer fails to diligently pursue all demolition and construction as required in, or permitted by, this Agreement to completion within the time period prescribed in the building permit or permits issued by the Village, and if a perfected application to renew the building permit or permits is not filed within 30 days after the expiration of the permit or permits, Developer must, within 90 days after notice from the Village: (a) remove any partially constructed or partially completed structures or Improvements from the Property; and (b) perform Site Restoration on that portion of the Property in which Developer has failed to complete all such demolition and construction, all in accordance with plans approved by the Village.

2. **Removal and Restoration by Village.** In the event Developer fails or refuses to remove any partially completed buildings, structures, and Improvements, or to perform Site Restoration, as required pursuant to Section 6.I.1 of this Agreement, the Village will have, and is hereby granted the right, at its option, to: (a) demolish or remove any of the partially completed structures and Improvements from any and all portions of the Property; (b) perform Site Restoration of the portions of the Property; or (c) cause the structures or Improvements on the portions of the Property to be completed in accordance with the plans submitted. Developer must fully reimburse the Village for all costs and expenses, including reasonable legal and administrative costs, actually incurred by the Village for such work. If Developer does not so fully reimburse the Village, the Village will have the right to draw from the Guarantee and the Maintenance Guarantee, as described in and provided pursuant to Section 10 of this Agreement, an amount of money sufficient to defray the entire cost of the work actually incurred by the Village, including reasonable legal fees and administrative expenses. If Developer does not so fully

reimburse the Village, and the Guarantee and Maintenance Guarantee have no funds remaining in them or are otherwise unavailable to finance such work, then the Village will have the right to place a lien on the Property for all such costs and expenses in the manner provided by law. The rights and remedies provided in this Section 6.I.2 are in addition to, and not in limitation of, any other rights and remedies otherwise available to the Village in this Agreement, at law, and in equity.

J. Damage to Public Property. Developer must maintain the Property and all streets, sidewalks, and other public property in and adjacent to the Property in a good and clean condition at all times during the development of the Property and construction of the Development. Further, Developer must: (1) promptly clean all mud, dirt, or debris deposited on any street, sidewalk, or other public property in or adjacent to the Property by Developer or any agent of or contractor hired by, or on behalf of, Developer; and (2) repair all damage caused by the activities of Developer or any agent of or contractor hired by, or on behalf of, Developer.

K. Tree Preservation. Developer must comply with all applicable tree preservation regulations set forth in Chapter 25 of the Village Code, except as otherwise set forth in this Agreement, the approved Final Development Plan, or as may be approved by the Village Manager.

L. Exterior Lighting. All exterior lighting on the Property must comply at all times with the lighting requirements in the Village Code and the approved Final Development Plan.

M. As-Built Plans. After completion of construction of any new structure or Improvement, Developer must submit to the Village Director of Development and Planning Services: (1) final "as-built" plans related to drainage, grading, storm sewer, sanitary sewer and water mains, and associated structures; and (2) other final construction documents (in paper and, for Improvements, electronic format) as required and approved by the Village Engineer and the Village Director of Development and Planning Services. The as-built plans must indicate, without limitation, the amount, in square feet, of impervious surface area on the Property. A licensed Professional Engineer ("***PE***") and Professional Land Surveyor ("***PLS***") registered in the State of Illinois must stamp the as-built site construction plans. The PE or PLS must stamp and sign the final engineering pages of the site construction plans, and the PLS must stamp and sign the final site survey.

N. Climate Action Plan. In furtherance of the Village's Climate Action Plan, Developer will incorporate the elements set forth in ***Exhibit F*** attached to this Agreement in the construction, operation, and maintenance of the Development.

O. Designation of Contact Person During Construction. Developer will ensure construction oversight in a manner that includes public outreach to residents that live within and adjacent to the Property. The public outreach component will be critical for helping notify the public regarding information and updates relating to the construction and development of the Property. In addition, Developer will ensure that all construction information is contained on a dedicated webpage that will be linked to the Village's website. The dedicated webpage will clearly identify a single point of contact for imminent construction issues (e.g. dust control). Developer will additionally ensure a single point of emergency contact for the Village's first responders throughout construction. Following the completion of construction of the Development, Developer must continue to designate an individuation as the contact person and provide their contact information prominently on its website to respond to and address any complaints from owners of adjacent property, or Village resident regarding compliance with this Agreement, including without limitation, landscaping, exterior property/façade maintenance and stormwater detention.

P. **Progress Meetings**. Developer will at all times have an individual designated as the Village's primary point of contact for matters pertaining to this Agreement. Upon written request of the Village, Developer, or their designee, will meet on a monthly basis with the Village Manager, or their designee, and other Village staff as appropriate, to provide a comprehensive progress report on the Development. Appropriate Development team personnel shall attend the meeting on behalf of Developer and the Village, and Developer will provide information regarding the status of construction and occupancy, pending permit requests, and other logistical information deemed necessary by the Village.

SECTION 7. RESERVED.

SECTION 8. RESERVED.

SECTION 9. PAYMENT OF VILLAGE FEES AND COSTS. In addition to all other costs, payments, fees, charges, contributions, or dedications required by this Agreement or by the Requirements of Law, and in addition to all other agreements between Developer and the Village concerning the Development, Developer must pay to the Village the following fees and costs:

A. All application, inspection, and permit fees, charges, and contributions, and all other fees, charges, and contributions pursuant to the Requirements of Law or otherwise due as a result of the Development.

B. All reasonable third-party legal, engineering, and other consulting or administrative fees, costs, and expenses actually incurred in connection with: (1) the development of the Property, including, without limitation, the preparation, review, and processing of plans, ordinances, resolutions, and other approvals therefor; and (2) the negotiation, preparation, consideration, and review of this Agreement and all exhibits and associated documents. Payment of all fees, costs, and expenses must be made by a certified or cashier's check or by Federal Reserve wire transfer in accordance with written instructions from the Village. Developer acknowledges and agrees that it will continue to be liable for and to pay, promptly after presentation of a written demand or demands for payment, the third-party fees, costs, and expenses incurred in connection with any applications, documents, proposals, or requests for interpretations or amendments of this Agreement, whether formal or informal, of whatever kind, submitted by Developer during the term of this Agreement in connection with the use and development of the Property. Further, Developer will be liable for and will pay after demand all fees, costs, and expenses incurred by the Village for publications and recordings required in connection with the above matters.

SECTION 10. PERFORMANCE SECURITY.

A. **General Requirements.** As security to the Village for the performance by Developer of its obligations pursuant to and in accordance with this Agreement, Developer will provide to the Village performance and payment security ("***Guarantee***") in the form of one or more letters of credit ("***Letter of Credit***") in the amount set forth in Section 3-501 of the Subdivision Code, and in accordance with the terms set forth in the Subdivision Code. The Letter of Credit must be in form and substance substantially conforming in all material respects with ***Exhibit H*** to this Agreement and satisfactory to the Village Attorney. Specifically, and without limitation of the foregoing, the Letter of Credit must allow the Village to draw from the Letter of Credit in the event that Developer does not fully reimburse the Village for any costs and expenses incurred by the Village for work performed on the Property pursuant to Section 6.I.2 of this Agreement. The Letter of Credit must be provided to the Village prior to the issuance of

any permits for the Development and must be maintained at all times until all Improvements have been approved for the Development, and, as appropriate, accepted. The Guarantee will be administered pursuant to Sections 3-501 to 3-507 of the Subdivision Code.

B. **Use of Guarantee Funds**. If Developer fails or refuses to complete the Improvements in accordance with this Agreement, or fails or refuses to correct any defect or deficiency in the Improvements, or remove partially completed buildings or structures as required by this Agreement, or fails or refuses to perform Site Restoration in accordance with a demand made pursuant to this Agreement, or fails or refuses to pay any amount demanded by the Village as and when required pursuant to this Agreement, or in any other manner fails or refuses to meet fully any of its obligations under this Agreement, then the Village in its reasonable discretion may draw on and retain all or any of the funds remaining in the Guarantee. The Village thereafter shall have the right, subject to 30 days' notice and opportunity for cure, to exercise its rights under this Agreement, to take any other action it deems reasonable and appropriate to mitigate the effects of any failure or refusal, and to reimburse itself from the proceeds of the letter of credit for all of its costs and expenses, including legal fees and administrative expenses, resulting from or incurred as a result of Developer's failure or refusal to fully meet its obligations under this Agreement. If the funds remaining in the letter of credit are insufficient to repay fully the Village for all costs and expenses, then Developer shall upon demand of the Village therefor deposit with the Village any additional funds as the Village determines are necessary, within 30 days of a request therefor, to fully repay such costs and expenses.

C. **Reductions in Guarantee.** Concurrent with the approval or acceptance of Improvements in the manner provided in Section 5.F of this Agreement, the Guarantee may be reduced in a manner and in amounts authorized in Section 3-504 of the Subdivision Code.

D. **Maintenance Guarantee.** Immediately after any approval and, where appropriate, acceptance, by the Village of the Public Improvements pursuant to this Agreement, Developer must post a new guarantee in the amount of 10% of the actual total cost of the Public Improvements caused to be constructed or installed by Developer on the Property provided as (i) all cash or (ii) a combination of cash and a letter of credit (with at least 10% cash), as security for Developer maintenance of such Public Improvements (each, a "***Maintenance Guarantee***"). The Maintenance Guarantee will be held by the Village in escrow until the date that is two years after the approval and where appropriate, acceptance by the Village of the Public Improvement, secured by the Maintenance Guarantee pursuant to this Agreement. If the Village is required to draw on the Maintenance Guarantee by reason of Developer's failure to fulfill its maintenance obligations under this Section 10, then Developer's must within 10 days thereafter cause the Maintenance Guarantee to be increased to its full original amount.

SECTION 11. LIABILITY AND INDEMNITY OF VILLAGE.

A. **Village Review.** Developer acknowledges and agrees that the Village is not, and will not be, in any way liable for any damages or injuries that may be sustained as the result of the Village's review and approval of any plans for the Development or the Improvements, or the issuance of any approvals, permits, certificates, or acceptances, for the Development or use of the Development or the Improvements, and that the Village's review and approval of any plans and Improvements, and issuance of any approvals, permits, certificates, or acceptances, does

not, and will not, in any way, be deemed to insure Developer or any of its successors, assigns, tenants and licensees, or any third party, against damage or injury of any kind at any time.

B. Village Procedure. Developer acknowledges and agrees that all notices, meetings, and hearings have been properly given and held by the Village with respect to the approval of this Agreement and of the Development Approvals, and Developer agrees not to challenge these approvals on the grounds of any procedural infirmity or of any denial of any procedural right.

C. Indemnity. Developer agrees to, and does hereby, hold harmless, indemnify, and, at the election of the Village defend with counsel of the Village's choice, 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: (i) the Village's review and approval of this Agreement; (ii) the Village's review and approval of any plans for the Development or the Improvements; (iii) the issuance of any approval, permit, certificate, or acceptance for the Development or the Improvements; and (iv) the development, construction, maintenance, or use of any portion of the Development or the Improvements (***"Indemnified Claims"***); provided, however, that this indemnity does not, and will not, apply to willful misconduct or gross negligence on the part of the Village.

D. Defense Expense. Developer, only as to its own acts or omissions, must, and does hereby agree to, pay all expenses, including legal fees and administrative expenses, incurred by the Village in defending itself with regard to any and all of the Indemnified Claims.

E. Insurance. Developer, and its contractors and subcontractors constructing the Development, must obtain and maintain the insurance coverages in ***Exhibit K*** attached to this Agreement.

SECTION 12. NATURE, SURVIVAL AND TRANSFER OF OBLIGATIONS.

A. Runs with Land. The provisions of this Agreement run with and bind the Property and inures to the benefit of, is enforceable by, and obligates the Village, Developer, and any of their respective, grantees, successors, assigns, and transferees, including all successor legal or beneficial owners of all or any portion of the Property, from the date this Agreement is recorded and until this Agreement is terminated or expires. If any of the privileges or rights created by this Agreement would otherwise be unlawful or void for violation of: (i) the rule against perpetuities or some analogous statutory provision; (ii) the rule restricting restraints on alienation; or (iii) any other statutory or common law rules imposing time limits, then the affected privilege or right will continue only until 21 years after the death of the last survivor of the now living lawful descendants of the current President of the United States, or for any shorter period that may be required to sustain the validity of the affected privilege or right.

B. Binding Effect. All obligations of Developer under this Agreement are and will be binding upon the following parties: (1) Developer, unless Developer, its successor, and the Village execute a Transferee Assumption Agreement in accordance with Section 12.C of this Agreement; (2) any and all of Developer's heirs, successors, and assigns; and (3) any and all of the current and future legal and beneficial owners of all or any portion of the Property.

C. Transferee Assumption Agreement. Developer will remain fully bound by this Agreement, whether or not Developer owns any interest in the Property, unless Developer and its transferee execute an enforceable written agreement, in substantially the form of ***Exhibit I*** to

this Agreement, agreeing to be bound by the provisions of this Agreement (***"Transferee Assumption Agreement"***). The transferee must provide the Village, upon request, with reasonable assurances of the financial ability of the transferee to meet those obligations as the Village may require. The Village agrees that upon a transferee becoming bound to the obligation created in the manner provided in this Agreement and providing the financial assurances required pursuant to this Agreement, the liability of Developer will be released to the extent of the transferee's assumption of the liability. The failure of Developer to provide the Village with a copy of a Transferee Assumption Agreement fully executed by the transferee and, if requested by the Village, with the transferee's proposed assurances of financial capability before completing any transfer, will: (1) constitute an Event of Default under this Agreement; and (2) result in Developer remaining fully liable for all of its obligations under this Agreement, but will not relieve the transferee of its liability for all the obligations as a successor to Developer.

D. Required Provisions for Transfers of Property. In the event Developer intends to transfer a legal or beneficial interest in any portion of the Property, Developer must:

1. Notify the Village in writing at least 21 days prior to any date on which Developer transfers (as that term is defined below) a legal or beneficial interest in any portion of the Property to a third party with the exception of leases to residential tenants of the Development; and

2. Incorporate this Agreement by reference into any and all real estate sales contracts for transfers, as that term is defined below, entered into for the sale of all or any portion of the Property.

For purposes of this Agreement, the term "transfer" includes, without limitation, any assignment, sale, transfer to a receiver or to a trustee in bankruptcy, transfer in trust, or other disposition of the Property, or any beneficial interest in the Property, in whole or in part, by voluntary or involuntary sale, foreclosure, merger, sale and leaseback, consolidation, or otherwise.

E. Mortgagees of Property.

1. This Agreement is not binding on mortgagees or other secured parties of the Property unless and until the mortgagee or secured party assumes title to the Property, in whole or in part. The requirements set forth in Section 12.C of this Agreement, concerning Transferee Assumption Agreements, do not apply to a mortgagee or secured party that assumes title via a foreclosure or a deed in lieu of foreclosure.

2. Developer may not grant a mortgage or other secured interest in the Property or the Development to any person except upon the execution by the mortgagee or secured party of a "Consent and Subordination" Agreement", in substantially the form attached to this Agreement as ***Exhibit J***.

F. 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 Developer for operation of the Development on the Property. Accordingly, notwithstanding any provision of this Agreement, in the event that Developer does, or attempts to, voluntarily or involuntarily transfer its interest in the Development, in whole or in part, 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. TERM. The term of this Agreement commences on the Effective Date and, unless terminated sooner pursuant to the provisions of this Agreement, expires on the date that all Improvements are approved by the Village and the Improvements, as required by this Agreement and the Subdivision Code, are accepted by the Village. Following approval and acceptance of the Improvements, the Village agrees, upon written request of the Developer, to timely execute appropriate and recordable evidence of the expiration of this Agreement. Notwithstanding anything to the contrary in this Section 13, the Developer's indemnity and defense obligations as set forth in Section 11 of this Agreement, and all maintenance and guarantee periods established pursuant to this Agreement, will survive the termination of this Agreement.

SECTION 14. EVENTS OF DEFAULT.

A. Developer Events of Default. The following are Developer Events of Default:

1. If any representation made by Developer in this Agreement, or in any certificate, notice, demand or request made by Developer in writing and delivered to the Village pursuant to or in connection with this Agreement, proves to be untrue or incorrect in any material respect as of the date made.

2. Subject to cure as set forth in Section 14.C of this Agreement, failure by Developer in the performance or breach of any covenant contained in this Agreement concerning the existence, structure or financial condition of Developer.

3. Subject to cure as set forth in Section 14.C of this Agreement, failure by Developer in the performance or breach of any covenant, warranty or obligation contained in this Agreement.

4. Subject to cure as set forth in Section 14.C of this Agreement, construction by Developer of any Structure or Improvement that is not authorized by this Agreement or otherwise in a manner not permitted by law.

5. Subject to cure as set forth in Section 14.C of this Agreement, failure by Developer to commence construction of the Development.

6. Subject to cure as set forth in Section 14.C of this Agreement, failure by Developer to complete construction or installation of any Structure or Improvement on the Property or in connection with the Development by December 31, 2027.

7. Subject to cure as set forth in Section 14.C of this Agreement, Developer causes any damage to real or public property that is not owned by Developer.

8. Subject to cure as set forth in Section 14.C of this Agreement, Developer fails to pay, or cause to pay, the invoice when due for any fee or utility charge of the Village.

9. Subject to cure as set forth in Section 14.C of this Agreement, Developer fails to comply with the CTM Plan.

10. Subject to cure as set forth in Section 14.C of this Agreement, Developer is

not, or ceases to be, a legal entity qualified to do business in the State of Illinois.

11. Developer knowingly permits criminal activity on the Property, or does not take reasonable and diligent steps to prevent criminal activity if it becomes aware that criminal activity is occurring or has occurred on the Property.

12. The entry of a decree or order for relief by a court having jurisdiction in the premises in respect of Developer in an involuntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency or other similar law, or appointing a receiver, liquidator, assignee, custodian, trustee, sequestrator (or similar official) of Developer for any substantial part of its property, or ordering the winding-up or liquidation of its affairs and the continuance of any the decree or order unstayed and in effect for a period of 60 consecutive days.

13. The commencement by Developer of a voluntary case under the federal bankruptcy laws, as may be amended from time to time, or any other applicable federal or state bankruptcy, insolvency or other similar law, or the consent by Developer to the appointment of or taking possession by a receiver, liquidator, assignee, trustee, custodian, sequestrator (or similar official) of Developer or of any substantial part of the Property, or the making by any of those entities of any assignment for the benefit of creditors or the failure of Developer generally to pay the entity's debts as they become due or the taking of action by Developer in furtherance of any of the foregoing, or a petition is filed in bankruptcy by others.

14. Subject to cure as set forth in Section 14.C of this Agreement, change in the organizational status of Developer except in accordance with the Transferee Assumption provisions in Section 12 of this Agreement.

15. Subject to cure as set forth in Section 14.C of this Agreement, Developer abandons the development of the Property. Abandonment will be deemed to have occurred when work stops on the development of the Property for more than 45 consecutive days for any reason other than Uncontrollable Circumstances, unless otherwise permitted by this Agreement. The failure of Developer to secure any approvals required for the development or construction of the Property will not be a valid defense to abandonment.

16. Subject to cure as set forth in Section 14.C of this Agreement, Developer otherwise fails to comply with the Requirements of Law in connection with the Development or the Property.

B. <u>Events of Default by the Village</u>. The following are Village Events of Default under this Agreement:

1. If any material representation made by the Village in this Agreement, or in any certificate, notice, demand or request made by the Village in writing and delivered to Developer pursuant to or in connection with any of said documents, proves to be untrue or incorrect in any material respect as of the date made.

2. Subject to Uncontrollable Circumstances, default by the Village for a period of 30 days after written notice thereof from Developer in the performance or breach of any covenant contained in this Agreement; provided, however, that such default will not constitute an Event of Default if such default cannot be cured within said 30 days and the Village, within said

30 days, initiates and diligently pursues appropriate measures to remedy the default and in any event cures such default within 90 days after such notice.

C. Cure Period. For all Events of Default identified in Section 14.A for which Developer has the right to cure, the Village must provide notice of such Defaults, and Developer must cure the Event of Default within 15 days after receipt of the notice, or, if the Event of Default cannot be cured within 15 days, Developer must initiate and diligently pursues appropriate measures to remedy the default within such 30 days, and in any event must cure the default within 60 days after receipt of the notice, or such later time as is reasonably necessary to cure such failure if necessary.

SECTION 15. REMEDIES FOR DEFAULT AND ENFORCEMENT.

A. Remedies for Default. In the case of an Event of Default:

1. **Legal Procedures**. Except as otherwise provided in this Agreement and subject to the provisions hereinafter set forth, the non-defaulting Party may institute such proceedings in law or in equity, by suit, action, mandamus, or any other proceeding, as may be necessary or desirable in its opinion to cure or remedy such default or breach, including, but not limited to, proceedings to compel specific performance of the defaulting Party's obligations under this Agreement.

2. **Removal and Restoration by Village**. In the event Developer fails or refuses to remove any partially completed buildings, structures, and Improvements, or to perform Site Restoration, as required pursuant to Section 6.I of this Agreement or otherwise upon demand of the Village after the occurrence of a Developer Event of Default, the Village will have, and is hereby granted the right, at its option, to enter the Property and: (a) demolish and remove any of the partially completed Structures and Improvements from any and all portions of the Property; (b) perform Site Restoration; and (c) cause the Structures or Improvements to be completed in accordance with the plans submitted. Developer must fully reimburse the Village for all costs and expenses, including legal and administrative costs, incurred by the Village for this work. If Developer does not so fully reimburse the Village, the Village will have the right to draw from the Guarantee and the Maintenance Guarantee, as described in and provided pursuant to Section 10 of this Agreement, an amount of money sufficient to defray the entire cost of the work, including legal fees and administrative expenses. If Developer does not fully reimburse the Village, and the Guarantee and Maintenance Guarantee have no funds remaining in them or are otherwise unavailable to finance the work, then the Village will have the right to place a lien on the Property for all the costs and expenses in the manner provided by law. The rights and remedies provided in this Section 15.A.2 are in addition to, and not in limitation of, any other rights and remedies otherwise available to the Village in this Agreement, at law, or in equity.

3. **Repeal of Development Approvals**. The Village will have the absolute right to repeal the Development Approvals if a Developer Event of Default occurs under this Agreement, without protest or objection by Developer.

B. Limitation. Notwithstanding anything to the contrary contained in this Agreement, Developer may not seek, and does not have the right to seek, to recover a judgment for monetary damages against the Village or any elected or appointed officials, officers, employees, agents, representatives, engineers, or attorneys of the Village, on account of the negotiation, execution, performance, or breach of, or default under, this Agreement. The Parties acknowledge and agree that, except as expressly provided in this Agreement, the covenants and agreements set forth in

this Agreement are those of the Parties, and are not the individual covenant or guarantee of any natural person.

C. Prevailing Party. In the event of a judicial proceeding brought by one Party against the other Party, the prevailing Party in the judicial proceeding will be entitled to reimbursement from the unsuccessful Party of all costs and expenses, including reasonable attorneys' fees, incurred in connection with the judicial proceeding.

SECTION 16. WARRANTIES AND REPRESENTATIONS.

A. By the Village. The Village represents, warrants and agrees as the basis for the undertakings on its part contained in this Agreement that:

1. The Village is a home rule municipal corporation duly organized and validly existing under the law of the State of Illinois and has all requisite corporate power and authority to enter into this Agreement;

2. The execution and performance of this Agreement (i) have been duly authorized by all necessary corporate action on the part of the Village; and (ii) do not, for any reason, result in any breach of any agreement or other instrument to which the Village is subject; and

3. To the best of the knowledge of the person executing this Agreement on behalf of the Village, there are no actions or proceedings by or before any court, governmental commission, board, bureau, or any other administrative agency pending, threatened, or affecting the Village or the Property in any court or before any governmental authority that involve the possibility of materially or adversely affecting the ability of the Village to perform its obligations under this Agreement.

B. By Developer. Developer, and the person executing this Agreement on behalf of Developer, represent and warrant, as of the date of execution by Developer of this Agreement, that:

1. Developer is a limited liability company duly organized, validly existing, and qualified to do business in Illinois;

2. Developer has the authority to execute and perform this Agreement, and Developer is in compliance with all Requirements of Law, the failure to comply with which could affect the ability of Developer to perform its obligations under this Agreement;

3. The execution and performance by Developer 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 Developer is now a party or by which Developer is now or may become bound including any mortgages, secured loans, or instruments granting another party a superior interest the Property or the Development;

4. To the extent applicable, Developer has complied with Section 12.E.2 of this Agreement with respect to all mortgagees and second parties existing as of the Effective Date;

5. The applications, plans, materials, and other submissions Developer has provided to the Village: (i) accurately and truthfully represent Developer's capabilities, resources, and intentions for the construction of the Development on the Property; (ii) have induced the Village to enter into this Agreement; and (iii) any material misrepresentation contained in Developer's submissions will constitute an incurable Developer Event of Default pursuant to Section 14 of this Agreement.

6. There are no actions or proceedings by or before any court, governmental commission, board, bureau, or any other administrative agency pending, threatened, or affecting Developer or the Property that involve the possibility of materially or adversely affecting the ability of Developer to perform its obligations under this Agreement;

7. Developer has sufficient financial and economic resources to implement and complete its obligations under this Agreement; and

8. Developer has no knowledge of any liabilities, contingent or otherwise, of Developer which might have a material adverse effect upon its ability to perform its obligations under this Agreement.

SECTION 17. GENERAL PROVISIONS.

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

If to the Village: Village of Northbrook
1225 Cedar Lane
Northbrook, IL 60062
Attention: Village Manager
Email: Cara.Pavlicek@Northbrook.il.us

with a copy to: Elrod Friedman LLP
350 North Clark Street
Second Floor
Chicago, IL 60654
Attention: Steven M. Elrod, Village Attorney
Email: Steven.Elrod@ElrodFriedman.com

If to Developer:

With a copy to:

B. Time of the Essence. Time is of the essence in the performance of this Agreement.

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

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

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

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

G. **Venue.** Exclusive jurisdiction with regard to the any actions or proceedings arising from, relating to, or in connection with this Agreement will be in the 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.

H. **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.

I. **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 parties with respect to the subject matter of this Agreement.

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

K. **Exhibits. Exhibits A** through **K** 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.

L. **Amendments and Modifications.**

1. 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.

2. Amendments or modifications to the Development Approvals can be considered and acted on by the Village without the same being deemed an amendment or

modification to this Agreement provided that all applicable procedural requirements of the Zoning Code and Subdivision Code and the provisions of this Agreement are satisfied. Amendments or modifications to the Development Approvals will be incorporated into this Agreement or the Exhibits attached to this Agreement, without further action by the Parties.

M. **Third Party Beneficiary.** The provisions of this Agreement are and will be for the benefit of Developer 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 Developer, purportedly on behalf of the Village, without the knowledge and approval of the Corporate Authorities.

N. **Recording.** The Village will record this Agreement against title to the Property, at the sole cost and expense of Developer, with the Cook County Clerk's Recording Division.

O. **Village Actions, Consents, and Approvals**. Unless otherwise provided in this Agreement, 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.

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

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK – SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties hereto have caused this instrument to be executed on the date first above written.

ATTEST:

_____

Name:_____

Its:_____

1818 PARTNERSHIP, LLC, an Illinois limited liability company

_____

By:_____

Its: _____

ATTEST:

_____

Village Clerk

VILLAGE OF NORTHBROOK, an Illinois municipal corporation

_____

Cara Pavlicek, Village Manager

[seal]

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

This instrument was acknowledged before me on _____, 2025, by Cara Pavlicek, the Village Manager of the **VILLAGE OF NORTHBROOK**, an Illinois home rule municipal corporation, and the Village Clerk of said municipal corporation.

_____
Signature of Notary

SEAL

My Commission expires:

_____

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The foregoing instrument was acknowledged before me on _____ 2025, by _____, the _____of 1818 Partnership, LLC, as their free and voluntary act in their capacity as _____ of said company for the uses and purposes herein.

_____
Signature of Notary

SEAL

My Commission expires:

_____

LIST OF EXHIBITS

Exhibit A	**Property Legal Description**
Exhibit B	**Final Plat of Consolidation**
Exhibit C	**Preliminary Engineering Plan**
Exhibit D	**Preliminary Landscape Plan**
Exhibit E	**Reserved**
Exhibit F	**Climate Action Plan**
Exhibit G	**Reserved**
Exhibit H	**Letter of Credit**
Exhibit I	**Transferee Assumption Agreement**
Exhibit J	**Consent and Subordination Agreement**
Exhibit K	**Insurance**

EXHIBIT A

Legal Description for Property

AN IRREGULAR TRACT OF LAND IN THE FIRST ADDITION TO SKOKIE HIGHLANDS BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON DECEMBER 20,1927 AS DOCUMENT 9876346 AND CORRECTED BY DOCUMENT 9883569 DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF LOT 23 IN BLOCK 8 OF SAID FIRST ADDITION TO SKOKIE HIGHLANDS WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE EDEN'S EXPRESSWAY; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 12.0 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG A LINE 12 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE AND SAID SOUTHEASTERLY LINE EXTENDED WEST, OF LOTS 3 AND 23 IN BLOCK 8 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID, A DISTANCE OF 227.93 FEET TO THE CENTER LINE OF VACATED HUMPHREY STREET, AS SHOWN ON PLAT OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE A DISTANCE OF 12 FEET TO A POINT ON A LINE 16.30 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE AND SAID SOUTHEASTERLY LINE EXTENDED EASTERLY, OF LOT 6 IN BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE SOUTHWESTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 63 FEET TO A POINT ON A LINE 30 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 166.30 FEET TO THE SOUTHEASTERLY LINE OF LOT 9 IN BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE SOUTHWESTERLY ALONG THE SAID SOUTHEASTERLY LINE, AND SAID SOUTHEASTERLY LINE EXTENDED WESTERLY OF LOT 9 IN BLOCK 7, A DISTANCE OF 125.03 FEET TO THE SOUTHWESTERLY LINE OF THE VACATED PUBLIC ALLEY LYING WESTERLY OF AND ADJOINING BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 526.59 FEET TO ITS INTERSECTION WITH THE NORTHERLY LINE EXTENDED WESTERLY OF LOT 1 IN BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE EASTERLY ALONG THE NORTHERLY LINE, AND SAID NORTHERLY LINE EXTENDED WESTERLY AND EASTERLY, OF LOT 1 IN BLOCK 7 AFORESAID, A DISTANCE OF 464.74 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF EDENS EXPRESSWAY; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 142.25 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

P.I.Ns.: 04-13-107-021-0000 and 04-13-107-020-0000

Address: 1804-1818 Skokie Blvd, Northbrook, Illinois 60062

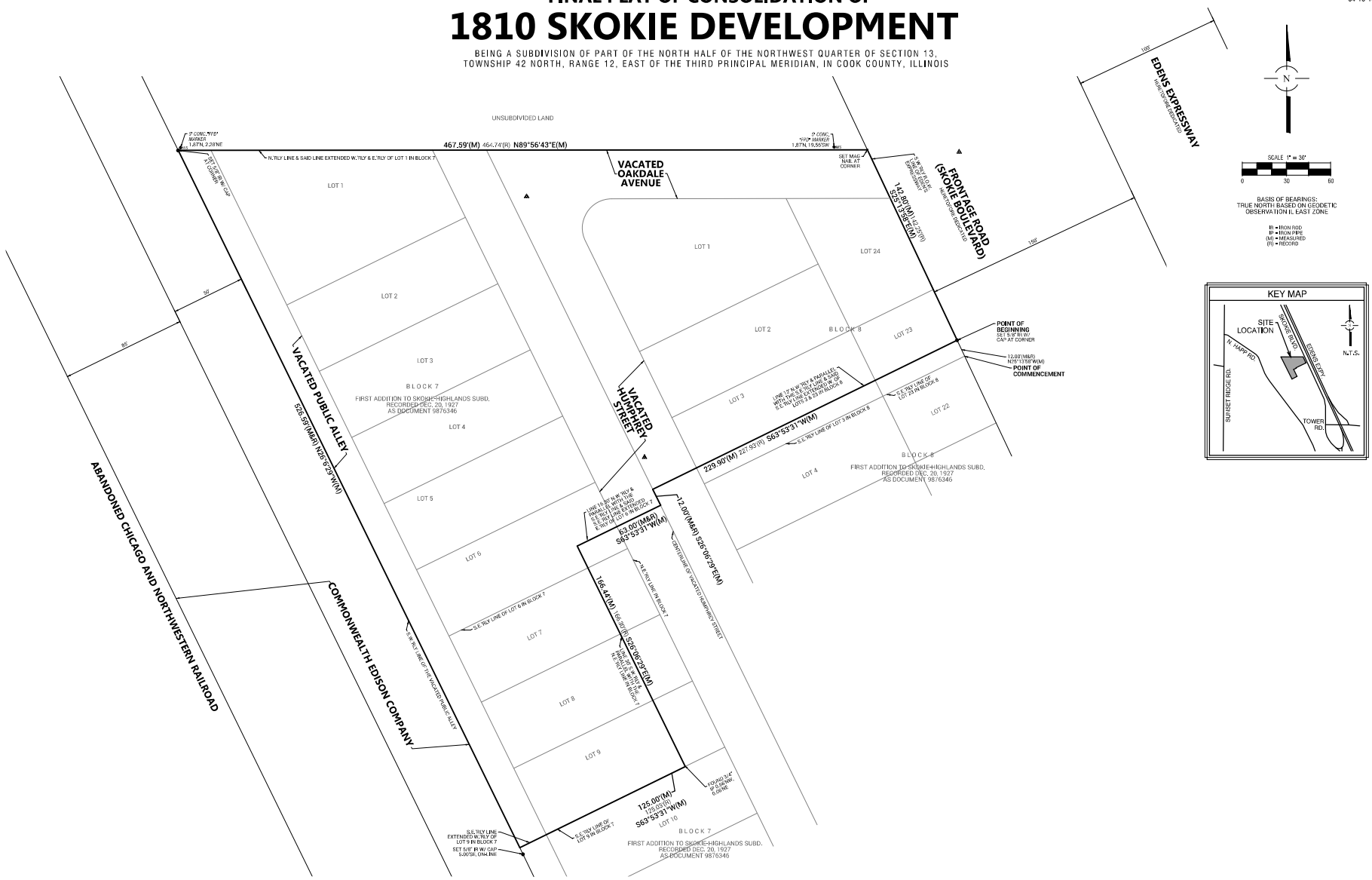
EXHIBIT B

FINAL PLAT OF CONSOLIDATION

FINAL PLAT OF CONSOLIDATION OF
1810 SKOKIE DEVELOPMENT

BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N.:
04-13-107-021-0000
04-13-107-020-0000



NO.	DATE	REMARKS
3	10/20/25	PLAT TITLE
2	09/11/25	DRAINAGE EASEMENT
1	08/06/25	CERTS

PLAT OF CONSOLIDATION

1810 SKOKIE DEVELOPMENT
NORTHBROOK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILE NAME: 13730CONSOL-01
DATE: 05/30/2025
JOB NO. 13730
SHEET 1 OF 3

SEND FUTURE TAX BILLS TO:

PREPARED FOR:
NICHOLAS & ASSOCIATES, INC.
1001 FEEHANVILLE DRIVE
MOUNT PROSPECT, ILLINOIS 60056

FOR REVIEW PURPOSES ONLY

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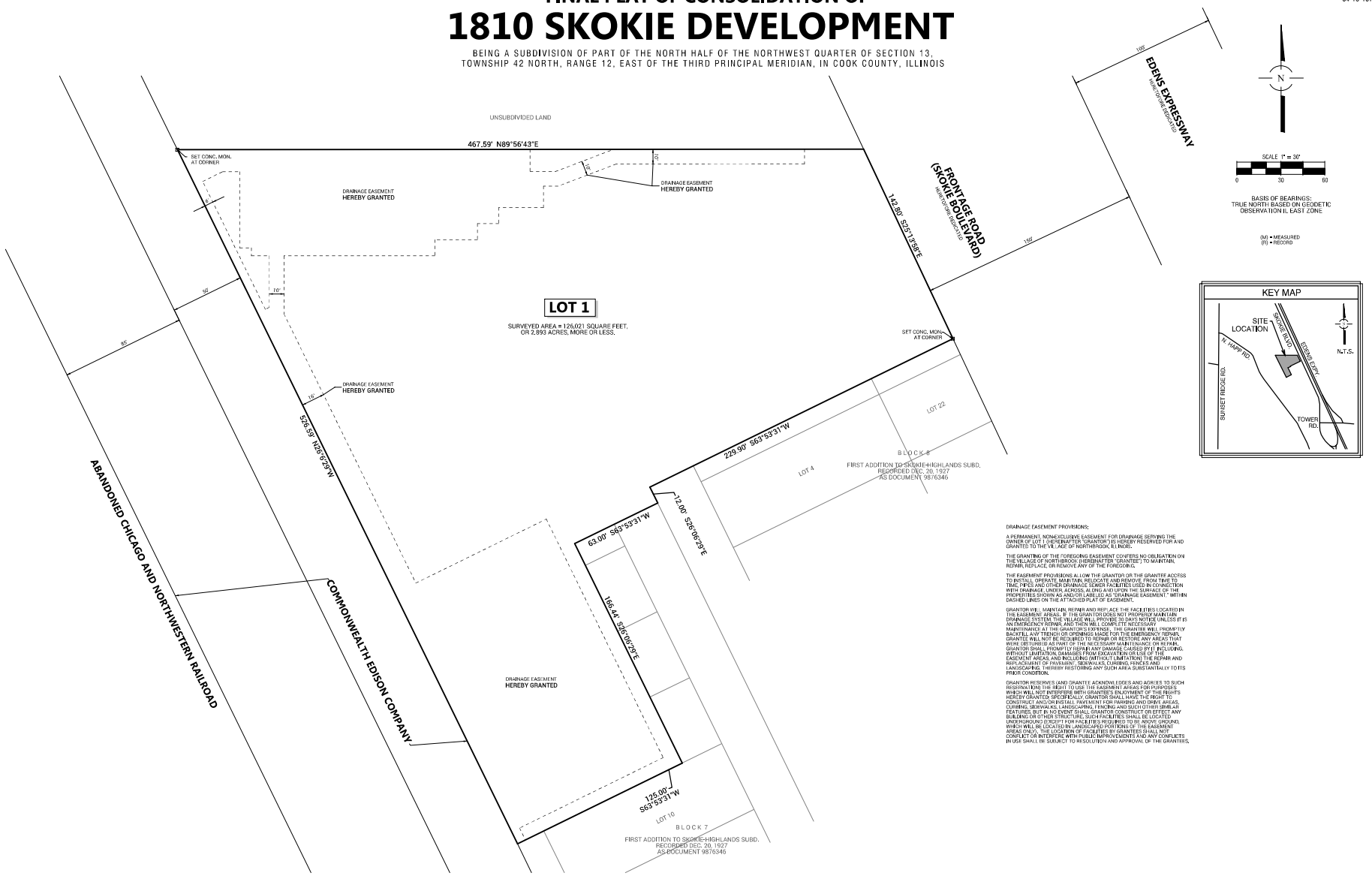
FINAL PLAT OF CONSOLIDATION OF
1810 SKOKIE DEVELOPMENT

BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N.:
04-13-107-021-0000
04-13-107-020-0000



BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

(M) = MEASURED
(R) = RECORD

DRAINAGE EASEMENT PROVISIONS:

A PERMANENT, NON-EXCLUSIVE EASEMENT FOR DRAINAGE SERVING THE OWNER OF LOT 1 (HEREINAFTER "GRANTOR") IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF NORTHBROOK, ILLINOIS.

THE GRANTING OF THE FOREGOING EASEMENT CONFERS NO OBLIGATION ON THE VILLAGE OF NORTHBROOK (HEREINAFTER "GRANTEE") TO MAINTAIN, REPAIR, REPLACE OR REMOVE ANY OF THE FOREGOING.

THE EASEMENT PROVISIONS ALLOW THE GRANTOR OR THE GRANTEE ACCESS TO INSTALL, OPERATE, MAINTAIN, RELOCATE AND REMOVE, FROM TIME TO TIME, PIPES AND OTHER DRAINAGE SEWER FACILITIES USED IN CONNECTION WITH DRAINAGE, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTIES SHOWN AS AND/OR LABELED AS "DRAINAGE EASEMENT," WITHIN DASHED LINES ON THE ATTACHED PLAT OF EASEMENT.

GRANTOR WILL MAINTAIN, REPAIR AND REPLACE THE FACILITIES LOCATED IN THE EASEMENT AREAS. IF THE GRANTOR DOES NOT PROPERLY MAINTAIN DRAINAGE SYSTEM, THE VILLAGE WILL PROVIDE 30 DAYS NOTICE UNLESS IT IS AN EMERGENCY REPAIR, AND THEN WILL COMPLETE NECESSARY MAINTENANCE AT THE GRANTOR'S EXPENSE. THE GRANTOR WILL PROMPTLY BACKFILL ANY TRENCH OR OPENINGS MADE FOR THE EMERGENCY REPAIR. GRANTOR SHALL NOT BUILD OR PLACE ANY STRUCTURES IN AREAS THAT WOULD BE NEEDED AS PART OF THE NECESSARY MAINTENANCE OR REPAIR. GRANTOR SHALL PROMPTLY REPAIR ANY DAMAGE CAUSED BY IT, INCLUDING, WITHOUT LIMITATION, DAMAGES FROM EXCAVATION OR USE OF THE EASEMENT AREAS, AND INCLUDING (WITHOUT LIMITATION) THE REPAIR AND REPLACEMENT OF PAVEMENT, SIDEWALKS, CURBING, FENCES AND LANDSCAPING, THEREBY RESTORING ANY SUCH AREA SUBSTANTIALLY TO ITS PRIOR CONDITION.

GRANTOR RESERVES (AND GRANTEE ACKNOWLEDGES AND AGREES TO SUCH RESERVATION) THE RIGHT TO USE THE EASEMENT AREAS FOR PURPOSES WHICH WILL NOT INTERFERE WITH GRANTEE'S ENJOYMENT OF THE RIGHTS HEREBY GRANTED; SPECIFICALLY, GRANTOR SHALL HAVE THE RIGHT TO CONSTRUCT AND MAINTAIN IN THE EASEMENT AREAS PAVEMENT, PIPES, CURBING, SIDEWALKS, LANDSCAPING, FENCING AND SUCH OTHER SIMILAR FEATURES, BUT IN NO EVENT SHALL GRANTOR CONSTRUCT OR ERECT ANY BUILDING OR OTHER STRUCTURE. SUCH FACILITIES SHALL BE LOCATED UNDERGROUND (EXCEPT FOR FACILITIES REQUIRED TO BE ABOVE GROUND, WHICH WILL BE LOCATED IN LANDSCAPED PORTIONS OF THE EASEMENT AREAS ONLY). THE LOCATION OF FACILITIES BY GRANTEES SHALL NOT CONFLICT OR INTERFERE WITH PUBLIC IMPROVEMENTS AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO RESOLUTION AND APPROVAL OF THE GRANTEES.

SEND FUTURE TAX BILLS TO:

PREPARED FOR:
NICHOLAS & ASSOCIATES, INC.
1001 FEEHANVILLE DRIVE
MOUNT PROSPECT, ILLINOIS 60056

FOR REVIEW PURPOSES ONLY

NO.	DATE	REMARKS

NO.	DATE	REMARKS
3	10/30/25	PLAT TITLE
2	08/11/25	DRAINAGE EASEMENT
1	08/06/25	CERTS

PLAT OF CONSOLIDATION

1810 SKOKIE DEVELOPMENT
NORTHBROOK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILE NAME:
13730CONSOL-01

DATE:
05/30/2025

JOB NO.
13730

SHEET
2 OF 3

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FINAL PLAT OF CONSOLIDATION OF
1810 SKOKIE DEVELOPMENT

BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N.:
04-13-107-021-0000
04-13-107-020-0000

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
} SS
COUNTY OF COOK }

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED THE SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT AS OWNER(S) OF THE PROPERTY AS LEGALLY DESCRIBED ON THIS PLAT, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

SCHOOL DISTRICTS

ELEMENTARY SCHOOL DISTRICT NO. 29

HIGH SCHOOL DISTRICT NO. 203

JUNIOR COLLEGE DISTRICT NO. 535

DATED THIS _____ DAY OF _____, A.D. 20_____.

SIGNED: _____

_____
PRINTED NAME AND TITLE

ADDRESS:

_____
_____
_____
_____

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS }
} SS
COUNTY OF COOK }

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____, TITLE_____

OF _____ WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME W=OSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS_____DAY OF_____, A.D. 20_____.

_____
NOTARY PUBLIC

MORTGAGE CERTIFICATE

THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED _____ AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON THIS _____ DAY OF _____, A.D., _____, AS DOCUMENT NUMBER _____, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATED: THIS_____DAY OF_____, A.D. 20_____.

BY: _____

_____
PRINTED NAME AND TITLE

ATTEST: _____

_____
PRINTED NAME AND TITLE

MORTGAGE NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS }
} SS
COUNTY OF COOK }

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____, TITLE_____

OF _____ WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME W=OSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS_____DAY OF_____, A.D. 20_____.

_____
NOTARY PUBLIC

SEND FUTURE TAX BILLS TO:

_____
_____
_____

PREPARED FOR:
NICHOLAS & ASSOCIATES, INC.
1001 FEEHANVILLE DRIVE
MOUNT PROSPECT, ILLINOIS 60056

DRAINAGE CERTIFICATE

STATE OF ILLINOIS }
} SS
COUNTY OF COOK }

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGE BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

THIS _____ DAY OF _____, A.D. 20_____.

_____
OWNER OR DULY AUTHORIZED ATTORNEY

_____
REGISTERED PROFESSIONAL ENGINEER, LICENSE NO.

LICENSE EXPIRES: _____

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS }
} SS
COUNTY OF COOK }

I, _____, VILLAGE COLLECTOR FOR THE VILLAGE OF NORTHBROOK, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR CONFIRMED SPECIAL ASSESSMENTS OF ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT, INCLUDED IN THE PLAT.

DATED AT NORTHBROOK, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D. 20_____.

_____
VILLAGE COLLECTOR

VILLAGE BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS }
} SS
COUNTY OF COOK }

THIS IS TO CERTIFY THAT THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF NORTHBROOK, ILLINOIS, HAVE REVIEWED AND APPROVED THIS PLAT.

DATED AT NORTHBROOK, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D. 20_____.

_____
VILLAGE PRESIDENT

_____
PRINTED NAME

_____
VILLAGE CLERK

_____
PRINTED NAME

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS }
} SS
COUNTY OF COOK }

APPROVED BY PLAN COMMISSION OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, A.D. 20_____.

_____
CHAIRMAN

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS }
} SS
COUNTY OF LAKE }

THIS IS TO CERTIFY THAT I, _____, VILLAGE ENGINEER FOR THE VILLAGE OF NORTHBROOK, ILLINOIS, HAVE REVIEWED AND APPROVED THIS PLAT

DATED THIS _____ DAY OF _____, A.D. 20_____.

_____
VILLAGE ENGINEER

COUNTY CLERK:

PROPERTY DESCRIPTION:

AN IRREGULAR TRACT OF LAND IN THE FIRST ADDITION TO SKOKIE HIGHLANDS BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS ON DECEMBER 20, 1927 AS DOCUMENT 9276346 AND CORRECTED BY DOCUMENT 9883569 DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF LOT 23 IN BLOCK 8 OF SAID FIRST ADDITION TO SKOKIE HIGHLANDS WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE EDENS EXPRESSWAY; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 12.5 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG A LINE 12 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE AND SAID SOUTHEASTERLY LINE EXTENDED WEST, OF LOTS 3 AND 23 IN BLOCK 8 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID, A DISTANCE OF 277.09 FEET TO THE CENTER LINE OF VACATED HUMPHREY STREET, AS SHOWN ON PLAT OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE NORTHWESTERLY ALONG SAID CENTER LINE A DISTANCE OF 46.74 FEET TO A POINT 16.38 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE AND SAID SOUTHEASTERLY LINE EXTENDED EASTERLY, OF LOT 5 IN BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE SOUTHWESTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 65 FEET TO A POINT ON A LINE 30 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 196.50 FEET TO THE SOUTHEASTERLY LINE OF LOT 9 IN BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE SOUTHWESTERLY ALONG THE SAID SOUTHEASTERLY LINE AND SAID SOUTHEASTERLY LINE EXTENDED WESTERLY OF LOT 9 IN BLOCK 7, A DISTANCE OF 125.03 FEET TO THE SOUTHWESTERLY LINE OF THE VACATED PUBLIC ALLEY LYING WESTERLY OF AND ADJOINING BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 576.59 FEET TO ITS INTERSECTION WITH THE NORTHERLY LINE EXTENDED WESTERLY OF LOT 1 IN BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE EASTERLY ALONG THE NORTHERLY LINE AND SAID NORTHERLY LINE EXTENDED WESTERLY AND EASTERLY, OF LOT 1 IN BLOCK 7 AFORESAID, A DISTANCE OF 464.74 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF EDENS EXPRESSWAY; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 142.25 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

STATE OF ILLINOIS }
} SS
COUNTY OF COOK }

WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001152, DO HEREBY DECLARE THAT WE HAVE SURVEYED AND PLATTED THE ABOVE DESCRIBED PROPERTY, AS SHOWN BY THE ANNEXED PLAT, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

SAID PROPERTY CONTAINS 176,621 SQUARE FEET, OR 2.893 ACRES, MORE OR LESS.

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 17031C0231J WITH AN EFFECTIVE DATE/MAP REVISED OF AUGUST 19, 2008, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (UNSHADED) - AREA OF MINIMAL FLOOD HAZARD AS IDENTIFIED BY SAID FLOOD MAP.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

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

GIVEN UNDER OUR HAND AND SEAL THIS ___ DAY OF _____, 20___ IN ROSEMONT, ILLINOIS.

_____
JERRY P. CHRISTOPH, I.P.L.S. No. 035-3540
LICENSE EXPIRES: 11-30-2026
jchristoph@spacecoinc.com

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE. REFER TO DEED OR TITLE POLICY FOR BUILDING LINES AND EASEMENTS.

FOR REVIEW PURPOSES ONLY

NO.	DATE	REMARKS
3	10/20/25	PLAT TITLE
2	09/17/25	DRAINAGE EASEMENT
1	08/06/25	CERTS

PLAT OF CONSOLIDATION

1810 SKOKIE DEVELOPMENT
NORTHBROOK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME:
13730CONSOL-01

DATE:
05/30/2025

JOB NO.
13730

SHEET
3 OF 3

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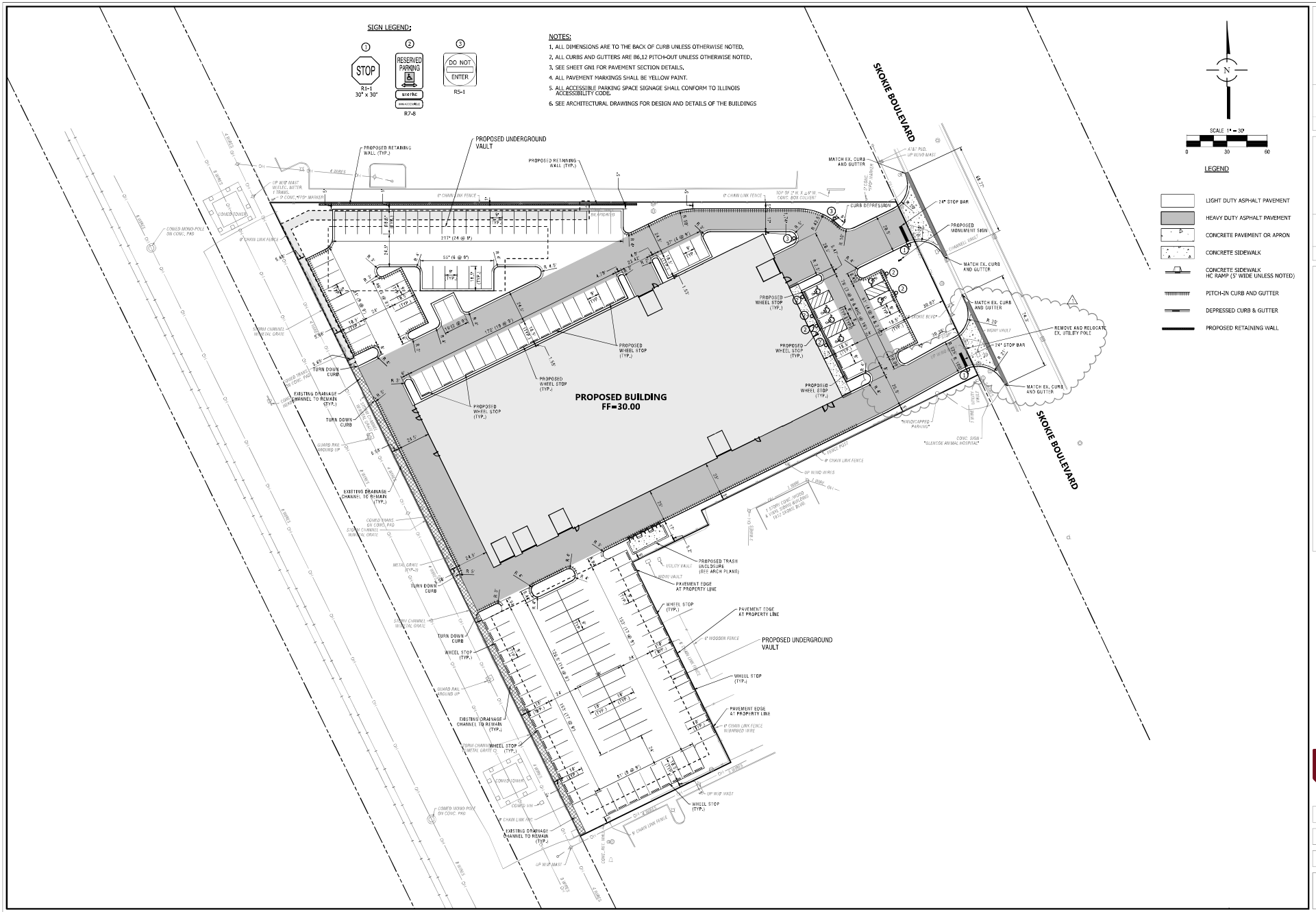
EXHIBIT C

PRELIMINARY ENGINEERING PLAN



NO.	DATE	REMARKS
2	07/29/25	PER VILLAGE REVIEW
1	06/20/25	PER VILLAGE REVIEW

GEOMETRIC PLAN
RIVIAN DEALERSHIP
1810 SKOKIE BLVD.
NORTHBROOK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME: 13730GM01.DGN
DATE: 05/09/2025
JOB NO. 13730
SHEET GM
5 OF 20

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NO.	DATE	REMARKS
2	07/29/25	PER VILLAGE REVIEW
1	06/20/25	PER VILLAGE REVIEW

GRADING PLAN

RIVIAN DEALERSHIP
1810 SKOKIE BLVD.
NORTHBROOK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME: 13730GR01.DGN

DATE: 05/09/2025

JOB NO. 13730

SHEET GR
6 OF 20

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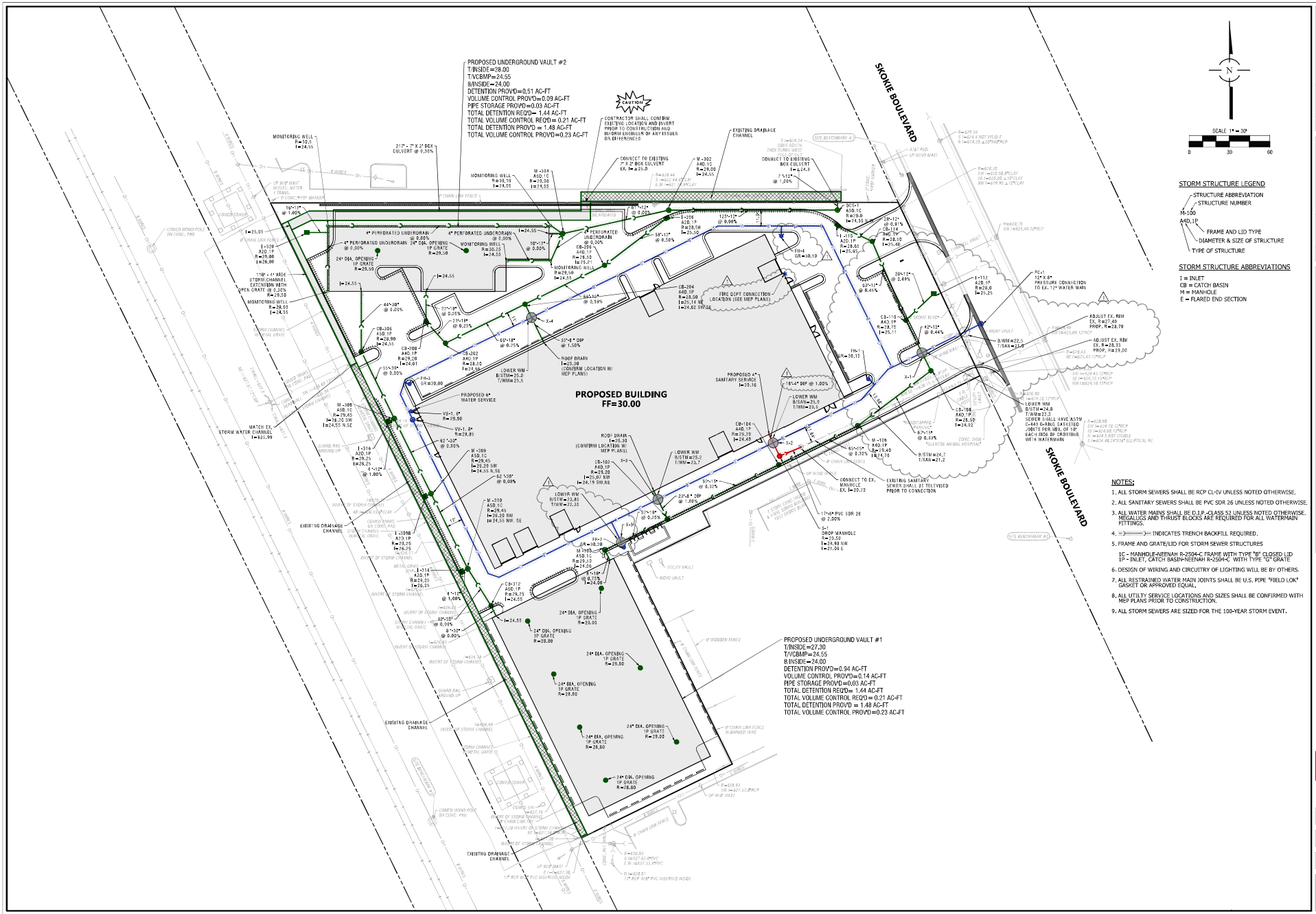
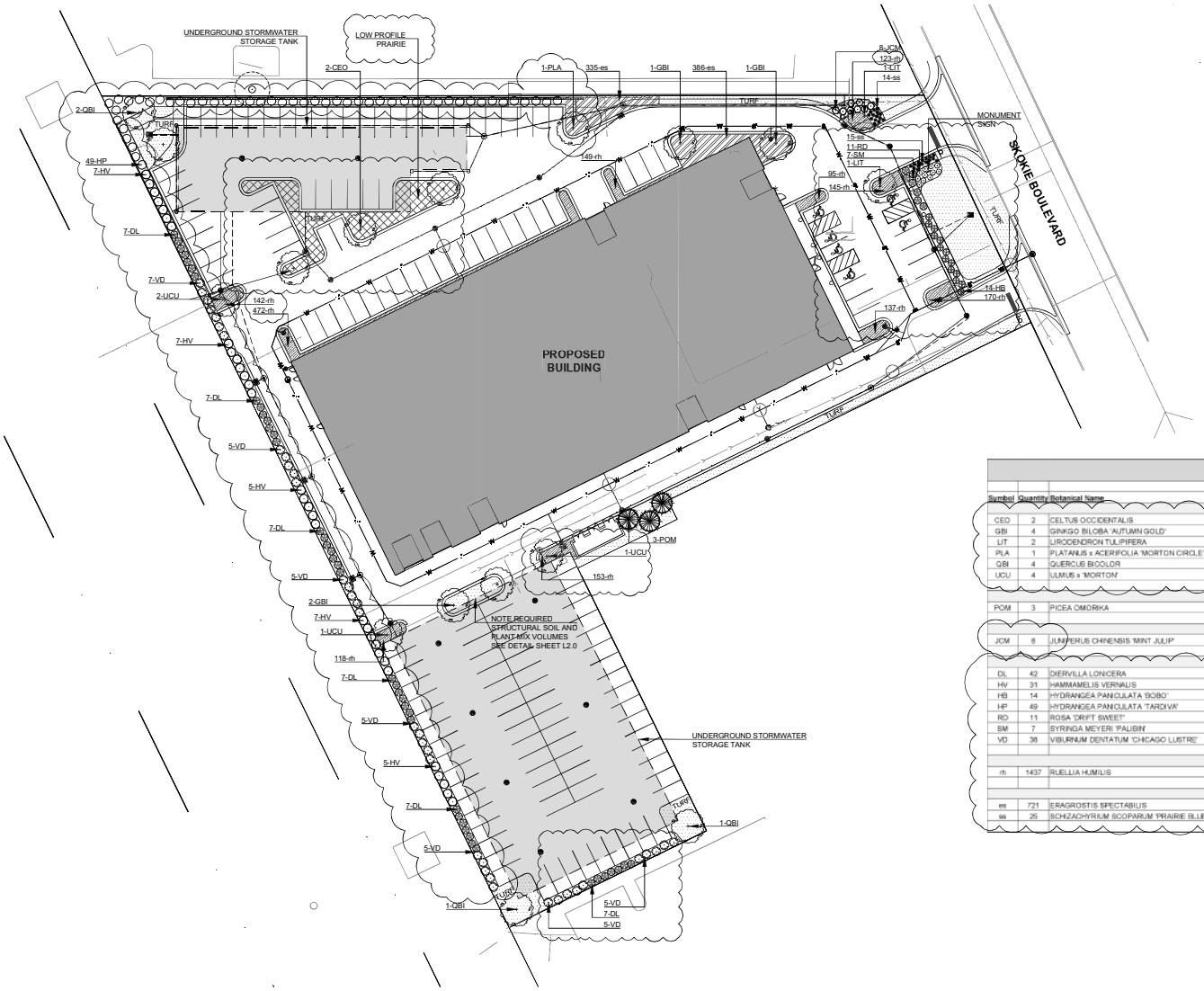

PROPOSED UNDERGROUND VAULT #2
T/INSIDE=28.00
T/VCBMP=24.55
B/INSIDE=24.00
DETENTION PROVD=0.51 AC-FT
VOLUME CONTROL PROVD=0.09 AC-FT
PIPE STORAGE PROVD=0.03 AC-FT
TOTAL DETENTION REQ'D= 1.44 AC-FT
TOTAL VOLUME CONTROL REQ'D = 0.21 AC-FT
TOTAL DETENTION PROVD = 1.48 AC-FT
TOTAL VOLUME CONTROL PROVD=0.23 AC-FT
CAUTION
CONTRACTOR SHALL CONFIRM EXISTING LOCATION AND INVERT PRIOR TO CONSTRUCTION AND INFORM ENGINEER OF ANY ISSUES OR DIFFERENCES
SKOKIE BOULEVARD
PROPOSED BUILDING
FF=30.00
FIRE DEPT CONNECTION - LOCATION (SEE MEP PLANS)
PROPOSED UNDERGROUND VAULT #1
T/INSIDE=27.30
T/VCBMP=24.55
B/INSIDE=24.00
DETENTION PROVD=0.94 AC-FT
VOLUME CONTROL PROVD=0.14 AC-FT
PIPE STORAGE PROVD=0.03 AC-FT
TOTAL DETENTION REQ'D= 1.44 AC-FT
TOTAL DETENTION PROVD = 1.48 AC-FT
TOTAL VOLUME CONTROL PROVD=0.23 AC-FT
EXISTING DRAINAGE CHANNEL
EXISTING SANITARY SEWER SHALL BE TELEVISED PRIOR TO CONNECTION
CONNECT TO EX. MANHOLE
ADJUST EX. RIM EX. R=27.40 PROP. R=28.70
ADJUST EX. RIM EX. R=28.35 PROP. R=29.00
PC-1 10" X 6" PRESSURE CONNECTION TO EX. 12" WATER MAIN
MATCH EX. STORM WATER CHANNEL I=620.99
PROPOSED 6" WATER SERVICE
PROPOSED 4" SANITARY SERVICE I=25.10
ROOF DRAIN I=25.30 (CONFIRM LOCATION W/ MEP PLANS)
LOWER WM B/STM=25.0 T/WM=25.5
LOWER WM B/STM=25.2 T/WM=25.7
LOWER WM B/STM=23.85 T/WM=24.35
LOWER WM B/STM=24.0 T/WM=25.3
SEWER SHALL HAVE ASTM C-443 O-RING GASKETED JOINTS FOR MIN. OF 10' EACH SIDE OF CROSSING WITH WATERMAIN
B/STM=24.2 T/SAN=21.2
T/SAN=23.0
T/SAN=22.5
17'-4" PVC SDR 26 @ 2.00%
8'-1" DROP MANHOLE R=29.50 I=24.90 NW I=24.90 E
PROPOSED 4" PERFORATED UNDERDRAIN @ 0.00%
4" PERFORATED UNDERDRAIN @ 0.50%
24" DIA. OPENING 1P GRATE R=28.00
MONITORING WELL
EXISTING DRAINAGE CHANNEL
CONNECT TO EXISTING 7' X 2' BOX CULVERT EX. I=25.0
CONNECT TO EXISTING BOX CULVERT I=24.3
21'-7" - 7' X 2' BOX CULVERT @ 0.30%
CONCRETE FLUME
CONCRETE APRON
CONCRETE SWALE
CONCRETE HEADWALL
CONCRETE CHANNEL
CONCRETE SWALE
CONCRETE SWALE
CONCRETE SWALE

EXHIBIT D

PRELIMINARY LANDSCAPING PLAN



OVERALL LANDSCAPE PLAN

SCALE: 1" = 30'-0"

N

0 15' 30' 60'

Master Plant List

Symbol	Quantity	Botanical Name	Common Name	Size	Origin	Notes	
		Shade Trees					CANOPY
CEO	2	CELTUS OCCIDENTALIS	HACKBERRY	3" BB	NATIVE		40-60'
GBI	4	GINKGO BILOBA 'AUTUMN GOLD'	GINKGO	3" BB		MALE SPEC. ONLY	30-40'
LIT	2	LIRODENDRON TULIPIFERA	TULIPTREE	3" BB	NATIVE		35-50'
PLA	1	PLATANUS x ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION LONDON PLANETREE	3" BB			40-50'
QBI	4	QUERCUS BICOLOR	SWAMP WHITE OAK	3" BB	NATIVE		50-60'
UCU	4	ULMUS x 'MORTON'	ACCOLADE ELM	3" BB			40-50'
		Evergreen Trees					HT W
POM	3	PICEA OMORIKA	SERBIAN SPRUCE	8' BB			50-60' 20-25'
		Evergreen Shrubs					HT W
JCM	8	JUNIPERUS CHINENSIS 'MINT JULIP'	MINT JULIP SPREADING JUNIPER	24" BB			4-5' 4-6'
		Deciduous Shrubs					HT W
DL	42	DIERVILLA LONICERA	DWARF BUSH-HONEYSUCKLE	3 GAL	NATIVE		2-3' 2-4'
HV	31	HAMMAMELIS VERNALIS	VERNAL WITCHHAZEL	4' BB	NATIVE		6-10' 8-15'
HB	14	HYDRANGEA PANICULATA 'BOBO'	BOBO HYDRANGEA	3 GAL			2-3' 3-4'
HP	49	HYDRANGEA PANICULATA 'TARDIVA'	TARDIVA HYDRANGEA	30" BB			8-12' 7-10'
RD	11	ROSA 'DRIFT SWEET'	GROUNDCOVER ROSE	2 GAL			1-2' 2-3'
SM	7	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	24" BB			4-5' 5-7'
VD	38	VIBURNUM DENTATUM 'CHICAGO LUSTRE'	CHICAGO LUSTRE ARROWWOOD VIBURNUM	48" BB	NATIVAR		8-10' 8-10'
		Groundcover					HT W
rh	1437	RUELLIA HUMILIS	WILD PETUNIA	3" POTS	NATIVE		
		Grasses					HT W
es	721	ERAGROSTIS SPECTABILIS	PURPLE LOVEGRASS	1 GAL	NATIVE		
ss	25	SCHIZACHYRIUM SCOPARUM 'PRAIRIE BLUES'	LITTLE BLUESTEM	1 GAL	NATIVAR		

PARKING LOT ISLAND SOIL VOLUME

SINGLE ISLAND (18' x 7.5')

PLANTING MIX VOLUME:	C-U SOIL VOLUME:
280 CUBIC FEET	350 CUBIC FEET

DOUBLE ISLAND (36' x 7.5')

PLANTING MIX VOLUME:	C-U SOIL VOLUME:
560 CUBIC FEET	700 CUBIC FEET

TO BE APPLIED TO ANY PARKING LOT ISLAND WITH A TREE
SEE DETAIL 3/L2.0 & 4/L2.0 FOR NORTHBOOK TREE PLANTING SPECIFICATIONS

Kathryn Talty
landscape architecture
1926 Waukegan Road | Suite 340
Glenview, Illinois 60025
c. 847.602.5354 | www.ktlandarch.com

no.	revision description	initial	date
	SSMD FOR REVIEW	DSP	05-20-25
	SSMD PER VILAGE COMMENTS	KMT	07-09-25
	SSMD PER VILAGE COMMENTS	DSP	07-24-25

RIVIAN NORTHBROOK
NORTHBROOK, ILLINOIS

OVERALL LANDSCAPE PLAN
PLANT LIST

date 10-30-25
drawn DSP
checked KMT

job no. 25190

sheet no. L1.0

EXHIBIT E

RESERVED

EXHIBIT F

CLIMATE ACTION PLAN

MEMORANDUM

To: Plan Commission
From: Kate Carney, Sustainability Coordinator
cc: Amy McEwan, DPS Director
Date: September 2, 2025
Subject: PCD-25-08: 1804-1818 Skokie Rivian – Sustainability Addendum

Northbrook's Climate Action Plan (CAP) calls to foster sustainability and reduce 80% of community-wide carbon emissions by 2050 through strategic planning and action item implementation. With CAP adoption, development proposals are reviewed with respect to best environmental practices.

Village staff provided Sustainability Comments in response to all submittals for the proposed planned development solely regarding applicable measures from the CAP. Under each section are a list of Climate Action Plan items as they relate to the proposed development. Staff confirms the proposed project partially addresses CAP items requested of the Applicant.

Of the items presented to the Applicant 92% were fully realized according to CAP standards, to the extent detailed below in italics. **Staff comments noted in bold.**

Transportation and Land Use
In the Transportation and Land Use section of the CAP, recommendations are made to enhance active mobility and fossil fuel-free transit:

TL 5- 8 Confirm whether EV charging stations will be installed for patron use. If this will not be realized, consider including capabilities for future electric vehicle charging installation. This could include conduit, wiring, electrical service panels, and power capacity near parking areas, terminated in outlets or junction boxes to meet demand for at least 2 EV charging ports.

Applicant response: Rivian will have EV stations available for Patron use

TL 5- 9 Identify and promote information on grants, incentives, and rebates available to the public for adoption of EV charging equipment and EV vehicles. Work with the Village to address barriers and educate residents about the benefits of EVs.

Applicant response: Rivian staff and educational installations will be available inside the service center to help educate the public on EV benefits. The public is welcome to schedule demonstration drives to be educated on EV use.

TL 7- 1 The Village has enacted a nine-month ban on gas powered leaf blowers – ensure compliance on site.

Applicant response: Rivian will work with landscape vendors and encourage use of non-gas powered leaf blowers.

Buildings and Energy
The Building Energy section of the CAP provides the following items pertaining to reducing our community-wide carbon footprint and preserving wildlife:

BE 2- 1 Consider conducting a Solar PV Site Assessment. Assessment should include estimated installation cost, and projections for both energy generation potential and economic payback potential over a minimum

20-year timeframe. Based on the Solar PV Site Assessment, consider incorporating renewable energy installation to offset emissions generated from the development. Work with CPACE, Illinois Shines, or similar programs for incentives. If installation will not be realized, confirm reserved space for solar-ready roof zone and plan for structural design loads and electrical service to allow for future installation of a dual pole circuit breaker if possible.

Please indicate whether development plans to investigate feasibility of onsite solar installation.
Applicant response: The owner will explore the feasibility of onsite solar installation. Please note the development is designing the roof trusses to accommodate the additional weight of potential future installation of solar panels.

BE 2- 2 If the site is suitable, make the buildings solar ready.

Please indicate whether development will make building solar ready if installation during construction period is not feasible.
Applicant response: The roof trusses have been designed to accommodate the additional weight of potential future installation of solar panels.

BE 4- 1 Consider green power purchase options such as those provided by ComEd and Nicor.

Please acknowledge if the development will consider utilizing green power purchase options for energy needs onsite.
Applicant response: The owner will explore and consider utilizing green power purchase for the development.

BE 5- 1 Explore opportunities for the property to utilize smart lights that can save energy through conservation. Achieve 100% LED installation if possible.

Applicant response: Typical light fixtures installed in Rivian projects are LED fixtures.

BE 5- 2 Consider establishing a Green Building policy with clear energy efficiency goals.

Applicant response: Sustainability is a fundamental concept at Rivian. Rivian advocates sustainable practices throughout all stages of design, from MEP design to furniture selection.

BE 5- 4 Require purchase and installation of ENERGY STAR appliances when available.

Please indicate whether ENERGY STAR or other energy efficient appliances will be utilized where possible.
Applicant response: The project will incorporate ENERGY STAR and other energy-efficient appliances where possible.

BE 7- 2 Consider the benefits of replacing fossil fuel burning heating equipment with air-source heat-pumps, or other efficient electric heating options in development.

Applicant response: This service center will be designed with electric heat.

Waste Management
The CAP points to procedures that may facilitate waste reduction (with a goal of at least 50% landfill wasted diverted by 2030) in its Waste Management section:

WM 1- 1 Consider phasing out single-use products. This would apply to (but not limited to) bags (both paper and plastic), utensils, napkins, and take-out containers.

Applicant response: Service centers have minimal single use products for staff and public.

WM 2- 3 Reduce construction and demolition waste by ensuring that strong recycling and reuse

requirements are met for all building-related permits Village-wide. Required compliance with Cook County's construction and demolition requirements including waste management plans. Partner with Habitat, reuse, etc.

Applicant response: GC will comply with recycling and reuse request throughout construction period.

WM 2- 5 Assure compliance with the Cook County Construction & Demolition Debris Diversion Ordinance and encourage contractors and subcontractors to exceed minimum requirements where applicable.

Applicant response: GC will comply with debris diversion ordinance request throughout construction period.

WM 2- 7 Consider contracting recycling and compost collection services.

Applicant response: Rivian will contract recycling and compost collection services.

Water and Wastewater
In the Water and Wastewater category, the CAP states to prioritize mitigating stormwater before it enters the sewer system through multiple capture techniques:

WW 1- 1 Consider landscaping practices that reduce water consumption and chemical use on site.

Please consider for design/policies and respond.
Applicant response: All plant material has been specified based on its tolerance for drought and urban conditions.

WW 1- 2 Reduce landscaping water use with water-efficient irrigation systems, grass replacement, and planting native and drought-resistant trees and vegetation in landscaping plans.

Please consider for design/policies and respond.
Applicant response: The use of drought-resistant and native plant material was considered in the planting plan design. Approximately 50% of the plant species specified on the plan are Native or Nativar varieties.

WW 1- 4 Consider utilizing water conservation programs that focus on outdoor irrigation, which may also support better identification of water-related carbon sequestering opportunities such as using soil amendments, native grasses and proper tree watering.

Please consider for design/policies and respond.
Applicant response: Native grasses and groundcovers have been specified on this project.

WW 2- 1 Prioritize managing stormwater before it enters the sewer system through a combination of overland flow, detention, and infiltration strategies (for example, permeable surfaces) where feasible.

Please explain how this has been considered in the stormwater plan.
Applicant response: Stormwater detention and infiltration is provided on site within the proposed underground storage systems. These systems have open bottoms to allow for water infiltration. Stormwater release from the site is restricted per the Village release rates.

WW 2- 3 Consider revegetation, tree preservation planting and maintenance, de-paving and porous pavement, green infrastructure like bioswales and Eco-roofs in site development.

Please consider for design/policies and respond.
Applicant response: Stormwater detention and infiltration is provided on site within the proposed underground storage systems. These systems have open bottoms to allow for water infiltration. Stormwater release from the site is restricted per the Village release rates.

WW 3- 3 Reduce or offset impervious surfaces where possible, and consider use of lighter colored pavements and building materials to lessen the impact of urban heat island effect.

Please consider for design/policies and respond.
Applicant response: The project will utilize a white roof membrane to reduce the impact of urban heat island effect.

Greenspace and Ecosystem Health
The Plan's Greenspace category includes the following for expansion of tree canopy coverage, transforming beneficial lawns, and mitigation of heat island impacts:

GS 1- 12 Plan for diversity of native tree cover and performance-based tree island within landscaping plan and parking lots with goals on percentage of pavement shaded. Consider a mix of canopy trees, shrubs, groundcovers, and raingarden components appropriate to the lot and its surroundings in any new landscaping where possible.

Please consider for design/policies and respond.
Applicant response: A mix of canopy trees, shrubs, groundcovers and native grasses and forbs have been specified for this plan with a special consideration of the canopy cover at the parking areas.

GS 2- 5 Consider including exterior lighting design a policy to protect native plants, species, biodiversity, and improve night sky quality.

Please consider for design/policies and respond.
Applicant response: All parking lot lighting fixtures will include cut-off shields and will be operated to prevent light spillover and sky-reflected glare in compliance with Village requirements.

GS 2- 7 Consider eliminating neonicotinoids and reduce use of long-lasting chemical pesticides for landscaping.

Please consider for design/policies and respond.
Applicant response: Neonicotinoids and long-lasting chemical pesticides use will be minimized.

GS 4- 8 Consider utilizing shade and water absorbing trees and replacing turf landscaping with native prairie, wild flower, and savanna plantings.

Please consider for design/policies and respond.
Applicant response: Native seed mixes have replaced traditional mowed turf areas in many places on this landscape plan.

Climate Economy
The CAP's section on Climate Economy establishes how the economy is linked to the climate and climate change and outlines methods of resiliency in Northbrook's local economy:

CE 1- 2 Consider participation in the Village's Green Business Program.

Applicant response: Owner will explore participating in the Village's Green Business Program.

EXHIBIT G

RESERVED

EXHIBIT H
FORM LETTER OF CREDIT

IRREVOCABLE STANDBY LETTER OF CREDIT

IRREVOCABLE LETTER OF CREDIT NO. _____ AMOUNT:_____

EXPIRATION DATE: _____ DATE OF ISSUE:_____

_____

[Name of Bank]

_____

[Address]

TO: Village of Northbrook
1225 Cedar Lane
Northbrook, Illinois 60062
Attention: Village Manager

WE HEREBY AUTHORIZE YOU TO DRAW AT SIGHT on this Irrevocable Standby Letter of Credit No. _____ UP TO AN AGGREGATE AMOUNT OF _____ United States Dollars ($_____) for account of _____ (the "***Customer***").

Drafts under this Letter of Credit shall bear upon their face the words:

"Drawn under _____
Irrevocable Standby Letter of Credit No. __ Dated: _____, _____"

Drafts may be for all or any portion of the amount of this Letter of Credit, and shall be in the form attached hereto as ***Exhibit 1*** and shall be accompanied by one of the following documents executed by the Village Manager or an individual designated as acting Village Manager:

(a) A written statement on the form attached hereto as ***Exhibit 2*** stating that, conditioned upon proper notice to the Village Manager, Letter of Credit No. _____ will expire within 35 days or less and that the Customer has failed to deliver to the Village Manager evidence of a renewal of Letter of Credit No. _____; or

(b) A written statement on the form attached hereto as ***Exhibit 3*** stating that all or any part of the improvements required to be constructed by the Customer at 1818 Skokie Boulevard, Northbrook, Illinois (the "***Property***") pursuant to the Development Agreement dated October __, 2025 by and between the Village of Northbrook and 1818 Partnership, LLC (the "***Agreement***") have not been constructed in accordance with the Agreement or the Village's general ordinances, codes, or regulations; or

(c) A written statement on the form attached hereto as ***Exhibit 4*** stating that all or any part of the costs, payments, permit fees or other fees required to be paid to the Village by the Customer in conjunction with the redevelopment of the Property pursuant to the Agreement or the Village's general ordinances, codes, or regulations, have not been paid in the required time period; or

(d) A written statement on the form attached hereto as ***Exhibit 5*** stating that all or any portion of the maintenance, repair, or restoration of the property required to be performed by the Customer pursuant to and in accordance with the Agreement or the Village's general ordinances, codes, and regulations has not been performed; or

(e) A written statement on the form attached hereto as ***Exhibit 6*** stating that all or any portion of the Customer's undertakings pursuant to the Agreement have not been performed pursuant to and in accordance with the Agreement.

WE HEREBY AGREE with the beneficiary that:

1. Drafts drawn under and in compliance with this Letter of Credit shall be duly honored immediately upon presentation to us if presented on or before the above-stated Expiration Date or presented at our office together with the original of this Letter of Credit on or before that date. Further, one or more drafts may be presented at our office on or before the Expiration Date.

2. If, within three banking days after any draft drawn under this Letter of Credit is presented to us in conformance with the terms of this Letter of Credit, we fail to honor same, we agree to pay all attorneys' fees, court costs and other expenses incurred by the Village in enforcing the terms hereof.

3. This Letter of Credit shall expire on _____, 20___, as stated hereinabove; provided, however, that we shall send notice to the Village Manager by certified mail, return receipt requested, or hand-delivered courier at least 35 days prior to said Expiration Date, that this Letter of Credit is about to expire.

4. In no event shall this Letter of Credit or the obligations contained herein expire except upon the prior written notice required herein, it being expressly agreed that the above expiration date shall be extended as shall be required to comply with the prior written notice required herein.

5. No consent, acknowledgment, or approval of any kind from the Customer shall be necessary or required prior to honoring any draft presented in conformance with the terms of this Letter of Credit.

6. The aggregate amount of this Letter of Credit may be reduced only upon receipt by us of a document executed by the Village Manager stating that such aggregate amount shall be reduced in an amount permitted by the Village's subdivision regulations because of the satisfactory completion of all or part of the improvements required to be constructed pursuant to the Agreement or the Village's general ordinances, codes, or regulations.

7. This Letter of Credit is irrevocable.

This Letter of Credit shall be governed by and construed in accordance with the Uniform Customs and Practices for ISP 98 of the International Chamber of Commerce (the "***Uniform Customs***"). In the event of a conflict between this Letter of Credit and the Uniform Customs, this Letter of Credit shall control. This Letter of Credit shall be deemed to be a contract made under the laws of the State of Illinois, including, without limitation, Article 5 of the Uniform Commercial Code as in effect in the State of Illinois, and shall, as to matters not governed by the Uniform Customs, be governed by and construed in accordance with the laws of the State of Illinois, without regard to principles of conflicts of law.

AS USED HEREIN, THE TERM "BANKING DAY" MEANS ANY DAY OTHER THAN A SATURDAY, SUNDAY, OR A DAY ON WHICH BANKS IN THE STATE OF ILLINOIS ARE AUTHORIZED OR REQUIRED TO BE CLOSED, AND A DAY ON WHICH PAYMENTS CAN BE EFFECTED ON THE FEDWIRE SYSTEM.

_____	_____
[Signature of Bank Officer]	[Signature of Bank Officer]
_____	_____
[Officer's Title]	[Officer's Title]

EXHIBIT 1 TO FORM OF IRREVOCABLE STANDBY LETTER OF CREDIT

FORM OF DRAFT

[To Be Supplied/Revised by Issuing Bank]

To: [BANK NAME, ADDRESS, AND CONTACT PERSON]

Date:

Drawn under _____ Irrevocable Standby Letter of Credit No. _____ Dated: _____, 202_.

Pursuant to the attached documentation, Village of Northbrook ("***Beneficiary***") hereby demands that _____ pay to the order of Beneficiary the amount of $_____, by wire transfer with the following instructions:

Bank Name:
Account Number:
ABA Routing Number:

By _____
Name: _____
Title: _____
Date: _____

EXHIBIT 2 TO FORM OF IRREVOCABLE STANDBY LETTER OF CREDIT

To:
Attn:

Re: Letter of Credit No. _____

Ladies and Gentlemen:

This is to advise you that Letter of Credit No. _____ dated _____, 202_ in the amount of $_____ will expire within 35 days or less and that _____ has failed to deliver to the Village Manager evidence of a renewal of Letter of Credit No. _____.

Very truly yours,

_____
Village Manager

EXHIBIT 3 TO FORM OF IRREVOCABLE STANDBY LETTER OF CREDIT

To:
Attn:

Re: Letter of Credit No. _____

Ladies and Gentlemen:

This is to advise you that all or any part of the improvements required to be constructed by the Customer (as that term is defined in the above-referenced Letter of Credit) pursuant to that certain Development Agreement dated October __, 2025 by and between the Village of Northbrook and 1818 Partnership, LLC (the "***Agreement***") have not been constructed in accordance with the Agreement or the Village's general ordinances, codes, and regulations.

Very truly yours,

_____
Village Manager

EXHIBIT 4 TO FORM OF IRREVOCABLE STANDBY LETTER OF CREDIT

To:
Attn:

Re: Letter of Credit No. _____

Ladies and Gentlemen:

This is to advise you that all or any part of the costs, payments, permit fees or other fees required to be paid to the Village by the Customer (as that term is defined in the above-referenced Letter of Credit) in conjunction with the redevelopment of property pursuant to that certain Development Agreement dated October __, 2025 by and between the Village of Northbrook and 1818 Partnership, LLC or the Village's general ordinances, codes, or regulations, have not been paid in the required time period.

Very truly yours,

_____
Village Manager

EXHIBIT 5 TO FORM OF IRREVOCABLE STANDBY LETTER OF CREDIT

To:
Attn:

Re: Letter of Credit No. _____

Ladies and Gentlemen:

This is to advise you that all or any part of the maintenance, repair or restoration required to be performed by the Customer (as that term is defined in the above-referenced Letter of Credit) pursuant to and in accordance with that certain Development Agreement dated October__, 2025 by and between the Village of Northbrook and 1818 Partnership, LLC, or the Village's general ordinances, codes, and regulations, has not been performed.

Very truly yours,

_____
Village Manager

EXHIBIT 6 TO FORM OF IRREVOCABLE STANDBY LETTER OF CREDIT

To:
Attn:

Re: Letter of Credit No. _____

Ladies and Gentlemen:

This is to advise you that all or any part of the undertakings of the Customer (as that term is defined in the above-referenced Letter of Credit) pursuant to that certain Development Agreement dated October __, 2025 by and between the Village of Northbrook and 1818 Partnership, LLC (the "***Agreement***") have not been performed pursuant to and in accordance with the Agreement.

Very truly yours,

_____
Village Manager

EXHIBIT I

TRANSFEREE ASSUMPTION AGREEMENT

THIS TRANSFEREE ASSUMPTION AGREEMENT is made as of this _____ day of _____, 20__, between the **VILLAGE OF NORTHBROOK**, an Illinois home rule municipal corporation (***"Village"***), **1818 PARTNERSHIP, LLC,** an Illinois limited liability company ("***Developer***") and _____, a _____ (***"Transferee"***).

W I T N E S E T H:

WHEREAS, pursuant to that certain real estate sale contract dated _____, 20__, the Transferee agreed to purchase from Developer certain real property situated in Cook County, Illinois and legally described in **Exhibit 1** attached to and, by this reference, made a part of this Agreement (***"Property"***); and

WHEREAS, following the conveyance of the Property by Developer, the Transferee will be the legal owner of the Property; and

WHEREAS, as a condition to the conveyance of the Property by Developer, the Village and Developer require that the Transferee agree to comply with all the terms, requirements, and obligations set forth in that certain Development Agreement, dated as of October __, 2025, and recorded in the office of the Cook County Clerk's Recording Division on _____, 20__, as Document No. _____, by and between the Village and Developer (***"Development Agreement"***);

NOW, THEREFORE, in consideration of the agreement of Developer to convey the Property to the Transferee, and of the Village to accept the transfer of obligations as provided herein and to grant the releases granted herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is hereby agreed by, between, and among the Village, Developer, and the Transferee as follows:

1. **Recitals.** The foregoing recitals are by this reference incorporated herein and made a part hereof as substantive provisions of this Agreement.

2. **Assumption of Obligations.** The Transferee, on its behalf and on behalf of its successors, assigns, heirs, executors, and administrators, hereby agrees, at its sole cost and expense, to comply with all of the terms, requirements, and obligations of Developer in the Development Agreement, including all exhibits and attachments, regardless of whether such terms, requirements, and obligations are to be performed and provided by, or are imposed upon, Developer or the Property.

3. **Payment of Village Fees and Costs.** In addition to any other costs, payments, fees, charges, contributions, or dedications required by this Agreement, the Development Agreement or by applicable Village codes, ordinances, resolutions, rules, or regulations, the Transferee must pay to the Village, immediately upon presentation of a written demand or demands therefor, all legal, engineering, and other consulting or administrative fees, costs, and expenses incurred in connection with the negotiation, preparation, consideration, and review of this Agreement.

4. **Acknowledgment and Release of Developer.** The Village hereby acknowledges its agreement to the Transferee's assumption of the obligation to comply with the terms, requirements, and obligations of Developer in the Development Agreement, including all exhibits and attachments, and the Village hereby releases Developer from any personal liability for failure to comply with the terms, requirements, and obligations of Developer in the Development Agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the day and year first written above.

ATTEST:

VILLAGE OF NORTHBROOK,
an Illinois home rule municipal corporation

_____ By: _____

Village Clerk Its: Village Manager

ATTEST:

1818 PARTNERSHIP, LLC, an Illinois limited liability Company

By: _____ By: _____

Its: _____ Its: _____

ATTEST:

[TRANSFEREE],
a _____

By: _____ By: _____

Its: _____ Its: _____

ACKNOWLEDGMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

This instrument was acknowledged before me on _____, 20__, by _____, the Village Manager of the **VILLAGE OF NORTHBROOK**, an Illinois home rule municipal corporation, and by _____, the Village Clerk of said municipal corporation.

_____
Signature of Notary

SEAL

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

This instrument was acknowledged before me on _____, 20__, by _____ the _____ of **1818 PARTNERSHIP, LLC**, an Illinois limited liability company and by _____, the _____ of said _____.

_____
Signature of Notary

SEAL

_____

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

This instrument was acknowledged before me on _____, 20__, by _____ the _____ of **TRANSFEREE**, and by _____, the _____ of said _____.

_____
Signature of Notary

SEAL

EXHIBIT 1 TO TRANSFEREE ASSUMPTION AGREEMENT

PROPERTY LEGAL DESCRIPTION

EXHIBIT J

CONSENT AND SUBORDINATION AGREEMENT

_____ (and its successors and assigns, **"*Mortgagee*"**), is the holder of a certain note made by _____ and secured by the following documents, each from _____ and recorded with the Cook County Clerk's Recording Division as indicated below (collectively, the **"*Mortgage*"**):

[DESCRIBE ALL APPLICABLE MORTGAGE AGREEMENTS, NOTES, AND OTHER RELATED DOCUMENTS, EACH BY DATE OF EXECUTION, DATE OF RECORDATION, AND RECORDED DOCUMENT NUMBER]

Mortgagee hereby consents to the execution and recording of that certain Development Agreement, dated as of October__, 2025, and recorded in the office of the Cook County Clerk's Recording Division on _____, 20__, as Document No. _____, by and between the Village and Developer (**"Development *Agreement*"**), and hereby subjects and subordinates the Mortgage to the provisions of the Development Agreement.

IN WITNESS WHEREOF, Mortgagee has caused this Consent and Subordination Agreement to be signed by its duly authorized officer on its behalf on this _____ day of _____, 20__.

MORTGAGEE:

By: _____
Its: _____

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

This instrument was acknowledged before me on _____, 20__, by _____ the _____ of **MORTGAGEE**, a _____, and by _____, the _____ of said _____.

_____
Signature of Notary

SEAL

EXHIBIT K

INSURANCE REQUIREMENTS

Developer, and its contractors and subcontractors constructing the Development, must obtain and maintain insurance as set forth in this **Exhibit K**.

A. **Worker's Compensation.** Worker's compensation insurance must be obtained with statutory coverage.

B. **Employer's Liability**. Employer's liability insurance must be obtained with coverage limits not less than $500,000 injury per occurrence, $500,000 disease per employee, and $500,000 disease policy limit.

C. **Comprehensive Motor Vehicle Liability.** Comprehensive motor vehicle liability insurance must be obtained with a combined single coverage limit for bodily injury and property damage of not less than $1,000,000 for vehicles owned, non-owned, or rented. All employees must be included as insureds.

D. **Comprehensive General Liability.** Comprehensive general liability insurance must be obtained written on an "occurrence" basis and with coverage limits no less than $2,000,000 for bodily injury and property damage with a combined single limit. Coverage must include a broad form property damage endorsement and a blanket contractual liability endorsement with express coverage of the indemnity provisions of the Agreement.

E. **Method of Coverage.** Required insurance coverage 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. **Additional Insureds.** The following must be named as an additional insured on all policies except for worker's compensation and professional liability: Village of Northbrook, including its President, Board of Trustees, elected and appointed officials, officers, employees, agents, attorneys, and representatives.

G. **Other Requirements.** All policies must be primary and noncontributory to coverage held by the additional insureds listed in Section G, offer the additional insured their choice of counsel and the right to conduct their own defense, and state that coverage applies in the State of Illinois.

H. **Proof of Coverage.** Proof of adequate coverage and compliance with the requirements in this **Exhibit K** must be provided to the Village (1) prior to the Effective Date, (2) prior to the commencement of Development construction, and (3) upon Village request.

APPROVED
RESOLUTION NO. 25-PC-15

VILLAGE OF NORTHBROOK PLAN COMMISSION
DOCKET NO. PCD-25-08
(1804 – 1818 SKOKIE BOULEVARD)

WHEREAS, an application has been filed by Edens Tower LLC (the "Applicant") as owner of the property commonly known as 1804 – 1818 Skokie Boulevard (the "Subject Property"), which will be transferred to 1818 Partnership, LLC (the "Proposed Owner"), for development of a car dealership sales, distribution, and service facility to be operated by Rivian LLC ("***Operator***"), and

WHEREAS, the Applicant has filed an application (Docket No. PCD-25-08) with the Village of Northbrook requesting:

A. Lot Consolidation to consolidate two parcels into one;
B. Special Permit for a Motor Vehicle Dealer (New & Used) with Open Sales Lot (SIC No. 5510.02);
C. Special Permit for Automotive Repair Shop (SIC No. 7530.00);
D. Variation to reduce the required interior side (south) and rear (west) yard from 5 feet to 0 feet;
E. Variation to reduce the required loading space from 1 to 0;
F. Site Plan Approval; and
G. Approval of any such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant.

WHEREAS, the Subject Property is designated as appropriate for Industrial and Commercial Service uses in the Village of Northbrook Comprehensive Plan; and

WHEREAS, a public notice for this docket was duly published on August 14, 2025 in the *Northbrook Star* and a public hearing was held at the Plan Commission's regular meeting on September 2, 2025; and

WHEREAS, the Applicant has submitted evidence that signs were properly posted on the Subject Property, indicating the time and date of the Commission hearing, and that all property owners within 250 feet of the Subject Property were notified of the Commission hearing by certified mail; and

WHEREAS, the Plan Commission has considered all the evidence presented to it, including, but not limited to, the following:

1. Village of Northbrook Plan Commission Application form & attachments received June 23, 2025, and all subsequent additions and revisions to these application materials and attachments.
2. Comments made by the Board of Trustees during its review of the preliminary application regarding this request.
3. All written and oral testimony concerning the application.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Northbrook, Cook County, Illinois, THAT:

1. Findings:

A. Comprehensive Plan Compliance. The Northbrook Plan Commission does hereby find that with respect to Docket No. PCD-25-08 the proposed application **is in general compliance** with the Northbrook Comprehensive Plan, and specifically in compliance with the Future Land Use Map.

B. Plat of Consolidation. With respect to Docket No. PCD-25-08A, the Plan Commission does hereby find that the evidence submitted to the Plan Commission regarding the consolidation of two lots of the Subject Property satisfies the criteria established in Article III of the Village of Northbrook Subdivision and Development Code.

C. Special Permit. With respect to Docket No. PCD-25-08B/C, the Plan Commission does hereby find that the Special Permit standards established in Paragraph 11-602 E1 of the Zoning Code, for the proposed motor vehicle dealer and automotive repair (the "Facility"), are **satisfied** as follows:

1) The Facility will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the I-1 Restricted Industrial District were adopted, and with the general purpose and intent of the Official Comprehensive Plan.

2) The Facility will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.

3) The Facility will be arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property.

4) The Facility will be served adequately by essential public facilities and services.

5) The Facility will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

6) The Facility will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.

7) The Facility complies with all additional standards imposed on it by the particular provisions of the Zoning Code authorizing such use.

D. Variations. With respect to Docket No. PCD-25-08D/E, a request to reduce interior side and rear yards, and loading space requirements, the Plan Commission finds that the following variations **are consistent** with the standards for variations established in Subsection 11-503F of the Zoning Code:

a. Variation to reduce the required interior side (south) and rear (west) yards from 5 feet to 0 feet; and
b. Variation to reduce the required loading space requirement from 1 to 0.

E. Site Plan Approval. With respect to Docket No. PCD-25-08F, the Plan Commission does hereby find that the proposed improvements on the Subject Property are **consistent** with the standards for such approvals as established in Section 11-604 of the Zoning Code.

F. Other Relief. With respect to Docket No. PCD-25-08G, the Plan Commission does hereby find that no other relief is necessary.

2. Recommendations: The Northbrook Plan Commission does hereby recommend to the Board of Trustees of the Village of Northbrook **approval** of Docket No. PCD-25-08A/B/C/D/E/F based on the findings established herein, subject to the following conditions:

A. Plat of Consolidation. The Plat of Consolidation shall be approved subject to review by the Village Engineer and Village Attorney prior to final approval by the Board of Trustees.

B. Special Permit for Motor Vehicle Dealer. A special permit to allow Motor Vehicle Dealer (New & Used) with Open Sales Lot (SIC No. 5510.02) shall be issued to the Operator for the Subject Property.

C. Special Permit for Automotive Repair. A special permit to allow Automotive Repair Shop (SIC No. 7530.00) shall be issued to the Operator for the Subject Property

D. Variations. The below requested variations shall be granted:

   a) Variation to reduce the required interior side (south) and rear (west) yards from 5 feet to 0 feet;

   b) Variation to reduce the required loading space requirement from 1 to 0.

E. Site Plan Approval. The site plan consisting of one page, prepared by Studio 222 Architects, with the latest revised date of July 15, 2025, attached as ***Exhibit A***, shall be approved.

ADOPTED THIS 2nd day of September 2025.

AYES: (7) Braiman, Halperin, Karavitis, Morgen, Pipito, Walden, Elisco

NAYS: (0)

ABSENT: (1) Melnick

ABSTAIN: (0)

/s/ Steven Elisco
Steven Elisco, Chairman
Northbrook Plan Commission

ATTEST:
/s/ Amy McEwan
Amy McEwan, Director
Development and Planning Services

EXHIBIT A

Site Plan



PROPOSED SITE PLAN

1" = 60'-0"

1818 SKOKIE BOULEVARD ZONING and AREA SUMMARY

BULK DATA TABLE

Lot Area	– 126,935 sf
Building Area	– 41,156 sf
Floor Area Ratio	– 0.32
Parking Spaces	– 155 spaces

BUILDING AREA SUMMARY

Showroom	– 4,053 sf
Sales, Office, Restroom, Storage	– 2,182 sf
Service	– 32,915 sf
Mezzanine Office/Break	– 2,006 sf
Total Building Area	– 41,156 sf

0 60' 120'

SCALE: 1" = 60'-0"

WINGSPAN DEVELOPMENT GROUP

STUDIO 222 ARCHITECTS

1818 SKOKIE BOULEVARD
NORTHBROOK, ILLINOIS

PROJECT NUMBER: 22036

07/15/2025

Plan Commission Minutes – APPROVED

Sandra "Sandy" Frum Board Room
1225 Cedar Lane Northbrook, IL 60062
Tuesday, September 2, 2025

PLAN COMMISSION

1) Roll Call

Attendee Name	Title	Status	Arrival
Steven Elisco	Chairman	Present	
Jeff Braiman	Commissioner	Present	
Keri Halperin	Commissioner	Present	
Nikos Karavitis	Commissioner	Present	
Jeremy Melnick	Commissioner	Absent	
Allen Morgan	Commissioner	Present	
Andrea Pipito	Commissioner	Present	7:32pm
Ken Walden	Commissioner	Present	
Amy McEwan	Director	Present	
Michaela Kohlstedt	Deputy Director	Present	
Swati Pandey	Senior Planner	Present	
Caitlyn Culbertson	Village Attorney	Present	

2) Minutes Approval

2.A) Minutes for Approval - August 19, 2025

Commissioner Halperin moved, Commissioner Braiman seconded the motion to approve the regular meeting minutes for August 19, 2025, as amended. On voice vote, all were in favor.

Commissioner Morgen abstained

3) Community Planning Report

Michaela Kohlstedt, Deputy Director, reported the Plan Commission's recommendations for two applications (proposed new Zoning Code and rezoning) submitted by the Village, will be considered by the Village Board on September 9, 2025.

4) Public Comment Time

5) Public Hearing

5.A) DOCKET NO. PCD-25-08: 1804 - 1818 Skokie Boulevard - Rivian (Public Hearing) - An application filed by Edens Tower LLC, as owner of the property commonly known as 1804 ? 1818 Skokie Boulevard, which will be transferred to 1818 Partnership, LLC, for development of a Rivian dealership and repair facility for the purposes of: (A) Lot Consolidation to consolidate two parcels into one; (B) Special Permit for a Motor Vehicle Dealer (New & Used) with Open Sales Lot (SIC No. 5510.02); (C) Special Permit for Automotive Repair Shop (SIC No. 7530.00); (D) Variation to reduce the required interior side (south) and rear (west) yard from 5 feet to 0 feet; (E) Variation to reduce the required loading space from 1 to 0; (F) Site Plan Approval; and (G) Approval of any such variations, waivers, and zoning relief as may be necessary.

Senior Planner Swati Pandey discussed an application submitted by Edens Tower LLC, for the property located at 1804-1818 Skokie Boulevard. The applicant is requesting approval to consolidate two parcels into one and develop a single-story Rivian electric vehicle showroom space and automotive repair service facility. She provided a brief overview of the following: properties, zoning, and proposed plan. She noted the requested relief/primary issues the Plan Commission should consider.

John Madeja, Studio 222 Architect, 901 W Jackson Boulevard, Chicago, IL, stated he is representing the property owner and developer. He assured the Commission that the proposed lighting is incompliance with the ordinance.

Michaela Kohlstedt, Deputy Director, confirmed the lease agreement is for fifteen years.

Mike Rosenthal, 1840 Janke Drive, Northbrook, IL, requested the Commission address easement access during working hours. Furthermore, he suggested the Village install a gate to allow the public to use the proposed bike path (will be located on the easement) once the project completes.

Ms. Kohlstedt requested Mr. Rosenthal contact the Public Works Department for more information regarding an easement for a proposed bike path.

Peter Haller, 205 Astor Place, Northbrook, IL, spoke in opposition of the proposed development project. He expressed concern regarding the following: increased noise, business operation hours, light spillage, lack of impact studies, and lack of buffering. Furthermore, he presented a petition signed by residents opposing the development project.

Mr. Madeja addressed a member of the public's concern regarding light spillage by assuring the Commission a light study was performed, and the proposed lighting is incompliance with the ordinance.

Matthew Kowalski, Rivian, 1205 Sand Piper Lane, Naperville, IL, clarified business operations with the Commission. He confirmed car maintenance will be performed inside the building and the vehicles will be turned on by utilizing the remote start option, which will not trigger the alarm. Furthermore, the proposed project does not include a backdoor service bell.

DJ Alwattar, Property Owner, stated he is not aware of an easement on the property for a bike path.

Mr. Madeja clarified the entry points and existing drainage easement along the backside of the property.

Commissioner Halperin made a motion to close the public hearing; seconded by Commissioner Morgen . On roll call vote, all were in favor. (7 Yes Votes, 0 No Votes)

Commissioner Halperin spoke in support of the proposed development project.

Commissioner Karavitis spoke in support of the proposed development project. He requested more information from the Public Works Department regarding the following: proposed bike path, noise control, and light pollution plan.

Commissioner Pipito concurs with her fellow Trustees.

Commissioner Morgen spoke in support of the proposed development project.

Commissioner Walden requested a provision be added to ensure the bike path is not encumbered. He expressed concern regarding the lack of information for lighting and noise control.

Commissioner Braiman spoke in support of the proposed development project.

Chairman Elisco spoke in support of the proposed development project. He noted the development project includes the largest buffer (approximately 300-feet) in the Village of Northbrook.

Ms. Kohlstedt confirmed the proposed Skokie Valley Trail project (bike trail) is not

located at the mentioned easement. The bike trail is located far west and the closest entry point for the proposed trail is located near Dundee Road.

Commissioner Morgen made a motion to approve a resolution for Docket No. PCD-25-08, 1804-1818 Skokie Boulevard - Rivian, as prepared and submitted by staff; seconded by Commissioner Halperin. On roll call vote, all were in favor. (7 Yes Votes, 0 No Votes)

6) Review of Draft Resolutions

7) Discussion Topics

Michaela Kohlstedt, Deputy Director, reported the next meeting was rescheduled for September 30, 2025, due to lack of quorum. The Commission will consider four time sensitive applications at the next meeting.

8) Remarks for the Good of the Order

Chairman Elisco read a thank you note received from a member of the public addressed to the Plan Commission.

9) Adjourn

Commissioner Halperin made a motion, seconded by Commissioner Morgen to adjourn. On voice vote, a motion to adjourn passed unanimously. Adjourned at 8:21 p.m.

MEMORANDUM

To: Plan Commission
From: Senior Planner Swati Pandey
CC: Deputy Director Michaela Kohlstedt
Date: September 2, 2025
Subject: PCD-25-08: 1804 – 1818 Skokie Road – Rivian Sales and Service Facility

INTRODUCTION

On September 2, 2025 the Plan Commission will conduct a public hearing on an application filed by Edens Tower LLC (the "Applicant") as owner of the property commonly known as 1804 – 1818 Skokie Boulevard (the "Subject Property"), which will be transferred to 1818 Partnership, LLC (the "Proposed Owner"). The applicant proposes to consolidate two parcels into one and in conjunction with Wingspan (the "Developer") develop a single-story Rivian electric vehicle showroom space and service facility on the Subject Property. The following zoning relief is requested:

A. Lot Consolidation to consolidate two parcels into one;

B. Special Permit for a Motor Vehicle Dealer (New & Used) with Open Sales Lot (SIC No. 5510.02);

C. Special Permit for Automotive Repair Shop (SIC No. 7530.00);

D. Variation to reduce the required interior side (south) and rear (west) yards from 5 feet to 0 feet;

E. Variation to reduce the required loading space from 1 to 0;

F. Site Plan Approval; and

G. Approval of any such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant.

A sign has been posted on the Subject Property indicating the time and date of the Plan Commission public hearing. The Applicant has submitted evidence that the mailed notice requirements of the Zoning Code have been satisfied. The Plan Commission hearing was properly noticed in the August 14, 2025 edition of the *Northbrook Star*. To date staff has not received any public comments on the application.

PROPERTY DESCRIPTION

The Subject Property is:

- located on the west side of Skokie Boulevard, north of Tower Road;
- approximately 2.89 acres in size
- improved with several structures including an animal boarding and medical clinic, a contractor business structure, and a vacant multi-story office building in the rear of the property;
- zoned I-1 Restricted Industrial District;
- designated as appropriate for Industrial and Commercial Services in the Comprehensive Plan's Future Land Use;
- surrounded by properties with land uses as depicted on the attached Application Summary;
- not located within the 100-year flood plain; and
- not located in proximity to any areas identified in the Master Stormwater Management Plan.

- The Master Bicycle and Pedestrian Plan does not designate Skokie Boulevard for any bicycle infrastructure.

BACKGROUND INFORMATION

The property is developed with multiple commercial buildings of which some are vacant. The existing buildings include a single-story animal training and boarding kennel; a single-story office building; and a three-story office building.

On January 12, 2016, the property through Ordinance No. 2016-3 received approval for an animal training and boarding kennel facility called Rover's Place. Ordinance No. 2021-5 renewed the original special permit and the facility subsequently has also received administrative renewal (per amended Zoning Code regulation for special permit renewal). Considering the use will cease to exist on the property, the approved documents will become inactive.

Preliminary Review

On May 27, 2025, the Board of Trustees conducted a preliminary review of the request for a vehicle sales and service facility. The Board found the use to be appropriate. An excerpt of the Board of Trustees minutes along with the preliminary site plan is attached for reference, and the meeting, and Board of Trustees commentary can be viewed on the Village website here.

The following is a table of the comments made by members of the Board of Trustees on the preliminary review application and concept site plan:

Trustee	Title	Status	Comments
Kathryn Ciesla	Village President	Present	In-favor of the use
Robert Israel	Trustee	Present	In-favor of the use; sustainability items to be addressed
Heather Ross	Trustee	Present	In-favor of the use
Johannah Hebl	Trustee	Present	In-favor of the use
Joy Ebhomielen	Trustee	Present	In-favor of the use
Michelle Kohler	Trustee	Present	In-favor of the use
Matt Cassidy	Trustee	Present	In-favor of the use

Staff Review

Prior to scheduling a public hearing the application underwent the standard review process and was reviewed by the following departments/entities:

- Development and Planning Services (Planning & Zoning)
- Sustainability
- Public Works Department (Engineering and Tree Preservation)
- Stormwater Consultant
- Fire
- Police
- Village Attorney

Staff reviewed the application and provided comments and requested revisions and information through the review process. All departments have approved the application to proceed for a public hearing. Any comments pending are to be reviewed at the time of site work and building permit submittal.

Included with the material submitted by the Applicant are the responses to those questions as well as staff review comments.

Compliance with Village Plans

- The Comprehensive Plan identifies the property for Industrial and Commercial Service uses which is intended to provide areas to accommodate “heavier commercial service uses”.
    - The property is also identified within the ‘Special Study Area’ of the Skokie Boulevard Corridor which is part of the Comprehensive Plan. The Study (attached) highlights the goal and policies for this area to encourage “high quality commercial and multi-use area”. The Study “encourages uses that complement existing land uses and businesses” –Skokie Boulevard has other existing high quality vehicle dealerships.
- The Village’s Bicycle and Pedestrian Plan does not designate Skokie Boulevard for any bicycle infrastructure. However, the Skokie Valley Trail Phase 2 (west of the property) has been identified for a Shared-Use Path (facilities separated from roadways for use by bicyclists and pedestrians).

PROPOSED PROJECT

- The Applicant is proposing to demolish all existing structures on the property, consolidate two parcels, and construct an electric vehicle dealership for sales and service facility. Rivian Sales, Service, and Distribution Center will occupy the facility and operate the business. The proposed use is considered a motor vehicle dealer with open sales lot and an automotive repair shop per the Zoning Code; both of which are allowed as a special permit in the I-1 Restricted Industrial District. The attached narrative from the Applicant provides a detailed description of the proposed use for the Subject Property.
- ***Layout***: The Subject Property has two existing curb-cuts on Skokie Boulevard, both of which will remain; however, they will be widened to accommodate car carrier deliveries. A single-story vehicles sales and service building will be centrally located on the site, with parking areas around it as shown on the site plan. Both curb-cuts allow two-way access at the front portion of the property, near the building entrance. The southern curb-cut provides access to the rear of the property for circulation, while access and circulation from the north parking lot is limited to one-way traffic moving from west to east. There is no pedestrian sidewalk in front of the Subject Property. The proposed site plan is attached.

  A single-story rectangular building is proposed located centrally on the Subject Property. A 155-space parking lot is located on the north and south side of the building; with two-way circulation aisle. The parking lot will be used for customer, employee as well as outdoor storage of vehicle inventory. The Applicant has proposed two underground vaults, located within the parking lot area for stormwater detention purposes. Public Works and the Village’s stormwater consultant have reviewed and approved the detention design subject to final site work permit approval.
- ***Building***: The Applicant has proposed a single-story 34’ tall building. The facility will be 39,150 square-feet in area with the front entrance facing Skokie Boulevard.
- ***Services & Operations***: The primary services include electric vehicle sales, and repair, parts and vehicle storage, educational demonstration drives, and related services. There will be no collision repair or paint work at this site. There will be a total of 63 employees including full and part-time employees/contractors. Employees will be working shifts, so not all 63 employees will be onsite at once. All repair work will be limited to indoors only. The hours of operation is noted below:
    - Customer facing hours:
        - Sales: Monday to Saturday: 9:00am – 8:00pm
        - Services: Monday to Saturday: 8:00am – 5:00pm
        - Sunday closed
    - Service employees:
        - Monday to Saturday: 24 hours; shifts based on general operations
        - Sunday closed

- ***Parking***: The parking requirement for the proposed use is 3 space per service bay plus one space per employee. The property has proposed 155 parking spaces on-site. Based on the 13 service bays and 63 employees, 102 parking spaces would be required. The proposed parking will comply with the requirements of the Zoning Code.
- ***Loading***: The Applicant is requesting a loading space variation. The details are discussed later in the report.
- ***Trash Area***: A trash enclosure is located on the south side of the building, along the property line. The enclosure is 6'4" tall.
- ***Landscaping***: A landscape plan has been provided by the Applicant. Parking lot screening on the east side, and interior parking lot landscaping are all in compliance with the landscaping requirements within the Zoning Code. A mix of trees, deciduous shrubs, and grass are shown on the plan. The Village's tree preservation officer has reviewed and approved the plan subject to final site work permit approval.
- ***Fence***: There is an existing perimeter fence around portions of the property (location depicted on the site plan); no new fence is proposed.
- ***Signage***:
    - ***Wall***: The Applicant proposes installation of two wall signs on the building. Both wall signs are white channel letters stating the business name, "Rivian"; mounted to the building facade. The first wall sign is proposed on the front facade, while the second sign is on the south facade. The proposed wall signs are in compliance with the requirements of the Zoning Code.
    - ***Ground***: The Applicant has proposed one eight-foot-tall ground sign for the Subject Property located near the Skokie entrance. The sign is in compliance with the requirements of the Zoning Code.

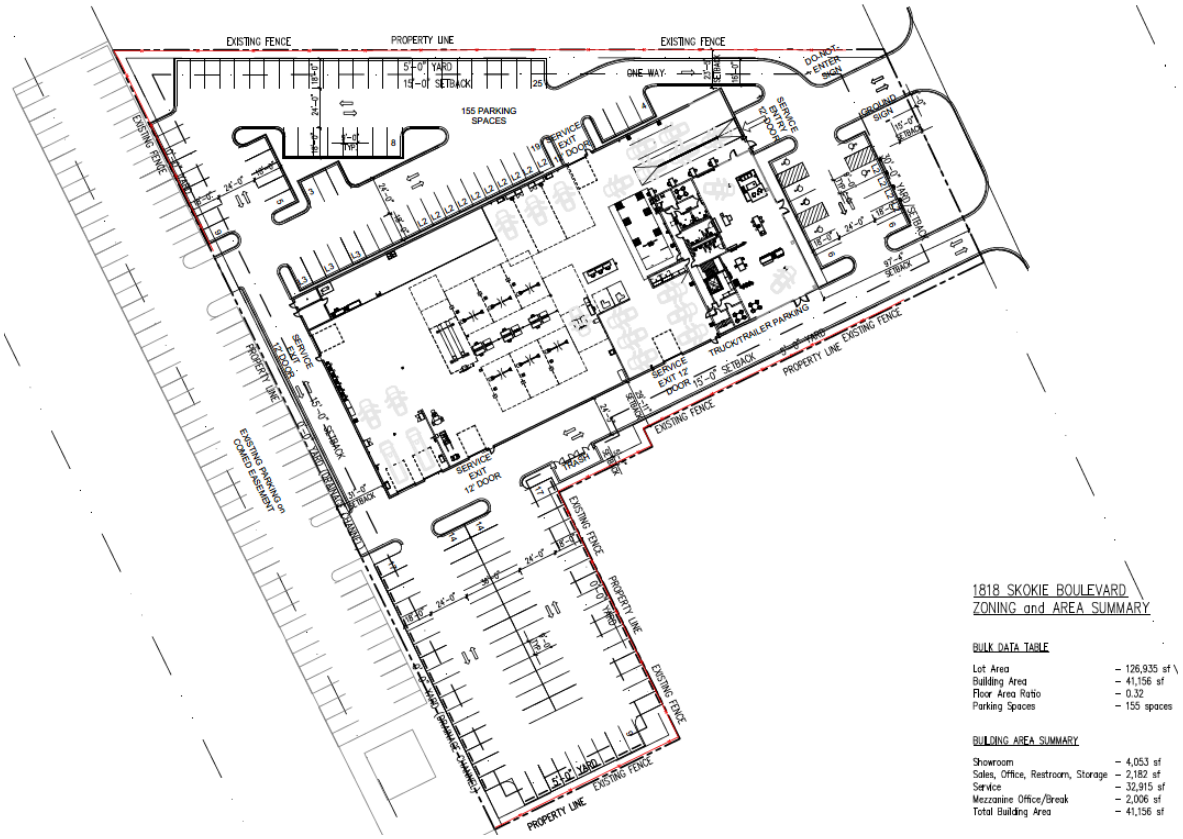


Figure 1: Proposed Site Plan

SUSTAINABILITY

Following the adoption of the Climate Action Plan (CAP), it is important to reference action items found in the CAP as they relate to development proposals. The Village's Sustainability Coordinator has drafted a Sustainability Addendum attached to this report, which goes into further detail on CAP items that are relevant to the Subject Property and the proposed plan.

ZONING RELIEF

Lot Consolidation

Consolidation of land is considered a minor subdivision procedure under the Northbrook Subdivision and Development Code and typically does not require a public hearing or review by the Plan Commission, unless the property is being developed and requires zoning relief or if the application is referred to the Plan Commission by the Village Board of Trustees.

The Applicant is requesting to consolidate two lots into one lot of record so that they can construct a vehicle dealership and repair facility and develop the property as one parcel. All parcels are under single ownership, and the owner has provided consent to this request. The Applicant has submitted a Plat of Consolidation, which has been reviewed and approved by staff and Village Attorney.

Special Permit

Two special permits are requested through this application as listed below:

A. Special Permit for a Motor Vehicle Dealer (New & Used) with Open Sales Lot (SIC No. 5510.02); and

B. Special Permit for Automotive Repair Shop (SIC No. 7530.00).

The Plan Commission and Board of Trustees must consider the general standards for special permit established in Paragraph 11-602 E1 of the Zoning Code when deciding whether to grant the requested special permits. These standards include the following:

1) Is the proposal in compliance with the Zoning Code and Official Comprehensive Plan?
2) Will there be any adverse impact upon adjacent properties?
3) Will the proposed use interfere with the orderly development of adjacent properties?
4) Are there adequate public facilities to serve the development?
5) Will the use cause undue traffic congestion?
6) Will the development cause loss of significant environmental or historical features?
7) Will the use comply with other applicable Village standards?

The specifics for each of these special permits, as they relate to the above listed standards, is discussed below. The Applicant has included a statement of justification with their application materials addressing the above items. This information is attached to this report with the additional material submitted by the Applicant for review.

Motor Vehicle Dealer (New & Used) with Open Sales Lot:

The Applicant has stated that their use complies with the Industrial and Commercial Service land use requirements per the Comprehensive Plan. The use is compatible with other dealerships in the vicinity. The Applicant has stated that there will be adequate parking as well as loading/unloading will be occur on-site with no traffic impact.

Automotive Repair Shop:

The Applicant has stated that the "building fits within the context and character of the adjacent neighborhood". A new stormwater detention system will be installed which will be an improvement on the property. The Applicant has stated that all repair work will occur inside the building with no impact on the surrounding properties.

Variations

In addition to the above noted relief, the Applicant has also requested the following:

- *Yard Variation*: to reduce the required interior side (south) and rear (west) yards from 5' to 0' to accommodate the proposed parking lot;
- *Loading Space*: In addition to the above noted relief, the proposed site plan requires a variation to reduce the required number of loading space from 1 to 0. The Applicant has stated that given the nature of the use, the facility does not require a 10'x25' loading space; and the layout of the proposed facility does not accommodate a loading space of this size. In order to add a loading space, it would require eliminating required parking spaces. The Applicant has stated that there is ample area on the property for loading/unloading to occur safely, including but not limited to along the rear property line, adjacent to the ComEd easement area.

SUMMARY

In reviewing this request, staff suggests the Plan Commission consider the following policy questions:

1) Is the proposed electric vehicle dealership an appropriate use on the Subject Property?
2) Is it appropriate to consolidate two parcels into one lot of record?
3) Is it appropriate to grant the following special permits in I-1 District? Any operational limitations?
    a) Special Permit for a Motor Vehicle Dealer (New & Used) with Open Sales Lot (SIC No. 5510.02); and
    b) Special Permit for Automotive Repair Shop (SIC No. 7530.00).
4) Is it appropriate to grant variations to reduce the requirement for:
    a) interior side (south) and rear (west) yard from 5 feet to 0 feet; and
    b) loading space from 1 to 0;
5) Are there any specific concerns the Board has regarding the overall project design such as:
    a) the layout of the development;
    b) adequate circulation for vehicles;
    c) the buffers being provided along the periphery; and
    d) access and curb-cut to the site from the Skokie Blvd.

Staff has prepared the attached draft resolution for consideration by the Commission. If the Commission should choose to amend and/or take action on this resolution, it would be **Resolution No. 25-PC-15.**

The Applicant and staff will attend the September 2, 2025 Plan Commission meeting to answer any questions.

MEMORANDUM

To: Plan Commission
From: Kate Carney, Sustainability Coordinator
cc: Amy McEwan, DPS Director
Date: September 2, 2025
Subject: PCD-25-08: 1804-1818 Skokie Rivian – Sustainability Addendum

Northbrook's Climate Action Plan (CAP) calls to foster sustainability and reduce 80% of community-wide carbon emissions by 2050 through strategic planning and action item implementation. With CAP adoption, development proposals are reviewed with respect to best environmental practices.

Village staff provided Sustainability Comments in response to all submittals for the proposed planned development solely regarding applicable measures from the CAP. Under each section are a list of Climate Action Plan items as they relate to the proposed development. Staff confirms the proposed project partially addresses CAP items requested of the Applicant.

Of the items presented to the Applicant 92% were fully realized according to CAP standards, to the extent detailed below in italics. **Staff comments noted in bold.**

Transportation and Land Use
In the Transportation and Land Use section of the CAP, recommendations are made to enhance active mobility and fossil fuel-free transit:

TL 5- 8 Confirm whether EV charging stations will be installed for patron use. If this will not be realized, consider including capabilities for future electric vehicle charging installation. This could include conduit, wiring, electrical service panels, and power capacity near parking areas, terminated in outlets or junction boxes to meet demand for at least 2 EV charging ports.

Applicant response: Rivian will have EV stations available for Patron use

TL 5- 9 Identify and promote information on grants, incentives, and rebates available to the public for adoption of EV charging equipment and EV vehicles. Work with the Village to address barriers and educate residents about the benefits of EVs.

Applicant response: Rivian staff and educational installations will be available inside the service center to help educate the public on EV benefits. The public is welcome to schedule demonstration drives to be educated on EV use.

TL 7- 1 The Village has enacted a nine-month ban on gas powered leaf blowers – ensure compliance on site.

Applicant response: Rivian will work with landscape vendors and encourage use of non-gas powered leaf blowers.

Buildings and Energy
The Building Energy section of the CAP provides the following items pertaining to reducing our community-wide carbon footprint and preserving wildlife:

BE 2- 1 Consider conducting a Solar PV Site Assessment. Assessment should include estimated installation cost, and projections for both energy generation potential and economic payback potential over a minimum

20-year timeframe. Based on the Solar PV Site Assessment, consider incorporating renewable energy installation to offset emissions generated from the development. Work with CPACE, Illinois Shines, or similar programs for incentives. If installation will not be realized, confirm reserved space for solar-ready roof zone and plan for structural design loads and electrical service to allow for future installation of a dual pole circuit breaker if possible.

Please indicate whether development plans to investigate feasibility of onsite solar installation.
Applicant response: The owner will explore the feasibility of onsite solar installation. Please note the development is designing the roof trusses to accommodate the additional weight of potential future installation of solar panels.

BE 2- 2 If the site is suitable, make the buildings solar ready.

Please indicate whether development will make building solar ready if installation during construction period is not feasible.
Applicant response: The roof trusses have been designed to accommodate the additional weight of potential future installation of solar panels.

BE 4- 1 Consider green power purchase options such as those provided by ComEd and Nicor.

Please acknowledge if the development will consider utilizing green power purchase options for energy needs onsite.
Applicant response: The owner will explore and consider utilizing green power purchase for the development.

BE 5- 1 Explore opportunities for the property to utilize smart lights that can save energy through conservation. Achieve 100% LED installation if possible.

Applicant response: Typical light fixtures installed in Rivian projects are LED fixtures.

BE 5- 2 Consider establishing a Green Building policy with clear energy efficiency goals.

Applicant response: Sustainability is a fundamental concept at Rivian. Rivian advocates sustainable practices throughout all stages of design, from MEP design to furniture selection.

BE 5- 4 Require purchase and installation of ENERGY STAR appliances when available.

Please indicate whether ENERGY STAR or other energy efficient appliances will be utilized where possible.
Applicant response: The project will incorporate ENERGY STAR and other energy-efficient appliances where possible.

BE 7- 2 Consider the benefits of replacing fossil fuel burning heating equipment with air-source heat-pumps, or other efficient electric heating options in development.

Applicant response: This service center will be designed with electric heat.

Waste Management
The CAP points to procedures that may facilitate waste reduction (with a goal of at least 50% landfill wasted diverted by 2030) in its Waste Management section:

WM 1- 1 Consider phasing out single-use products. This would apply to (but not limited to) bags (both paper and plastic), utensils, napkins, and take-out containers.

Applicant response: Service centers have minimal single use products for staff and public.

WM 2- 3 Reduce construction and demolition waste by ensuring that strong recycling and reuse

requirements are met for all building-related permits Village-wide. Required compliance with Cook County's construction and demolition requirements including waste management plans. Partner with Habitat, reuse, etc.

Applicant response: GC will comply with recycling and reuse request throughout construction period.

WM 2- 5 Assure compliance with the Cook County Construction & Demolition Debris Diversion Ordinance and encourage contractors and subcontractors to exceed minimum requirements where applicable.

Applicant response: GC will comply with debris diversion ordinance request throughout construction period.

WM 2- 7 Consider contracting recycling and compost collection services.

Applicant response: Rivian will contract recycling and compost collection services.

Water and Wastewater
In the Water and Wastewater category, the CAP states to prioritize mitigating stormwater before it enters the sewer system through multiple capture techniques:

WW 1- 1 Consider landscaping practices that reduce water consumption and chemical use on site.

Please consider for design/policies and respond.
Applicant response: All plant material has been specified based on its tolerance for drought and urban conditions.

WW 1- 2 Reduce landscaping water use with water-efficient irrigation systems, grass replacement, and planting native and drought-resistant trees and vegetation in landscaping plans.

Please consider for design/policies and respond.
Applicant response: The use of drought-resistant and native plant material was considered in the planting plan design. Approximately 50% of the plant species specified on the plan are Native or Nativar varieties.

WW 1- 4 Consider utilizing water conservation programs that focus on outdoor irrigation, which may also support better identification of water-related carbon sequestering opportunities such as using soil amendments, native grasses and proper tree watering.

Please consider for design/policies and respond.
Applicant response: Native grasses and groundcovers have been specified on this project.

WW 2- 1 Prioritize managing stormwater before it enters the sewer system through a combination of overland flow, detention, and infiltration strategies (for example, permeable surfaces) where feasible.

Please explain how this has been considered in the stormwater plan.
Applicant response: Stormwater detention and infiltration is provided on site within the proposed underground storage systems. These systems have open bottoms to allow for water infiltration. Stormwater release from the site is restricted per the Village release rates.

WW 2- 3 Consider revegetation, tree preservation planting and maintenance, de-paving and porous pavement, green infrastructure like bioswales and Eco-roofs in site development.

Please consider for design/policies and respond.
Applicant response: Stormwater detention and infiltration is provided on site within the proposed underground storage systems. These systems have open bottoms to allow for water infiltration. Stormwater release from the site is restricted per the Village release rates.

WW 3- 3 Reduce or offset impervious surfaces where possible, and consider use of lighter colored pavements and building materials to lessen the impact of urban heat island effect.

Please consider for design/policies and respond.
Applicant response: The project will utilize a white roof membrane to reduce the impact of urban heat island effect.

Greenspace and Ecosystem Health
The Plan's Greenspace category includes the following for expansion of tree canopy coverage, transforming beneficial lawns, and mitigation of heat island impacts:

GS 1- 12 Plan for diversity of native tree cover and performance-based tree island within landscaping plan and parking lots with goals on percentage of pavement shaded. Consider a mix of canopy trees, shrubs, groundcovers, and raingarden components appropriate to the lot and its surroundings in any new landscaping where possible.

Please consider for design/policies and respond.
Applicant response: A mix of canopy trees, shrubs, groundcovers and native grasses and forbs have been specified for this plan with a special consideration of the canopy cover at the parking areas.

GS 2- 5 Consider including exterior lighting design a policy to protect native plants, species, biodiversity, and improve night sky quality.

Please consider for design/policies and respond.
Applicant response: All parking lot lighting fixtures will include cut-off shields and will be operated to prevent light spillover and sky-reflected glare in compliance with Village requirements.

GS 2- 7 Consider eliminating neonicotinoids and reduce use of long-lasting chemical pesticides for landscaping.

Please consider for design/policies and respond.
Applicant response: Neonicotinoids and long-lasting chemical pesticides use will be minimized.

GS 4- 8 Consider utilizing shade and water absorbing trees and replacing turf landscaping with native prairie, wild flower, and savanna plantings.

Please consider for design/policies and respond.
Applicant response: Native seed mixes have replaced traditional mowed turf areas in many places on this landscape plan.

Climate Economy
The CAP's section on Climate Economy establishes how the economy is linked to the climate and climate change and outlines methods of resiliency in Northbrook's local economy:

CE 1- 2 Consider participation in the Village's Green Business Program.

Applicant response: Owner will explore participating in the Village's Green Business Program.

RE: Docket No. PCD-25-08: 1804-1818 Skokie Boulevard – Rivian Development

Date: September 2, 2025
To: Northbrook Planning Commission
From: Peter Haller – 205 Astor Place, Northbrook IL 60062
RE: Public Hearing on September 2, 2025 - Rivian Development Proposal

Dear Planning Commission Members,

I am writing as the owner and resident of 205 Astor Pl, Northbrook IL 60062, and community representative of those who have signed this document, to express serious concerns about the proposed Rivian facility at 1804-1818 Skokie Boulevard. While I strongly support appropriate economic development in Northbrook, this proposal as currently designed raises significant compatibility issues with the residential neighborhoods to the West of the site that will impact both our quality of life and property values requiring careful consideration and modification before approval.

Primary Concerns

Noise During and Outside Standard Business Hours

The proposed Rivian facility presents significant noise concerns that extend well beyond typical business hours, particularly impacting nearby residential areas. The service facility's extended operations until 3:00 AM Monday through Friday will generate substantial noise from employee arrivals and departures, vehicle movements, and mechanical operations during traditionally quiet nighttime hours when residents expect peace. The inclusion of a car wash facility at the rear of the property will produce continuous noise from high-pressure water systems, vacuum equipment, and associated machinery. Additionally, the site's function as a regional delivery and service center will necessitate frequent truck loading and unloading operations, particularly during off-peak hours to avoid daytime traffic, creating noise from diesel engines, hydraulic lift gates, and metal-on-metal contact during vehicle transport. The extensive parking areas—including the request for 156 spaces on the main property and additional vehicle storage on the ComEd easement behind the building—will generate ongoing noise from car doors, alarms, and vehicle movements as inventory is shuffled and customers retrieve their vehicles, with sound potentially carrying across the open lot areas to neighboring properties at all hours of operation.

Light Pollution with Inadequate Setbacks and Buffering

The proposed Rivian facility fails to specify any lighting requirements regarding the number of fixtures, light deflectors, or motion sensors that would minimize unnecessary

illumination. With service operations extending until 3:00 AM on weekdays, the facility will require extensive lighting throughout traditionally dark nighttime hours, creating a significant source of light pollution when the community expects darkness. The site lacks natural barriers such as mature trees that could buffer light from spilling onto adjacent properties. The requested exemption for a 0-foot setback (rather than 5-foot code) will push bright commercial lighting directly to property lines, bringing harsh illumination closer to neighboring residential areas. Furthermore, the proposed use of the ComEd easement for additional vehicle storage will extend lighting even further back on the property, projecting commercial-grade illumination deeper into areas that border residential neighborhoods. This approach undermines the community's commitment to reducing light pollution and fails to protect residents from the disruptive effects of excessive nighttime lighting that can interfere with sleep patterns, wildlife habitats, and the natural night sky that the "Lights Out Northbrook" community initiative, Northbrook Climate Action Plan (CAP), and the coming updated Northbrook zoning code (expected end-of-year 2025) seeks to preserve.

Missing Environmental Impact Analysis

The application fails to include critical environmental studies that are essential for evaluating this proposal's impact on residential neighbors. There is no noise impact assessment for late-night (10pm-3am) operations adjacent to residential areas and no lighting impact study to prevent light pollution affecting nearby homes. Approving a commercial development of this scale without understanding its environmental impacts on residential areas violates basic due diligence principles and exposes the Village to future liability. These studies are essential tools for ensuring that development decisions serve the broader public interest alongside economic interests.

Reasonable Solutions

I am not opposed to appropriate development but believe this proposal could be modified to ensure residential compatibility while still serving Rivian's business needs. The following are potential modifications that the Plan Commission should consider, alongside their own solutions, to protect the residents and their constituents:

Operational Restrictions

- Limit service operations to 6:00 AM through 10:00 PM Monday through Saturday
- Prohibit car washes when service doors are open to reduce noise
- Prohibit truck deliveries between 8:00 PM and 7:00 AM
- Restrict weekend service hours to 8:00 AM through 6:00 PM

Enhanced Setbacks and Screening

- Do not grant exemptions for 0-foot setback (Approving a zero-setback variance without demonstrated hardship sets a dangerous precedent that undermines the integrity of Northbrook's zoning code)
- Install 15-foot evergreen landscape buffer along the back of the property
- Northbrook installs 15-foot evergreen landscape buffer on watershed land West of ComEd lands

Environmental Protections

- Mandate comprehensive lighting plan with full cutoff fixtures preventing light spillage beyond property lines, color temperatures not exceeding 2700k, and motion sensor turnoffs.
- Require professional noise impact study with appropriate mitigation measures before approval

Precedent Protections

- Condition any approval on specific operational and design requirements
- Include clear language preventing this approval from being cited as precedent for other zero-setback requests along the corridor

These modifications would provide the transitional buffering that good planning practice requires between intensive commercial and residential uses, while allowing the business to operate successfully and respecting the residents in surrounding neighborhoods.

Community Impact and Request for Action

These concerns reflect broader community interests that extend beyond individual property impacts. Multiple households will be directly affected by noise, lighting, and visual effects from this intensive operation. Property values throughout the neighborhood face potential negative impacts from the introduction of more exhaustive commercial operations. This quiet corridor of the village is at stake, and the precedent set by this decision will influence future development patterns throughout Northbrook.

I respectfully request that the Plan Commission:

1. **DENY the current application** until comprehensive environmental impact studies are completed

2. **REQUIRE** noise and lighting impact assessments before any further consideration
3. **MANDATE** the operational restrictions and buffering measures outlined above as conditions of any approval
4. **REJECT** the zero-setback variance as unnecessary and harmful to neighborhood character
5. **ESTABLISH** clear precedent language preventing this decision from undermining future zoning enforcement

The Commission has both the legal authority and ethical obligation to protect residential neighborhoods from incompatible development. Half-measures or conditional approvals without enforceable standards will fail to address these legitimate concerns. The village's economic interests and residential quality of life are not mutually exclusive—thoughtful development conditions can protect both the community and support appropriate economic growth. However, this requires the Commission to exercise its full authority to ensure compatibility standards are met before approval, not after problems arise.

I plan to attend the September 2nd public hearing and encourage the Plan Commission to visit the site (specifically in the winter-time when there is no leaf-barrier) to understand the residential context of this proposal. Thank you for your careful consideration of these concerns and your commitment to protecting Northbrook's residential neighborhoods.

Respectfully,

Peter Haller
205 Astor Pl
Northbrook, IL 60062
(847) 899-2243
peterjameshaller@gmail.com

CC:
Village Manager Cara Pavlicek
Development & Planning Services Director Amy McEwan
Village Trustees

Community Signatures

By signing this letter, community members affirm their agreement with the concerns and recommendations outlined above regarding the proposed Rivian development at 1804-1818 Skokie Boulevard. Signatories support the request for comprehensive environmental impact studies, reasonable operational restrictions, adequate setbacks with enhanced landscaping, and specific conditions to ensure residential compatibility before any approval is granted.

The undersigned residents and stakeholders urge the Northbrook Planning Commission to carefully consider this collective feedback and take appropriate action to protect neighborhood quality of life while supporting responsible economic development that serves the broader community interest.

1763 Killarney Ln. Northbrook IL 60062 — Address

(1) Ray Schoppa — Name

Signature

1785 Killarney Ln — Address

2 Nancy Carroll — Name

Nancy Jo Carroll — Signature

1780 Killarney Lane — Address

3 Ben Hardiman — Name

Signature

1770 Killarney Lane — Address

4 Patrick Knight — Name

Signature

5

1725 Happ Road — Address

Kyle W. Hiveley — Name

Signature

210 Erin NB — Address

Mary Kay Clarke — Name

Signature

6

220 Erin Lane Lane — Address

Richard O'Donnell — Name

Signature

7

205 Erin Ln — Address

Emt Paul Kuhr — Name

Em J. Kuhr — Signature

8

1855 Happ Rd — Address

Tom Churchwell — Name

Signature

9

1855 Happ Rd — Address

Cynthia Churchwell — Name

Cynthia M Churchwell — Signature

10

11 1751 N. Killarney Lane Northbrook — Address
Michael Kelly — Name
Signature

12 1739 Killarney Lane — Address
Mary-Susan Dee — Name
MARY-SUSAN Dee — Signature

13 1727 KILLARNEY LN — Address
PIERRE PARTANNE — Name
Signature

14 1700 killarney Ln — Address
Alex Santoskfano — Name
Signature

15 1734 Killarney Ln — Address
Meghan E. Dee — Name
Signature

16 1760 KILLARNEY LN — Address
MAX MEIJER — Name
Signature

225 Astor Place, Northbrook IL 60062 — Address

17 Lamont Wong — Name

Signature

210 Astor Pl — Address

18 Ken Cellak — Name

Signature

215 Astor Pl. — Address

19 Bradley White — Name

Bradley White — Signature

250 Astor Place — Address

20 Michael Hom — Name

Signature

21 Paul F Weir — Address

1775 Killarney Ln — Name

W.R. — Signature

Address

Name

Signature

Village Board of Trustees Minutes

Sandra "Sandy" Frum Board Room
1225 Cedar Lane Northbrook, IL 60062
Tuesday, May 27, 2025

Village President Kathryn Ciesla called the meeting to order at 7:30 PM

1. ROLL CALL

Attendee Name	Title	Status
Kathryn Ciesla	Village President	Present
Robert Israel	Trustee	Present
Heather Ross	Trustee	Present
Johannah Hebl	Trustee	Present
Joy Ebhomielen	Trustee	Present
Michelle Kohler	Trustee	Present
Matt Cassidy	Trustee	Present

2. PLEDGE OF ALLEGIANCE

3. MINUTES APPROVAL

A. May 13, 2025 Regular Board Meeting Minutes for Approval

RESULT:	**APPROVED [6 – 0]**
MOVER:	Robert Israel, Trustee
SECONDER:	Johannah Hebl, Trustee
AYES:	Israel, Ross, Hebl, Ebhomielen, Kohler, Cassidy
NAYES:	None
ABSTAIN:	Kathryn Ciesla, President
ABSENT:	None

4. PUBLIC COMMENT TIME

President Ciesla opened public comment by stating that for over 50 years, Northbrook has upheld a public forum for free expression, protected by the First Amendment. The Village does not control or endorse the content displayed.

The Village is aware that a current sign includes a Holocaust-related symbol, which has caused pain, especially in the Jewish community. While intended to support migrants, its imagery has raised understandable concern.

Legally, the Village cannot remove or restrict signs based on viewpoint.

To our Jewish residents: we support you. To all: stand against hate and support one another. Northbrook values free speech and community, even in difficult moments.

The new bonds will add $800K–$1.9M in annual principal payments and around $1M in interest per year. Payments are structured to stay level as older debt decreases. Most funds will go to the Water Fund, which will repay the majority. About $8 million will go to other projects, adding around $650K annually to the tax levy, with minimal property tax impact.

10. PLANNING AND ECONOMIC DEVELOPMENT

A. Preliminary Review of a request by Studio 222 Architects, LLC on behalf of Rivian to redevelop 1804-1818 Skokie Boulevard

RESULT:	**MOTION TO REFER TO PLAN COMMISSION [6 – 0]**
MOVER:	Joy Ebhomielen, Trustee
SECONDER:	Robert Israel, Trustee
AYES:	Israel, Ross, Pepoon, Hebl, Ebhomielen, Kohler
NAYES:	None
ABSTAIN:	Kathryn Ciesla, President
ABSENT:	None

Amy McEwan, Director of Development & Planning Services, discussed an application submitted by Studio 222 Architects, LLC on behalf or Rivian for the property located at 1804-1818 Skokie Boulevard. The applicant is requesting zoning relief to allow a building addition on the property. She provided a brief overview of the following: property's history, zoning, and proposed plan.

She noted the requested relief/primary issues the Village Board should consider.

Trustees Hebl and Israel, and President Ciesla spoke in favor of the application.

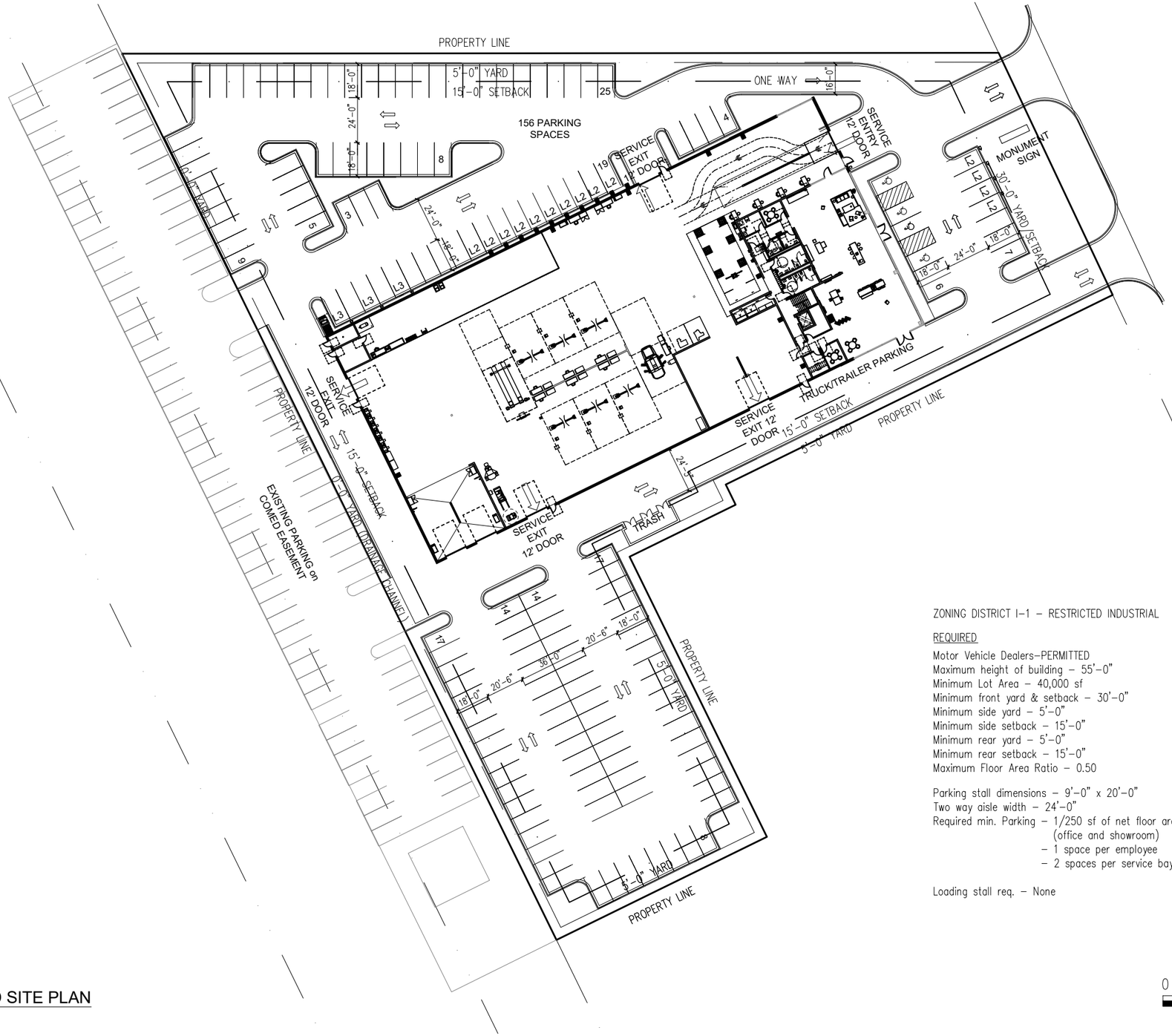
B. Public Hearing to consider a request for a Pre-Annexation Agreement for 3737 Oak Avenue

Trustee Hebl waived the presentation

RESULT:	**MOTION TO OPEN PUBLIC HEARING [6 – 0]**
MOVER:	Robert Israel, Trustee
SECONDER:	Joy Ebhomielen, Trustee
AYES:	Israel, Ross, Pepoon, Hebl, Ebhomielen, Kohler
NAYES:	None
ABSTAIN:	Kathryn Ciesla, President
ABSENT:	None

RESULT:	**MOTION TO CLOSE PUBLIC HEARING [6 – 0]**
MOVER:	Heather Ross, Trustee
SECONDER:	Robert Israel, Trustee
AYES:	Israel, Ross, Pepoon, Hebl, Ebhomielen, Kohler
NAYES:	None
ABSTAIN:	Kathryn Ciesla, President
ABSENT:	None

Trustee Israel suggested a review pre-annexation agreement, as Northbrook's standards have changed and now differ from Cook County and MWRD. It's important to reassess potential impacts



ZONING DISTRICT I-1 – RESTRICTED INDUSTRIAL

REQUIRED	PROPOSED
Motor Vehicle Dealers–PERMITTED	Motor Vehicle Dealers–PERMITTED
Maximum height of building – 55'–0"	Height of building – <55'–0"
Minimum Lot Area – 40,000 sf	Lot Area – 126,935 sf
Minimum front yard & setback – 30'–0"	Front yard & setback – 30'–0"
Minimum side yard – 5'–0"	Side yard – 5'–0"
Minimum side setback – 15'–0"	Side setback – 15'–0"
Minimum rear yard – 5'–0"	Rear yard – 0'–0"
Minimum rear setback – 15'–0"	Rear setback – 15'–0"
Maximum Floor Area Ratio – 0.50	Floor Area Ratio – 0.32
Parking stall dimensions – 9'–0" x 20'–0"	Parking stall dimensions – 9'–0" x 18'–0"
Two way aisle width – 24'–0"	Two way aisle width – 23'–6" (rear lot only)
Required min. Parking – 1/250 sf of net floor area (office and showroom) – 1 space per employee – 2 spaces per service bay	Parking – 8,000/250 – 32 spaces (office and showroom assumed area) – 63 emp. assumed x 1 – 63 spaces – 20 bays assumed x 2 = 40 spaces
	Total required Parking – 135 spaces
Loading stall req. – None	Loading stalls – None (loading/unloading along south drive aisle

PROPOSED SITE PLAN

1" = 60'-0"

0 60' 120'

SCALE: 1" = 60'-0"

WINGSPAN DEVELOPMENT GROUP

STUDIO 222 ARCHITECTS

1818 SKOKIE BOULEVARD
NORTHBROOK, ILLINOIS

PROJECT NUMBER: 22036

04/16/2025

FORMAL APPLICATION – ZONING & SUBDIVISION RELIEF**

Prior to submitting this formal application, the matter must first be reviewed as a preliminary application by the Village Board of Trustees. If the Board has not yet reviewed your preliminary application, please contact the Department of Development & Planning Services to learn what is required. The following materials are the minimum required for the processing of a formal application by the Village of Northbrook's Plan Commission and Board of Trustees. A public hearing or public meeting for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. If you have questions regarding the completion of this application please contact the Development & Planning Services Department at 847-664-4050.

Applications for zoning relief from the Zoning Board of Appeals must use a different application form.

The initial submittal MUST contain:

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

Applicant Information

Legal Name Edens Tower, LLC

Company Edens Tower, LLC

Address 1810 Skokie Blvd

City, State, Zip Northbrook, IL 60062

Phone No. 312-927-5740

Email djalwattar@gmail.com

Primary Contact Person

Name John Madeja

Company Studio 222 Architects, LLC

Address 901 W. Jackson Blvd., Suite 500

City, State, Zip Chicago, IL 60607

Phone No. 312.850.4970

Email jmadeja@s222arch.com

Consultants *(as applicable)*

Attorney

Name Brian Connors

Company Huck Bouma

Address 1755 S. Naperville Rd, Suite 200

City, State, Zip Wheaton, IL 60189 Phone No. 630-344-0849

Email bconnors@huckbouma.com

Civil Engineer

Name Brandon Barker

Company Spaceco

Address 9575 W. Higgins Rd., Suite 700

City, State, Zip Rosemont, IL 60018

Phone No. 847.696.4061

Email bbarker@spacecoinc.com

Architect/Planner

Name John Madeja

Company Studio 222 Architects, LLC

Address 901 W. Jackson Blvd., Suite 500

City, State, Zip Chicago, IL 60607

Phone No. 312.850.4970

Email jmadeja@s222arch.com

Other

Name

Company

Address

City, State, Zip

Phone No.

Email

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

Site Location/Address: 1804, 1810, and 1818 Skokie Boulevard

Property Index Numbers: 04-13-107-021, 04-13-107-020

Size of Property: 126,935 sf/2.91 acres (square feet/acres)

Size of Building Space, if applicable: 39,205 sf (square feet)

Comprehensive Plan Land Use Designation[1]: Major Corridor Multi Use

Current Zoning: I-1 Restricted Industrial District

Current Use of the Property: Vacant office building, animal boarding, and office

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

Requested Action(s) *(check all that are applicable)*

- ☐ Comprehensive Plan Amendment
- ☐ Annexation (*separate form required*)
- ☐ Rezoning from _____ to _____
- ☒ Special Permit for Motor vehicle sales with open sales lot and automotive repair shops
- ☐ Renewal of Special Permit Ord. No. _____
- ☐ Amendment to Existing Special Permit Ord. No. _____
- ☒ Site Plan Approval
- ☐ Zoning Code Text Amendment
- ☒ Zoning Variation (in conjunction with other relief) for Setbacks and loading space
- ☐ Planned Development - Concept Plan
- ☐ Planned Development - Final Plan
- ☐ Subdivision - Tentative Plat
- ☐ Subdivision - Final Plat
- ☐ Subdivision - Variations/Waiver for _____
- ☐ Exception for _____
- ☐ Other _____

☒ **Plat of Survey & Parcel Legal Description(s)**

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

☒ **Conformity with Comprehensive Plan**

Include a written statement explaining the conformity, or lack of conformity, of the approval being requested to the Village's Official Comprehensive Plan and Official Map. Where the approval being requested does not conform to the Official Comprehensive Plan or Official Map, provide reasons justifying the requested approval.

☒ **Surrounding Property Owners Addresses**

Please attach the names and mailing addresses of all property owners of record (not tenants) within 250 feet of the property, excluding public rights-of-way, based on current County tax records. See page10 of this document for instructions on how to obtain the addresses.

[1] As found on the Village website www.northbrook.il.us/Government/Departments/Planning/GIS/index.php

Site Ownership and Control

Current Property Owner Information

Legal Name: Edens Tower, LLC

Primary Contact: D.J. Alwattar
Address 2208 Wilmette Ave.
City, State, Zip Wilmette, IL 60091
Phone No. 312-927-5740
Email djalwattar@gmail.com

Proposed Property Owner Information

Legal Name: 1818 Partnership, LLC

Primary Contact: Christopher Coleman
Address 1001 Feehanville Drive
City, State, Zip Mount Prospect, IL 60056
Phone No. 847-394-6200
Email ccoleman@nicholasfoc.com

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

- ☒ Deed
- ☐ Title Policy or Title Commitment ***(Required for Subdivision Applications & Plats of Consolidation Applications)***
- ☐ Certified Copy of Trust Agreement OR a simple Affidavit Identifying Trust Beneficiaries

☒ **Complete Attachment A, listing all individuals/entities that have a beneficial interest in the legal entity that currently owns the property**

☒ **Complete Attachment B, listing all individuals/entities that have a beneficial interest in the legal entity that is proposed to own the property upon receiving necessary approvals.**

Applicants Involvement with the Property

If the Applicant does not own the property, please also provide documentation showing the applicant's interest in the property *(Check which document is attached. The dollar amounts in documents may be blacked-out):*

- ☐ Owner (see the previous box)
- ☐ Real Estate Contract
- ☐ Lease
- ☐ Other _____

☐ **Complete Attachment C, listing all individuals/entities that have a beneficial interest in the legal entity that is the Applicant.**

Additional Required Attachment(s)

Submit all relevant attachments specified in the below worksheet(s) that correspond with your application request(s) selected on page two of this application; the worksheets can be found on the Village of Northbrook website www.northbrook.il.us, as well as in the Community Planning Department in the Village Hall. *(Check all that are applicable)*

- ☐ Comprehensive Plan Amendment Worksheet
- ☐ Annexation Worksheet
- ☐ Rezoning Worksheet
- ☒ Special Permit Worksheet
- ☒ Site Plan Approval Worksheet
- ☐ Zoning Code Text Amendment Worksheet
- ☒ Zoning Variation Worksheet
- ☐ Planned Development Worksheet- Concept Plan
- ☐ Planned Development Worksheet- Final Plan
- ☐ Subdivision Worksheet – Tentative Plat
- ☐ Subdivision Worksheet - Final Plat
- ☐ Subdivision Worksheet - Variations/Waiver
- ☐ Zoning Exception Worksheet
- ☐ Condominium Conversion Worksheet
- ☐ Plat of Consolidation Worksheet

Filing Fees

All applications require payment of a non-refundable fee, as well as additional funds that are held in escrow to off-set anticipated recoverable expenses. Please attach a check with your application and indicate below the amount of the fee submitted. A copy of the fee schedule is attached to the application form.

$_____ Amount of Non-Refundable Fee

$_____ Amount of Escrow

$_____ Total Application Fee (Non-Refundable Fee plus Escrow)

The escrow covers such items as Village attorney time (currently billing at approx. $400.00 per hour), public notice expenses, public meetings ($50.00 per mtg), & staff review time. If these expenses exceed the initial escrow deposit, the applicant is responsible for additional payment to the Village prior to completing approval process. If the expenses are less than the escrow deposit, the applicant will be issued a refund.

Northbrook Ethics Code *(potential conflicts of interest)*
On a separate sheet of paper list the name, address, nature, and extent of any current or potential interest that any Village officer or employee may have in, or with respect to the owner, the applicant, or the property. **If none, check here:** _____
(For more information, see Sections 2-71 through 2-85 of the Northbrook Municipal Code located on our website, or pick-up a copy of the Northbrook Ethics Code booklet in the Development & Planning Services Department at the Village Hall)

Repeat Application

Has any other application for this property been submitted to the Village and denied within the last two years?
____ yes __X__ no (check one)
If yes, attach a statement of the grounds justifying reconsideration (See Zoning Code Sec. 11-302).

Applicant/Owner Acknowledgments

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

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

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

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

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

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

Signature of Applicant: _____ **Date** 6/17/2025
Print Name & Title: JOHN MADEJA, PRINCIPAL

Signatures of Property Owner(s): _____ **Date** 6/17/2025
Print Name & Title: DJ ALWATTAR **Property Address:** 1818 SKOKIE BLVD

****If more than one applicant or property owner, please copy this page and have additional applicants/property owners sign form.**

***Note:** Village review and approval of rezoning, special permit, and subdivision applications may be dependent upon the Applicant first receiving necessary approvals from State and County regulatory agencies such as, but not limited to, the Illinois Department of Transportation, Illinois Environmental Protection Agency, the Metropolitan Water Reclamation District of Greater Chicago, & the Cook County Highway Department.*

ATTACHMENT A: Current Property Owner – Beneficial Interest

Please check which of the following describes the current property owner's beneficial interest in the property and complete this sheet as instructed for each type of beneficial interest:

☐ Corporation	If **current property owner** is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
☑ Partnership or LLC	If **current property owner** is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
☐ Trust	If **current property owner** is a trust, please provide the trust number _____ and name and address of the Trustee _____ _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the **current property owner** in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: Jamal Alwattar Irrevocable Trust dated January 24, 2025
Address: 16009 W. Woodbine Circle Vernon Hills, IL 60061
Ownership or Trust Interest: 50 %

Name: Salwa Alwattar Irrevocable Trust dated January 23, 2025
Address: 16009 W. Woodbine Circle Vernon Hills, IL 60061
Ownership or Trust Interest: 50 %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

ATTACHMENT B - Proposed Property Owner – Beneficial Interest

Please check which of the following describes the proposed property owner's beneficial interest in the property and complete this sheet as instructed for each type of beneficial interest:

☐ Corporation	If the **proposed property owner** is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
☒ Partnership or LLC	If **proposed property owner** is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
☐ Trust	If **proposed property owner** is a trust, please provide the trust number _____ and name and address of the Trustee _____ _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the **proposed property owner** in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: Edens Tower, LLC

Address: 2208 Wilmette Ave
Wilmette, IL 60091

Ownership or Trust Interest: 50 %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: 1818 Manager, LLC

Address: 1001 Feehanville Drive
Mount Prospect, IL 60056

Ownership or Trust Interest: 50 %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

SPECIAL PERMIT WORKSHEET

In addition to submitting the *Formal Application* form for a special permit application, the Applicant must include the following information with your application. A public hearing for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. All of the required application materials must be submitted to the Department of Development & Planning Services.

The initial submittal MUST contain:

☒ **1 electronic version (PDF)** of all application materials submitted in a format as described on the last page of the Formal Application form.

REQUIRED MATERIALS FOR SUBMISSION

- **Written Explanation of Application Request**
  Attach a written statement explaining the proposed application. This letter should include the following applicable items, as well as any other pertinent detailed information pertaining to the request: hours of operation, number of employees, number of existing parking spaces on site, if the building has multiple tenants please list what the other tenant businesses are, if any existing buildings are being demolished, will the site be reconfigured, and if there will there be any included outdoor activity or uses.

- **Standard Industrial Classification Number & Description**
  Include on the line provided below the SIC (Standard Industrial Classification) number and description for the requested Special Permit Use. This number and description can be found in the Village of Northbrook Zoning Code or by contacting the Development & Planning Department. Every use contains a related SIC number and description.
  SIC Number & Description: 5510.02 - MOTOR VEHICLE DEALERS WITH OPEN SALES LOTS

- **Visual Representation of Special Permit Request**

  ❑ **Applications without Site Improvements Include: Graphic Depiction of Application Request**
  Attach a graphic depiction of the following, as appropriate, to illustrate the proposed special permit being requested:
    - parking information (location of spaces in relation to use;)
    - general floor plan;
    - building elevations (if the exterior is to be modified);
    - proposed exterior signs.

  -or-

  ☒ **Applications with Site Improvements Include: Site Plan Approval Worksheet Requirements**
  If the requested Special Use Permit application involves any site modifications (i.e. construction or renovation of any structure(s), addition or expansion of a parking lot, relocation of driveway(s), removal or addition of trees, etc.) the Applicant must also submit a **Site Plan Approval Worksheet**.

REQUIRED MATERIALS FOR SUBMISSION *(continued)*

- **Statement of Justification**

A written statement of need for the requested special permit is required. The statement should address each of the below Standards for Special Permit Applications established in Subsection 11-602 E of the Zoning Code and listed below. The staff, Plan Commission and Board of Trustees will use these standards in making a determination whether or not the proposed activity is appropriate. ***Please complete the below form (use additional paper if needed) and submit this form with the Formal Application. Please provide detailed responses for each item. Do not merely state for instance for Item (b) that "Our proposed project will not have substantial or undue adverse effect……" You must state what specifically about your project will not have undue adverse effect.***

(a) Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.

SEE ATTACHED

(b) No Undue Adverse Impact. The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.

SEE ATTACHED

(c) No Interference with Surrounding Development. The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

SEE ATTACHED

(d) Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

SEE ATTACHED

(e) No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

SEE ATTACHED

(f) No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic feature of significant importance.

SEE ATTACHED

(g) Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

SEE ATTACHED

STATEMENT OF JUSTIFICATION FOR SPECIAL PERMITS

5510.02 MOTOR VEHICLE DEALERS WITH OPEN SALES LOTS

(a) Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.

Motor vehicle dealer with open sales lots is in harmony with the general and specific purposes of this Code and the Official Comprehensive Plan. The project is located in the Major Corridor Multi-Use category of the Future Land Use Map. The MU-MC classification is "intended to provide areas to accommodate a mixture of higher density multifamily housing, retail, restaurant, business and professional offices, personal and business services, as well as entertainment, fitness, and religious and other membership organizations that are predominately integrated horizontally on a development site."

(b) No Undue Adverse Impact. The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.

The proposed development will be built consistent with required municipal and governmental approvals. The building fits within the context and character of the adjacent neighborhood, with other dealerships occupying adjacent properties to the north.

(c) No Interference with Surrounding Development. The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

The project size, scale and height are appropriate and consistent for the location and designed as to not interfere or negatively affect surrounding property.

(d) Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

The proposed project is adequately served by existing utilities and will not adversely impact such services. A new stormwater management system will be installed as part of this development.

(e) No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

The development and site layout is designed so that no undue traffic congestion will be created by providing adequate parking and loading facilities as well as site ingress and egress.

(f) No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic feature of significant importance.

There are no significant natural, scenic or historic features on the site.

(g) Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

The project will comply with the applicable provisions of this Code.

SPECIAL PERMIT WORKSHEET

In addition to submitting the *Formal Application* form for a special permit application, the Applicant must include the following information with your application. A public hearing for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. All of the required application materials must be submitted to the Department of Development & Planning Services.

The initial submittal MUST contain:

☑ **1 electronic version (PDF)** of all application materials submitted in a format as described on the last page of the Formal Application form.

REQUIRED MATERIALS FOR SUBMISSION

- **Written Explanation of Application Request**
  Attach a written statement explaining the proposed application. This letter should include the following applicable items, as well as any other pertinent detailed information pertaining to the request: hours of operation, number of employees, number of existing parking spaces on site, if the building has multiple tenants please list what the other tenant businesses are, if any existing buildings are being demolished, will the site be reconfigured, and if there will there be any included outdoor activity or uses.

- **Standard Industrial Classification Number & Description**
  Include on the line provided below the SIC (Standard Industrial Classification) number and description for the requested Special Permit Use. This number and description can be found in the Village of Northbrook Zoning Code or by contacting the Development & Planning Department. Every use contains a related SIC number and description.
  SIC Number & Description: 7530.00 - AUTOMOTIVE REPAIR SHOPS

- **Visual Representation of Special Permit Request**

  ❑ **Applications without Site Improvements Include: Graphic Depiction of Application Request**
  Attach a graphic depiction of the following, as appropriate, to illustrate the proposed special permit being requested:
    - parking information (location of spaces in relation to use;)
    - general floor plan;
    - building elevations (if the exterior is to be modified);
    - proposed exterior signs.

  -or-

  ☑ **Applications with Site Improvements Include: Site Plan Approval Worksheet Requirements**
  If the requested Special Use Permit application involves any site modifications (i.e. construction or renovation of any structure(s), addition or expansion of a parking lot, relocation of driveway(s), removal or addition of trees, etc.) the Applicant must also submit a **Site Plan Approval Worksheet**.

REQUIRED MATERIALS FOR SUBMISSION *(continued)*

- **Statement of Justification**

A written statement of need for the requested special permit is required. The statement should address each of the below Standards for Special Permit Applications established in Subsection 11-602 E of the Zoning Code and listed below. The staff, Plan Commission and Board of Trustees will use these standards in making a determination whether or not the proposed activity is appropriate. ***Please complete the below form (use additional paper if needed) and submit this form with the Formal Application. Please provide detailed responses for each item. Do not merely state for instance for Item (b) that "Our proposed project will not have substantial or undue adverse effect……" You must state what specifically about your project will not have undue adverse effect.***

(a) Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.

SEE ATTACHED

(b) No Undue Adverse Impact. The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.

SEE ATTACHED

(c) No Interference with Surrounding Development. The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

SEE ATTACHED

(d) Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

SEE ATTACHED

(e) No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

SEE ATTACHED

(f) No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic feature of significant importance.

SEE ATTACHED

(g) Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

SEE ATTACHED

STATEMENT OF JUSTIFICATION FOR SPECIAL PERMITS

7530.00 - AUTOMOTIVE REPAIR SHOPS

(a) Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.

Automotive Repair Shop is in harmony with the general and specific purposes of this Code and the Official Comprehensive Plan. The project is located in the Major Corridor Multi-Use category of the Future Land Use Map. The MU-MC classification is "intended to provide areas to accommodate a mixture of higher density multifamily housing, retail, restaurant, business and professional offices, personal and business services, as well as entertainment, fitness, and religious and other membership organizations that are predominately integrated horizontally on a development site." The development is consistent with the scale and similar uses in the same district.

(b) No Undue Adverse Impact. The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.

The proposed development will be built consistent with required municipal and governmental approvals. The building fits within the context and character of the adjacent neighborhood, with other dealerships occupying adjacent properties to the north.

(c) No Interference with Surrounding Development. The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

The project size, scale and height are appropriate and consistent for the location and designed as to not interfere or negatively affect surrounding property.

(d) Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public

utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

The proposed project is adequately served by existing utilities and will not adversely impact such services. A new stormwater management system will be installed as part of this development.

(e) No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

The development and site layout is designed so that no undue traffic congestion will be created by providing adequate parking and loading facilities as well as site ingress and egress.

(f) No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic feature of significant importance.

There are no significant natural, scenic or historic features on the site.

(g) Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

The project will comply with the applicable provisions of this Code.

Variation to reduce the required interior side (south) and rear (west) yard from 5 feet to 0 feet

ZONING VARIATION WORKSHEET

In addition to submitting the *Plan Commission Application* form **for a zoning variation in conjunction with a special permit, subdivision, or rezoning application**, the Applicant must include the following information with your application. A Plan Commission public hearing for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. All of the required application materials must be submitted to the Department of Development & Planning Services.

The initial submittal MUST contain:

- ☐ **5 collated copies of complete sets** of all application materials including the application form, required attachments, and folded full size plat/plan sheets
- ☒ **1 electronic version (PDF)** of all application materials submitted in a format as described on the last page of the Formal Application form.

REQUIRED MATERIALS FOR SUBMISSION

☐ **Describe Variation Being Requested:** VARIATION TO REDUCE THE REQUIRED INTERIOR SIDE (SOUTH) AND REAR (WEST) YARD FROM 5 FEET TO 0 FEET

☑ **Statement of Justification**

Every application filed pursuant to Section 11-503 of the Zoning Code shall provide a statement of how the variation sought would satisfy the standards set forth in Subsection 11-503 F of this Code. The staff, Plan Commission and Board of Trustees will use these standards in making a determination whether or not the proposed variation is appropriate. Please complete the below form (use additional paper if needed) and submit this form with the formal application.

(a) General Standard. No variation of the Zoning Code shall be granted unless the applicant shall establish that carrying out the strict letter of the provisions of Zoning Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth below.

SEE ATTACHED

(b) Unique Physical Condition. The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.

SEE ATTACHED

(c) Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner or his predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of the Zoning Code, for which no compensation was paid.

SEE ATTACHED

OVER →

(d) Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

SEE ATTACHED

(e) Not Merely Special Privilege. The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the sale of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.

SEE ATTACHED

(f) Code and Plan Purposes. The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which the Zoning Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

SEE ATTACHED

(g) Essential Character of the Area. The variation would not result in a use or development on the subject property that:

1. Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development value of property or improvements permitted in the vicinity;
2. Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity;
3. Would substantially increase congestion in the public streets due to traffic or parking;
4. Would unduly increase the danger of flood or fire;
5. Would unduly tax public utilities and facilities in the area; or
6. Would endanger the public health or safety.

SEE ATTACHED

COMPLIANCE WITH VILLAGE REGULATIONS

All applications will be reviewed to determine compliance with the following Village codes and regulations:

- Zoning Code
- Subdivision & Development Code
- Standards and Specifications Manual
- Tree Protection and Tree Preservation Ordinance
- Existing Conditions
- Restrictive Covenants
- Development Agreements
- All other applicable Village codes and regulations

The applicant is responsible for ensuring a submitted application includes all of the necessary submittal requirements and meets all applicable standards and requirements of the Village codes.

Village Departments Involved with the Review of Community Planning Applications

- Development & Planning Services
- Fire
- Police
- Public Works/Engineering
- Village Attorney

STATEMENT OF JUSTIFICATION FOR ZONING VARIATION

VARIATION TO REDUCE THE REQUIRED INTERIOR SIDE (SOUTH) AND REAR (WEST) YARD FROM 5 FEET TO 0 FEET

(a) General Standard. No variation of the Zoning Code shall be granted unless the applicant shall establish that carrying out the strict letter of the provisions of Zoning Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth below.

The variation being pursued impacts the rear portion of the property along an existing ComEd property and parking as well as a small portion of an interior lot line. Carrying out the strict letter of the Zoning Code would create a practical difficulty as it would reduce the number of parking spaces, reduce functional building area, and compromise circulation around the building.

(b) Unique Physical Condition. The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.

The subject property abuts a ComEd utility property with an existing 5 foot wide drainage channel running directly against the property line from south to north. The drainage channel serves the adjacent property and must be maintained as part of this development. Both conditions render the setback not necessary.

(c) Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner or his predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of the Zoning Code, for which no compensation was paid.

The site constraints exist and were not self-created by the Applicant.

(d) Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property

of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Carrying out the strict letter of the Zoning Code would reduce the number of parking spaces and functional building area without added benefit as the subject property abuts a ComEd utility parking lot easement.

(e) Not Merely Special Privilege. The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the sale of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.

Implementation of the setback standard would reduce the functional building area, number of parking spaces and compromise circulation around the building.

(f) Code and Plan Purposes. The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which the Zoning Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

The variation would allow the development to be constructed consistent with the general purpose of the Zoning Code and Comprehensive plan by allowing ample parking, functional building area, and fire truck access that is critical to the viability of the development.

(g) Essential Character of the Area. The variation would not result in a use or development on the subject property that:

1. Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development value of property or improvements permitted in the vicinity;
2. Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity;
3. Would substantially increase congestion in the public streets due to traffic or parking;
4. Would unduly increase the danger of flood or fire;

5. Would unduly tax public utilities and facilities in the area; or
6. Would endanger the public health or safety.

The variation would not result in a development on the subject property that would impact any of the above standards. This variation would allow the development to provide ample parking and circulation around the building.

ZONING VARIATION WORKSHEET

In addition to submitting the *Plan Commission Application* form **for a zoning variation in conjunction with a special permit, subdivision, or rezoning application**, the Applicant must include the following information with your application. A Plan Commission public hearing for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. All of the required application materials must be submitted to the Department of Development & Planning Services.

The initial submittal MUST contain:

- ☐ **5 collated copies of complete sets** of all application materials including the application form, required attachments, and folded full size plat/plan sheets
- ☒ **1 electronic version (PDF)** of all application materials submitted in a format as described on the last page of the Formal Application form.

REQUIRED MATERIALS FOR SUBMISSION

☐ **Describe Variation Being Requested:** VARIATION TO REDUCE THE REQUIRED LOADING SPACE FROM 1 TO 0

☒ **Statement of Justification**

Every application filed pursuant to Section 11-503 of the Zoning Code shall provide a statement of how the variation sought would satisfy the standards set forth in Subsection 11-503 F of this Code. The staff, Plan Commission and Board of Trustees will use these standards in making a determination whether or not the proposed variation is appropriate. Please complete the below form (use additional paper if needed) and submit this form with the formal application.

(a) General Standard. No variation of the Zoning Code shall be granted unless the applicant shall establish that carrying out the strict letter of the provisions of Zoning Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth below.

SEE ATTACHED

(b) Unique Physical Condition. The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.

SEE ATTACHED

(c) Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner or his predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of the Zoning Code, for which no compensation was paid.

SEE ATTACHED

OVER →

(d) Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

SEE ATTACHED

(e) Not Merely Special Privilege. The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the sale of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.

SEE ATTACHED

(f) Code and Plan Purposes. The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which the Zoning Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

SEE ATTACHED

(g) Essential Character of the Area. The variation would not result in a use or development on the subject property that:

1. Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development value of property or improvements permitted in the vicinity;
2. Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity;
3. Would substantially increase congestion in the public streets due to traffic or parking;
4. Would unduly increase the danger of flood or fire;
5. Would unduly tax public utilities and facilities in the area; or
6. Would endanger the public health or safety.

SEE ATTACHED

COMPLIANCE WITH VILLAGE REGULATIONS

All applications will be reviewed to determine compliance with the following Village codes and regulations:

- Zoning Code
- Subdivision & Development Code
- Standards and Specifications Manual
- Tree Protection and Tree Preservation Ordinance
- Existing Conditions
- Restrictive Covenants
- Development Agreements
- All other applicable Village codes and regulations

The applicant is responsible for ensuring a submitted application includes all of the necessary submittal requirements and meets all applicable standards and requirements of the Village codes.

Village Departments Involved with the Review of Community Planning Applications

- Development & Planning Services
- Fire
- Police
- Public Works/Engineering
- Village Attorney

STATEMENT OF JUSTIFICATION FOR ZONING VARIATION

VARIATION TO REDUCE THE REQUIRED LOADING SPACE FROM 1 TO 0

(a) General Standard. No variation of the Zoning Code shall be granted unless the applicant shall establish that carrying out the strict letter of the provisions of Zoning Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth below.

Carrying out the strict letter of the Zoning Code would create a practical difficulty as it would reduce the number of parking spaces as well as reduce functional building area. There is ample loading area to serve the proposed use as illustrated by the enclosed car carrier trailer turning diagrams.

(b) Unique Physical Condition. The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.

The subject property has a narrow front lot line as compared to adjacent properties, and access to only one right of way. The back of the property also abuts a ComEd easement. Loading and unloading can occur along the south drive.

(c) Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner or his predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of the Zoning Code, for which no compensation was paid.

The site constraints exist and were not self-created by the Applicant.

(d) Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property

of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Carrying out the strict letter of the Zoning Code would reduce the number of parking spaces and functional building area without added benefit as loading is able to be accommodated safely on subject property without creating a traffic hazard.

(e) Not Merely Special Privilege. The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the sale of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.

Implementation of the loading area would reduce the number of parking spaces, functional building area, and compromise the viability of the development.

(f) Code and Plan Purposes. The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which the Zoning Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

The variation would allow the development to be constructed consistent with the general purpose of the Zoning Code and Comprehensive plan by allowing ample parking and functional building area that is critical to the viability of the development.

(g) Essential Character of the Area. The variation would not result in a use or development on the subject property that:

1. Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development value of property or improvements permitted in the vicinity;
2. Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity;
3. Would substantially increase congestion in the public streets due to traffic or parking;
4. Would unduly increase the danger of flood or fire;

5. Would unduly tax public utilities and facilities in the area; or
6. Would endanger the public health or safety.

The variation would not result in a development on the subject property that would impact any of the above standards. There is ample loading area to serve the proposed use as illustrated by the enclosed car carrier trailer turning diagrams.

0030484872
6465/0065 40 001 Page 1 of 3
2003-04-10 12:40:23
Cook County Recorder 28.50

0030484872

Recorder's Stamp

WARRANTY DEED
Illinois Statutory

MAIL TO: Michael R. Grabill
707 Skokie Boulevard – Suite 420
Northbrook, IL 60062

NAME & ADDRESS OF TAXPAYER:
Jamal Alwattar & Salwa Alwattar
1818 Skokie Boulevard
Northbrook, IL 60062

THE GRANTOR(S) JAMAL ALWATTAR and SALWA ALWATTAR, as Joint Tenants of the Village of Northbrook County of Cook State of Illinois for and in consideration of TEN & .00/100 ($10.00) DOLLARS and other good and valuable considerations in hand paid,

CONVEY AND WARRANT to EDENS TOWER, L. L. C._____
(GRANTEE'S ADDRESS) 1818 Skokie Boulevard of the Village of Northbrook County of Cook State of Illinois all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

An irregular tract of land in the First Addition to Skokie Highlands, being a Subdivision of part of the North ½ of the North West ¼ of Section 13, Township 42 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded in the Recorder's Office of Cook County, Illinois on December 20, 1927 as Document 9876346 and corrected by Document 9883569 described as follows: Commencing at the intersection of the southeasterly line of Lot 23 in Block 8 of said First Addition to Skokie Highlands with the southwesterly right of way line of the Eden's Expressway; thence northwesterly along said southwesterly right of way line a distance of 12.0 feet for the point of beginning; thence southwesterly along a line 12 feet northwesterly of and parallel with the southeasterly line and said southeasterly line extended west, of Lots 8 and 23 in Block 8 of First Addition to Skokie Highlands aforesaid, a distance of 227.93 feet to the center line of vacated Humphrey Street, as shown on plat of First Addition to Skokie Highland aforesaid; thence southeasterly along said center line a distance of 12 feet to a point on a line 16.30 feet northwesterly of and parallel with the southeasterly line and said southeasterly line extended easterly, of Lot 6 in Block 7 of First Addition to Skokie Highlands aforesaid; thence southwesterly along said parallel line a distance of 63 feet to a point on a line 30 feet southwesterly of and parallel with the northeasterly line of Block 7 of First Addition to Skokie Highlands aforesaid; thence southeasterly along said parallel line a distance of 166.30 feet to the southeasterly line of Lot 9 in Block 7 of First Addition to Skokie Highlands aforesaid, thence southwesterly along the said southeasterly line and said southeasterly line extended westerly of Lot 9 in Block 7 a distance of 125.03 feet to the southwesterly line of the vacated public alley lying westerly of and adjoining Block 7 of First Addition to Skokie Highlands aforesaid; thence northwesterly along said southwesterly line a distance of 526.59 feet to its intersection with the northerly line extended westerly of Lot 1 in Block 7 of First Addition to Skokie Highlands aforesaid; thence easterly along the northerly line, and said northerly line extended westerly and easterly, of Lot 1 in Block 7 aforesaid, a distance of 464.74 feet to its intersection with the southwesterly right of way line of Edens Expressway; thence

southeasterly along said right of way line a distance of 142.25 feet to the point of beginning, in Cook County, Illinois.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises forever.

Permanent Index Number(s) 04-13-107-017-0000 & 04-13-107-018-0000

Property Address: 1818 Skokie Boulevard – Northbrook, IL 60062

DATED this 8th day of April, 2003.

Jamal Alwattar [SEAL]

Salwa Alwattar [SEAL]

[SEAL]

[SEAL]

STATE OF ILLINOIS]
] SS
COUNTY OF COOK]

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT JAMAL ALWATTAR and SALWA ALWATTAR personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial seal, this 8 day of April 2003.

Notary Public

My commission expires on 8-16, 2004.

[SEAL] "OFFICIAL SEAL" MICHAEL R. GRABILL Notary Public, State of Illinois My Commission Exp. 08/16/2004

NAME AND ADDRESS OF PREPARER:

Edward Grabill
707 Skokie Boulevard – Suite 420
Northbrook, IL 60062

COUNTY – ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4, REAL ESTATE TRANSFER ACT

DATE:

E.M. Grabill
Buyer, Seller or Representative

STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated April 8, 2003

Signature: Edward M. Grabill
Grantor or Agent

Subscribed and sworn to before me
by the said Edward M. Grabill
this 8 day of April, 2003
Notary Public

"OFFICIAL SEAL"
Michael R. Grabill
Notary Public, State Of Illinois
County Of Cook
My Commission Expires 08-16-2004

The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated April 8, 2003

Signature: Edward M. Grabill
Grantee or Agent

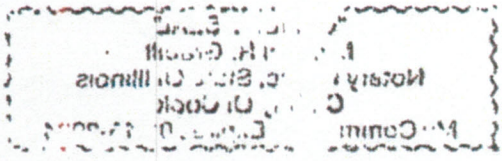
Subscribed and sworn to before me
by the said Edward M. Grabill
this 8 day of April, 2003
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

EUGENE "GENE" MOORE
RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS

pd



Northbrook Rivian Zoning Application 6/10/2025

PIN	PropertyAddress	PropertyCity	PropertySt	PropertyZI	OwnerName	OwnerAddress	OwnerCity	OwnerStat	OwnerZIP
04132000010000		GLENCOE	IL	60022	No Information Found				
04132000040000	1890 FRONTAGE RD	NORTHBROOK	IL	60062	No Information Found				
04131030300000	215 ERIN LN	NORTHBROOK	IL	60062	Herbst 095888343	215 Erin Ln	Northbrook	IL	60062
4131040100000	939 SUTTON DR	GLENCOE	IL	60022	ComEd	Three Lincoln CTR 4th	Oakbrook	IL	60181
04131040160000	939 SUTTON	NORTHFIELD	IL	60093	No Information Found				
04131060320000	1763 KILLARNEY LN	NORTHBROOK	IL	60062	Raymond Scheppach	1763 Killarney Ln	Northbrook	IL	60062
04131070210000	1804 SKOKIE BLVD	NORTHBROOK	IL	60062	Jamal Alwattar	1818 Skokie Blvd	Northbrook	IL	60062
04131080100000	1850 SKOKIE BLVD	NORTHBROOK	IL	60062	Lewis Realty LLC	1840 Frontage Rd	Northbrook	IL	60062
04131060190000	1700 KILLARNEY LN	NORTHBROOK	IL	60062	Alexander Santostefano	1700 Killarney Ln	Northbrook	IL	60062
04131060210000	1720 KILLARNEY LN	NORTHBROOK	IL	60062	Adam Levinson	1720 Killarney Ln	Northbrook	IL	60062
04131060250000	1780 KILLARNEY LN	NORTHBROOK	IL	60062	Hardiman	1780 Killarney Ln	Northbrook	IL	60062
04131060350000	1760 KILLARNEY LN	NORTHBROOK	IL	60062	Maxim W Meijer	1760 Killarney Ln	Northbrook	IL	60062
04131060280000	1713 KILLARNEY LN	NORTHBROOK	IL	60062	Francis A Lackner Jr.	1713 Killarney Ln	Northbrook	IL	60062
04131080410000	1820 SKOKIE BLVD	NORTHBROOK	IL	60062	Aloysius Land Holdings	PMB363 4017 Washington	McMurray	PA	15317
04131060290000	1727 KILLARNEY LN	NORTHBROOK	IL	60062	Margo Pactanac & Pierr	1727 Killarney Ln	Northbrook	IL	60062
04131060360000	1770 KILLARNEY LN	NORTHBROOK	IL	60062	Joseph P. Knight Declar	1770 Killarney Ln	Northbrook	IL	60062
04131070140000	1850 SKOKIE BLVD	NORTHBROOK	IL	60062	Lewis Realty LLC	1840 Frontage Rd	Northbrook	IL	60062
04131080090000	1850 SKOKIE BLVD	NORTHBROOK	IL	60062	Lewis Realty LLC	1840 Frontage Rd	Northbrook	IL	60062
04131080330000	1840 SKOKIE BLVD	NORTHBROOK	IL	60062	Lewis Realty LLC	1840 Frontage Rd	Northbrook	IL	60062
04131080340000	1850 SKOKIE BLVD	NORTHBROOK	IL	60062	Lewis Realty LLC	1840 Frontage Rd	Northbrook	IL	60062
04131080360000	1850 SKOKIE BLVD	NORTHBROOK	IL	60062	Lewis Realty LLC	1840 Frontage Rd	Northbrook	IL	60062
04131080370000	1850 SKOKIE BLVD	NORTHBROOK	IL	60062	Americas Floor Source	PO Box 360508	Columbus	OH	43236
04131090020000		GLENCOE	IL	60022	No Information Found				
04131030290000	205 ERIN LN	NORTHBROOK	IL	60062	Emily J. Keeter	205 Erin Lane	Northbrook	IL	60062
04131040140000	FRONTAGE RD	GLENCOE	IL	60022	No Information Found				
04131040150000	939 SUTTON	NORTHFIELD	IL	60093	No Information Found				
04131060260000	1790 KILLARNEY LN	NORTHBROOK	IL	60062	Christine S Beh	1790 Killarney Ln	Northbrook	IL	60062
04131070200000	1810 SKOKIE BLVD	NORTHBROOK	IL	60062	Jamal Alwattar	1818 Skokie Blvd	Northbrook	IL	60062
04131120340000	210 ASTOR PL	NORTHBROOK	IL	60062	Kenneth Cellak	210 Astor Place	Northbrook	IL	60062
04131120430000	1900 FRONTAGE RD	GLENCOE	IL	60022	No Information Found				
04135010080000	300 RIDGELAND LN	GLENCOE	IL	60022	No Information Found				
04131040070000	1739 KILLARNEY LN	NORTHBROOK	IL	60062	No Information Found				
04131060200000	1710 KILLARNEY LN	NORTHBROOK	IL	60062	Jeffrey Stolberg	1710 Killarney Ln	Northbrook	IL	60062
04131080380000	1850 SKOKIE BLVD	NORTHBROOK	IL	60062	Lewis Realty LLC	1840 Frontage Rd	Northbrook	IL	60062
04131060330000	1775 KILLARNEY LN	NORTHBROOK	IL	60062	Paul & Roberta Weiss J	1775 Killarney Ln	Northbrook	IL	60062
04135010070000	1763 KILLARNEY LN	NORTHBROOK	IL	60062	No Information Found				
04131080070000	1840 SKOKIE BLVD	NORTHBROOK	IL	60062	Lewis Realty LLC	1840 Frontage Rd	Northbrook	IL	60062
04131080110000	1850 SKOKIE BLVD	NORTHBROOK	IL	60062	Lewis Realty LLC	1840 Frontage Rd	Northbrook	IL	60062
04131080320000	1840 SKOKIE BLVD	NORTHBROOK	IL	60062	Lewis Realty LLC	1840 Frontage Rd	Northbrook	IL	60062
04131060340000	1785 KILLARNEY LN	NORTHBROOK	IL	60062	Nancy Jo Carroll	1785 Killarney Ln	Northbrook	IL	60062

04131060310000	1751 KILLARNEY LN	NORTHBROOK	IL	60062	Michael M Kelley & Dena	1751 Killarney Ln	Northbrook	IL	60062
04131060370000	203 CARTER CT	NORTHBROOK	IL	60062	Young N. Park	203 Carter Court	Northbrook	IL	60062
04131040130000	1600 FRONTAGE RD	GLENCOE	IL	60022	Michael Rosengarden	1600 Frontage Rd	Northbrook	IL	60062
04131060220000	1730 KILLARNEY LN	NORTHBROOK	IL	60062	Ioannis K. Katsiambis	1730 Killarney Ln	Northbrook	IL	60062
04131120350000	205 ASTOR PL	NORTHBROOK	IL	60062	Mr. & Mrs. Peter Haller	205 Astor Pl	Northbrook	IL	60062
04131120360000	215 ASTOR PL	NORTHBROOK	IL	60062	Bradley White	215 Astor Pl	Northbrook	IL	60062
04131040120000	1810 SKOKIE BLVD	NORTHBROOK	IL	60062	ComEd	Three Lincoln CTR 4th	Oakbrook Ter	IL	60181
04131080080000	1840 SKOKIE BLVD	NORTHBROOK	IL	60062	Lewis Realty LLC	1840 Frontage Rd	Northbrook	IL	60062
04131080350000	1850 SKOKIE BLVD	NORTHBROOK	IL	60062	Lewis Realty LLC	1840 Frontage Rd	Northbrook	IL	60062
04131080120000	1850 SKOKIE BLVD	NORTHBROOK	IL	60062	Lewis Realty LLC	1840 Frontage Rd	Northbrook	IL	60062
04131060270000	1701 KILLARNEY LN	NORTHBROOK	IL	60062	Lawrence M. Evans	1701 Killarney Ln	Northbrook	IL	60062
04131080420000	1820 SKOKIE BLVD	NORTHBROOK	IL	60062	Lewis Realty LLC	1840 Frontage Rd	Northbrook	IL	60062
04131120370000	225 ASTOR PL	NORTHBROOK	IL	60062	Stacy Kuo	225 Astor Place	Northbrook	IL	60062
04131040110000	1810 SKOKIE BLVD	NORTHBROOK	IL	60062	ComEd	Three Lincoln CTR 4th	Oakbrook	IL	60181
04131060300000	1739 KILLARNEY LN	NORTHBROOK	IL	60062	Mary Susan Dee	1739 Killarney Ln	Northbrook	IL	60062
4131060380000	201 CARTER CT	NORTHBROOK	IL	60062	Kathleen Myalls	201 Carter CT	Northbrook	IL	60062

PROJECT NARRATIVE

1818 SKOKIE BOULEVARD

EXISTING PROPERTY

The subject property is an approximately 126,935 sf (2.91 acres) parcel located along Skokie Boulevard, directly west of the Edens Expressway. Existing buildings on the lot consist of 1810 Skokie Blvd, a one-story brick building currently used as a pet hotel, 1804 Skokie Blvd, a one-story brick office building, and 1818 Skokie Blvd, a three-story concrete office building. Directly to the west is the ComEd easement that contains larger power transmission lines, and parking. To the north is a Mercedes dealership and to the south a Lewis Floor and Home showroom.

PROPOSED PROJECT

The proposed work includes demolition of the existing buildings on the site and construction of a one-story, approximately 39,150 sf Rivian Sales, Service, and Distribution Center, along with approximately 156 surface parking spaces used for inventory storage, service vehicles, and visitors. Site improvements will also include underground stormwater detention facilities.

The proposed building design is consistent with the Rivian prototype which includes a combination of glass, precast, solid and woodgrain texture metal panels, and is reflective of current design trends and Rivian's forward thinking.

Vehicular access and deliveries will be provided through two curb cuts along Skokie Boulevard. Two curb cuts exist currently but both will be widened to accommodate car carrier deliveries and to better align with service intake. All car deliveries will be accommodated on the Subject Property.

Please refer to the enclosed Rivian letter dated April 4, 2025 for a more detailed description of proposed use and operations.

CLIMATE ACTION PLAN

The Village of Northbrook Climate Action Plan (CAP) closely aligns with the Rivian's sustainability values. Please see enclosed Rivian letter dated June 11, 2025 addressing some of the goals outlined in the Climate Action Plan.

ZONING APPROVALS SOUGHT

The subject property is currently zoned I-1 RESTRICTED INDUSTRIAL. The following zoning approvals are being sought in conjunction with site plan approval.

1. Special Permit for Automotive Sales with Open Sales Lot
2. Special Permit for Automotive Repair Shop
3. Rear Yard Variation to Reduce from 5'-0" to 0'-0"
4. Variation to Reduce the Required Number of Loading Spaces from 1 to 0
5. Site Plan Approval

RIVIAN

4 April 2025

Village of Northbrook
Planning and Zoning
1225 Cedar Lane
Northbrook, IL 60062

To Whom it May Concern,

Rivian Automotive is pleased to announce its intention to open an electrical vehicle service facility in Northbrook, IL. We intend to build the service center at 1818 Skokie Blvd. This letter serves as an introduction to the company and to provide a general description of our services and proposed use.

Company Overview
Rivian is an American-based electric vehicle and technology company (NASDAQ: RIVN). We believe there is a more responsible way to explore the world and are determined to make the transition to sustainable transportation an exciting one. We have begun delivering our two fully electric consumer vehicles (the R1T and R1S) as well as an electric van for commercial use. In March 2024, we revealed R2 and R3, our newest models which will be smaller and more affordable electric vehicles

Proposed Use
Rivian employs a direct-to-consumer sales model through its multi-channel outlets. All pricing is uniform, and Rivian's no-pressure sales model enables customers to place an order from anywhere they have internet access. The primary programming will substantially consist of electric vehicle repair/service, office, parts and vehicle storage, a small front of house area, delivery of pre-allocated vehicles to customers, educational demonstration drives, and related ancillary uses.

Currently, our vehicles are custom configured and pre-ordered via our website, and the vehicles are transported from our plant in Normal, Illinois to the Rivian service location closest to the customer. All vehicles from our factory undergo a standard pre-delivery inspection ("PDI") prior to being delivered to the customer. The customer will pick up its vehicle from the service center after it has passed its PDI. We will perform auto repair and service for our electric vehicles at this site, including warranty service, but we will not perform any collision repair or paint work.

There will also be sales associates on site to help customers configure their vehicles, obtain financing, and engage in other sales-related activities. In the future, we may carry a limited number of vehicles for sale to the general public.

Operations
Our hours of operations will be Monday to Saturday, 8 am to 5 pm. There will be night shifts that occur Monday to Friday that run until 3 am. We will have a total of 63 employees, 12 of which will be part time contractors and the rest will be full time employees. Employees will be working in shifts, so not all 63 employees will be on site at once. Vehicles that are actively being serviced will be parked indoors, and vehicles that are waiting to be delivered or serviced will be parked outdoors.

We are excited to expand our presence in Illinois, and look forward to building a community within Northbrook. Please do not hesitate to reach out with any questions.

Sincerely,

Siobhan Lee, Design Manager, Facilities

RIVIAN

Subject: Response to Memorandum “PRE-25-09: 1804-1818 Skokie Rivian - Sustainability Addendum to Staff Report” on May 27, 2025

June 11, 2025

Attn: Kate Carney, Sustainability Coordinator; Cara Pavlicek, Village Manager
Village of Northbrook
1225 Cedar Lane
Northbrook, IL 60062

To Whom it May Concern:

The Village of Northbrook’s Climate Action Plan (CAP) is strongly aligned with Rivian’s sustainability values. Of the items listed from the previous memorandum, these are the following which Rivian will strive to comply with during the construction and operation of the service center at 1818 Skokie Ave:

- TL 5-8: Rivian will have EV stations available for Patron use
- TL 5-9: Rivian staff and educational installations will be available inside the service center to help educate the public on EV benefits. The public is welcome to schedule demonstration drives to be educated on EV use.
- TL 7-1: Rivian will work with landscape vendors and encourage use of non-gas powered leaf blowers
- BE 5-1: Typical light fixtures installed in Rivian projects are LED fixtures
- BE 5-2: Sustainability is a fundamental concept at Rivian. Rivian advocates sustainable practices throughout all stages of design, from MEP design to furniture selection.
- BE 7-2: This service center will be designed with electric heat
- WM 1-1: Service centers have minimal single use products for staff and public
- WM 2-3: GC will comply with recycling and reuse request throughout construction period
- WM 2-5: GC will comply with debris diversion ordinance request throughout construction period
- WM 2-7: Rivian will contract recycling and compost collection services

Please reach out if there are any further questions. We look forward to being green and sustainable partners with the Village of Northbrook.

Sincerely,

Siobhan Lee
Lead Design Manager

CONFORMITY WITH COMPREHENSIVE PLAN

1818 SKOKIE BOULEVARD

The subject property is located at 1818 Skokie Boulevard directly west of the Edens Expressway within the MAJOR CORRIDOR MULTI-USE (MU-MC) classification of The Village of Northbrook Comprehensive Plan, dated December 14, 2010. The MU-MC classification is "intended to provide areas to accommodate a mixture of higher density multifamily housing, retail, restaurant, business and professional offices, personal and business services, as well as entertainment, fitness, and religious and other membership organizations that are predominately integrated horizontally on a development site."

The Subject Property is also included in the Skokie Boulevard Corridor Special Study Area. The Skokie Boulevard Corridor is comprised of a mixture of uses including offices, retail buildings, restaurants, nursing homes as well as significant areas prime for redevelopment. The overall goal is to encourage property owners to work together in achieving a high quality commercial and multi-use area that has compatible architectural, landscaping, and signage theme.

Land use, economic development, architecture and building material goals applicable and consistent with this development include:

1. Promote a land use pattern that is consistent with a high-quality office corridor, while still providing opportunities for appropriate retail and other complementary land uses. **The all-electric vehicle development offers an alternate but complimentary use to existing gas-powered vehicle dealerships along the corridor.**
2. Encourage uses that complement existing land uses and businesses.
3. New development or redevelopment activities should be of an appropriate scale and site design. **The overall scale of the building and its placement on the site fits within the existing context of the corridor.**
4. Consider selected incentives as a means to promote the attraction of new or expansion of existing businesses along the corridor.
5. Encourage development and redevelopment that will have a positive impact on the Village and local taxing bodies. **The existing land has been underutilized, and bringing a new state of the art sales and service facility will not only create new jobs but will also generate significant tax revenue.**
6. Encourage the long term economic viability of buildings in the area by requiring that they be designed in such a manner as to allow for the adaptive re-use of tenant space. **The building structure and envelope have been designed in**

such a way that it can be easily re-cladded with new materials and branding if such need arises.

7. The design of building facades, including those facing the Edens Expressway, that avoid the appearance of expansive, unadorned walls. The use of varied setbacks, roof lines, windows and other architectural features to help minimize the visual impact of larger buildings. **The building's narrow façade faces Edens Expressway and utilizes a mixture of glass, wood grain and ribbed metal panel to break up the façade and reduce the overall building scale.**

1818 SKOKIE BOULEVARD ZONING SUMMARY

ZONING DISTRICT I–1 – RESTRICTED INDUSTRIAL

REQUIRED	PROPOSED
Motor Vehicle Dealers–SPECIAL PERMIT	Motor Vehicle Dealers–SPECIAL PERMIT
Maximum height of building – 55'–0"	Height of building – <55'–0"
Maximum number of stories – 3	Number of stories – 1
Minimum Lot Area – 40,000 sf	Lot Area – 126,935 sf
Minimum Lot Width – 100 feet	Lot Width > 100 feet
Minimum Lot Depth – 125 feet	Lot Depth > 125 feet
Minimum front yard & setback – 30'–0"	Front yard & setback – 30'–0"
Minimum side yard – 5'–0"	Side yard – 5'–0"
Minimum side setback – 15'–0"	Side setback – 15'–0"
Minimum rear yard – 5'–0"	Rear yard – 0'–0"
Minimum rear setback – 15'–0"	Rear setback – 15'–0"
Maximum Floor Area Ratio – 0.50	Floor Area Ratio – 0.32
Total Sign Area – 142 sf	Total Sign Area – 133 sf
Individual Sign Area	Individual Sign Area
Wall – 100sf/5%	Wall – 46sf
Ground – 100sf/face	Ground –18/face
Maximum Sign Height	Maximum Sign Height
Wall – 20 feet	Wall – 19 feet
Ground – 8 feet	Ground – 8 feet
Ground Sign Setback – 15 feet	Ground Sign Setback – 15 feet
Loading stall req. – 1	Loading stalls – None (loading/unloading along south drive aisle
Parking stall dimensions – 8'–6" x 18'–0"	Parking stall dimensions – 9'–0" x 18'–0"
Two way aisle width – 24'–0"	Two way aisle width – 24'–0"
Required min. Parking – 1/250 sf of net floor area (office and showroom) – 2 spaces per service bay +1 per employee	
Total required Parking – 113 spaces	Total provided Parking – 156 spaces

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ARCHITECTS

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222 S Morgan St, Ste 4B
Chicago, IL 60607

August 3, 2025

Swati Pandey, Senior Planner
Development and Planning Services Department
Village of Northbrook, Illinois
1225 Cedar Lane
Northbrook, Illinois 60062

RE: PCD-25-08-1804-1880 SKOKIE BOULEVARD - RIVIAN

Please see below for itemized response to the DPS, Sustainability, Tree, Fire and Village Attorney comments letters dated July 11, 2025.

DEVELOPMENT AND PLANNING SERVICES DEPARTMENT

1. The property consists of two PINs – would the Applicant like to consolidate the two parcels? If yes, provide a Plat of Consolidation.
   a. If proposing a Plat of Consolidation request, see the worksheet attached – submit the plat for review and fee of $2,600 ($100 Non-Refundable & $2,500 Escrow).
   RESPONSE: The two PINs are for the (1) improved land (buildings and pavement) and (2) grassy area/unimproved land. Ownership is working on consolidating to one PIN and will engage with a tax attorney to review. Attached is a progress Consolidated Plat Survey.

2. Zoning Variations:
   a. Revise the variation worksheet to include language for the following variations and resubmit: "Variation to reduce the required interior side (south) and rear (west) yard from 5 feet to 0 feet"
   RESPONSE: Yard variation worksheet has been updated to match requested language. See enclosed revised worksheet.

   b. Submit a zoning variation worksheet (attached) for loading space variation request and a fee check for $600: "Variation to reduce the required loading space from 1 to 0"
   RESPONSE: Loading space variation worksheet is enclosed.

3. The property PINs noted on the Plat of Survey (appear to be accurate), do not match the PINs on the Deed. Explain and provide the accurate documents.
   RESPONSE: The current PINs from the real estate tax bills are 04-13-107-020-0000, and 04-13-107-021-0000. The owner is in contact with his

property attorney and they are looking into the discrepancy in pin numbers between deed and real estate tax bills/plat of survey. Further information/updated documents will be provided as soon as they become available.

4. Are all existing buildings on the property currently vacant?
   RESPONSE: Not yet, anticipating vacancy starting in September.

5. Provide a legal description of the Subject property in a Word document.
   RESPONSE: The legal description of the subject property is included with this submittal.

6. Surrounding Property PIN List – Update the list with PIN and mailing address information for the following (if mailing address is not found then add property address for mailing):
   a. 1739 Killarney Lane (04-13-106-030)
   b. 1763 Killarney Lane (04-13-106-032)

   RESPONSE: The above addresses are reflected in the original address list submitted. See attached property pin list with these addresses highlighted.

7. The current address is a range for the property (1804 – 1818 Skokie)– confirm the property address that the Applicant would like to designate.
   RESPONSE: Project address is 1810 Skokie Blvd, Northbrook, IL

8. Confirm if all auto repair activities will be limited to indoors only. Will there be any auto repair aspect of the service be taking place outdoor on the site?
   RESPONSE: All auto repair activities will be limited to indoors only. No repairs to take place outdoors.

9. Confirm if the hours of operation listed below is accurate as understood based on the narrative:
   i. Monday to Saturday: 8:00am to 5:00pm (open for customers)
   ii. Monday to Friday: 24 hours; shift based general operations
   iii. Sunday: Closed

   RESPONSE:
   Customer facing hours:
   - **Sales - Monday to Saturday: 9 am - 8 pm, Closed Sunday**
   - **Service - Monday to Saturday: 8 am - 5 pm, Closed Sunday**

   Service employees:
   - **Monday to Saturday: 24 hours, shifts based on general operations**
   - **Sunday: Closed**

10. State the maximum height of the parking lot light poles from grade to the top of the lights.
    RESPONSE: The maximum height of the parking lot light poles from grade to the top of the lights is 25 feet.

11. Confirm if all accessory parking lot lighting fixtures will have cut-off shield and be operated as to prevent direct rays of light from being cast onto any adjacent property or street and not produce excessive sky-reflected glare.

RESPONSE: Yes, all parking lot lighting fixtures will include cut-off shields and will be operated to prevent light spillover and sky-reflected glare in compliance with Village requirements.

12. Provide a breakdown of the floor area within the building such as showroom/sales/office area; service/warehouse area; and mezzanine office area, which should equal the total building area.
    RESPONSE: Floor area breakdown table has been added to Sheet 1.0 Proposed Site Plan.

13. Confirm the total number of service bays within the building.
    RESPONSE: There are a total of 13 service bays including 2 wash bays.

14. Is the proposed ground sign illuminated?
    RESPONSE: The proposed ground sign is not illuminated.

15. Confirm if the wall and ground signs will be in compliance with the illumination requirements of the Zoning Code Section 9-106 D.
    RESPONSE: Wall and grounds signs will be in compliance with Zoning Code Section 9-106D.

16. Will there be any ground mounted or roof mounted mechanical equipment?
    a. If yes, provide exhibit showing screening for such equipment. For all roof top mechanical equipment show a fully screened equipment by a parapet wall or other screening structure constructed of materials compatible with the principal building façade to the height of such equipment. The RTUs may be depicted on the elevation plan through a dash line to show full screening behind the parapet walls.
    RESPONSE: Please see enclosed Sheet 4.1 RTU Screening Diagrams and views. Please note RTUs are completely screened from view at distances indicated.

17. Is there any perimeter property fence proposed for the property? If yes, show and label on architectural site plan.
    RESPONSE: There is an existing fence around portions of the property. The existing fence has been added to Sheet 1.0 Proposed Site Plan. It is represented by the red line. No new fence is proposed.

18. Architectural Site Plan:
    a. Provide a short bulk data table on the architectural site plan noting the total site area, total building area, total FAR, total number of parking spaces provided.
    RESPONSE: Bulk data table has been added to Sheet 1.0 Proposed Site Plan.

    b. Show a stop sign and/or No Entry sign near the north side of the curb-cut since the drive aisle along the north side of the property is one-way (exiting from the parking lot). Show and label signage on the architectural site plan.
    RESPONSE: No Entry sign has been added by the north driveway. See revised Sheet 1.0 Proposed Site Plan.

    c. Label the trash enclosure setback from the property line.
    RESPONSE: Trash enclosure setback dimensions from property line as been added to Sheet 1.0 Proposed Site Plan.

d. Label the rear (west) building setback from the property line.
RESPONSE: Rear building setback dimension from property has been added to Sheet 1.0 Proposed Site Plan.

e. There are a total of 156 parking spaces provided on the property. Per Illinois Accessibility Code, a minimum of six ADA parking spaces are required. Revise the site plan to show six spaces.
RESPONSE: A total of 6 accessible parking spaces are now reflected on Sheet 1.0 Proposed Site Plan.

f. Show the location of the proposed ground sign on the architectural site plan and label the setback. The minimum required setback for a ground sign is 15 feet from property line. Match the location of the proposed ground sign across all site plans, including landscape plan.
RESPONSE: Ground sign setback dimension has been added to Sheet 1.0 Proposed Site Plan and coordinated across civil and landscape plans.

19. Landscape Plan (Zoning Code Section 9.107.C.):
    a. The parking lot located adjacent to the public right-of-way (Skokie Blvd) should be screened with landscape material of height no less than four to six feet above grade. The landscape material should be such that can provide screening all year round. Revise the plan to list the species that will provide such screening with minimum mature height.
    RESPONSE: The Landscape plan has been updated to provide screening of 4' min along Skokie Blvd.

    b. The parking lot located on the south side is required to provide landscape material of height no less than four feet above grade (not just turf). The landscape material should be such that can provide screening all year round. Revise the plan to list the species that will provide such screening with minimum mature height.
    RESPONSE: The Landscape plan has been updated to provide screening of 4' min around south parking lot.

    c. The parking lot located on the north side is required to provide landscape material of height no less than four feet above grade. The landscape material should be such that can provide screening all year round. Revise the plan to list the species that will provide such screening with minimum mature height.
    RESPONSE: The Landscape plan has been updated to provide screening of 4' min around north parking lot.

    d. Show one additional tree within the parking lot of three inches or greater in diameter. Currently, 15 trees are shown within the parking lot where 16 are required.
    RESPONSE: The landscape plan has been revised. One tree has been added to the NW corner of the parking lot.

    e. Add a column to the Plant List on the Landscape Plan and list the height at maturity for all proposed landscape material.

RESPONSE: The landscape plan has been revised. A column was added to the plan schedule to list the height at maturity for all plant material.

20. Burial of Utility Lines:
    a. Burial of the existing electric line (along Skokie Boulevard) is required as part of the redevelopment of the property as required by the Subdivision Code (Section 4-104.F). See excerpt attached.
    RESPONSE: New electrical service will be underground (this will originate from the easement side of the property). Low Voltage along Skokie Blvd will also be underground per ATT and Comcast discussions.

    b. If you are not intending to bury these overhead wires, you must seek a waiver under Section 4-104F2.(d). Submit a Subdivision Variation worksheet (attached) along with a $1,250 fee ($250.00 Non-Refundable and $1,000 Escrow)
    RESPONSE: New electrical service will be underground (this will originate from the easement side of the property). Low Voltage along Skokie Blvd will also be underground per ATT and Comcast discussions.

    c. Submit a response to exemption factors, if requesting. See attached.
    RESPONSE: New electrical service will be underground (this will originate from the easement side of the property). Low Voltage along Skokie Blvd will also be underground per ATT and Comcast discussions.

21. FYI: The Applicant is likely working on a Sales Tax Incentive Agreement with the Village of Northbrook. Please continue to work with Amy McEwan, Director of Development and Planning Services Department along with the zoning application concurrently.
    RESPONSE: Comment Noted

22. Based on any revisions made to the plans, all documents should match the details and all documents/plan sets revised should be resubmitted.
    RESPONSE: Comment Noted

SUSTAINABILITY COMMENTS

Please note some comments were previously addressed and are not represented below.

BE 2- 1 Consider conducting a Solar PV Site Assessment. Assessment should include estimated installation cost, and projections for both energy generation potential and economic payback potential over a minimum 20-year timeframe. Based on the Solar PV Site Assessment, consider incorporating renewable energy installation to offset emissions generated from the development. Work with CPACE, Illinois Shines, or similar programs for incentives. If installation will not be realized, confirm reserved space for solar-ready roof zone and plan for structural design loads and electrical service to allow for future installation of a dual pole circuit breaker if possible.

Please indicate whether development plans to investigate feasibility of onsite solar installation.
RESPONSE: The owner will explore the feasibility of onsite solar installation. Please note the development is designing the roof trusses to accommodate the additional weight of potential future installation of solar panels.

BE 2- 2 If the site is suitable, make the buildings solar ready.

Please indicate whether development will make building solar ready if installation during construction period is not feasible.
RESPONSE: The roof trusses have been designed to accommodate the additional weight of potential future installation of solar panels.

BE 4- 1 Consider green power purchase options such as those provided by ComEd and Nicor.

Please acknowledge if the development will consider utilizing green power purchase options for energy needs onsite.
RESPONSE: The owner will explore and consider utilizing green power purchase for the development.

BE 5- 4 Require purchase and installation of ENERGY STAR appliances when available.

Please indicate whether ENERGY STAR or other energy efficient appliances will be utilized where possible.
RESPONSE: The project will incorporate ENERGY STAR and other energy-efficient appliances where possible.

WW 1- 1 Consider landscaping practices that reduce water consumption and chemical use on site.

Please consider for design/policies and respond.
RESPONSE: All plant material has been specified based on its tolerance for drought and urban conditions.

WW 1- 2 Reduce landscaping water use with water-efficient irrigation systems, grass replacement, and planting native and drought-resistant trees and vegetation in landscaping plans.

Please consider for design/policies and respond.
RESPONSE: The use of drought-resistant and native plant material was considered in the planting plan design. Approximately 50% of the plant species specified on the plan are Native or Nativar varieties.

WW 1- 4 Consider utilizing water conservation programs that focus on outdoor irrigation, which may also support better identification of water-related carbon sequestering opportunities such as using soil amendments, native grasses and proper tree watering.

Please consider for design/policies and respond.

RESPONSE: Native grasses and groundcovers have been specified on this project.

WW 2- 1 Prioritize managing stormwater before it enters the sewer system through a combination of overland flow, detention, and infiltration strategies (for example, permeable surfaces) where feasible.

Please explain how this has been considered in the stormwater plan.
RESPONSE: Stormwater detention and infiltration is provided on site within the proposed underground storage systems. These systems have open bottoms to allow for water infiltration. Stormwater release from the site is restricted per the Village release rates.

WW 2- 3 Consider revegetation, tree preservation planting and maintenance, de-paving and porous pavement, green infrastructure like bioswales and Eco-roofs in site development.

Please consider for design/policies and respond.
RESPONSE: Stormwater detention and infiltration is provided on site within the proposed underground storage systems. These systems have open bottoms to allow for water infiltration. Stormwater release from the site is restricted per the Village release rates.

WW 3- 3 Reduce or offset impervious surfaces where possible, and consider use of lighter colored pavements and building materials to lessen the impact of urban heat island effect.

Please consider for design/policies and respond.
RESPONSE: The project will utilize a white roof membrane to reduce the impact of urban heat island effect.

GS 1- 12 Plan for diversity of native tree cover and performance-based tree island within landscaping plan and parking lots with goals on percentage of pavement shaded. Consider a mix of canopy trees, shrubs, groundcovers, and raingarden components appropriate to the lot and its surroundings in any new landscaping where possible.

Please consider for design/policies and respond.
RESPONSE: A mix of canopy trees, shrubs, groundcovers and native grasses and forbs have been specified for this plan with a special consideration of the canopy cover at the parking areas.

GS 2- 5 Consider including exterior lighting design a policy to protect native plants, species, biodiversity, and improve night sky quality.

Please consider for design/policies and respond.
RESPONSE: All parking lot lighting fixtures will include cut-off shields and will be operated to prevent light spillover and sky-reflected glare in compliance with Village requirements.

GS 2- 7 Consider eliminating neonicotinoids and reduce use of long-lasting chemical pesticides for landscaping.

Please consider for design/policies and respond.
RESPONSE: Neonicotinoids and long-lasting chemical pesticides use will be minimized.

GS 4- 8 Consider utilizing shade and water absorbing trees and replacing turf landscaping with native prairie, wild flower, and savanna plantings.

Please consider for design/policies and respond.
RESPONSE: Native seed mixes have replaced traditional mowed turf areas in many places on this landscape plan.

CE 1- 2 Consider participation in the Village's Green Business Program.
RESPONSE: Owner will explore participating in the Village's Green Business Program.

TREE PRESERVATION COMMENTS

1. Structural Soil- All islands and limited space planting locations will require the use of quartzite based Cornell structural soil to provide adequate soil volume for the proposed trees based on the tree's size at maturity. Provide a table on the plans with the proposed soil volumes for each island and limited space planting location. Limits of the areas where structural soil will be used should be shown on the plans.
   RESPONSE: Structural soil, table, specification and details have been added to the landscape set.

2. Landscape plan. The Village's approved tree replacement list is attached for your review. Proposed trees should be chosen from the list and should be of appropriate size for each proposed location. Freeman maple and American linden 'Redmond' will not be permitted. No one Genus of tree should total more than 10% of the total proposed deciduous trees to promote adequate diversity on the site.
   RESPONSE: Landscape plan has been revised and complies with comment.

3. Use Village details for tree protection, tree planting, shrub planting, and parking lot island and limited space tree planting. Details can be found at https://www.northbrook.il.us/366/Engineering-Standards-Specifications.
   RESPONSE: All village details are shown on the landscape set.

FIRE PREVENTION BUREAU COMMENTS

1. The hydrant spacing is too great. They cannot be greater than 300ft apart as the hose would be laid around the building.
   RESPONSE: Two fire hydrants have been added to ensure hydrant spacing does not exceed 300 feet, in compliance with Fire Department requirements.

2. Provide the location of the fire department connection. It must be on the Skokie Blvd facing side.
   RESPONSE: The fire department connection is shown on the Skokie Boulevard-facing side of the building as requested.

3. Provide an autoturn exhibit for our largest apparatus (tower truck). See attached exhibit. It does not appear we will be able to make the turn around the building.
   RESPONSE: An updated AutoTURN analysis has been completed and demonstrates that the largest apparatus can safely maneuver the site. The exhibit is included with the resubmittal.

VILLAGE ATTORNEY COMMENTS

1. Our only comment on the application is to request that the applicant clarify why different entities/individuals were included in the statement of beneficial interest page for the current owner vs. the proposed owner. Based on a review of the application and the deed provided, Edens Tower, LLC is the applicant and current owner of the property. We need to understand why this was not reflected throughout the application.
   RESPONSE: Please see updated Page 3 of the zoning application clarifying proposed ownership. The owner is working on updating page 6 of the zoning application with proposed Beneficial Interest and will submit as soon as possible.

Please do not hesitate to contact us with any further comments so we can finalize the permit process.

Sincerely,

John Madeja
Studio 222 Architects L.L.C.
Principal

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222 S Morgan St, Ste 4B
Chicago, IL 60607

August 08, 2025

Swati Pandey, Senior Planner
Development and Planning Services Department
Village of Northbrook, Illinois
1225 Cedar Lane
Northbrook, Illinois 60062

RE: PCD-25-08-1804-1880 SKOKIE BOULEVARD - RIVIAN

Please see below for itemized response to the e-mail comments dated August 5, 2025.

1. Given the proposed property owner entity is "1818 Partnership LLC", complete the Beneficial Interest form (see page 6 attached) and submit.

RESPONSE: Please see attached complete application with Pages 3 and 6 revised.

2. Submit an executed copy of the document showing the relationship between Edens Tower LLC and 1818 Partnership LLC. You may redact any portion necessary. Confirm that the land is not sold, it is just held under a new holding entity. Please see revised response to Village Attorney Comment No. 1on page 9 of the attached response letter addressing relationship between Edens Tower LLC and 1818 Partnership LLC.

RESPONSE: Please see updated zoning application with revised Page 3 and 6, clarifying proposed ownership. 1818 Partnership LLC is an affiliate of Edens Tower LLC. There will be no sale of the property to a third party but rather a conveyance to a related entity.

3. Revise the Plat of Consolidation to correct signature blocks that are mislabeled, such as Village Development and Planning Commission should be Plan Commission AND Village Clerk Certificate should be Village Engineer.

RESPONSE: The signature page comment has been addressed. We received your additional comments on the Plat today, 8/8/2025 and sent your request to our civil engineer and will get you the revised exhibits as soon as possible.

4. Submit a check made to the Village of Northbrook for $3,200. Send it to my attention. For details see item 1 and 2 of the response letter attached.

RESPONSE: Per DJ's email payment will be processed today, 8/8/2025.

Please do not hesitate to contact us with any further comments so we can finalize the permit process.

Sincerely,



John Madeja
Studio 222 Architects L.L.C.
Managing Principal

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FINAL STORMWATER MANAGEMENT REPORT

FOR

RIVIAN DEALERSHIP

NORTHBROOK, ILLINOIS



Prepared For:

NICHOLAS AND ASSOCIATES

1001 FEEHANVILLE DRIVE, MOUNT PROSPECT, IL 60056

Prepared By:
Spaceco, Inc.
9575 W. Higgins Road, Suite 700
Rosemont, IL 60018
PH: 847-696-4060
Contact: Michael S. Mondus, P.E.
SPACECO PROJ #: 13730
ORIGINAL DATE: May-25
LAST REVISED:

Spaceco
Civil Engineering & Surveying

Minimum Issuance Checklist for Watershed Management Permits

Requirements in addition to those listed below may apply to your WMO permit application based on features of the specific development.

Permit Forms | Permit Fees | Plans/Exhibits | Supplemental Documents

Provided Y	Provided N/A	Requirements	WMO Reference Section
		Watershed Management Permit Application (required in all cases)	
✔		Cover Page, General Conditions, Schedule A, Schedule B, & Schedule C (Pages 1-7)	§302.2.F(1)
✔		Certificate by Design Engineer (Page 8)	§300.2
		◦ *Scanned original or electronic signature and PE seal*	
✔		Certificate by Municipal or System Engineer(s) (Page 8)	§300.3
		◦ *Scanned original or electronic signature and PE seal (If project is in unincorporated Cook County, obtain signatures from the Cook County Building and Zoning Dept.)*	
✔		Certificate by Inspection Engineer (Page 8)	
		◦ *Scanned original or electronic signature and PE seal*	
✔		Certificate by Applicant - Permittee(s) (Page 9)	
		◦ *Scanned original or electronic signature (If project is in unincorporated Cook County, obtain signatures from the Cook County Building and Zoning Dept.)*	
✔		Certificate by Applicant - Co-Permittee [Property Owner/Developer] (Page 9)	
		◦ *Scanned original or electronic signature*	
		Application Fee Payment	
✔		Completed Fee Payment Voucher	§301
		Electronic payment - https://mwrd.org/form/lsss-payment	
		◦ *Upload copy of electronic receipt and completed Fee Payment Voucher to WPASS*	
✔		Company check, cashier's check, certified check or money order (No personal checks accepted)	
		◦ *Mail in check and completed Fee Payment Voucher*	
		◦ *Upload copy of check and completed Fee Payment Voucher to WPASS*	
		Construction Plans (required in all cases)	
✔		Cover Sheet contents:	§303.2.A
✔		◦ *Signature and seal of the Professional Engineer of record*	
✔		◦ *Include the job start notification image (available at mwrd.org/wmo)*	
✔		◦ *Drainage statement by Professional Engineer of Record, if applicable*	
✔		MWRD General Notes (full set)	§303.2.B
✔		Applicable Plan Sheets (e.g., Existing Conditions, Demolition, Geometry, Paving, Grading, Utility, etc.)	§303.2.C-N
✔		◦ *Sanitary/storm sewer routing map from project site to point of discharge to a District Interceptor (required in combined sewer area (CSA) and separate sewer area (SSA)) or waterway (required in CSA)*	§303.2.A
		Miscellaneous Exhibits (included in plan set)	
✔		Drainage/Stormwater Management summary exhibit (delineate tributary, unrestricted, bypass, trade-off, and pervious/impervious areas and indicate acreage)	§303.2.K
✔		Plat of Survey/Exhibit A	§303.3
✔		Maintenance and Monitoring Plan Sheet	§302.G & §303.4
		Supplemental Documentation (not applicable for projects that solely include utility installation)	
✔		General Narrative - description of existing and proposed site conditions, size of property holdings and project, project type, location map, etc.	§302.1
✔		Statement regarding presence of flood protection areas (floodplain/floodway, wetlands, and riparian environments)	§302.1.E
✔		Provide Schedule R (signed by property owner and notarized)	
		Article 4 - Soil Erosion and Sediment Control (SESC) Requirements:	
✔		→ Are there proposed construction activities resulting in the risk of soil erosion and sedimentation? If YES, the following requirements apply:	§400 - §402
✔		◦ Provide Schedule P (not required for projects that solely include utility installation)	§302.2.A.(1)
✔		◦ Provide a SESC plan sheet and construction details	§303.2.I
✔		◦ Provide a narrative describing measures for the project that comply with all of the requirements of Article 4 including, but not limited to, the following:	§302.2.A.(2)
✔		◦ Description of areas within and adjacent to the development that can be impacted by soil erosion or sedimentation	
✔		◦ Description of proposed temporary and permanent SESC practices and schedule of construction activities	
✔		◦ Provide soil data for the site which may be obtained via the Natural Resources Conservation Service (NRCS) online	
		Article 5 - Stormwater Management Requirements:	
	✔	→ Are the property holdings less than the detention thresholds listed in Article 5 Table 2 of the WMO? If YES, the following requirements apply:	§501.2
	✔	◦ Provide Schedule K (signed by property owner and notarized)	§302.2.B(5)
	✔	→ Is detention required for the property holdings and is there at least 0.50 acre of proposed undeveloped land for which detention is not provided?	§501.5
		If YES, the following requirements apply:	
	✔	◦ Provide Schedule L (signed by property owner and notarized)	§302.2.B(6)
✔		→ Do runoff control (§502) provisions of the WMO apply? If YES, the following requirements apply:	§502
✔		◦ Complete Item 1 of Schedule D or Schedule D-Legacy (Provide D-Legacy if §505 applies) (signed and sealed by design engineer)	§302.2.B(1)
✔		◦ Provide a cross-section of the major stormwater discharge location with site specific data showing elevation difference between the lowest floor in new buildings and the HGL	§302.2.B(2)
✔		◦ Provide a narrative describing existing and proposed drainage conditions, upstream tributary areas, downstream discharge, and soil type/land cover conditions affecting runoff	§502
✔		◦ Provide calculations or model input/output for sizing both major and minor stormwater systems, time of concentration, CN or C, overland flow routes, etc.	§502
✔		→ Do volume control (§503) provisions of the WMO apply? If YES, the following requirements apply:	§503
✔		◦ Complete Item 2 of Schedule D or Schedule D-Legacy (Provide D-Legacy if §505 applies) (signed and sealed by design engineer)	§302.2.B(1)
✔		◦ Provide a geotechnical report with a statement estimating the seasonal high groundwater table (ESHGWT)	§503
✔		◦ Provide a cross-section of the volume control practice with site specific dimensions and the ESHGWT to verify adequate vertical separation and storage volume	§302.2.B(3)
	✔	◦ Provide a narrative if alternatives to onsite retention-based practices are proposed	§503.4.B-C
✔		→ Do detention (§504) provisions of the WMO apply? If YES, the following requirements apply:	§504
✔		◦ Complete Item 3 of Schedule D (signed and sealed by design engineer)	§302.2.B(1)
✔		◦ Provide a detention facility plan that describes all measures appropriate for the development in accordance with §504	§302.2.B(4)
✔		◦ Provide calculations or model input/output for sizing detention facilities, time of concentration, CN, stage-storage-discharge relationship, etc.	§504
	✔	→ Do redevelopment (§505) provisions of the WMO apply? If YES, the following requirements apply:	§505
		◦ Complete Items 3 - 10 (where applicable) of Schedule D-Legacy (signed and sealed by design engineer)	§302.2.B(1)
		◦ Provide a detention facility plan that describes all measures appropriate for the development in accordance with §505	§302.2.B(4)
		◦ Provide verification of the existing storage volume and outlet control structure (survey)	§505.2
		◦ Provide calculations or model input/output determining additional detention storage required (if applicable)	§505.3

Minimum Issuance Checklist for Watershed Management Permits

Requirements in addition to those listed below may apply to your WMO permit application based on features of the specific development.

Permit Forms | Permit Fees | Plans/Exhibits | Supplemental Documents

Provided Y	Provided N/A	Requirements	WMO Reference Section
Article 6 - Floodplain Requirements:			
	✔	→ Is there a regulatory floodplain or floodway onsite? If YES, the following requirements apply:	§601
		◦ Provide Schedule H (signed by the design engineer)	§302.2.C(1)
		◦ Provide a Floodplain/Floodway plan sheet including, but not limited to, the following:	§303.2.L
		◦ The existing and proposed 10-year flood elevation, 100-year flood elevation, and floodway contours	
		◦ The lowest floor and lowest entry elevations	§602
		◦ Provide a report including, but not limited to, the following:	§302.2.C(2-7)
		◦ Applicable correspondence from IDNR-OWR	
		◦ A narrative describing the proposed development within the limits of the regulatory floodplain and/or regulatory floodway and any floodproofing measures	
		◦ A determination of the Base Flood Elevation (BFE) and Flood Protection Elevation (FPE)	
		◦ A copy of the effective FIRM, effective FIS Flood Profile, and FIS Floodway Data Table for Cook County, when available and applicable	
		◦ Applicable calculations or analyses in accordance with §602 of the WMO	
	✔	→ Is there proposed fill in the regulatory floodplain or floodway onsite? If YES, the following requirements apply:	§602
		◦ Provide the following on the Floodplain plan sheet:	§303.2.L(2)
		◦ Cross section profiles showing floodplain fill and compensatory storage at various stations	
		◦ Tabular summary of cut and fill volumes below the 10-year flood elevation and between the 10-year and 100-year flood elevations	
Article 6 - Wetland Requirements:			
	✔	→ Is there a wetland/farmed wetland/waters on or within 100 feet of the development site? If YES, the following requirements apply:	§603 - §605
		◦ Provide Schedule W (signed by a wetland specialist)	§302.2.D(1)
		◦ Provide Wetland plan sheet including, but not limited to, the following:	§303.2.M(1-3)
		◦ Location of the wetland(s) and wetland buffer(s) on or within 100-feet of the project	
		◦ Acreage and area of proposed impact to the wetland or wetland buffer	
		◦ Wetland Mitigation Plan that complies with the requirements of §604 of the WMO	
		◦ Provide a Wetland Delineation Report including, but not limited to, the following:	§302.2.D(2-7)
		◦ Applicable correspondence from the Army Corps (Jurisdictional Determination, Section 404 permit application, letter indicating a Section 404 permit is not required, etc.)	
		◦ Classification of isolated wetlands as either high quality or standard isolated wetlands	
		◦ Determination of wetland boundaries and buffer widths	
		◦ Description of proposed isolated wetland impacts and proposed mitigation	
Article 6 - Riparian Environment Requirements:			
	✔	→ Is there a riparian environment onsite? If YES, the following requirements apply:	§606
		◦ Provide Schedule H if no wetlands are present or Schedule W if wetlands are present (signed by a design engineer or wetland specialist, respectively)	§302.2.E(1)
		◦ Provide a Riparian Environment plan sheet including, but not limited to, the following:	§303.2.N(1-3)
		◦ Location of the riparian environment located within the project, based upon a survey of the Ordinary High Water Mark (OHWM) of the channel or stream	
		◦ Acreage and area of proposed impact to riparian environments	
		◦ Riparian Environment Mitigation Plan that complies with the requirements of §607 of the WMO	
		◦ Provide a Riparian Environment Delineation Report including, but not limited to, the following:	§302.2.E(2-5)
		◦ Applicable correspondence from the Army Corps (Jurisdictional Determination, Section 404 permit application, letter indicating a Section 404 permit is not required, etc.)	
		◦ Determination of riparian environment boundaries	
		◦ Description of proposed riparian environment impacts and proposed mitigation	
Article 7 - Qualified Sewer Requirements:			
✔		→ Is there proposed qualified sewer construction? If YES, the following requirements apply:	§701.1
✔		◦ Provide Demolition and Utility plans	§303.2.C-D
✔		◦ Provide applicable standard qualified sewer construction details	§303.2.J
✔		◦ Provide a plan and profile for public qualified sewer main construction	
✔		◦ Provide size, length, slope, and material of all proposed qualified sewer and inverts at all structures and building connections	
✔		◦ Ensure IEPA separation requirements are met for watermain and sanitary sewer crossings	§702.1.A
✔		→ Is there a proposed sanitary service connection? If YES, the following requirements apply:	
✔		◦ Provide Population Equivalent (PE) calculations either on Schedule C or a separate document	§302.2.F(7)
✔		◦ Provide a narrative regarding live sewer connection and/or live sewer bypass protocol, if applicable	§302.2.F(9)
	✔	→ Is there a proposed public sanitary sewer extension for future use? If YES, the following requirement applies:	
		◦ Provide service area and future service area exhibits along with supporting population calculations	§302.2.F(8)
	✔	→ Is the proposed qualified sewer discharging to a separate private owner downstream? If YES, the following requirement applies:	
		◦ Provide recorded maintenance agreements between all sewer system owners acknowledging and accepting that their system can receive discharge from this site	§302.2.F(10)
	✔	→ Are any of the proposed qualified sewers or structures to be publicly owned? If YES, the following requirement applies:	
		◦ Provide a signed letter from the permittee indicating which segments of sewers and structures shall be owned and maintained by the permittee	
	✔	→ Is there a new, reconstructed, or modified public lift station and/or public forcemain? If YES, the following requirements apply:	
		◦ Provide Schedule E (signed and sealed by design engineer and signed by permittee)	§302.2.F(2)
		◦ Provide the lift station plan, profile, and schematic identifying forcemain high and low points, points of discharge, depth of cover at stream crossings, etc.	§702.3.C
		◦ Provide a narrative and supporting calculations (e.g., population equivalents, wet well capacity, detention time, etc.)	
		◦ Provide a service area map	
		◦ Provide pump performance curves, system curves, manufacturers cut sheet, and pump operation elevations	
	✔	→ Will industrial waste be produced? If YES, the following requirements apply:	
		◦ Provide Schedule F	§302.2.F(3)
		◦ Provide Schedule G	
		◦ Provide plumbing plans along with a flow diagram for the pretreatment system	
		◦ Provide a narrative describing the proposed pretreatment system	
	✔	→ Has the permittee or sole-permittee adopted ordinances requiring overhead plumbing and prohibiting footing drain discharge? If NO, the following requirement applies:	
		◦ Provide Schedule J (signed by applicant and notarized)	§302.2.F(4)
	✔	→ Is there a proposed direct connection to District Interceptor, TARP, or other District Facilities? If YES, the following requirements apply:	
		◦ Provide Schedule O	§302.2.F(5)(a)
		◦ Procure applicable District record drawings, design standards, and specifications from the District Engineering Department prior to permit submittal	§702.3.E
		◦ Provide a service area map and flow calculations	
		◦ Provide a narrative of excavation protocol in proximity to the District structure	
		◦ Provide a District direct connection detail modified with site specific information available at mwrd.org/wmo	
		◦ Clearly label all District owned sewers and structures in the plans	
		◦ Include record drawings of District facilities and associated details for reference in the plans	
	✔	→ Is there a new or reconstructed outfall to a District controlled waterway or Lake Michigan? If YES, the following requirements apply:	
		◦ Provide Schedule O	§302.2.F(5)(b)
		◦ Provide a plan and profile of the proposed outfall and applicable construction details	§702.3.F
		◦ Provide copies of relevant NPDES and IEPA permits, if applicable	

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Stormwater Submittal Requirements Checklist
Maps, Exhibit, and Plan Sheet Checklist
Project Narrative & Calculations Summary

2 Exhibits

		WMO SECTION
1	LOCATION MAP - STORM/SANITARY	308.1.A.
2	USGS MAP	308.1.C
3	NRCS SOILS MAP	308.1.D
4	FEMA - FIRM MAP	308.1.E
5	NATION WETLAND INVENTORY MAP	308.1.F
6	AERIAL PHOTO EXHIBIT	308.1.G
7	MWRD 100-YEAR INUNDATION	308.1.H
8	GEOTECHNICAL INVESTIGATION	
9	EXISTING DRAINAGE PLAN	308.5.A
10	PROPOSED DRAINAGE PLAN	308.5.B & C
11	ENGINEERING PLANS	308.2-308.6

3 Site Runoff Requirements
Existing Conditions Input Parameters (TC, CN, etc.)
Proposed Conditions Input Parameters (TC, CN, etc.)
Storm Sewer Calculations

4 Site Volume Control Requirements
Area & Volume Calculations

5 Site Detention Requirements
Restrictor Calculations
Discharge & Overflow Table
Provided Detention Volumes
HEC-HMS Input/Output

6 Soil Erosion and Sediment Control Requirements
Narrative Description
Schedule P

7 Floodplain Requirements
(Not applicable - no floodplain area)

8 Wetland/Buffer Requirements
(Not applicable - no wetland area)

9 Riparian Requirements
(Not applicable - no riparian area)

10 Maintenance & Monitoring Submittals
M & M Narrative

TAB 1
GENERAL STORM WATER INFORMATION

STORMWATER MANAGEMENT PERMIT APPLICATION
FOR
RIVIAN CAR DEALERSHIP
NORTHBROOK, COOK COUNTY, IL

PREPARED FOR
NICHOLAS & ASSOCIATES, INC.

PREPARED BY
SPACECO, INC.
9575 W. HIGGINS ROAD, SUITE 700
ROSEMONT, IL 60018

SPACECO PROJECT # 13730

Spaceco
Civil Engineering & Surveying

PROJECT NARRATIVE

INTRODUCTION

This report summarizes the stormwater management plan for the proposed commercial development located in Northbrook, Cook County, Illinois. The project site is located at 1810 Frontage Road, north of Tower Drive and south of Dundee Road as shown on Exhibit 1 in Tab 2. The total site area is 2.893 acres. The stormwater analysis was performed based on the land plan prepared by the project architect, the topographic survey prepared by Spaceco, Inc., and Site Engineering in accordance with the requirements of the Watershed Management Ordinance (Ordinance) as adopted by the Metropolitan Water Reclamation District of Greater Chicago on October 3, 2013 and as amended to, and including January 9, 2025.

Property Address – 1810 Frontage Road, Northbrook, Illinois

Pin Numbers - 04-13-107-021-0000
04-13-107-020-0000

EXISTING CONDITIONS

Under existing conditions, the project site is fully developed with commercial/office buildings. The existing development located at 1818, 1810, and 1804 Skokie Blvd. in the Village of Northbrook, Illinois, currently consists of four buildings. There is also a 1 story garage structure within the site.

There is no regulatory floodplain located on the site according to Flood Insurance Rate Map (FIRM) 17031C0231J with an effective date of August 19, 2008. A partial copy of the FIRM panel is included as Exhibit 4 under Tab 2. The existing site drains to an existing drainage ditch at the northeast corner of the site, which flows to the north and is ultimately tributary to Skokie River West Ditch, which is a tributary to the Skokie River. The route to Skokie River West Ditch is shown on Exhibit 1. A tailwater elevation of 626.26 was used per the MWRD 100-year inundation map.

There is no existing on-site depressional storage.

The existing site drains to an existing drainage channel/box culvert running through the site from the southwest corner to the northeast corner where it outfalls to an existing ditch. There is off-site area tributary from the west and south to the site. This area drains to this existing drainage channel/box culvert running through the site, as shown on the USGS Map (Exhibit 2) and on the detailed existing conditions plans included in the Final Engineering Plans (Exhibit 12).

The project is located in a separate sewer area. The route to the MWRD interceptor manhole located near the intersection of Park Drive and Sunset Ridge Road is shown on Exhibit 2 in Tab 2.

There are no existing wetlands on-site, as shown on Exhibit 5 under Tab 2.

PROPOSED CONDITIONS

General Stormwater Information

The proposed development will include demolition of the existing buildings and construction of a +/- 39,000 s.f. new car dealership building.

Stormwater detention and retention will consist of two underground vaults. The underground vaults will be interconnected by a 30" RCP equalizer pipe. These vaults will discharge to the existing box culvert located at the northeast corner of the site to match existing conditions. This culvert outfalls to the existing drainage ditch along the west side of Skokie Blvd and flows north and west ultimately to the Skokie River West Ditch. Both basins are controlled by a single outlet control structure as they both have the same 100 year high water level.

The existing drainage channel/box culvert running through the site from the southwest corner to the northeast corner will remain and be slightly rerouted through the site along the north side of the property to avoid conflicts.

Site Runoff Requirements

The project is located in a separate sewer area, and the site will discharge into the existing box culvert and drainage ditch located at the northeast corner of the property to match existing conditions.

The following table is a breakdown of the existing and proposed on-site areas. This is holistic view and does not distinguish between detained, unrestricted, and native plantings.

Site Condition	Areas			
	Pervious Ac.	Impervious Ac.	Total Ac.	% Impervious
Existing	0.72	2.17	2.89	75.1
Proposed	0.32	2.57	2.89	88.9

There is upstream area tributary to the site from the south and west which bypass flows through the site within the existing drainage channel/box culvert and outfalls to the existing drainage ditch at the northeast corner of the site. There is no depressional storage on-site.

There is a small off-site trade area that drains into the site at the southeast corner and will be conveyed to the proposed underground stormwater vault. The runoff volume from the trade area is equal and will offset the limited area of unrestricted areas along the perimeter of the site that are not practical to collect and convey to the stormwater vault.

Tab 3 of the report included detailed calculations for Time of concentration (Tc), Curve Number (CN), and detailed storm sewer calculations.

Storm Sewer Design Criteria

Stormwater Studio 2020 v 3.0.0.20 was used to size the storm sewer and determine the Hydraulic Grade Line and water surface elevations. Calculations can be found in Tab 3.

- Rainfall Return Period: 10-Year – Conveyance in Pipe
  100-Year – HGL below rims
- Peak Discharge Method: Rational Formula, Q=CIA
- Computer Software: Stormwater Studio
- Rainfall Intensity: Use ISWS Bulletin 75, Table 13 for Northeast Zone
  $I_{10} = 37.89/(T_c + 6)^{0.67}$
  $I_{100} = 432.28/(T_c + 24.75)^{1.08}$
- Runoff Coefficient: C = 0.90
- Inlet Time: 10 Minutes (minimum)
- Pipe Capacity: Use Manning's equation for full pipe flow capacity.
  Use n = 0.013 for RCP.

Site Volume Control Requirements

As a basis of this design, volume control storage was calculated for all proposed impervious area on the site.

Volume Control Summary Table

Impervious Area (ac)	Retention Volume (1") Req'd (ac-ft)	Retention Location	Retention Volume Prov'd (ac-ft)
2.53	0.21	Vault	0.23

The existing soils are predominantly clay soils which have low infiltration rates. Per geotechnical report by SET Consultants, the average high groundwater level elevation is 618.0. The Geotechnical report is included as Exhibit 8, Tab 2.

Detailed area take-offs can be found in the Final Engineering Plans on Sheet 11 (Exhibit 12).

Site Detention Storage Requirements

Detention volume will be required for the entire site per the criteria of the WMO.

On-Site Area Summary Table

Units	Detained	Unrestricted	Off-Site Trade Area	Total
Acres	2.85	0.07	0.07	2.85

Detention storage required for the site is based on the area tributary to the basin with a 2-year allowable release rate of 0.04 cfs/acre and a 100-year allowable release rate of 0.15 cfs/acre as required by the Village of Northbrook. MWRDGC required release rate is 0.3 cfs/acre for the 100-year storm. Village of Northbrook release rates are more restrictive and for that reason were used to size the required Detention storage. Detention storage was analyzed using a HEC-HMS hydrologic model with Bulletin 75 to demonstrate that the required storage and allowable release rates will be met for the tributary area. The Runoff Curve Number (CN) was determined based on the proposed land cover type (pervious or impervious).

Detention Volume Required Summary Table

	Detention Area (ac.)	Curve Number (CN)	Reduced CN	100 year Volume Required (ac-ft)	Volume Provided (ac-ft)
Basin 1 / Vault	2.85	95	86.96	1.44	1.48

A stage-storage table was also prepared for the detention facilities. The storage values were calculated based on the provided volumes of the two underground vaults & cross-section of the 30" equalizer pipe.

Detention Volume Provided Summary Table

Vault #1 Ac-ft	Vault #2 Ac-ft	30" Pipe Ac-ft	Total Storage Prov'd (ac-ft)	Total Storage Req'd (ac-ft)
0.94	0.51	0.03	1.48	1.44

Release Rate Summary Table

Area (ac)	Flows (cfs)		
Total Development (ac.)	Release Rate @ 0.04 (cfs/acre)	Release Rate @ 0.15 (cfs/acre)	Release Rate @ HWL (cfs)
2.85	0.11	0.43	0.43

A stage- discharge table was also prepared for the detention facility based on the total tributary area to the basin and the unrestricted area. The restrictor was sized based calculated release rate.

2-Stage Restrictor Summary Table

	Type	Size (inches)	Invert	Actual Release @ HWL 628 (cfs)	Allowable Release Rate (cfs)
2-year Restrictor	Plate	1.4	624.55	0.10	0.11
100-year Restrictor	Plate	2.83	625.45	0.43	0.43

Hydrologic input parameters for the HEC-HMS models are included in Tab 2. An overflow structure is sized to convey the 100-Year peak inflow rate of to the basin.

Overflow Weir Summary Table

Areas (acres)			Flows (cfs)	
On-Site	Off-Site	Total	Required*	Provided
2.85	0.07	2.92	21.89	24.88

*See HEC-HMS Calculations, 100 yr – 1hr event.

TAB 2
EXHIBITS

STORMWATER MANAGEMENT PERMIT APPLICATION
FOR
RIVIAN CAR DEALERSHIP
NORTHBROOK, COOK COUNTY, IL

PREPARED FOR
NICHOLAS & ASSOCIATES, INC.

PREPARED BY
SPACECO, INC.
9575 W. HIGGINS ROAD, SUITE 700
ROSEMONT, IL 60018

SPACECO PROJECT # 13730

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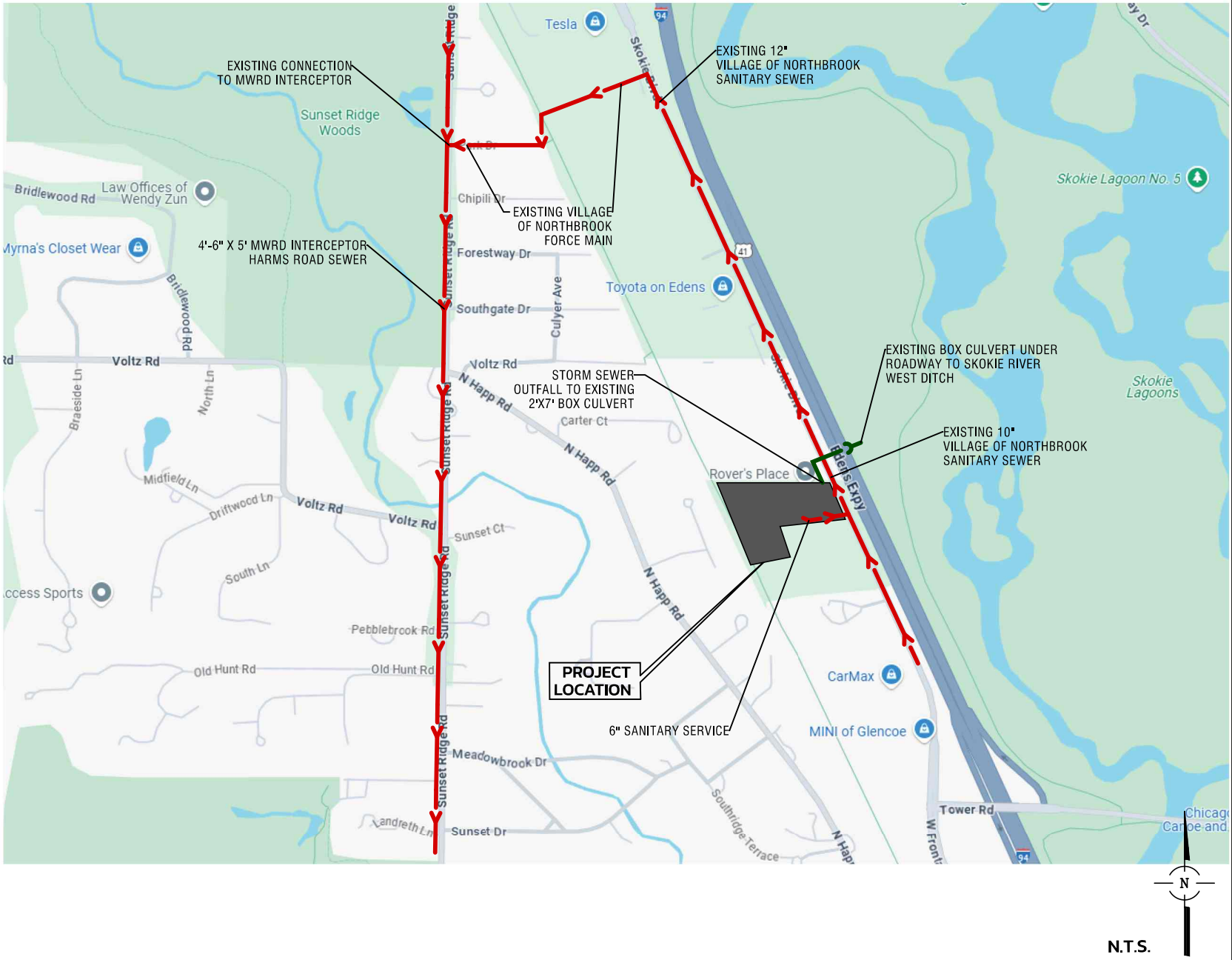
Civil Engineering & Surveying

ROUTING MAP


EXISTING CONNECTION TO MWRD INTERCEPTOR
EXISTING 12" VILLAGE OF NORTHBROOK SANITARY SEWER
EXISTING VILLAGE OF NORTHBROOK FORCE MAIN
4'-6" X 5' MWRD INTERCEPTOR HARMS ROAD SEWER
STORM SEWER OUTFALL TO EXISTING 2'X7' BOX CULVERT
EXISTING BOX CULVERT UNDER ROADWAY TO SKOKIE RIVER WEST DITCH
EXISTING 10" VILLAGE OF NORTHBROOK SANITARY SEWER
PROJECT LOCATION
6" SANITARY SERVICE
Sunset Ridge Woods
Tesla
Skokie Lagoon No. 5
Skokie Lagoons
Law Offices of Wendy Zun
Myrna's Closet Wear
Toyota on Edens
Rover's Place
CarMax
MINI of Glencoe
Bridlewood Rd
Chipili Dr
Forestway Dr
Southgate Dr
Culver Ave
Voltz Rd
N Happ Rd
Carter Ct
Braeside Ln
North Ln
Midfield Ln
Driftwood Ln
Sunset Ct
South Ln
Pebblebrook Rd
Old Hunt Rd
Meadowbrook Dr
Sunset Dr
Landreth Ln
Southridge Terrace
Tower Rd
Sunset Ridge Rd
Skokie Blvd
Edens Expy
94
41
N
N.T.S.

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PROJECT:	**RIVIAN CAR DEALERSHIP**	**PROJECT #:**	13730
LOCATION:	**NORTHBROOK, ILLINOIS**	**DATE:**	May-25
		LAST REVISED:	

EXHIBIT TITLE: USGS MAP

DESCRIPTION: PARK RIDGE QUADRANGLE

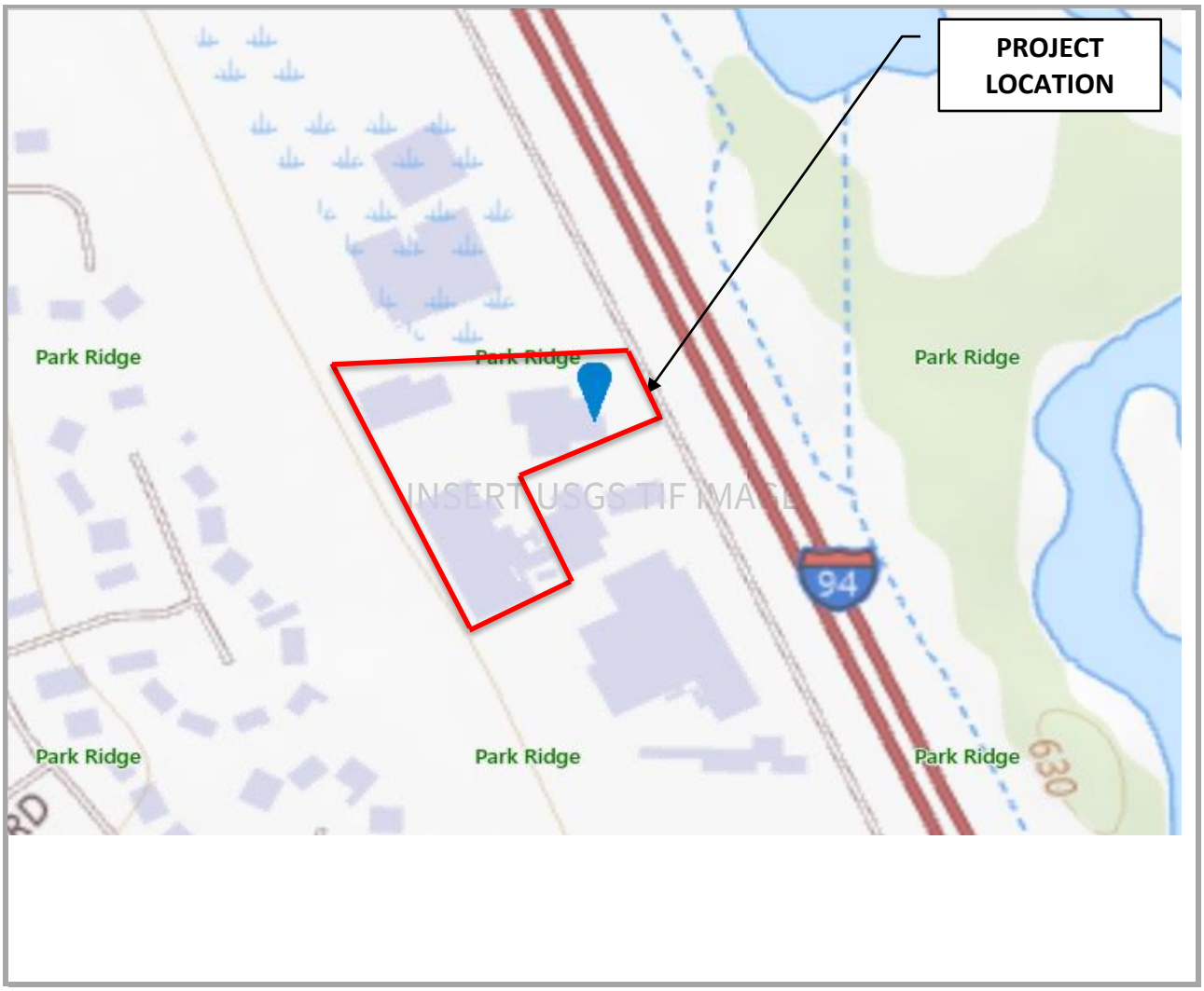

EXHIBIT # 2

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PROJECT:	**RIVIAN CAR DEALERSHIP**	**PROJECT #:**	13730
LOCATION:	**NORTHBROOK, ILLINOIS**	**DATE:**	May-25
		LAST REVISED:	

EXHIBIT TITLE: NRCS SOIL MAP

DESCRIPTION: EXISTING URBAN SOIL TYPE

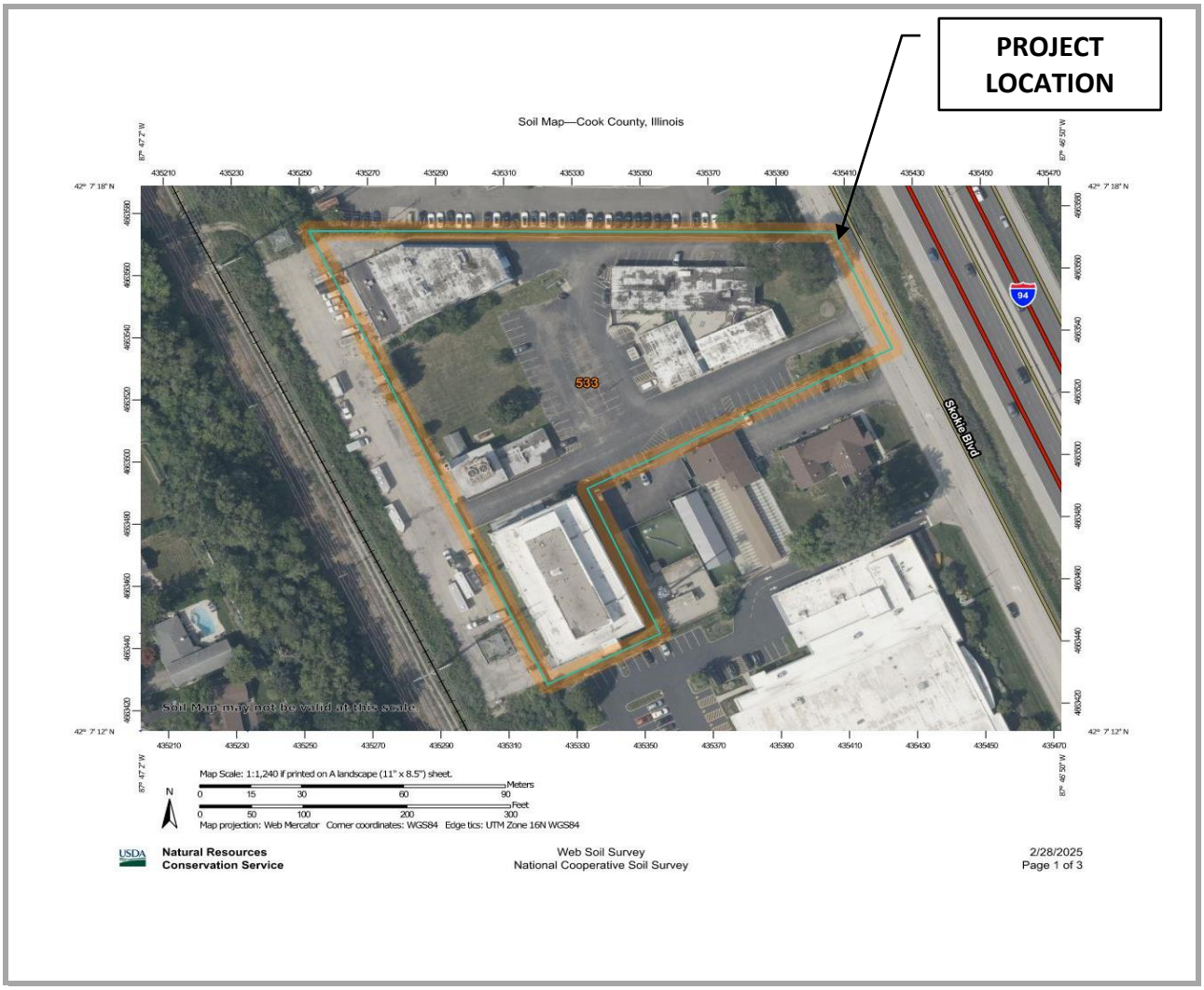

EXHIBIT # 3

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PROJECT:	**RIVIAN CAR DEALERSHIP**	**PROJECT #:**	13730
LOCATION:	**NORTHBROOK, ILLINOIS**	**DATE:**	May-25
		LAST REVISED:	

EXHIBIT TITLE: FEMA MAP

DESCRIPTION: MAP NUMBER 17031C0231J

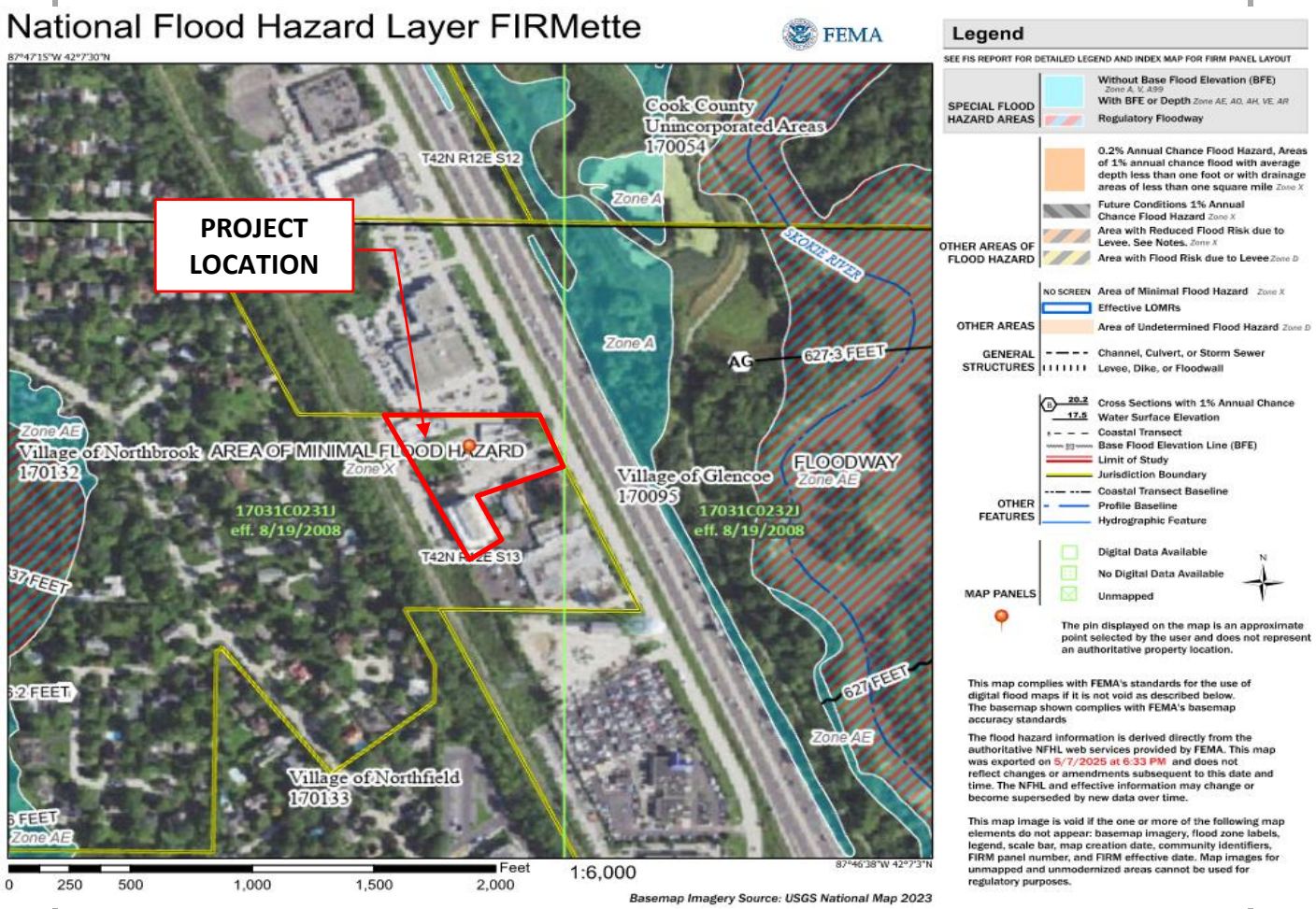

EXHIBIT # 4

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Rosemont, Illinois 60018
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PROJECT:	**RIVIAN CAR DEALERSHIP**	**PROJECT #:**	13730
LOCATION:	**NORTHBROOK, ILLINOIS**	**DATE:**	May-25
		LAST REVISED:	

EXHIBIT TITLE: NATIONAL WETLAND INVENTORY MAP

DESCRIPTION: URBAN LAND ONLY

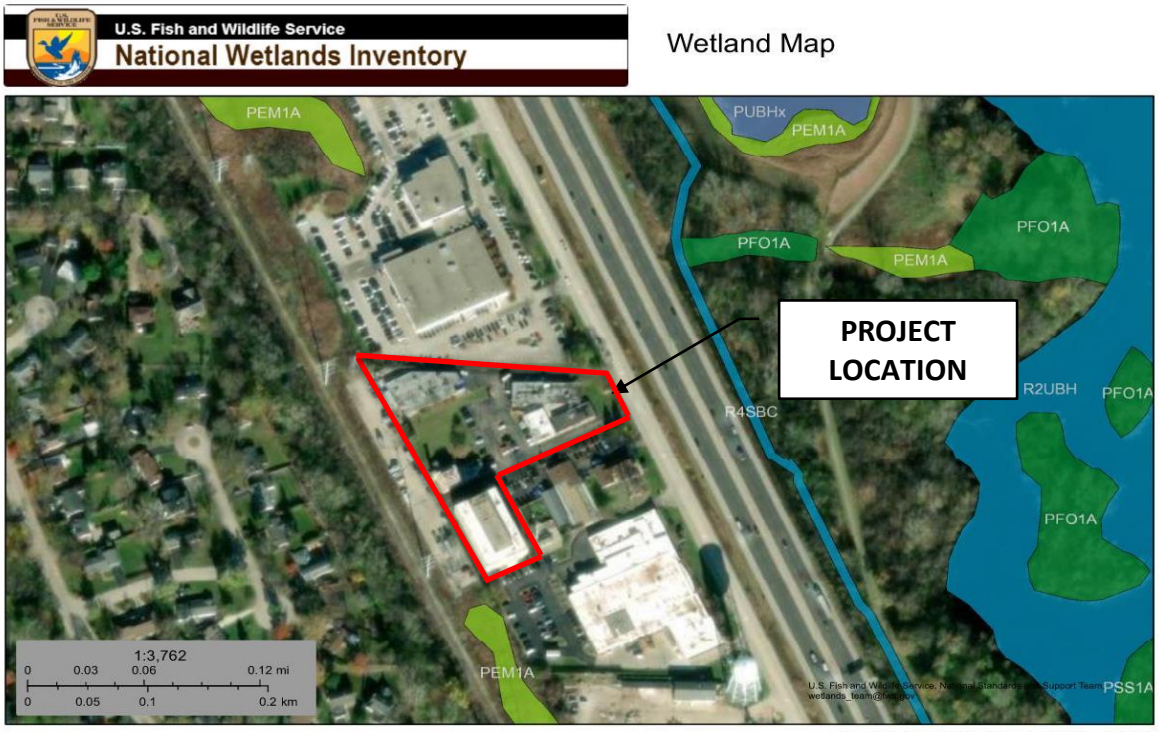

EXHIBIT # 5

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(847) 696-4060

PROJECT:	**RIVIAN CAR DEALERSHIP**	**PROJECT #:**	13730
LOCATION:	**NORTHBROOK, ILLINOIS**	**DATE:**	May-25
		LAST REVISED:	

EXHIBIT TITLE: AERIAL MAP

DESCRIPTION: GOOGLE EARTH IMAGE



EXHIBIT # 6

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Civil Engineering & Surveying

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(847) 696-4060

PROJECT:	**RIVIAN CAR DEALERSHIP**	**PROJECT #:**	13730
LOCATION:	**NORTHBROOK, ILLINOIS**	**DATE:**	May-25
		LAST REVISED:	

EXHIBIT TITLE: MWRD INUNDATION MAP
DESCRIPTION: 100-YR INUNDATION

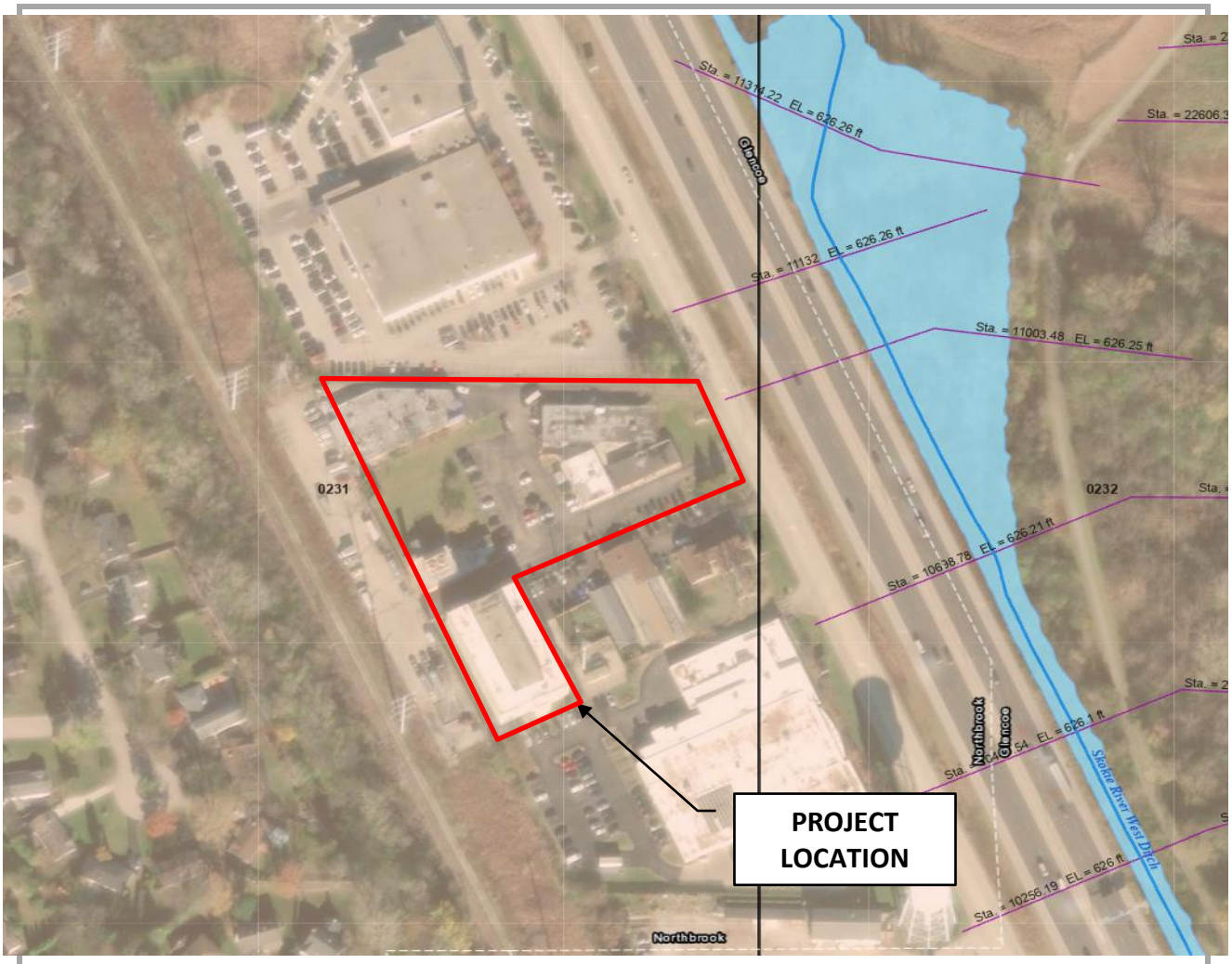

EXHIBIT # 7

SET CONSULTANTS — SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: B-1

Project: New Rivian Car Dealership "DRAFT"	
Address: 1818 Skokie Boulevard, Northbrook, Illinois 60062	
SET Project Number: 2141_1	Date: March 31, 2025
Driller: Earth Solutions, Inc.	Weather:
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ~16 feet bgs
Drilling Equipment: Geoprobe Systems®	Water Level At Drilling Completion: 6 feet bgs
Logged/Reviewed By: ESI/PT	Total Soil Boring Depth: 20 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 630 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
HMA = Hot-mix asphalt; DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
0	630		Pavement	Asphalt Pavement (~6-inch thick)						
			Basecourse	Crushed aggregate basecourse (~6-inch thick)						
1	629		Fill	Dark brown, sand and gravel, well graded, medium dense	1	14	5 12 8	20	--- ---	16.6%
2	628									
3	627									
			Fill	Light brown-gray, sandy clay, trace gravel, mottled, moist, soft	2	8	1 1 2	3	0.25 0.5	20.2%
4	626									
5	625									
		▽								
6	624		Fill	Brown-gray, silty clay, trace sand, trace gravel, mottled, moist, soft	3	18	1 1 2	3	0.25 0.5	17.7%
7	623									
8	622									
			ML-CL	Brown, silty clay, trace sand, trace gravel, stiff-very stiff	4	18	6 6 8	14	3.5 4.0	14.5%
9	621									
10	620									
11	619									
12	618									
13	617									
14	616		ML-CL	Gray, silty clay, trace sand, trace gravel, moist, stiff	5	18	3 4 5	9	1.5 1.5	13.8%
15	615									
		▽								
16	614									
17	613									
18	612									
19	611		ML-CL	Gray, silty clay, trace sand, trace gravel, stiff-very stiff	6	18	6 4 5	9	2.25 2.0	15.0%
20	610			End of Boring; WCI @ 18 feet bgs						

SET CONSULTANTS — SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: B-2

Project: New Rivian Car Dealership "DRAFT"	
Address: 1818 Skokie Boulevard, Northbrook, Illinois 60062	
SET Project Number: 2141_1	Date: March 31, 2025
Driller: Earth Solutions, Inc.	Weather:
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ---
Drilling Equipment: Geoprobe Systems®	Water Level At Drilling Completion: 6 feet bgs
Logged/Reviewed By: ESI/PT	Total Soil Boring Depth: 20 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 630 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
HMA = Hot-mix asphalt; DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
0	630		Pavement	Asphalt Pavement (~7-inch thick)						
			Basecourse	Crushed aggregate basecourse (~3-inch thick)						
1	629		Fill	Gray, silty clay, trace sand, trace gravel, mottled, moist, soft-stiff	1	10	2 3 1	4	1.5 1.5	19.6%
2	628									
3	627									
4	626		Fill	Brown, silty clay, trace sand, trace rock fragments, mottled, soft-stiff	2	8	5 2 2	4	1.25 1.5	17.5%
5	625									
6	624		ML-CL	Brown, silty clay, trace sand, trace gravel, firm-stiff	3	14	1 2 4	6	1.75 1.5	14.5%
7	623									
8	622									
9	621		ML-CL	Brown, silty clay, trace sand, trace gravel, very stiff-hard	4	18	5 8 10	18	4.5 4.25	15.2%
10	620									
11	619									
12	618									
13	617									
14	616		ML-CL	Gray, silty clay, trace sand, trace gravel, stiff-very stiff	5	18	3 4 5	9	2.5 2.5	12.6%
15	615									
16	614									
17	613									
18	612									
19	611		ML-CL	Gray, silty clay, trace sand, trace gravel, stiff-very stiff	6	18	3 4 7	11	1.5 1.75	13.9%
20	610			End of Boring; WCI @ 18 feet bgs						

SET CONSULTANTS — SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: B-3

Project: New Rivian Car Dealership "DRAFT"	
Address: 1818 Skokie Boulevard, Northbrook, Illinois 60062	
SET Project Number: 2141_1	Date: March 31, 2025
Driller: Earth Solutions, Inc.	Weather:
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ---
Drilling Equipment: Geoprobe Systems®	Water Level At Drilling Completion: ---
Logged/Reviewed By: ESI/PT	Total Soil Boring Depth: 20 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 630 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
HMA = Hot-mix asphalt; DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
0	630		Fill	Grass Lawn Dark brown, silty clay, moist, 6-inch thick "topsoil"						
1	629		Fill	Light brown, sand and gravel, well graded, medium dense to brown, silty clay, trace to little sand, trace to little gravel, very stiff-stiff	1	18	3 12 9	21	1.0 1.0	
2	628									
3	627									
4	626		Fill	Light brown-gray, silty clay, trace sand, trace gravel, mottled, soft-stiff	2	14	1 2 2	4	1.75 1.5	
5	625									
6	624		Possible ML-CL	Brown-gray, silty clay, trace sand, trace gravel, mottled, moist, soft-stiff	3	14	2 1 2	3	1.5 1.75	
7	623									
8	622									
9	621		ML-CL	Brown, sandy clay, trace gravel, moist, firm-stiff	4	18	2 3 4	7	1.75 1.5	
10	620									
11	619									
12	618									
13	617									
14	616		ML-CL	Gray, silty clay, trace sand, trace gravel, stiff	5	18	3 4 6	10	2.0 2.0	
15	615									
16	614									
17	613									
18	612									
19	611		ML	Gray, silt, trace sand, very stiff	6	18	7 9 13	22	3.25 3.75	
20	610			End of Boring; DCI @ 18 feet bgs						

SET CONSULTANTS — SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: B-4

Project: New Rivian Car Dealership "DRAFT"	
Address: 1818 Skokie Boulevard, Northbrook, Illinois 60062	
SET Project Number: 2141_1	Date: March 31, 2025
Driller: Earth Solutions, Inc.	Weather:
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ---
Drilling Equipment: Geoprobe Systems®	Water Level At Drilling Completion: ---
Logged/Reviewed By: ESI/PT	Total Soil Boring Depth: 20 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 630 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
HMA = Hot-mix asphalt; DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
0	630		Fill	Grass Lawn Dark brown, silty clay, moist, 10-inch thick "topsoil"						
1	629		Fill	Dark brown to brown, silty clay, trace sand, trace gravel, mottled, moist, soft-very stiff	1	12	1 2 2	4	2.25 2.25	
2	628									
3	627									
4	626		Fill	Brown, silty clay, trace sand, trace gravel, mottled, moist, soft	2	18	1 2 2	4	0.25 0.5	
5	625									
6	624		Possible ML-CL	Brown, silty clay, trace to little sand, trace gravel, moist, soft-stiff	3	18	2 2 2	4	1.25 1.25	
7	623									
8	622									
9	621		ML-CL	Brown, silty clay, trace sand, trace gravel, stiff-very stiff	4	18	1 3 7	10	2.5 2.5	
10	620									
11	619									
12	618									
13	617									
14	616		ML-CL	Gray, silty clay, trace sand, trace gravel, firm-stiff	5	18	2 3 5	8	1.75 1.5	
15	615									
16	614									
17	613									
18	612									
19	611		ML-CL	Gray, silty clay, trace sand, firm-stiff	6	18	2 3 5	8	2.25 2.25	
20	610			End of Boring; DCI @ 18 feet bgs						

SET CONSULTANTS — SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: B-5

Project: New Rivian Car Dealership "DRAFT"	
Address: 1818 Skokie Boulevard, Northbrook, Illinois 60062	
SET Project Number: 2141_1	Date: March 31, 2025
Driller: Earth Solutions, Inc.	Weather:
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ---
Drilling Equipment: Geoprobe Systems®	Water Level At Drilling Completion: ---
Logged/Reviewed By: ESI/PT	Total Soil Boring Depth: 20 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 629 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
HMA = Hot-mix asphalt; DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
0	629		Pavement	Asphalt Pavement (~7-inch thick)						
			Basecourse	Crushed aggregate basecourse (~5-inch thick)						
1	628		Fill	Brown, sandy clay, trace gravel, firm	1	18	9 4 3	7	--- ---	16.6%
2	627									
3	626									
4	625		Fill	Brown to brown-gray, silty clay, trace sand, trace gravel, mottled, soft-stiff	2	18	2 2 2	4	1.25 1.25	17.0%
5	624									
6	623		ML-CL	Brown, silty clay, trace sand, trace gravel, firm-stiff	3	18	2 3 5	8	2.0 1.75	14.9%
7	622									
8	621									
9	620		ML-CL	Brown, silty clay, trace sand, trace gravel, very stiff	4	18	4 8 12	20	2.25 2.5	14.1%
10	619									
11	618									
12	617									
13	616									
14	615		ML-CL	Gray, silty clay, trace sand, trace gravel, stiff	5	18	4 4 7	11	2.0 2.0	15.4%
15	614									
16	613									
17	612									
18	611									
19	610		ML-CL	Gray, silty clay, trace sand, trace gravel, stiff-very stiff	6	18	4 5 7	12	3.0 2.5	13.6%
20	609			End of Boring; DCI @ 18 feet bgs						

SET CONSULTANTS — SOIL ENGINEERING AND TESTING CONSULTANTS

Soil Boring ID: B-6

Project: New Rivian Car Dealership "DRAFT"	
Address: 1818 Skokie Boulevard, Northbrook, Illinois 60062	
SET Project Number: 2141_1	Date: March 31, 2025
Driller: Earth Solutions, Inc.	Weather:
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ~15 feet bgs
Drilling Equipment: Geoprobe Systems®	Water Level At Drilling Completion: 10 feet bgs
Logged/Reviewed By: ESI/PT	Total Soil Boring Depth: 20 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 627.5 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
HMA = Hot-mix asphalt; DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
0	627.5		Pavement	Asphalt Pavement (~7-inch thick)						
	627		Basecourse	Crushed aggregate basecourse (~3-inch thick)						
1			Fill	Dark gray, silty clay, trace sand, trace gravel, trace brick fragments, mottled, moist, firm-stiff	1	12	2 1 3	4	1.0 1.25	18.1%
2	626									
3	625									
4	624		Fill	Light brown-gray, silty clay, trace sand, trace gravel, mottled, moist, soft-firm	2	12	1 1 2	3	0.75 0.75	19.0%
5	623									
6	622		ML-CL	Brown, silty clay, trace sand, trace gravel, firm-very stiff	3	18	2 3 4	7	2.5 1.75	16.1%
7	621									
8	620									
9	619		SP	Brown, clayey sand, trace gravel, moist-wet, medium dense	4	18	5 5 7	12	--- ---	14.1%
10	618									
11	617									
12	616									
13	615									
14	614		CL	Gray, clay, trace sand, moist, firm-stiff, moist	5	18	2 3 5	8	1.75 1.5	15.2%
15	613									
16	612									
17	611									
18	610									
19	609		SP	Gray, sand, poorly graded, moist, loose	6	18	2 2 3	5	--- ---	12.4%
20	608			End of Boring; WCI @ 18 feet bgs						

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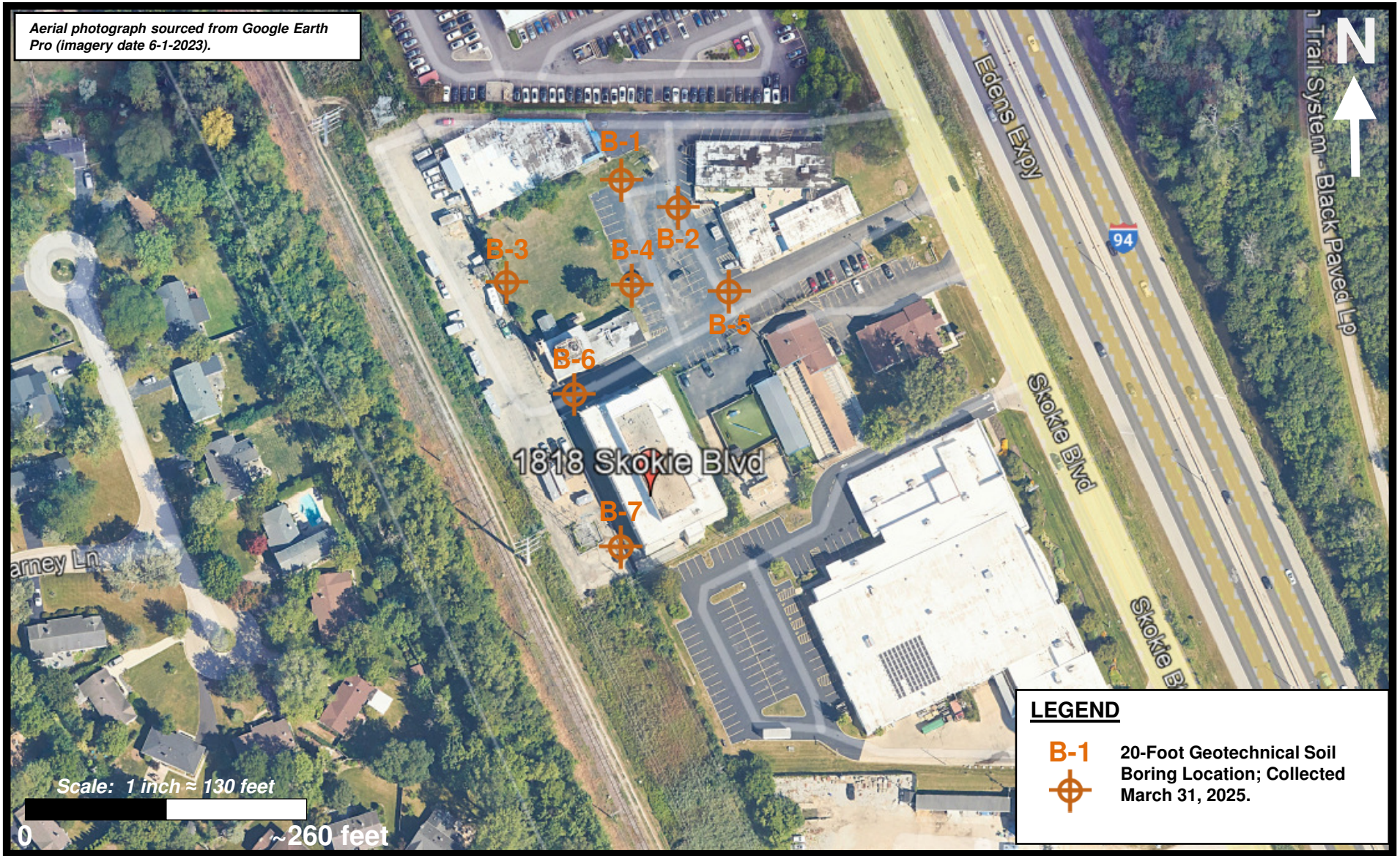
Soil Boring ID: B-7

Project: New Rivian Car Dealership "DRAFT"	
Address: 1818 Skokie Boulevard, Northbrook, Illinois 60062	
SET Project Number: 2141_1	Date: March 31, 2025
Driller: Earth Solutions, Inc.	Weather:
Drilling Method: HSA, 5¾-inch O.D. flights	Water Level During Drilling: ---
Drilling Equipment: Geoprobe Systems®	Water Level At Drilling Completion: ---
Logged/Reviewed By: ESI/PT	Total Soil Boring Depth: 20 feet
Soil Boring Location: Refer to Figure 1	Approx. Ground Surface Elevation: 630 feet AMSL

Legend

HSA = Hollow-stem auger.
O.D. = Outside diameter; "---" = Not encountered/not measured.
bgs = Below ground surface.
AMSL = Above mean sea level.
USCS = Unified Soil Classification System.
SS = Split-spoon sample.
Recovery = SS total recovery (inches).
N-value = Standard penetration (blows/foot) per ASTM D1586.
Q_p = Estimated unconfined compressive strength (tsf).
tsf = Tons per square foot field reading using hand penetrometer.
W_c = Water content percentage (%).
HMA = Hot-mix asphalt; DCI/WCI = Dry cave-in/wet cave-in.

Depth (feet bgs)	Approx. Elevation (feet AMSL)	Lithology	USCS	Description	SS	Recovery	Blow Counts	N-value	Q_p	W_c
0	630		Pavement	Concrete Pavement (~6-inch thick)						
			Basecourse	Crushed aggregate basecourse (~3-inch thick)						
1	629		Fill	Brown, silty clay, trace sand, trace gravel, mottled, moist, very soft-soft	1	10	1 0 1	1	0.25 0.25	20.8%
2	628									
3	627									
4	626		Possible ML-CL	Brown, silty clay, trace sand, trace gravel, mottled, moist, very soft-firm	2	18	0 0 1	1	1.0 0.75	19.5%
5	625									
6	624		ML-CL	Brown, silty clay, trace sand, trace gravel, moist, very stiff-stiff	3	18	1 7 10	17	1.75 1.5	17.5%
7	623									
8	622									
9	621		ML-CL	Gray, silty clay, trace sand, trace gravel, stiff-very stiff	4	18	5 7 8	15	3.5 3.25	14.3%
10	620									
11	619									
12	618									
13	617									
14	616		CL	Gray, clay, trace sand, moist, stiff	5	18	3 4 5	9	1.75 1.75	15.0%
15	615									
16	614									
17	613									
18	612									
19	611		ML	Gray, silt, trace sand, hard	5	18	13 17 18	35	4.25 4.5	12.7%
20	610			End of Boring; DCI @ 18 feet bgs						



New Rivian Car Dealership

1818 Skokie Boulevard

Northbrook, Illinois 60062

SET Project No. 2141_1

Figure 1

DRAFT Geotechnical Soil Boring Location Map

SET CONSULTANTS

SOIL ENGINEERING AND TESTING CONSULTANTS

Table 1 - DRAFT Geotechnical Soil Boring Findings Summary
New Rivian Car Dealership
1818 Skokie Boulevard, Northbrook, Illinois 60062

Geotechnical Soil Boring Identifier	Date	Weather	Total Drilled Depth (feet bgs)	Geotechnical Soil Boring Elevation (feet AMSL)[Δ]	Depth to Groundwater (feet bgs)		Approx. Depth to Native Soils Suitable for a Net Allowable Bearing Pressure of 3,000 psf[*]	Estimated Design Subgrade Elevation (feet AMSL)[#, ##]	Field & Laboratory Geotechnical Findings[##]				Suitable Subgrade Soil?[♦]
					While Drilling	Drilling Completion			Description (USCS)	N-value	Q_p (tsf)	W_c (%)	
B-1	03/31/2025	cloudy	20	630	~16	6	8	626	Light brown-gray, sandy clay, trace gravel, mottled, moist, soft (Fill)	3	0.25-0.5	20.2	No
B-2	03/31/2025	cloudy	20	630	---	6	5.5	626	Brown, silty clay, trace sand, trace rock fragments, mottled, soft-stiff (Fill)	4	1.25-1.5	17.5	No
B-3	03/31/2025	cloudy	20	630	---	---	5.5	626	Light brown-gray, silty clay, trace sand, trace gravel, mottled, soft-stiff (Fill)	4	1.75-1.5		No
B-4	03/31/2025	cloudy	20	630	---	---	7	626	Brown, silty clay, trace sand, trace gravel, mottled, soft-stiff (Fill)	4	0.25-0.5		No
B-5	03/31/2025	cloudy	20	629	---	---	5.5	626	Brown to brown-gray, silty clay, trace sand, trace gravel, mottled, soft-stiff (Fill)	4	1.25	17.0	No
B-6	03/31/2025	cloudy	20	627.5	~15	10	13.5	626	Light brown-gray, silty clay, trace sand, trace gravel, mottled, moist, soft-firm (Fill)	3	0.75	19.0	No
B-7	03/31/2025	cloudy	20	630	---	---	5.5	626	Brown, silty clay, trace sand, trace gravel, mottled, moist, very soft-firm	1	1.0-0.75	19.5	No

Notes:

bgs = Below ground surface.

AMSL = Above mean sea level.

[Δ] = Soil boring ground surface elevations interpolated to the nearest 0.5-foot using on-line Google Earth Pro Geographic Information System (GIS) and 1-foot contour interval.

[*] = Net allowable soil bearing pressure in pounds per square foot (psf).

[#] = Structural Soil Borings B-1 through B-7 - Design subgrade elevation approximately 4 feet below estimated finished floor (F/F) elevation of 630 feet AMSL.

[##] = Geotechnical findings based from the split-spoon (SS) soil sample interval intersecting or lower than the estimated design subgrade elevation.

USCS = Unified Soil Classification System (modified from ASTM International [ASTM] D2488 "*Visual-Manual Procedures*").

N-value = Standard penetration (blows/foot) per ASTM D1586.

W_c = Water content percentage (%).

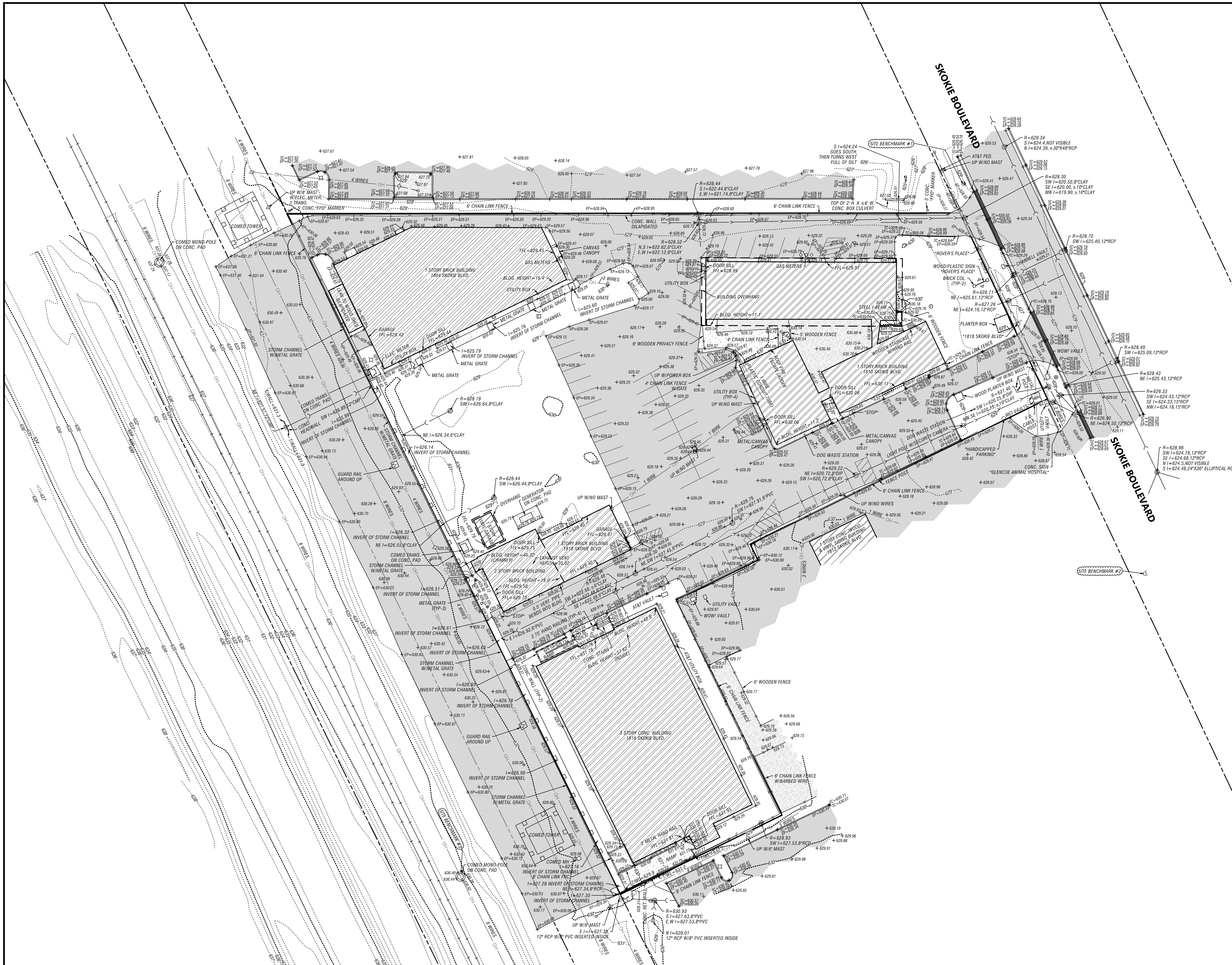
Q_p = Average field-measured, estimated unconfined compressive strength in tons per square foot (tsf) recorded to the nearest 0.25 tsf.

[♦] = Shallow Foundation System or Exterior Pavements - Recommend unsuitable fill soils are overexcavated (building foundation) or undercut (exterior pavements) to lower moisture, suitable soils, free of organic matter and replaced with moisture-controlled engineered fill compacted to a minimum 95% the material maximum dry density obtained in accordance with ASTM D1557 "*Modified Proctor Method*".

NA = No applicable design subgrade elevation provided or estimated.

--- = Not observed and/or no field measurement collected.

QA/QC PT



SCALE 1" = 30'

0 30 60

LEGEND

- STORM SEWER
- SANITARY SEWER
- COMBINED SEWER
- WATER MAIN
- GAS MAIN
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND CATV LINE
- OVERHEAD WIRE(S) ON UTILITY POLES
- FIBER OPTIC LINE
- RAILROAD
- FENCE
- GUARDRAIL
- EDGE OF WATER
- WETLAND LIMITS
- AIR CONDITIONING UNIT
- BOLLARD
- HAND HOLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL
- ELECTRIC METER
- LIGHT POLE
- GUY WIRE ANCHOR
- LANDSCAPE LIGHT/FLOOD LIGHT
- UTILITY POLE
- ELECTRIC PEDESTAL
- ELECTRIC MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- CABLE PEDESTAL
- CABLE MANHOLE
- GAS METER
- GAS VALVE
- GAS MANHOLE
- COMBINATION MANHOLE
- SANITARY MANHOLE
- GREASE TRAP
- CLEANOUT
- DOWNSPOUT
- STORM MANHOLE
- CULVERT
- CATCH BASIN
- FLARED END SECTION
- INLET
- AUXILIARY VALVE
- BUFFALO BOX
- SIAMESE CONNECTION/AUTO SPRINKLER
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- WELL
- VALVE AND VAULT
- MAILBOX
- SIGN
- FLAG POLE
- SATELLITE DISH
- UNIDENTIFIED PEDESTAL
- VENT PIPE
- UNIDENTIFIED MANHOLE
- STONE
- RIGHT OF WAY MONUMENT
- PK NAIL/MAG NAIL
- RAILROAD SPIKE
- IRON ROD
- IRON PIPE
- CROSS
- CONCRETE MONUMENT
- DISC
- BORING
- TEST PIT
- TREE WITH SIZE
- FIR TREE WITH SIZE
- BUSH
- WINDOW WELL
- ASPHALT
- CONCRETE
- GRAVEL
- BRICK
- 680 CONTOUR
- × 999.99 SPOT ELEVATION

NOTES:

UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES AND, THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE.

PIPE FLOW DIRECTIONS, IF SHOWN, ARE BASED ON FIELD INVERT ELEVATIONS UNLESS EXISTING PLANS INDICATE OTHERWISE, IN WHICH CASE THE EXISTING PLAN FLOW DIRECTION IS SHOWN.

LAST DATE OF FIELD WORK: FEBRUARY 27, 2025

SOURCE BENCHMARK:

SITE BENCHMARK #1:
THE WEST BOLT ON A FIRE HYDRANT AT THE NORTHEAST CORNER OF THE SITE.
ELEVATION = 630.44 FEET NAVD 88

SITE BENCHMARK #2:
THE WEST BOLT ON A FIRE HYDRANT ON THE WEST SIDE OF SKOKIE BOULEVARD AT THE SOUTHEAST CORNER OF THE GLENCOE ANIMAL HOSPITAL.
ELEVATION = 630.20 FEET NAVD 88

SITE BENCHMARK #3:
THE MIDDLE NORTH BOLT ON THE COMED MONOPOLE NEAR THE SOUTHWEST PROPERTY CORNER, AND APPROXIMATELY 50 FEET SOUTHWEST OF THE COMED TOWER.
ELEVATION = 637.25 FEET NAVD 88

NO.	DATE	REMARKS

NO.	DATE	REMARKS

EXISTING CONDITIONS

RIVIAN NORTHBROOK
NORTHBROOK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME: 13730ET01.DGN

DATE: 05/09/2025

JOB NO. 13730

SHEET ET
1 OF 1

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TAB 3
SITE RUNOFF REQUIREMENTS

STORMWATER MANAGEMENT PERMIT APPLICATION
FOR
RIVIAN CAR DEALERSHIP
NORTHBROOK, COOK COUNTY, IL

PREPARED FOR
NICHOLAS & ASSOCIATES, INC.

PREPARED BY
SPACECO, INC.
9575 W. HIGGINS ROAD, SUITE 700
ROSEMONT, IL 60018

SPACECO PROJECT # 13730

Spaceco
Civil Engineering & Surveying

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Civil Engineering & Surveying

9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
(847) 696-4060

PROJECT: RIVIAN CAR DEALERSHIP
LOCATION: NORTHBROOK, ILLINOIS

PROJECT #: 13730
DATE: May-25
LAST REVISED:

CALCULATION TITLE: TIME OF CONCENTRATION EXHIBIT
DESCRIPTION:
SITE CONDITION: EXISTING

SHEET FLOW — SEGMENT ID **1**

1. SUFACE DESCRIPTION (TABLE 3-1)	PAVED	
2. MANNING'S ROUGHNESS COEFF., n (TABLE 3-1)	0.011	
3. **FLOW LENGTH, L (TOTAL <= 100 FT)**	100	
4. TWO-YR 24-HR RAINFALL, P2	3.04	
5. LAND SLOPE, S	0.003	
6. $T_t = \frac{0.007\,(nL)^{0.8}}{P_2^{0.5}\,S^{0.4}}$	0.04	HR
	2.66	MIN

SHALLOW CONCENTRATED FLOW — SEGMENT ID **2**

7. SUFACE DESCRIPTION (TABLE 3-1)	GRASS	(TYPE PAVED OR PAVED)
8. FLOW LENGTH, L	84	FT
9. LAND SLOPE, S	0.0100	'/'
10. AVERAGE VELOCITY (FIGURE 3-1)	1.61	FT/S
11. $T_t = \frac{L}{3600\,V}$	0.01	HR
	0.9	**MIN**

CHANNEL FLOW — SEGMENT ID **3**

			8" PIPE
12. CROSS SECTIONAL FLOW AREA			0.34819146
13. WETTED PERIMETER, P_W			2.0933124
14. HYDRAULIC RADIUS, $r = a/P_W$			0.17
15. CHANNEL SLOPE, s			0.0083
16. MANNINGS ROUGHNESS COEFF., n			0.011
17. $V = \frac{1.49\,r^{2/3}\,s^{1/2}}{n}$			3.78
18. FLOW LENGTH, L			36
19. $T_t = \frac{L}{3600\,V}$		HR	0.003
		MIN	0.16

20. WATERSHED OR SUBAREA TC OR Tt TOTAL		0.06
		3.7
	USE 10 MIN	

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PROJECT: RIVIAN CAR DEALERSHIP
LOCATION: NORTHBROOK, ILLINOIS

PROJECT #: 13730
DATE: May-25
LAST REVISED:

CALCULATION TITLE: CURVE NUMBER CALCULATION
DESCRIPTION: PRE-DEMOLITION
SITE CONDITION: EXISTING

Soil Name and Hydrologic Group (Appendix A)	Cover Description (Cover Type, Treatment, and hydrologic conditions; percent Impervious; unconnected/connected impervious area ratio	Curve Number Table 5-7	Area X Acres / Sq. M. / %	Product of Curve Number and Area
C	IMPERVIOUS	98	2.17	212.66
C	PERVIOUS	74	0.72	53.28
C	GRAVEL	89		
C	WATER SURFACE	100		
C	NEWLY GRADED AREAS	91		
C	NATIVE PLANTINGS	70		
C	WETLANDS	91		
C	GREEN INFRASTRUCTURE			
C	NON-COMPACTED GRAVEL	91		
C	POROUS/PERMIABLE PAVEM'T	91		
C	BIOSWALE	63		
C	RAIN GARDEN	63		
		TOTALS =	2.89	266
			0.0045 sq. mi	

CN (weighted) = Total Product / Total Area = 265.94 / 2.89 = 92.02

Total Pervious 0.72
Total Impervious 2.17
% Impervious 75.1%

USE CN = **92.0**

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PROJECT: RIVIAN CAR DEALERSHIP
LOCATION: NORTHBROOK, ILLINOIS

PROJECT #: 13730
DATE: May-25
LAST REVISED:

CALCULATION TITLE: TIME OF CONCENTRATION EXHIBIT
DESCRIPTION: URBAN SITE
SITE CONDITION: PROPOSED

SHEET FLOW — SEGMENT ID **1**

1. SUFACE DESCRIPTION (TABLE 3-1)
2. MANNING'S ROUGHNESS COEFF., n (TABLE 3-1) — 0.011
3. **FLOW LENGTH, L (TOTAL <= 100 FT)**
4. TWO-YR 24-HR RAINFALL, P2 — 3.04
5. LAND SLOPE, S — #DIV/0!
6. $T_t = \frac{0.007\,(nL)^{0.8}}{P_2^{0.5}\,S^{0.4}}$ — #DIV/0! HR

#DIV/0! MIN

SHALLOW CONCENTRATED FLOW — SEGMENT ID **2**

7. SUFACE DESCRIPTION (TABLE 3-1) — (TYPE PAVED OR PAVED)
8. FLOW LENGTH, L — FT
9. LAND SLOPE, S — #DIV/0! '/'
10. AVERAGE VELOCITY (FIGURE 3-1) — #DIV/0! FT/S
11. $T_t = \frac{L}{3600\,V}$ — #DIV/0! HR

#DIV/0! MIN

SEGMENT ID **3**

CHANNEL FLOW

12. CROSS SECTIONAL FLOW AREA — 0
13. WETTED PERIMETER, P_W — 6.28
14. HYDRAULIC RADIUS, $r = a/P_W$ — 0.00
15. CHANNEL SLOPE, s — #DIV/0!
16. MANNINGS ROUGHNESS COEFF., n — 0.04
17. $V = \frac{1.49\,r^{2/3}\,s^{1/2}}{n}$ — #DIV/0!
18. FLOW LENGTH, L — 0
19. $T_t = \frac{L}{3600\,V}$ — HR #DIV/0! / MIN #DIV/0!

20. WATERSHED OR SUBAREA TC OR Tt TOTAL — #DIV/0!

#DIV/0!

URBAN SITE USE 10 MIN PER WMO ORDINANCE

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PROJECT: RIVIAN CAR DEALERSHIP
LOCATION: NORTHBROOK, ILLINOIS

PROJECT #: 13730
DATE: May-25
LAST REVISED:

CALCULATION TITLE: CURVE NUMBER CALCULATION
DESCRIPTION: FULL SITE AREA
SITE CONDITION: PROPOSED

Soil Name and Hydrologic Group (Appendix A)	Cover Description (Cover Type, Treatment, and hydrologic conditions; percent Impervious; unconnected/connected impervious area ratio	Curve Number Table 5-7	Area X Acres / Sq. M. / %	Product of Curve Number and Area
C	IMPERVIOUS	98	2.57	251.86
C	PERVIOUS	74	0.32	23.68
C	GRAVEL	89		
C	WATER SURFACE	100		
C	NEWLY GRADED AREAS	91		
C	NATIVE PLANTINGS	70		
C	WETLANDS	91		
C	GREEN INFRASTRUCTURE			
C	NON-COMPACTED GRAVEL	91		
C	POROUS/PERMIABLE PAVEM'T	91		
C	BIOSWALE	63		
C	RAIN GARDEN	63		
		TOTALS =	2.89	276
			0.0045 sq. mi	

CN (weighted) = Total Product / Total Area = 275.54 / 2.89 = 95.34

Total Pervious 0.32
Total Impervious 2.57
% Impervious 88.9%

USE CN = 95.0

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PROJECT: RIVIAN CAR DEALERSHIP
LOCATION: NORTHBROOK, ILLINOIS

PROJECT #: 13730
DATE: May-25
LAST REVISED:

CALCULATION TITLE: CURVE NUMBER CALCULATION
DESCRIPTION: DEVELOPMENT AREA
SITE CONDITION: PROPOSED

Soil Name and Hydrologic Group (Appendix A)	Cover Description (Cover Type, Treatment, and hydrologic conditions; percent Impervious; unconnected/connected impervious area ratio	Curve Number Table 5-7	Area X Acres / Sq. M. / %	Product of Curve Number and Area
C	IMPERVIOUS	98	2.53	247.94
C	PERVIOUS	74	0.32	23.68
C	GRAVEL	89		
C	WATER SURFACE	100		
C	NEWLY GRADED AREAS	91		
C	NATIVE PLANTINGS	70		
C	WETLANDS	91		
C	GREEN INFRASTRUCTURE			
C	NON-COMPACTED GRAVEL	91		
C	POROUS/PERMIABLE PAVEM'T	91		
C	BIOSWALE	63		
C	RAIN GARDEN	63		
		TOTALS =	2.85	272
			0.0045 sq. mi	

CN (weighted) = Total Product / Total Area = 271.62 / 2.85 = 95.31

Total Pervious	0.32
Total Impervious	2.53
% Impervious	88.8%

USE CN = 95.0

ADJUSTED COMPOSITE RUNOFF CURVE NUMBER (CN_{ADJ})

PROJECT: RIVIAN CAR DEALERSHIP **PERMIT NUMBER:**

LOCATION: NORTHBROOK, ILLINOIS **DATE:** 5/9/2025

DEVELOPMENT INFORMTION

1.	Area Detained, *A*	2.850	acres
2.	Total Impervious Area	2.530	acres
3.	Composite CN	95.00	
4.	Volume Control Storage Provided, VC_P	0.230	ac-ft
5.	Depth of Rainfall, *P*	8.57	inches

RUNOFF VOLUME (NRCS EQUATIONS)

6.	Maximum Retention, *S*	$S = \frac{1000}{CN} - 10$	0.53	inches
7.	Runoff Depth, Q_D	$Q_D = \frac{(P - 0.2S)^2}{(P + 0.8S)}$	7.97	inches
8.	Runoff Volume, V_R	$V_R = Q_D A \left(\frac{1}{12\frac{in}{ft}}\right)$	1.89	ac-ft

VOLUME CONTROL STORAGE

9.	Volume Control Storage Required, VC_R	0.211	ac-ft
10.	Additional Volume Control Storage Provided	0.019	ac-ft

ADJUSTED RUNOFF VOLUME

11.	Adjusted Runoff Volume, V_{ADJ}	$V_{ADJ} = V_R - VC_P$	1.663	ac-ft
12.	Adjusted Runoff Depth, Q_{ADJ}		7.00	inches
13.	Adjusted Maximum Retention, S_{ADJ}		1.50	inches

ADJUSTED COMPOSITE RUNOFF CURVE NUMBER

14.	Adjusted Runoff Curve Number, CN_{ADJ}	86.96	

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PROJECT: RIVIAN CAR DEALERSHIP
LOCATION: NORTHBROOK, ILLINOIS

PROJECT #: 13730
DATE: May-25
LAST REVISED:

CALCULATION TITLE: CURVE NUMBER CALCULATION
DESCRIPTION: UNRESTRICTED AREA
SITE CONDITION: PROPOSED

Soil Name and Hydrologic Group (Appendix A)	Cover Description (Cover Type, Treatment, and hydrologic conditions; percent Impervious; unconnected/connected impervious area ratio	Curve Number Table 5-7	Area X Acres / Sq. M. / %	Product of Curve Number and Area
C	IMPERVIOUS	98	0.01	0.98
C	PERVIOUS	74	0.06	4.44
C	GRAVEL	89		
C	WATER SURFACE	100		
C	NEWLY GRADED AREAS	91		
C	NATIVE PLANTINGS	70		
C	WETLANDS	91		
C	GREEN INFRASTRUCTURE			
C	NON-COMPACTED GRAVEL	91		
C	POROUS/PERMIABLE PAVEM'T	91		
C	BIOSWALE	63		
C	RAIN GARDEN	63		
		TOTALS =	0.07	5
			0.0001 sq. mi	

CN (weighted) = Total Product / Total Area = 5.42 / 0.07 = 77.43

Total Pervious 0.06
Total Impervious 0.01
% Impervious 14.3%

USE CN = 77.0

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PROJECT: RIVIAN CAR DEALERSHIP
LOCATION: NORTHBROOK, ILLINOIS

PROJECT #: 13730
DATE: May-25
LAST REVISED:

CALCULATION TITLE: CURVE NUMBER CALCULATION
DESCRIPTION: OFF-SITE TRIBUTARY AREA
SITE CONDITION: PROPOSED

Soil Name and Hydrologic Group (Appendix A)	Cover Description (Cover Type, Treatment, and hydrologic conditions; percent Impervious; unconnected/connected impervious area ratio	Curve Number Table 5-7	Area X Acres / Sq. M. / %	Product of Curve Number and Area
C	IMPERVIOUS	98	0.05	4.9
C	PERVIOUS	74	0.02	1.48
C	GRAVEL	89		
C	WATER SURFACE	100		
C	NEWLY GRADED AREAS	91		
C	NATIVE PLANTINGS	70		
C	WETLANDS	91		
C	GREEN INFRASTRUCTURE			
C	NON-COMPACTED GRAVEL	91		
C	POROUS/PERMIABLE PAVEM'T	91		
C	BIOSWALE	63		
C	RAIN GARDEN	63		
		TOTALS =	0.07	6
			0.0001 sq. mi	

CN (weighted) = Total Product / Total Area = 6.38 / 0.07 = 91.14

Total Pervious 0.02
Total Impervious 0.05
% Impervious 71.4%

USE CN = **91.0**

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PROJECT:	**RIVIAN CAR DEALERSHIP**	**PROJECT #:**	13730
LOCATION:	**NORTHBROOK, ILLINOIS**	**DATE:**	May-25
		LAST REVISED:	

CALCULATION TITLE: **SITE AREA AND C-FACTOR CALCULATIONS**
DESCRIPTION: TRIBUTARY TO STORM SEWER
SITE CONDITION: PROPOSED

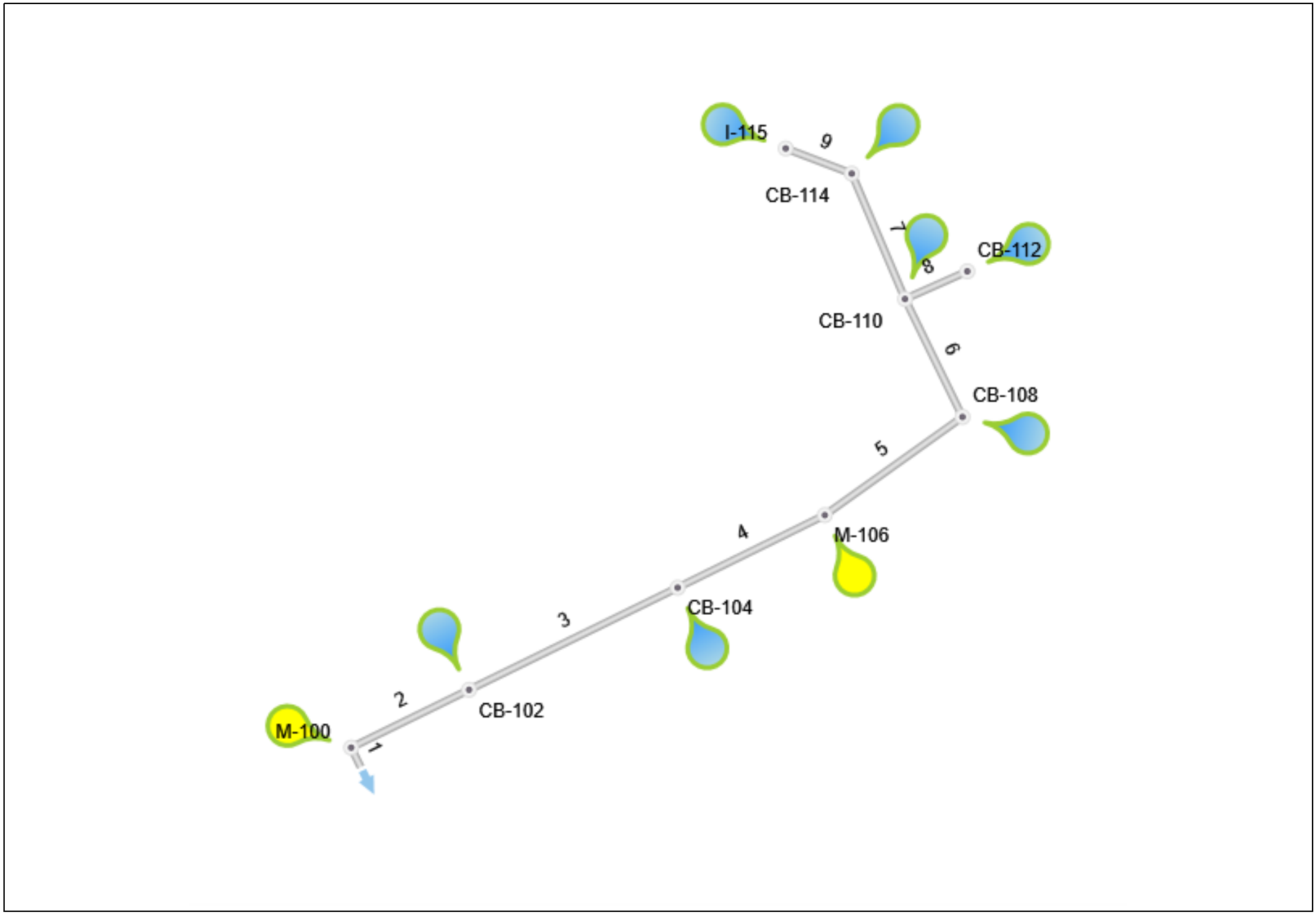
	AREA (ACRE)	C-FACTOR
TOTAL SITE AREA	2.89	
TRIBUTARY TO BASIN	2.85	0.85
IMPERVIOUS AREA	2.53	0.90
WATER SURFACE AREA	0.00	1.00
PERVIOUS AREA	0.32	0.45
UNRESTRICTED AREA	0.07	0.51
IMPERVIOUS AREA	0.01	0.90
PERVIOUS AREA	0.06	0.45
OFF-SITE AREA	0.07	0.77
IMPERVIOUS AREA	0.05	0.90
PERVIOUS AREA	0.02	0.45

Plan View

Stormwater Studio 2025 v 1.0.0.0

Project Name: Enter Project Name...

05-12-2025



Project File: SYS100.sws

Storm Sewer Tabulation

Project Name: Enter Project Name...

Stormwater Studio 2025 v 1.0.0.0

05-12-2025

Line ID	Length	Drng Area		Rational	C x A		Tc		Intensity	Total Q	Capacity	Velocity	Line		Invert Elev		HGL Elev		Surface Elev		Line No
		Incr	Total		Incr	Total	Inlet	Syst					Size	Slope	Up	Dn	Up	Dn	Up	Dn	
	(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
Line 1	8.00	0.000	0.960	0.90	0.00	0.84	10.0	12.31	5.99	5.01	9.09	4.81	18	0.75	24.06	24.00	24.92	24.85	29.65	29.50	1
Line 2	52.00	0.530	0.960	0.90	0.48	0.84	10.0	12.05	6.04	5.05	5.25	3.38	18	0.25	24.19	24.06	25.37	25.24	29.25	29.65	2
Line 3	92.00	0.080	0.430	0.90	0.07	0.36	10.0	11.56	6.14	2.21	3.68	1.86	15	0.33	24.49	24.19	25.60	25.50	29.25	29.25	3
Line 4	65.00	0.000	0.350	0.90	0.00	0.29	10.0	11.20	6.22	1.79	3.65	1.66	15	0.32	24.70	24.49	25.65	25.61	29.70	29.25	4
Line 5	67.00	0.070	0.350	0.90	0.06	0.29	10.0	10.83	6.30	1.81	3.69	2.02	15	0.33	24.92	24.70	25.70	25.65	28.50	29.70	5
Line 6	52.00	0.110	0.280	0.90	0.10	0.23	10.0	10.55	6.36	1.43	2.37	2.42	12	0.44	25.15	24.92	25.79	25.71	28.75	28.50	6
Line 7	54.00	0.080	0.110	0.90	0.07	0.10	10.0	10.21	6.44	0.64	2.42	1.31	12	0.46	25.40	25.15	25.90	25.88	28.50	28.75	7
Line 8	27.00	0.060	0.060	0.45	0.03	0.03	10.0	10.00	6.49	0.18	2.35	0.30	12	0.44	25.26	25.15	25.90	25.90	28.00	28.75	8
Line 9	28.00	0.030	0.030	0.90	0.03	0.03	10.0	10.00	6.49	0.18	3.39	0.66	12	0.91	25.65	25.40	25.94	25.94	28.65	28.50	9

Notes: IDF File = NEW BULLETIN 75-10-YR-10-MIN.IDF, Return Period = 10-yrs.

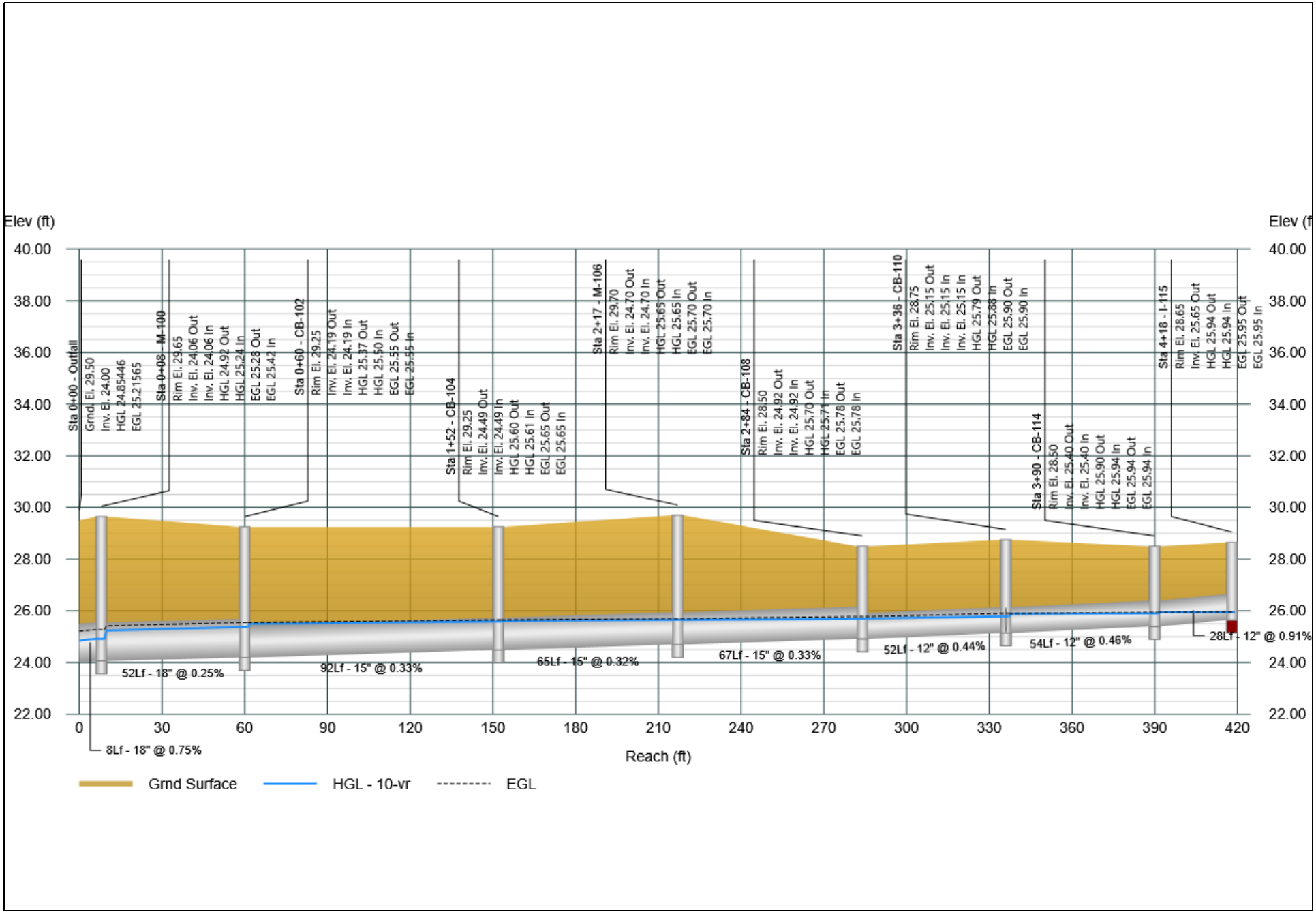
Project File: SYS100.sws

Profile View

Stormwater Studio 2025 v 1.0.0.0

Project Name: Enter Project Name...

05-12-2025



Profile View

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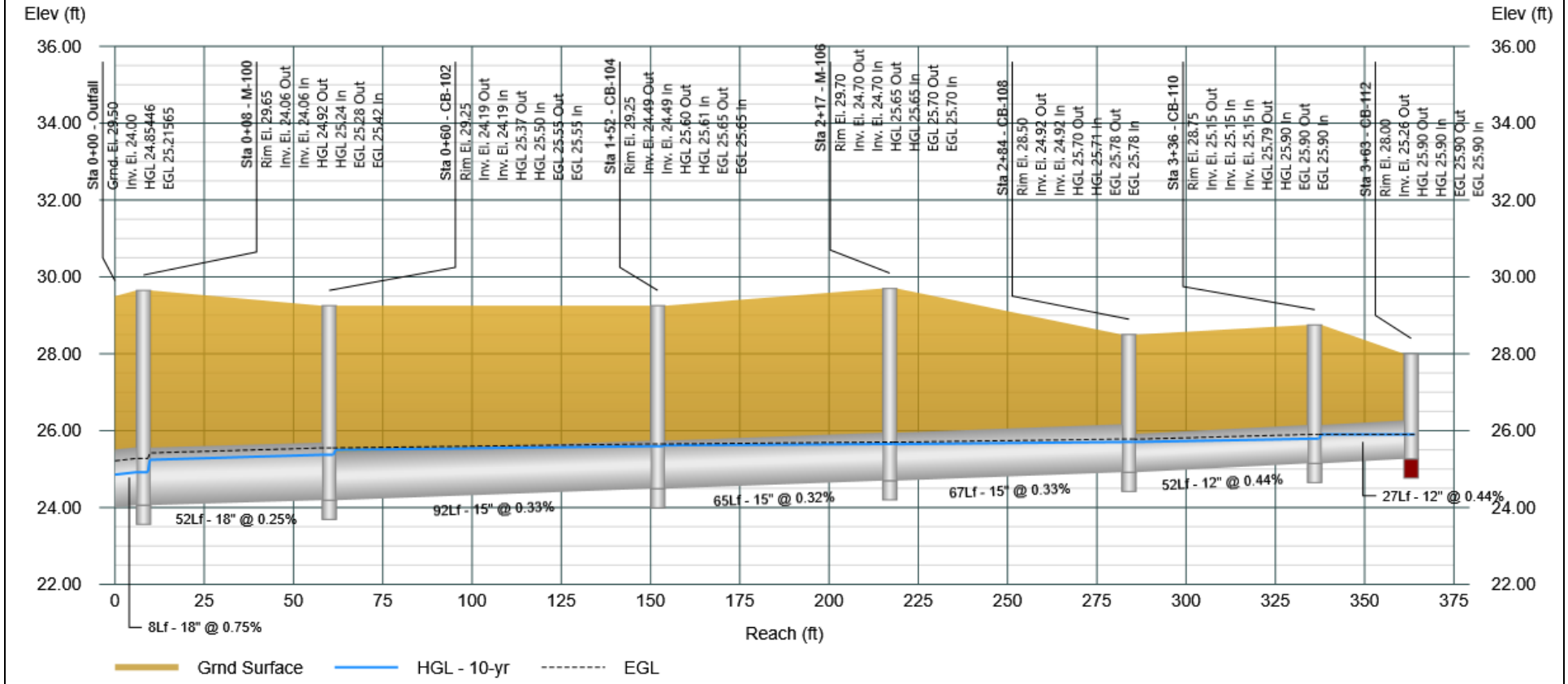
Project Name: Enter Project Name...

05-12-2025



Project File: SYS100.sws

Storm Sewer Tabulation

Project Name: Enter Project Name...

Stormwater Studio 2025 v 1.0.0.0

05-12-2025

Line ID	Length	Drng Area		Rational	C x A		Tc		Intensity	Total Q	Capacity	Velocity	Line		Invert Elev		HGL Elev		Surface Elev		Line No
		Incr	Total		Incr	Total	Inlet	Syst					Size	Slope	Up	Dn	Up	Dn	Up	Dn	
	(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
Line 1	8.00	0.000	0.960	0.90	0.00	0.84	10.0	12.02	10.04	8.41	9.09	5.84	18	0.75	24.06	24.00	25.20	25.14	29.65	29.50	1
Line 2	52.00	0.530	0.960	0.90	0.48	0.84	10.0	11.84	10.11	8.46	5.25	4.79	18	0.25	24.19	24.06	25.90	25.56	29.25	29.65	2
Line 3	92.00	0.080	0.430	0.90	0.07	0.36	10.0	11.39	10.26	3.69	3.68	3.01	15	0.33	24.49	24.19	26.41	26.11	29.25	29.25	3
Line 4	65.00	0.000	0.350	0.90	0.00	0.29	10.0	11.06	10.38	2.99	3.65	2.44	15	0.32	24.70	24.49	26.60	26.46	29.70	29.25	4
Line 5	67.00	0.070	0.350	0.90	0.06	0.29	10.0	10.73	10.50	3.02	3.69	2.47	15	0.33	24.92	24.70	26.75	26.60	28.50	29.70	5
Line 6	52.00	0.110	0.280	0.90	0.10	0.23	10.0	10.48	10.60	2.38	2.37	3.04	12	0.44	25.15	24.92	26.93	26.70	28.75	28.50	6
Line 7	54.00	0.080	0.110	0.90	0.07	0.10	10.0	10.18	10.71	1.06	2.42	1.35	12	0.46	25.40	25.15	27.09	27.05	28.50	28.75	7
Line 8	27.00	0.060	0.060	0.45	0.03	0.03	10.0	10.00	10.78	0.29	2.35	0.37	12	0.44	25.26	25.15	27.07	27.07	28.00	28.75	8
Line 9	28.00	0.030	0.030	0.90	0.03	0.03	10.0	10.00	10.78	0.29	3.39	0.37	12	0.91	25.65	25.40	27.12	27.12	28.65	28.50	9

Notes: IDF File = NEW BULLETIN 75-10-YR-10-MIN.IDF, Return Period = 100-yrs.

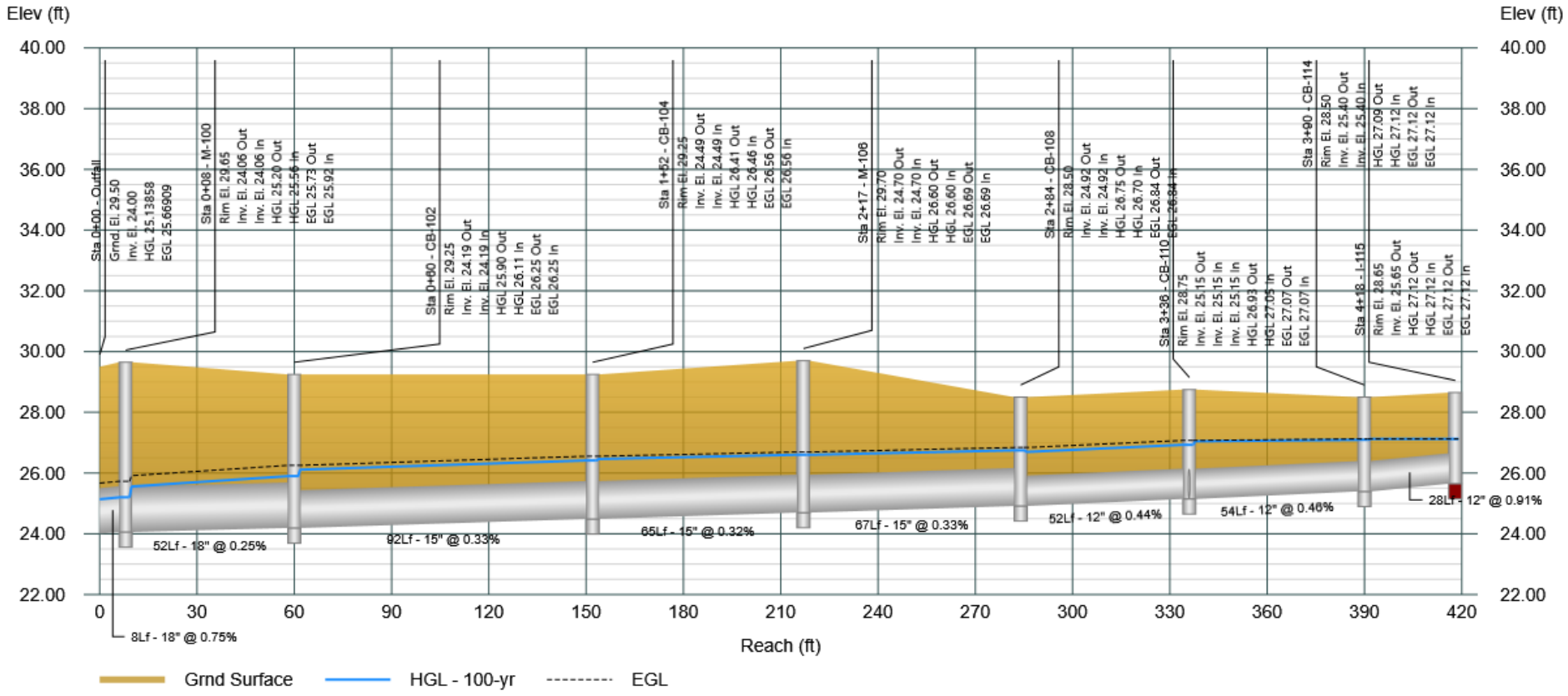
Project File: SYS100.sws

Profile View

Stormwater Studio 2025 v 1.0.0.0

Project Name: Enter Project Name...

05-12-2025



Profile View

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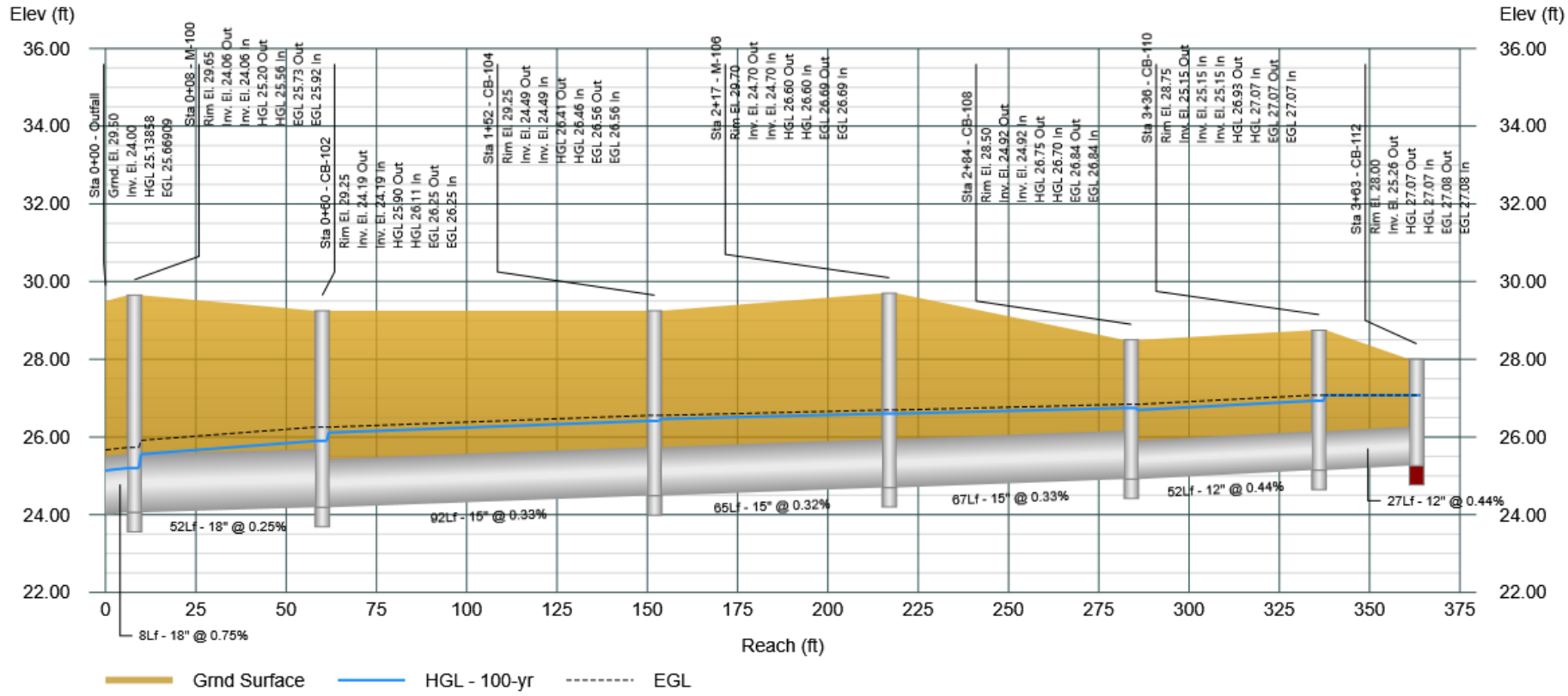
Project Name: Enter Project Name...

05-12-2025

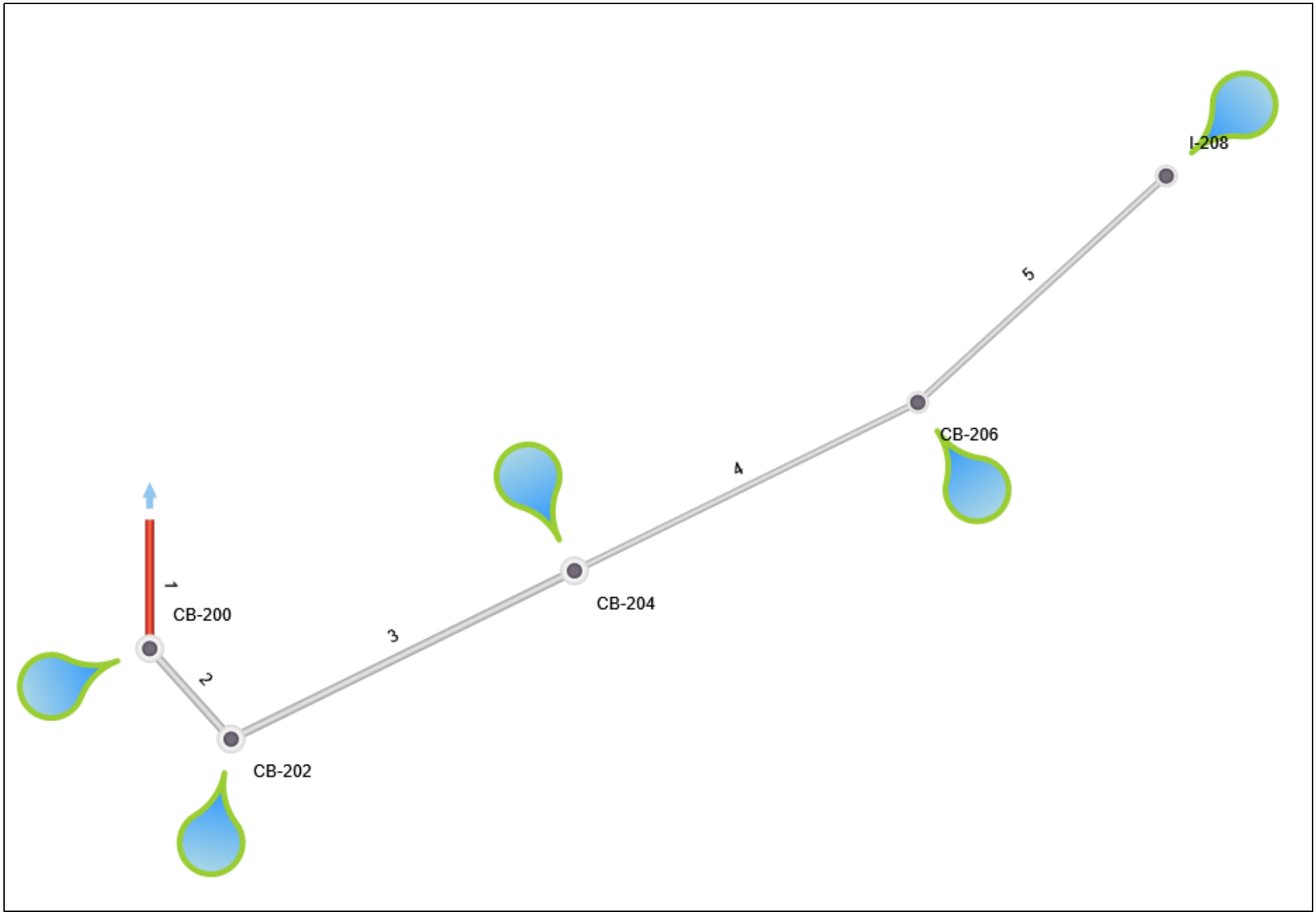


Plan View

Stormwater Studio 2025 v 1.0.0.0

Project Name: Enter Project Name...

05-08-2025



Project File: SYS200.sws

Storm Sewer Tabulation

Project Name: Enter Project Name...

Stormwater Studio 2025 v 1.0.0.0

05-08-2025

Line ID	Length	Drng Area		Rational	C x A		Tc		Intensity	Total Q	Capacity	Velocity	Line		Invert Elev		HGL Elev		Surface Elev		Line No
		Incr	Total		Incr	Total	Inlet	Syst					Size	Slope	Up	Dn	Up	Dn	Up	Dn	
	(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
Line 1	22.00	0.040	0.920	0.90	0.04	0.83	10.0	11.18	5.95	4.93	5.30	3.41	18	0.26	24.61	24.55	25.75	25.69	29.20	30.20	1
Line 2	21.00	0.120	0.880	0.90	0.11	0.79	10.0	11.08	5.97	4.73	5.23	3.24	18	0.25	24.66	24.61	25.81	25.76	28.50	29.20	2
Line 3	66.00	0.570	0.760	0.90	0.51	0.68	10.0	10.74	6.04	4.13	5.20	2.80	18	0.25	24.82	24.66	25.96	25.86	28.50	28.50	3
Line 4	66.00	0.110	0.190	0.90	0.10	0.17	10.0	10.40	6.10	1.04	2.74	1.37	12	0.59	25.21	24.82	26.11	26.06	28.50	28.50	4
Line 5	58.00	0.080	0.080	0.90	0.07	0.07	10.0	10.00	6.18	0.44	2.52	0.71	12	0.50	25.50	25.21	26.14	26.13	28.50	28.50	5

Notes: IDF File = BULLETIN 75 - 100 YR 10 MIN.IDF, Return Period = 10-yrs.

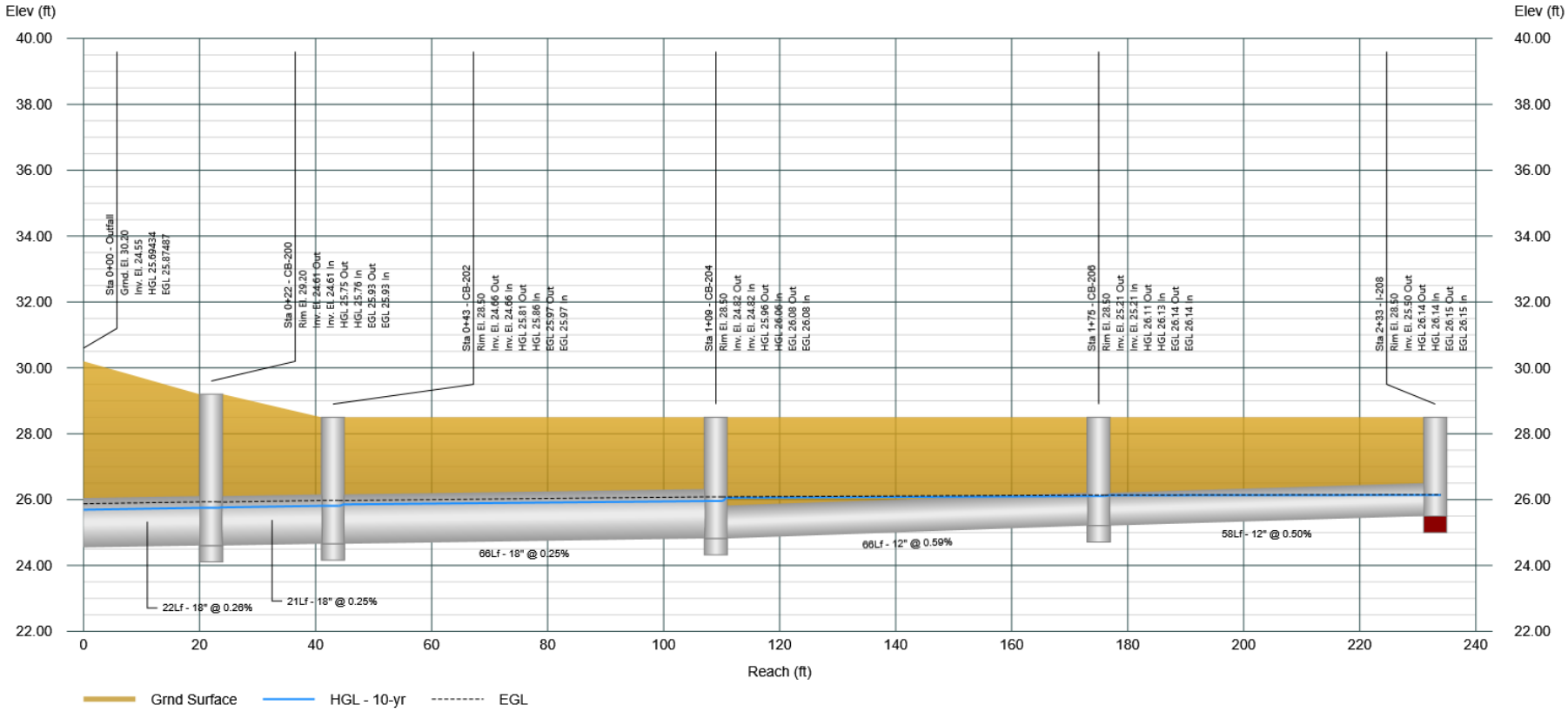
Project File: SYS200.sws

Profile View

Stormwater Studio 2025 v 1.0.0.0

Project Name: Enter Project Name...

05-08-2025



Project File: SYS200.sws

Storm Sewer Tabulation

Project Name: Enter Project Name...

Stormwater Studio 2025 v 1.0.0.0

05-08-2025

Line ID	Length	Drng Area		Rational	C x A		Tc		Intensity	Total Q	Capacity	Velocity	Line		Invert Elev		HGL Elev		Surface Elev		Line No
		Incr	Total		Incr	Total	Inlet	Syst					Size	Slope	Up	Dn	Up	Dn	Up	Dn	
	(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
Line 1	22.00	0.040	0.920	0.90	0.04	0.83	10.0	10.98	10.48	8.68	5.30	4.91	18	0.26	24.61	24.55	26.20	26.05	29.20	30.20	1
Line 2	21.00	0.120	0.880	0.90	0.11	0.79	10.0	10.91	10.51	8.32	5.23	4.71	18	0.25	24.66	24.61	26.36	26.23	28.50	29.20	2
Line 3	66.00	0.570	0.760	0.90	0.51	0.68	10.0	10.64	10.59	7.25	5.20	4.10	18	0.25	24.82	24.66	26.76	26.45	28.50	28.50	3
Line 4	66.00	0.110	0.190	0.90	0.10	0.17	10.0	10.34	10.69	1.83	2.74	2.33	12	0.59	25.21	24.82	27.11	26.94	28.50	28.50	4
Line 5	58.00	0.080	0.080	0.90	0.07	0.07	10.0	10.00	10.81	0.78	2.52	0.99	12	0.50	25.50	25.21	27.21	27.18	28.50	28.50	5

Notes: IDF File = BULLETIN 75 - 100 YR 10 MIN.IDF, Return Period = 100-yrs.

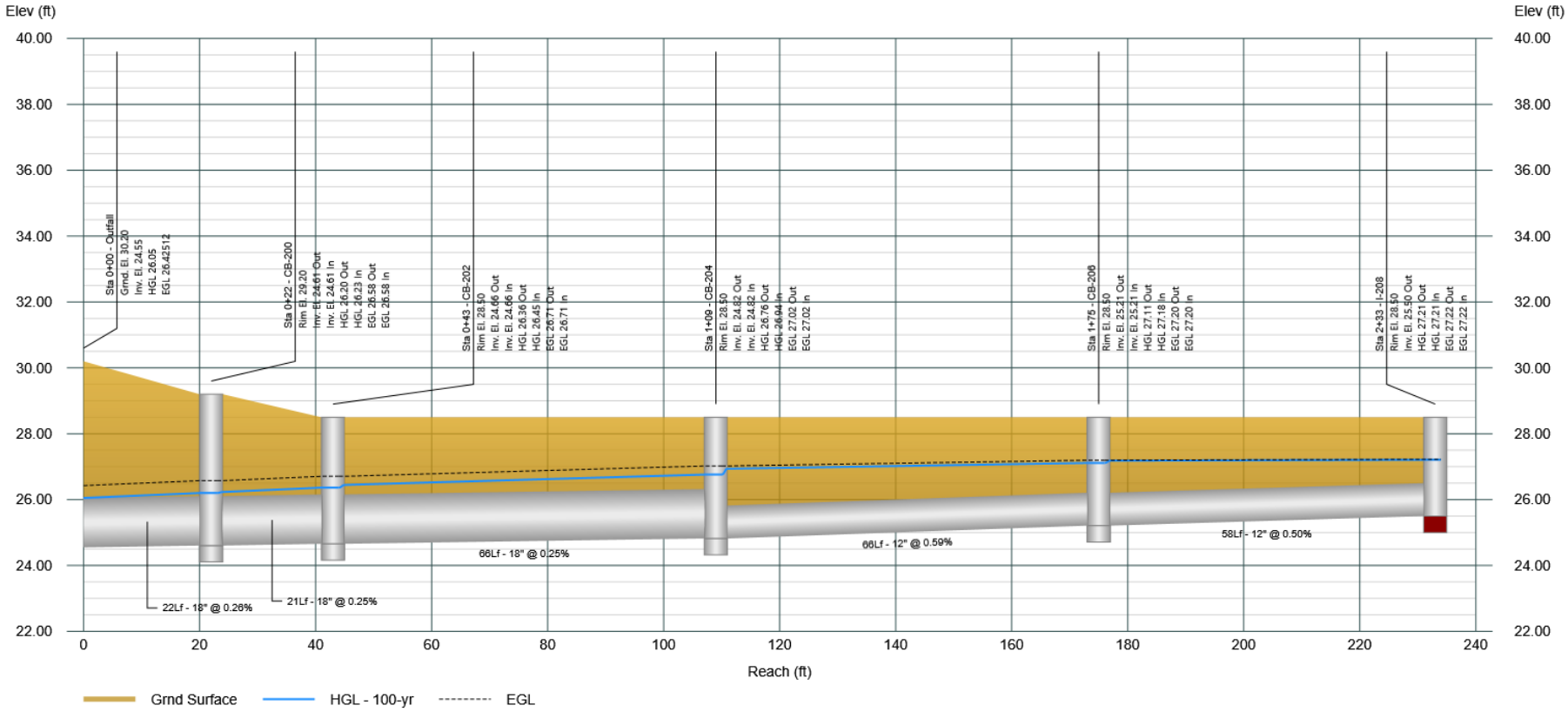
Project File: SYS200.sws

Profile View

Stormwater Studio 2025 v 1.0.0.0

Project Name: Enter Project Name...

05-08-2025



Project File: SYS200.sws

TAB 4
SITE VOLUME CONTROL REQUIREMENTS

STORMWATER MANAGEMENT PERMIT APPLICATION
FOR
RIVIAN CAR DEALERSHIP
NORTHBROOK, COOK COUNTY, IL

PREPARED FOR
NICHOLAS & ASSOCIATES, INC.

PREPARED BY
SPACECO, INC.
9575 W. HIGGINS ROAD, SUITE 700
ROSEMONT, IL 60018

SPACECO PROJECT # 13730

Spaceco
Civil Engineering & Surveying

Spaceco
Civil Engineering & Surveying

9575 W. Higgins Road, Suite 700
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(847) 696-4060

PROJECT: RIVIAN CAR DEALERSHIP
LOCATION: NORTHBROOK, ILLINOIS
PROJECT #: 13730
DATE: May-25
LAST REVISED:

CALCULATION TITLE: VOLUME CALCULATION
DESCRIPTION: BMP CALCULATIONS
SITE CONDITION: TOTAL IMPERVIOUS AREA

IMPERVIOUS AREAS

- DEVELOPMENT 2.53 ACRES
  (SEE CN CALCULATION)
- FUTURE DEVELOPMENT 0 ACRES
  (SEE CN CALCULATION FOR FUTURE AREA))

TOTAL IMPERVIOUS 2.53 ACRES

REQURIED DEPTH 1 INCHES

TOTAL VOLUME REQ'D = 0.21 AC-FT

VOLUME PROVIDED IN BASIN

SOUTH BASIN DESCRIPTION	ELEV FT	AREA S.F.	AVG. AREA S.F.	D ELEV FT	VOLUME C.F.	VOLUME C.Y.	VOLUME ACRE-FT	ΣVOL. ACRE-FT
BOTTOM	624.00	18,526						
TOP VC	624.55	18,526	18,526	0.5	10,189	377	0.23	0.23

TAB 5
SITE DETENTION REQUIREMENTS

STORMWATER MANAGEMENT PERMIT APPLICATION
FOR
RIVIAN CAR DEALERSHIP
NORTHBROOK, COOK COUNTY, IL

PREPARED FOR
NICHOLAS & ASSOCIATES, INC.

PREPARED BY
SPACECO, INC.
9575 W. HIGGINS ROAD, SUITE 700
ROSEMONT, IL 60018

SPACECO PROJECT # 13730

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Civil Engineering & Surveying

Spaceco
Civil Engineering & Surveying

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(847) 696-4060

PROJECT: RIVIAN CAR DEALERSHIP
LOCATION: NORTHBROOK, ILLINOIS

PROJECT #: 13730
DATE: May-25
LAST REVISED:

CALCULATION TITLE: SIZE RESTRICTOR (SINGLE STAGE)
DESCRIPTION: 2YR RESTRICTOR (0.04 CFS/AC PER VILLAGE OF NORTHBROOK)
SITE CONDITION: PROPOSED

					NOTES
1)	TOTAL DEVELOPMENT AREA	2.85	ACRES		TRIBUTARY AREA TO BASIN & UNRESTRICTED AREA
2)	ALLOWABLE RELEASE RATE	0.04	CFS/ACRE		
3)	TOTAL ALLOWABLE RELEASE	0.11	CFS		
4)	UNRESTRICTED RELEASE RATE	0.00	CFS		100 YR - 24HR EVENT (SEE DRAINAGE MODEL)
5)	ACTUAL ALLOWABLE RELEASE	0.11	CFS		
6)	RESTRICTOR SIZE	1.52	IN	1	# OPENINGS
7)	AREA OF RESTRICTOR	0.01	SF		
8)	HIGH WATER LEVEL BASIN	628.00	FT		
9)	INVERT OF ORIFICE (OR NWL)	624.55	FT		
10)	HEAD UNSUBMERGED ORIFICE	3.39	FT	X	TYPE IN X TO SELECT
	SUBMERGED ORFICE		FT		
11)	DISCHARGE @ HIGH WATER LEVEL (HWL)	0.11	CFS		

$Q = C \times A \times (2gh)^{0.5}$

g = 32.2
C = 0.61

RESTRICTOR DESIGN MEETS RELEASE REQUIREMENTS

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PROJECT: RIVIAN CAR DEALERSHIP
LOCATION: NORTHBROOK, ILLINOIS
PROJECT #: 13730
DATE: May-25
LAST REVISED:

CALCULATION TITLE: STAGE DISCHARGE TABLE (SINGLE ELEVATION RESTRICTOR)
DESCRIPTION: 2YR RESTRICTOR
SITE CONDITION: PROPOSED

ORFICE, C	0.61		
OUTLET ELEVATION	***624.55***	***FT***	
PIPE/OPENING SIZE	1.52	IN	
# OPENINGS	1	EACH	
TOTAL AREA OPENING	0.013	S.F.	
OVEFLOW ELEVATION	628	FT	(C = 2.6)
WEIR COEFFICIENT	3.0		

NOTES:
1) N = 0.013
2) Orfice Equation = $CA(2gh)^{0.5}$
3) h is measured to center of orfice
4) Weir equation is $Q = CLH^{3/2}$ (assumes rectangular)

DESCRIPTION	ELEV FT	ORFICE Q, FLOW CFS	WEIR LENGTH @ ELEVATION FT	WEIR Q, FLOW CFS	FLOW TOTAL CFS	NOTES
NWL	624.55	0.00			0.00	START OUTLET PIPE FLOW
	625.00	0.04			0.04	
	626.00	0.07			0.07	
	627.00	0.10			0.10	
	628.00	0.11			0.11	

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PROJECT: RIVIAN NORTHBROOK
LOCATION: NORTHBROOK, ILLINOIS
PROJECT #: 13730
DATE: May-25
LAST REVISED:

CALCULATION TITLE: TWO STAGE RESTRICTOR SIZING CALCULATION
DESCRIPTION: 2 YR & 100 YR RESTRICTOR
SITE CONDITION: PROPOSED

1)	TOTAL TRIBUTARY AREA		2.85	ACRES		
2)	2 YEAR ALLOWABLE RELEASE RATE		0.04	CFS/ACRE		
3)	2 YEAR TOTAL ALLOWABLE RELEASE		0.11	CFS		
4)	INVERT OF ORIFICE (OR NWL)		624.55	FT		
5)	2 YEAR HIGH WATER LEVEL BASIN		625.45	FT		
6)	2 YEAR RESTRICTOR SIZE		1.4	IN	1 # OPENINGS	0.01 SF
7)	HEAD	UNSUBMERGED ORIFICE	0.84	FT	X	TYPE IN X TO SELECT
		SUBMERGED ORFICE		FT		
8)	**DISCHARGE @ 2YR HWL**		0.05	CFS		
	$Q = C \times A \times (2gh)^{0.5}$					
	g = 32.2 C = 0.61		RESTRICTOR DESIGN MEETS RELEASE REQUIREMENTS			
9)	100 YEAR ALLOWABLE RELEASE RATE		0.15	CFS/ACRE		
10)	100 YEAR TOTAL ALLOWABLE RELEASE		0.43	CFS	UNRESTRICTED	0 CFS
11)	100 YEAR HIGH WATER LEVEL BASIN		628.00	FT		
12)	100 YEAR RESTRICTOR SIZE		2.83	IN	1 # OPENINGS	0.04 SF
13)	HEAD	UNSUBMERGED ORIFICE	2.43	FT		
14)	**DISCHARGE @ 100YR HWL**		0.43	CFS		
	$Q = C \times A \times (2gh)^{0.5}$					
	g = 32.2 C = 0.61		RESTRICTOR DESIGN MEETS RELEASE REQUIREMENTS			

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PROJECT: RIVIAN NORTHBROOK
LOCATION: NORTHBROOK, ILLINOIS

PROJECT #: 13730
DATE: May-25
LAST REVISED:

CALCULATION TITLE: STAGE DISCHARGE TABLE
DESCRIPTION: OUTLET CONTROL STRUCTURE
SITE CONDITION: PROPOSED

ORFICE, C 0.61

LOWER ORIFICE #1			UPPER ORIFICE #2		
OUTLET ELEVATION	624.55	FT	OUTLET ELEVATION	625.45	FT
PIPE/OPENING SIZE	1.4	IN	PIPE/OPENING SIZE	2.83	IN
# OPENINGS	1	EACH	# OPENINGS	1	EACH
TOTAL AREA OPENING	0.011	S.F.	TOTAL AREA OPENING	0.044	S.F.
OVERFLOW ELEVATION	628.00	FT			

DESCRIPTION	ELEV FT	ORFICE #1 Q, FLOW CFS	ORFICE #2 Q, FLOW CFS	WEIR LEN. @ ELEV. FT	WEIR Q, FLOW CFS	FLOW TOTAL CFS	NOTES
RSTRCTR	624.55	0.00	0.00		0.00	0.00	START OUTLET PIPE FLOW
	625.00	0.03	0.00		0.00	0.03	
	625.45	0.05	0.00		0.00	0.05	
	626.00	0.06	0.14		0.00	0.20	
	627.00	0.08	0.26		0.00	0.34	
	627.30	0.09	0.28		0.00	0.37	
HWL	628.00	0.10	0.33		0.00	0.43	

ORIFICE DISCHARGE RATE

PROJECT: RIVIAN NORTHBROOK **PERMIT NUMBER:**

LOCATION: NORTHBROOK, ILLINOIS **DATE:** 5/9/2025

RESTRICTOR INFORMTION

1.	Orifice Number	2yr		100yr
2.	Orifice diameter, *d*	1.40	in	2.83
3.	Discharge Coefficient, C_d	0.61		0.61
4.	Invert Elevation	624.55	ft	625.45
5.	High Water Elevation, HWL	625.45	ft	628.00
6.	Tail Water Elevation	626.26	ft	626.26

ACTUAL RELEASE RATE

6.	Free Flow Actual Release Rate at HWL	**0.05**	cfs	**0.33**
7.	Submerged Actual Release Rate at HWL	**0.00**	cfs	**0.28**

STAGE-DISCHARGE TABLE CONDITION (SELECT FROM DROP-DOWN)

Submerged

STAGE-DISCHARGE TABLE

Elevation (ft)	Orifice 1 (cfs)	Orifice 2 (cfs)	Total (cfs)	
624.50	0.00	0.00	0.00	
625.00	0.00	0.00	0.00	
625.69	0.00	0.00	0.00	
626.00	0.00	0.00	0.00	
627.00	0.05	0.18	0.23	
627.30	0.05	0.22	0.27	
628.00	0.07	0.28	0.35	HWL 100yr

UNRESTRICTED AREA

RUNOFF VOLUME

PROJECT: RIVIAN NORTHBROOK **PERMIT NUMBER:**

LOCATION: NORTHBROOK, ILLINOIS **DATE:** 5/9/2025

DEVELOPMENT INFORMTION

1.	Area, *A*	0.07	acres
2.	Curve Number, *CN*	77.00	
3.	100-year, 24-hr Rainfall Depth, *P*	8.57	inches

RUNOFF DEPTH (NRCS RUNOFF EQUATIONS)

4.	Maximum Retention, *S*	$S = \frac{1000}{CN} - 10$	2.99	inches
5.	Runoff Depth, Q_D	$Q_D = \frac{(P - 0.2S)^2}{(P + 0.8S)}$	5.80	inches

RUNOFF VOLUME

6.	Runoff Volume, V_R	$V_R = Q_D A \left(\frac{1}{12\frac{in}{ft}}\right)$	**0.03**	ac-ft

OFF-SITE TRADE AREA

RUNOFF VOLUME

PROJECT: RIVIAN NORTHBROOK **PERMIT NUMBER:**

LOCATION: NORTHBROOK, ILLINOIS **DATE:** 5/9/2025

DEVELOPMENT INFORMTION

1.	Area, *A*	0.07	acres
2.	Curve Number, *CN*	91.00	
3.	100-year, 24-hr Rainfall Depth, *P*	8.57	inches

RUNOFF DEPTH (NRCS RUNOFF EQUATIONS)

4.	Maximum Retention, *S*	$S = \frac{1000}{CN} - 10$	0.99	inches
5.	Runoff Depth, Q_D	$Q_D = \frac{(P - 0.2S)^2}{(P + 0.8S)}$	7.49	inches

RUNOFF VOLUME

6.	Runoff Volume, V_R	$V_R = Q_D A \left(\frac{1}{12\frac{in}{ft}}\right)$	**0.04**	ac-ft

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PROJECT: RIVIAN NORTHBROOK
LOCATION: NORTHBROOK, ILLINOIS

PROJECT #: 13730
DATE: May-25
LAST REVISED:

CALCULATION TITLE: DETENTION VOLUME CALCULATION
DESCRIPTION: SIZING TEST BASIN
SITE CONDITION: PROPOSED

DESCRIPTION	ELEV FT	AREA S.F.	AVG. AREA S.F.	D ELEV FT	VOLUME C.F.	VOLUME C.Y.	VOLUME ACRE-FT	ΣVOL. ACRE-FT
TOTAL								
NWL	624.55	18,200						
	625.00	18,200	18,200	0.5	8,190	303	0.19	0.19
	626.00	18,200	18,200	1.0	18,200	674	0.42	0.61
	627.00	18,200	18,200	1.0	18,200	674	0.42	1.02
HWL	628.00	18,200	18,200	1.0	18,200	674	0.42	**1.44**

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PROJECT: RIVIAN NORTHBROOK
LOCATION: NORTHBROOK, ILLINOIS

PROJECT #: 13730
DATE: May-25
LAST REVISED:

CALCULATION TITLE: DETENTION VOLUME CALCULATION
DESCRIPTION: TOTAL STORAGE OF COMBINED VAULTS
SITE CONDITION: PROPOSED

DESCRIPTION	ELEV FT	AREA S.F.	AVG. AREA S.F.	D ELEV FT	VOLUME C.F.	VOLUME C.Y.	VOLUME ACRE-FT	ΣVOL. ACRE-FT
TOTAL								
NWL	624.55	21,311						
	625.00	21,311	21,311	0.5	9,590	355	0.22	0.22
	626.00	21,311	21,311	1.0	21,311	789	0.49	0.71
	627.00	21,311	21,311	1.0	21,311	789	0.49	1.20
	627.30	21,311	21,311	0.3	6,393	237	0.15	1.35
HWL	628.00	6,393	6,393	0.7	4,475	166	0.10	**1.45**

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PROJECT: RIVIAN NORTHBROOK
LOCATION: NORTHBROOK, ILLINOIS

PROJECT #: 13730
DATE: May-25
LAST REVISED:

CALCULATION TITLE: DETENTION VOLUME CALCULATION
DESCRIPTION: NORTH UNDERGROUND VAULT
SITE CONDITION: PROPOSED

DESCRIPTION	ELEV FT	AREA S.F.	AVG. AREA S.F.	D ELEV FT	VOLUME C.F.	VOLUME C.Y.	VOLUME ACRE-FT	ΣVOL. ACRE-FT
NORTH								
NWL	624.55	6,394						
	625.00	6,394	6,394	0.5	2,877	107	0.07	0.07
	626.00	6,394	6,394	1.0	6,394	237	0.15	0.21
	627.00	6,394	6,394	1.0	6,394	237	0.15	0.36
	627.30	6,394	6,394	0.3	1,918	71	0.04	0.40
HWL	628.00	6,394	6,394	0.7	4,476	166	0.10	**0.51**

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PROJECT: RIVIAN NORTHBROOK
LOCATION: NORTHBROOK, ILLINOIS

PROJECT #: 13730
DATE: May-25
LAST REVISED:

CALCULATION TITLE: DETENTION VOLUME CALCULATION
DESCRIPTION: SOUTH UNDERGROUND VAULT
SITE CONDITION: PROPOSED

DESCRIPTION	ELEV FT	AREA S.F.	AVG. AREA S.F.	D ELEV FT	VOLUME C.F.	VOLUME C.Y.	VOLUME ACRE-FT	ΣVOL. ACRE-FT
SOUTH								
NWL	624.55	14,917						
	625.00	14,917	14,917	0.5	6,713	249	0.15	0.15
	626.00	14,917	14,917	1.0	14,917	552	0.34	0.50
	627.00	14,917	14,917	1.0	14,917	552	0.34	0.84
HWL	627.30	14,917	14,917	0.3	4,475	166	0.10	**0.94**

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PROJECT:	**RIVIAN DEALERSHIP**	**PROJECT #:**	13730
LOCATION:	**NORTHBROOK, ILLINOIS**	**DATE:**	May-25
		LAST REVISED:	

CALCULATION TITLE: **DETENTION STAGE STORAGE VOLUME CALCULATION**
DESCRIPTION: PIPE STORAGE 30" PIPE
SITE CONDITION: PROPOSED

ON-SITE PIPE STORAGE 60" PIPE (FULL)

$$CROSS\ SECTIONIONAL\ AREA \quad A = \pi(\frac{D}{2})^2$$

AREA PARTIALLY FULL PIPE (LESS THAN HALF FULL)

$$CROSS\ SECTIONIONAL\ AREA \quad A = \frac{r^2(\theta - sin\theta)}{2} \qquad \theta = 2\arccos(\frac{r-h}{r})$$

AREA PARTIALLY FULL PIPE (MORE THAN HALF FULL)

$$CROSS\ SECTIONIONAL\ AREA \quad A = \pi r^2 - \frac{r^2(\theta - sin\theta)}{2} \qquad \theta = 2\arccos(\frac{r-h}{r})$$

PIPE DIAMETER	D=	30	INCHES
LENGTH	L=	263	FEET

DESCRIPTION	ELEV FT	AREA S.F.	LENGTH FT	Θ	HEIGHT FT	VOLUME C.F.	VOLUME ACRE-FT	ΣVOL. ACRE-FT
INVERT OF PIPE	624.55	0						
	625.00	1	263	1.8	0	158	0.00	0.00
	626.00	2	263	3.5	1	618	0.01	0.02
	627.00	2	263	0.6	2	509	0.01	0.03
INSIDE TOP PIPE	627.05	0	263	0.0	3	6	0.00	0.03

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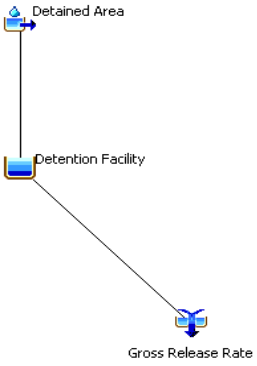
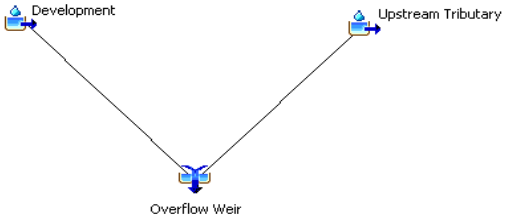
PROJECT:	**RIVIAN NORTHBROOK**	**PROJECT #:**	13730
LOCATION:	**NORTHBROOK, ILLINOIS**	**DATE:**	May-25
		LAST REVISED:	

CALCULATION TITLE: **HEC-HMS RESULTS SUMMARY**
DESCRIPTION: HEC MODEL DIAGRAM
STORM EVENT: 100-YEAR





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PROJECT:	**RIVIAN NORTHBROOK**	**PROJECT #:**	13730
LOCATION:	**NORTHBROOK, ILLINOIS**	**DATE:**	May-25
		LAST REVISED:	

CALCULATION TITLE: **HEC-HMS RESULTS SUMMARY**
DESCRIPTION: 2-YEAR HWL PER VILLAGE RELEASE (0.04 CFS/AC)
STORM EVENT: 2-YEAR
DURATION: 24-HOUR

Project: 13730_2YR Simulation Run: 2YR24HR
Reservoir: Detention Facility

Start of Run:	01Jan2000, 00:00	Basin Model:	Development Template
End of Run:	03Jan2000, 00:00	Meteorologic Model:	2YR24HR
Compute Time:	DATA CHANGED, RECOMPUTE	Control Specifications:	24HR

Volume Units: ○ IN ● ACRE-FT

Computed Results

Peak Inflow:	0.70 (CFS)	Date/Time of Peak Inflow:	01Jan2000, 16:01
Peak Discharge:	0.05 (CFS)	Date/Time of Peak Discharge:	02Jan2000, 00:08
Inflow Volume:	0.49 (ACRE-FT)	Peak Storage:	0.44 (ACRE-FT)
Discharge Volume:	0.15 (ACRE-FT)	Peak Elevation:	625.45 (FT)

Basin Name: Development Template
Element Name: Detained Area

Initial Abstraction (IN)	
*Curve Number:	86.96
*Impervious (%)	0.0

Basin Name: Development Template
Element Name: Detained Area

Graph Type:	Standard (PRF 484)
*Lag Time (MIN)	6

Elevation (FT)	Storage (ACRE-FT)	Discharge (CFS)
624.55	0.000	0.00
625.00	0.220	0.04
626.00	0.710	0.07
627.00	1.200	0.10
627.30	1.350	0.10
628.00	1.450	0.11

Basin Name: Development Template
Element Name: Detained Area

Downstream:	Detention Facility
*Area (MI2)	0.0045
Latitude Degrees:	
Latitude Minutes:	
Latitude Seconds:	
Longitude Degrees:	
Longitude Minutes:	
Longitude Seconds:	
Discretization Method:	---None---
Canopy Method:	--None--
Snow Method:	--None--
Surface Method:	--None--
Loss Method:	SCS Curve Number
Transform Method:	SCS Unit Hydrograph
Baseflow Method:	--None--

Spaceco
Civil Engineering & Surveying

9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
(847) 696-4060

PROJECT:	**RIVIAN NORTHBROOK**	**PROJECT #:**	13730
LOCATION:	**NORTHBROOK, ILLINOIS**	**DATE:**	May-25
		LAST REVISED:	

CALCULATION TITLE: **HEC-HMS RESULTS SUMMARY**
DESCRIPTION: REQUIRED DETENTION VOLUME (0.15 CFS/AC RELEASE) AND TAILWATER
STORM EVENT: 100-YEAR
DURATION: 24-HOUR

Project: 13730_100YR_SIZING Simulation Run: 100YR_24HR
Reservoir: Detention Facility

Start of Run:	01Jan2000, 00:00	Basin Model:	Development Template
End of Run:	03Jan2000, 00:00	Meteorologic Model:	100YR24HR
Compute Time:	DATA CHANGED, RECOMPUTE	Control Specifications:	24HR

Volume Units: ○ IN ● ACRE-FT

Computed Results

Peak Inflow:	2.11 (CFS)	Date/Time of Peak Inflow:	01Jan2000, 16:00
Peak Discharge:	0.35 (CFS)	Date/Time of Peak Discharge:	02Jan2000, 00:00
Inflow Volume:	1.68 (ACRE-FT)	Peak Storage:	1.44 (ACRE-FT)
Discharge Volume:	0.76 (ACRE-FT)	Peak Elevation:	627.99 (FT)

Basin Name: Development Template
Element Name: Detained Area

Initial Abstraction (IN)	
*Curve Number:	86.96
*Impervious (%)	0.0

Basin Name: Development Template
Element Name: Detained Area

Graph Type:	Standard (PRF 484)
*Lag Time (MIN)	6

Elevation (FT)	Storage (ACRE-FT)	Discharge (CFS)
624.55	0.00	0.00
625.00	0.19	0.00
626.00	0.61	0.00
627.00	1.02	0.23
628.00	1.44	0.35

Basin Name: Development Template
Element Name: Detained Area

Downstream:	Detention Facility
*Area (MI2)	0.0045
Latitude Degrees:	
Latitude Minutes:	
Latitude Seconds:	
Longitude Degrees:	
Longitude Minutes:	
Longitude Seconds:	
Discretization Method:	--None---
Canopy Method:	--None--
Snow Method:	--None--
Surface Method:	--None--
Loss Method:	SCS Curve Number
Transform Method:	SCS Unit Hydrograph
Baseflow Method:	--None--

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(847) 696-4060

PROJECT:	**RIVIAN DEALERSHIP**	**PROJECT #:**	13730
LOCATION:	**NORTHBROOK, ILLINOIS**	**DATE:**	May-25
		LAST REVISED:	

CALCULATION TITLE: **HEC-HMS RESULTS SUMMARY**
DESCRIPTION: PROPOSED VAULTS 100 YR WITH TAILWATER 626.26
STORM EVENT: 100-YEAR
DURATION: 24-HOUR

Project: 13730_100YR_TW Simulation Run: 100YR_24HR
Reservoir: Detention Facility

Start of Run:	01Jan2000, 00:00	Basin Model:	Development Template
End of Run:	07Jan2000, 00:00	Meteorologic Model:	100YR24HR
Compute Time:	DATA CHANGED, RECOMPUTE	Control Specifications:	24HR

Volume Units: ○ IN ● ACRE-FT

Computed Results

Peak Inflow:	2.11 (CFS)	Date/Time of Peak Inflow:	01Jan2000, 16:00
Peak Discharge:	0.34 (CFS)	Date/Time of Peak Discharge:	02Jan2000, 00:01
Inflow Volume:	1.68 (ACRE-FT)	Peak Storage:	1.47 (ACRE-FT)
Discharge Volume:	0.94 (ACRE-FT)	Peak Elevation:	627.94 (FT)

Basin Name: Development Template
Element Name: Detained Area

Initial Abstraction (IN)	
*Curve Number:	86.96
*Impervious (%)	0.0

Basin Name: Development Template
Element Name: Detained Area

Graph Type:	Standard (PRF 484)
*Lag Time (MIN)	6

Elevation (FT)	Storage (ACRE-FT)	Discharge (CFS)
624.55	0.00	0.00
625.00	0.22	0.00
626.00	0.73	0.00
627.00	1.23	0.23
627.30	1.38	0.27
628.00	1.48	0.35

Basin Name: Development Template
Element Name: Detained Area

Downstream:	Detention Facility
*Area (MI2)	0.0045
Latitude Degrees:	
Latitude Minutes:	
Latitude Seconds:	
Longitude Degrees:	
Longitude Minutes:	
Longitude Seconds:	
Discretization Method:	--None---
Canopy Method:	--None--
Snow Method:	--None--
Surface Method:	--None--
Loss Method:	SCS Curve Number
Transform Method:	SCS Unit Hydrograph
Baseflow Method:	--None--

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(847) 696-4060

PROJECT:	**RIVIAN DEALERSHIP**	**PROJECT #:**	13730
LOCATION:	**NORTHBROOK, ILLINOIS**	**DATE:**	May-25
		LAST REVISED:	

CALCULATION TITLE: **HEC-HMS RESULTS SUMMARY**
DESCRIPTION: PROPOSED VAULTS 100 YR NO TAILWATER
STORM EVENT: 100-YEAR
DURATION: 24-HOUR

Project: 13730100yr Simulation Run: 100YR_24HR
Reservoir: Detention Facility

Start of Run:	01Jan2000, 00:00	Basin Model:	Development Template
End of Run:	07Jan2000, 00:00	Meteorologic Model:	100YR24HR
Compute Time:	DATA CHANGED, RECOMPUTE	Control Specifications:	24HR

Volume Units: ○ IN ◉ ACRE-FT

Computed Results

Peak Inflow:	2.11 (CFS)	Date/Time of Peak Inflow:	01Jan2000, 16:00
Peak Discharge:	0.37 (CFS)	Date/Time of Peak Discharge:	01Jan2000, 22:15
Inflow Volume:	1.68 (ACRE-FT)	Peak Storage:	1.37 (ACRE-FT)
Discharge Volume:	1.51 (ACRE-FT)	Peak Elevation:	627.28 (FT)

Basin Name: Development Template
Element Name: Detained Area

Initial Abstraction (IN)	
*Curve Number:	86.96
*Impervious (%)	0.0

Basin Name: Development Template
Element Name: Detained Area

Graph Type:	Standard (PRF 484)
*Lag Time (MIN)	6

Elevation (FT)	Storage (ACRE-FT)	Discharge (CFS)
624.55	0.00	0.00
625.00	0.22	0.03
626.00	0.73	0.20
627.00	1.23	0.34
627.30	1.38	0.37
628.00	1.48	0.43

Basin Name: Development Template
Element Name: Detained Area

Downstream:	Detention Facility
*Area (MI2)	0.0045
Latitude Degrees:	
Latitude Minutes:	
Latitude Seconds:	
Longitude Degrees:	
Longitude Minutes:	
Longitude Seconds:	
Discretization Method:	---None---
Canopy Method:	--None--
Snow Method:	--None--
Surface Method:	--None--
Loss Method:	SCS Curve Number
Transform Method:	SCS Unit Hydrograph
Baseflow Method:	--None--

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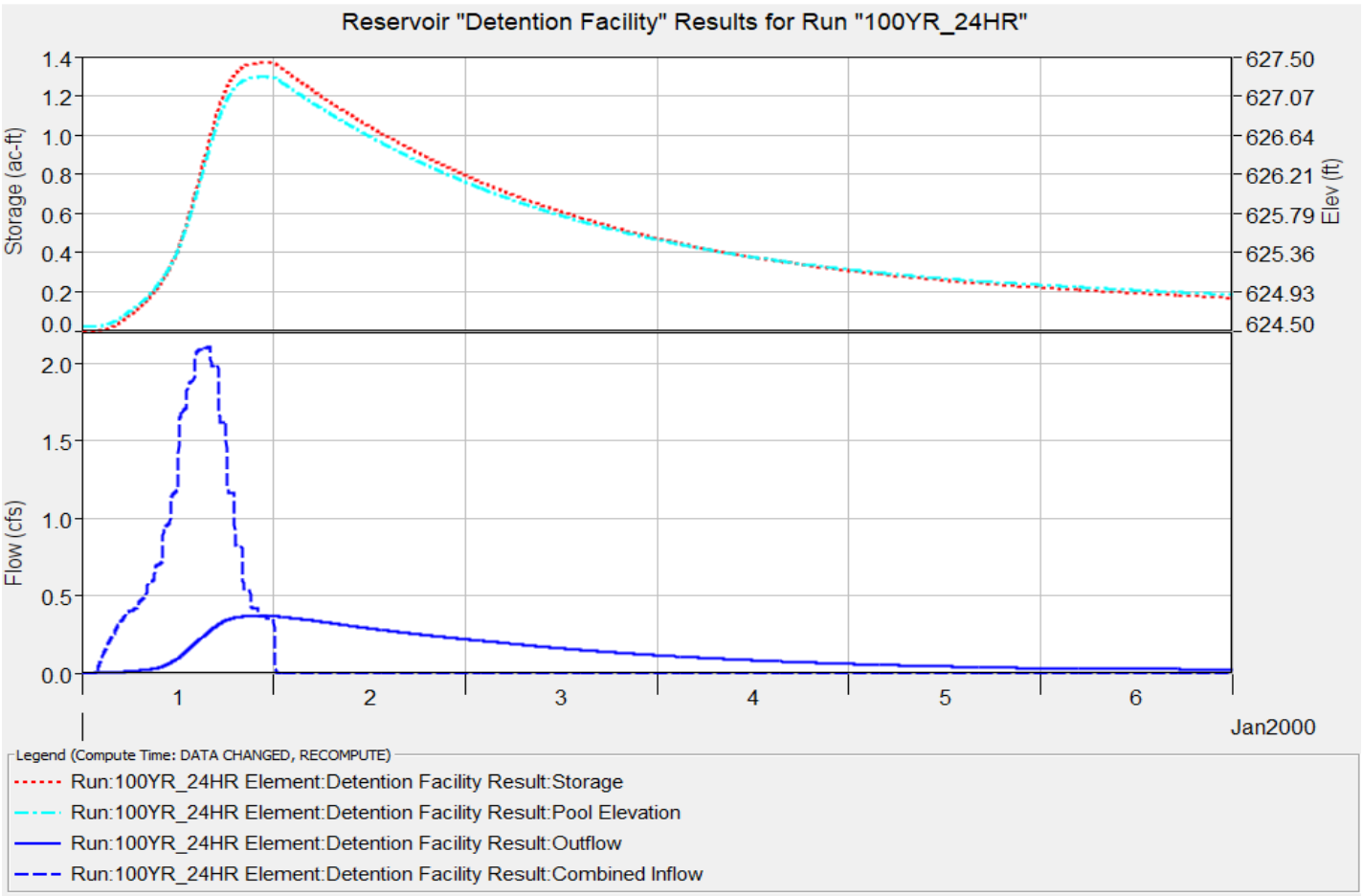
(847) 696-4060

PROJECT:	**RIVIAN DEALERSHIP**	**PROJECT #:**	13730
LOCATION:	**NORTHBROOK, ILLINOIS**	**DATE:**	May-25
		LAST REVISED:	

CALCULATION TITLE: **HEC-HMS RESULTS SUMMARY**
DESCRIPTION: VAULT INPUT/OUTPUT GRAPH (NO TAILWATER)
STORM EVENT: 100-YEAR
DURATION: 24-HOUR



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PROJECT:	**RIVIAN NORTHBROOK**	**PROJECT #:**	13730
LOCATION:	**NORTHBROOK, ILLINOIS**	**DATE:**	May-25
		LAST REVISED:	

CALCULATION TITLE: **HEC-HMS RESULTS SUMMARY**
DESCRIPTION: 100 YEAR - 1HR PEAK DISCHARGE TO OVERFLOW
STORM EVENT: 100-YEAR
DURATION: 1 HOUR

Project: 13730100yr Simulation Run: 100YR__1HR
Junction: Overflow Weir

Start of Run: 01Jan2000, 00:00
End of Run: 03Jan2000, 00:00
Compute Time: DATA CHANGED, RECOMPUTE
Basin Model: Development Template
Meteorologic Model: 100YR_1HR
Control Specifications: _1HR

Volume Units: ○ IN ● ACRE-FT

Computed Results

Peak Discharge: 21.89 (CFS)
Volume: 0.85 (ACRE-FT)
Date/Time of Peak Discharge: 01Jan2000, 00:17

Basin Name: Development Template
Element Name: Detained Area

Graph Type:	Standard (PRF 484)
*Lag Time (MIN)	6

Basin Name: Development Template
Element Name: Development

Initial Abstraction (IN)	
*Curve Number:	95
*Impervious (%)	0.0

Basin Name: Development Template
Element Name: Upstream Tributary

Initial Abstraction (IN)	
*Curve Number:	91
*Impervious (%)	0.0

Basin Name: Development Template
Element Name: Detained Area

Downstream:	Detention Facility
*Area (MI2)	0.0045
Latitude Degrees:	
Latitude Minutes:	
Latitude Seconds:	
Longitude Degrees:	
Longitude Minutes:	
Longitude Seconds:	
Discretization Method:	--None---
Canopy Method:	--None--
Snow Method:	--None--
Surface Method:	--None--
Loss Method:	SCS Curve Number
Transform Method:	SCS Unit Hydrograph
Baseflow Method:	--None--

Basin Name: Development Template
Element Name: Upstream Tributary

Downstream:	Overflow Weir
*Area (MI2)	0.0001
Latitude Degrees:	
Latitude Minutes:	
Latitude Seconds:	
Longitude Degrees:	
Longitude Minutes:	
Longitude Seconds:	
iscretization Method:	--None---
Canopy Method:	--None--
Snow Method:	--None--
Surface Method:	--None--
Loss Method:	SCS Curve Number
Transform Method:	SCS Unit Hydrograph
Baseflow Method:	--None--

Channel Report

Project filename: 13730weir.stx

Studio Express by Hydrology Studio v 1.0.0.18

05-08-2025

Channel 1

Channel 1

TRAPEZOIDAL

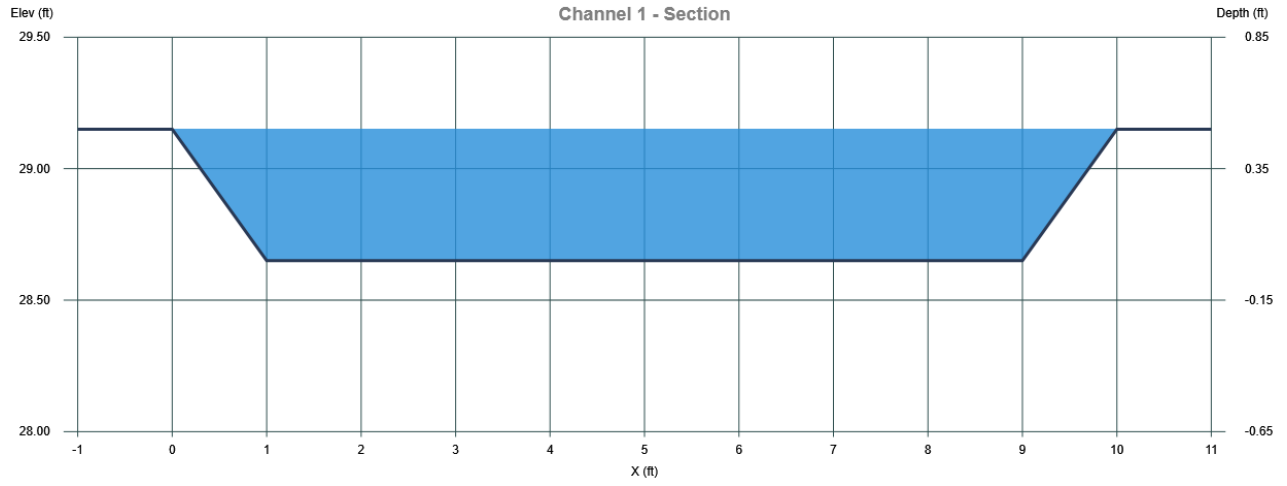
Bottom Width	= 8.00 ft
Side Slope Left, z:1	= 2.00
Side Slope Right, z:1	= 2.00
Total Depth	= 0.50 ft
Invert Elevation	= 28.65 ft
Channel Slope	= 0.700 %
Manning's n	= 0.013

DISCHARGE

Method	= Known Depth
known Depth	= 0.50 ft

CALCULATION SAMPLE

Flow	Depth	Area	Velocity	WP	n-value	Crit Depth	HGL	EGL	Max Shear	Top Width
(cfs)	(ft)	(sqft)	(ft/s)	(ft)		(ft)	(ft)	(ft)	(lb/sqft)	(ft)
24.88	0.50	4.50	5.53	10.24	0.013	0.50	29.15	29.63	0.22	10.00



TAB 6
SOIL EROSION AND SEDIMENTS CONTROL REQUIREMENTS

STORMWATER MANAGEMENT PERMIT APPLICATION
FOR
RIVIAN CAR DEALERSHIP
NORTHBROOK, COOK COUNTY, IL

PREPARED FOR
NICHOLAS & ASSOCIATES, INC.

PREPARED BY
SPACECO, INC.
9575 W. HIGGINS ROAD, SUITE 700
ROSEMONT, IL 60018

SPACECO PROJECT # 13730

Spaceco
Civil Engineering & Surveying

SOIL EROSION AND SEDIMENT CONTROL REQUIREMENTS

Schedule and Description of Maintenance for the Sediment and Erosion Control Plan

Construction will commence with the installation of silt fence that will act as a filter between the site construction and the adjacent properties, followed by installation of additional erosion control measures to be designed as part of the construction documents. Erosion control measures will remain in place and will be maintained until the site has been stabilized at which time they will be removed.

The erosion control measures shall be installed prior to initial land disturbance activities or as soon as practical. Specific measures will be included in the construction documents.

Except when prevented by inclement weather conditions, all disturbed areas to remain inactive for more than 14 days will be stabilized by seeding, sodding, mulching, covering, or equivalent erosion control measures, within seven days.

Permanent soil stabilization shall be provided for all disturbed areas within seven days after final grade is established.

All temporary erosion and sediment control practices shall be removed and disposed of within thirty days after final site stabilization is achieved or after the temporary practices are no longer necessary. Trapped sediment shall be permanently stabilized to prevent further erosion.

See Schedule P for detailed information on Erosion Control.

TAB 7
FLOODPLAIN REQUIREMENTS

STORMWATER MANAGEMENT PERMIT APPLICATION
FOR
RIVIAN CAR DEALERSHIP
NORTHBROOK, COOK COUNTY, IL

PREPARED FOR
NICHOLAS & ASSOCIATES, INC.

PREPARED BY
SPACECO, INC.
9575 W. HIGGINS ROAD, SUITE 700
ROSEMONT, IL 60018

SPACECO PROJECT # 13730

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Civil Engineering & Surveying

FLOODPLAIN REQUIREMENTS

There is no floodplain located on the project site, as shown on the FIRM map, Tab 2, Exhibit 4; therefore, this tab is not applicable.

TAB 8
WETLAND/BUFFER REQUIREMENTS

STORMWATER MANAGEMENT PERMIT APPLICATION
FOR
RIVIAN CAR DEALERSHIP
NORTHBROOK, COOK COUNTY, IL

PREPARED FOR
NICHOLAS & ASSOCIATES, INC.

PREPARED BY
SPACECO, INC.
9575 W. HIGGINS ROAD, SUITE 700
ROSEMONT, IL 60018

SPACECO PROJECT # 13730

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WETLAND/BUFFER REQUIREMENTS

There are no wetlands located on the project site, as shown on the National Wetland Inventory Map (Tab 2, Exhibit 5); therefore, this tab is not applicable.

TAB 9
RIPARIAN REQUIREMENTS

STORMWATER MANAGEMENT PERMIT APPLICATION
FOR
RIVIAN CAR DEALERSHIP
NORTHBROOK, COOK COUNTY, IL

PREPARED FOR
NICHOLAS & ASSOCIATES, INC.

PREPARED BY
SPACECO, INC.
9575 W. HIGGINS ROAD, SUITE 700
ROSEMONT, IL 60018

SPACECO PROJECT # 13730

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Civil Engineering & Surveying

RIPARIAN REQUIREMENTS

There is no riparian area located on the project site; therefore, this tab is not applicable.

TAB 10
MAINTENANCE & MONITORING REQUIREMENTS

STORMWATER MANAGEMENT PERMIT APPLICATION
FOR
RIVIAN CAR DEALERSHIP
NORTHBROOK, COOK COUNTY, IL

PREPARED FOR
NICHOLAS & ASSOCIATES, INC.

PREPARED BY
SPACECO, INC.
9575 W. HIGGINS ROAD, SUITE 700
ROSEMONT, IL 60018

SPACECO PROJECT # 13730

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Civil Engineering & Surveying

MAINTENANCE AND MONITORING REQUIREMENTS

Temporary Soil Erosion & Sediment Control

1. **Soil Erosion and Sediment Control**
   The contractor will maintain all erosion control measures for the duration of the construction activity. Erosion control measures for the proposed development are included in the plan set. At the completion of construction, the contractor will coordinate the transfer of maintenance responsibilities. Maintenance activities will be performed in accordance with the Illinois Environmental Protection Agency Standards and Specifications for Soil Erosion and Sediment control, 1987.

   Except as prevented by inclement weather conditions, all disturbed areas to remain active for more than 14 days will be stabilized by seeding, sodding, mulching, covering, or by other equivalent erosion control measures within seven days. Permanent soil stabilization shall be provided within seven days after final grading is completed.

   All temporary erosion and sediment control practices will be removed and disposed of within thirty days after final stabilization is achieved or after the temporary practices are no longer needed.

Permanent

1. **General**
   Regular inspections and routine maintenance of general areas shall be performed on a monthly or as-needed basis. Specific items of concern include:
   _____ Litter and debris shall be controlled
   _____ Landscaped areas shall be maintained with regular mowing and restored with appropriate seeding/vegetation as necessary
   _____ Accumulated sediment shall be disposed of properly, along with any wastes generated during maintenance operations
   _____ Riprap areas shall be repaired with the addition of new riprap, as necessary, of similar size and shape
   _____ Roads shall be swept, vacuumed and/or washed on a regular basis

2. **Stormwater Management Facilities**
   All component of the stormwater management facilities shall be checked monthly between March and November and maintained as necessary to ensure proper performance. It is critical that all inflows and outflow to the detention facility are clean and performing as designed. In addition, the design volume of the detention facility shall also be maintained. Inspections for the following specific items should be conducted monthly between March and November:

   Side Slopes/Embankment/Emergency Overflow Structure
   _____ Inspect embankment for settlement and erosion
   _____ Remove woody growth from the embankment
   _____ Any breaks, hire Registered Professional Engineer for design resolution
   _____ Seed and sod any eroded areas
   _____ Signs of piping (leakage), repair
   _____ Signs of seepage or wet spots on the downstream face of a berm, may require toe drains or chimney drains to solve problems
   _____ Stabilize emergency overflow structure if erosion observed
   _____ Remove obstructions blocking emergency overflow spillway

Vegetated Areas

_____ Regular mowing to control vegetation, no cutting of native vegetation
_____ Need for planting, reseeding or sodding. Supplement alternative native vegetation if a significant portion has not established (50% of the surface area). Reseed with alternative grass species if original grass cover has not successfully established.
_____ Evidence of grazing, motorbikes or other vehicles, repair
_____ Check for invasive vegetation, remove where possible
_____ All vegetation must be maintained per the approved planting plan

Outlet Control Structure

_____ Inspect restrictor and remove debris if clogged or discharge reduced
_____ Remove accumulated sediment at outlet
_____ Scour and erosion at outlet, repair and reseed
_____ Any ice damage to outlet of pipe, repair if necessary
_____ Condition of trash tracks, remove debris
_____ Outlet channel conditions downstream

Access for Maintenance Equipment

_____ Remove any obstructions placed in maintenance easements

Safety Features

_____ Access controls to hazardous areas
_____ Fences
_____ Loose or damaged posts
_____ Loose or broken wires
_____ Accumulated debris in fences
_____ Conditions of gates
_____ Signs

Detention Volume

_____ Inspect all stormwater detention facilities to ensure that the constructed volume for detention is maintained. No sediment, topsoil or other dumping into the facility shall be allowed. Specific locations in the stormwater management system, designed to accumulate sediment, shall be dredged as necessary to prevent sediment from reaching the invert off any gravity outlet pipe.

3. <u>Volume Control Facility</u>

Routine inspections and maintenance of volume control facilities shall be performed by the Owner on a yearly or as-needed basis. Specific items of concern include:

_____ Facility shall be inspected yearly using the monitoring well to verify the system is functioning properly
_____ Surface of permeable pavement shall be cleaned with a low-pressure power washer
_____ Accumulated sediment from surface shall be vacuumed out and disposed of properly
_____ Appropriate signage shall be repaired if damaged or illegible

4. <u>Stormwater Collection System</u>

The Owner shall perform monthly inspections of all components of the stormwater collection system. The monthly inspections shall occur between March and November and include the following specific areas of concern:

Storm Inlets/Manholes

_____ Remove accumulated leaves and other debris from grates
_____ Reset covers/lids on as-needed basis

_____ Remove accumulated sediment from bottom of manhole when 50% of sump is filled

Storm Sewers/Culverts

_____ Visually inspect pipes by removing manhole lids, make repairs as necessary
_____ Storm sewers and culvers shall be checked for siltation deposits at inlets, outlets, and within the conduit, clean out as necessary
_____ Restore riprap at outfalls if erosion observed
_____ Restore riprap at outfalls
_____ Replant and reseed any eroded areas

Overland Flow Routes (Ditches/Swales)

_____ Annual visual inspections shall be performed that verify the design capacity of the overland flow routes is maintained. The slope and cross-sectional area of the ditch/swale shall be verified during this inspection
_____ Remove any obstruction that have been placed in the drainage path
_____ Seed and sod any eroded areas
_____ Restore riprap as necessary
_____ Regrade to provide positive drainage as necessary (A Professional Land Surveyor may be required to check grades to ensure positive drainage)
_____ Regular mowing to control vegetation
_____ Rototill bottom of dry swales if not drawing down within 48-hours

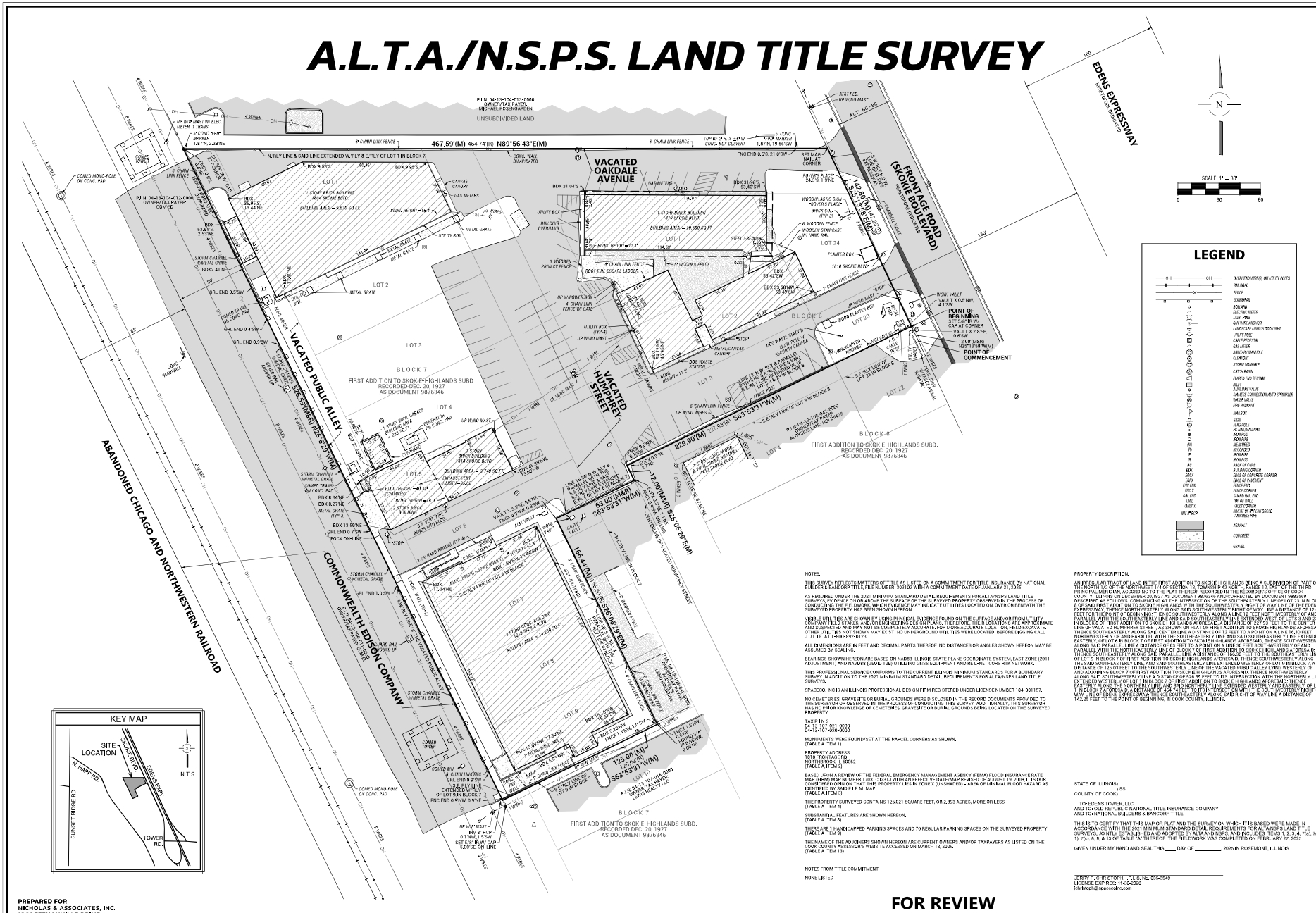
5. <u>Vegetated Areas</u>

_____ Need for planting, reseeding, or sodding. Supplement alternative native vegetation if a significant portion has not established (50% of the surface area after second growing season). Reseed with alternative native grass species if original grass cover has not successfully established
_____ Evidence of grazing, motorbiked, or other vehicles, repair
_____ Check for invasive vegetation, remove when possible
_____ Regular mowing to control vegetation it is recommended that native vegetation remain uncut
_____ Dead or damaged non-native grassy areas repair with seeding with fertilization or seeding with mulch
_____ Compensatory storage area shall be reseeded with appropriate vegetation according to the approved planting plan

6. <u>Qualified Sewer Construction</u>

_____ Perform manhole inspections once every five years, make repairs as necessary
_____ Perform sewer inspection once every five years, make repairs as necessary
_____ Perform regular sewer cleaning so that every sewer segment is cleaned once every five years
_____ Remove any construction places in maintenance easements that may impede maintenance equipment access.

A.L.T.A./N.S.P.S. LAND TITLE SURVEY



LEGEND

- OVERHEAD WIRES ON UTILITY POLES
- RAILROAD
- FENCE
- GUARDRAIL
- BOLLARD
- ELECTRIC METER
- LIGHT POLE
- GUY WIRE ANCHOR
- LANDSCAPE LIGHT/FLOOD LIGHT
- UTILITY POLE
- CABLE PEDESTAL
- GAS METER
- OVERHEAD MANHOLE
- CLEANOUT
- STORM MANHOLE
- CATCH BASIN
- FLARED END SECTION
- INLET
- ROOF DRAIN
- ASSESSORY VALVE
- SUNKESE CONVENTIONAL/ATD SPRINKLER
- WATER VALVE
- FIRE HYDRANT
- MAILBOX
- SIGN
- FLAG POLE
- AIR CONDITIONING UNIT
- IRON ROD
- IRON PIPE
- IRON PIPE
- MONUMENT
- MONUMENT
- MONUMENT
- BACK OF CURB
- BUILDING CORNER
- EDGE OF CONCRETE CORNER
- EDGE OF PAVEMENT
- FENCE END
- FENCE CORNER
- GUARD RAIL END
- TOP OF WALL
- INVERT
- INVERT DRAIN
- MEASURED
- RECORDED
- CONCRETE PIPE
- ASPHALT
- CONCRETE
- GRAVEL

KEY MAP

PREPARED FOR:
NICHOLAS & ASSOCIATES, INC.
1001 FEEHANVILLE DRIVE
MOUNT PROSPECT, ILLINOIS 60056

NOTES:

THIS SURVEY REFLECTS MATTERS OF TITLE AS LISTED ON A COMMITMENT FOR TITLE INSURANCE BY NATIONAL BUILDER & BANCORP TITLE, FILE NUMBER: 303102 WITH A COMMITMENT DATE OF JANUARY 31, 2025.

AS REQUIRED UNDER THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, EXCEPTIONS OVER ABOVE THE SURFACE OF THE SURVEYED PROPERTY OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK, WHICH EVIDENCE MAY INDICATE UTILITIES LOCATED ON, OVER OR BENEATH THE SURVEYED PROPERTY HAS BEEN SHOWN HEREON.

VISIBLE UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES. AND/OR ENGINEERING DESIGN PLANS. THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE. OTHER UTILITIES NOT SHOWN MAY EXIST. J.U.L.I.E. WAS CONTACTED AND UTILITIES WERE LOCATED, REFERENCE DESIGN CALL J.U.L.I.E. ATT-1-800-892-0123.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

BEARINGS SHOWN HEREON ARE BASED ON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (2011 ADJUSTMENT) AND HAVE BEEN ESTABLISHED USING TOPCON GNSS EQUIPMENT AND REAL-NET CORS RTK NETWORK.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY IN ADDITION TO THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.

SPACECO, INC IS AN ILLINOIS PROFESSIONAL DESIGN FIRM REGISTERED UNDER LICENSE NUMBER 184-001157.

NO CEMETERIES, GRAVESITE OR BURIAL GROUNDS WERE DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR OR OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY. ADDITIONALLY, THIS SURVEYOR HAS NO PRIOR KNOWLEDGE OF CEMETERIES, GRAVESITE OR BURIAL GROUNDS BEING LOCATED ON THE SURVEYED PROPERTY.

TAX P.I.N.S:
04-13-107-021-0000
04-13-107-026-0000

MONUMENTS WERE FOUND/SET AT THE PARCEL CORNERS AS SHOWN.
(TABLE A ITEM 1)

PROPERTY ADDRESS:
1810 FRONTAGE RD
NORTHBROOK, IL 60062
(TABLE A ITEM 2)

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 17031C0231J WITH AN EFFECTIVE DATE/MAP REVISED OF AUGUST 19, 2008, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (UNSHADED) - AREA OF MINIMAL FLOOD HAZARD AS PER FLOOD INSURANCE RATE MAP.
(TABLE A ITEM 3)

THE PROPERTY SURVEYED CONTAINS 126,821 SQUARE FEET, OR 2.893 ACRES, MORE OR LESS.
(TABLE A ITEM 4)

SUBSTANTIAL FEATURES ARE SHOWN HEREON.
(TABLE A ITEM 8)

THERE ARE 1 HANDICAPPED PARKING SPACES AND 70 REGULAR PARKING SPACES ON THE SURVEYED PROPERTY.
(TABLE A ITEM 9)

THE NAME OF THE ADJOINERS SHOWN HEREON ARE CURRENT OWNERS AND/OR TAXPAYERS AS LISTED ON THE COOK COUNTY ASSESSOR'S WEBSITE ACCESSED ON MARCH 18, 2025.
(TABLE A ITEM 11)

NOTES FROM TITLE COMMITMENT:

NONE LISTED

PROPERTY DESCRIPTION:

AN IRREGULAR TRACT OF LAND IN THE FIRST ADDITION TO SKOKIE HIGHLANDS BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON DECEMBER 20, 1927 AS DOCUMENT 9876346 AND THE COMBINED DESCRIPTION OF DOCUMENT 1993599 AND DOCUMENT 1993600 COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF LOT 5 IN BLOCK 8 OF SAID FIRST ADDITION TO SKOKIE HIGHLANDS WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE EDENS EXPRESSWAY; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 12.0 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG A LINE 12 FEET NORTHEASTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE AND SAID SOUTHEASTERLY LINE EXTENDED WEST, OF LOTS 3 AND 23 IN BLOCK 8 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID, A DISTANCE OF 227.93 FEET TO THE CENTER LINE OF VACATED HUMPHREY STREET, AS SHOWN ON PLAT OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE A DISTANCE OF 12 FEET TO A POINT ON A LINE 16.50 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE AND SAID SOUTHEASTERLY LINE EXTENDED EASTERLY OF LOT 8 IN BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE SOUTHWESTERLY ALONG SAID LAST DESCRIBED PARALLEL LINE A DISTANCE OF 166.44 FEET TO A LINE PARALLEL WITH THE NORTHEASTERLY LINE OF BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 16.50 FEET TO THE SOUTHEASTERLY LINE OF LOT 5 IN BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE SOUTHWESTERLY ALONG THE SAID SOUTHEASTERLY LINE EXTENDED WESTERLY OF LOT 5 IN BLOCK 7 A DISTANCE OF 125.69 FEET TO THE SOUTHWESTERLY LINE OF THE VACATED PUBLIC ALLEY LYING WESTERLY OF AND ADJOINING BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 526.59 FEET TO ITS INTERSECTION WITH THE NORTHERLY LINE EXTENDED WESTERLY OF LOT 1 IN BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE EASTERLY ALONG THE NORTHERLY LINE AND SAID NORTHERLY LINE EXTENDED WESTERLY AND EASTERLY, OF LOT 1 IN BLOCK 7 AFORESAID A DISTANCE OF 142.97 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF EDENS EXPRESSWAY; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 142.25 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

TO: EDENS TOWER, LLC
AND TO OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
AND TO NATIONAL BUILDERS & BANCORP TITLE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, & 13 OF TABLE "A" THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 27, 2025.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____ 2025 IN ROSEMONT, ILLINOIS.

JERRY P. CHRISTOPH, I.P.L.S. No. 035-3540
LICENSE EXPIRES: 11-30-2026
jchristoph@spacecoinc.com

FOR REVIEW PURPOSES ONLY

NO.	DATE	REMARKS

NO.	DATE	REMARKS

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

1818 SKOKIE BOULEVARD
NORTHBROOK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME: 13730ALTA-01
DATE: 03/20/2025
JOB NO. 13730
SHEET 1 OF 1

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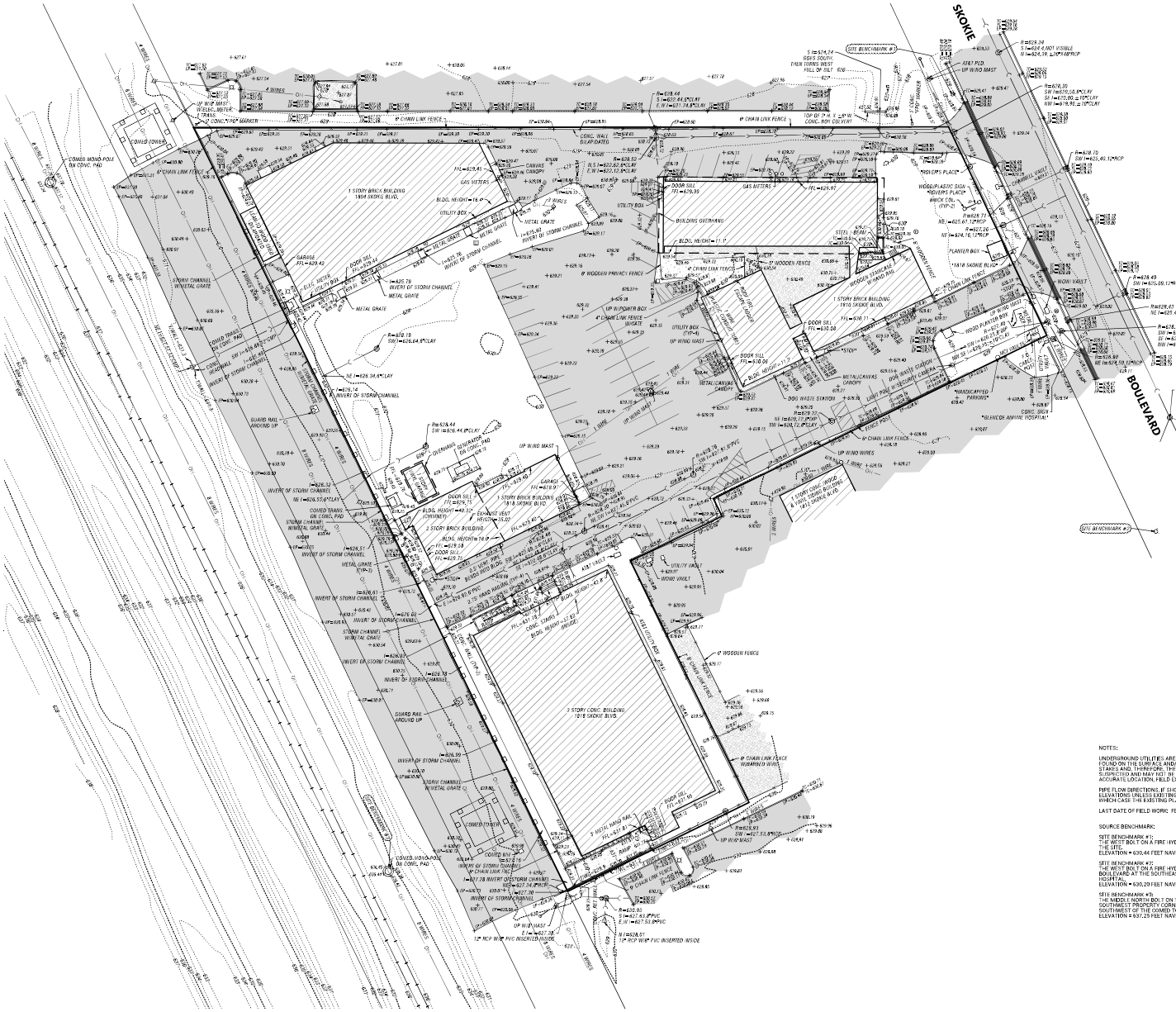

LEGEND

STORM SEWER
SANITARY SEWER
COMBINED SEWER
WATER MAIN
GAS MAIN
UNDERGROUND TELEPHONE LINE
UNDERGROUND ELECTRIC LINE
UNDERGROUND CATV LINE
OVERHEAD WIRES ON UTILITY POLES
FIBER OPTIC LINE
RAILROAD
FENCE
GUARDRAIL
EDGE OF WATER
WETLAND LIMITS
AIR CONDITIONING UNIT
BOLLARD
HAND HOLE
TRAFFIC SIGNAL BOX
TRAFFIC SIGNAL
ELECTRIC METER
LIGHT POLE
GUY WIRE ANCHOR
LANDSCAPE LIGHT/FLOOD LIGHT
UTILITY POLE
ELECTRIC PEDESTAL
ELECTRIC MANHOLE
TELEPHONE PEDESTAL
TELEPHONE MANHOLE
CABLE PEDESTAL
CABLE MANHOLE
GAS METER
GAS VALVE
GAS MANHOLE
COMBINATION MANHOLE
SANITARY MANHOLE
GREASE TRAP
CLEANOUT
DOWNSPOUT
STORM MANHOLE
CULVERT
CATCH BASIN
FLARED END SECTION
INLET
ALLIGATOR VALVE
BUTTING BOX
SIAMESE CONNECTION/AFD SPRINKLER
WATER VALVE
FIRE HYDRANT
IRRIGATION WELL
VALVE AND VAULT
MAILBOX
SIGN
FLAG POLE
SATELLITE DISH
UNIDENTIFIED PEDESTAL
HEAT PIPE
UNIDENTIFIED MANHOLE
STONE
RIGHT OF WAY MONUMENT
RAILROAD SIGNAL
RAILROAD SPIKE
KNOX BOX
MANHOLE
CROSS
CONCRETE MONUMENT
DISC
BORING
TEST PIT
TREE WITH SIZE
PAR TREE WITH SIZE
BUSH
WINDOW WELL
ASPHALT
CONCRETE
GRAVEL
BRICK
CONTOUR
SPOT ELEVATION
TOP OF WALL

NOTES:

UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES AND, THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE.

PIPE FLOW DIRECTIONS, IF SHOWN, ARE BASED ON FIELD INVERT ELEVATIONS UNLESS EXISTING PLANS INDICATE OTHERWISE, IN WHICH CASE THE EXISTING PLAN FLOW DIRECTION IS SHOWN.

LAST DATE OF FIELD WORK: FEBRUARY 27, 2025

SOURCE BENCHMARK:

SITE BENCHMARK #1
THE WEST BOLT ON A FIRE HYDRANT AT THE NORTHEAST CORNER OF THE SITE.
ELEVATION = 630.44 FEET NAVD 88

SITE BENCHMARK #2
THE WEST BOLT ON A FIRE HYDRANT ON THE WEST SIDE OF SKOKIE BOULEVARD AT THE SOUTHEAST CORNER OF THE GLENCOE ANIMAL HOSPITAL.
ELEVATION = 630.20 FEET NAVD 88

SITE BENCHMARK #3
THE MIDDLE NORTH BOLT ON THE COMED MONOPOLE NEAR THE SOUTHWEST PROPERTY CORNER, AND APPROXIMATELY 50 FEET SOUTHWEST OF THE COMED TOWER.
ELEVATION = 637.29 FEET NAVD 88

NO.	DATE	REMARKS

NO.	DATE	REMARKS

EXISTING CONDITIONS

1818 SKOKIE BOULEVARD
NORTHBROOK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME: 13730TOPO-01
DATE: 03/17/2025
JOB NO. 13730
SHEET E1
1 OF 1

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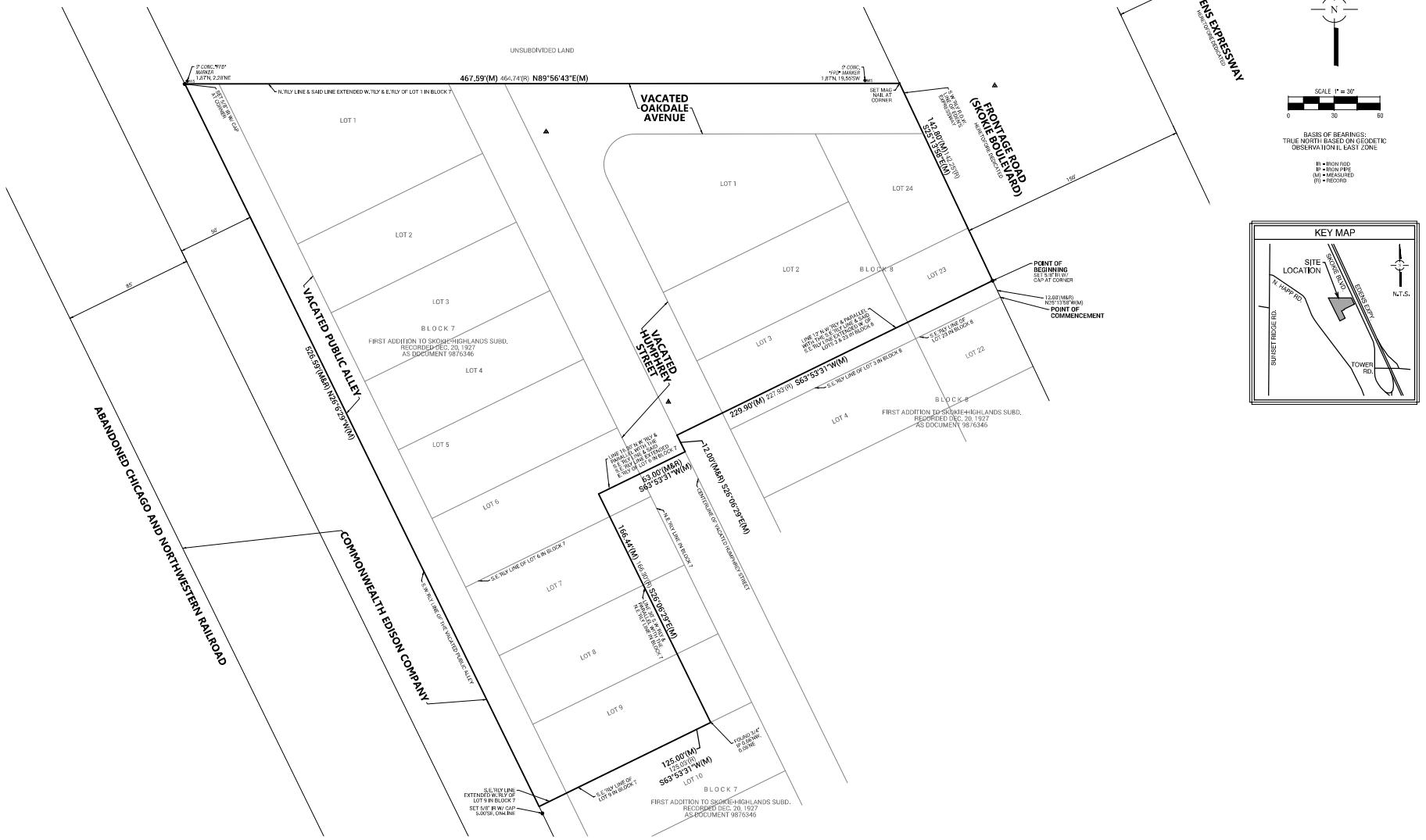
FINAL PLAT OF CONSOLIDATION OF
RIVIAN NORTHBROOK

BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N.:
04-13-107-021-0000
04-13-107-020-0000



PREPARED FOR:
NICHOLAS & ASSOCIATES, INC.
1001 FEEHANVILLE DRIVE
MOUNT PROSPECT, ILLINOIS 60056

SEND FUTURE TAX BILLS TO:

FOR REVIEW PURPOSES ONLY

NO.	DATE	REMARKS
2	08/11/25	DRAINAGE EASEMENT
1	08/06/25	CERTS

PLAT OF CONSOLIDATION

RIVIAN NORTHBROOK
NORTHBROOK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME: 13730CONSOL-01
DATE: 05/30/2025
JOB NO. 13730
SHEET 1 OF 3

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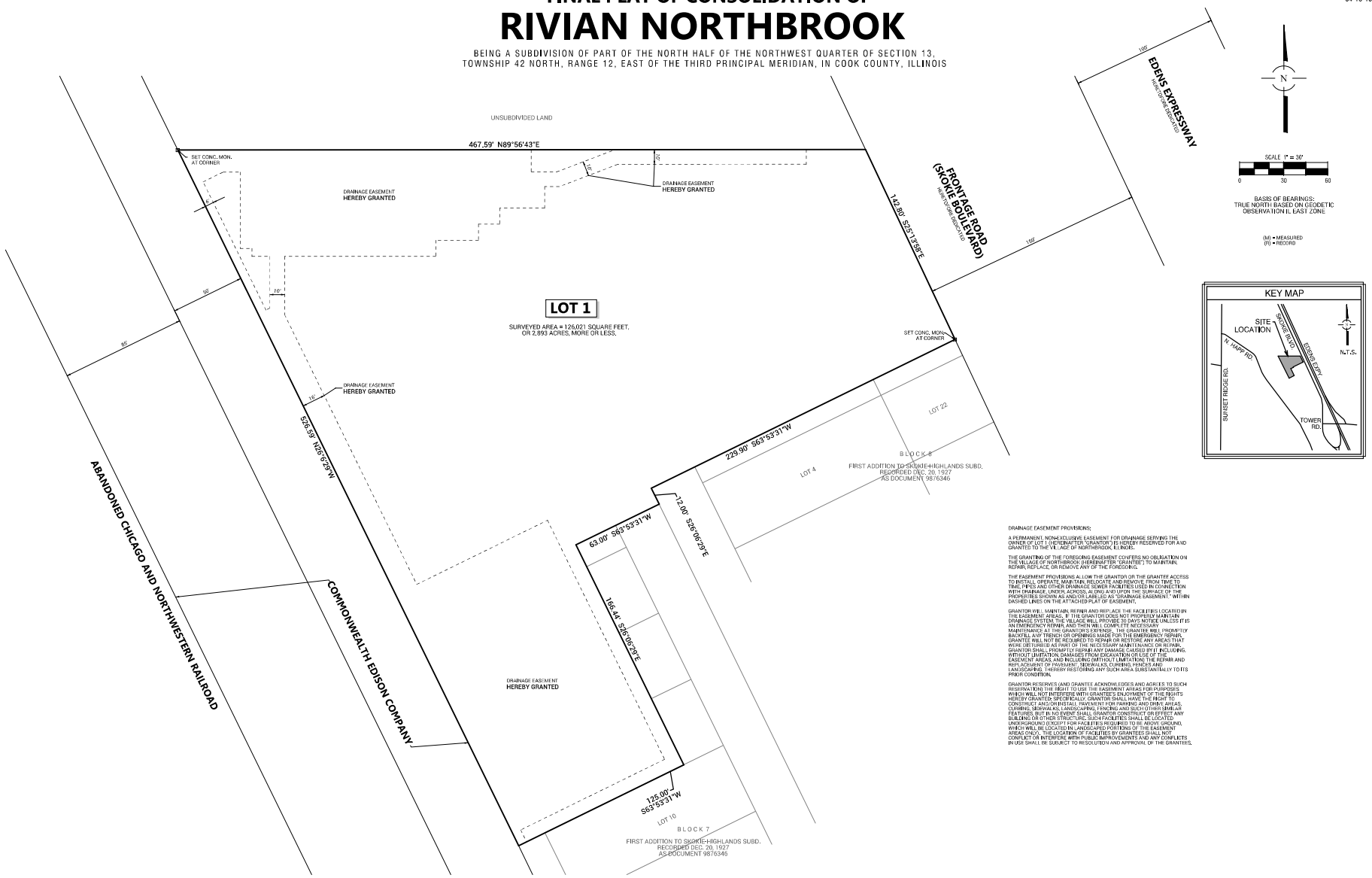
FINAL PLAT OF CONSOLIDATION OF
RIVIAN NORTHBROOK

BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N.:
04-13-107-021-0000
04-13-107-020-0000



DRAINAGE EASEMENT PROVISIONS:

A PERMANENT, NON-EXCLUSIVE EASEMENT FOR DRAINAGE SERVING THE OWNER OF LOT 1 (HEREINAFTER "GRANTOR") IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF NORTHBROOK, ILLINOIS.

THE GRANTING OF THE FOREGOING EASEMENT CONFERS NO OBLIGATION ON THE VILLAGE OF NORTHBROOK (HEREINAFTER "GRANTEE") TO MAINTAIN, REPAIR, REPLACE OR REMOVE ANY OF THE FOREGOING.

THE EASEMENT PROVISIONS ALLOW THE GRANTOR OR THE GRANTEE ACCESS TO INSTALL, OPERATE, MAINTAIN, RELOCATE AND REMOVE, FROM TIME TO TIME, PIPES AND OTHER DRAINAGE SEWER FACILITIES USED IN CONNECTION WITH DRAINAGE, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTIES SHOWN AS AND/OR LABELED AS "DRAINAGE EASEMENT," WITHIN DASHED LINES ON THE ATTACHED PLAT OF EASEMENT.

GRANTOR WILL MAINTAIN, REPAIR AND REPLACE THE FACILITIES LOCATED IN THE EASEMENT AREAS. IF THE GRANTOR DOES NOT PROPERLY MAINTAIN DRAINAGE SYSTEM, THE VILLAGE WILL PROVIDE 30 DAYS NOTICE UNLESS IT IS AN EMERGENCY REPAIR, AND THEN WILL COMPLETE NECESSARY MAINTENANCE AT THE GRANTOR'S EXPENSE. THE GRANTOR WILL PROMPTLY BACKFILL ANY TRENCH OR OPENINGS MADE FOR THE EMERGENCY REPAIR. GRANTOR SHALL NOT BUILD OR PLACE ANY STRUCTURES IN THE AREAS THAT WERE DETERMINED AS PART OF THE NECESSARY MAINTENANCE OR REPAIR. GRANTOR SHALL PROMPTLY REPAIR ANY DAMAGE CAUSED BY IT, INCLUDING, WITHOUT LIMITATION, DAMAGES FROM EXCAVATION OR USE OF THE EASEMENT AREAS, AND INCLUDING (WITHOUT LIMITATION) THE REPAIR AND REPLACEMENT OF PAVEMENT, SIDEWALKS, CURBING, FENCES AND LANDSCAPING, THEREBY RESTORING ANY SUCH AREA SUBSTANTIALLY TO ITS PRIOR CONDITION.

GRANTOR RESERVES (AND GRANTEE ACKNOWLEDGES AND AGREES TO SUCH RESERVATION) THE RIGHT TO USE THE EASEMENT AREAS FOR PURPOSES WHICH WILL NOT INTERFERE WITH GRANTEE'S ENJOYMENT OF THE RIGHTS HEREBY GRANTED; SPECIFICALLY, GRANTOR SHALL HAVE THE RIGHT TO CONSTRUCT AND MAINTAIN ON THE EASEMENT AREAS PAVEMENT, DRIVEWAYS, CURBING, SIDEWALKS, LANDSCAPING, FENCING AND SUCH OTHER SIMILAR FEATURES, BUT IN NO EVENT SHALL GRANTOR CONSTRUCT OR EFFECT ANY BUILDING OR OTHER STRUCTURE. SUCH FACILITIES SHALL BE LOCATED UNDERGROUND (EXCEPT FOR FACILITIES REQUIRED TO BE ABOVE GROUND, WHICH WILL BE LOCATED IN LANDSCAPED PORTIONS OF THE EASEMENT AREAS ONLY). THE LOCATION OF FACILITIES BY GRANTEES SHALL NOT CONFLICT OR INTERFERE WITH PUBLIC IMPROVEMENTS AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO RESOLUTION AND APPROVAL OF THE GRANTEES.

SEND FUTURE TAX BILLS TO:

PREPARED FOR:
NICHOLAS & ASSOCIATES, INC.
1001 FEEHANVILLE DRIVE
MOUNT PROSPECT, ILLINOIS 60056

FOR REVIEW PURPOSES ONLY

NO.	DATE	REMARKS

NO.	DATE	REMARKS
2	08/11/25	DRAINAGE EASEMENT
1	08/06/25	CERTS

PLAT OF CONSOLIDATION

RIVIAN NORTHBROOK
NORTHBROOK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME:
13730CONSOL-01

DATE:
05/30/2025

JOB NO.
13730

SHEET
2 OF 3

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FINAL PLAT OF CONSOLIDATION OF
RIVIAN NORTHBROOK

BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N.:
04-13-107-021-0000
04-13-107-020-0000

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
} SS
COUNTY OF COOK }

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED THE SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT AS OWNER(S) OF THE PROPERTY AS LEGALLY DESCRIBED ON THIS PLAT, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

SCHOOL DISTRICTS

ELEMENTARY SCHOOL DISTRICT NO. 29

HIGH SCHOOL DISTRICT NO. 203

JUNIOR COLLEGE DISTRICT NO. 535

DATED THIS _____ DAY OF _____, A.D. 20_____.

SIGNED: _____

_____
PRINTED NAME AND TITLE

ADDRESS:

_____
_____
_____
_____

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS }
} SS
COUNTY OF COOK }

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____, TITLE_____

OF _____ WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME W=OSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS_____DAY OF_____, A.D. 20_____.

_____
NOTARY PUBLIC

MORTGAGE CERTIFICATE

THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED _____ AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON THIS _____ DAY OF _____, A.D., _____, AS DOCUMENT NUMBER _____, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATED: THIS_____DAY OF_____, A.D. 20_____.

BY: _____

_____
PRINTED NAME AND TITLE

ATTEST: _____

_____
PRINTED NAME AND TITLE

MORTGAGE NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS }
} SS
COUNTY OF COOK }

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____, TITLE_____

OF _____ WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME W=OSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS_____DAY OF_____, A.D. 20_____.

_____
NOTARY PUBLIC

SEND FUTURE TAX BILLS TO:

_____
_____
_____

PREPARED FOR:
NICHOLAS & ASSOCIATES, INC.
1001 FEEHANVILLE DRIVE
MOUNT PROSPECT, ILLINOIS 60056

DRAINAGE CERTIFICATE

STATE OF ILLINOIS }
} SS
COUNTY OF COOK }

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGE BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

THIS _____ DAY OF _____, A.D. 20_____.

_____
OWNER OR DULY AUTHORIZED ATTORNEY

_____
REGISTERED PROFESSIONAL ENGINEER, LICENSE NO.

LICENSE EXPIRES: _____

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS }
} SS
COUNTY OF COOK }

I, _____, VILLAGE COLLECTOR FOR THE VILLAGE OF NORTHBROOK, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OF ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT, INCLUDED IN THE PLAT.

DATED AT NORTHBROOK, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D. 20_____.

_____
VILLAGE COLLECTOR

VILLAGE BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS }
} SS
COUNTY OF COOK }

THIS IS TO CERTIFY THAT THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF NORTHBROOK, ILLINOIS, HAVE REVIEWED AND APPROVED THIS PLAT.

DATED AT NORTHBROOK, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D. 20_____.

_____
VILLAGE PRESIDENT

_____
PRINTED NAME

_____
VILLAGE CLERK

_____
PRINTED NAME

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS }
} SS
COUNTY OF COOK }

APPROVED BY PLAN COMMISSION OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, A.D. 20_____.

_____
CHAIRMAN

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS }
} SS
COUNTY OF LAKE }

THIS IS TO CERTIFY THAT I, _____, VILLAGE ENGINEER FOR THE VILLAGE OF NORTHBROOK, ILLINOIS, HAVE REVIEWED AND APPROVED THIS PLAT

DATED THIS _____ DAY OF _____, A.D. 20_____.

_____
VILLAGE ENGINEER

COUNTY CLERK:

PROPERTY DESCRIPTION:

AN IRREGULAR TRACT OF LAND IN THE FIRST ADDITION TO SKOKIE HIGHLANDS BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS ON DECEMBER 20, 1927 AS DOCUMENT 9276346 AND CORRECTED BY DOCUMENT 9883569 DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF LOT 23 IN BLOCK 8 OF SAID FIRST ADDITION TO SKOKIE HIGHLANDS WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE EDENS EXPRESSWAY; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 12.5 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG A LINE 12 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE AND SAID SOUTHEASTERLY LINE EXTENDED WEST, OF LOTS 3 AND 23 IN BLOCK 8 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID, A DISTANCE OF 277.09 FEET TO THE CENTER LINE OF VACATED HUMPHREY STREET, AS SHOWN ON PLAT OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE, A DISTANCE OF 66.00 FEET TO A LINE 15.39 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE AND SAID SOUTHEASTERLY LINE EXTENDED EASTERLY, OF LOT 5 IN BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE SOUTHWESTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 65 FEET TO A POINT ON A LINE 30 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 166.50 FEET TO THE SOUTHEASTERLY LINE OF LOT 9 IN BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE SOUTHWESTERLY ALONG THE SAID SOUTHEASTERLY LINE AND SAID SOUTHEASTERLY LINE EXTENDED WESTERLY OF LOT 9 IN BLOCK 7, A DISTANCE OF 125.03 FEET TO THE SOUTHWESTERLY LINE OF THE VACATED PUBLIC ALLEY LYING WESTERLY OF AND ADJOINING BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 576.59 FEET TO ITS INTERSECTION WITH THE NORTHERLY LINE EXTENDED WESTERLY OF LOT 1 IN BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE EASTERLY ALONG THE NORTHERLY LINE AND SAID NORTHERLY LINE EXTENDED WESTERLY AND EASTERLY, OF LOT 1 IN BLOCK 7 AFORESAID, A DISTANCE OF 464.74 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF EDENS EXPRESSWAY; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 142.25 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

STATE OF ILLINOIS }
} SS
COUNTY OF COOK }

WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001152, DO HEREBY DECLARE THAT WE HAVE SURVEYED AND PLATTED THE ABOVE DESCRIBED PROPERTY, AS SHOWN BY THE ANNEXED PLAT, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

SAID PROPERTY CONTAINS 176,621 SQUARE FEET, OR 2.893 ACRES, MORE OR LESS.

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 17031C0231J WITH AN EFFECTIVE DATE/MAP REVISED OF AUGUST 19, 2008, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (UNSHADED) - AREA OF MINIMAL FLOOD HAZARD AS IDENTIFIED BY SAID FLOOD MAP.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

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

GIVEN UNDER OUR HAND AND SEAL THIS ___ DAY OF _____, 20___ IN ROSEMONT, ILLINOIS.

_____
JERRY P. CHRISTOPH, I.P.L.S. No. 035-3540
LICENSE EXPIRES: 11-30-2026
jchristoph@spacecoinc.com

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE. REFER TO DEED OR TITLE POLICY FOR BUILDING LINES AND EASEMENTS.

FOR REVIEW PURPOSES ONLY

NO.	DATE	REMARKS
2	08/11/25	DRAINAGE EASEMENT
1	08/06/25	CERTS

PLAT OF CONSOLIDATION

RIVIAN NORTHBROOK
NORTHBROOK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME:
13730CONSOL-01

DATE:
05/30/2025

JOB NO.
13730

SHEET
3 OF 3

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Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.

P (708) 588-4055
E WMOJobStart@mwrd.org

SITE IMPROVEMENT PLANS
for
RIVIAN DEALERSHIP

1810 SKOKIE BLVD.
NORTHBROOK,IL
PROJECT NO: 13730

MWRD NOTES:

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOY BE CHANGED BY THE PROPOSED DEVELOPMENT. IF ANY DRAINAGE PATTERNS WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO THE PUBLIC AREA, OR DRAINS APPROVED FOR THE USE BY THE MUNICIPAL ENGINEER, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGES TO ADJOINING PROPERTIES.

OWNER

WINGSPAN DEVELOPMENT GROUP
101 FEEHANVILLE DR.
MOUNT PROSPECT, IL 60056
PH: (847) 394-6200

CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:

COUNTY COOK
CITY, TOWNSHIP NORTHBROOK
SEC. & ¼ SEC. NO. SEC 13, NW 1/4

48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

BENCHMARK

ELEVATION:

DESCRIPTION: SEE SHEET ET FOR BENCHMARK INFORMATION

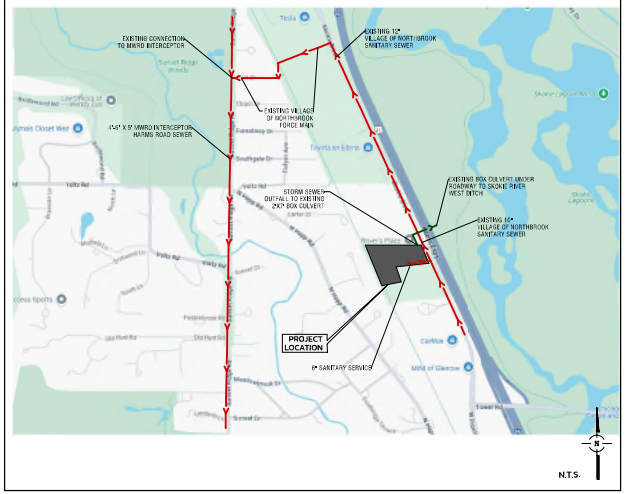
NOTE:

SPACECO, INC. IS TO BE NOTIFIED AT LEAST THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

INDEX

SHEET #	SHEET I.D.	SHEET DESCRIPTION
1	C1	COVER SHEET
2	GN	TYPICAL SECTIONS & GENERAL NOTES
3	ET	EXISTING CONDITIONS PLAN
4	DEMO	DEMOLITION PLAN
5	GM	GEOMETRIC PLANS
6	GR	GRADING PLANS
7	UT	UTILITY PLANS
8-10	SE1-SE3	SOIL EROSION AND SEDIMENT CONTROL PLANS
11	MWRD	MAINTENANCE AND MONITORING EXHIBIT
12	S1	SPECIFICATIONS
13	S2	MWRD GENERAL NOTES
14-19	D1-D6	DETAILS
20	D7	VILLAGE GENERAL NOTES

ROUTING MAP



REVISIONS

ORIGINAL PLAN DATE: MAY 9, 2025

#	SHEET #	REMARKS	DATE
1	ALL	PER VILLAGE REVIEW	08/20/25
2	5-7	PER VILLAGE REVIEW	07/28/25

ENGINEER
MICHAEL MONDUS, P.E.
ILLINOIS REGISTRATION NO.: 062-062057
EXPIRATION DATE: 11/30/2025

PROFESSIONAL DESIGN FIRM NO.: 184-001157
EXPIRATION DATE: 04/30/2027

THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE, SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER

06/20/2025
DATE

LICENSED PROFESSIONAL ENGINEER
MICHAEL MONDUS
NO. 062-062057
ILLINOIS

RIVIAN DEALERSHIP
NORTHBROOK,IL

Rosemont Office
9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone: (847) 696-4060

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILE NAME: 13730
DATE: 05/09/2025
JOB NO. 13730
SHEET C1
1 OF 20

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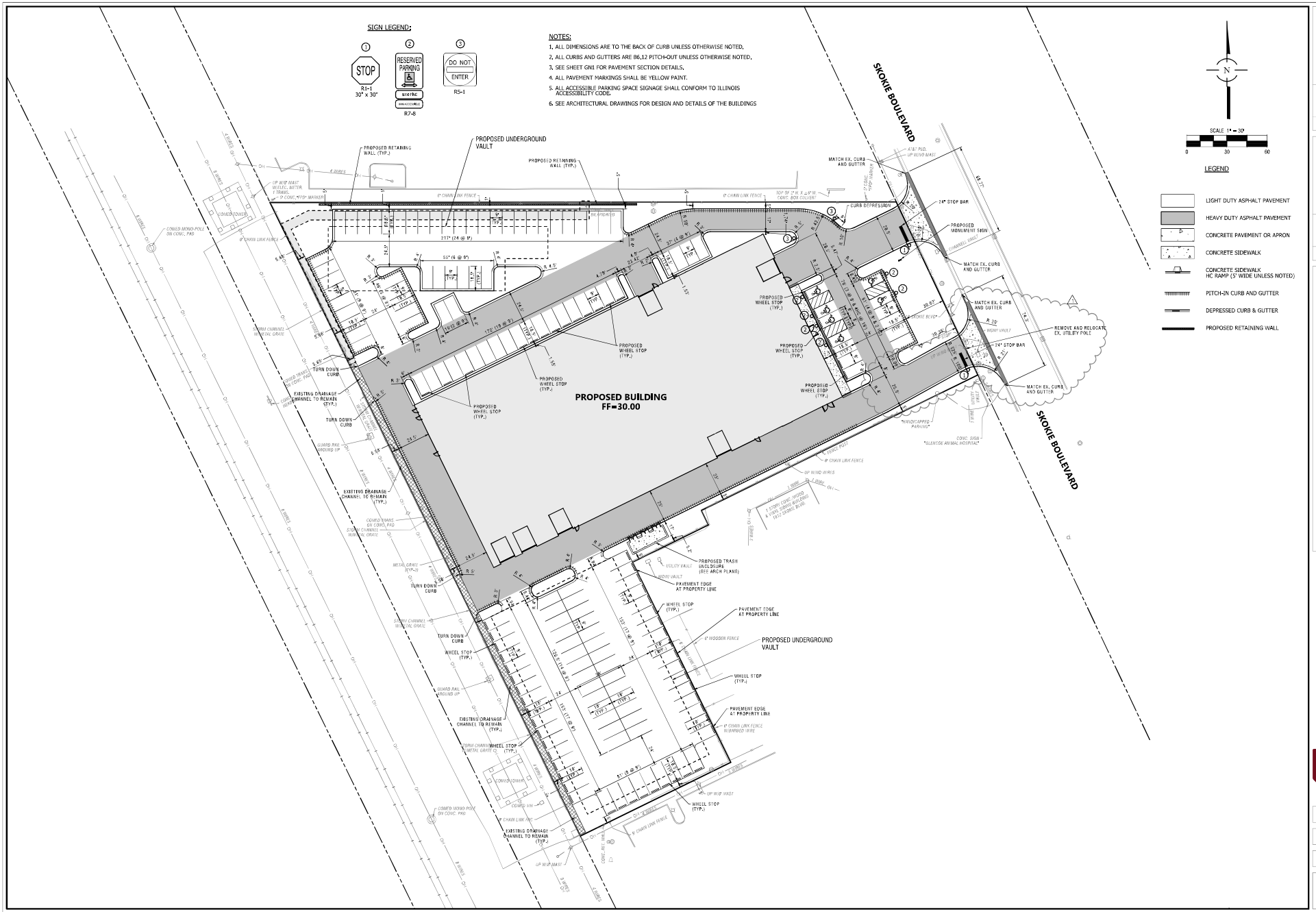

NO.	DATE	REMARKS
2	07/29/25	PER VILLAGE REVIEW
1	06/20/25	PER VILLAGE REVIEW

GEOMETRIC PLAN
RIVIAN DEALERSHIP
1810 SKOKIE BLVD.
NORTHBROOK, ILLINOIS

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FILENAME: 13730GM01.DGN
DATE: 05/09/2025
JOB NO. 13730
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NO.	DATE	REMARKS
2	07/29/25	PER VILLAGE REVIEW
1	06/20/25	PER VILLAGE REVIEW

GRADING PLAN

RIVIAN DEALERSHIP
1810 SKOKIE BLVD.
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JOB NO. 13730

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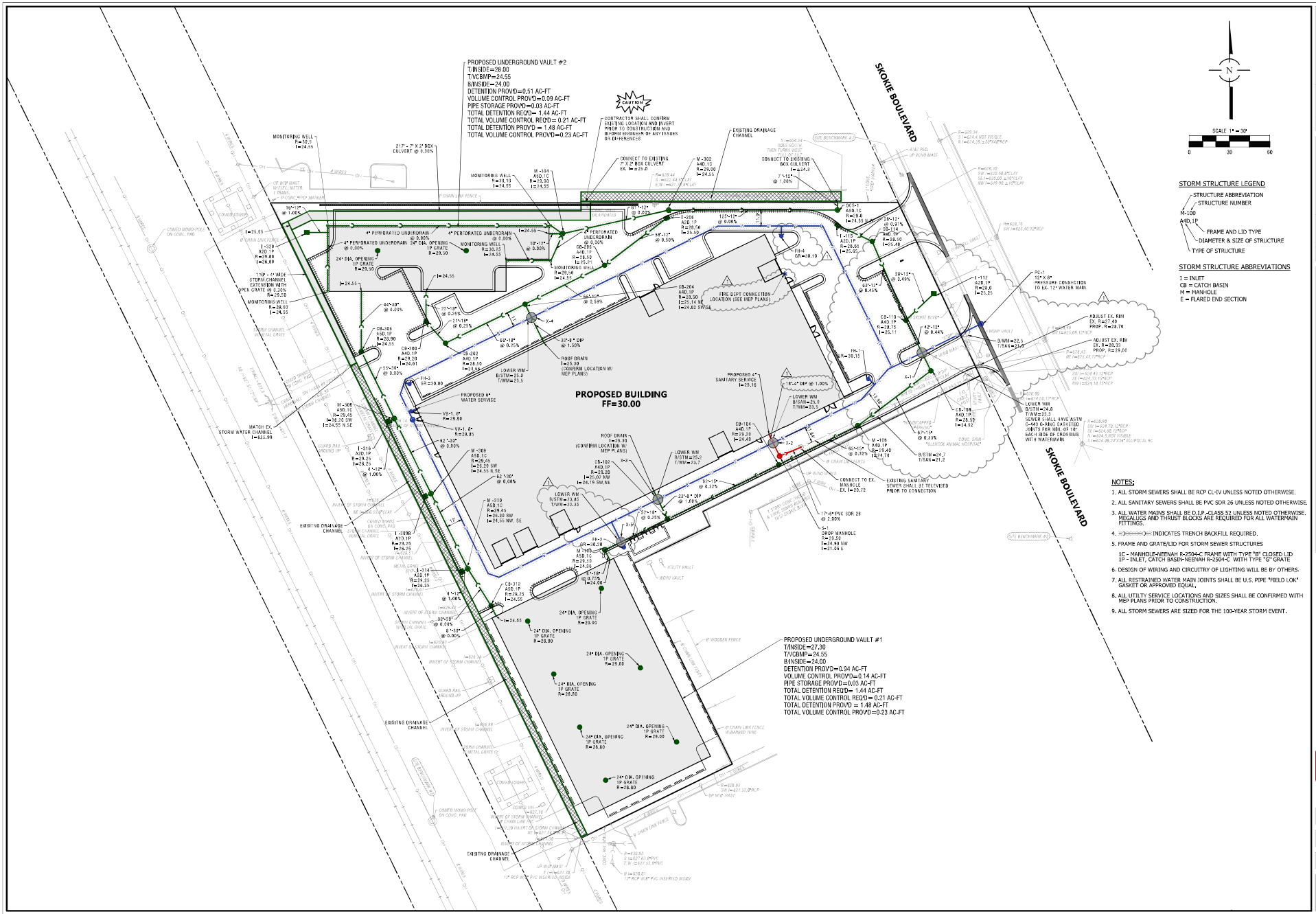

STORM STRUCTURE LEGEND

- STRUCTURE ABBREVIATION
- STRUCTURE NUMBER
- M-100
- A4D.1P
- FRAME AND LID TYPE
- DIAMETER & SIZE OF STRUCTURE
- TYPE OF STRUCTURE

STORM STRUCTURE ABBREVIATIONS

I = INLET
CB = CATCH BASIN
M = MANHOLE
E = FLARED END SECTION

NOTES:

1. ALL STORM SEWERS SHALL BE RCP CL-IV UNLESS NOTED OTHERWISE.
2. ALL SANITARY SEWERS SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE.
3. ALL WATER MAINS SHALL BE D.I.P.-CLASS 52 UNLESS NOTED OTHERWISE. MEGALUGS AND THRUST BLOCKS ARE REQUIRED FOR ALL WATERMAIN FITTINGS.
4. ⟨⟩ INDICATES TRENCH BACKFILL REQUIRED.
5. FRAME AND GRATE/LID FOR STORM SEWER STRUCTURES
   - 1C - MANHOLE-NEENAH R-2504-C FRAME WITH TYPE 'B' CLOSED LID
   - 1P - INLET, CATCH BASIN-NEENAH R-2504-C WITH TYPE 'C' GRATE
6. DESIGN OF WIRING AND CIRCUITRY OF LIGHTING WILL BE BY OTHERS.
7. ALL RESTRAINED WATER MAIN JOINTS SHALL BE U.S. PIPE "FIELD LOK" GASKET OR APPROVED EQUAL.
8. ALL UTILITY SERVICE LOCATIONS AND SIZES SHALL BE CONFIRMED WITH MEP PLANS PRIOR TO CONSTRUCTION.
9. ALL STORM SEWERS ARE SIZED FOR THE 100-YEAR STORM EVENT.

NO.	DATE	REMARKS
2	07/29/25	PER VILLAGE REVIEW
1	06/20/25	PER VILLAGE REVIEW

UTILITY PLAN

RIVIAN DEALERSHIP
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FILENAME: 13730UT01.DGN
DATE: 05/09/2025
JOB NO. 13730
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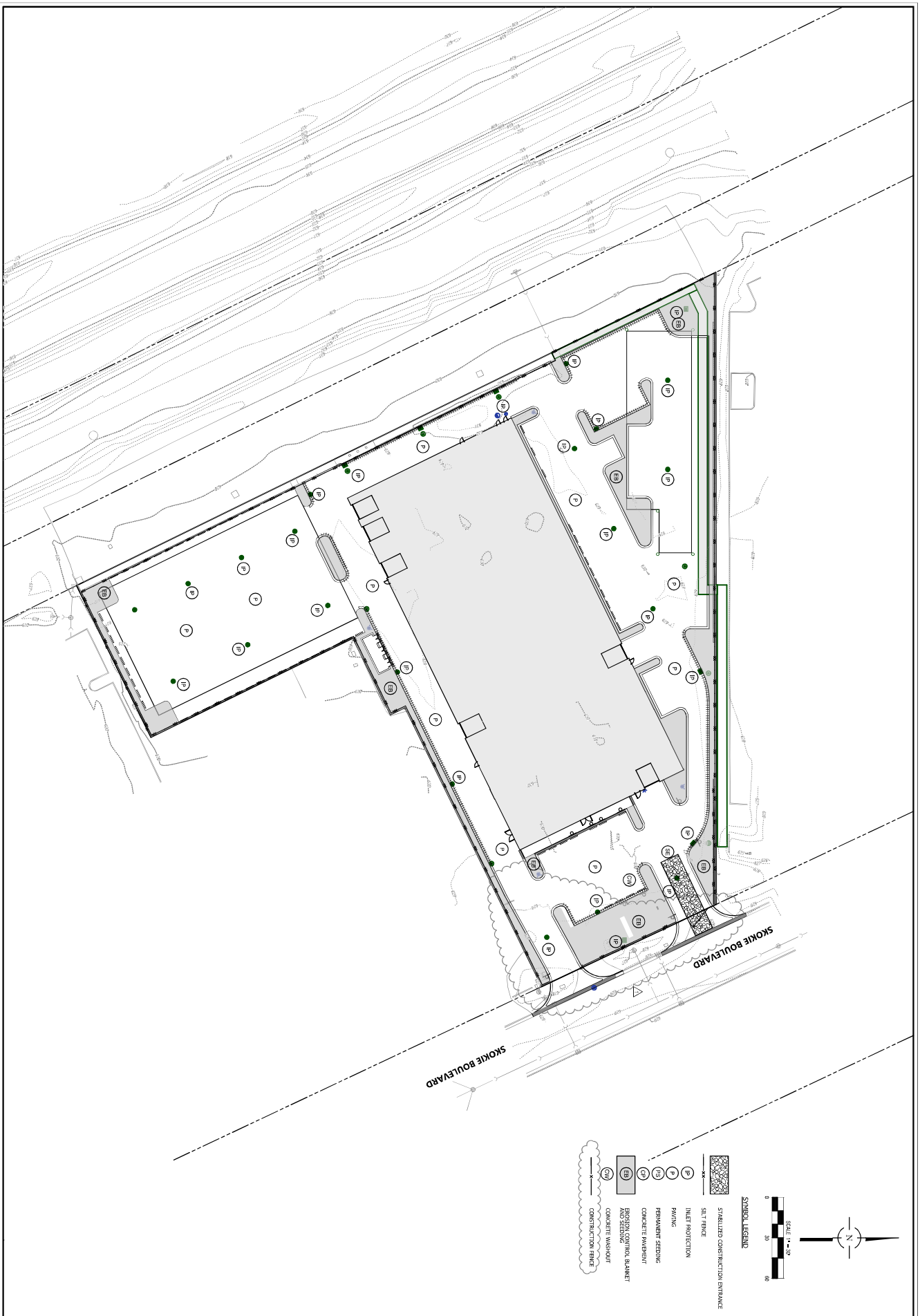

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JOB NO.
13739

DATE:
05/09/2025

FILENAME:
13739SOD.DGN

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SOIL EROSION AND SEDIMENT CONTROL PLAN – 3

RIVIAN DEALERSHIP
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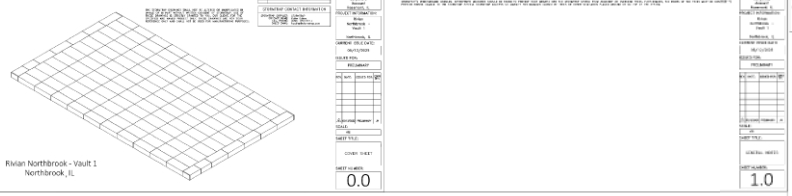
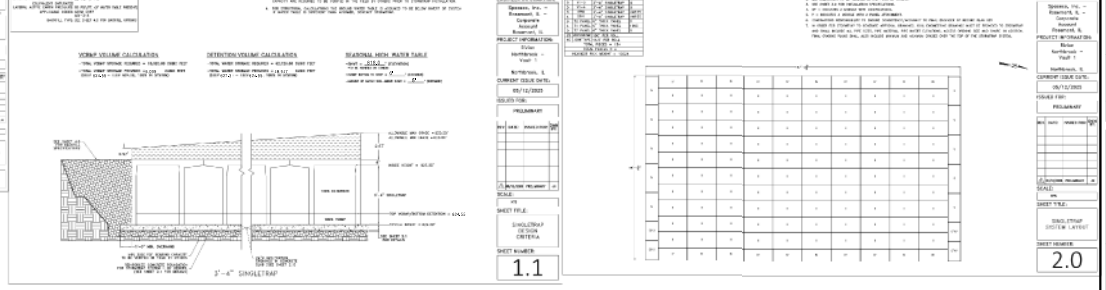
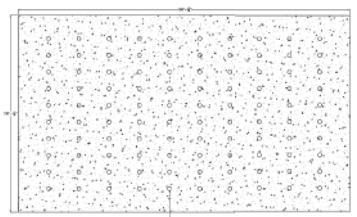
NORTHBROOK, ILLINOIS

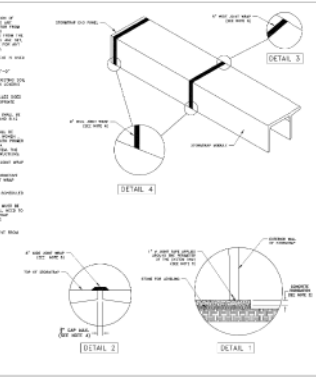
NO.	DATE	REMARKS
1	06/20/25	PER VILLAGE REVIEW

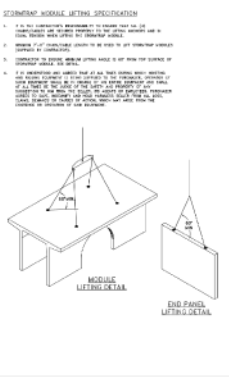
NO.	DATE	REMARKS

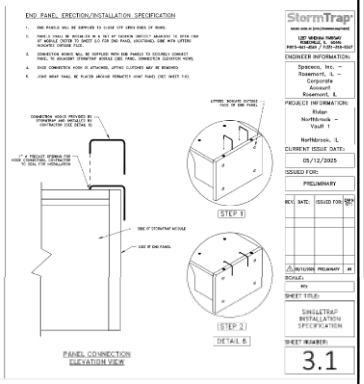


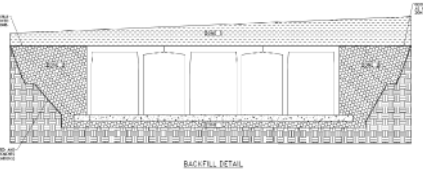


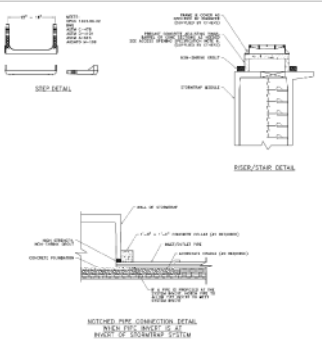


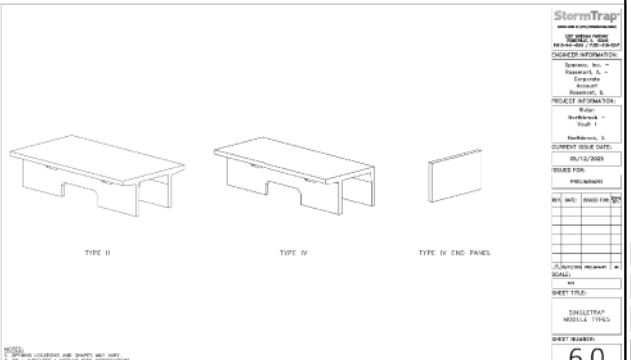












NO.	DATE	REMARKS
1	06/20/25	PER VILLAGE REVIEW

DETAILS - 5

RIVIAN DEALERSHIP
1810 SKOKIE BLVD.
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JOB NO. 13730
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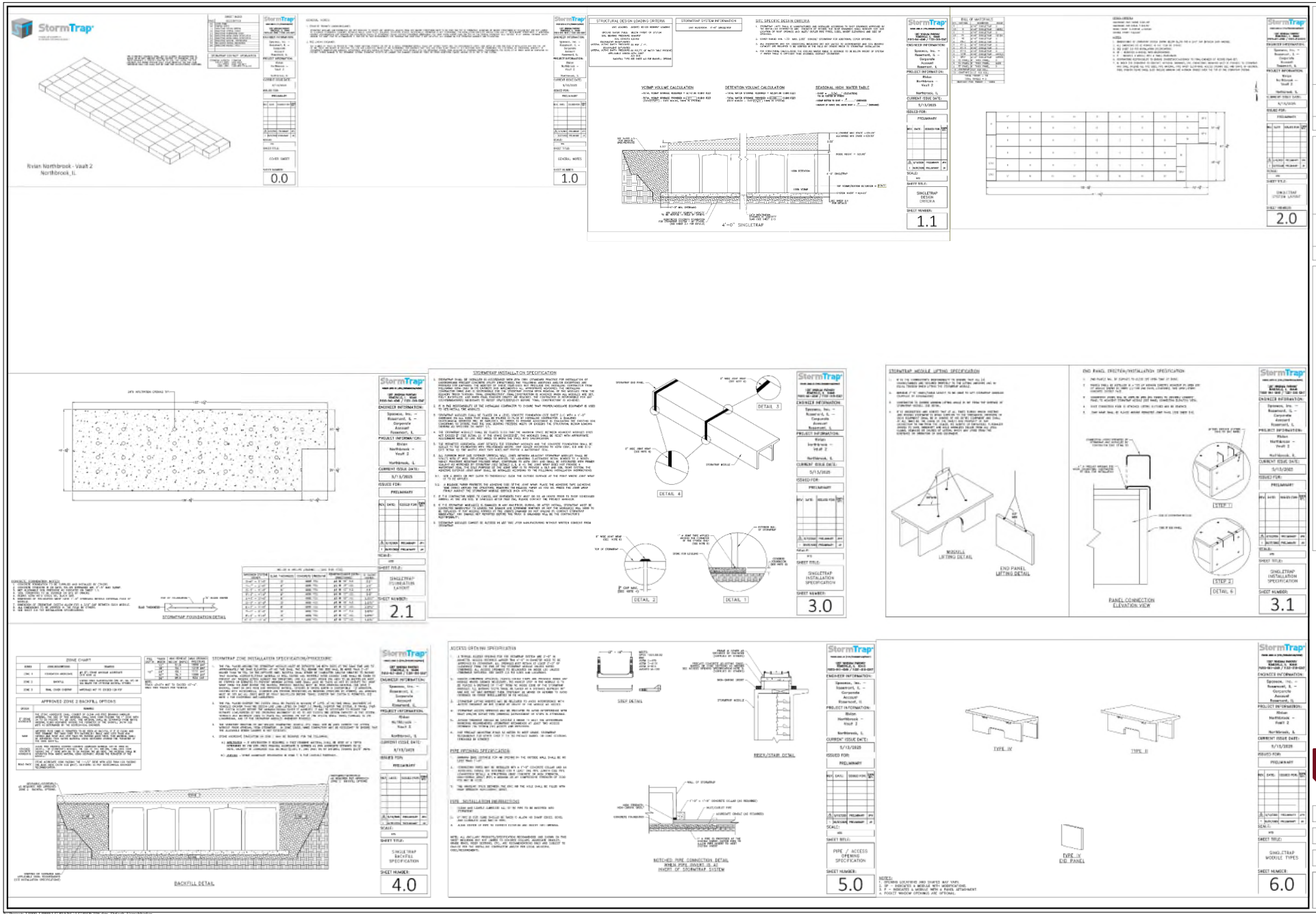

DETAILS - 6

RIVIAN DEALERSHIP
1810 SKOKIE BLVD.
NORTHBROOK, ILLINOIS

NO.	DATE	REMARKS
1	06/20/25	PER VILLAGE REVIEW

NO.	DATE	REMARKS

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FILENAME: 13730DET06.DGN
DATE: 05/09/2025
JOB NO. 13730
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VILLAGE OF NORTHBROOK
DEPARTMENT: PUBLIC WORKS / DEVELOPMENT & PLANNING SERVICES
SUBMITTAL GUIDELINES: RESIDENTIAL DEVELOPMENT
DOCUMENT: NORTHBROOK GENERAL CONSTRUCTION NOTES

GENERAL NOTES:

- **All Site Improvements must conform to the Village of Northbrook's Engineering Standards and Specifications. Engineering Standards & Specifications | Northbrook, IL**
- **CONTACT J.U.L.I.E. AT 1-800-892-0123 BEFORE EXCAVATING.**
- **Refer to the approved zoning application for all setback dimensions.**
- Any Village Street that is disturbed will be restored as follows:
  - Asphalt Pavements: 2-inch Bituminous Surface Course and 8-inch BAM
  - Concrete Pavements: 7-inch PCC Class PP with #6 smooth epoxy coated bars doweled 30" O.C. into the adjacent pavement
  - Pavement restoration within the public right-of-way, dedicated easements, and private property must be completed within five calendar days following completion of the work in said areas, weather permitting.
- Any existing broken or cracked sidewalk squares and/or damaged sidewalk resulting from the proposed improvements must be removed and replaced to the satisfaction of the Village Public Improvement Inspector. The sidewalk shall be comprised of five-inches of Class SI concrete, six-inches through driveways, over a three-inch compacted CA-6 stone base. The sidewalk should drain at ¼" per foot toward the roadway.
- Any open excavations, or potentially dangerous areas shall be fenced or guarded in an acceptable manner at the end of each day for the protection of the contractor's employees and general public safety.
- Steel road plates will not be permitted in pavement from November 1st to April 15th. Road openings shall be backfilled and restored with cold patch the same day as excavation.
- Contractor is responsible for keeping the street free of excessive debris at all times.
- If permit requires Engineering drawings, Owner must furnish the Engineering Department with an "As-Built" site plan certified from the original plan preparer that the finished lot grades, drainage pattern, storm sewer and impervious coverage calculations conform to the approved site plan prior to the issuance of the final occupancy permit and release of the engineering escrow.
- The contractor must contact the Development & Planning at (847) 664-4050 at least 48 hours in advance to schedule inspections for all proposed sanitary sewer, water service, storm sewer and related drainage structures, final grading and driveway/patios/walks installation.
- All disturbed parkway lawn areas within the public right-of-way, dedicated easements, and private property will be restored with six inches of pulverized topsoil/sod and watered as required to sustain growth. Any existing broken or cracked sidewalk squares and/or damaged portions of public sidewalk are to be replaced with five inches (6" through residential drives and 8" through commercial drives) PCC CLASS SI over three-inch aggregate (CA-6) base. All restoration work must be completed within five calendar days following completion of the work in said areas, weather permitting.

GRADING NOTES:

- All downspouts are to splash on grade in the front and rear directions only and not extend more than nine feet beyond the structure. The locations of proposed downspouts are to be shown on the engineering /site plans.
- The top of foundation (T/F) elevation will be included on the location survey.
- All excavated soil materials not to be used for backfill will be immediately removed from the site. No on-site stockpiling of excavated materials will be allowed, with the exception of topsoil for final grading purposes. Stockpile area must have silt fence installed around the perimeter and follow the Illinois Urban Manual for applicable erosional control methods.
- A Pre-Construction Drainage Inspection Meeting must be held with the applicant's general contractor and underground utility contractor on site prior to the start of construction.
- Contractor must contact Development & Planning at (847) 664-4050 a minimum of 48 Hours in advance to schedule inspections for all proposed site work.
- Except as noted on the engineering plan, there is to be no alteration of existing ground elevations anywhere on the subject property in order to maintain the existing drainage pattern and not obstruct any tributary drainage from the surrounding properties.
- The Owner's Engineer, or another licensed design Civil Engineer will be responsible for marking and maintaining proposed grading elevations with engineering stakes prior to and during construction of all required sewer structures, as well as alignment of proposed pipes, ditches and culvert work.
- All tributary areas from adjacent properties will continue to drain into the subject property and the contractor will make any field adjustments necessary to adhere to this requirement.
- Silt control fencing to be installed around all areas that will be disturbed by construction prior to commencing work, refer to the detail sheet for silt control fencing installation. Village inspection of installed silt and construction fencing will be required prior to the issuance of the building permit. Sediment and erosion control measures shall remain installedthrough all phases of construction and sitework until 70% grass growth is achieved or sod has been installed.
- All distubed parkway within the public right-of-way, dedicated easements, and private property will be restored with six-inches of topsoil & sod within five days of completion of pertinent work, weather permitting. All sod must be wateredto sustain growth.

UTILITY NOTES:

- Approved building permits require submitting a copy of a notification letter to all affected properties which will be impacted by proposed off-site utility service connections. The notification letter must contain contact information (name, address & phone number(s)) for the owner & general contractor, define the work and specify immediate backfilling following completion and final restoration within five calendar days, weather permitting. In addition, written notification of work at least 10 days in advance to affected residents shall still apply. (See NBK Detail W-12)
- Contractor shall be responsible for the protection of all underground or overhead utilities even though they may not be shown on the plans.
- Any utility that is damaged during construction shall be repaired to the satisfaction of the Village and the owner, or replaced at the contractor's own expense.
- All openexcavations within the public right-of-way or any easement will be water jetted a minimum of five days prior to final restoration.
- All open excavations within the public right-of-way or next to any existing pavement will require IDOT Controlled Low-Strength Material to be used for backfill. Aggregate backfill material will not be permitted.
- MATERIAL APPROVAL FOR UTILITY SERVICESSHALL BE AS FOLLOWS:
  - WATER: 1.5-inch Type "K" Copper.
  - SANITARY: 4-inch (min.) PVC SDR 26 Pipe conforming to ASTM D-3034 with gasket joints conforming to ASTM D-3212. Ductile Iron Pipe required through foundation over dig.
  - STORM: 4-inch (min.) PVC SDR 26 Pipe conforming to ASTM D-3034 with gasket joints conforming to ASTM D-3212.
- The proposed storm/sanitary service connection to the existing sewer line shall be made with a sewer tap machine with hub and either ROMAC CB or FORD FSSSewer saddle (SS-9 Sewer Service Detail).
- Sump pump connection to follow Northbrook Detail (SW-9 Sump Pump Connection Detail).
- If for any reason it is desired to utilize the entire existing Sanitary service, the Owner must televise the section of service line that is to be re-used. The colorized video and inspection report must be submitted to the Engineering Division for review. Certification from a Licensed Plumber must also be provided along with the video indicating that re-use of the service line is acceptable. If existing service line is found to be in a deteriorated condition, (i.e., sags present, evidence of inflow/infiltration, pipe material is V.C.P. or root intrusion is evident at the joints) total replacement will be required.
- The Contractor will coordinate installation of water meter with the Public Works Department (847) 272-4711
- No water services are to be placed under driveways and Buffalo Boxes are to be located within non-paved areas of the Village's right-of-way.
- To prevent "floating" of PVC Piping, only use select earth backfill and bedding with the exception of all driveway locations where full depth CA-6 is required.
- Mission Brook Sanitary District (If applicable) connection into the sanitary mainline shall not be performed until an approved permit from said Agency has been received by the Northbrook Engineering Department. For additional information, please contact Mission Brook Sanitary District at (847) 272-2956.

DEMOLITION NOTES:

- Existing sanitary, storm and water services shall be removed and plugged/capped at Village mains prior to demolition.
- Existing house, driveway, patios, sidewalk and garage are to be demolished. Materials shall be disposed in accordance with applicable local ordinances.

TREE PROTECTION NOTES:

- Trees to be protected in accordance with the Northbrook Detail. All private tree removals must be approved by the Tree Preservation Officer: (847) 272-4711 (G 12 Construction and Tree Preservation Specifications for Parkway Trees)
- A mandatory field meeting must be held with the applicant's general contractor and underground utility contractor prior to the start of demolition and construction with the Tree Preservation Officer, to discuss tree protection measures, tree root pruning, and ensure proper installation of Construction and Silt Fence.
- The Contractor will provide tree protection in accordance with the approved tree preservation plan for all parkway and private trees on the subject lot that will be within the limits of the proposed work, access to the site, storage of material, etc.
- Tree Root Pruning will be performed PRIOR TO any trenching or excavating. Failure to perform will result in penalties.

NO.	DATE	REMARKS
1	06/20/25	PER VILLAGE REVIEW

VILLAGE GENERAL NOTES
RIVIAN DEALERSHIP
1810 SKOKIE BLVD.
NORTHBROOK, ILLINOIS

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FILENAME: 13730DET07.DGN
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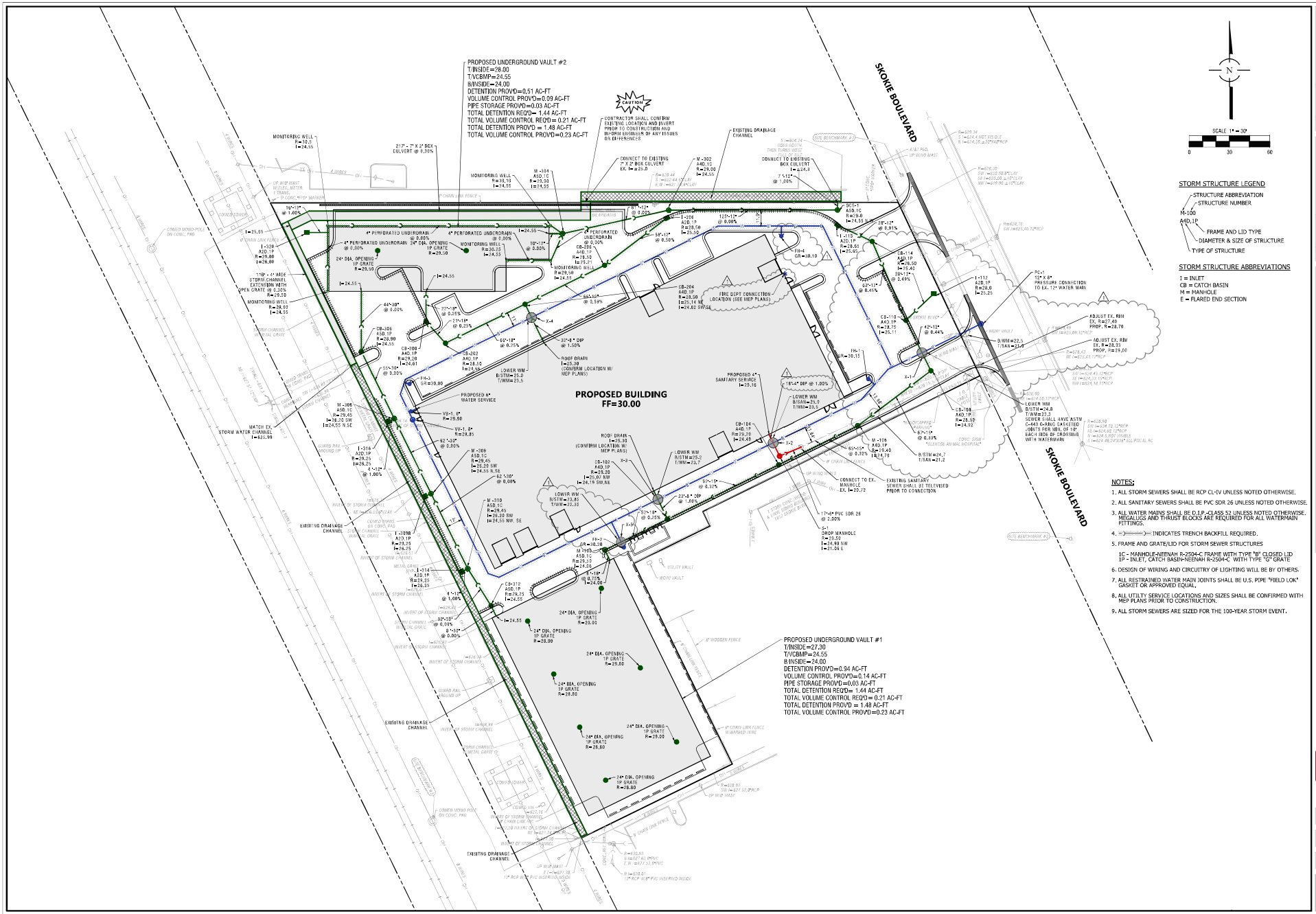

STORM STRUCTURE LEGEND

STRUCTURE ABBREVIATION
STRUCTURE NUMBER
M-100
A4D,1P
FRAME AND LID TYPE
DIAMETER & SIZE OF STRUCTURE
TYPE OF STRUCTURE

STORM STRUCTURE ABBREVIATIONS

I = INLET
CB = CATCH BASIN
M = MANHOLE
E = FLARED END SECTION

NOTES:

1. ALL STORM SEWERS SHALL BE RCP CL-IV UNLESS NOTED OTHERWISE.
2. ALL SANITARY SEWERS SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE.
3. ALL WATER MAINS SHALL BE D.I.P.-CLASS 52 UNLESS NOTED OTHERWISE. MEGALUGS AND THRUST BLOCKS ARE REQUIRED FOR ALL WATERMAIN FITTINGS.
4. ⟩⟩⟩⟩⟩⟩⟩ INDICATES TRENCH BACKFILL REQUIRED.
5. FRAME AND GRATE/LID FOR STORM SEWER STRUCTURES
   1C - MANHOLE-NEENAH R-2504-C FRAME WITH TYPE 'B' CLOSED LID
   1P - INLET, CATCH BASIN-NEENAH R-2504-C WITH TYPE 'G' GRATE
6. DESIGN OF WIRING AND CIRCUITRY OF LIGHTING WILL BE BY OTHERS.
7. ALL RESTRAINED WATER MAIN JOINTS SHALL BE U.S. PIPE "FIELD LOK" GASKET OR APPROVED EQUAL.
8. ALL UTILITY SERVICE LOCATIONS AND SIZES SHALL BE CONFIRMED WITH MEP PLANS PRIOR TO CONSTRUCTION.
9. ALL STORM SEWERS ARE SIZED FOR THE 100-YEAR STORM EVENT.

NO.	DATE	REMARKS
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UTILITY PLAN

RIVIAN DEALERSHIP
1810 SKOKIE BLVD.
NORTHBROOK, ILLINOIS

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FILENAME: 13730UT01.DGN
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JOB NO. 13730
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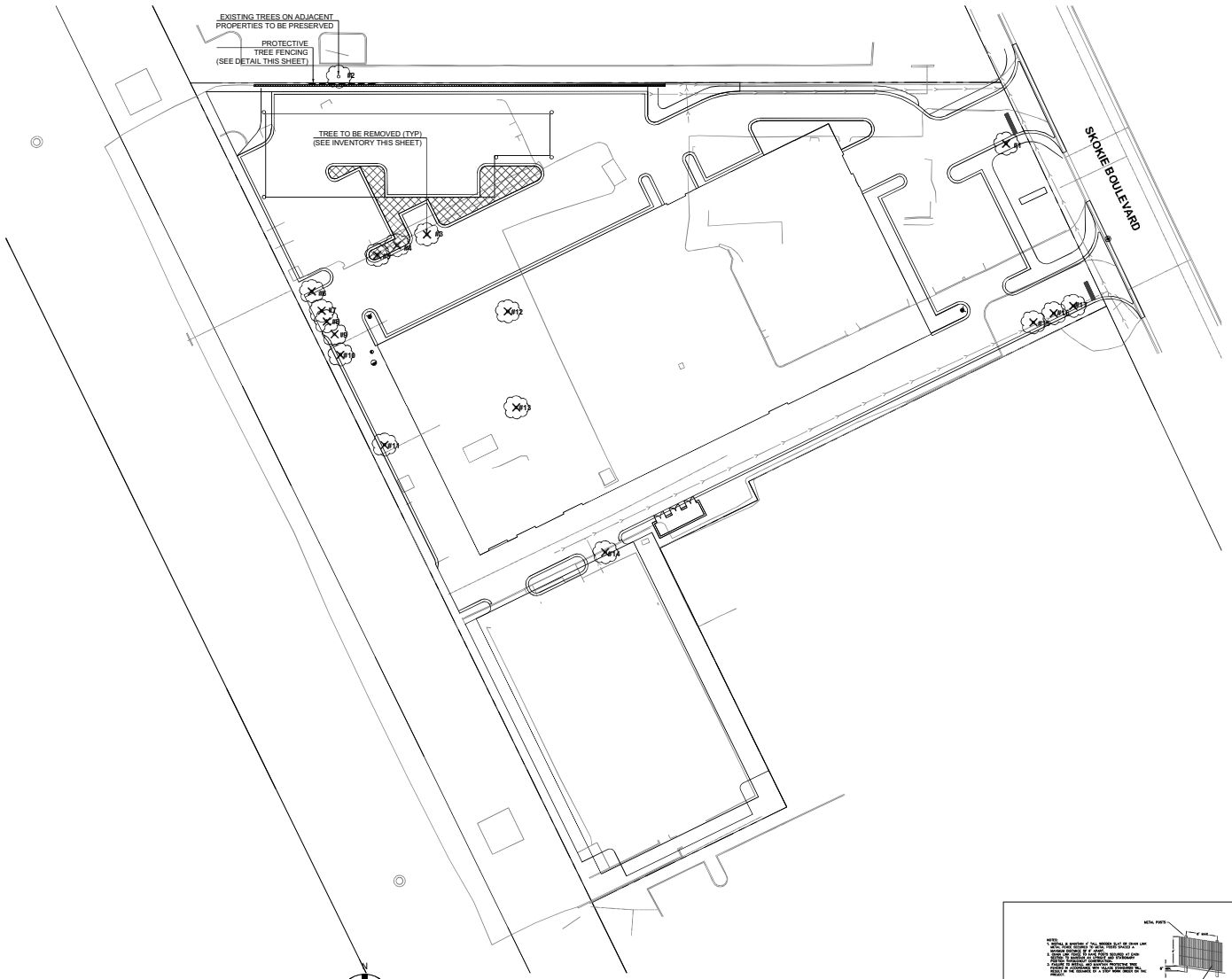
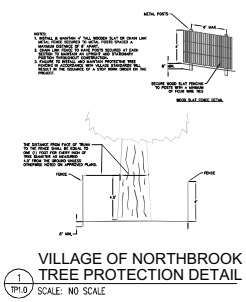


TREE PRESERVATION PLAN

SCALE: 1" = 30'-0"



1 TP1.0 VILLAGE OF NORTHBROOK TREE PROTECTION DETAIL

SCALE: NO SCALE

EXISTING TREE INVENTORY

Tree #	Common Name	Scientific Name	Size	Cond.	Form	Notes	Action
1	Honeylocust	Gleditsia triacanthos	27	1	1	Dieback.	Remove
2	Green Ash	Fraxinus pennsylvanica	6	2	2	By fence. Neighboring property.	Retain
3	Mulberry	Morus alba	11,7,7	2	4	Codominant stems, included bark.	Remove
4	American Elm	Ulmus americana	9	2	3	Dieback.	Remove
5	Mulberry	Morus alba	7,6	2	2		Remove
6	Colorado Spruce	Picea pungens	10	3	4	Dieback, one sided.	Remove
7	Colorado Spruce	Picea pungens	12	2	3	Dieback, one sided.	Remove
8	Colorado Spruce	Picea pungens	11	3	4	Dieback, one sided.	Remove
9	Colorado Spruce	Picea pungens	13	2	3	Dieback, one sided, vine infested.	Remove
10	Black Hills Spruce	Picea glauca densata	5	3	4	Dieback, one sided, vine infested.	Remove
11	White Ash	Fraxinus americana	3,2,1,1,1	2	3	Resprouts.	Remove
12	Apple	Malus domestica	13	3	3	Heavy dieback.	Remove
13	Bur Oak	Quercus macrocarpa	16	2	2	Dieback.	Remove
14	Callery Pear	Pyrus calleryana	8	1	2		Remove
15	Norway Spruce	Picea abies	13	2	3	Dieback, one sided.	Remove
16	Buckthorn	Rhamnus cathartica	3	5	5	Heavy dieback, decay.	Remove
17	Norway Spruce	Picea abies	14	2	3	Dieback, one sided.	Remove

Tree Condition. A visual assessment and rating of the overall health and vigor of the tree, as follows:

1 – Excellent
2 - Very Good
3 – Good
4 – Below Average
5 - Poor
6 - Dead

Tree Form. A visual assessment and rating of the form of the tree, as follows:

1 - Excellent
2 - Very Good
3 – Good
4 - Below Average
5 - Poor
6 - Dead

Prepared by: David Goulter, Osage Inc. ISA Certified Arborist #IL-0094 (Exp. 12/31/25)

TREE PROTECTION NOTES

1. BEFORE ANY EXCAVATION, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
2. FOUR FOOT HIGH SNOW FENCING OR OTHER RIGID MATERIAL IS TO BE ERECTED AROUND THE DRIPLINE OF ALL TREES TO BE SAVED IN ACCORDANCE WITH THE NORTHBROOK ZONING ORDINANCE.
3. A TREE REMOVAL PERMIT MUST BE OBTAINED FROM THE PLANNING OFFICE PRIOR TO ALL TREE REMOVAL ACTIVITY INVOLVING TREES SIX (6) INCHES OR MORE D.B.H. IN ACCORDANCE WITH NORTHBROOK ZONING ORDINANCE.
4. TREES TO BE REMOVED MUST BE MARKED IN THE FIELD WITH RED PAINT OR FLAGS AND INSPECTED BY THE NORTHBROOK FORESTRY OFFICE PRIOR TO ANY TREES BEING REMOVED.
5. THE PERMITTED DISTANCE FROM THE TRUNK OF A TREE TO ANY PROPOSED EXCAVATION IS SIX (6) FEET OR MORE PER THE NORTHBROOK ZONING ORDINANCE.
6. IF THE PROPOSED IMPROVEMENT IS WITHIN SIX (6) FEET OR LESS OF THE TREE, THE TREE MAY BE REQUIRED TO BE REMOVED PER THE NORTHBROOK ZONING ORDINANCE.
7. ROOT PRUNING SHALL BE PERFORMED ON ANY TREE THAT IS MORE THAN SIX (6) FEET FROM THE PROPOSED CONSTRUCTION ZONE. ROOT PRUNING WILL NOT BE PERMITTED ON ANY TREE THAT IS LESS THAN SIX (6) FEET AWAY FROM PROPOSED CONSTRUCTION ZONE PER THE NORTHBROOK ZONING ORDINANCE.
8. IF NECESSARY TO CONDUCT WORK OR DIGGING WITHIN THE ROOT ZONE OF TREES TO REMAIN, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED AND ADDITIONAL PROTECTIVE MEASURES, SUCH AS ROOT PRUNING OR BRIDGING, MUST BE EMPLOYED BY A LICENSED TREE SERVICE.
9. ROOT PRUNING EQUIPMENT MUST BE APPROVED BY THE VILLAGE FORESTER PRIOR TO USE. HAND ROOT PRUNING WILL NOT BE PERMITTED UNLESS APPROVED BY THE VILLAGE FORESTER. ALL HAND ROOT PRUNING WILL REQUIRE A CERTIFIED ARBORISTS SUPERVISION IN ACCORDANCE WITH THE NORTHBROOK ZONING ORDINANCE.
10. PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS.
11. CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK OR SMOTHERING OF TREES. DRIVING, PARKING, DUMPING, STOCKPILING AND/OR STORAGE OF VEHICLES, EQUIPMENT, SUPPLIES, MATERIALS OR DEBRIS ON TOP THE ROOT ZONES AND/OR WITHIN THE DRIPLINE OF EXISTING TREES OR OTHER PLANT MATERIAL TO REMAIN IS STRICTLY PROHIBITED.
12. TREE REMOVAL IS RECOMMENDED FOR TREES CLOSER THAN SIX (SIX) FEET TO A CONSTRUCTION ZONE. ALL TREE REMOVALS REQUIRE A WRITTEN PERMIT FROM THE VILLAGE FORESTER PRIOR TO REMOVAL IN ACCORDANCE WITH THE NORTHBROOK ZONING ORDINANCE.
13. THE USE OF STRUCTURAL SOIL AND BARRIER FABRIC WILL BE CONSIDERED AS AN ALTERNATIVE TO TREE REMOVAL PER THE NORTHBROOK ZONING ORDINANCE.
14. TREE BRANCHES HANGING INTO THE CONSTRUCTION ZONE MAY BE PRUNED BY A CERTIFIED TREE WORKER. ALL PRUNING CUTS MUST MEET ANSI A300-2001 STANDARDS IN ACCORDANCE WITH THE NORTHBROOK ZONING ORDINANCE
15. PER THE NORTHBROOK ZONING ORDINANCE, NO AMERICAN ELMS OR OAKS MAY BE PRUNED WITHOUT WRITTEN PERMISSION AND INSTRUCTIONS TO CERTIFIED ARBORIST FROM THE VILLAGE FORESTER BETWEEN APRIL 1ST AND OCTOBER 31ST.
16. EXERCISE CAUTION WHEN WORKING AND DIGGING NEAR TREES LOCATED ON ADJACENT PROPERTY.
17. FAILURE TO FOLLOW THESE SPECIFICATIONS WILL RESULT IN THE CONTRACTOR REQUIRING TO POST A CASH BOND, EQUIVALENT TO THE VALUE OF EACH DAMAGED TREE, FOR A PERIOD NOT TO EXCEED THREE (3) YEARS. BOND VALUE WILL BE DETERMINED BY THE VILLAGE FORESTER PER THE NORTHBROOK ZONING ORDINANCE.
18. THE VILLAGE FORESTER RESERVES THE RIGHT TO STOP THE JOB FOR UNSUPERVISED WORK THAT IS DETERMINED TO CAUSE IRREPARABLE DAMAGE TO ANY RIGHT-OF-WAY TREE. STOP WORK ORDER WILL BE ENFORCED UNTIL THE CASH BONG IS PAID AS DETERMINED PER THE NORTHBROOK ZONING ORDINANCE.
19. THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF LEGALLY.
20. ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
21. TREE INVENTORY CONDUCTED BY OSAGE, INC. ISA CERTIFIED ARBORIST - IL0094
22. EXISTING TREES HAVE BEEN LOCATED WITH GIS COORDINATES. LOCATIONS ARE APPROXIMATE BUT ACCURATE. FIELD VERIFICATION IS RECOMMENDED PRIOR TO REMOVAL ACTIVITY.

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no.	revision description	initial	date
	ISSUED FOR REVIEW	DSP	05-20-25
	ISSUED PER VILLAGE COMMENTS	KMT	07-09-25
	ISSUED PER VILLAGE COMMENTS	DSP	07-24-25

RIVIAN NORTHBROOK

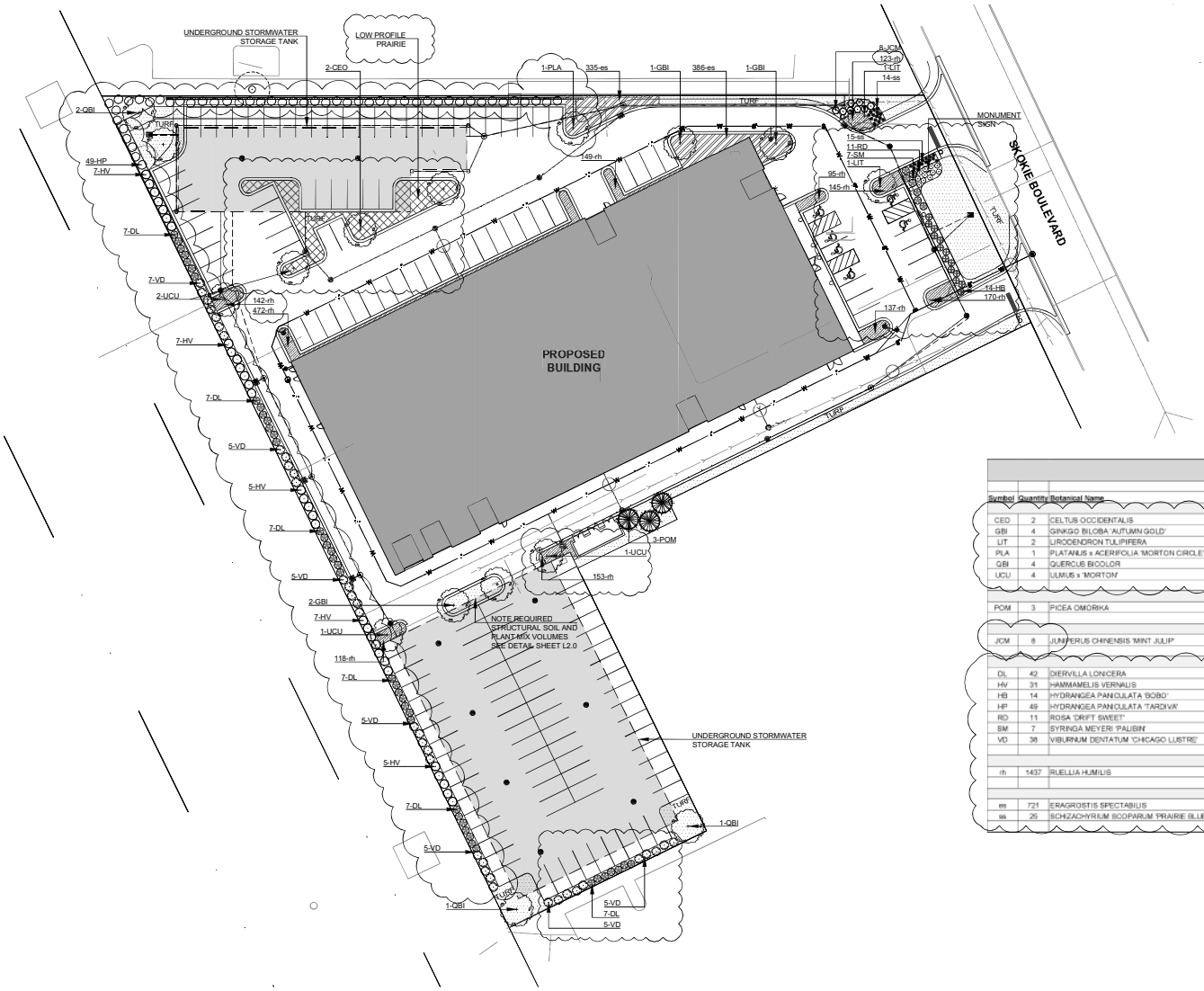
NORTHBROOK, ILLINOIS

TREE INVENTORY
TREE PROTECTION NOTES
TREE FENCING DETAIL

date 10-30-25
drawn DSP
checked KMT

job no. 25190

sheet no. TP 1.0



OVERALL LANDSCAPE PLAN

SCALE: 1" = 30'-0"

N

0 15' 30' 60'

Master Plant List

Symbol	Quantity	Botanical Name	Common Name	Size	Origin	Notes	
		Shade Trees					CANOPY
CEO	2	CELTUS OCCIDENTALIS	HACKBERRY	3" BB	NATIVE		40-60'
GBI	4	GINKGO BILOBA 'AUTUMN GOLD'	GINKGO	3" BB		MALE SPEC. ONLY	30-40'
LIT	2	LIRODENDRON TULIPIFERA	TULIPTREE	3" BB	NATIVE		35-50'
PLA	1	PLATANUS x ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION LONDON PLANETREE	3" BB			40-50'
QBI	4	QUERCUS BICOLOR	SWAMP WHITE OAK	3" BB	NATIVE		50-60'
UCU	4	ULMUS x 'MORTON'	ACCOLADE ELM	3" BB			40-50'
		Evergreen Trees					HT W
POM	3	PICEA OMORIKA	SERBIAN SPRUCE	8' BB			50-60' 20-25'
		Evergreen Shrubs					HT W
JCM	8	JUNIPERUS CHINENSIS 'MINT JULIP'	MINT JULIP SPREADING JUNIPER	24" BB			4-5' 4-6'
		Deciduous Shrubs					HT W
DL	42	DIERVILLA LONICERA	DWARF BUSH-HONEYSUCKLE	3 GAL	NATIVE		2-3' 2-4'
HV	31	HAMMAMELIS VERNALIS	VERNAL WITCHHAZEL	4' BB	NATIVE		6-10' 8-15'
HB	14	HYDRANGEA PANICULATA 'BOBO'	BOBO HYDRANGEA	3 GAL			2-3' 3-4'
HP	49	HYDRANGEA PANICULATA 'TARDIVA'	TARDIVA HYDRANGEA	30" BB			8-12' 7-10'
RD	11	ROSA 'DRIFT SWEET'	GROUNDCOVER ROSE	2 GAL			1-2' 2-3'
SM	7	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	24" BB			4-5' 5-7'
VD	38	VIBURNUM DENTATUM 'CHICAGO LUSTRE'	CHICAGO LUSTRE ARROWWOOD VIBURNUM	48" BB	NATIVAR		8-10' 8-10'
		Groundcover					HT W
rh	1437	RUELLIA HUMILIS	WILD PETUNIA	3" POTS	NATIVE		
		Grasses					HT W
es	721	ERAGROSTIS SPECTABILIS	PURPLE LOVEGRASS	1 GAL	NATIVE		
ss	25	SCHIZACHYRIUM SCOPARIUM 'PRAIRIE BLUES'	LITTLE BLUESTEM	1 GAL	NATIVAR		

PARKING LOT ISLAND SOIL VOLUME

SINGLE ISLAND (18' x 7.5')

PLANTING MIX VOLUME:	C-U SOIL VOLUME:
280 CUBIC FEET	350 CUBIC FEET

DOUBLE ISLAND (36' x 7.5')

PLANTING MIX VOLUME:	C-U SOIL VOLUME:
560 CUBIC FEET	700 CUBIC FEET

TO BE APPLIED TO ANY PARKING LOT ISLAND WITH A TREE
SEE DETAIL 3/L2.0 & 4/L2.0 FOR NORTHBOOK TREE PLANTING SPECIFICATIONS

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no.	revision description	initial	date
	SSMD FOR REVIEW	DSP	05-20-25
	SSMD PER VILLAGE COMMENTS	KMT	07-09-25
	SSMD PER VILLAGE COMMENTS	DSP	07-24-25

RIVIAN NORTHBROOK
NORTHBROOK, ILLINOIS

OVERALL LANDSCAPE PLAN
PLANT LIST

date 10-20-25
drawn DSP
checked KMT

job no. 25190

sheet no. L1.0

NO.	DATE	REMARKS

NO.	DATE	REMARKS

AUTOTURN EXHIBIT - 1

RIVIAN DEALERSHIP
1810 SKOKIE BLVD.
NORTHBROOK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME:
13730AUTOTURN.DGN

DATE:
06/27/2025

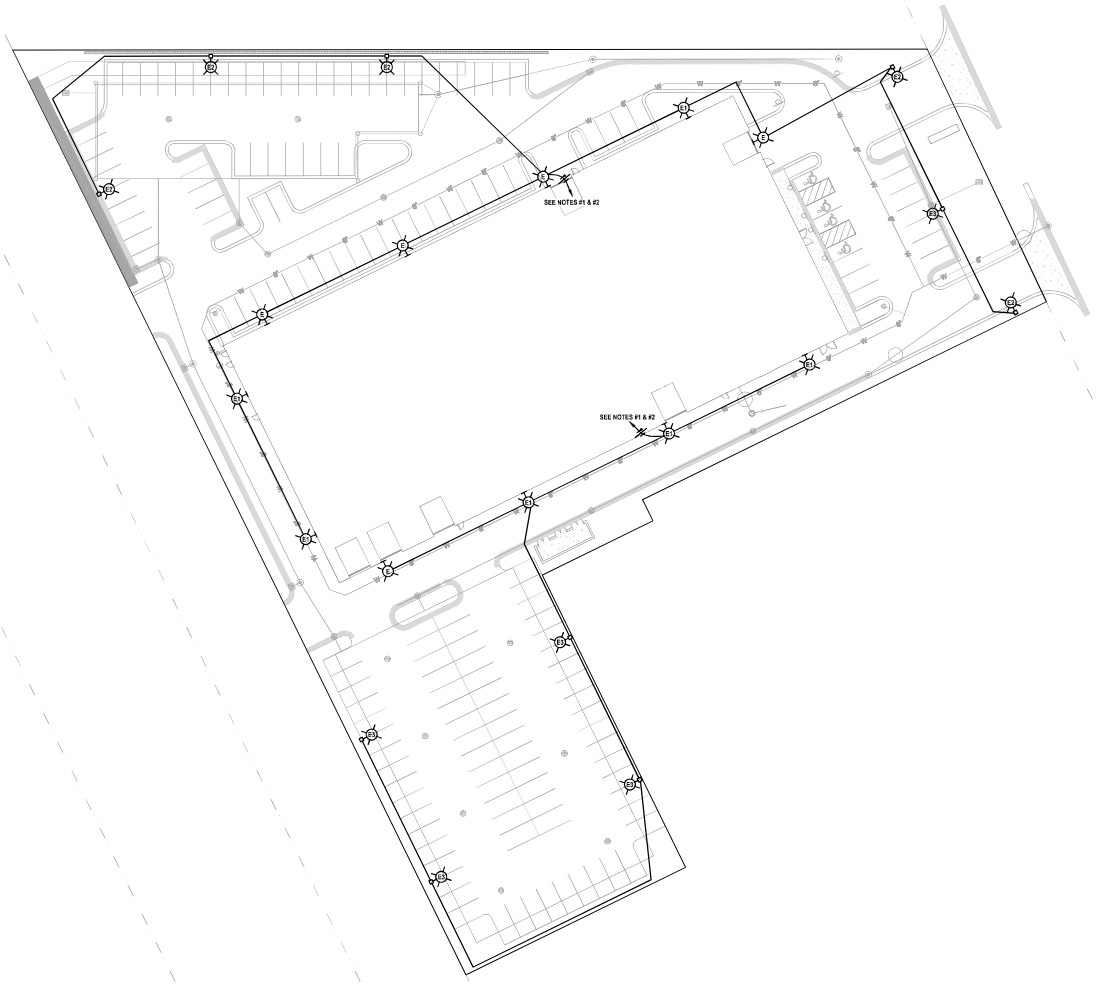
JOB NO.
13730

SHEET
EXH
1 OF 1

N:\Projects 13000-13999\13730\EXHIBITS\13730AUTOTURN.dgn Default User=bharker

NOTES:

1. EACH LIGHT FIXTURE TO HAVE MOTION SENSOR CONTROL. LIGHT FIXTURES TO DIM TO 33% AFTER 15 MINUTES OF NO MOTION DETECTED. ALL LIGHTS ON THAT CIRCUIT TO COME TO FULL BRIGHTNESS WHEN ONE MOTION SENSOR IS ACTIVATED.
2. 2 #8 THWN & 1 #8 GND. IN 3/4" C. TO LIGHTING PANEL VIA PHOTOCELL-ON, TIMECLOCK-OFF.



ELECTRICAL SITE PLAN

SCALE: 1"=30'-0"

NO	DATE	REMARKS
1	05/13/25	ISSUED FOR PERMIT & BID

RIVIAN NORTHBROOK

NORTHBROOK, ILLINOIS

ELECTRICAL SITE PLAN

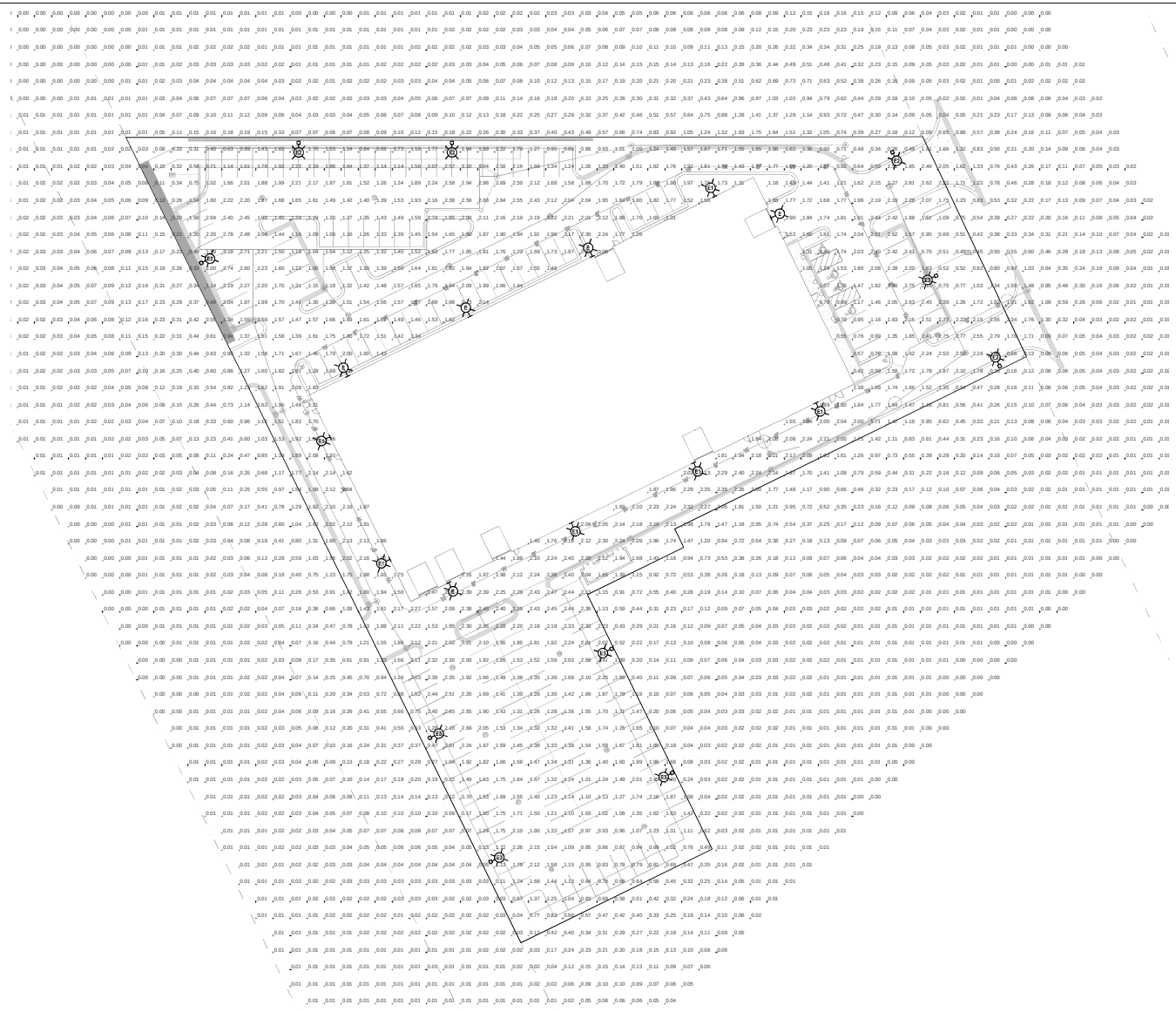
Corporation Registration #184.005374

KORNACKI & ASSOCIATES, INC.
Electrical Engineering Consultants
262-784-3323
2845 S. Moorland Rd., New Berlin, WI 53151

DAVID B. KORNACKI
062.052986
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

Date: 05/13/25
Lic. Exp.: 11/30/25

K&A JOB NO.	25094
DATE:	05/13/2025
JOB NO.	13730
SHEET	E1



PHOTOMETRIC SITE PLAN
SCALE: 1"=30'-0"

LIGHTING ANALYSIS NOTES:
(PAVED AREAS ONLY)

1.	AVERAGE FOOTCANDLES:	1.77
2.	MAXIMUM FOOTCANDLES:	3.18
3.	MINIMUM FOOTCANDLES:	0.63
4.	MAXIMUM/MINIMUM RATIO:	5.0:1
5.	AVERAGE/MINIMUM RATIO:	2.8:1

NORTHBROOK REQUIREMENTS

1.	AVERAGE FOOTCANDLES:	NA
2.	MAXIMUM FOOTCANDLES:	NA
3.	MINIMUM FOOTCANDLES:	> 0.6
4.	MAXIMUM/MINIMUM RATIO:	< 9:1
5.	AVERAGE/MINIMUM RATIO:	< 4:1
6.	MOUNTING HEIGHT	< 25'

NO.	DATE	REMARKS
1	05/13/25	ISSUED FOR PERMIT & BID

PHOTOMETRIC SITE PLAN

RIVIAN NORTHBROOK
NORTHBROOK, ILLINOIS

Corporation Registration #184.005374
KORNACKI & ASSOCIATES, INC.
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262-784-3323
2845 S. Moorland Rd., New Berlin, WI 53151

LICENSED PROFESSIONAL ENGINEER
DAVID B. KORNACKI
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STATE OF ILLINOIS

Date: 05/13/25
Lic. Exp.: 11/30/25

K&A JOB NO.
25094

DATE:
05/13/2025

JOB NO.
13730

SHEET
E2

FIXTURE SCHEDULE

25094

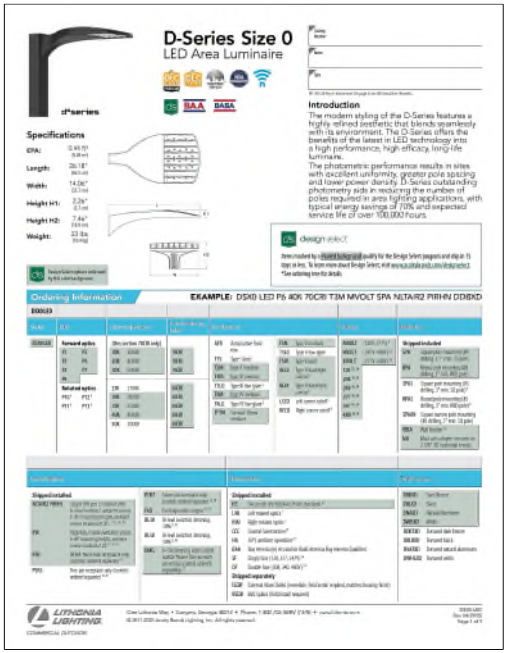
TYPE	INPUT WATTS	VOLTS	LUMENS	COLOR TEMP	CRI 70+	CRI 80+	CRI 90+	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	BUG RATING	SHIELDING	FINISH	MOUNTING	CONTROLS INTEGRAL	CONTROLS REMOTE	SEE NOTES
E	90	277	12271	4000K	●			EXTERIOR WALL BRACKET	LITHONIA	DSXS-LED-P5-40K-70CRI-T4M-MVOLT-WBA-NLTAIR2-PIRHN	2B4	ACRYLIC	SBA	WALL 25'-0"	OS	PHOTO ON TC OFF	#1
E1	90	277	11952	4000K	●			EXTERIOR WALL BRACKET	LITHONIA	DSXS-LED-P5-40K-70CRI-T2M-MVOLT-WBA-NLTAIR2-PIRHN	2B3	ACRYLIC	SBA	WALL 25'-0"	OS	PHOTO ON TC OFF	#1
E2	90	277	8794	4000K	●			POLE & LUMINAIRE	LITHONIA	DSXS-LED-P5-40K-70CRI-BLC3-MVOLT-SPA-NLTAIR2-PIRHN	002	ACRYLIC	SBA	SEE DETAIL 1/E3	OS	PHOTO ON TC OFF	#1
E3	90	277	9083	4000K	●			POLE & LUMINAIRE	LITHONIA	DSXS-LED-P5-40K-70CRI-BLC4-MVOLT-SPA-NLTAIR2-PIRHN	003	ACRYLIC	SBA	SEE DETAIL 1/E3	OS	PHOTO ON TC OFF	#1

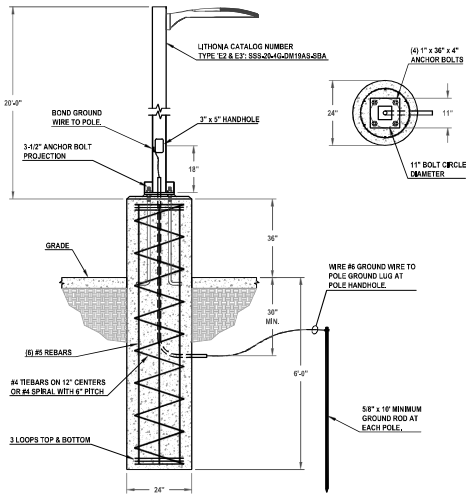
NOTES:

1. EACH LIGHT FIXTURE TO HAVE MOTION SENSOR CONTROL. LIGHT FIXTURES TO DIM TO 33% AFTER 15 MINUTES OF NO MOTION DETECTED. ALL LIGHTS ON THAT CIRCUIT TO COME TO FULL BRIGHTNESS WHEN ONE MOTION SENSOR IS ACTIVATED ON THAT CIRCUIT.
2. 2 #8 THWN & 1 #8 GND. IN 3/4" C. TO LIGHTING PANEL VIA PHOTOCELL-ON, TIMECLOCK-OFF.

SYMBOLS / ABBREVIATIONS

	WALL BRACKET/WALL SCONCE FIXTURE - SEE FIXTURE SCHEDULE
	SURFACE/PENDANT FIXTURE - SEE FIXTURE SCHEDULE
	RECESSED DOWNLIGHT FIXTURE - SEE FIXTURE SCHEDULE
	POLE & LUMINAIRE(S) FIXTURE - SEE FIXTURE SCHEDULE
——	SWITCHED CIRCUIT
— —	BRANCH CIRCUIT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFI	ARC FAULT INTERRUPTER
AMP	AMPERES/AMPERAGE
BFC	BELOW FINISHED CEILING
BOL	BUILT-IN OVERLOAD
BRKR	BREAKER
BWE	BAKED WHITE ENAMEL
CBA	COLOR BY ARCHITECT
CRCT	CIRCUIT
CTL	CONTROL
DCP	DOCK EQUIPMENT CONTROL PANEL
DSC	DISCONNECT
EC	ELECTRICAL CONTRACTOR
EM	EMERGENCY
ER	EXISTING RELOCATED
ETR	EXISTING TO BE REMOVED
EX	EXISTING TO REMAIN
EXR	EXISTING TO BE RELOCATED
EWC	ELECTRIC WATER COOLER
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FLA	FULL LOAD AMPS
FLSW	FLOAT SWITCH
FPC	FIRE PROTECTION CONTRACTOR
FURN	FURNISHED
GC	GENERAL CONTRACTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND
HOA	HAND-OFF-AUTOMATIC SWITCH
HP	HORSEPOWER
HVAC	HEATING AND VENTILATING CONTRACTOR
IG	ISOLATED GROUND
INT	INTEGRAL
IR	IN ROOM
IU	IN UNIT
JB	JUNCTION BOX
KW	KILOWATTS
LOC	LOCATION
LT	LOW TEMPERATURE
LTSW	LIGHT SWITCH
LVT	LOW VOLTAGE THERMOSTAT
MAG	MAGNETIC STARTER
MAN	MANUAL STARTER
MCA	MINIMUM CIRCUIT AMPS
MSPL	MANUAL STARTER WITH PILOT LIGHT
NL	NIGHT LIGHT
NU	NEAR UNIT
OHP	OVERHEAT PROTECTION
OS	OCCUPANCY SENSOR
OU	ON UNIT
PB	PUSH BUTTON
PC	PLUMBING CONTRACTOR
PESW	PNEUMATIC ELECTRIC SWITCH
PW	PREWIRED
RC	REFRIGERATION CONTRACTOR
RCC	REFRIGERATION CONTROL CONTRACTOR
RECEPT	RECEPTACLE
SBA	SELECTED BY ARCHITECT
SC	SEPARATE CIRCUIT
SPSW	SPEED SWITCH
SS	SOFT START
ST	SHUNT TRIP
SW	SWITCH
T	LINE VOLTAGE THERMOSTAT
TBD	TO BE DETERMINED
TC	TIME CLOCK
TCC	TEMPERATURE CONTROL CONTRACTOR
TCP	TEMPERATURE CONTROL PANEL
UM	UNIT MANUFACTURER
UNO	UNLESS NOTED OTHERWISE
VFD	VARIABLE FREQUENCY DRIVE
W	WATTS
WP	WEATHER PROOF ("WHILE-IN-USE")
XFMR	TRANSFORMER





1 ELECTRICAL
FIXTURE TYPES 'E2' & 'E3' MOUNTING DETAIL
NOT TO SCALE

NO.	DATE	REMARKS



1818 SKOKIE BOULEVARD
ZONING and AREA SUMMARY

BULK DATA TABLE

Lot Area	– 126,935 sf
Building Area	– 41,156 sf
Floor Area Ratio	– 0.32
Parking Spaces	– 155 spaces

BUILDING AREA SUMMARY

Showroom	– 4,053 sf
Sales, Office, Restroom, Storage	– 2,182 sf
Service	– 32,915 sf
Mezzanine Office/Break	– 2,006 sf
Total Building Area	– 41,156 sf

0 60' 120'

SCALE: 1" = 60'-0"

PROPOSED SITE PLAN
1" = 60'-0"

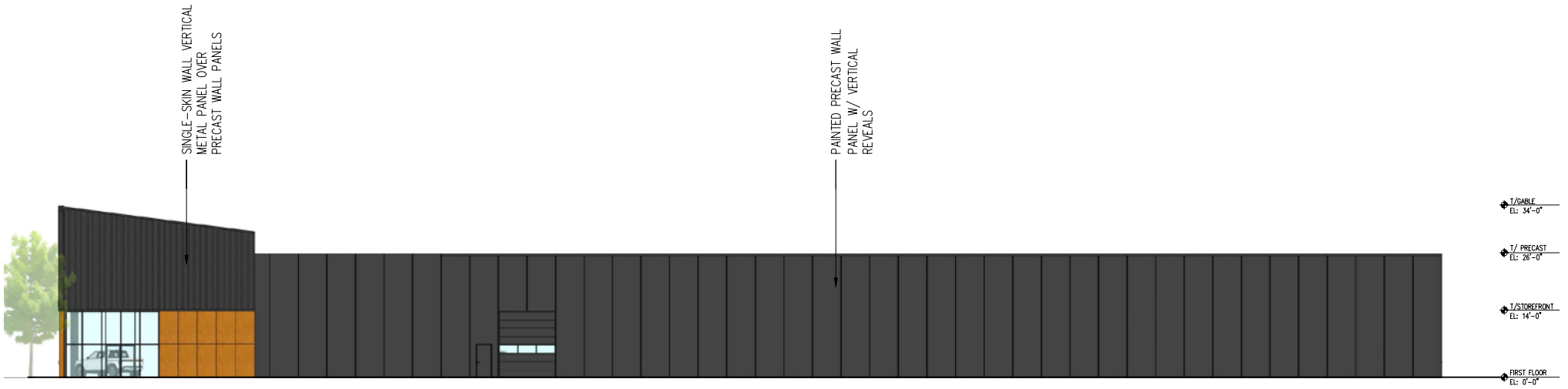
WINGSPAN DEVELOPMENT GROUP

1818 SKOKIE BOULEVARD
NORTHBROOK, ILLINOIS

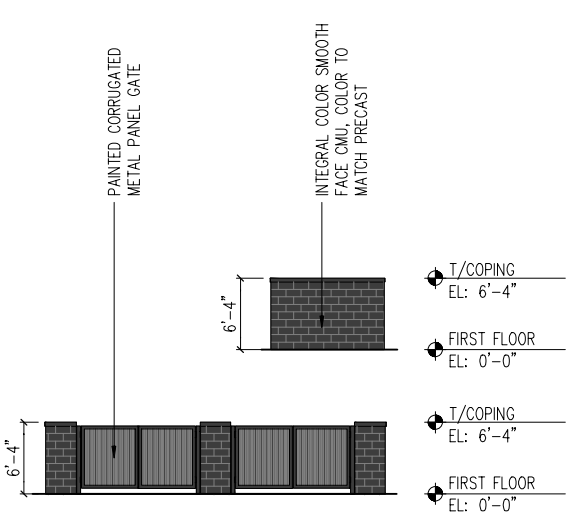
1.0

PROJECT NUMBER: 22036

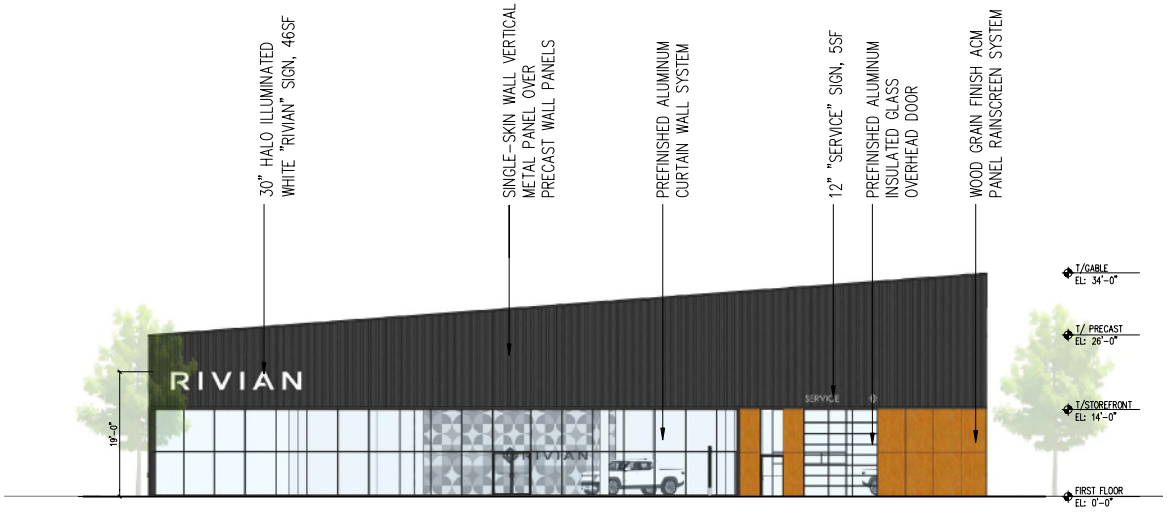
07/15/2025



NORTH ELEVATION
1" = 20'-0"



TRASH ENCLOSURE ELEVATIONS
3/32" = 1'-0"



EAST ELEVATION
1" = 20'-0"

0 20' 40'
SCALE: 1" = 20'-0"

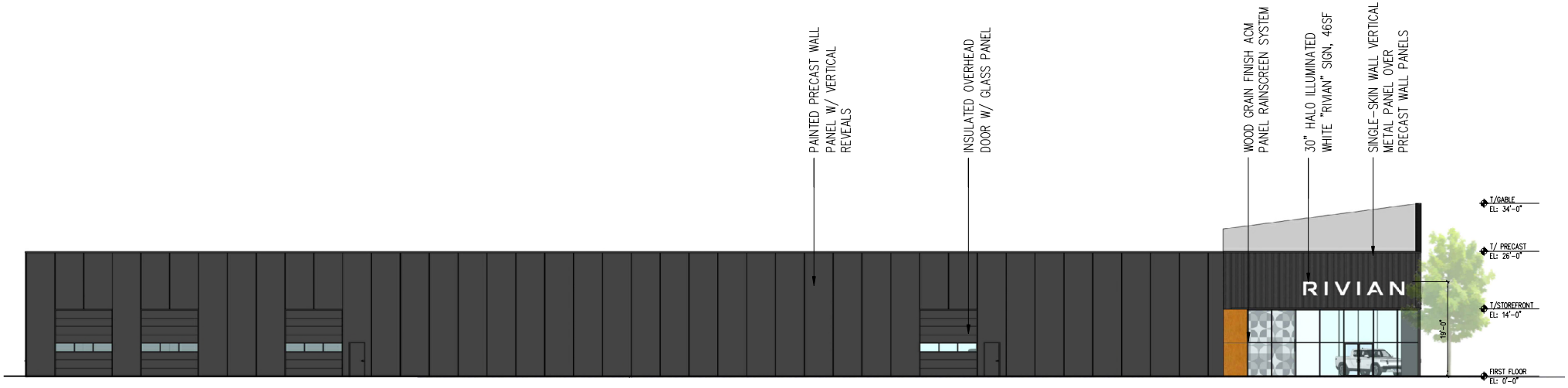
WINGSPAN DEVELOPMENT GROUP

1818 SKOKIE BOULEVARD
NORTHBROOK, ILLINOIS

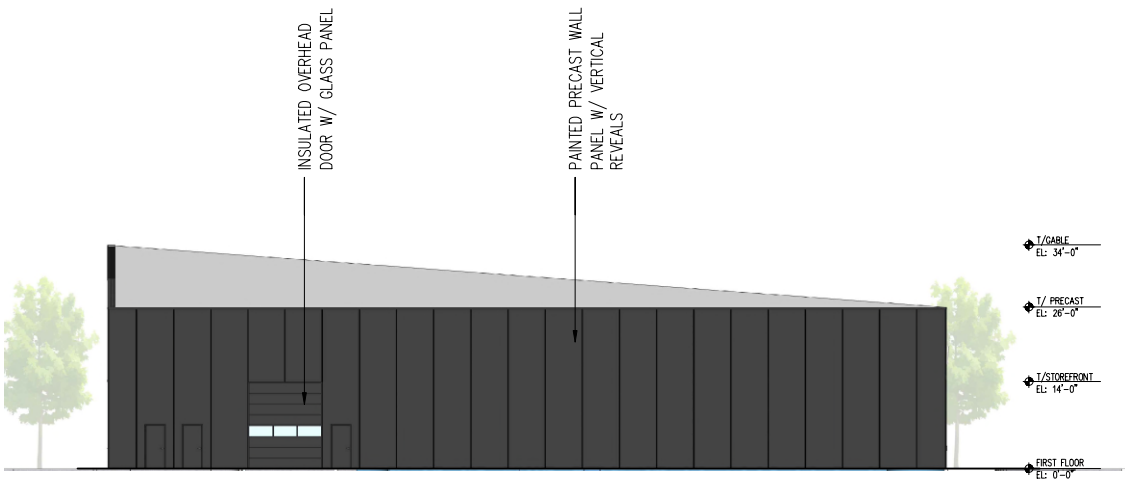
3.0

PROJECT NUMBER: 25005

06/10/2025



SOUTH ELEVATION
1" = 20'-0"



WEST ELEVATION
1" = 20'-0"

0 20' 40'
SCALE: 1" = 20'-0"

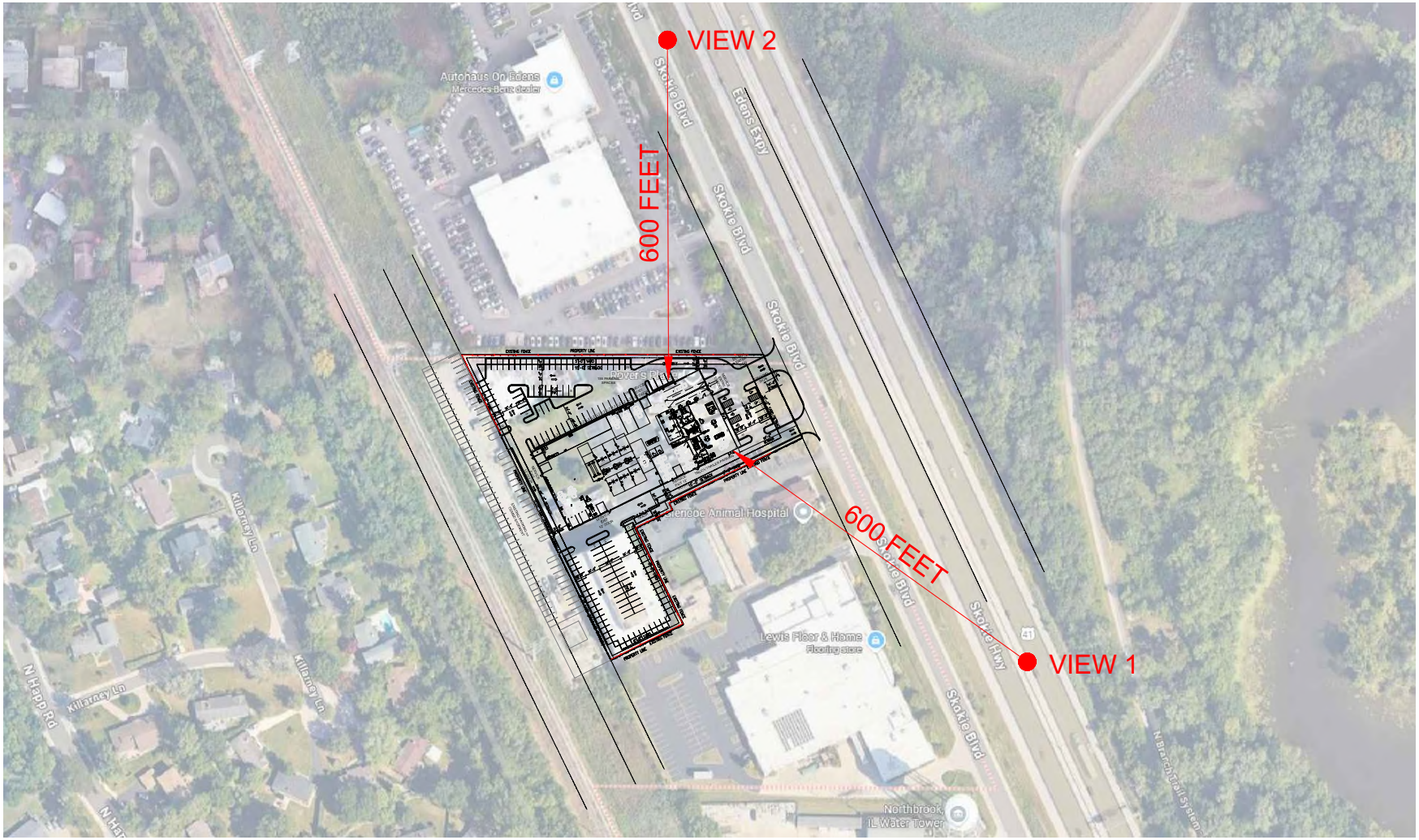
WINGSPAN DEVELOPMENT GROUP

1818 SKOKIE BOULEVARD
NORTHBROOK, ILLINOIS

3.1

PROJECT NUMBER: 25005

06/10/2025



ROOF TOP EQUIPMENT SCREENING PLAN
NOT TO SCALE

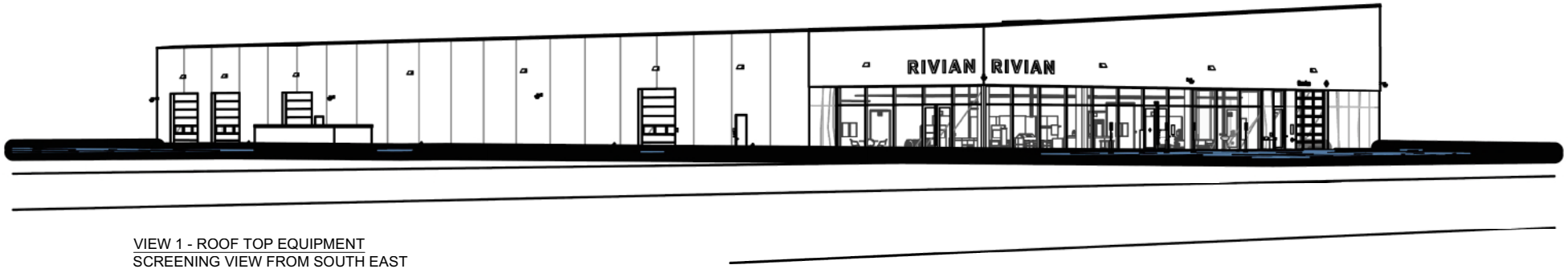
WINGSPAN
DEVELOPMENT GROUP

1818 SKOKIE BOULEVARD
NORTHBROOK, ILLINOIS

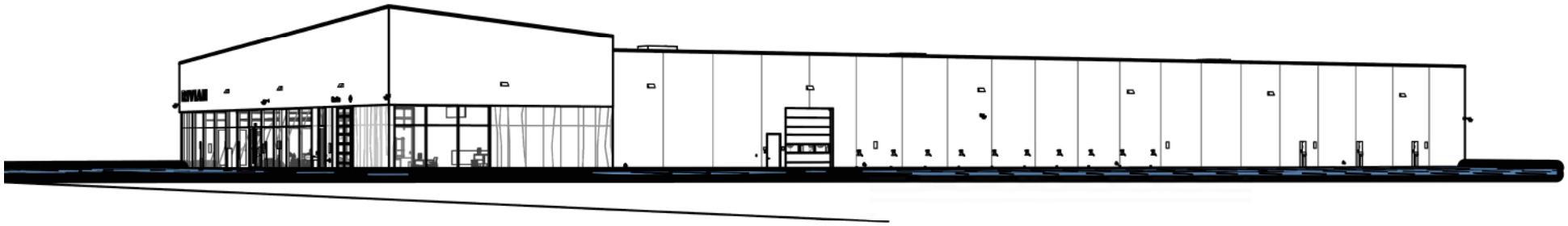
4.0

PROJECT NUMBER: 22036

07/28/2025



VIEW 1 - ROOF TOP EQUIPMENT
SCREENING VIEW FROM SOUTH EAST
NOT TO SCALE



VIEW 2 - ROOF TOP EQUIPMENT
SCREENING VIEW FROM NORTH
NOT TO SCALE

WINGSPAN DEVELOPMENT GROUP

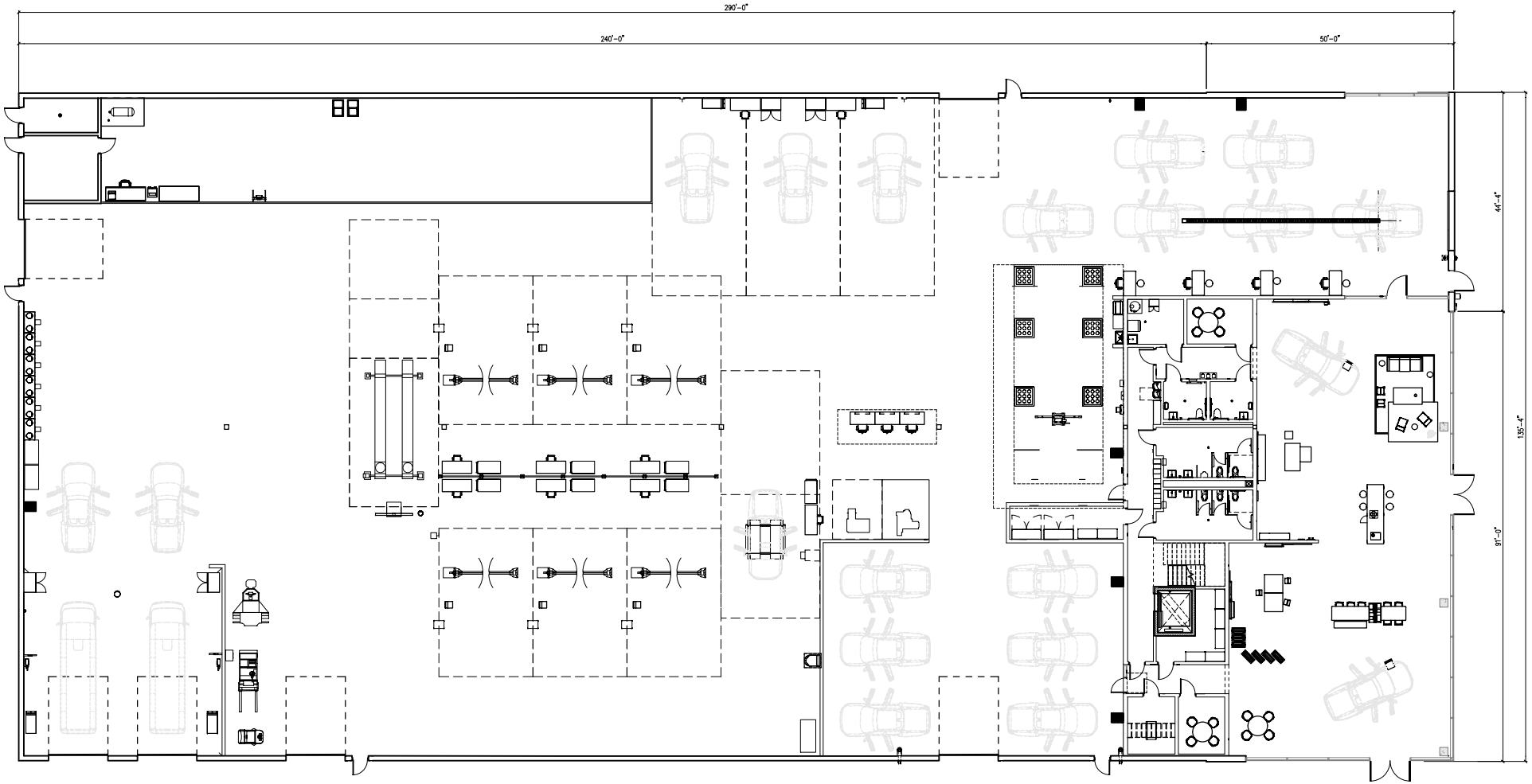
STUDIO 222 ARCHITECTS

1818 SKOKIE BOULEVARD
NORTHBROOK, ILLINOIS

4.1

PROJECT NUMBER: 22036

07/28/2025



FLOOR PLAN
1" = 20'-0"

0 20' 40'
SCALE: 1" = 20'-0"

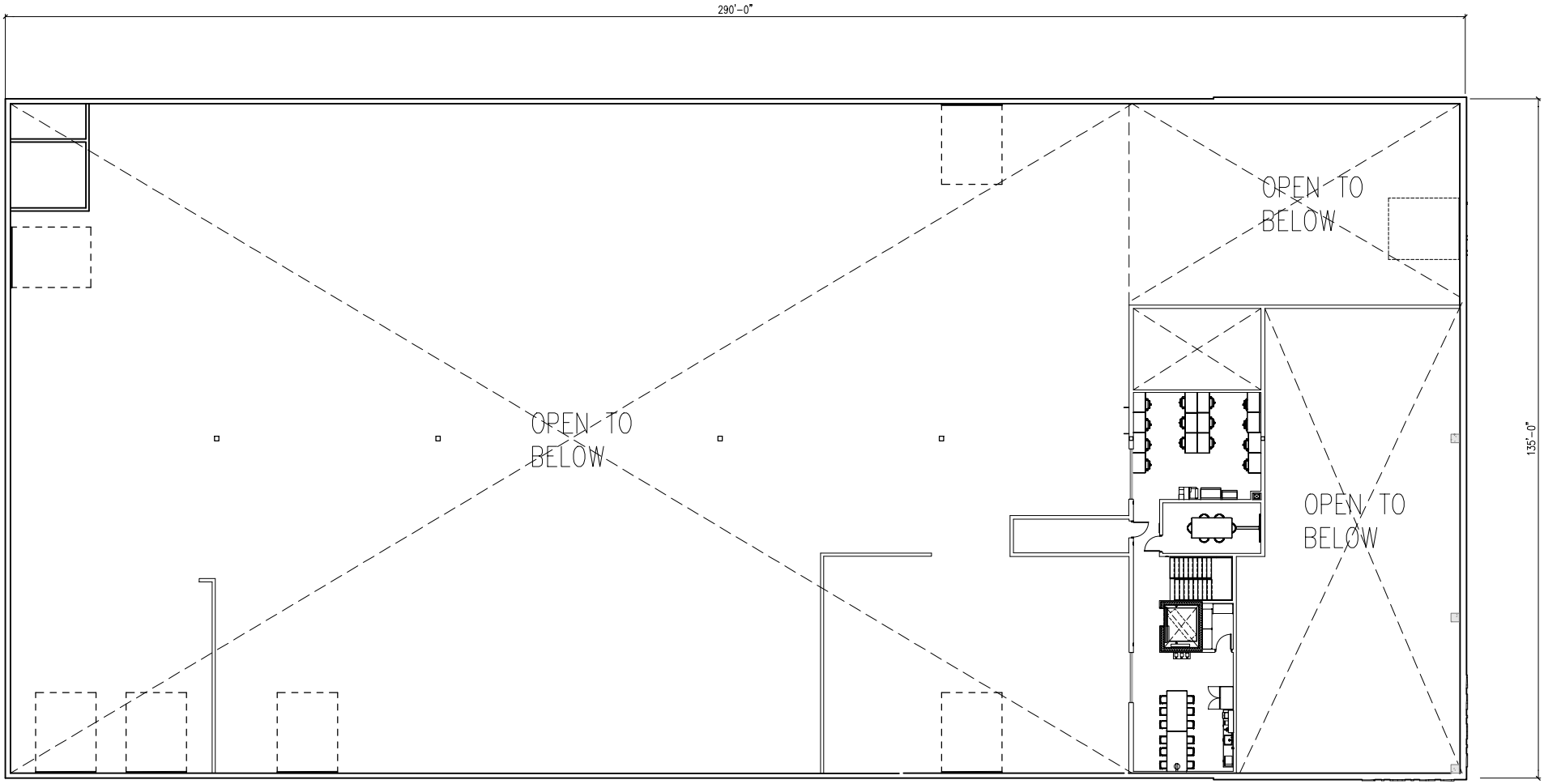
WINGSPAN DEVELOPMENT GROUP

1818 SKOKIE BOULEVARD
NORTHBROOK, ILLINOIS

2.0

PROJECT NUMBER: 22036

06/10/2025



MEZZANINE PLAN
1" = 20'-0"

0 20' 40'
SCALE: 1" = 20'-0"

WINGSPAN DEVELOPMENT GROUP

1818 SKOKIE BOULEVARD
NORTHBROOK, ILLINOIS

2.1

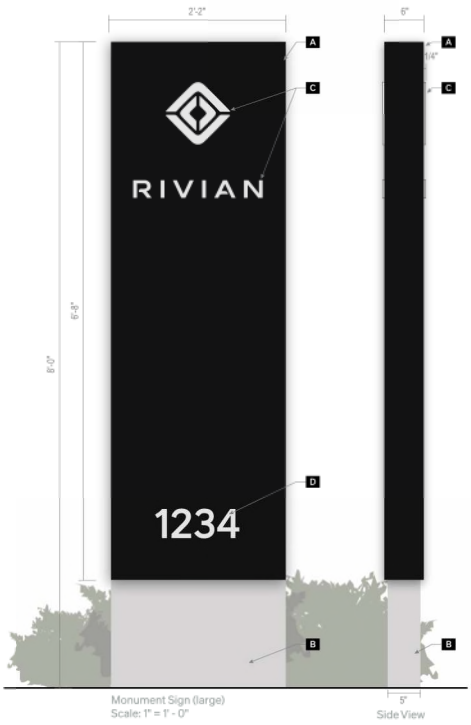
PROJECT NUMBER: 22036

06/10/2025

E2 MONUMENT SIGN

USAGE NOTE:
CONSULT RIVIAN BEFORE
INCLUDING SIGNS ON PROJECT.





A 6" thick fabricated aluminum sign cabinet, all visible surfaces painted to match PT-1, matte finish. Mechanically attached to sign base cabinet with concealed fasteners.

B Fabricated aluminum sign base cabinet, painted to match PT-6, matte finish. Anchored to footing as needed. No visible seams, access panels to be concealed.

C 1/4" thick aluminum logo and characters, no radius corners or valleys allowed. Painted to match PT-2, matte finish. Mechanically pinned to sign panels as required.

D Computer-cut exterior grade vinyl graphics, reflective white to match VN-2, as shown in drawing.

NOTE:

Monument size varies based on sign location and code restrictions. Architect and Sign Vendor are responsible for compliance with local codes and coordination with project teams.

E4 SERVICE INTAKE ID

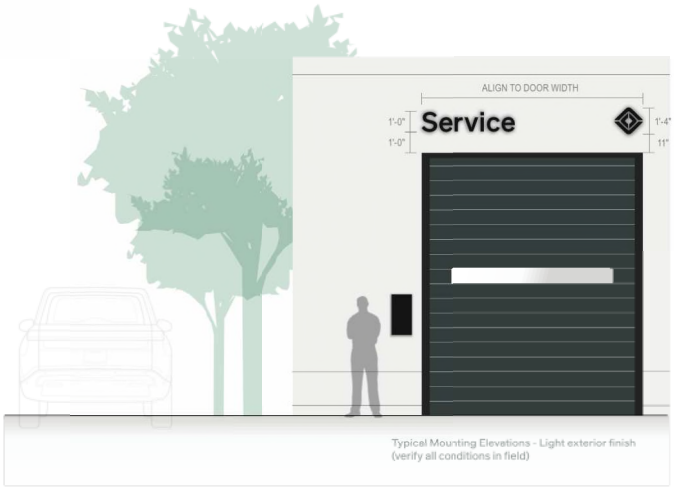
A 1/2" thick acrylic letters and compass, all visible surfaces painted to match RAL 9004, matte finish (verify building color before selecting final finish). Mechanically anchored to exterior wall surface, as needed, with 1/4" tall stand-offs to conceal anchors.

NOTE:
Verify all exterior wall surfaces to confirm mounting conditions. Mounting heights and locations may vary based on architectural conditions.

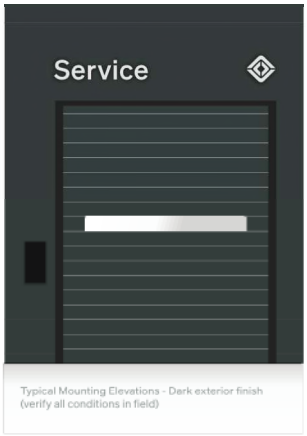


Side View

Sign Details
Scale: 1" = 1' - 0"



Typical Mounting Elevations - Light exterior finish
(verify all conditions in field)



Typical Mounting Elevations - Dark exterior finish
(verify all conditions in field)



Typical Mounting Elevations - Dark accent exterior finish
(verify all conditions in field)

E1 BUILDING SIGN



Side View | Building ID | Side View - Section

A 2 1/2" thick fabricated metal channel characters, painted to match PT-1 Black or PT-2 White, matte finish. Mechanically anchored to building as required.

B Internally, LED halo illuminated white, coordinate LED light temp with Architect. Channel letters to have diffuser lenses to prevent LED hotspots in halo lighting effect. Sign Fabricator to coordinate electrical requirements and power supply locations with Architect and GC.

C 2" tall stand-offs, painted to match building surface (verify color and facade surface in field). Stand-offs to conceal attachment and conduit.

DESIGN NOTE:
Building ID scale, material and placement on wall surfaces may be subject to change from typical design details shown here. Confirm design details with RIVIAN. All mechanical connections, penetrations, sign structures, and electrical requirements to be coordinated by Sign Vendor, AOR, and GC.

If electrical penetrations are visible from inside customer-facing space, painted raceways are required to conceal all wiring and power supplies.



MEMORANDUM

To: Village Board of Trustees
From: Village Manager Cara Pavlicek
Date: 2025-11-11
Subject: An Ordinance Amending Section 15-930 of the Northbrook Municipal Code, As Amended, Regarding Special Permits

Overview

Chapter 15 of the Municipal Code is being amended to remove previously established exceptions to the definition of “special event” and the requirements for a Village issued permit to use Village property other than is customary in the ordinary course of daily village business.

Fiscal Impact

N/A.

Recommendation

Approval.

Background

The recommended amendment to Chapter 15 removes language that is inconsistent with the Village's practice of prohibiting anyone from using Village property, facilities, or parking lots for purposes other than their intended use, as well as prohibiting anyone from impeding the ability of the Village to conduct its daily operations on its property, except in limited cases with prior approval such as a Special Event Permit.

Ordinance amending Chapter 15 of the VIllage Code Special Event Permits

ORDINANCE NO. 2025-

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

AN ORDINANCE AMENDING SECTION 15-930 OF THE NORTHBROOK MUNICIPAL CODE, AS AMENDED, REGARDING SPECIAL PERMITS

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

The Village of Northbrook is a home rule unit of local government pursuant to the provisions of Article VII, Section 6 of the Illinois Constitution.

The Village has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs and that protect the public health, safety, and welfare of its citizens.

Chapter 15, Article XXIV of Northbrook Village Code, as amended (***"Village Code"***), sets forth regulations that pertain to special permit requirements.

Pursuant to the Village's home rule powers, the President and Board of Trustees have determined that it will serve and be in the best interest of the Village and its residents to amend the Village Code in the manner set forth herein.

Section 2. AMENDMENTS TO SECTION 15-930 OF THE VILLAGE CODE.

Section 15-390 entitled "Special Events, General" of the Village Code shall be amended to read in its entirety as follows, with additions in **double underline** and deletion ~~struck through~~:

"**Sec. 15-930. - General.**

(a) For purposes of this article, the term special event shall mean any activity or use that is not subject to a permit pursuant to Northbrook's Zoning Code or a license pursuant to Northbrook's Municipal Code, and either:
    (1) Requires the use or assistance of, or imposes an impact on, any village property, equipment, or personnel to an extent greater than is customary in the ordinary course of daily village business;
    (2) Involves the use of or impact on village streets or sidewalks in a manner that would exceed normal use or travel on such streets or sidewalks;
    (3) Is an outdoor event that will be open to the general public (i.e. sidewalk or tent sale, or holiday light shows); or
    (4) Involves a gathering of more than 100 people, other than gatherings at a religious congregation or other place designed and intended for assembly purposes and permitted under the village zoning code.

(b) Notwithstanding the foregoing, the following public gatherings or assemblies shall not be considered a special event:
    (1) Residential block parties.

(2) Organized, nonpermanent gatherings which take place only on park district property or nonpermanent residential gatherings on private property or properties and only use the public way for normal vehicular or pedestrian travel from one location to another without impeding other vehicular or pedestrian traffic or other normal activity. However, all events are expected to follow the village's notification policy and special event security policy.
(3) ~~Any federal or state government official visit or appearance that is for official business and is open to the public.~~
(4) ~~Any visit or appearance by a notable person that is for official business and is open to the public.~~

(c) The following shall be considered a special event:
(1) Parades, or processions of any kind, which move from place to place upon public property along a specified route.
(2) All festivals, amusements, fairs, farmers markets, carnivals, and circuses, including those on private property.
(3) Any event requesting street closures (other than block parties), parking lot closures, and/or police presence."

Section 3: EFFECTIVE DATE.

This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

_____
Village President

ATTEST:

_____
Village Clerk

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Development and Planning Services Amy McEwan
Date: 2025-11-11
Subject: A Resolution Approving a Plat of Consolidation for 1804, 1810, 1880 Skokie Boulevard (Docket No. PCD-25-08)

Overview
A consolidation of the multiple lots is necessary as part of the redevelopment of the property for an automotive dealership and repair shop.

Fiscal Impact
N/A.

Recommendation
Approval.

Background
The applicant, Edens Tower LLC, as owner of the property commonly known as 1804 – 1818 Skokie Boulevard, has requested the following zoning relief to allow a single-story Rivian electric vehicle showroom space and repair service facility: Lot Consolidation to consolidate two parcels into one; Special Permit for a Motor Vehicle Dealer (New & Used) with Open Sales Lot (SIC No. 5510.02); Special Permit for Automotive Repair Shop (SIC No. 7530.00); Variation to reduce the required interior side (south) and rear (west) yard from 5 feet to 0 feet; Variation to reduce the required loading space from 1 to 0; Site Plan Approval; and Approval of any such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant. On November 11, 2025, the Board is scheduled to consider the following documents: A Resolution Approving a Redevelopment Agreement with 1818 Partnership, LLC; A Resolution Approving a Plat of Consolidation for 1804, 1810, 1818 Skokie Boulevard; An Ordinance Granting Approval of Special Permits for Motor Vehicle Dealer with Open Sales Lot and an Automotive Repair Facility, Variations and Site Plan; and A Resolution Approving an Economic Incentive Agreement with Rivian LLC. Consistent with the policies endorsed by the Board, the unanimous recommendation from the Plan Commission has been placed on the Board of Trustees consent agenda. The Applicant and staff will attend the November 11, 2025 meeting to answer questions. The Village Board previously conducted the preliminary review for this request on May 27, 2025, of which the minutes can be reviewed in the attached document. The primary details of the request presented at preliminary review remained the same through

the public hearing process. The Plan Commission conducted a public hearing on the application during its regular meeting on September 2, 2025. Following a presentation from staff, the Commission asked questions of staff. There was one written public comment received (attached), and two members of the public spoke and expressed concerns related to noise and light spillage. There was a question about access to the bike path to the west of the property and staff directed them to Public Works. The Commission closed the public hearing, discussed the requested relief briefly and found the proposal acceptable. On September 2, 2025, the Plan Commission adopted, by vote of 7-0 (one member absent, and one vacancy), the attached Resolution No. 25-PC-15 recommending approval of the Zoning relief. The Plan Commission staff report, sustainability memo, and the Applicant submittal items are included for reference. Staff and the applicant will be in attendance at the November 11, 2025 Board of Trustees meeting to answer questions.

A Resolution Approving a Plat of Consolidation for 1804, 1810, 1818 Skokie Boulevard (set 2)
Resolution Exhibit A-B - 1804-1818 Skokie
Supplemental - PC Resolution, Minutes and Report - 1804-1818 Skokie
Supplemental - Public Comments - 1804-1818 Skokie
Supplemental - BOT Minutes 5-27-25 - 1804 - 1818 Skokie
Supplemental - Formal Application - 1804 - 1818 Skokie
Supplemental - Project Narrative & Responses - 1804 - 1818 Skokie

Resolution No. 2025-R-

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

A Resolution Approving a Plat of Consolidation for 1804, 1810, 1818 Skokie Boulevard (Docket No. PCD-25-08)

is hereby adopted, as follows:

Section 1. RECITALS.

Edens Tower LLC ("***Applicant***"), as record title owner, has submitted an application to consolidate the two adjacent lots that comprise the property commonly known as 1804, 1810, 1818 Skokie Boulevard in the Village of Northbrook ("***Property***"). The Property will be transferred to 1818 Partnership, LLC ("***Proposed Owner***") for development of a car dealership and repair facility.

Consolidation of land is considered a minor subdivision procedure under the Northbrook Subdivision and Development Code. Village staff has reviewed the proposed plat of consolidation and recommends approval by the Board of Trustees pursuant to Section 3-303 of that Code.

The Board of Trustees have determined that it is in the best interests of the Village and the public to grant approval of a plat of consolidation for the Property.

Section 2. DESCRIPTION OF PROPERTY

The Property consists of approximately 2.89 acres and is legally described in ***Exhibit A***, attached to and, by this reference, made a part of this Ordinance.

Section 3. APPROVAL OF THE PLAT OF CONSOLIDATION.

The plat of consolidation for the Property, entitled "XXXXXX" prepared by Spaceco Civil Engineering and Surveying, consisting of three sheets, with the most recent revision date of XXXXXX, 2025 ("***Plat of Consolidation***"), attached to this Resolution as ***Exhibit B***, is hereby approved.

Section 4. AUTHORIZATION.

The Village President and Village Clerk are hereby authorized and directed to execute and seal, on behalf of the Village, the Plat of Consolidation, subject to execution by all necessary non-Village Parties, and certification by the Office of the Cook County Clerk that all the taxes on the Property are paid, as well as all other certifications as necessary.

Section 5. RECORDATION.

The Village Manager is hereby directed to record said Plat of Consolidation with the Cook County Clerk's Office following the completion of all related necessary administrative details in connection with this Plat of Consolidation.

Section 6. EFFECTIVE DATE.

A. This Resolution shall be effective only upon the occurrence of all of the following events:

i. passage by the Board of Trustees of the Village of Northbrook by a majority vote in the manner required by law;

ii. Proposed Owner acquiring fee simple title to the Property;

iii. Delivery of evidence, in the form of a recorded deed and an effective title insurance policy or title report issued by an Illinois title insurance company, that fee simple title to the Property has been conveyed to Proposed Owner to the office of the Village Clerk at the Northbrook Village Hall.

iv. Execution by the Proposed Owner of a redevelopment agreement prepared by the Village and approved by the Village Attorney providing for the use and development of the Property.

B. In the event that all of the conditions set forth in Section 6.A are not satisfied on or prior to January 31, 2026, the corporate authorities shall have the right, in their sole discretion, to declare this Resolution null and void and of no force or effect.

PASSED: This ___ day of _____, 2025.
AYES: ()
NAYS: ()
ABSENT: ()
ABSTAIN: ()

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A

Legal Description

AN IRREGULAR TRACT OF LAND IN THE FIRST ADDITION TO SKOKIE HIGHLANDS BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON DECEMBER 20,1927 AS DOCUMENT 9876346 AND CORRECTED BY DOCUMENT 9883569 DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF LOT 23 IN BLOCK 8 OF SAID FIRST ADDITION TO SKOKIE HIGHLANDS WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE EDEN'S EXPRESSWAY; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 12.0 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG A LINE 12 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE AND SAID SOUTHEASTERLY LINE EXTENDED WEST, OF LOTS 3 AND 23 IN BLOCK 8 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID, A DISTANCE OF 227.93 FEET TO THE CENTER LINE OF VACATED HUMPHREY STREET, AS SHOWN ON PLAT OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE A DISTANCE OF 12 FEET TO A POINT ON A LINE 16.30 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE AND SAID SOUTHEASTERLY LINE EXTENDED EASTERLY, OF LOT 6 IN BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE SOUTHWESTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 63 FEET TO A POINT ON A LINE 30 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 166.30 FEET TO THE SOUTHEASTERLY LINE OF LOT 9 IN BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE SOUTHWESTERLY ALONG THE SAID SOUTHEASTERLY LINE, AND SAID SOUTHEASTERLY LINE EXTENDED WESTERLY OF LOT 9 IN BLOCK 7, A DISTANCE OF 125.03 FEET TO THE SOUTHWESTERLY LINE OF THE VACATED PUBLIC ALLEY LYING WESTERLY OF AND ADJOINING BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 526.59 FEET TO ITS INTERSECTION WITH THE NORTHERLY LINE EXTENDED WESTERLY OF LOT 1 IN BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE EASTERLY ALONG THE NORTHERLY LINE, AND SAID NORTHERLY LINE EXTENDED WESTERLY AND EASTERLY, OF LOT 1 IN BLOCK 7 AFORESAID, A DISTANCE OF 464.74 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF EDENS EXPRESSWAY; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 142.25 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 04-13-107-021-0000; and 04-13-107-020-0000

Commonly known as 1804, 1810, 1818 Skokie Boulevard, Northbrook, Illinois 60062

EXHIBIT B

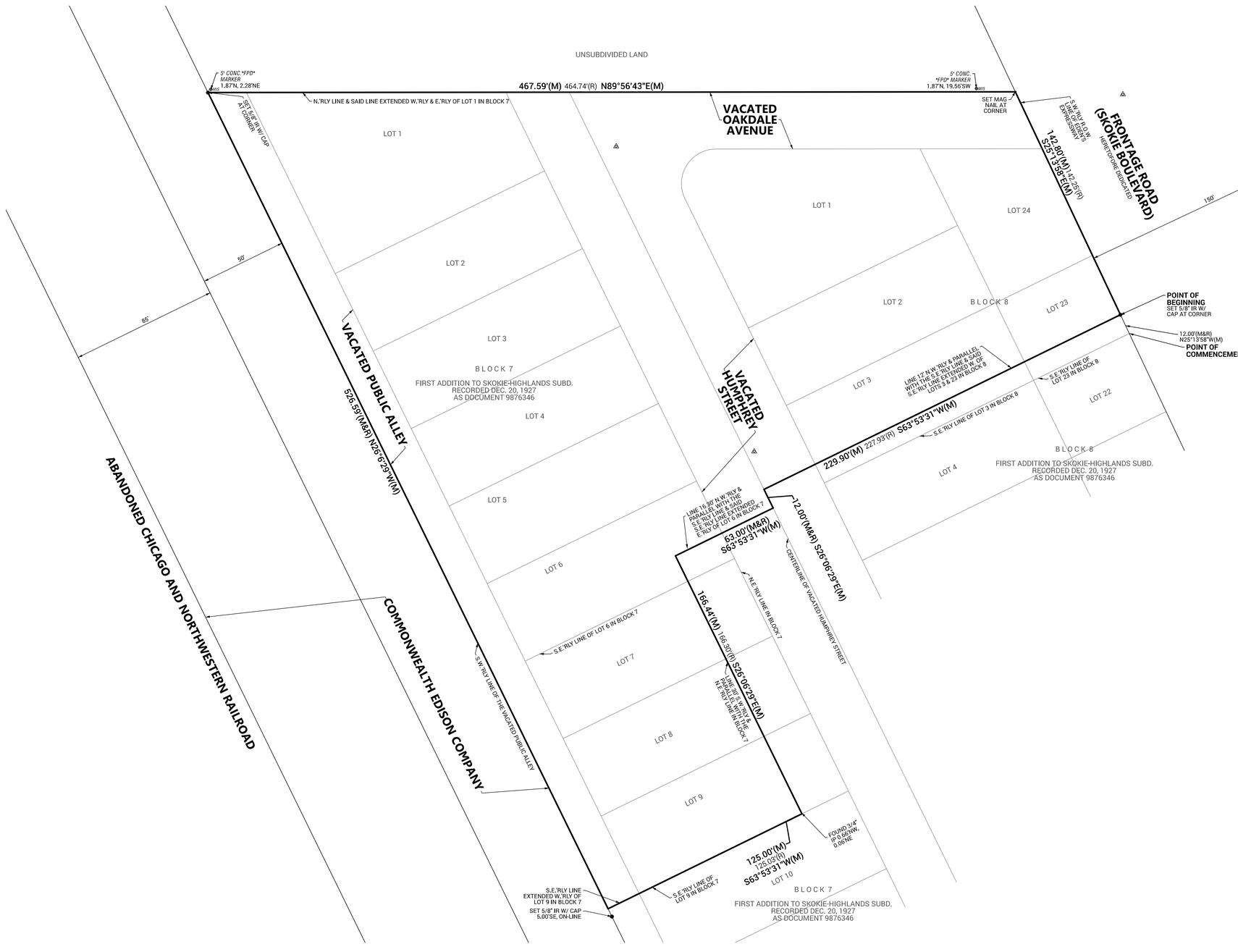
Plat of Consolidation

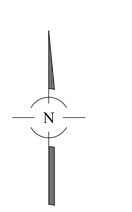
FINAL PLAT OF CONSOLIDATION OF

1810 SKOKIE DEVELOPMENT

BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 13,
TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

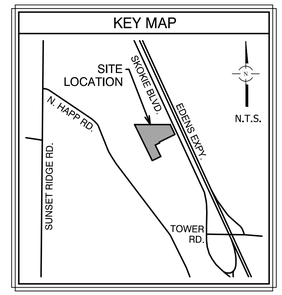
P.I.N.:
04-13-107-021-0000
04-13-107-020-0000





BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

IR = IRON ROD
IP = IRON PIPE
(M) = MEASURED
(R) = RECORD



NO.	DATE	REMARKS

NO.	DATE	REMARKS
3	10/20/25	PLAT TITLE
2	08/11/25	DRAINAGE EASEMENT
1	08/06/25	CERTS

PLAT OF CONSOLIDATION

1810 SKOKIE DEVELOPMENT
NORTHBROOK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME: 13730CONSOL-01

DATE: 05/30/2025

JOB NO. 13730

SHEET 1 OF 3

SEND FUTURE TAX BILLS TO:

PREPARED FOR:
NICHOLAS & ASSOCIATES, INC.
1001 FEEHANVILLE DRIVE
MOUNT PROSPECT, ILLINOIS 60056

FOR REVIEW PURPOSES ONLY

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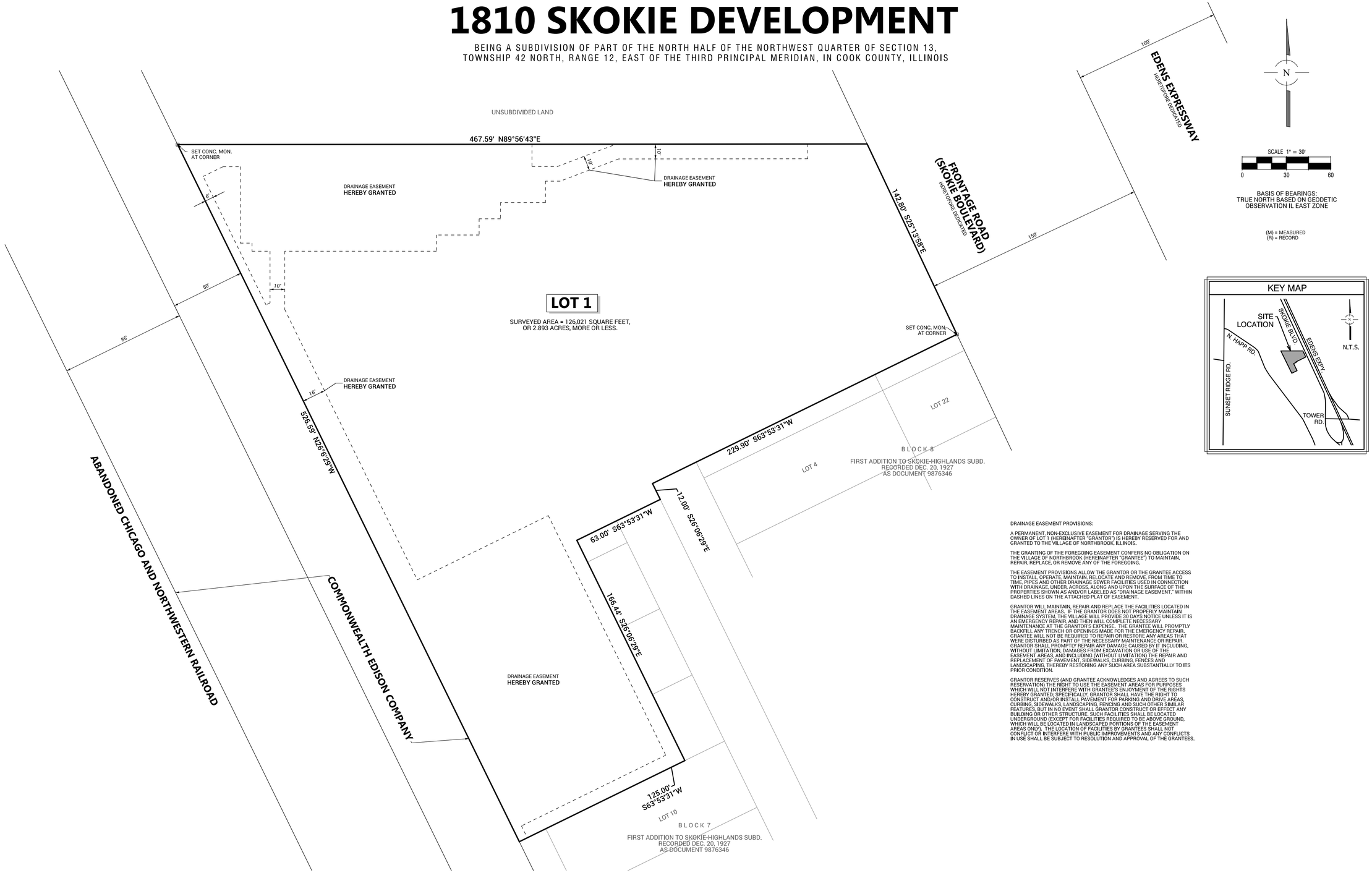
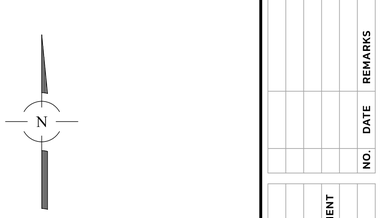
FINAL PLAT OF CONSOLIDATION OF

1810 SKOKIE DEVELOPMENT

BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N.:
04-13-107-021-0000
04-13-107-020-0000





BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

(M) = MEASURED
(R) = RECORD

DRAINAGE EASEMENT PROVISIONS:

A PERMANENT, NON-EXCLUSIVE EASEMENT FOR DRAINAGE SERVING THE OWNER OF LOT 1 (HEREINAFTER "GRANTOR") IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF NORTHBROOK, ILLINOIS.

THE GRANTING OF THE FOREGOING EASEMENT CONFERS NO OBLIGATION ON THE VILLAGE OF NORTHBROOK (HEREINAFTER "GRANTEE") TO MAINTAIN, REPAIR, REPLACE, OR REMOVE ANY OF THE FOREGOING.

THE EASEMENT PROVISIONS ALLOW THE GRANTOR OR THE GRANTEE ACCESS TO INSTALL, OPERATE, MAINTAIN, RELOCATE AND REMOVE, FROM TIME TO TIME, PIPES AND OTHER DRAINAGE SEWER FACILITIES USED IN CONNECTION WITH DRAINAGE, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTIES SHOWN AS AND/OR LABELED AS "DRAINAGE EASEMENT," WITHIN DASHED LINES ON THE ATTACHED PLAT OF EASEMENT.

GRANTOR WILL MAINTAIN, REPAIR AND REPLACE THE FACILITIES LOCATED IN THE EASEMENT AREAS. IF THE GRANTOR DOES NOT PROPERLY MAINTAIN DRAINAGE SYSTEM, THE VILLAGE WILL PROVIDE 30 DAYS NOTICE UNLESS IT IS AN EMERGENCY REPAIR, AND THEN WILL COMPLETE NECESSARY MAINTENANCE AT THE GRANTOR'S EXPENSE. THE GRANTEE WILL PROMPTLY BACKFILL ANY TRENCH OR OPENINGS MADE FOR THE EMERGENCY REPAIR. GRANTEE WILL NOT BE REQUIRED TO REPAIR OR RESTORE ANY AREAS THAT WERE DISTURBED AS PART OF THE NECESSARY MAINTENANCE OR REPAIR. GRANTOR SHALL PROMPTLY REPAIR ANY DAMAGE CAUSED BY IT INCLUDING, WITHOUT LIMITATION, DAMAGES FROM EXCAVATION OR USE OF THE EASEMENT AREAS, AND INCLUDING (WITHOUT LIMITATION) THE REPAIR AND REPLACEMENT OF PAVEMENT, SIDEWALKS, CURBING, FENCES AND LANDSCAPING, THEREBY RESTORING ANY SUCH AREA SUBSTANTIALLY TO ITS PRIOR CONDITION.

GRANTOR RESERVES (AND GRANTEE ACKNOWLEDGES AND AGREES TO SUCH RESERVATION) THE RIGHT TO USE THE EASEMENT AREAS FOR PURPOSES WHICH WILL NOT INTERFERE WITH GRANTEE'S ENJOYMENT OF THE RIGHTS HEREBY GRANTED; SPECIFICALLY, GRANTOR SHALL HAVE THE RIGHT TO CONSTRUCT AND/OR INSTALL PAVEMENT FOR PARKING AND DRIVE AREAS, CURBING, SIDEWALKS, LANDSCAPING, FENCING AND SUCH OTHER SIMILAR FEATURES, BUT IN NO EVENT SHALL GRANTOR CONSTRUCT OR EFFECT ANY BUILDING OR OTHER STRUCTURE. SUCH FACILITIES SHALL BE LOCATED UNDERGROUND (EXCEPT FOR FACILITIES REQUIRED TO BE ABOVE GROUND, WHICH WILL BE LOCATED IN LANDSCAPED PORTIONS OF THE EASEMENT AREAS ONLY). THE LOCATION OF FACILITIES BY GRANTEES SHALL NOT CONFLICT OR INTERFERE WITH PUBLIC IMPROVEMENTS AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO RESOLUTION AND APPROVAL OF THE GRANTEES.

SEND FUTURE TAX BILLS TO:

_____

_____

_____

PREPARED FOR:
NICHOLAS & ASSOCIATES, INC.
1001 FEEHANVILLE DRIVE
MOUNT PROSPECT, ILLINOIS 60056

FOR REVIEW PURPOSES ONLY

NO.	DATE	REMARKS

NO.	DATE	REMARKS
3	10/20/25	PLAT TITLE
2	08/11/25	DRAINAGE EASEMENT
1	08/06/25	CERTS

PLAT OF CONSOLIDATION

1810 SKOKIE DEVELOPMENT
NORTHBROOK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME: 13730CONSOL-01

DATE: 05/30/2025

JOB NO. 13730

SHEET 2 OF 3

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FINAL PLAT OF CONSOLIDATION OF

1810 SKOKIE DEVELOPMENT

BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N.:
04-13-107-021-0000
04-13-107-020-0000

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED THE SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT AS OWNER(S) OF THE PROPERTY AS LEGALLY DESCRIBED ON THIS PLAT, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

SCHOOL DISTRICTS

ELEMENTARY SCHOOL DISTRICT NO. 29.

HIGH SCHOOL DISTRICT NO. 203.

JUNIOR COLLEGE DISTRICT NO. 535.

DATED THIS _____ DAY OF _____ , A.D. 20_____ .

SIGNED: _____

_____
PRINTED NAME AND TITLE

ADDRESS:

_____
_____
_____
_____

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____ , A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____ , TITLE_____

OF _____ WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS_____DAY OF_____ A.D. 20_____ .

_____
NOTARY PUBLIC

MORTGAGE CERTIFICATE

THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED _____ AND RECORDED IN THE RECORDER'S OFFICE OF COOK, COUNTY, ILLINOIS, ON THIS _____ DAY OF _____ , A.D., _____ , AS DOCUMENT NUMBER _____ , HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATED: THIS_____DAY OF_____ A.D. 20_____ .

BY: _____

_____
PRINTED NAME AND TITLE

ATTEST: _____

_____
PRINTED NAME AND TITLE

MORTGAGE NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____ , A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____ , TITLE_____

OF _____ WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS_____DAY OF_____ A.D. 20_____ .

_____
NOTARY PUBLIC

SEND FUTURE TAX BILLS TO:

_____
_____
_____

PREPARED FOR:
NICHOLAS & ASSOCIATES, INC.
1001 FEEHANVILLE DRIVE
MOUNT PROSPECT, ILLINOIS 60056

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGE BY THE CONSTRUCTION OF SUCH RESUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

THIS _____ DAY OF _____ , A.D. 20 _____ .

_____
OWNER OR DULY AUTHORIZED ATTORNEY

_____
REGISTERED PROFESSIONAL ENGINEER, LICENSE NO.

LICENSE EXPIRES: _____

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, VILLAGE COLLECTOR FOR THE VILLAGE OF NORTHBROOK, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OF ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT, INCLUDED IN THE PLAT.

DATED AT NORTHBROOK, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____ , A.D. 20 _____ .

_____
VILLAGE COLLECTOR

VILLAGE BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF NORTHBROOK, ILLINOIS, HAVE REVIEWED AND APPROVED THIS PLAT.

DATED AT NORTHBROOK, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____ , A.D. 20 _____ .

_____
VILLAGE PRESIDENT

_____
PRINTED NAME

_____
VILLAGE CLERK

_____
PRINTED NAME

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED BY PLAN COMMISSION OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____ , A.D. 20 _____ .

_____
CHAIRMAN

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

THIS IS TO CERTIFY THAT I, _____ , VILLAGE ENGINEER FOR THE VILLAGE OF NORTHBROOK, ILLINOIS, HAVE REVIEWED AND APPROVED THIS PLAT

DATED THIS _____ DAY OF _____ , A.D. 20 _____ .

_____
VILLAGE ENGINEER

COUNTY CLERK -

PROPERTY DESCRIPTION:

AN IRREGULAR TRACT OF LAND IN THE FIRST ADDITION TO SKOKIE HIGHLANDS BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON DECEMBER 20,1927 AS DOCUMENT 9876346 AND CORRECTED BY DOCUMENT 9883569 DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF LOT 23 IN BLOCK 8 OF SAID FIRST ADDITION TO SKOKIE HIGHLANDS WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE EDEN'S EXPRESSWAY; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 12.0 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG A LINE 12 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE AND SAID SOUTHEASTERLY LINE EXTENDED WEST, OF LOTS 3 AND 23 IN BLOCK 8 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID, A DISTANCE OF 227.93 FEET TO THE CENTER LINE OF VACATED HUMPHREY STREET, AS SHOWN ON PLAT OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE A DISTANCE OF 12 FEET TO A POINT ON A LINE 16.30 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE AND SAID SOUTHEASTERLY LINE EXTENDED EASTERLY, OF LOT 6 IN BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE SOUTHWESTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 63 FEET TO A POINT ON A LINE 30 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 166.30 FEET TO THE SOUTHEASTERLY LINE OF LOT 9 IN BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE SOUTHWESTERLY ALONG THE SAID SOUTHEASTERLY LINE, AND SAID SOUTHEASTERLY LINE EXTENDED WESTERLY OF LOT 9 IN BLOCK 7, A DISTANCE OF 125.03 FEET TO THE SOUTHWESTERLY LINE OF THE VACATED PUBLIC ALLEY LYING WESTERLY OF AND ADJOINING BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 526.59 FEET TO ITS INTERSECTION WITH THE NORTHERLY LINE EXTENDED WESTERLY OF LOT 1 IN BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE EASTERLY ALONG THE NORTHERLY LINE, AND SAID NORTHERLY LINE EXTENDED WESTERLY AND EASTERLY, OF LOT 1 IN BLOCK 7 AFORESAID, A DISTANCE OF 464.74 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF EDENS EXPRESSWAY; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 142.25 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, DO HEREBY DECLARE THAT WE HAVE SURVEYED AND PLATTED THE ABOVE DESCRIBED PROPERTY, AS SHOWN BY THE ANNEXED PLAT, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

SAID PROPERTY CONTAINS 126,021 SQUARE FEET, OR 2.893 ACRES, MORE OR LESS.

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 17031C0231 J WITH AN EFFECTIVE DATE/MAP REVISED OF AUGUST 19, 2008, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (UNSHADED) - AREA OF MINIMAL FLOOD HAZARD AS IDENTIFIED BY SAID F.I.R.M. MAP.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

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

GIVEN UNDER OUR HAND AND SEAL THIS ____ DAY OF _____, 20___ IN ROSEMONT, ILLINOIS.

_____
JERRY P. CHRISTOPH, I.P.L.S. No. 035-3540
LICENSE EXPIRES: 11-30-2026
jchristoph@spacecoinc.com

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE. REFER TO DEED OR TITLE POLICY FOR BUILDING LINES AND EASEMENTS.

FOR REVIEW PURPOSES ONLY

NO.	DATE	REMARKS

APPROVED
RESOLUTION NO. 25-PC-15

VILLAGE OF NORTHBROOK PLAN COMMISSION
DOCKET NO. PCD-25-08
(1804 – 1818 SKOKIE BOULEVARD)

WHEREAS, an application has been filed by Edens Tower LLC (the "Applicant") as owner of the property commonly known as 1804 – 1818 Skokie Boulevard (the "Subject Property"), which will be transferred to 1818 Partnership, LLC (the "Proposed Owner"), for development of a car dealership sales, distribution, and service facility to be operated by Rivian LLC ("***Operator***"), and

WHEREAS, the Applicant has filed an application (Docket No. PCD-25-08) with the Village of Northbrook requesting:

A. Lot Consolidation to consolidate two parcels into one;
B. Special Permit for a Motor Vehicle Dealer (New & Used) with Open Sales Lot (SIC No. 5510.02);
C. Special Permit for Automotive Repair Shop (SIC No. 7530.00);
D. Variation to reduce the required interior side (south) and rear (west) yard from 5 feet to 0 feet;
E. Variation to reduce the required loading space from 1 to 0;
F. Site Plan Approval; and
G. Approval of any such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant.

WHEREAS, the Subject Property is designated as appropriate for Industrial and Commercial Service uses in the Village of Northbrook Comprehensive Plan; and

WHEREAS, a public notice for this docket was duly published on August 14, 2025 in the *Northbrook Star* and a public hearing was held at the Plan Commission's regular meeting on September 2, 2025; and

WHEREAS, the Applicant has submitted evidence that signs were properly posted on the Subject Property, indicating the time and date of the Commission hearing, and that all property owners within 250 feet of the Subject Property were notified of the Commission hearing by certified mail; and

WHEREAS, the Plan Commission has considered all the evidence presented to it, including, but not limited to, the following:

1. Village of Northbrook Plan Commission Application form & attachments received June 23, 2025, and all subsequent additions and revisions to these application materials and attachments.
2. Comments made by the Board of Trustees during its review of the preliminary application regarding this request.
3. All written and oral testimony concerning the application.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Northbrook, Cook County, Illinois, THAT:

1. Findings:

A. Comprehensive Plan Compliance. The Northbrook Plan Commission does hereby find that with respect to Docket No. PCD-25-08 the proposed application **is in general compliance** with the Northbrook Comprehensive Plan, and specifically in compliance with the Future Land Use Map.

B. Plat of Consolidation. With respect to Docket No. PCD-25-08A, the Plan Commission does hereby find that the evidence submitted to the Plan Commission regarding the consolidation of two lots of the Subject Property satisfies the criteria established in Article III of the Village of Northbrook Subdivision and Development Code.

C. Special Permit. With respect to Docket No. PCD-25-08B/C, the Plan Commission does hereby find that the Special Permit standards established in Paragraph 11-602 E1 of the Zoning Code, for the proposed motor vehicle dealer and automotive repair (the "Facility"), are **satisfied** as follows:

1) The Facility will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the I-1 Restricted Industrial District were adopted, and with the general purpose and intent of the Official Comprehensive Plan.

2) The Facility will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.

3) The Facility will be arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property.

4) The Facility will be served adequately by essential public facilities and services.

5) The Facility will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

6) The Facility will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.

7) The Facility complies with all additional standards imposed on it by the particular provisions of the Zoning Code authorizing such use.

D. Variations. With respect to Docket No. PCD-25-08D/E, a request to reduce interior side and rear yards, and loading space requirements, the Plan Commission finds that the following variations **are consistent** with the standards for variations established in Subsection 11-503F of the Zoning Code:

a. Variation to reduce the required interior side (south) and rear (west) yards from 5 feet to 0 feet; and
b. Variation to reduce the required loading space requirement from 1 to 0.

E. Site Plan Approval. With respect to Docket No. PCD-25-08F, the Plan Commission does hereby find that the proposed improvements on the Subject Property are **consistent** with the standards for such approvals as established in Section 11-604 of the Zoning Code.

F. Other Relief. With respect to Docket No. PCD-25-08G, the Plan Commission does hereby find that no other relief is necessary.

2. Recommendations: The Northbrook Plan Commission does hereby recommend to the Board of Trustees of the Village of Northbrook **approval** of Docket No. PCD-25-08A/B/C/D/E/F based on the findings established herein, subject to the following conditions:

A. Plat of Consolidation. The Plat of Consolidation shall be approved subject to review by the Village Engineer and Village Attorney prior to final approval by the Board of Trustees.

B. Special Permit for Motor Vehicle Dealer. A special permit to allow Motor Vehicle Dealer (New & Used) with Open Sales Lot (SIC No. 5510.02) shall be issued to the Operator for the Subject Property.

C. Special Permit for Automotive Repair. A special permit to allow Automotive Repair Shop (SIC No. 7530.00) shall be issued to the Operator for the Subject Property

D. Variations. The below requested variations shall be granted:

   a) Variation to reduce the required interior side (south) and rear (west) yards from 5 feet to 0 feet;

   b) Variation to reduce the required loading space requirement from 1 to 0.

E. Site Plan Approval. The site plan consisting of one page, prepared by Studio 222 Architects, with the latest revised date of July 15, 2025, attached as ***Exhibit A***, shall be approved.

ADOPTED THIS 2nd day of September 2025.

AYES: (7) Braiman, Halperin, Karavitis, Morgen, Pipito, Walden, Elisco

NAYS: (0)

ABSENT: (1) Melnick

ABSTAIN: (0)

/s/ Steven Elisco
Steven Elisco, Chairman
Northbrook Plan Commission

ATTEST:
/s/ Amy McEwan
Amy McEwan, Director
Development and Planning Services

EXHIBIT A

Site Plan



PROPOSED SITE PLAN

1" = 60'-0"

1818 SKOKIE BOULEVARD ZONING and AREA SUMMARY

BULK DATA TABLE

Lot Area	– 126,935 sf
Building Area	– 41,156 sf
Floor Area Ratio	– 0.32
Parking Spaces	– 155 spaces

BUILDING AREA SUMMARY

Showroom	– 4,053 sf
Sales, Office, Restroom, Storage	– 2,182 sf
Service	– 32,915 sf
Mezzanine Office/Break	– 2,006 sf
Total Building Area	– 41,156 sf

0 60' 120'

SCALE: 1" = 60'-0"

WINGSPAN DEVELOPMENT GROUP

STUDIO 222 ARCHITECTS

1818 SKOKIE BOULEVARD
NORTHBROOK, ILLINOIS

PROJECT NUMBER: 22036

07/15/2025

1.0

Plan Commission Minutes – APPROVED

Sandra "Sandy" Frum Board Room
1225 Cedar Lane Northbrook, IL 60062
Tuesday, September 2, 2025

PLAN COMMISSION

1) Roll Call

Attendee Name	Title	Status	Arrival
Steven Elisco	Chairman	Present	
Jeff Braiman	Commissioner	Present	
Keri Halperin	Commissioner	Present	
Nikos Karavitis	Commissioner	Present	
Jeremy Melnick	Commissioner	Absent	
Allen Morgan	Commissioner	Present	
Andrea Pipito	Commissioner	Present	7:32pm
Ken Walden	Commissioner	Present	
Amy McEwan	Director	Present	
Michaela Kohlstedt	Deputy Director	Present	
Swati Pandey	Senior Planner	Present	
Caitlyn Culbertson	Village Attorney	Present	

2) Minutes Approval

2.A) Minutes for Approval - August 19, 2025

Commissioner Halperin moved, Commissioner Braiman seconded the motion to approve the regular meeting minutes for August 19, 2025, as amended. On voice vote, all were in favor.

Commissioner Morgen abstained

3) Community Planning Report

Michaela Kohlstedt, Deputy Director, reported the Plan Commission's recommendations for two applications (proposed new Zoning Code and rezoning) submitted by the Village, will be considered by the Village Board on September 9, 2025.

4) Public Comment Time

5) Public Hearing

5.A) DOCKET NO. PCD-25-08: 1804 - 1818 Skokie Boulevard - Rivian (Public Hearing) - An application filed by Edens Tower LLC, as owner of the property commonly known as 1804 ? 1818 Skokie Boulevard, which will be transferred to 1818 Partnership, LLC, for development of a Rivian dealership and repair facility for the purposes of: (A) Lot Consolidation to consolidate two parcels into one; (B) Special Permit for a Motor Vehicle Dealer (New & Used) with Open Sales Lot (SIC No. 5510.02); (C) Special Permit for Automotive Repair Shop (SIC No. 7530.00); (D) Variation to reduce the required interior side (south) and rear (west) yard from 5 feet to 0 feet; (E) Variation to reduce the required loading space from 1 to 0; (F) Site Plan Approval; and (G) Approval of any such variations, waivers, and zoning relief as may be necessary.

Senior Planner Swati Pandey discussed an application submitted by Edens Tower LLC, for the property located at 1804-1818 Skokie Boulevard. The applicant is requesting approval to consolidate two parcels into one and develop a single-story Rivian electric vehicle showroom space and automotive repair service facility. She provided a brief overview of the following: properties, zoning, and proposed plan. She noted the requested relief/primary issues the Plan Commission should consider.

John Madeja, Studio 222 Architect, 901 W Jackson Boulevard, Chicago, IL, stated he is representing the property owner and developer. He assured the Commission that the proposed lighting is incompliance with the ordinance.

Michaela Kohlstedt, Deputy Director, confirmed the lease agreement is for fifteen years.

Mike Rosenthal, 1840 Janke Drive, Northbrook, IL, requested the Commission address easement access during working hours. Furthermore, he suggested the Village install a gate to allow the public to use the proposed bike path (will be located on the easement) once the project completes.

Ms. Kohlstedt requested Mr. Rosenthal contact the Public Works Department for more information regarding an easement for a proposed bike path.

Peter Haller, 205 Astor Place, Northbrook, IL, spoke in opposition of the proposed development project. He expressed concern regarding the following: increased noise, business operation hours, light spillage, lack of impact studies, and lack of buffering. Furthermore, he presented a petition signed by residents opposing the development project.

Mr. Madeja addressed a member of the public's concern regarding light spillage by assuring the Commission a light study was performed, and the proposed lighting is incompliance with the ordinance.

Matthew Kowalski, Rivian, 1205 Sand Piper Lane, Naperville, IL, clarified business operations with the Commission. He confirmed car maintenance will be performed inside the building and the vehicles will be turned on by utilizing the remote start option, which will not trigger the alarm. Furthermore, the proposed project does not include a backdoor service bell.

DJ Alwattar, Property Owner, stated he is not aware of an easement on the property for a bike path.

Mr. Madeja clarified the entry points and existing drainage easement along the backside of the property.

Commissioner Halperin made a motion to close the public hearing; seconded by Commissioner Morgen . On roll call vote, all were in favor. (7 Yes Votes, 0 No Votes)

Commissioner Halperin spoke in support of the proposed development project.

Commissioner Karavitis spoke in support of the proposed development project. He requested more information from the Public Works Department regarding the following: proposed bike path, noise control, and light pollution plan.

Commissioner Pipito concurs with her fellow Trustees.

Commissioner Morgen spoke in support of the proposed development project.

Commissioner Walden requested a provision be added to ensure the bike path is not encumbered. He expressed concern regarding the lack of information for lighting and noise control.

Commissioner Braiman spoke in support of the proposed development project.

Chairman Elisco spoke in support of the proposed development project. He noted the development project includes the largest buffer (approximately 300-feet) in the Village of Northbrook.

Ms. Kohlstedt confirmed the proposed Skokie Valley Trail project (bike trail) is not

located at the mentioned easement. The bike trail is located far west and the closest entry point for the proposed trail is located near Dundee Road.

Commissioner Morgen made a motion to approve a resolution for Docket No. PCD-25-08, 1804-1818 Skokie Boulevard - Rivian, as prepared and submitted by staff; seconded by Commissioner Halperin. On roll call vote, all were in favor. (7 Yes Votes, 0 No Votes)

6) Review of Draft Resolutions

7) Discussion Topics

Michaela Kohlstedt, Deputy Director, reported the next meeting was rescheduled for September 30, 2025, due to lack of quorum. The Commission will consider four time sensitive applications at the next meeting.

8) Remarks for the Good of the Order

Chairman Elisco read a thank you note received from a member of the public addressed to the Plan Commission.

9) Adjourn

Commissioner Halperin made a motion, seconded by Commissioner Morgen to adjourn. On voice vote, a motion to adjourn passed unanimously. Adjourned at 8:21 p.m.

MEMORANDUM

To: Plan Commission
From: Senior Planner Swati Pandey
CC: Deputy Director Michaela Kohlstedt
Date: September 2, 2025
Subject: PCD-25-08: 1804 – 1818 Skokie Road – Rivian Sales and Service Facility

INTRODUCTION

On September 2, 2025 the Plan Commission will conduct a public hearing on an application filed by Edens Tower LLC (the "Applicant") as owner of the property commonly known as 1804 – 1818 Skokie Boulevard (the "Subject Property"), which will be transferred to 1818 Partnership, LLC (the "Proposed Owner"). The applicant proposes to consolidate two parcels into one and in conjunction with Wingspan (the "Developer") develop a single-story Rivian electric vehicle showroom space and service facility on the Subject Property. The following zoning relief is requested:

A. Lot Consolidation to consolidate two parcels into one;

B. Special Permit for a Motor Vehicle Dealer (New & Used) with Open Sales Lot (SIC No. 5510.02);

C. Special Permit for Automotive Repair Shop (SIC No. 7530.00);

D. Variation to reduce the required interior side (south) and rear (west) yards from 5 feet to 0 feet;

E. Variation to reduce the required loading space from 1 to 0;

F. Site Plan Approval; and

G. Approval of any such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant.

A sign has been posted on the Subject Property indicating the time and date of the Plan Commission public hearing. The Applicant has submitted evidence that the mailed notice requirements of the Zoning Code have been satisfied. The Plan Commission hearing was properly noticed in the August 14, 2025 edition of the *Northbrook Star*. To date staff has not received any public comments on the application.

PROPERTY DESCRIPTION

The Subject Property is:

- located on the west side of Skokie Boulevard, north of Tower Road;
- approximately 2.89 acres in size
- improved with several structures including an animal boarding and medical clinic, a contractor business structure, and a vacant multi-story office building in the rear of the property;
- zoned I-1 Restricted Industrial District;
- designated as appropriate for Industrial and Commercial Services in the Comprehensive Plan's Future Land Use;
- surrounded by properties with land uses as depicted on the attached Application Summary;
- not located within the 100-year flood plain; and
- not located in proximity to any areas identified in the Master Stormwater Management Plan.

- The Master Bicycle and Pedestrian Plan does not designate Skokie Boulevard for any bicycle infrastructure.

BACKGROUND INFORMATION

The property is developed with multiple commercial buildings of which some are vacant. The existing buildings include a single-story animal training and boarding kennel; a single-story office building; and a three-story office building.

On January 12, 2016, the property through Ordinance No. 2016-3 received approval for an animal training and boarding kennel facility called Rover's Place. Ordinance No. 2021-5 renewed the original special permit and the facility subsequently has also received administrative renewal (per amended Zoning Code regulation for special permit renewal). Considering the use will cease to exist on the property, the approved documents will become inactive.

Preliminary Review

On May 27, 2025, the Board of Trustees conducted a preliminary review of the request for a vehicle sales and service facility. The Board found the use to be appropriate. An excerpt of the Board of Trustees minutes along with the preliminary site plan is attached for reference, and the meeting, and Board of Trustees commentary can be viewed on the Village website here.

The following is a table of the comments made by members of the Board of Trustees on the preliminary review application and concept site plan:

Trustee	Title	Status	Comments
Kathryn Ciesla	Village President	Present	In-favor of the use
Robert Israel	Trustee	Present	In-favor of the use; sustainability items to be addressed
Heather Ross	Trustee	Present	In-favor of the use
Johannah Hebl	Trustee	Present	In-favor of the use
Joy Ebhomielen	Trustee	Present	In-favor of the use
Michelle Kohler	Trustee	Present	In-favor of the use
Matt Cassidy	Trustee	Present	In-favor of the use

Staff Review

Prior to scheduling a public hearing the application underwent the standard review process and was reviewed by the following departments/entities:

- Development and Planning Services (Planning & Zoning)
- Sustainability
- Public Works Department (Engineering and Tree Preservation)
- Stormwater Consultant
- Fire
- Police
- Village Attorney

Staff reviewed the application and provided comments and requested revisions and information through the review process. All departments have approved the application to proceed for a public hearing. Any comments pending are to be reviewed at the time of site work and building permit submittal.

Included with the material submitted by the Applicant are the responses to those questions as well as staff review comments.

Compliance with Village Plans

- The Comprehensive Plan identifies the property for Industrial and Commercial Service uses which is intended to provide areas to accommodate "heavier commercial service uses".
    - The property is also identified within the 'Special Study Area' of the Skokie Boulevard Corridor which is part of the Comprehensive Plan. The Study (attached) highlights the goal and policies for this area to encourage "high quality commercial and multi-use area". The Study "encourages uses that complement existing land uses and businesses" –Skokie Boulevard has other existing high quality vehicle dealerships.
- The Village's Bicycle and Pedestrian Plan does not designate Skokie Boulevard for any bicycle infrastructure. However, the Skokie Valley Trail Phase 2 (west of the property) has been identified for a Shared-Use Path (facilities separated from roadways for use by bicyclists and pedestrians).

PROPOSED PROJECT

- The Applicant is proposing to demolish all existing structures on the property, consolidate two parcels, and construct an electric vehicle dealership for sales and service facility. Rivian Sales, Service, and Distribution Center will occupy the facility and operate the business. The proposed use is considered a motor vehicle dealer with open sales lot and an automotive repair shop per the Zoning Code; both of which are allowed as a special permit in the I-1 Restricted Industrial District. The attached narrative from the Applicant provides a detailed description of the proposed use for the Subject Property.
- ***Layout***: The Subject Property has two existing curb-cuts on Skokie Boulevard, both of which will remain; however, they will be widened to accommodate car carrier deliveries. A single-story vehicles sales and service building will be centrally located on the site, with parking areas around it as shown on the site plan. Both curb-cuts allow two-way access at the front portion of the property, near the building entrance. The southern curb-cut provides access to the rear of the property for circulation, while access and circulation from the north parking lot is limited to one-way traffic moving from west to east. There is no pedestrian sidewalk in front of the Subject Property. The proposed site plan is attached.

  A single-story rectangular building is proposed located centrally on the Subject Property. A 155-space parking lot is located on the north and south side of the building; with two-way circulation aisle. The parking lot will be used for customer, employee as well as outdoor storage of vehicle inventory. The Applicant has proposed two underground vaults, located within the parking lot area for stormwater detention purposes. Public Works and the Village's stormwater consultant have reviewed and approved the detention design subject to final site work permit approval.
- ***Building***: The Applicant has proposed a single-story 34' tall building. The facility will be 39,150 square-feet in area with the front entrance facing Skokie Boulevard.
- ***Services & Operations***: The primary services include electric vehicle sales, and repair, parts and vehicle storage, educational demonstration drives, and related services. There will be no collision repair or paint work at this site. There will be a total of 63 employees including full and part-time employees/contractors. Employees will be working shifts, so not all 63 employees will be onsite at once. All repair work will be limited to indoors only. The hours of operation is noted below:
    - Customer facing hours:
        - Sales: Monday to Saturday: 9:00am – 8:00pm
        - Services: Monday to Saturday: 8:00am – 5:00pm
        - Sunday closed
    - Service employees:
        - Monday to Saturday: 24 hours; shifts based on general operations
        - Sunday closed

- ***Parking***: The parking requirement for the proposed use is 3 space per service bay plus one space per employee. The property has proposed 155 parking spaces on-site. Based on the 13 service bays and 63 employees, 102 parking spaces would be required. The proposed parking will comply with the requirements of the Zoning Code.
- ***Loading***: The Applicant is requesting a loading space variation. The details are discussed later in the report.
- ***Trash Area***: A trash enclosure is located on the south side of the building, along the property line. The enclosure is 6'4" tall.
- ***Landscaping***: A landscape plan has been provided by the Applicant. Parking lot screening on the east side, and interior parking lot landscaping are all in compliance with the landscaping requirements within the Zoning Code. A mix of trees, deciduous shrubs, and grass are shown on the plan. The Village's tree preservation officer has reviewed and approved the plan subject to final site work permit approval.
- ***Fence***: There is an existing perimeter fence around portions of the property (location depicted on the site plan); no new fence is proposed.
- ***Signage***:
    - ***Wall***: The Applicant proposes installation of two wall signs on the building. Both wall signs are white channel letters stating the business name, "Rivian"; mounted to the building facade. The first wall sign is proposed on the front facade, while the second sign is on the south facade. The proposed wall signs are in compliance with the requirements of the Zoning Code.
    - ***Ground***: The Applicant has proposed one eight-foot-tall ground sign for the Subject Property located near the Skokie entrance. The sign is in compliance with the requirements of the Zoning Code.

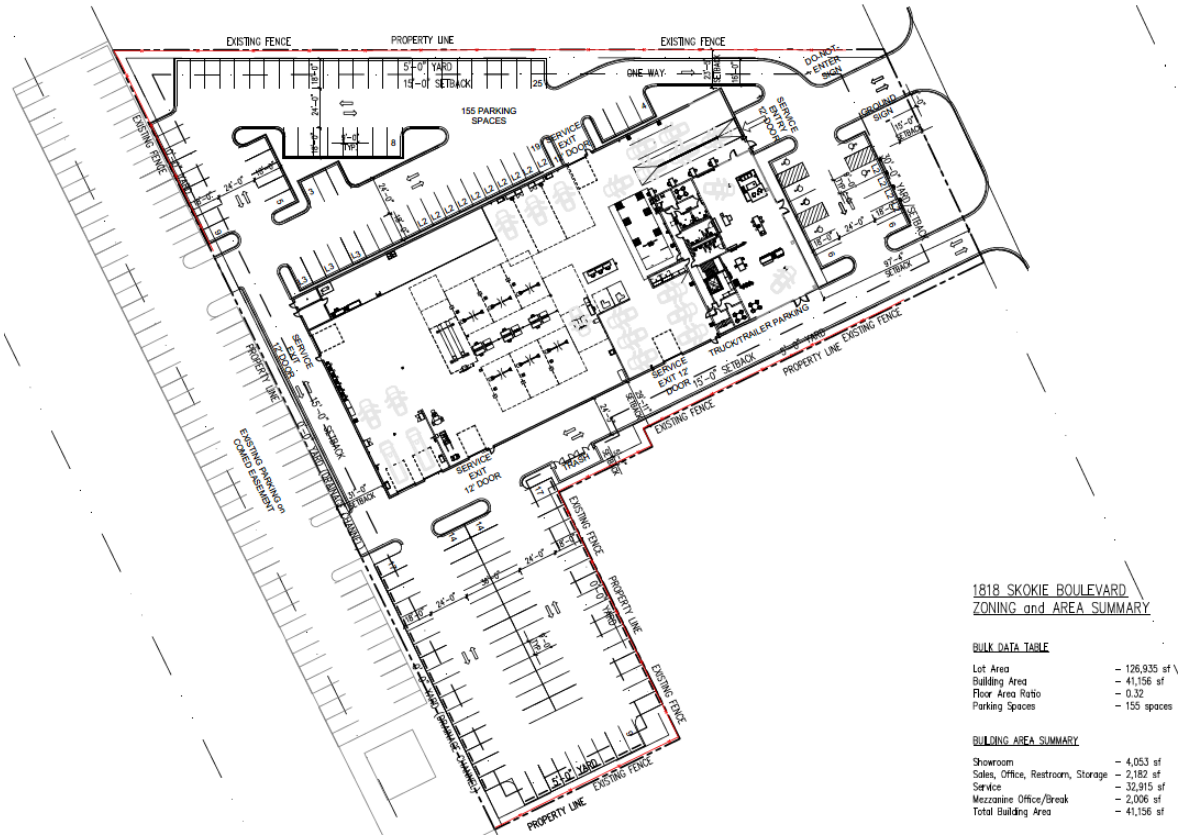


Figure 1: Proposed Site Plan

SUSTAINABILITY

Following the adoption of the Climate Action Plan (CAP), it is important to reference action items found in the CAP as they relate to development proposals. The Village's Sustainability Coordinator has drafted a Sustainability Addendum attached to this report, which goes into further detail on CAP items that are relevant to the Subject Property and the proposed plan.

ZONING RELIEF

Lot Consolidation

Consolidation of land is considered a minor subdivision procedure under the Northbrook Subdivision and Development Code and typically does not require a public hearing or review by the Plan Commission, unless the property is being developed and requires zoning relief or if the application is referred to the Plan Commission by the Village Board of Trustees.

The Applicant is requesting to consolidate two lots into one lot of record so that they can construct a vehicle dealership and repair facility and develop the property as one parcel. All parcels are under single ownership, and the owner has provided consent to this request. The Applicant has submitted a Plat of Consolidation, which has been reviewed and approved by staff and Village Attorney.

Special Permit

Two special permits are requested through this application as listed below:

A. Special Permit for a Motor Vehicle Dealer (New & Used) with Open Sales Lot (SIC No. 5510.02); and

B. Special Permit for Automotive Repair Shop (SIC No. 7530.00).

The Plan Commission and Board of Trustees must consider the general standards for special permit established in Paragraph 11-602 E1 of the Zoning Code when deciding whether to grant the requested special permits. These standards include the following:

1) Is the proposal in compliance with the Zoning Code and Official Comprehensive Plan?
2) Will there be any adverse impact upon adjacent properties?
3) Will the proposed use interfere with the orderly development of adjacent properties?
4) Are there adequate public facilities to serve the development?
5) Will the use cause undue traffic congestion?
6) Will the development cause loss of significant environmental or historical features?
7) Will the use comply with other applicable Village standards?

The specifics for each of these special permits, as they relate to the above listed standards, is discussed below. The Applicant has included a statement of justification with their application materials addressing the above items. This information is attached to this report with the additional material submitted by the Applicant for review.

Motor Vehicle Dealer (New & Used) with Open Sales Lot:

The Applicant has stated that their use complies with the Industrial and Commercial Service land use requirements per the Comprehensive Plan. The use is compatible with other dealerships in the vicinity. The Applicant has stated that there will be adequate parking as well as loading/unloading will be occur on-site with no traffic impact.

Automotive Repair Shop:

The Applicant has stated that the "building fits within the context and character of the adjacent neighborhood". A new stormwater detention system will be installed which will be an improvement on the property. The Applicant has stated that all repair work will occur inside the building with no impact on the surrounding properties.

Variations

In addition to the above noted relief, the Applicant has also requested the following:

- *Yard Variation*: to reduce the required interior side (south) and rear (west) yards from 5' to 0' to accommodate the proposed parking lot;
- *Loading Space*: In addition to the above noted relief, the proposed site plan requires a variation to reduce the required number of loading space from 1 to 0. The Applicant has stated that given the nature of the use, the facility does not require a 10'x25' loading space; and the layout of the proposed facility does not accommodate a loading space of this size. In order to add a loading space, it would require eliminating required parking spaces. The Applicant has stated that there is ample area on the property for loading/unloading to occur safely, including but not limited to along the rear property line, adjacent to the ComEd easement area.

SUMMARY

In reviewing this request, staff suggests the Plan Commission consider the following policy questions:

1) Is the proposed electric vehicle dealership an appropriate use on the Subject Property?
2) Is it appropriate to consolidate two parcels into one lot of record?
3) Is it appropriate to grant the following special permits in I-1 District? Any operational limitations?
    a) Special Permit for a Motor Vehicle Dealer (New & Used) with Open Sales Lot (SIC No. 5510.02); and
    b) Special Permit for Automotive Repair Shop (SIC No. 7530.00).
4) Is it appropriate to grant variations to reduce the requirement for:
    a) interior side (south) and rear (west) yard from 5 feet to 0 feet; and
    b) loading space from 1 to 0;
5) Are there any specific concerns the Board has regarding the overall project design such as:
    a) the layout of the development;
    b) adequate circulation for vehicles;
    c) the buffers being provided along the periphery; and
    d) access and curb-cut to the site from the Skokie Blvd.

Staff has prepared the attached draft resolution for consideration by the Commission. If the Commission should choose to amend and/or take action on this resolution, it would be **Resolution No. 25-PC-15.**

The Applicant and staff will attend the September 2, 2025 Plan Commission meeting to answer any questions.

MEMORANDUM

To: Plan Commission
From: Kate Carney, Sustainability Coordinator
cc: Amy McEwan, DPS Director
Date: September 2, 2025
Subject: PCD-25-08: 1804-1818 Skokie Rivian – Sustainability Addendum

Northbrook's Climate Action Plan (CAP) calls to foster sustainability and reduce 80% of community-wide carbon emissions by 2050 through strategic planning and action item implementation. With CAP adoption, development proposals are reviewed with respect to best environmental practices.

Village staff provided Sustainability Comments in response to all submittals for the proposed planned development solely regarding applicable measures from the CAP. Under each section are a list of Climate Action Plan items as they relate to the proposed development. Staff confirms the proposed project partially addresses CAP items requested of the Applicant.

Of the items presented to the Applicant 92% were fully realized according to CAP standards, to the extent detailed below in italics. **Staff comments noted in bold.**

Transportation and Land Use
In the Transportation and Land Use section of the CAP, recommendations are made to enhance active mobility and fossil fuel-free transit:

TL 5- 8 Confirm whether EV charging stations will be installed for patron use. If this will not be realized, consider including capabilities for future electric vehicle charging installation. This could include conduit, wiring, electrical service panels, and power capacity near parking areas, terminated in outlets or junction boxes to meet demand for at least 2 EV charging ports.

Applicant response: Rivian will have EV stations available for Patron use

TL 5- 9 Identify and promote information on grants, incentives, and rebates available to the public for adoption of EV charging equipment and EV vehicles. Work with the Village to address barriers and educate residents about the benefits of EVs.

Applicant response: Rivian staff and educational installations will be available inside the service center to help educate the public on EV benefits. The public is welcome to schedule demonstration drives to be educated on EV use.

TL 7- 1 The Village has enacted a nine-month ban on gas powered leaf blowers – ensure compliance on site.

Applicant response: Rivian will work with landscape vendors and encourage use of non-gas powered leaf blowers.

Buildings and Energy
The Building Energy section of the CAP provides the following items pertaining to reducing our community-wide carbon footprint and preserving wildlife:

BE 2- 1 Consider conducting a Solar PV Site Assessment. Assessment should include estimated installation cost, and projections for both energy generation potential and economic payback potential over a minimum

20-year timeframe. Based on the Solar PV Site Assessment, consider incorporating renewable energy installation to offset emissions generated from the development. Work with CPACE, Illinois Shines, or similar programs for incentives. If installation will not be realized, confirm reserved space for solar-ready roof zone and plan for structural design loads and electrical service to allow for future installation of a dual pole circuit breaker if possible.

Please indicate whether development plans to investigate feasibility of onsite solar installation.
Applicant response: The owner will explore the feasibility of onsite solar installation. Please note the development is designing the roof trusses to accommodate the additional weight of potential future installation of solar panels.

BE 2- 2 If the site is suitable, make the buildings solar ready.

Please indicate whether development will make building solar ready if installation during construction period is not feasible.
Applicant response: The roof trusses have been designed to accommodate the additional weight of potential future installation of solar panels.

BE 4- 1 Consider green power purchase options such as those provided by ComEd and Nicor.

Please acknowledge if the development will consider utilizing green power purchase options for energy needs onsite.
Applicant response: The owner will explore and consider utilizing green power purchase for the development.

BE 5- 1 Explore opportunities for the property to utilize smart lights that can save energy through conservation. Achieve 100% LED installation if possible.

Applicant response: Typical light fixtures installed in Rivian projects are LED fixtures.

BE 5- 2 Consider establishing a Green Building policy with clear energy efficiency goals.

Applicant response: Sustainability is a fundamental concept at Rivian. Rivian advocates sustainable practices throughout all stages of design, from MEP design to furniture selection.

BE 5- 4 Require purchase and installation of ENERGY STAR appliances when available.

Please indicate whether ENERGY STAR or other energy efficient appliances will be utilized where possible.
Applicant response: The project will incorporate ENERGY STAR and other energy-efficient appliances where possible.

BE 7- 2 Consider the benefits of replacing fossil fuel burning heating equipment with air-source heat-pumps, or other efficient electric heating options in development.

Applicant response: This service center will be designed with electric heat.

Waste Management
The CAP points to procedures that may facilitate waste reduction (with a goal of at least 50% landfill wasted diverted by 2030) in its Waste Management section:

WM 1- 1 Consider phasing out single-use products. This would apply to (but not limited to) bags (both paper and plastic), utensils, napkins, and take-out containers.

Applicant response: Service centers have minimal single use products for staff and public.

WM 2- 3 Reduce construction and demolition waste by ensuring that strong recycling and reuse

requirements are met for all building-related permits Village-wide. Required compliance with Cook County's construction and demolition requirements including waste management plans. Partner with Habitat, reuse, etc.

Applicant response: GC will comply with recycling and reuse request throughout construction period.

WM 2- 5 Assure compliance with the Cook County Construction & Demolition Debris Diversion Ordinance and encourage contractors and subcontractors to exceed minimum requirements where applicable.

Applicant response: GC will comply with debris diversion ordinance request throughout construction period.

WM 2- 7 Consider contracting recycling and compost collection services.

Applicant response: Rivian will contract recycling and compost collection services.

Water and Wastewater
In the Water and Wastewater category, the CAP states to prioritize mitigating stormwater before it enters the sewer system through multiple capture techniques:

WW 1- 1 Consider landscaping practices that reduce water consumption and chemical use on site.

Please consider for design/policies and respond.
Applicant response: All plant material has been specified based on its tolerance for drought and urban conditions.

WW 1- 2 Reduce landscaping water use with water-efficient irrigation systems, grass replacement, and planting native and drought-resistant trees and vegetation in landscaping plans.

Please consider for design/policies and respond.
Applicant response: The use of drought-resistant and native plant material was considered in the planting plan design. Approximately 50% of the plant species specified on the plan are Native or Nativar varieties.

WW 1- 4 Consider utilizing water conservation programs that focus on outdoor irrigation, which may also support better identification of water-related carbon sequestering opportunities such as using soil amendments, native grasses and proper tree watering.

Please consider for design/policies and respond.
Applicant response: Native grasses and groundcovers have been specified on this project.

WW 2- 1 Prioritize managing stormwater before it enters the sewer system through a combination of overland flow, detention, and infiltration strategies (for example, permeable surfaces) where feasible.

Please explain how this has been considered in the stormwater plan.
Applicant response: Stormwater detention and infiltration is provided on site within the proposed underground storage systems. These systems have open bottoms to allow for water infiltration. Stormwater release from the site is restricted per the Village release rates.

WW 2- 3 Consider revegetation, tree preservation planting and maintenance, de-paving and porous pavement, green infrastructure like bioswales and Eco-roofs in site development.

Please consider for design/policies and respond.
Applicant response: Stormwater detention and infiltration is provided on site within the proposed underground storage systems. These systems have open bottoms to allow for water infiltration. Stormwater release from the site is restricted per the Village release rates.

WW 3- 3 Reduce or offset impervious surfaces where possible, and consider use of lighter colored pavements and building materials to lessen the impact of urban heat island effect.

Please consider for design/policies and respond.
Applicant response: The project will utilize a white roof membrane to reduce the impact of urban heat island effect.

Greenspace and Ecosystem Health
The Plan's Greenspace category includes the following for expansion of tree canopy coverage, transforming beneficial lawns, and mitigation of heat island impacts:

GS 1- 12 Plan for diversity of native tree cover and performance-based tree island within landscaping plan and parking lots with goals on percentage of pavement shaded. Consider a mix of canopy trees, shrubs, groundcovers, and raingarden components appropriate to the lot and its surroundings in any new landscaping where possible.

Please consider for design/policies and respond.
Applicant response: A mix of canopy trees, shrubs, groundcovers and native grasses and forbs have been specified for this plan with a special consideration of the canopy cover at the parking areas.

GS 2- 5 Consider including exterior lighting design a policy to protect native plants, species, biodiversity, and improve night sky quality.

Please consider for design/policies and respond.
Applicant response: All parking lot lighting fixtures will include cut-off shields and will be operated to prevent light spillover and sky-reflected glare in compliance with Village requirements.

GS 2- 7 Consider eliminating neonicotinoids and reduce use of long-lasting chemical pesticides for landscaping.

Please consider for design/policies and respond.
Applicant response: Neonicotinoids and long-lasting chemical pesticides use will be minimized.

GS 4- 8 Consider utilizing shade and water absorbing trees and replacing turf landscaping with native prairie, wild flower, and savanna plantings.

Please consider for design/policies and respond.
Applicant response: Native seed mixes have replaced traditional mowed turf areas in many places on this landscape plan.

Climate Economy
The CAP's section on Climate Economy establishes how the economy is linked to the climate and climate change and outlines methods of resiliency in Northbrook's local economy:

CE 1- 2 Consider participation in the Village's Green Business Program.

Applicant response: Owner will explore participating in the Village's Green Business Program.

RE: Docket No. PCD-25-08: 1804-1818 Skokie Boulevard – Rivian Development

Date: September 2, 2025
To: Northbrook Planning Commission
From: Peter Haller – 205 Astor Place, Northbrook IL 60062
RE: Public Hearing on September 2, 2025 - Rivian Development Proposal

Dear Planning Commission Members,

I am writing as the owner and resident of 205 Astor Pl, Northbrook IL 60062, and community representative of those who have signed this document, to express serious concerns about the proposed Rivian facility at 1804-1818 Skokie Boulevard. While I strongly support appropriate economic development in Northbrook, this proposal as currently designed raises significant compatibility issues with the residential neighborhoods to the West of the site that will impact both our quality of life and property values requiring careful consideration and modification before approval.

Primary Concerns

Noise During and Outside Standard Business Hours

The proposed Rivian facility presents significant noise concerns that extend well beyond typical business hours, particularly impacting nearby residential areas. The service facility's extended operations until 3:00 AM Monday through Friday will generate substantial noise from employee arrivals and departures, vehicle movements, and mechanical operations during traditionally quiet nighttime hours when residents expect peace. The inclusion of a car wash facility at the rear of the property will produce continuous noise from high-pressure water systems, vacuum equipment, and associated machinery. Additionally, the site's function as a regional delivery and service center will necessitate frequent truck loading and unloading operations, particularly during off-peak hours to avoid daytime traffic, creating noise from diesel engines, hydraulic lift gates, and metal-on-metal contact during vehicle transport. The extensive parking areas—including the request for 156 spaces on the main property and additional vehicle storage on the ComEd easement behind the building—will generate ongoing noise from car doors, alarms, and vehicle movements as inventory is shuffled and customers retrieve their vehicles, with sound potentially carrying across the open lot areas to neighboring properties at all hours of operation.

Light Pollution with Inadequate Setbacks and Buffering

The proposed Rivian facility fails to specify any lighting requirements regarding the number of fixtures, light deflectors, or motion sensors that would minimize unnecessary

illumination. With service operations extending until 3:00 AM on weekdays, the facility will require extensive lighting throughout traditionally dark nighttime hours, creating a significant source of light pollution when the community expects darkness. The site lacks natural barriers such as mature trees that could buffer light from spilling onto adjacent properties. The requested exemption for a 0-foot setback (rather than 5-foot code) will push bright commercial lighting directly to property lines, bringing harsh illumination closer to neighboring residential areas. Furthermore, the proposed use of the ComEd easement for additional vehicle storage will extend lighting even further back on the property, projecting commercial-grade illumination deeper into areas that border residential neighborhoods. This approach undermines the community's commitment to reducing light pollution and fails to protect residents from the disruptive effects of excessive nighttime lighting that can interfere with sleep patterns, wildlife habitats, and the natural night sky that the "Lights Out Northbrook" community initiative, Northbrook Climate Action Plan (CAP), and the coming updated Northbrook zoning code (expected end-of-year 2025) seeks to preserve.

Missing Environmental Impact Analysis

The application fails to include critical environmental studies that are essential for evaluating this proposal's impact on residential neighbors. There is no noise impact assessment for late-night (10pm-3am) operations adjacent to residential areas and no lighting impact study to prevent light pollution affecting nearby homes. Approving a commercial development of this scale without understanding its environmental impacts on residential areas violates basic due diligence principles and exposes the Village to future liability. These studies are essential tools for ensuring that development decisions serve the broader public interest alongside economic interests.

Reasonable Solutions

I am not opposed to appropriate development but believe this proposal could be modified to ensure residential compatibility while still serving Rivian's business needs. The following are potential modifications that the Plan Commission should consider, alongside their own solutions, to protect the residents and their constituents:

Operational Restrictions

- Limit service operations to 6:00 AM through 10:00 PM Monday through Saturday
- Prohibit car washes when service doors are open to reduce noise
- Prohibit truck deliveries between 8:00 PM and 7:00 AM
- Restrict weekend service hours to 8:00 AM through 6:00 PM

Enhanced Setbacks and Screening

- Do not grant exemptions for 0-foot setback (Approving a zero-setback variance without demonstrated hardship sets a dangerous precedent that undermines the integrity of Northbrook's zoning code)
- Install 15-foot evergreen landscape buffer along the back of the property
- Northbrook installs 15-foot evergreen landscape buffer on watershed land West of ComEd lands

Environmental Protections

- Mandate comprehensive lighting plan with full cutoff fixtures preventing light spillage beyond property lines, color temperatures not exceeding 2700k, and motion sensor turnoffs.
- Require professional noise impact study with appropriate mitigation measures before approval

Precedent Protections

- Condition any approval on specific operational and design requirements
- Include clear language preventing this approval from being cited as precedent for other zero-setback requests along the corridor

These modifications would provide the transitional buffering that good planning practice requires between intensive commercial and residential uses, while allowing the business to operate successfully and respecting the residents in surrounding neighborhoods.

Community Impact and Request for Action

These concerns reflect broader community interests that extend beyond individual property impacts. Multiple households will be directly affected by noise, lighting, and visual effects from this intensive operation. Property values throughout the neighborhood face potential negative impacts from the introduction of more exhaustive commercial operations. This quiet corridor of the village is at stake, and the precedent set by this decision will influence future development patterns throughout Northbrook.

I respectfully request that the Plan Commission:

1. **DENY the current application** until comprehensive environmental impact studies are completed

2. **REQUIRE** noise and lighting impact assessments before any further consideration
3. **MANDATE** the operational restrictions and buffering measures outlined above as conditions of any approval
4. **REJECT** the zero-setback variance as unnecessary and harmful to neighborhood character
5. **ESTABLISH** clear precedent language preventing this decision from undermining future zoning enforcement

The Commission has both the legal authority and ethical obligation to protect residential neighborhoods from incompatible development. Half-measures or conditional approvals without enforceable standards will fail to address these legitimate concerns. The village's economic interests and residential quality of life are not mutually exclusive—thoughtful development conditions can protect both the community and support appropriate economic growth. However, this requires the Commission to exercise its full authority to ensure compatibility standards are met before approval, not after problems arise.

I plan to attend the September 2nd public hearing and encourage the Plan Commission to visit the site (specifically in the winter-time when there is no leaf-barrier) to understand the residential context of this proposal. Thank you for your careful consideration of these concerns and your commitment to protecting Northbrook's residential neighborhoods.

Respectfully,

Peter Haller
205 Astor Pl
Northbrook, IL 60062
(847) 899-2243
peterjameshaller@gmail.com

CC:
Village Manager Cara Pavlicek
Development & Planning Services Director Amy McEwan
Village Trustees

Community Signatures

By signing this letter, community members affirm their agreement with the concerns and recommendations outlined above regarding the proposed Rivian development at 1804-1818 Skokie Boulevard. Signatories support the request for comprehensive environmental impact studies, reasonable operational restrictions, adequate setbacks with enhanced landscaping, and specific conditions to ensure residential compatibility before any approval is granted.

The undersigned residents and stakeholders urge the Northbrook Planning Commission to carefully consider this collective feedback and take appropriate action to protect neighborhood quality of life while supporting responsible economic development that serves the broader community interest.

1763 Killarney Ln. Northbrook IL 60062 — Address

(1) Ray Schoppa — Name

Signature

1785 Killarney Ln — Address

2 Nancy Carroll — Name

Nancy Jo Carroll — Signature

1780 Killarney Lane — Address

3 Ben Hardiman — Name

Signature

1770 Killarney Lane — Address

4 Patrick Knight — Name

Signature

5

1725 Happ Road — Address

Kyle W. Hiveley — Name

Signature

210 Erin — Address

Mary Kay Clarke — Name

6

Signature

220 Erin Lane Lane — Address

Richard O'Donnell — Name

7

Signature

205 Erin Ln — Address

Emt Paul Kuhr — Name

8

Em J. Kuhr — Signature

1855 Happ Rd — Address

Tom Churchwell — Name

9

Signature

1855 Happ Rd — Address

Cynthia Churchwell — Name

10

Cynthia M Churchwell — Signature

11 1751 N. Killarney Lane Northbrook — Address
Michael Kelly — Name
Signature

12 1739 Killarney Lane — Address
Mary-Susan Dee — Name
MARY-SUSAN Dee — Signature

13 1727 KILLARNEY LN — Address
PIERRE PARTANNE — Name
Signature

14 1700 killarney Ln — Address
Alex Santoskfano — Name
Signature

15 1734 Killarney Ln — Address
Meghan E. Dee — Name
Signature

16 1760 KILLARNEY LN — Address
MAX MEIJER — Name
Signature

225 Astor Place, Northbrook IL 60062 — Address

17 Lamont Wong — Name

Signature

210 Astor Pl — Address

18 Ken Cellak — Name

Signature

215 Astor Pl. — Address

19 Bradley White — Name

Bradley White — Signature

250 Astor Place — Address

20 Michael Hom — Name

Signature

21 Paul Fan — Address

1775 Killarney Ln — Name

W.R. — Signature

Address

Name

Signature

Village Board of Trustees Minutes

Sandra "Sandy" Frum Board Room
1225 Cedar Lane Northbrook, IL 60062
Tuesday, May 27, 2025

Village President Kathryn Ciesla called the meeting to order at 7:30 PM

1. ROLL CALL

Attendee Name	Title	Status
Kathryn Ciesla	Village President	Present
Robert Israel	Trustee	Present
Heather Ross	Trustee	Present
Johannah Hebl	Trustee	Present
Joy Ebhomielen	Trustee	Present
Michelle Kohler	Trustee	Present
Matt Cassidy	Trustee	Present

2. PLEDGE OF ALLEGIANCE

3. MINUTES APPROVAL

A. May 13, 2025 Regular Board Meeting Minutes for Approval

RESULT:	**APPROVED [6 – 0]**
MOVER:	Robert Israel, Trustee
SECONDER:	Johannah Hebl, Trustee
AYES:	Israel, Ross, Hebl, Ebhomielen, Kohler, Cassidy
NAYES:	None
ABSTAIN:	Kathryn Ciesla, President
ABSENT:	None

4. PUBLIC COMMENT TIME

President Ciesla opened public comment by stating that for over 50 years, Northbrook has upheld a public forum for free expression, protected by the First Amendment. The Village does not control or endorse the content displayed.

The Village is aware that a current sign includes a Holocaust-related symbol, which has caused pain, especially in the Jewish community. While intended to support migrants, its imagery has raised understandable concern.

Legally, the Village cannot remove or restrict signs based on viewpoint.

To our Jewish residents: we support you. To all: stand against hate and support one another. Northbrook values free speech and community, even in difficult moments.

The new bonds will add $800K–$1.9M in annual principal payments and around $1M in interest per year. Payments are structured to stay level as older debt decreases. Most funds will go to the Water Fund, which will repay the majority. About $8 million will go to other projects, adding around $650K annually to the tax levy, with minimal property tax impact.

10. PLANNING AND ECONOMIC DEVELOPMENT

A. Preliminary Review of a request by Studio 222 Architects, LLC on behalf of Rivian to redevelop 1804-1818 Skokie Boulevard

RESULT:	**MOTION TO REFER TO PLAN COMMISSION [6 – 0]**
MOVER:	Joy Ebhomielen, Trustee
SECONDER:	Robert Israel, Trustee
AYES:	Israel, Ross, Pepoon, Hebl, Ebhomielen, Kohler
NAYES:	None
ABSTAIN:	Kathryn Ciesla, President
ABSENT:	None

Amy McEwan, Director of Development & Planning Services, discussed an application submitted by Studio 222 Architects, LLC on behalf or Rivian for the property located at 1804-1818 Skokie Boulevard. The applicant is requesting zoning relief to allow a building addition on the property. She provided a brief overview of the following: property's history, zoning, and proposed plan.

She noted the requested relief/primary issues the Village Board should consider.

Trustees Hebl and Israel, and President Ciesla spoke in favor of the application.

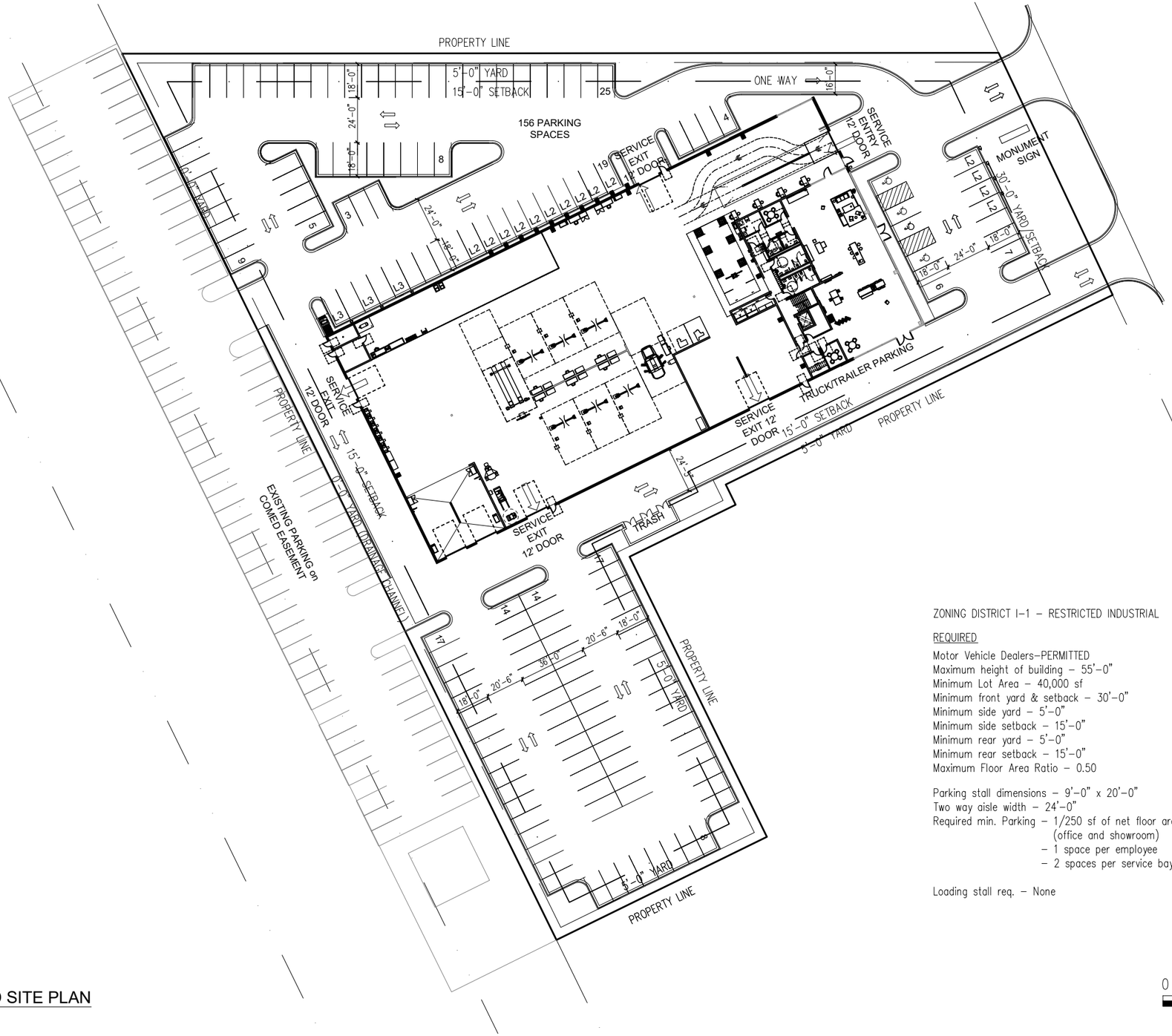
B. Public Hearing to consider a request for a Pre-Annexation Agreement for 3737 Oak Avenue

Trustee Hebl waived the presentation

RESULT:	**MOTION TO OPEN PUBLIC HEARING [6 – 0]**
MOVER:	Robert Israel, Trustee
SECONDER:	Joy Ebhomielen, Trustee
AYES:	Israel, Ross, Pepoon, Hebl, Ebhomielen, Kohler
NAYES:	None
ABSTAIN:	Kathryn Ciesla, President
ABSENT:	None

RESULT:	**MOTION TO CLOSE PUBLIC HEARING [6 – 0]**
MOVER:	Heather Ross, Trustee
SECONDER:	Robert Israel, Trustee
AYES:	Israel, Ross, Pepoon, Hebl, Ebhomielen, Kohler
NAYES:	None
ABSTAIN:	Kathryn Ciesla, President
ABSENT:	None

Trustee Israel suggested a review pre-annexation agreement, as Northbrook's standards have changed and now differ from Cook County and MWRD. It's important to reassess potential impacts



ZONING DISTRICT I-1 – RESTRICTED INDUSTRIAL

REQUIRED	PROPOSED
Motor Vehicle Dealers–PERMITTED	Motor Vehicle Dealers–PERMITTED
Maximum height of building – 55'–0"	Height of building – <55'–0"
Minimum Lot Area – 40,000 sf	Lot Area – 126,935 sf
Minimum front yard & setback – 30'–0"	Front yard & setback – 30'–0"
Minimum side yard – 5'–0"	Side yard – 5'–0"
Minimum side setback – 15'–0"	Side setback – 15'–0"
Minimum rear yard – 5'–0"	Rear yard – 0'–0"
Minimum rear setback – 15'–0"	Rear setback – 15'–0"
Maximum Floor Area Ratio – 0.50	Floor Area Ratio – 0.32
Parking stall dimensions – 9'–0" x 20'–0"	Parking stall dimensions – 9'–0" x 18'–0"
Two way aisle width – 24'–0"	Two way aisle width – 23'–6" (rear lot only)
Required min. Parking – 1/250 sf of net floor area (office and showroom) – 1 space per employee – 2 spaces per service bay	Parking – 8,000/250 – 32 spaces (office and showroom assumed area) – 63 emp. assumed x 1 – 63 spaces – 20 bays assumed x 2 = 40 spaces
	Total required Parking – 135 spaces
Loading stall req. – None	Loading stalls – None (loading/unloading along south drive aisle

0 60' 120'

SCALE: 1" = 60'-0"

PROPOSED SITE PLAN

1" = 60'-0"

WINGSPAN DEVELOPMENT GROUP

STUDIO 222 ARCHITECTS

1818 SKOKIE BOULEVARD
NORTHBROOK, ILLINOIS

PROJECT NUMBER: 22036

04/16/2025

1.0

northbrook

DEVELOPMENT & PLANNING SERVICES DEPARTMENT

FORMAL APPLICATION – ZONING & SUBDIVISION RELIEF**

Prior to submitting this formal application, the matter must first be reviewed as a preliminary application by the Village Board of Trustees. If the Board has not yet reviewed your preliminary application, please contact the Department of Development & Planning Services to learn what is required. The following materials are the minimum required for the processing of a formal application by the Village of Northbrook's Plan Commission and Board of Trustees. A public hearing or public meeting for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. If you have questions regarding the completion of this application please contact the Development & Planning Services Department at 847-664-4050.

Applications for zoning relief from the Zoning Board of Appeals must use a different application form.

The initial submittal MUST contain:

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

Applicant Information

Legal Name Edens Tower, LLC

Company Edens Tower, LLC

Address 1810 Skokie Blvd

City, State, Zip Northbrook, IL 60062

Phone No. 312-927-5740

Email djalwattar@gmail.com

Primary Contact Person

Name John Madeja

Company Studio 222 Architects, LLC

Address 901 W. Jackson Blvd., Suite 500

City, State, Zip Chicago, IL 60607

Phone No. 312.850.4970

Email jmadeja@s222arch.com

Consultants *(as applicable)*

Attorney

Name Brian Connors

Company Huck Bouma

Address 1755 S. Naperville Rd, Suite 200

City, State, Zip Wheaton, IL 60189 Phone No. 630-344-0849

Email bconnors@huckbouma.com

Civil Engineer

Name Brandon Barker

Company Spaceco

Address 9575 W. Higgins Rd., Suite 700

City, State, Zip Rosemont, IL 60018

Phone No. 847.696.4061

Email bbarker@spacecoinc.com

Architect/Planner

Name John Madeja

Company Studio 222 Architects, LLC

Address 901 W. Jackson Blvd., Suite 500

City, State, Zip Chicago, IL 60607

Phone No. 312.850.4970

Email jmadeja@s222arch.com

Other

Name

Company

Address

City, State, Zip

Phone No.

Email

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

Site Location/Address: 1804, 1810, and 1818 Skokie Boulevard

Property Index Numbers: 04-13-107-021, 04-13-107-020

Size of Property: 126,935 sf/2.91 acres (square feet/acres)

Size of Building Space, if applicable: 39,205 sf (square feet)

Comprehensive Plan Land Use Designation[1]: Major Corridor Multi Use

Current Zoning: I-1 Restricted Industrial District

Current Use of the Property: Vacant office building, animal boarding, and office

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

Requested Action(s) *(check all that are applicable)*

- ☐ Comprehensive Plan Amendment
- ☐ Annexation (*separate form required*)
- ☐ Rezoning from _____ to _____
- ☒ Special Permit for Motor vehicle sales with open sales lot and automotive repair shops
- ☐ Renewal of Special Permit Ord. No. _____
- ☐ Amendment to Existing Special Permit Ord. No. _____
- ☒ Site Plan Approval
- ☐ Zoning Code Text Amendment
- ☒ Zoning Variation (in conjunction with other relief) for Setbacks and loading space
- ☐ Planned Development - Concept Plan
- ☐ Planned Development - Final Plan
- ☐ Subdivision - Tentative Plat
- ☐ Subdivision - Final Plat
- ☐ Subdivision - Variations/Waiver for _____
- ☐ Exception for _____
- ☐ Other _____

☒ **Plat of Survey & Parcel Legal Description(s)**

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

☒ **Conformity with Comprehensive Plan**

Include a written statement explaining the conformity, or lack of conformity, of the approval being requested to the Village's Official Comprehensive Plan and Official Map. Where the approval being requested does not conform to the Official Comprehensive Plan or Official Map, provide reasons justifying the requested approval.

☒ **Surrounding Property Owners Addresses**

Please attach the names and mailing addresses of all property owners of record (not tenants) within 250 feet of the property, excluding public rights-of-way, based on current County tax records. See page10 of this document for instructions on how to obtain the addresses.

[1] As found on the Village website www.northbrook.il.us/Government/Departments/Planning/GIS/index.php

Site Ownership and Control

Current Property Owner Information

Legal Name: Edens Tower, LLC

Primary Contact: D.J. Alwattar
Address 2208 Wilmette Ave.
City, State, Zip Wilmette, IL 60091
Phone No. 312-927-5740
Email djalwattar@gmail.com

Proposed Property Owner Information

Legal Name: 1818 Partnership, LLC

Primary Contact: Christopher Coleman
Address 1001 Feehanville Drive
City, State, Zip Mount Prospect, IL 60056
Phone No. 847-394-6200
Email ccoleman@nicholasfoc.com

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

- ☒ Deed
- ☐ Title Policy or Title Commitment ***(Required for Subdivision Applications & Plats of Consolidation Applications)***
- ☐ Certified Copy of Trust Agreement OR a simple Affidavit Identifying Trust Beneficiaries

☒ **Complete Attachment A, listing all individuals/entities that have a beneficial interest in the legal entity that currently owns the property**

☒ **Complete Attachment B, listing all individuals/entities that have a beneficial interest in the legal entity that is proposed to own the property upon receiving necessary approvals.**

Applicants Involvement with the Property

If the Applicant does not own the property, please also provide documentation showing the applicant's interest in the property *(Check which document is attached. The dollar amounts in documents may be blacked-out):*

- ☐ Owner (see the previous box)
- ☐ Real Estate Contract
- ☐ Lease
- ☐ Other _____

☐ **Complete Attachment C, listing all individuals/entities that have a beneficial interest in the legal entity that is the Applicant.**

Additional Required Attachment(s)

Submit all relevant attachments specified in the below worksheet(s) that correspond with your application request(s) selected on page two of this application; the worksheets can be found on the Village of Northbrook website www.northbrook.il.us, as well as in the Community Planning Department in the Village Hall. *(Check all that are applicable)*

- ☐ Comprehensive Plan Amendment Worksheet
- ☐ Annexation Worksheet
- ☐ Rezoning Worksheet
- ☒ Special Permit Worksheet
- ☒ Site Plan Approval Worksheet
- ☐ Zoning Code Text Amendment Worksheet
- ☒ Zoning Variation Worksheet
- ☐ Planned Development Worksheet- Concept Plan
- ☐ Planned Development Worksheet- Final Plan
- ☐ Subdivision Worksheet – Tentative Plat
- ☐ Subdivision Worksheet - Final Plat
- ☐ Subdivision Worksheet - Variations/Waiver
- ☐ Zoning Exception Worksheet
- ☐ Condominium Conversion Worksheet
- ☐ Plat of Consolidation Worksheet

Filing Fees

All applications require payment of a non-refundable fee, as well as additional funds that are held in escrow to off-set anticipated recoverable expenses. Please attach a check with your application and indicate below the amount of the fee submitted. A copy of the fee schedule is attached to the application form.

$_____ Amount of Non-Refundable Fee

$_____ Amount of Escrow

$_____ Total Application Fee (Non-Refundable Fee plus Escrow)

The escrow covers such items as Village attorney time (currently billing at approx. $400.00 per hour), public notice expenses, public meetings ($50.00 per mtg), & staff review time. If these expenses exceed the initial escrow deposit, the applicant is responsible for additional payment to the Village prior to completing approval process. If the expenses are less than the escrow deposit, the applicant will be issued a refund.

Northbrook Ethics Code *(potential conflicts of interest)*
On a separate sheet of paper list the name, address, nature, and extent of any current or potential interest that any Village officer or employee may have in, or with respect to the owner, the applicant, or the property. **If none, check here:** _____
(For more information, see Sections 2-71 through 2-85 of the Northbrook Municipal Code located on our website, or pick-up a copy of the Northbrook Ethics Code booklet in the Development & Planning Services Department at the Village Hall)

Repeat Application

Has any other application for this property been submitted to the Village and denied within the last two years?
____ yes __X__ no (check one)
If yes, attach a statement of the grounds justifying reconsideration (See Zoning Code Sec. 11-302).

Applicant/Owner Acknowledgments

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

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

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

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

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

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

Signature of Applicant: _____ **Date** 6/17/2025
Print Name & Title: JOHN MADEJA, PRINCIPAL

Signatures of Property Owner(s): _____ **Date** 6/17/2025
Print Name & Title: DJ ALWATTAR **Property Address:** 1818 SKOKIE BLVD

****If more than one applicant or property owner, please copy this page and have additional applicants/property owners sign form.**

***Note:** Village review and approval of rezoning, special permit, and subdivision applications may be dependent upon the Applicant first receiving necessary approvals from State and County regulatory agencies such as, but not limited to, the Illinois Department of Transportation, Illinois Environmental Protection Agency, the Metropolitan Water Reclamation District of Greater Chicago, & the Cook County Highway Department.*

ATTACHMENT A: Current Property Owner – Beneficial Interest

Please check which of the following describes the current property owner's beneficial interest in the property and complete this sheet as instructed for each type of beneficial interest:

☐ Corporation	If **current property owner** is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
☑ Partnership or LLC	If **current property owner** is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
☐ Trust	If **current property owner** is a trust, please provide the trust number _____ and name and address of the Trustee _____ _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the **current property owner** in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: Jamal Alwattar Irrevocable Trust dated January 24, 2025
Address: 16009 W. Woodbine Circle Vernon Hills, IL 60061
Ownership or Trust Interest: 50 %

Name: Salwa Alwattar Irrevocable Trust dated January 23, 2025
Address: 16009 W. Woodbine Circle Vernon Hills, IL 60061
Ownership or Trust Interest: 50 %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

ATTACHMENT B - Proposed Property Owner – Beneficial Interest

Please check which of the following describes the proposed property owner's beneficial interest in the property and complete this sheet as instructed for each type of beneficial interest:

☐ Corporation	If the **proposed property owner** is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
☒ Partnership or LLC	If **proposed property owner** is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
☐ Trust	If **proposed property owner** is a trust, please provide the trust number _____ and name and address of the Trustee _____ _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the **proposed property owner** in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: Edens Tower, LLC

Address: 2208 Wilmette Ave
Wilmette, IL 60091

Ownership or Trust Interest: 50 %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: 1818 Manager, LLC

Address: 1001 Feehanville Drive
Mount Prospect, IL 60056

Ownership or Trust Interest: 50 %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

SPECIAL PERMIT WORKSHEET

In addition to submitting the *Formal Application* form for a special permit application, the Applicant must include the following information with your application. A public hearing for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. All of the required application materials must be submitted to the Department of Development & Planning Services.

The initial submittal MUST contain:

☒ **1 electronic version (PDF)** of all application materials submitted in a format as described on the last page of the Formal Application form.

REQUIRED MATERIALS FOR SUBMISSION

- **Written Explanation of Application Request**
  Attach a written statement explaining the proposed application. This letter should include the following applicable items, as well as any other pertinent detailed information pertaining to the request: hours of operation, number of employees, number of existing parking spaces on site, if the building has multiple tenants please list what the other tenant businesses are, if any existing buildings are being demolished, will the site be reconfigured, and if there will there be any included outdoor activity or uses.

- **Standard Industrial Classification Number & Description**
  Include on the line provided below the SIC (Standard Industrial Classification) number and description for the requested Special Permit Use. This number and description can be found in the Village of Northbrook Zoning Code or by contacting the Development & Planning Department. Every use contains a related SIC number and description.
  SIC Number & Description: 5510.02 - MOTOR VEHICLE DEALERS WITH OPEN SALES LOTS

- **Visual Representation of Special Permit Request**

  ❑ **Applications without Site Improvements Include: Graphic Depiction of Application Request**
  Attach a graphic depiction of the following, as appropriate, to illustrate the proposed special permit being requested:
    - parking information (location of spaces in relation to use;)
    - general floor plan;
    - building elevations (if the exterior is to be modified);
    - proposed exterior signs.

  -or-

  ☒ **Applications with Site Improvements Include: Site Plan Approval Worksheet Requirements**
  If the requested Special Use Permit application involves any site modifications (i.e. construction or renovation of any structure(s), addition or expansion of a parking lot, relocation of driveway(s), removal or addition of trees, etc.) the Applicant must also submit a **Site Plan Approval Worksheet**.

REQUIRED MATERIALS FOR SUBMISSION *(continued)*

- **Statement of Justification**

A written statement of need for the requested special permit is required. The statement should address each of the below Standards for Special Permit Applications established in Subsection 11-602 E of the Zoning Code and listed below. The staff, Plan Commission and Board of Trustees will use these standards in making a determination whether or not the proposed activity is appropriate. ***Please complete the below form (use additional paper if needed) and submit this form with the Formal Application. Please provide detailed responses for each item. Do not merely state for instance for Item (b) that "Our proposed project will not have substantial or undue adverse effect……" You must state what specifically about your project will not have undue adverse effect.***

(a) Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.

SEE ATTACHED

(b) No Undue Adverse Impact. The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.

SEE ATTACHED

(c) No Interference with Surrounding Development. The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

SEE ATTACHED

(d) Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

SEE ATTACHED

(e) No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

SEE ATTACHED

(f) No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic feature of significant importance.

SEE ATTACHED

(g) Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

SEE ATTACHED

STATEMENT OF JUSTIFICATION FOR SPECIAL PERMITS

5510.02 MOTOR VEHICLE DEALERS WITH OPEN SALES LOTS

(a) Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.

Motor vehicle dealer with open sales lots is in harmony with the general and specific purposes of this Code and the Official Comprehensive Plan. The project is located in the Major Corridor Multi-Use category of the Future Land Use Map. The MU-MC classification is "intended to provide areas to accommodate a mixture of higher density multifamily housing, retail, restaurant, business and professional offices, personal and business services, as well as entertainment, fitness, and religious and other membership organizations that are predominately integrated horizontally on a development site."

(b) No Undue Adverse Impact. The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.

The proposed development will be built consistent with required municipal and governmental approvals. The building fits within the context and character of the adjacent neighborhood, with other dealerships occupying adjacent properties to the north.

(c) No Interference with Surrounding Development. The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

The project size, scale and height are appropriate and consistent for the location and designed as to not interfere or negatively affect surrounding property.

(d) Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

The proposed project is adequately served by existing utilities and will not adversely impact such services. A new stormwater management system will be installed as part of this development.

(e) No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

The development and site layout is designed so that no undue traffic congestion will be created by providing adequate parking and loading facilities as well as site ingress and egress.

(f) No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic feature of significant importance.

There are no significant natural, scenic or historic features on the site.

(g) Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

The project will comply with the applicable provisions of this Code.

SPECIAL PERMIT WORKSHEET

In addition to submitting the *Formal Application* form for a special permit application, the Applicant must include the following information with your application. A public hearing for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. All of the required application materials must be submitted to the Department of Development & Planning Services.

The initial submittal MUST contain:

☑ **1 electronic version (PDF)** of all application materials submitted in a format as described on the last page of the Formal Application form.

REQUIRED MATERIALS FOR SUBMISSION

- **Written Explanation of Application Request**
  Attach a written statement explaining the proposed application. This letter should include the following applicable items, as well as any other pertinent detailed information pertaining to the request: hours of operation, number of employees, number of existing parking spaces on site, if the building has multiple tenants please list what the other tenant businesses are, if any existing buildings are being demolished, will the site be reconfigured, and if there will there be any included outdoor activity or uses.

- **Standard Industrial Classification Number & Description**
  Include on the line provided below the SIC (Standard Industrial Classification) number and description for the requested Special Permit Use. This number and description can be found in the Village of Northbrook Zoning Code or by contacting the Development & Planning Department. Every use contains a related SIC number and description.
  SIC Number & Description: 7530.00 - AUTOMOTIVE REPAIR SHOPS

- **Visual Representation of Special Permit Request**

  ❑ **Applications without Site Improvements Include: Graphic Depiction of Application Request**
  Attach a graphic depiction of the following, as appropriate, to illustrate the proposed special permit being requested:
    - parking information (location of spaces in relation to use;)
    - general floor plan;
    - building elevations (if the exterior is to be modified);
    - proposed exterior signs.

  -or-

  ☑ **Applications with Site Improvements Include: Site Plan Approval Worksheet Requirements**
  If the requested Special Use Permit application involves any site modifications (i.e. construction or renovation of any structure(s), addition or expansion of a parking lot, relocation of driveway(s), removal or addition of trees, etc.) the Applicant must also submit a **Site Plan Approval Worksheet**.

REQUIRED MATERIALS FOR SUBMISSION *(continued)*

- **Statement of Justification**

A written statement of need for the requested special permit is required. The statement should address each of the below Standards for Special Permit Applications established in Subsection 11-602 E of the Zoning Code and listed below. The staff, Plan Commission and Board of Trustees will use these standards in making a determination whether or not the proposed activity is appropriate. ***Please complete the below form (use additional paper if needed) and submit this form with the Formal Application. Please provide detailed responses for each item. Do not merely state for instance for Item (b) that "Our proposed project will not have substantial or undue adverse effect……" You must state what specifically about your project will not have undue adverse effect.***

(a) Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.

SEE ATTACHED

(b) No Undue Adverse Impact. The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.

SEE ATTACHED

(c) No Interference with Surrounding Development. The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

SEE ATTACHED

(d) Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

SEE ATTACHED

(e) No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

SEE ATTACHED

(f) No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic feature of significant importance.

SEE ATTACHED

(g) Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

SEE ATTACHED

STATEMENT OF JUSTIFICATION FOR SPECIAL PERMITS

7530.00 - AUTOMOTIVE REPAIR SHOPS

(a) Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.

Automotive Repair Shop is in harmony with the general and specific purposes of this Code and the Official Comprehensive Plan. The project is located in the Major Corridor Multi-Use category of the Future Land Use Map. The MU-MC classification is "intended to provide areas to accommodate a mixture of higher density multifamily housing, retail, restaurant, business and professional offices, personal and business services, as well as entertainment, fitness, and religious and other membership organizations that are predominately integrated horizontally on a development site." The development is consistent with the scale and similar uses in the same district.

(b) No Undue Adverse Impact. The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.

The proposed development will be built consistent with required municipal and governmental approvals. The building fits within the context and character of the adjacent neighborhood, with other dealerships occupying adjacent properties to the north.

(c) No Interference with Surrounding Development. The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

The project size, scale and height are appropriate and consistent for the location and designed as to not interfere or negatively affect surrounding property.

(d) Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public

utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

The proposed project is adequately served by existing utilities and will not adversely impact such services. A new stormwater management system will be installed as part of this development.

(e) No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

The development and site layout is designed so that no undue traffic congestion will be created by providing adequate parking and loading facilities as well as site ingress and egress.

(f) No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic feature of significant importance.

There are no significant natural, scenic or historic features on the site.

(g) Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

The project will comply with the applicable provisions of this Code.

Variation to reduce the required interior side (south) and rear (west) yard from 5 feet to 0 feet

ZONING VARIATION WORKSHEET

In addition to submitting the *Plan Commission Application* form **for a zoning variation in conjunction with a special permit, subdivision, or rezoning application**, the Applicant must include the following information with your application. A Plan Commission public hearing for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. All of the required application materials must be submitted to the Department of Development & Planning Services.

The initial submittal MUST contain:

- ☐ **5 collated copies of complete sets** of all application materials including the application form, required attachments, and folded full size plat/plan sheets
- ☒ **1 electronic version (PDF)** of all application materials submitted in a format as described on the last page of the Formal Application form.

REQUIRED MATERIALS FOR SUBMISSION

☐ **Describe Variation Being Requested:** VARIATION TO REDUCE THE REQUIRED INTERIOR SIDE (SOUTH) AND REAR (WEST) YARD FROM 5 FEET TO 0 FEET

☑ **Statement of Justification**

Every application filed pursuant to Section 11-503 of the Zoning Code shall provide a statement of how the variation sought would satisfy the standards set forth in Subsection 11-503 F of this Code. The staff, Plan Commission and Board of Trustees will use these standards in making a determination whether or not the proposed variation is appropriate. Please complete the below form (use additional paper if needed) and submit this form with the formal application.

(a) General Standard. No variation of the Zoning Code shall be granted unless the applicant shall establish that carrying out the strict letter of the provisions of Zoning Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth below.

SEE ATTACHED

(b) Unique Physical Condition. The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.

SEE ATTACHED

(c) Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner or his predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of the Zoning Code, for which no compensation was paid.

SEE ATTACHED

OVER →

(d) Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

SEE ATTACHED

(e) Not Merely Special Privilege. The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the sale of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.

SEE ATTACHED

(f) Code and Plan Purposes. The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which the Zoning Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

SEE ATTACHED

(g) Essential Character of the Area. The variation would not result in a use or development on the subject property that:

1. Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development value of property or improvements permitted in the vicinity;
2. Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity;
3. Would substantially increase congestion in the public streets due to traffic or parking;
4. Would unduly increase the danger of flood or fire;
5. Would unduly tax public utilities and facilities in the area; or
6. Would endanger the public health or safety.

SEE ATTACHED

COMPLIANCE WITH VILLAGE REGULATIONS

All applications will be reviewed to determine compliance with the following Village codes and regulations:

- Zoning Code
- Subdivision & Development Code
- Standards and Specifications Manual
- Tree Protection and Tree Preservation Ordinance
- Existing Conditions
- Restrictive Covenants
- Development Agreements
- All other applicable Village codes and regulations

The applicant is responsible for ensuring a submitted application includes all of the necessary submittal requirements and meets all applicable standards and requirements of the Village codes.

Village Departments Involved with the Review of Community Planning Applications

- Development & Planning Services
- Fire
- Police
- Public Works/Engineering
- Village Attorney

STATEMENT OF JUSTIFICATION FOR ZONING VARIATION

VARIATION TO REDUCE THE REQUIRED INTERIOR SIDE (SOUTH) AND REAR (WEST) YARD FROM 5 FEET TO 0 FEET

(a) General Standard. No variation of the Zoning Code shall be granted unless the applicant shall establish that carrying out the strict letter of the provisions of Zoning Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth below.

The variation being pursued impacts the rear portion of the property along an existing ComEd property and parking as well as a small portion of an interior lot line. Carrying out the strict letter of the Zoning Code would create a practical difficulty as it would reduce the number of parking spaces, reduce functional building area, and compromise circulation around the building.

(b) Unique Physical Condition. The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.

The subject property abuts a ComEd utility property with an existing 5 foot wide drainage channel running directly against the property line from south to north. The drainage channel serves the adjacent property and must be maintained as part of this development. Both conditions render the setback not necessary.

(c) Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner or his predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of the Zoning Code, for which no compensation was paid.

The site constraints exist and were not self-created by the Applicant.

(d) Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property

of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Carrying out the strict letter of the Zoning Code would reduce the number of parking spaces and functional building area without added benefit as the subject property abuts a ComEd utility parking lot easement.

(e) Not Merely Special Privilege. The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the sale of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.

Implementation of the setback standard would reduce the functional building area, number of parking spaces and compromise circulation around the building.

(f) Code and Plan Purposes. The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which the Zoning Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

The variation would allow the development to be constructed consistent with the general purpose of the Zoning Code and Comprehensive plan by allowing ample parking, functional building area, and fire truck access that is critical to the viability of the development.

(g) Essential Character of the Area. The variation would not result in a use or development on the subject property that:

1. Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development value of property or improvements permitted in the vicinity;
2. Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity;
3. Would substantially increase congestion in the public streets due to traffic or parking;
4. Would unduly increase the danger of flood or fire;

5. Would unduly tax public utilities and facilities in the area; or
6. Would endanger the public health or safety.

The variation would not result in a development on the subject property that would impact any of the above standards. This variation would allow the development to provide ample parking and circulation around the building.

ZONING VARIATION WORKSHEET

In addition to submitting the *Plan Commission Application* form **for a zoning variation in conjunction with a special permit, subdivision, or rezoning application**, the Applicant must include the following information with your application. A Plan Commission public hearing for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. All of the required application materials must be submitted to the Department of Development & Planning Services.

The initial submittal MUST contain:

- ☐ **5 collated copies of complete sets** of all application materials including the application form, required attachments, and folded full size plat/plan sheets
- ☒ **1 electronic version (PDF)** of all application materials submitted in a format as described on the last page of the Formal Application form.

REQUIRED MATERIALS FOR SUBMISSION

☐ **Describe Variation Being Requested:** VARIATION TO REDUCE THE REQUIRED LOADING SPACE FROM 1 TO 0

☒ **Statement of Justification**

Every application filed pursuant to Section 11-503 of the Zoning Code shall provide a statement of how the variation sought would satisfy the standards set forth in Subsection 11-503 F of this Code. The staff, Plan Commission and Board of Trustees will use these standards in making a determination whether or not the proposed variation is appropriate. Please complete the below form (use additional paper if needed) and submit this form with the formal application.

(a) General Standard. No variation of the Zoning Code shall be granted unless the applicant shall establish that carrying out the strict letter of the provisions of Zoning Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth below.

SEE ATTACHED

(b) Unique Physical Condition. The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.

SEE ATTACHED

(c) Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner or his predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of the Zoning Code, for which no compensation was paid.

SEE ATTACHED

OVER →

(d) Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

SEE ATTACHED

(e) Not Merely Special Privilege. The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the sale of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.

SEE ATTACHED

(f) Code and Plan Purposes. The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which the Zoning Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

SEE ATTACHED

(g) Essential Character of the Area. The variation would not result in a use or development on the subject property that:

1. Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development value of property or improvements permitted in the vicinity;
2. Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity;
3. Would substantially increase congestion in the public streets due to traffic or parking;
4. Would unduly increase the danger of flood or fire;
5. Would unduly tax public utilities and facilities in the area; or
6. Would endanger the public health or safety.

SEE ATTACHED

COMPLIANCE WITH VILLAGE REGULATIONS

All applications will be reviewed to determine compliance with the following Village codes and regulations:

- Zoning Code
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- Tree Protection and Tree Preservation Ordinance
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- Restrictive Covenants
- Development Agreements
- All other applicable Village codes and regulations

The applicant is responsible for ensuring a submitted application includes all of the necessary submittal requirements and meets all applicable standards and requirements of the Village codes.

Village Departments Involved with the Review of Community Planning Applications

- Development & Planning Services
- Fire
- Police
- Public Works/Engineering
- Village Attorney

STATEMENT OF JUSTIFICATION FOR ZONING VARIATION

VARIATION TO REDUCE THE REQUIRED LOADING SPACE FROM 1 TO 0

(a) General Standard. No variation of the Zoning Code shall be granted unless the applicant shall establish that carrying out the strict letter of the provisions of Zoning Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth below.

Carrying out the strict letter of the Zoning Code would create a practical difficulty as it would reduce the number of parking spaces as well as reduce functional building area. There is ample loading area to serve the proposed use as illustrated by the enclosed car carrier trailer turning diagrams.

(b) Unique Physical Condition. The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.

The subject property has a narrow front lot line as compared to adjacent properties, and access to only one right of way. The back of the property also abuts a ComEd easement. Loading and unloading can occur along the south drive.

(c) Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner or his predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of the Zoning Code, for which no compensation was paid.

The site constraints exist and were not self-created by the Applicant.

(d) Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property

of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Carrying out the strict letter of the Zoning Code would reduce the number of parking spaces and functional building area without added benefit as loading is able to be accommodated safely on subject property without creating a traffic hazard.

(e) Not Merely Special Privilege. The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the sale of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.

Implementation of the loading area would reduce the number of parking spaces, functional building area, and compromise the viability of the development.

(f) Code and Plan Purposes. The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which the Zoning Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

The variation would allow the development to be constructed consistent with the general purpose of the Zoning Code and Comprehensive plan by allowing ample parking and functional building area that is critical to the viability of the development.

(g) Essential Character of the Area. The variation would not result in a use or development on the subject property that:

1. Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development value of property or improvements permitted in the vicinity;
2. Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity;
3. Would substantially increase congestion in the public streets due to traffic or parking;
4. Would unduly increase the danger of flood or fire;

5. Would unduly tax public utilities and facilities in the area; or
6. Would endanger the public health or safety.

The variation would not result in a development on the subject property that would impact any of the above standards. There is ample loading area to serve the proposed use as illustrated by the enclosed car carrier trailer turning diagrams.

0030484872
6465/0065 40 001 Page 1 of 3
2003-04-10 12:40:23
Cook County Recorder 28.50

0030484872

Recorder's Stamp

WARRANTY DEED
Illinois Statutory

MAIL TO: Michael R. Grabill
707 Skokie Boulevard – Suite 420
Northbrook, IL 60062

NAME & ADDRESS OF TAXPAYER:
Jamal Alwattar & Salwa Alwattar
1818 Skokie Boulevard
Northbrook, IL 60062

THE GRANTOR(S) JAMAL ALWATTAR and SALWA ALWATTAR, as Joint Tenants of the Village of Northbrook County of Cook State of Illinois for and in consideration of TEN & .00/100 ($10.00) DOLLARS and other good and valuable considerations in hand paid,

CONVEY AND WARRANT to EDENS TOWER, L. L. C._____
(GRANTEE'S ADDRESS) 1818 Skokie Boulevard of the Village of Northbrook County of Cook State of Illinois all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

An irregular tract of land in the First Addition to Skokie Highlands, being a Subdivision of part of the North ½ of the North West ¼ of Section 13, Township 42 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded in the Recorder's Office of Cook County, Illinois on December 20, 1927 as Document 9876346 and corrected by Document 9883569 described as follows: Commencing at the intersection of the southeasterly line of Lot 23 in Block 8 of said First Addition to Skokie Highlands with the southwesterly right of way line of the Eden's Expressway; thence northwesterly along said southwesterly right of way line a distance of 12.0 feet for the point of beginning; thence southwesterly along a line 12 feet northwesterly of and parallel with the southeasterly line and said southeasterly line extended west, of Lots 8 and 23 in Block 8 of First Addition to Skokie Highlands aforesaid, a distance of 227.93 feet to the center line of vacated Humphrey Street, as shown on plat of First Addition to Skokie Highland aforesaid; thence southeasterly along said center line a distance of 12 feet to a point on a line 16.30 feet northwesterly of and parallel with the southeasterly line and said southeasterly line extended easterly, of Lot 6 in Block 7 of First Addition to Skokie Highlands aforesaid; thence southwesterly along said parallel line a distance of 63 feet to a point on a line 30 feet southwesterly of and parallel with the northeasterly line of Block 7 of First Addition to Skokie Highlands aforesaid; thence southeasterly along said parallel line a distance of 166.30 feet to the southeasterly line of Lot 9 in Block 7 of First Addition to Skokie Highlands aforesaid, thence southwesterly along the said southeasterly line and said southeasterly line extended westerly of Lot 9 in Block 7 a distance of 125.03 feet to the southwesterly line of the vacated public alley lying westerly of and adjoining Block 7 of First Addition to Skokie Highlands aforesaid; thence northwesterly along said southwesterly line a distance of 526.59 feet to its intersection with the northerly line extended westerly of Lot 1 in Block 7 of First Addition to Skokie Highlands aforesaid; thence easterly along the northerly line, and said northerly line extended westerly and easterly, of Lot 1 in Block 7 aforesaid, a distance of 464.74 feet to its intersection with the southwesterly right of way line of Edens Expressway; thence

southeasterly along said right of way line a distance of 142.25 feet to the point of beginning, in Cook County, Illinois.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises forever.

Permanent Index Number(s) 04-13-107-017-0000 & 04-13-107-018-0000

Property Address: 1818 Skokie Boulevard – Northbrook, IL 60062

DATED this 8th day of April, 2003.

Jamal Alwattar [SEAL]

Salwa Alwattar [SEAL]

[SEAL]

[SEAL]

STATE OF ILLINOIS]
] SS
COUNTY OF COOK]

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT JAMAL ALWATTAR and SALWA ALWATTAR personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial seal, this 8 day of April 2003.

Notary Public

My commission expires on 8-16, 2004.

[SEAL] "OFFICIAL SEAL" MICHAEL R. GRABILL Notary Public, State of Illinois My Commission Exp. 08/16/2004

NAME AND ADDRESS OF PREPARER:

Edward Grabill
707 Skokie Boulevard – Suite 420
Northbrook, IL 60062

COUNTY – ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4, REAL ESTATE TRANSFER ACT

DATE:

E.M. Grabill
Buyer, Seller or Representative

STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated April 8, 2003

Signature: Edward M. Grabill
Grantor or Agent

Subscribed and sworn to before me
by the said Edward M. Grabill
this 8 day of April, 2003
Notary Public

"OFFICIAL SEAL"
Michael R. Grabill
Notary Public, State Of Illinois
County Of Cook
My Commission Expires 08-16-2004

The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated April 8, 2003

Signature: Edward M. Grabill
Grantee or Agent

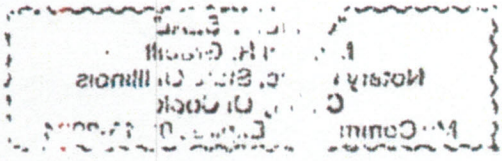
Subscribed and sworn to before me
by the said Edward M. Grabill
this 8 day of April, 2003
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

EUGENE "GENE" MOORE
RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS

pd



Northbrook Rivian Zoning Application 6/10/2025

PIN	PropertyAddress	PropertyCity	PropertySt	PropertyZI	OwnerName	OwnerAddress	OwnerCity	OwnerStat	OwnerZIP
04132000010000		GLENCOE	IL	60022	No Information Found				
04132000040000	1890 FRONTAGE RD	NORTHBROOK	IL	60062	No Information Found				
04131030300000	215 ERIN LN	NORTHBROOK	IL	60062	Herbst 095888343	215 Erin Ln	Northbrook	IL	60062
4131040100000	939 SUTTON DR	GLENCOE	IL	60022	ComEd	Three Lincoln CTR 4th	Oakbrook	IL	60181
04131040160000	939 SUTTON	NORTHFIELD	IL	60093	No Information Found				
04131060320000	1763 KILLARNEY LN	NORTHBROOK	IL	60062	Raymond Scheppach	1763 Killarney Ln	Northbrook	IL	60062
04131070210000	1804 SKOKIE BLVD	NORTHBROOK	IL	60062	Jamal Alwattar	1818 Skokie Blvd	Northbrook	IL	60062
04131080100000	1850 SKOKIE BLVD	NORTHBROOK	IL	60062	Lewis Realty LLC	1840 Frontage Rd	Northbrook	IL	60062
04131060190000	1700 KILLARNEY LN	NORTHBROOK	IL	60062	Alexander Santostefano	1700 Killarney Ln	Northbrook	IL	60062
04131060210000	1720 KILLARNEY LN	NORTHBROOK	IL	60062	Adam Levinson	1720 Killarney Ln	Northbrook	IL	60062
04131060250000	1780 KILLARNEY LN	NORTHBROOK	IL	60062	Hardiman	1780 Killarney Ln	Northbrook	IL	60062
04131060350000	1760 KILLARNEY LN	NORTHBROOK	IL	60062	Maxim W Meijer	1760 Killarney Ln	Northbrook	IL	60062
04131060280000	1713 KILLARNEY LN	NORTHBROOK	IL	60062	Francis A Lackner Jr.	1713 Killarney Ln	Northbrook	IL	60062
04131080410000	1820 SKOKIE BLVD	NORTHBROOK	IL	60062	Aloysius Land Holdings	PMB363 4017 Washington	McMurray	PA	15317
04131060290000	1727 KILLARNEY LN	NORTHBROOK	IL	60062	Margo Pactanac & Pierr	1727 Killarney Ln	Northbrook	IL	60062
04131060360000	1770 KILLARNEY LN	NORTHBROOK	IL	60062	Joseph P. Knight Declar	1770 Killarney Ln	Northbrook	IL	60062
04131070140000	1850 SKOKIE BLVD	NORTHBROOK	IL	60062	Lewis Realty LLC	1840 Frontage Rd	Northbrook	IL	60062
04131080090000	1850 SKOKIE BLVD	NORTHBROOK	IL	60062	Lewis Realty LLC	1840 Frontage Rd	Northbrook	IL	60062
04131080330000	1840 SKOKIE BLVD	NORTHBROOK	IL	60062	Lewis Realty LLC	1840 Frontage Rd	Northbrook	IL	60062
04131080340000	1850 SKOKIE BLVD	NORTHBROOK	IL	60062	Lewis Realty LLC	1840 Frontage Rd	Northbrook	IL	60062
04131080360000	1850 SKOKIE BLVD	NORTHBROOK	IL	60062	Lewis Realty LLC	1840 Frontage Rd	Northbrook	IL	60062
04131080370000	1850 SKOKIE BLVD	NORTHBROOK	IL	60062	Americas Floor Source	PO Box 360508	Columbus	OH	43236
04131090020000		GLENCOE	IL	60022	No Information Found				
04131030290000	205 ERIN LN	NORTHBROOK	IL	60062	Emily J. Keeter	205 Erin Lane	Northbrook	IL	60062
04131040140000	FRONTAGE RD	GLENCOE	IL	60022	No Information Found				
04131040150000	939 SUTTON	NORTHFIELD	IL	60093	No Information Found				
04131060260000	1790 KILLARNEY LN	NORTHBROOK	IL	60062	Christine S Beh	1790 Killarney Ln	Northbrook	IL	60062
04131070200000	1810 SKOKIE BLVD	NORTHBROOK	IL	60062	Jamal Alwattar	1818 Skokie Blvd	Northbrook	IL	60062
04131120340000	210 ASTOR PL	NORTHBROOK	IL	60062	Kenneth Cellak	210 Astor Place	Northbrook	IL	60062
04131120430000	1900 FRONTAGE RD	GLENCOE	IL	60022	No Information Found				
04135010080000	300 RIDGELAND LN	GLENCOE	IL	60022	No Information Found				
04131040070000	1739 KILLARNEY LN	NORTHBROOK	IL	60062	No Information Found				
04131060200000	1710 KILLARNEY LN	NORTHBROOK	IL	60062	Jeffrey Stolberg	1710 Killarney Ln	Northbrook	IL	60062
04131080380000	1850 SKOKIE BLVD	NORTHBROOK	IL	60062	Lewis Realty LLC	1840 Frontage Rd	Northbrook	IL	60062
04131060330000	1775 KILLARNEY LN	NORTHBROOK	IL	60062	Paul & Roberta Weiss J	1775 Killarney Ln	Northbrook	IL	60062
04135010070000	1763 KILLARNEY LN	NORTHBROOK	IL	60062	No Information Found				
04131080070000	1840 SKOKIE BLVD	NORTHBROOK	IL	60062	Lewis Realty LLC	1840 Frontage Rd	Northbrook	IL	60062
04131080110000	1850 SKOKIE BLVD	NORTHBROOK	IL	60062	Lewis Realty LLC	1840 Frontage Rd	Northbrook	IL	60062
04131080320000	1840 SKOKIE BLVD	NORTHBROOK	IL	60062	Lewis Realty LLC	1840 Frontage Rd	Northbrook	IL	60062
04131060340000	1785 KILLARNEY LN	NORTHBROOK	IL	60062	Nancy Jo Carroll	1785 Killarney Ln	Northbrook	IL	60062

04131060310000	1751 KILLARNEY LN	NORTHBROOK	IL	60062	Michael M Kelley & Dena	1751 Killarney Ln	Northbrook	IL	60062
04131060370000	203 CARTER CT	NORTHBROOK	IL	60062	Young N. Park	203 Carter Court	Northbrook	IL	60062
04131040130000	1600 FRONTAGE RD	GLENCOE	IL	60022	Michael Rosengarden	1600 Frontage Rd	Northbrook	IL	60062
04131060220000	1730 KILLARNEY LN	NORTHBROOK	IL	60062	Ioannis K. Katsiambis	1730 Killarney Ln	Northbrook	IL	60062
04131120350000	205 ASTOR PL	NORTHBROOK	IL	60062	Mr. & Mrs. Peter Haller	205 Astor Pl	Northbrook	IL	60062
04131120360000	215 ASTOR PL	NORTHBROOK	IL	60062	Bradley White	215 Astor Pl	Northbrook	IL	60062
04131040120000	1810 SKOKIE BLVD	NORTHBROOK	IL	60062	ComEd	Three Lincoln CTR 4th	Oakbrook Ter	IL	60181
04131080080000	1840 SKOKIE BLVD	NORTHBROOK	IL	60062	Lewis Realty LLC	1840 Frontage Rd	Northbrook	IL	60062
04131080350000	1850 SKOKIE BLVD	NORTHBROOK	IL	60062	Lewis Realty LLC	1840 Frontage Rd	Northbrook	IL	60062
04131080120000	1850 SKOKIE BLVD	NORTHBROOK	IL	60062	Lewis Realty LLC	1840 Frontage Rd	Northbrook	IL	60062
04131060270000	1701 KILLARNEY LN	NORTHBROOK	IL	60062	Lawrence M. Evans	1701 Killarney Ln	Northbrook	IL	60062
04131080420000	1820 SKOKIE BLVD	NORTHBROOK	IL	60062	Lewis Realty LLC	1840 Frontage Rd	Northbrook	IL	60062
04131120370000	225 ASTOR PL	NORTHBROOK	IL	60062	Stacy Kuo	225 Astor Place	Northbrook	IL	60062
04131040110000	1810 SKOKIE BLVD	NORTHBROOK	IL	60062	ComEd	Three Lincoln CTR 4th	Oakbrook	IL	60181
04131060300000	1739 KILLARNEY LN	NORTHBROOK	IL	60062	Mary Susan Dee	1739 Killarney Ln	Northbrook	IL	60062
4131060380000	201 CARTER CT	NORTHBROOK	IL	60062	Kathleen Myalls	201 Carter CT	Northbrook	IL	60062

PROJECT NARRATIVE

1818 SKOKIE BOULEVARD

EXISTING PROPERTY

The subject property is an approximately 126,935 sf (2.91 acres) parcel located along Skokie Boulevard, directly west of the Edens Expressway. Existing buildings on the lot consist of 1810 Skokie Blvd, a one-story brick building currently used as a pet hotel, 1804 Skokie Blvd, a one-story brick office building, and 1818 Skokie Blvd, a three-story concrete office building. Directly to the west is the ComEd easement that contains larger power transmission lines, and parking. To the north is a Mercedes dealership and to the south a Lewis Floor and Home showroom.

PROPOSED PROJECT

The proposed work includes demolition of the existing buildings on the site and construction of a one-story, approximately 39,150 sf Rivian Sales, Service, and Distribution Center, along with approximately 156 surface parking spaces used for inventory storage, service vehicles, and visitors. Site improvements will also include underground stormwater detention facilities.

The proposed building design is consistent with the Rivian prototype which includes a combination of glass, precast, solid and woodgrain texture metal panels, and is reflective of current design trends and Rivian's forward thinking.

Vehicular access and deliveries will be provided through two curb cuts along Skokie Boulevard. Two curb cuts exist currently but both will be widened to accommodate car carrier deliveries and to better align with service intake. All car deliveries will be accommodated on the Subject Property.

Please refer to the enclosed Rivian letter dated April 4, 2025 for a more detailed description of proposed use and operations.

CLIMATE ACTION PLAN

The Village of Northbrook Climate Action Plan (CAP) closely aligns with the Rivian's sustainability values. Please see enclosed Rivian letter dated June 11, 2025 addressing some of the goals outlined in the Climate Action Plan.

ZONING APPROVALS SOUGHT

The subject property is currently zoned I-1 RESTRICTED INDUSTRIAL. The following zoning approvals are being sought in conjunction with site plan approval.

1. Special Permit for Automotive Sales with Open Sales Lot
2. Special Permit for Automotive Repair Shop
3. Rear Yard Variation to Reduce from 5'-0" to 0'-0"
4. Variation to Reduce the Required Number of Loading Spaces from 1 to 0
5. Site Plan Approval

RIVIAN

4 April 2025

Village of Northbrook
Planning and Zoning
1225 Cedar Lane
Northbrook, IL 60062

To Whom it May Concern,

Rivian Automotive is pleased to announce its intention to open an electrical vehicle service facility in Northbrook, IL. We intend to build the service center at 1818 Skokie Blvd. This letter serves as an introduction to the company and to provide a general description of our services and proposed use.

Company Overview
Rivian is an American-based electric vehicle and technology company (NASDAQ: RIVN). We believe there is a more responsible way to explore the world and are determined to make the transition to sustainable transportation an exciting one. We have begun delivering our two fully electric consumer vehicles (the R1T and R1S) as well as an electric van for commercial use. In March 2024, we revealed R2 and R3, our newest models which will be smaller and more affordable electric vehicles

Proposed Use
Rivian employs a direct-to-consumer sales model through its multi-channel outlets. All pricing is uniform, and Rivian's no-pressure sales model enables customers to place an order from anywhere they have internet access. The primary programming will substantially consist of electric vehicle repair/service, office, parts and vehicle storage, a small front of house area, delivery of pre-allocated vehicles to customers, educational demonstration drives, and related ancillary uses.

Currently, our vehicles are custom configured and pre-ordered via our website, and the vehicles are transported from our plant in Normal, Illinois to the Rivian service location closest to the customer. All vehicles from our factory undergo a standard pre-delivery inspection ("PDI") prior to being delivered to the customer. The customer will pick up its vehicle from the service center after it has passed its PDI. We will perform auto repair and service for our electric vehicles at this site, including warranty service, but we will not perform any collision repair or paint work.

There will also be sales associates on site to help customers configure their vehicles, obtain financing, and engage in other sales-related activities. In the future, we may carry a limited number of vehicles for sale to the general public.

Operations
Our hours of operations will be Monday to Saturday, 8 am to 5 pm. There will be night shifts that occur Monday to Friday that run until 3 am. We will have a total of 63 employees, 12 of which will be part time contractors and the rest will be full time employees. Employees will be working in shifts, so not all 63 employees will be on site at once. Vehicles that are actively being serviced will be parked indoors, and vehicles that are waiting to be delivered or serviced will be parked outdoors.

We are excited to expand our presence in Illinois, and look forward to building a community within Northbrook. Please do not hesitate to reach out with any questions.

Sincerely,



Siobhan Lee, Design Manager, Facilities

RIVIAN

Subject: Response to Memorandum “PRE-25-09: 1804-1818 Skokie Rivian - Sustainability Addendum to Staff Report” on May 27, 2025

June 11, 2025

Attn: Kate Carney, Sustainability Coordinator; Cara Pavlicek, Village Manager
Village of Northbrook
1225 Cedar Lane
Northbrook, IL 60062

To Whom it May Concern:

The Village of Northbrook’s Climate Action Plan (CAP) is strongly aligned with Rivian’s sustainability values. Of the items listed from the previous memorandum, these are the following which Rivian will strive to comply with during the construction and operation of the service center at 1818 Skokie Ave:

- TL 5-8: Rivian will have EV stations available for Patron use
- TL 5-9: Rivian staff and educational installations will be available inside the service center to help educate the public on EV benefits. The public is welcome to schedule demonstration drives to be educated on EV use.
- TL 7-1: Rivian will work with landscape vendors and encourage use of non-gas powered leaf blowers
- BE 5-1: Typical light fixtures installed in Rivian projects are LED fixtures
- BE 5-2: Sustainability is a fundamental concept at Rivian. Rivian advocates sustainable practices throughout all stages of design, from MEP design to furniture selection.
- BE 7-2: This service center will be designed with electric heat
- WM 1-1: Service centers have minimal single use products for staff and public
- WM 2-3: GC will comply with recycling and reuse request throughout construction period
- WM 2-5: GC will comply with debris diversion ordinance request throughout construction period
- WM 2-7: Rivian will contract recycling and compost collection services

Please reach out if there are any further questions. We look forward to being green and sustainable partners with the Village of Northbrook.

Sincerely,

Siobhan Lee
Lead Design Manager

CONFORMITY WITH COMPREHENSIVE PLAN

1818 SKOKIE BOULEVARD

The subject property is located at 1818 Skokie Boulevard directly west of the Edens Expressway within the MAJOR CORRIDOR MULTI-USE (MU-MC) classification of The Village of Northbrook Comprehensive Plan, dated December 14, 2010. The MU-MC classification is "intended to provide areas to accommodate a mixture of higher density multifamily housing, retail, restaurant, business and professional offices, personal and business services, as well as entertainment, fitness, and religious and other membership organizations that are predominately integrated horizontally on a development site."

The Subject Property is also included in the Skokie Boulevard Corridor Special Study Area. The Skokie Boulevard Corridor is comprised of a mixture of uses including offices, retail buildings, restaurants, nursing homes as well as significant areas prime for redevelopment. The overall goal is to encourage property owners to work together in achieving a high quality commercial and multi-use area that has compatible architectural, landscaping, and signage theme.

Land use, economic development, architecture and building material goals applicable and consistent with this development include:

1. Promote a land use pattern that is consistent with a high-quality office corridor, while still providing opportunities for appropriate retail and other complementary land uses. **The all-electric vehicle development offers an alternate but complimentary use to existing gas-powered vehicle dealerships along the corridor.**
2. Encourage uses that complement existing land uses and businesses.
3. New development or redevelopment activities should be of an appropriate scale and site design. **The overall scale of the building and its placement on the site fits within the existing context of the corridor.**
4. Consider selected incentives as a means to promote the attraction of new or expansion of existing businesses along the corridor.
5. Encourage development and redevelopment that will have a positive impact on the Village and local taxing bodies. **The existing land has been underutilized, and bringing a new state of the art sales and service facility will not only create new jobs but will also generate significant tax revenue.**
6. Encourage the long term economic viability of buildings in the area by requiring that they be designed in such a manner as to allow for the adaptive re-use of tenant space. **The building structure and envelope have been designed in**

such a way that it can be easily re-cladded with new materials and branding if such need arises.

7. The design of building facades, including those facing the Edens Expressway, that avoid the appearance of expansive, unadorned walls. The use of varied setbacks, roof lines, windows and other architectural features to help minimize the visual impact of larger buildings. **The building's narrow façade faces Edens Expressway and utilizes a mixture of glass, wood grain and ribbed metal panel to break up the façade and reduce the overall building scale.**

1818 SKOKIE BOULEVARD ZONING SUMMARY

ZONING DISTRICT I–1 – RESTRICTED INDUSTRIAL

REQUIRED	PROPOSED
Motor Vehicle Dealers–SPECIAL PERMIT	Motor Vehicle Dealers–SPECIAL PERMIT
Maximum height of building – 55'–0"	Height of building – <55'–0"
Maximum number of stories – 3	Number of stories – 1
Minimum Lot Area – 40,000 sf	Lot Area – 126,935 sf
Minimum Lot Width – 100 feet	Lot Width > 100 feet
Minimum Lot Depth – 125 feet	Lot Depth > 125 feet
Minimum front yard & setback – 30'–0"	Front yard & setback – 30'–0"
Minimum side yard – 5'–0"	Side yard – 5'–0"
Minimum side setback – 15'–0"	Side setback – 15'–0"
Minimum rear yard – 5'–0"	Rear yard – 0'–0"
Minimum rear setback – 15'–0"	Rear setback – 15'–0"
Maximum Floor Area Ratio – 0.50	Floor Area Ratio – 0.32
Total Sign Area – 142 sf	Total Sign Area – 133 sf
Individual Sign Area	Individual Sign Area
Wall – 100sf/5%	Wall – 46sf
Ground – 100sf/face	Ground –18/face
Maximum Sign Height	Maximum Sign Height
Wall – 20 feet	Wall – 19 feet
Ground – 8 feet	Ground – 8 feet
Ground Sign Setback – 15 feet	Ground Sign Setback – 15 feet
Loading stall req. – 1	Loading stalls – None (loading/unloading along south drive aisle
Parking stall dimensions – 8'–6" x 18'–0"	Parking stall dimensions – 9'–0" x 18'–0"
Two way aisle width – 24'–0"	Two way aisle width – 24'–0"
Required min. Parking – 1/250 sf of net floor area (office and showroom) – 2 spaces per service bay +1 per employee	
Total required Parking – 113 spaces	Total provided Parking – 156 spaces

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ARCHITECTS

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222 S Morgan St, Ste 4B
Chicago, IL 60607

August 3, 2025

Swati Pandey, Senior Planner
Development and Planning Services Department
Village of Northbrook, Illinois
1225 Cedar Lane
Northbrook, Illinois 60062

RE: PCD-25-08-1804-1880 SKOKIE BOULEVARD - RIVIAN

Please see below for itemized response to the DPS, Sustainability, Tree, Fire and Village Attorney comments letters dated July 11, 2025.

DEVELOPMENT AND PLANNING SERVICES DEPARTMENT

1. The property consists of two PINs – would the Applicant like to consolidate the two parcels? If yes, provide a Plat of Consolidation.
   a. If proposing a Plat of Consolidation request, see the worksheet attached – submit the plat for review and fee of $2,600 ($100 Non-Refundable & $2,500 Escrow).
   RESPONSE: The two PINs are for the (1) improved land (buildings and pavement) and (2) grassy area/unimproved land. Ownership is working on consolidating to one PIN and will engage with a tax attorney to review. Attached is a progress Consolidated Plat Survey.

2. Zoning Variations:
   a. Revise the variation worksheet to include language for the following variations and resubmit: "Variation to reduce the required interior side (south) and rear (west) yard from 5 feet to 0 feet"
   RESPONSE: Yard variation worksheet has been updated to match requested language. See enclosed revised worksheet.

   b. Submit a zoning variation worksheet (attached) for loading space variation request and a fee check for $600: "Variation to reduce the required loading space from 1 to 0"
   RESPONSE: Loading space variation worksheet is enclosed.

3. The property PINs noted on the Plat of Survey (appear to be accurate), do not match the PINs on the Deed. Explain and provide the accurate documents.
   RESPONSE: The current PINs from the real estate tax bills are 04-13-107-020-0000, and 04-13-107-021-0000. The owner is in contact with his

property attorney and they are looking into the discrepancy in pin numbers between deed and real estate tax bills/plat of survey. Further information/updated documents will be provided as soon as they become available.

4. Are all existing buildings on the property currently vacant?
   RESPONSE: Not yet, anticipating vacancy starting in September.

5. Provide a legal description of the Subject property in a Word document.
   RESPONSE: The legal description of the subject property is included with this submittal.

6. Surrounding Property PIN List – Update the list with PIN and mailing address information for the following (if mailing address is not found then add property address for mailing):
   a. 1739 Killarney Lane (04-13-106-030)
   b. 1763 Killarney Lane (04-13-106-032)

   RESPONSE: The above addresses are reflected in the original address list submitted. See attached property pin list with these addresses highlighted.

7. The current address is a range for the property (1804 – 1818 Skokie)– confirm the property address that the Applicant would like to designate.
   RESPONSE: Project address is 1810 Skokie Blvd, Northbrook, IL

8. Confirm if all auto repair activities will be limited to indoors only. Will there be any auto repair aspect of the service be taking place outdoor on the site?
   RESPONSE: All auto repair activities will be limited to indoors only. No repairs to take place outdoors.

9. Confirm if the hours of operation listed below is accurate as understood based on the narrative:
   i. Monday to Saturday: 8:00am to 5:00pm (open for customers)
   ii. Monday to Friday: 24 hours; shift based general operations
   iii. Sunday: Closed

   RESPONSE:
   Customer facing hours:
   - **Sales - Monday to Saturday: 9 am - 8 pm, Closed Sunday**
   - **Service - Monday to Saturday: 8 am - 5 pm, Closed Sunday**

   Service employees:
   - **Monday to Saturday: 24 hours, shifts based on general operations**
   - **Sunday: Closed**

10. State the maximum height of the parking lot light poles from grade to the top of the lights.
    RESPONSE: The maximum height of the parking lot light poles from grade to the top of the lights is 25 feet.

11. Confirm if all accessory parking lot lighting fixtures will have cut-off shield and be operated as to prevent direct rays of light from being cast onto any adjacent property or street and not produce excessive sky-reflected glare.

RESPONSE: Yes, all parking lot lighting fixtures will include cut-off shields and will be operated to prevent light spillover and sky-reflected glare in compliance with Village requirements.

12. Provide a breakdown of the floor area within the building such as showroom/sales/office area; service/warehouse area; and mezzanine office area, which should equal the total building area.
    RESPONSE: Floor area breakdown table has been added to Sheet 1.0 Proposed Site Plan.

13. Confirm the total number of service bays within the building.
    RESPONSE: There are a total of 13 service bays including 2 wash bays.

14. Is the proposed ground sign illuminated?
    RESPONSE: The proposed ground sign is not illuminated.

15. Confirm if the wall and ground signs will be in compliance with the illumination requirements of the Zoning Code Section 9-106 D.
    RESPONSE: Wall and grounds signs will be in compliance with Zoning Code Section 9-106D.

16. Will there be any ground mounted or roof mounted mechanical equipment?
    a. If yes, provide exhibit showing screening for such equipment. For all roof top mechanical equipment show a fully screened equipment by a parapet wall or other screening structure constructed of materials compatible with the principal building façade to the height of such equipment. The RTUs may be depicted on the elevation plan through a dash line to show full screening behind the parapet walls.
    RESPONSE: Please see enclosed Sheet 4.1 RTU Screening Diagrams and views. Please note RTUs are completely screened from view at distances indicated.

17. Is there any perimeter property fence proposed for the property? If yes, show and label on architectural site plan.
    RESPONSE: There is an existing fence around portions of the property. The existing fence has been added to Sheet 1.0 Proposed Site Plan. It is represented by the red line. No new fence is proposed.

18. Architectural Site Plan:
    a. Provide a short bulk data table on the architectural site plan noting the total site area, total building area, total FAR, total number of parking spaces provided.
    RESPONSE: Bulk data table has been added to Sheet 1.0 Proposed Site Plan.

    b. Show a stop sign and/or No Entry sign near the north side of the curb-cut since the drive aisle along the north side of the property is one-way (exiting from the parking lot). Show and label signage on the architectural site plan.
    RESPONSE: No Entry sign has been added by the north driveway. See revised Sheet 1.0 Proposed Site Plan.

    c. Label the trash enclosure setback from the property line.
    RESPONSE: Trash enclosure setback dimensions from property line as been added to Sheet 1.0 Proposed Site Plan.

d. Label the rear (west) building setback from the property line.
RESPONSE: Rear building setback dimension from property has been added to Sheet 1.0 Proposed Site Plan.

e. There are a total of 156 parking spaces provided on the property. Per Illinois Accessibility Code, a minimum of six ADA parking spaces are required. Revise the site plan to show six spaces.
RESPONSE: A total of 6 accessible parking spaces are now reflected on Sheet 1.0 Proposed Site Plan.

f. Show the location of the proposed ground sign on the architectural site plan and label the setback. The minimum required setback for a ground sign is 15 feet from property line. Match the location of the proposed ground sign across all site plans, including landscape plan.
RESPONSE: Ground sign setback dimension has been added to Sheet 1.0 Proposed Site Plan and coordinated across civil and landscape plans.

19. Landscape Plan (Zoning Code Section 9.107.C.):
    a. The parking lot located adjacent to the public right-of-way (Skokie Blvd) should be screened with landscape material of height no less than four to six feet above grade. The landscape material should be such that can provide screening all year round. Revise the plan to list the species that will provide such screening with minimum mature height.
    RESPONSE: The Landscape plan has been updated to provide screening of 4' min along Skokie Blvd.

    b. The parking lot located on the south side is required to provide landscape material of height no less than four feet above grade (not just turf). The landscape material should be such that can provide screening all year round. Revise the plan to list the species that will provide such screening with minimum mature height.
    RESPONSE: The Landscape plan has been updated to provide screening of 4' min around south parking lot.

    c. The parking lot located on the north side is required to provide landscape material of height no less than four feet above grade. The landscape material should be such that can provide screening all year round. Revise the plan to list the species that will provide such screening with minimum mature height.
    RESPONSE: The Landscape plan has been updated to provide screening of 4' min around north parking lot.

    d. Show one additional tree within the parking lot of three inches or greater in diameter. Currently, 15 trees are shown within the parking lot where 16 are required.
    RESPONSE: The landscape plan has been revised. One tree has been added to the NW corner of the parking lot.

    e. Add a column to the Plant List on the Landscape Plan and list the height at maturity for all proposed landscape material.

RESPONSE: The landscape plan has been revised. A column was added to the plan schedule to list the height at maturity for all plant material.

20. Burial of Utility Lines:
    a. Burial of the existing electric line (along Skokie Boulevard) is required as part of the redevelopment of the property as required by the Subdivision Code (Section 4-104.F). See excerpt attached.
    RESPONSE: New electrical service will be underground (this will originate from the easement side of the property). Low Voltage along Skokie Blvd will also be underground per ATT and Comcast discussions.

    b. If you are not intending to bury these overhead wires, you must seek a waiver under Section 4-104F2.(d). Submit a Subdivision Variation worksheet (attached) along with a $1,250 fee ($250.00 Non-Refundable and $1,000 Escrow)
    RESPONSE: New electrical service will be underground (this will originate from the easement side of the property). Low Voltage along Skokie Blvd will also be underground per ATT and Comcast discussions.

    c. Submit a response to exemption factors, if requesting. See attached.
    RESPONSE: New electrical service will be underground (this will originate from the easement side of the property). Low Voltage along Skokie Blvd will also be underground per ATT and Comcast discussions.

21. FYI: The Applicant is likely working on a Sales Tax Incentive Agreement with the Village of Northbrook. Please continue to work with Amy McEwan, Director of Development and Planning Services Department along with the zoning application concurrently.
    RESPONSE: Comment Noted

22. Based on any revisions made to the plans, all documents should match the details and all documents/plan sets revised should be resubmitted.
    RESPONSE: Comment Noted

SUSTAINABILITY COMMENTS

Please note some comments were previously addressed and are not represented below.

BE 2- 1 Consider conducting a Solar PV Site Assessment. Assessment should include estimated installation cost, and projections for both energy generation potential and economic payback potential over a minimum 20-year timeframe. Based on the Solar PV Site Assessment, consider incorporating renewable energy installation to offset emissions generated from the development. Work with CPACE, Illinois Shines, or similar programs for incentives. If installation will not be realized, confirm reserved space for solar-ready roof zone and plan for structural design loads and electrical service to allow for future installation of a dual pole circuit breaker if possible.

Please indicate whether development plans to investigate feasibility of onsite solar installation.
RESPONSE: The owner will explore the feasibility of onsite solar installation. Please note the development is designing the roof trusses to accommodate the additional weight of potential future installation of solar panels.

BE 2- 2 If the site is suitable, make the buildings solar ready.

Please indicate whether development will make building solar ready if installation during construction period is not feasible.
RESPONSE: The roof trusses have been designed to accommodate the additional weight of potential future installation of solar panels.

BE 4- 1 Consider green power purchase options such as those provided by ComEd and Nicor.

Please acknowledge if the development will consider utilizing green power purchase options for energy needs onsite.
RESPONSE: The owner will explore and consider utilizing green power purchase for the development.

BE 5- 4 Require purchase and installation of ENERGY STAR appliances when available.

Please indicate whether ENERGY STAR or other energy efficient appliances will be utilized where possible.
RESPONSE: The project will incorporate ENERGY STAR and other energy-efficient appliances where possible.

WW 1- 1 Consider landscaping practices that reduce water consumption and chemical use on site.

Please consider for design/policies and respond.
RESPONSE: All plant material has been specified based on its tolerance for drought and urban conditions.

WW 1- 2 Reduce landscaping water use with water-efficient irrigation systems, grass replacement, and planting native and drought-resistant trees and vegetation in landscaping plans.

Please consider for design/policies and respond.
RESPONSE: The use of drought-resistant and native plant material was considered in the planting plan design. Approximately 50% of the plant species specified on the plan are Native or Nativar varieties.

WW 1- 4 Consider utilizing water conservation programs that focus on outdoor irrigation, which may also support better identification of water-related carbon sequestering opportunities such as using soil amendments, native grasses and proper tree watering.

Please consider for design/policies and respond.

RESPONSE: Native grasses and groundcovers have been specified on this project.

WW 2- 1 Prioritize managing stormwater before it enters the sewer system through a combination of overland flow, detention, and infiltration strategies (for example, permeable surfaces) where feasible.

Please explain how this has been considered in the stormwater plan.
RESPONSE: Stormwater detention and infiltration is provided on site within the proposed underground storage systems. These systems have open bottoms to allow for water infiltration. Stormwater release from the site is restricted per the Village release rates.

WW 2- 3 Consider revegetation, tree preservation planting and maintenance, de-paving and porous pavement, green infrastructure like bioswales and Eco-roofs in site development.

Please consider for design/policies and respond.
RESPONSE: Stormwater detention and infiltration is provided on site within the proposed underground storage systems. These systems have open bottoms to allow for water infiltration. Stormwater release from the site is restricted per the Village release rates.

WW 3- 3 Reduce or offset impervious surfaces where possible, and consider use of lighter colored pavements and building materials to lessen the impact of urban heat island effect.

Please consider for design/policies and respond.
RESPONSE: The project will utilize a white roof membrane to reduce the impact of urban heat island effect.

GS 1- 12 Plan for diversity of native tree cover and performance-based tree island within landscaping plan and parking lots with goals on percentage of pavement shaded. Consider a mix of canopy trees, shrubs, groundcovers, and raingarden components appropriate to the lot and its surroundings in any new landscaping where possible.

Please consider for design/policies and respond.
RESPONSE: A mix of canopy trees, shrubs, groundcovers and native grasses and forbs have been specified for this plan with a special consideration of the canopy cover at the parking areas.

GS 2- 5 Consider including exterior lighting design a policy to protect native plants, species, biodiversity, and improve night sky quality.

Please consider for design/policies and respond.
RESPONSE: All parking lot lighting fixtures will include cut-off shields and will be operated to prevent light spillover and sky-reflected glare in compliance with Village requirements.

GS 2- 7 Consider eliminating neonicotinoids and reduce use of long-lasting chemical pesticides for landscaping.

Please consider for design/policies and respond.
RESPONSE: Neonicotinoids and long-lasting chemical pesticides use will be minimized.

GS 4- 8 Consider utilizing shade and water absorbing trees and replacing turf landscaping with native prairie, wild flower, and savanna plantings.

Please consider for design/policies and respond.
RESPONSE: Native seed mixes have replaced traditional mowed turf areas in many places on this landscape plan.

CE 1- 2 Consider participation in the Village's Green Business Program.
RESPONSE: Owner will explore participating in the Village's Green Business Program.

TREE PRESERVATION COMMENTS

1. Structural Soil- All islands and limited space planting locations will require the use of quartzite based Cornell structural soil to provide adequate soil volume for the proposed trees based on the tree's size at maturity. Provide a table on the plans with the proposed soil volumes for each island and limited space planting location. Limits of the areas where structural soil will be used should be shown on the plans.
   RESPONSE: Structural soil, table, specification and details have been added to the landscape set.

2. Landscape plan. The Village's approved tree replacement list is attached for your review. Proposed trees should be chosen from the list and should be of appropriate size for each proposed location. Freeman maple and American linden 'Redmond' will not be permitted. No one Genus of tree should total more than 10% of the total proposed deciduous trees to promote adequate diversity on the site.
   RESPONSE: Landscape plan has been revised and complies with comment.

3. Use Village details for tree protection, tree planting, shrub planting, and parking lot island and limited space tree planting. Details can be found at https://www.northbrook.il.us/366/Engineering-Standards-Specifications.
   RESPONSE: All village details are shown on the landscape set.

FIRE PREVENTION BUREAU COMMENTS

1. The hydrant spacing is too great. They cannot be greater than 300ft apart as the hose would be laid around the building.
   RESPONSE: Two fire hydrants have been added to ensure hydrant spacing does not exceed 300 feet, in compliance with Fire Department requirements.

2. Provide the location of the fire department connection. It must be on the Skokie Blvd facing side.
   RESPONSE: The fire department connection is shown on the Skokie Boulevard-facing side of the building as requested.

3. Provide an autoturn exhibit for our largest apparatus (tower truck). See attached exhibit. It does not appear we will be able to make the turn around the building.
   RESPONSE: An updated AutoTURN analysis has been completed and demonstrates that the largest apparatus can safely maneuver the site. The exhibit is included with the resubmittal.

VILLAGE ATTORNEY COMMENTS

1. Our only comment on the application is to request that the applicant clarify why different entities/individuals were included in the statement of beneficial interest page for the current owner vs. the proposed owner. Based on a review of the application and the deed provided, Edens Tower, LLC is the applicant and current owner of the property. We need to understand why this was not reflected throughout the application.
   RESPONSE: Please see updated Page 3 of the zoning application clarifying proposed ownership. The owner is working on updating page 6 of the zoning application with proposed Beneficial Interest and will submit as soon as possible.

Please do not hesitate to contact us with any further comments so we can finalize the permit process.

Sincerely,

John Madeja
Studio 222 Architects L.L.C.
Principal

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222 S Morgan St, Ste 4B
Chicago, IL 60607

August 08, 2025

Swati Pandey, Senior Planner
Development and Planning Services Department
Village of Northbrook, Illinois
1225 Cedar Lane
Northbrook, Illinois 60062

RE: PCD-25-08-1804-1880 SKOKIE BOULEVARD - RIVIAN

Please see below for itemized response to the e-mail comments dated August 5, 2025.

1. Given the proposed property owner entity is "1818 Partnership LLC", complete the Beneficial Interest form (see page 6 attached) and submit.

RESPONSE: Please see attached complete application with Pages 3 and 6 revised.

2. Submit an executed copy of the document showing the relationship between Edens Tower LLC and 1818 Partnership LLC. You may redact any portion necessary. Confirm that the land is not sold, it is just held under a new holding entity. Please see revised response to Village Attorney Comment No. 1on page 9 of the attached response letter addressing relationship between Edens Tower LLC and 1818 Partnership LLC.

RESPONSE: Please see updated zoning application with revised Page 3 and 6, clarifying proposed ownership. 1818 Partnership LLC is an affiliate of Edens Tower LLC. There will be no sale of the property to a third party but rather a conveyance to a related entity.

3. Revise the Plat of Consolidation to correct signature blocks that are mislabeled, such as Village Development and Planning Commission should be Plan Commission AND Village Clerk Certificate should be Village Engineer.

RESPONSE: The signature page comment has been addressed. We received your additional comments on the Plat today, 8/8/2025 and sent your request to our civil engineer and will get you the revised exhibits as soon as possible.

4. Submit a check made to the Village of Northbrook for $3,200. Send it to my attention. For details see item 1 and 2 of the response letter attached.

RESPONSE: Per DJ's email payment will be processed today, 8/8/2025.

Please do not hesitate to contact us with any further comments so we can finalize the permit process.

Sincerely,



John Madeja
Studio 222 Architects L.L.C.
Managing Principal

Copy: File

File: [P:\2025\25005 Rivian Dealership\Cad\ISSUED PLOTS\2025.08.03 - PC Resubmittal\To Village - Additional Requested Documents\Letter_Zoning Comments Response_2025-08-08.docx]

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Development and Planning Services Department Amy McEwan
Date: 2025-11-11
Subject: An Ordinance Granting Approval of Special Permits for Motor Vehicle Dealer with Open Sales Lot and an Automotive Repair Facility, Variations and Site Plan (1804, 1810, 1818 Skokie Boulevard) (Plan Commission Docket No. PCD-25-08)

Overview
The property owner requests special permits for an electric vehicle dealership and automotive repair facility located on Skokie Boulevard.

Fiscal Impact
N/A.

Recommendation
Approval.

Background
The applicant, Edens Tower LLC, as owner of the property commonly known as 1804 – 1818 Skokie Boulevard, has requested the following zoning relief to allow a single-story Rivian electric vehicle showroom space and repair service facility: Lot Consolidation to consolidate two parcels into one; Special Permit for a Motor Vehicle Dealer (New & Used) with Open Sales Lot (SIC No. 5510.02); Special Permit for Automotive Repair Shop (SIC No. 7530.00); Variation to reduce the required interior side (south) and rear (west) yard from 5 feet to 0 feet; Variation to reduce the required loading space from 1 to 0; Site Plan Approval; and Approval of any such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant. On November 11, 2025, the Board is scheduled to consider the following documents: A Resolution Approving a Redevelopment Agreement with 1818 Partnership, LLC; A Resolution Approving a Plat of Consolidation for 1804, 1810, 1818 Skokie Boulevard; An Ordinance Granting Approval of Special Permits for Motor Vehicle Dealer with Open Sales Lot and an Automotive Repair Facility, Variations and Site Plan; and A Resolution Approving an Economic Incentive Agreement with Rivian LLC. Consistent with the policies endorsed by the Board, the unanimous recommendation from the Plan Commission has been placed on the Board of Trustees consent agenda. The Applicant and staff will attend the November 11, 2025 meeting to answer questions. The Village Board previously conducted the preliminary review for this

request on May 27, 2025, of which the minutes can be reviewed in the attached document. The primary details of the request presented at preliminary review remained the same through the public hearing process. The Plan Commission conducted a public hearing on the application during its regular meeting on September 2, 2025. Following a presentation from staff, the Commission asked questions of staff. There was one written public comment received (attached), and two members of the public spoke and expressed concerns related to noise and light spillage. There was a question about access to the bike path to the west of the property and staff directed them to Public Works. The Commission closed the public hearing, discussed the requested relief briefly and found the proposal acceptable. On September 2, 2025, the Plan Commission adopted, by vote of 7-0 (one member absent, and one vacancy), the attached Resolution No. 25-PC-15 recommending approval of the Zoning relief. The Plan Commission staff report, sustainability memo, and the Applicant submittal items are included for reference. Staff and the applicant will be in attendance at the November 11, 2025 Board of Trustees meeting to answer questions.

An Ordinance Granting Approval of Special Permits for Motor Vehicle Dealer Facility
Ordinance Exhibit A-B - 1804-1818 Skokie
Supplemental - PC Resolution, Minutes and Report - 1804-1818 Skokie
Supplemental - Public Comments - 1804-1818 Skokie
Supplemental - BOT Minutes 5-27-25 - 1804 - 1818 Skokie
Supplemental - Formal Application - 1804 - 1818 Skokie
Supplemental - Project Narrative & Responses - 1804 - 1818 Skokie
Supplemental - Architectural & Signage - 1804 - 1818 Skokie

ORDINANCE 2025-____

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

An Ordinance Granting Approval of Special Permits for Motor Vehicle Dealer with Open Sales Lot and an Automotive Repair Facility, Variations and Site Plan

(1804, 1810, 1818 Skokie Boulevard) (Plan Commission Docket No. PCD-25-08)

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

Edens Tower LLC ("***Applicant***") is the owner of the property commonly known as 1804 – 1818 Skokie Boulevard ("***Property***"), which will be transferred to 1818 Partnership, LLC ("***Proposed Owner***") for development of a car dealership and repair facility ("***Facility***").

The Applicant has requested relief from the Village of Northbrook's Zoning Code (1988), as amended ("***Zoning Code***") to grant (i) a special permit for the operation of a Motor Vehicle Dealer (New & Used) with Open Sales Lot (SIC No. 5510.02); (ii) a special permit for the operation of an Automotive Repair Shop (SIC No. 7530.00); (iii) Yard and Loading Space Variations; and (iv) Site Plan Approval (collectively "***Requested Relief***").

Additionally, on November 11, 2025, the Board of Trustees adopted Resolution No. 2025-R-__ approving a Plat of Consolidation for the Property.

The Board of Trustees have determined that it is in the best interest of the Village and its residents to grant the Requested Relief in accordance with the terms and conditions of this Ordinance.

Section 2. DESCRIPTION OF PROPERTY.

The Property is commonly known as 1804, 1810, 1818 Skokie Boulevard, which is legally described in ***Exhibit A*** attached to and, by this reference, made a part of this Ordinance. The Property is located within the I-1 Restricted Industrial District.

Section 3. PUBLIC MEETINGS & HEARINGS.

A public notice for the Requested Relief was duly published on August 14, 2025 in *The Northbrook Star* and a public hearing was held at the Plan Commission's regular meeting on September 2, 2025. On September 2, 2025 the Plan Commission formally adopted Resolution No. 25-PC-15 recommending approval of the Requested Relief.

Section 4. SPECIAL PERMITS.

Special permits for the operation of the following uses on the Property are hereby granted to the Proposed Owner in accordance with and pursuant to Section 11-602 of the Zoning Code and the home rule powers of the Village of Northbrook:

A. Motor Vehicle Dealer (New & Used) with Open Sales Lot (SIC No. 5510.02); and

B. Automotive Repair Shop (SIC No. 7530.00).

Section 5. VARIATIONS.

The following yard and loading space variations shall be, and are hereby granted for the Property, all in accordance with and pursuant to Section 11-503 of the Zoning Code and the home rule powers of the Village of Northbrook:

A. Variation to reduce the required interior side (south) and rear (west) yard from 5 feet to 0 feet; and

B. Variation to reduce the required loading space from 1 to 0.

Section 6. SITE PLAN APPROVAL.

The Site Plan for the Property, submitted by the Applicant, consisting of one sheet labeled Proposed Site Plan with a latest revision date of July 15, 2025, and attached to, and by this referenced made a part of this Ordinance, as ***Exhibit B***, shall be, and is hereby, approved in accordance with and pursuant to Section 11-604 of the Zoning Code and the home rule powers of the Village

Section 7. FAILURE TO COMPLY WITH CONDITIONS.

Upon failure or refusal of the Proposed Owner to comply with any or all of the conditions, restrictions or provisions of this Ordinance, the special permits granted in Section 4 of this Ordinance shall, at the sole discretion of the Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Board of Trustees may not so revoke the special permits unless it shall first provide the Proposed Owner with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Board of Trustees. In the event of revocation, the development and use of the Property shall be governed solely by the regulations of the I-1 District, as the same may, from time to time, be amended. Further, in the event of such revocation of the special permit, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances. The Proposed Owner acknowledges that public notices and hearings have been held with respect to the adoption of this Ordinance, have considered the possibility of the revocation provided for in this Section, and agree not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice to the Proposed Owner required by this Section has been given.

Section 8. BINDING EFFECT; TRANSFERABILITY.

The privileges, obligations, and provisions of each and every Section of this Ordinance, are for, and shall be binding on, the Proposed Owner, except as otherwise expressly provided in this Ordinance. Nothing in this Ordinance shall be deemed to allow this Ordinance to be transferred to any person, or entity unless and until (a) such person, or entity ("***Transferee***") executes and files with the Village Clerk an unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance in a form acceptable to the Village Manager and (b) the Board of Trustees has approved such transfer by resolution duly adopted.

Section 9. EFFECTIVE DATE.

A. This Ordinance shall be effective only upon the occurrence of all of the following

events:

i. passage by the Board of Trustees of the Village of Northbrook by a majority vote in the manner required by law;

ii. publication of this Ordinance in pamphlet form in the manner required by law;

iii. Proposed Owner acquiring fee simple title to the Property;

iv. Delivery of evidence, in the form of a recorded deed and an effective title insurance policy or title report issued by an Illinois title insurance company, that fee simple title to the Property has been conveyed to Proposed Owner to the office of the Village Clerk at the Northbrook Village Hall; and

vii. Execution by the Proposed Owner of a development agreement prepared by the Village and approved by the Village Attorney providing for the use and development of the Property.

B. In the event that all of the conditions set forth in Section 9.A are not satisfied on or prior to January 31, 2026, the corporate authorities shall have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

.

PASSED: This __ day of September, 2025.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

AN IRREGULAR TRACT OF LAND IN THE FIRST ADDITION TO SKOKIE HIGHLANDS BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON DECEMBER 20,1927 AS DOCUMENT 9876346 AND CORRECTED BY DOCUMENT 9883569 DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF LOT 23 IN BLOCK 8 OF SAID FIRST ADDITION TO SKOKIE HIGHLANDS WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE EDEN'S EXPRESSWAY; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 12.0 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG A LINE 12 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE AND SAID SOUTHEASTERLY LINE EXTENDED WEST, OF LOTS 3 AND 23 IN BLOCK 8 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID, A DISTANCE OF 227.93 FEET TO THE CENTER LINE OF VACATED HUMPHREY STREET, AS SHOWN ON PLAT OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE A DISTANCE OF 12 FEET TO A POINT ON A LINE 16.30 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE AND SAID SOUTHEASTERLY LINE EXTENDED EASTERLY, OF LOT 6 IN BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE SOUTHWESTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 63 FEET TO A POINT ON A LINE 30 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 166.30 FEET TO THE SOUTHEASTERLY LINE OF LOT 9 IN BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE SOUTHWESTERLY ALONG THE SAID SOUTHEASTERLY LINE, AND SAID SOUTHEASTERLY LINE EXTENDED WESTERLY OF LOT 9 IN BLOCK 7, A DISTANCE OF 125.03 FEET TO THE SOUTHWESTERLY LINE OF THE VACATED PUBLIC ALLEY LYING WESTERLY OF AND ADJOINING BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 526.59 FEET TO ITS INTERSECTION WITH THE NORTHERLY LINE EXTENDED WESTERLY OF LOT 1 IN BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE EASTERLY ALONG THE NORTHERLY LINE, AND SAID NORTHERLY LINE EXTENDED WESTERLY AND EASTERLY, OF LOT 1 IN BLOCK 7 AFORESAID, A DISTANCE OF 464.74 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF EDENS EXPRESSWAY; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 142.25 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 04-13-107-021-0000; and 04-13-107-020-0000

Commonly known as 1804, 1810, 1818 Skokie Boulevard, Northbrook, Illinois 60062

EXHIBIT B

SITE PLAN



PROPOSED SITE PLAN

1" = 60'-0"

1818 SKOKIE BOULEVARD ZONING and AREA SUMMARY

BULK DATA TABLE

Lot Area	– 126,935 sf
Building Area	– 41,156 sf
Floor Area Ratio	– 0.32
Parking Spaces	– 155 spaces

BUILDING AREA SUMMARY

Showroom	– 4,053 sf
Sales, Office, Restroom, Storage	– 2,182 sf
Service	– 32,915 sf
Mezzanine Office/Break	– 2,006 sf
Total Building Area	– 41,156 sf

0 60' 120'

SCALE: 1" = 60'-0"

WINGSPAN DEVELOPMENT GROUP

STUDIO 222 ARCHITECTS

1818 SKOKIE BOULEVARD
NORTHBROOK, ILLINOIS

PROJECT NUMBER: 22036

07/15/2025

1.0

APPROVED
RESOLUTION NO. 25-PC-15

VILLAGE OF NORTHBROOK PLAN COMMISSION
DOCKET NO. PCD-25-08
(1804 – 1818 SKOKIE BOULEVARD)

WHEREAS, an application has been filed by Edens Tower LLC (the "Applicant") as owner of the property commonly known as 1804 – 1818 Skokie Boulevard (the "Subject Property"), which will be transferred to 1818 Partnership, LLC (the "Proposed Owner"), for development of a car dealership sales, distribution, and service facility to be operated by Rivian LLC ("***Operator***"), and

WHEREAS, the Applicant has filed an application (Docket No. PCD-25-08) with the Village of Northbrook requesting:

A. Lot Consolidation to consolidate two parcels into one;
B. Special Permit for a Motor Vehicle Dealer (New & Used) with Open Sales Lot (SIC No. 5510.02);
C. Special Permit for Automotive Repair Shop (SIC No. 7530.00);
D. Variation to reduce the required interior side (south) and rear (west) yard from 5 feet to 0 feet;
E. Variation to reduce the required loading space from 1 to 0;
F. Site Plan Approval; and
G. Approval of any such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant.

WHEREAS, the Subject Property is designated as appropriate for Industrial and Commercial Service uses in the Village of Northbrook Comprehensive Plan; and

WHEREAS, a public notice for this docket was duly published on August 14, 2025 in the *Northbrook Star* and a public hearing was held at the Plan Commission's regular meeting on September 2, 2025; and

WHEREAS, the Applicant has submitted evidence that signs were properly posted on the Subject Property, indicating the time and date of the Commission hearing, and that all property owners within 250 feet of the Subject Property were notified of the Commission hearing by certified mail; and

WHEREAS, the Plan Commission has considered all the evidence presented to it, including, but not limited to, the following:

1. Village of Northbrook Plan Commission Application form & attachments received June 23, 2025, and all subsequent additions and revisions to these application materials and attachments.
2. Comments made by the Board of Trustees during its review of the preliminary application regarding this request.
3. All written and oral testimony concerning the application.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Northbrook, Cook County, Illinois, THAT:

1. Findings:

A. Comprehensive Plan Compliance. The Northbrook Plan Commission does hereby find that with respect to Docket No. PCD-25-08 the proposed application **is in general compliance** with the Northbrook Comprehensive Plan, and specifically in compliance with the Future Land Use Map.

B. Plat of Consolidation. With respect to Docket No. PCD-25-08A, the Plan Commission does hereby find that the evidence submitted to the Plan Commission regarding the consolidation of two lots of the Subject Property satisfies the criteria established in Article III of the Village of Northbrook Subdivision and Development Code.

C. Special Permit. With respect to Docket No. PCD-25-08B/C, the Plan Commission does hereby find that the Special Permit standards established in Paragraph 11-602 E1 of the Zoning Code, for the proposed motor vehicle dealer and automotive repair (the "Facility"), are **satisfied** as follows:

1) The Facility will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the I-1 Restricted Industrial District were adopted, and with the general purpose and intent of the Official Comprehensive Plan.

2) The Facility will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.

3) The Facility will be arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property.

4) The Facility will be served adequately by essential public facilities and services.

5) The Facility will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

6) The Facility will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.

7) The Facility complies with all additional standards imposed on it by the particular provisions of the Zoning Code authorizing such use.

D. Variations. With respect to Docket No. PCD-25-08D/E, a request to reduce interior side and rear yards, and loading space requirements, the Plan Commission finds that the following variations **are consistent** with the standards for variations established in Subsection 11-503F of the Zoning Code:

a. Variation to reduce the required interior side (south) and rear (west) yards from 5 feet to 0 feet; and
b. Variation to reduce the required loading space requirement from 1 to 0.

E. Site Plan Approval. With respect to Docket No. PCD-25-08F, the Plan Commission does hereby find that the proposed improvements on the Subject Property are **consistent** with the standards for such approvals as established in Section 11-604 of the Zoning Code.

F. Other Relief. With respect to Docket No. PCD-25-08G, the Plan Commission does hereby find that no other relief is necessary.

2. Recommendations: The Northbrook Plan Commission does hereby recommend to the Board of Trustees of the Village of Northbrook **approval** of Docket No. PCD-25-08A/B/C/D/E/F based on the findings established herein, subject to the following conditions:

A. Plat of Consolidation. The Plat of Consolidation shall be approved subject to review by the Village Engineer and Village Attorney prior to final approval by the Board of Trustees.

B. Special Permit for Motor Vehicle Dealer. A special permit to allow Motor Vehicle Dealer (New & Used) with Open Sales Lot (SIC No. 5510.02) shall be issued to the Operator for the Subject Property.

C. Special Permit for Automotive Repair. A special permit to allow Automotive Repair Shop (SIC No. 7530.00) shall be issued to the Operator for the Subject Property

D. Variations. The below requested variations shall be granted:

   a) Variation to reduce the required interior side (south) and rear (west) yards from 5 feet to 0 feet;

   b) Variation to reduce the required loading space requirement from 1 to 0.

E. Site Plan Approval. The site plan consisting of one page, prepared by Studio 222 Architects, with the latest revised date of July 15, 2025, attached as ***Exhibit A***, shall be approved.

ADOPTED THIS 2nd day of September 2025.

AYES: (7) Braiman, Halperin, Karavitis, Morgen, Pipito, Walden, Elisco

NAYS: (0)

ABSENT: (1) Melnick

ABSTAIN: (0)

/s/ Steven Elisco
Steven Elisco, Chairman
Northbrook Plan Commission

ATTEST:
/s/ Amy McEwan
Amy McEwan, Director
Development and Planning Services

EXHIBIT A

Site Plan



PROPOSED SITE PLAN

1" = 60'-0"

1818 SKOKIE BOULEVARD ZONING and AREA SUMMARY

BULK DATA TABLE

Lot Area	– 126,935 sf
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SCALE: 1" = 60'-0"

WINGSPAN DEVELOPMENT GROUP

STUDIO 222 ARCHITECTS

1818 SKOKIE BOULEVARD
NORTHBROOK, ILLINOIS

PROJECT NUMBER: 22036

07/15/2025

1.0

Plan Commission Minutes – APPROVED

Sandra "Sandy" Frum Board Room
1225 Cedar Lane Northbrook, IL 60062
Tuesday, September 2, 2025

PLAN COMMISSION

1) Roll Call

Attendee Name	Title	Status	Arrival
Steven Elisco	Chairman	Present	
Jeff Braiman	Commissioner	Present	
Keri Halperin	Commissioner	Present	
Nikos Karavitis	Commissioner	Present	
Jeremy Melnick	Commissioner	Absent	
Allen Morgan	Commissioner	Present	
Andrea Pipito	Commissioner	Present	7:32pm
Ken Walden	Commissioner	Present	
Amy McEwan	Director	Present	
Michaela Kohlstedt	Deputy Director	Present	
Swati Pandey	Senior Planner	Present	
Caitlyn Culbertson	Village Attorney	Present	

2) Minutes Approval

2.A) Minutes for Approval - August 19, 2025

Commissioner Halperin moved, Commissioner Braiman seconded the motion to approve the regular meeting minutes for August 19, 2025, as amended. On voice vote, all were in favor.

Commissioner Morgen abstained

3) Community Planning Report

Michaela Kohlstedt, Deputy Director, reported the Plan Commission's recommendations for two applications (proposed new Zoning Code and rezoning) submitted by the Village, will be considered by the Village Board on September 9, 2025.

4) Public Comment Time

5) Public Hearing

5.A) DOCKET NO. PCD-25-08: 1804 - 1818 Skokie Boulevard - Rivian (Public Hearing) - An application filed by Edens Tower LLC, as owner of the property commonly known as 1804 ? 1818 Skokie Boulevard, which will be transferred to 1818 Partnership, LLC, for development of a Rivian dealership and repair facility for the purposes of: (A) Lot Consolidation to consolidate two parcels into one; (B) Special Permit for a Motor Vehicle Dealer (New & Used) with Open Sales Lot (SIC No. 5510.02); (C) Special Permit for Automotive Repair Shop (SIC No. 7530.00); (D) Variation to reduce the required interior side (south) and rear (west) yard from 5 feet to 0 feet; (E) Variation to reduce the required loading space from 1 to 0; (F) Site Plan Approval; and (G) Approval of any such variations, waivers, and zoning relief as may be necessary.

Senior Planner Swati Pandey discussed an application submitted by Edens Tower LLC, for the property located at 1804-1818 Skokie Boulevard. The applicant is requesting approval to consolidate two parcels into one and develop a single-story Rivian electric vehicle showroom space and automotive repair service facility. She provided a brief overview of the following: properties, zoning, and proposed plan. She noted the requested relief/primary issues the Plan Commission should consider.

John Madeja, Studio 222 Architect, 901 W Jackson Boulevard, Chicago, IL, stated he is representing the property owner and developer. He assured the Commission that the proposed lighting is incompliance with the ordinance.

Michaela Kohlstedt, Deputy Director, confirmed the lease agreement is for fifteen years.

Mike Rosenthal, 1840 Janke Drive, Northbrook, IL, requested the Commission address easement access during working hours. Furthermore, he suggested the Village install a gate to allow the public to use the proposed bike path (will be located on the easement) once the project completes.

Ms. Kohlstedt requested Mr. Rosenthal contact the Public Works Department for more information regarding an easement for a proposed bike path.

Peter Haller, 205 Astor Place, Northbrook, IL, spoke in opposition of the proposed development project. He expressed concern regarding the following: increased noise, business operation hours, light spillage, lack of impact studies, and lack of buffering. Furthermore, he presented a petition signed by residents opposing the development project.

Mr. Madeja addressed a member of the public's concern regarding light spillage by assuring the Commission a light study was performed, and the proposed lighting is incompliance with the ordinance.

Matthew Kowalski, Rivian, 1205 Sand Piper Lane, Naperville, IL, clarified business operations with the Commission. He confirmed car maintenance will be performed inside the building and the vehicles will be turned on by utilizing the remote start option, which will not trigger the alarm. Furthermore, the proposed project does not include a backdoor service bell.

DJ Alwattar, Property Owner, stated he is not aware of an easement on the property for a bike path.

Mr. Madeja clarified the entry points and existing drainage easement along the backside of the property.

Commissioner Halperin made a motion to close the public hearing; seconded by Commissioner Morgen . On roll call vote, all were in favor. (7 Yes Votes, 0 No Votes)

Commissioner Halperin spoke in support of the proposed development project.

Commissioner Karavitis spoke in support of the proposed development project. He requested more information from the Public Works Department regarding the following: proposed bike path, noise control, and light pollution plan.

Commissioner Pipito concurs with her fellow Trustees.

Commissioner Morgen spoke in support of the proposed development project.

Commissioner Walden requested a provision be added to ensure the bike path is not encumbered. He expressed concern regarding the lack of information for lighting and noise control.

Commissioner Braiman spoke in support of the proposed development project.

Chairman Elisco spoke in support of the proposed development project. He noted the development project includes the largest buffer (approximately 300-feet) in the Village of Northbrook.

Ms. Kohlstedt confirmed the proposed Skokie Valley Trail project (bike trail) is not

located at the mentioned easement. The bike trail is located far west and the closest entry point for the proposed trail is located near Dundee Road.

Commissioner Morgen made a motion to approve a resolution for Docket No. PCD-25-08, 1804-1818 Skokie Boulevard - Rivian, as prepared and submitted by staff; seconded by Commissioner Halperin. On roll call vote, all were in favor. (7 Yes Votes, 0 No Votes)

6) Review of Draft Resolutions

7) Discussion Topics

Michaela Kohlstedt, Deputy Director, reported the next meeting was rescheduled for September 30, 2025, due to lack of quorum. The Commission will consider four time sensitive applications at the next meeting.

8) Remarks for the Good of the Order

Chairman Elisco read a thank you note received from a member of the public addressed to the Plan Commission.

9) Adjourn

Commissioner Halperin made a motion, seconded by Commissioner Morgen to adjourn. On voice vote, a motion to adjourn passed unanimously. Adjourned at 8:21 p.m.

MEMORANDUM

To: Plan Commission
From: Senior Planner Swati Pandey
CC: Deputy Director Michaela Kohlstedt
Date: September 2, 2025
Subject: PCD-25-08: 1804 – 1818 Skokie Road – Rivian Sales and Service Facility

INTRODUCTION

On September 2, 2025 the Plan Commission will conduct a public hearing on an application filed by Edens Tower LLC (the "Applicant") as owner of the property commonly known as 1804 – 1818 Skokie Boulevard (the "Subject Property"), which will be transferred to 1818 Partnership, LLC (the "Proposed Owner"). The applicant proposes to consolidate two parcels into one and in conjunction with Wingspan (the "Developer") develop a single-story Rivian electric vehicle showroom space and service facility on the Subject Property. The following zoning relief is requested:

A. Lot Consolidation to consolidate two parcels into one;

B. Special Permit for a Motor Vehicle Dealer (New & Used) with Open Sales Lot (SIC No. 5510.02);

C. Special Permit for Automotive Repair Shop (SIC No. 7530.00);

D. Variation to reduce the required interior side (south) and rear (west) yards from 5 feet to 0 feet;

E. Variation to reduce the required loading space from 1 to 0;

F. Site Plan Approval; and

G. Approval of any such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant.

A sign has been posted on the Subject Property indicating the time and date of the Plan Commission public hearing. The Applicant has submitted evidence that the mailed notice requirements of the Zoning Code have been satisfied. The Plan Commission hearing was properly noticed in the August 14, 2025 edition of the *Northbrook Star*. To date staff has not received any public comments on the application.

PROPERTY DESCRIPTION

The Subject Property is:

- located on the west side of Skokie Boulevard, north of Tower Road;
- approximately 2.89 acres in size
- improved with several structures including an animal boarding and medical clinic, a contractor business structure, and a vacant multi-story office building in the rear of the property;
- zoned I-1 Restricted Industrial District;
- designated as appropriate for Industrial and Commercial Services in the Comprehensive Plan's Future Land Use;
- surrounded by properties with land uses as depicted on the attached Application Summary;
- not located within the 100-year flood plain; and
- not located in proximity to any areas identified in the Master Stormwater Management Plan.

- The Master Bicycle and Pedestrian Plan does not designate Skokie Boulevard for any bicycle infrastructure.

BACKGROUND INFORMATION

The property is developed with multiple commercial buildings of which some are vacant. The existing buildings include a single-story animal training and boarding kennel; a single-story office building; and a three-story office building.

On January 12, 2016, the property through Ordinance No. 2016-3 received approval for an animal training and boarding kennel facility called Rover's Place. Ordinance No. 2021-5 renewed the original special permit and the facility subsequently has also received administrative renewal (per amended Zoning Code regulation for special permit renewal). Considering the use will cease to exist on the property, the approved documents will become inactive.

Preliminary Review

On May 27, 2025, the Board of Trustees conducted a preliminary review of the request for a vehicle sales and service facility. The Board found the use to be appropriate. An excerpt of the Board of Trustees minutes along with the preliminary site plan is attached for reference, and the meeting, and Board of Trustees commentary can be viewed on the Village website here.

The following is a table of the comments made by members of the Board of Trustees on the preliminary review application and concept site plan:

Trustee	Title	Status	Comments
Kathryn Ciesla	Village President	Present	In-favor of the use
Robert Israel	Trustee	Present	In-favor of the use; sustainability items to be addressed
Heather Ross	Trustee	Present	In-favor of the use
Johannah Hebl	Trustee	Present	In-favor of the use
Joy Ebhomielen	Trustee	Present	In-favor of the use
Michelle Kohler	Trustee	Present	In-favor of the use
Matt Cassidy	Trustee	Present	In-favor of the use

Staff Review

Prior to scheduling a public hearing the application underwent the standard review process and was reviewed by the following departments/entities:

- Development and Planning Services (Planning & Zoning)
- Sustainability
- Public Works Department (Engineering and Tree Preservation)
- Stormwater Consultant
- Fire
- Police
- Village Attorney

Staff reviewed the application and provided comments and requested revisions and information through the review process. All departments have approved the application to proceed for a public hearing. Any comments pending are to be reviewed at the time of site work and building permit submittal.

Included with the material submitted by the Applicant are the responses to those questions as well as staff review comments.

Compliance with Village Plans

- The Comprehensive Plan identifies the property for Industrial and Commercial Service uses which is intended to provide areas to accommodate "heavier commercial service uses".
    - The property is also identified within the 'Special Study Area' of the Skokie Boulevard Corridor which is part of the Comprehensive Plan. The Study (attached) highlights the goal and policies for this area to encourage "high quality commercial and multi-use area". The Study "encourages uses that complement existing land uses and businesses" –Skokie Boulevard has other existing high quality vehicle dealerships.
- The Village's Bicycle and Pedestrian Plan does not designate Skokie Boulevard for any bicycle infrastructure. However, the Skokie Valley Trail Phase 2 (west of the property) has been identified for a Shared-Use Path (facilities separated from roadways for use by bicyclists and pedestrians).

PROPOSED PROJECT

- The Applicant is proposing to demolish all existing structures on the property, consolidate two parcels, and construct an electric vehicle dealership for sales and service facility. Rivian Sales, Service, and Distribution Center will occupy the facility and operate the business. The proposed use is considered a motor vehicle dealer with open sales lot and an automotive repair shop per the Zoning Code; both of which are allowed as a special permit in the I-1 Restricted Industrial District. The attached narrative from the Applicant provides a detailed description of the proposed use for the Subject Property.
- ***Layout***: The Subject Property has two existing curb-cuts on Skokie Boulevard, both of which will remain; however, they will be widened to accommodate car carrier deliveries. A single-story vehicles sales and service building will be centrally located on the site, with parking areas around it as shown on the site plan. Both curb-cuts allow two-way access at the front portion of the property, near the building entrance. The southern curb-cut provides access to the rear of the property for circulation, while access and circulation from the north parking lot is limited to one-way traffic moving from west to east. There is no pedestrian sidewalk in front of the Subject Property. The proposed site plan is attached.

  A single-story rectangular building is proposed located centrally on the Subject Property. A 155-space parking lot is located on the north and south side of the building; with two-way circulation aisle. The parking lot will be used for customer, employee as well as outdoor storage of vehicle inventory. The Applicant has proposed two underground vaults, located within the parking lot area for stormwater detention purposes. Public Works and the Village's stormwater consultant have reviewed and approved the detention design subject to final site work permit approval.
- ***Building***: The Applicant has proposed a single-story 34' tall building. The facility will be 39,150 square-feet in area with the front entrance facing Skokie Boulevard.
- ***Services & Operations***: The primary services include electric vehicle sales, and repair, parts and vehicle storage, educational demonstration drives, and related services. There will be no collision repair or paint work at this site. There will be a total of 63 employees including full and part-time employees/contractors. Employees will be working shifts, so not all 63 employees will be onsite at once. All repair work will be limited to indoors only. The hours of operation is noted below:
    - Customer facing hours:
        - Sales: Monday to Saturday: 9:00am – 8:00pm
        - Services: Monday to Saturday: 8:00am – 5:00pm
        - Sunday closed
    - Service employees:
        - Monday to Saturday: 24 hours; shifts based on general operations
        - Sunday closed

- ***Parking***: The parking requirement for the proposed use is 3 space per service bay plus one space per employee. The property has proposed 155 parking spaces on-site. Based on the 13 service bays and 63 employees, 102 parking spaces would be required. The proposed parking will comply with the requirements of the Zoning Code.
- ***Loading***: The Applicant is requesting a loading space variation. The details are discussed later in the report.
- ***Trash Area***: A trash enclosure is located on the south side of the building, along the property line. The enclosure is 6'4" tall.
- ***Landscaping***: A landscape plan has been provided by the Applicant. Parking lot screening on the east side, and interior parking lot landscaping are all in compliance with the landscaping requirements within the Zoning Code. A mix of trees, deciduous shrubs, and grass are shown on the plan. The Village's tree preservation officer has reviewed and approved the plan subject to final site work permit approval.
- ***Fence***: There is an existing perimeter fence around portions of the property (location depicted on the site plan); no new fence is proposed.
- ***Signage***:
    - ***Wall***: The Applicant proposes installation of two wall signs on the building. Both wall signs are white channel letters stating the business name, "Rivian"; mounted to the building facade. The first wall sign is proposed on the front facade, while the second sign is on the south facade. The proposed wall signs are in compliance with the requirements of the Zoning Code.
    - ***Ground***: The Applicant has proposed one eight-foot-tall ground sign for the Subject Property located near the Skokie entrance. The sign is in compliance with the requirements of the Zoning Code.

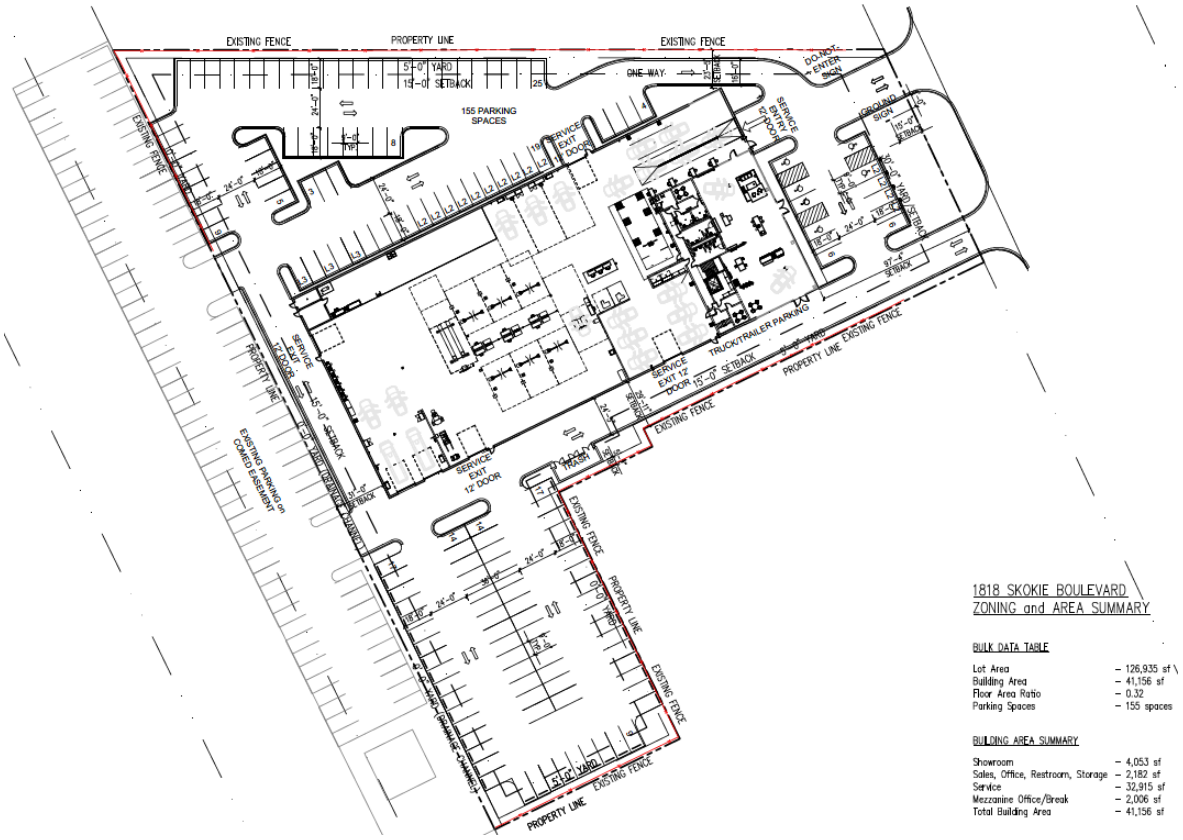


Figure 1: Proposed Site Plan

SUSTAINABILITY

Following the adoption of the Climate Action Plan (CAP), it is important to reference action items found in the CAP as they relate to development proposals. The Village's Sustainability Coordinator has drafted a Sustainability Addendum attached to this report, which goes into further detail on CAP items that are relevant to the Subject Property and the proposed plan.

ZONING RELIEF

Lot Consolidation

Consolidation of land is considered a minor subdivision procedure under the Northbrook Subdivision and Development Code and typically does not require a public hearing or review by the Plan Commission, unless the property is being developed and requires zoning relief or if the application is referred to the Plan Commission by the Village Board of Trustees.

The Applicant is requesting to consolidate two lots into one lot of record so that they can construct a vehicle dealership and repair facility and develop the property as one parcel. All parcels are under single ownership, and the owner has provided consent to this request. The Applicant has submitted a Plat of Consolidation, which has been reviewed and approved by staff and Village Attorney.

Special Permit

Two special permits are requested through this application as listed below:

A. Special Permit for a Motor Vehicle Dealer (New & Used) with Open Sales Lot (SIC No. 5510.02); and

B. Special Permit for Automotive Repair Shop (SIC No. 7530.00).

The Plan Commission and Board of Trustees must consider the general standards for special permit established in Paragraph 11-602 E1 of the Zoning Code when deciding whether to grant the requested special permits. These standards include the following:

1) Is the proposal in compliance with the Zoning Code and Official Comprehensive Plan?
2) Will there be any adverse impact upon adjacent properties?
3) Will the proposed use interfere with the orderly development of adjacent properties?
4) Are there adequate public facilities to serve the development?
5) Will the use cause undue traffic congestion?
6) Will the development cause loss of significant environmental or historical features?
7) Will the use comply with other applicable Village standards?

The specifics for each of these special permits, as they relate to the above listed standards, is discussed below. The Applicant has included a statement of justification with their application materials addressing the above items. This information is attached to this report with the additional material submitted by the Applicant for review.

Motor Vehicle Dealer (New & Used) with Open Sales Lot:

The Applicant has stated that their use complies with the Industrial and Commercial Service land use requirements per the Comprehensive Plan. The use is compatible with other dealerships in the vicinity. The Applicant has stated that there will be adequate parking as well as loading/unloading will be occur on-site with no traffic impact.

Automotive Repair Shop:

The Applicant has stated that the "building fits within the context and character of the adjacent neighborhood". A new stormwater detention system will be installed which will be an improvement on the property. The Applicant has stated that all repair work will occur inside the building with no impact on the surrounding properties.

Variations

In addition to the above noted relief, the Applicant has also requested the following:

- *Yard Variation*: to reduce the required interior side (south) and rear (west) yards from 5' to 0' to accommodate the proposed parking lot;
- *Loading Space*: In addition to the above noted relief, the proposed site plan requires a variation to reduce the required number of loading space from 1 to 0. The Applicant has stated that given the nature of the use, the facility does not require a 10'x25' loading space; and the layout of the proposed facility does not accommodate a loading space of this size. In order to add a loading space, it would require eliminating required parking spaces. The Applicant has stated that there is ample area on the property for loading/unloading to occur safely, including but not limited to along the rear property line, adjacent to the ComEd easement area.

SUMMARY

In reviewing this request, staff suggests the Plan Commission consider the following policy questions:

1) Is the proposed electric vehicle dealership an appropriate use on the Subject Property?
2) Is it appropriate to consolidate two parcels into one lot of record?
3) Is it appropriate to grant the following special permits in I-1 District? Any operational limitations?
    a) Special Permit for a Motor Vehicle Dealer (New & Used) with Open Sales Lot (SIC No. 5510.02); and
    b) Special Permit for Automotive Repair Shop (SIC No. 7530.00).
4) Is it appropriate to grant variations to reduce the requirement for:
    a) interior side (south) and rear (west) yard from 5 feet to 0 feet; and
    b) loading space from 1 to 0;
5) Are there any specific concerns the Board has regarding the overall project design such as:
    a) the layout of the development;
    b) adequate circulation for vehicles;
    c) the buffers being provided along the periphery; and
    d) access and curb-cut to the site from the Skokie Blvd.

Staff has prepared the attached draft resolution for consideration by the Commission. If the Commission should choose to amend and/or take action on this resolution, it would be **Resolution No. 25-PC-15.**

The Applicant and staff will attend the September 2, 2025 Plan Commission meeting to answer any questions.

MEMORANDUM

To: Plan Commission
From: Kate Carney, Sustainability Coordinator
cc: Amy McEwan, DPS Director
Date: September 2, 2025
Subject: PCD-25-08: 1804-1818 Skokie Rivian – Sustainability Addendum

Northbrook's Climate Action Plan (CAP) calls to foster sustainability and reduce 80% of community-wide carbon emissions by 2050 through strategic planning and action item implementation. With CAP adoption, development proposals are reviewed with respect to best environmental practices.

Village staff provided Sustainability Comments in response to all submittals for the proposed planned development solely regarding applicable measures from the CAP. Under each section are a list of Climate Action Plan items as they relate to the proposed development. Staff confirms the proposed project partially addresses CAP items requested of the Applicant.

Of the items presented to the Applicant 92% were fully realized according to CAP standards, to the extent detailed below in italics. **Staff comments noted in bold.**

Transportation and Land Use
In the Transportation and Land Use section of the CAP, recommendations are made to enhance active mobility and fossil fuel-free transit:

TL 5- 8 Confirm whether EV charging stations will be installed for patron use. If this will not be realized, consider including capabilities for future electric vehicle charging installation. This could include conduit, wiring, electrical service panels, and power capacity near parking areas, terminated in outlets or junction boxes to meet demand for at least 2 EV charging ports.

Applicant response: Rivian will have EV stations available for Patron use

TL 5- 9 Identify and promote information on grants, incentives, and rebates available to the public for adoption of EV charging equipment and EV vehicles. Work with the Village to address barriers and educate residents about the benefits of EVs.

Applicant response: Rivian staff and educational installations will be available inside the service center to help educate the public on EV benefits. The public is welcome to schedule demonstration drives to be educated on EV use.

TL 7- 1 The Village has enacted a nine-month ban on gas powered leaf blowers – ensure compliance on site.

Applicant response: Rivian will work with landscape vendors and encourage use of non-gas powered leaf blowers.

Buildings and Energy
The Building Energy section of the CAP provides the following items pertaining to reducing our community-wide carbon footprint and preserving wildlife:

BE 2- 1 Consider conducting a Solar PV Site Assessment. Assessment should include estimated installation cost, and projections for both energy generation potential and economic payback potential over a minimum

20-year timeframe. Based on the Solar PV Site Assessment, consider incorporating renewable energy installation to offset emissions generated from the development. Work with CPACE, Illinois Shines, or similar programs for incentives. If installation will not be realized, confirm reserved space for solar-ready roof zone and plan for structural design loads and electrical service to allow for future installation of a dual pole circuit breaker if possible.

Please indicate whether development plans to investigate feasibility of onsite solar installation.
Applicant response: The owner will explore the feasibility of onsite solar installation. Please note the development is designing the roof trusses to accommodate the additional weight of potential future installation of solar panels.

BE 2- 2 If the site is suitable, make the buildings solar ready.

Please indicate whether development will make building solar ready if installation during construction period is not feasible.
Applicant response: The roof trusses have been designed to accommodate the additional weight of potential future installation of solar panels.

BE 4- 1 Consider green power purchase options such as those provided by ComEd and Nicor.

Please acknowledge if the development will consider utilizing green power purchase options for energy needs onsite.
Applicant response: The owner will explore and consider utilizing green power purchase for the development.

BE 5- 1 Explore opportunities for the property to utilize smart lights that can save energy through conservation. Achieve 100% LED installation if possible.

Applicant response: Typical light fixtures installed in Rivian projects are LED fixtures.

BE 5- 2 Consider establishing a Green Building policy with clear energy efficiency goals.

Applicant response: Sustainability is a fundamental concept at Rivian. Rivian advocates sustainable practices throughout all stages of design, from MEP design to furniture selection.

BE 5- 4 Require purchase and installation of ENERGY STAR appliances when available.

Please indicate whether ENERGY STAR or other energy efficient appliances will be utilized where possible.
Applicant response: The project will incorporate ENERGY STAR and other energy-efficient appliances where possible.

BE 7- 2 Consider the benefits of replacing fossil fuel burning heating equipment with air-source heat-pumps, or other efficient electric heating options in development.

Applicant response: This service center will be designed with electric heat.

Waste Management
The CAP points to procedures that may facilitate waste reduction (with a goal of at least 50% landfill wasted diverted by 2030) in its Waste Management section:

WM 1- 1 Consider phasing out single-use products. This would apply to (but not limited to) bags (both paper and plastic), utensils, napkins, and take-out containers.

Applicant response: Service centers have minimal single use products for staff and public.

WM 2- 3 Reduce construction and demolition waste by ensuring that strong recycling and reuse

requirements are met for all building-related permits Village-wide. Required compliance with Cook County's construction and demolition requirements including waste management plans. Partner with Habitat, reuse, etc.

Applicant response: GC will comply with recycling and reuse request throughout construction period.

WM 2- 5 Assure compliance with the Cook County Construction & Demolition Debris Diversion Ordinance and encourage contractors and subcontractors to exceed minimum requirements where applicable.

Applicant response: GC will comply with debris diversion ordinance request throughout construction period.

WM 2- 7 Consider contracting recycling and compost collection services.

Applicant response: Rivian will contract recycling and compost collection services.

Water and Wastewater
In the Water and Wastewater category, the CAP states to prioritize mitigating stormwater before it enters the sewer system through multiple capture techniques:

WW 1- 1 Consider landscaping practices that reduce water consumption and chemical use on site.

Please consider for design/policies and respond.
Applicant response: All plant material has been specified based on its tolerance for drought and urban conditions.

WW 1- 2 Reduce landscaping water use with water-efficient irrigation systems, grass replacement, and planting native and drought-resistant trees and vegetation in landscaping plans.

Please consider for design/policies and respond.
Applicant response: The use of drought-resistant and native plant material was considered in the planting plan design. Approximately 50% of the plant species specified on the plan are Native or Nativar varieties.

WW 1- 4 Consider utilizing water conservation programs that focus on outdoor irrigation, which may also support better identification of water-related carbon sequestering opportunities such as using soil amendments, native grasses and proper tree watering.

Please consider for design/policies and respond.
Applicant response: Native grasses and groundcovers have been specified on this project.

WW 2- 1 Prioritize managing stormwater before it enters the sewer system through a combination of overland flow, detention, and infiltration strategies (for example, permeable surfaces) where feasible.

Please explain how this has been considered in the stormwater plan.
Applicant response: Stormwater detention and infiltration is provided on site within the proposed underground storage systems. These systems have open bottoms to allow for water infiltration. Stormwater release from the site is restricted per the Village release rates.

WW 2- 3 Consider revegetation, tree preservation planting and maintenance, de-paving and porous pavement, green infrastructure like bioswales and Eco-roofs in site development.

Please consider for design/policies and respond.
Applicant response: Stormwater detention and infiltration is provided on site within the proposed underground storage systems. These systems have open bottoms to allow for water infiltration. Stormwater release from the site is restricted per the Village release rates.

WW 3- 3 Reduce or offset impervious surfaces where possible, and consider use of lighter colored pavements and building materials to lessen the impact of urban heat island effect.

Please consider for design/policies and respond.
Applicant response: The project will utilize a white roof membrane to reduce the impact of urban heat island effect.

Greenspace and Ecosystem Health
The Plan's Greenspace category includes the following for expansion of tree canopy coverage, transforming beneficial lawns, and mitigation of heat island impacts:

GS 1- 12 Plan for diversity of native tree cover and performance-based tree island within landscaping plan and parking lots with goals on percentage of pavement shaded. Consider a mix of canopy trees, shrubs, groundcovers, and raingarden components appropriate to the lot and its surroundings in any new landscaping where possible.

Please consider for design/policies and respond.
Applicant response: A mix of canopy trees, shrubs, groundcovers and native grasses and forbs have been specified for this plan with a special consideration of the canopy cover at the parking areas.

GS 2- 5 Consider including exterior lighting design a policy to protect native plants, species, biodiversity, and improve night sky quality.

Please consider for design/policies and respond.
Applicant response: All parking lot lighting fixtures will include cut-off shields and will be operated to prevent light spillover and sky-reflected glare in compliance with Village requirements.

GS 2- 7 Consider eliminating neonicotinoids and reduce use of long-lasting chemical pesticides for landscaping.

Please consider for design/policies and respond.
Applicant response: Neonicotinoids and long-lasting chemical pesticides use will be minimized.

GS 4- 8 Consider utilizing shade and water absorbing trees and replacing turf landscaping with native prairie, wild flower, and savanna plantings.

Please consider for design/policies and respond.
Applicant response: Native seed mixes have replaced traditional mowed turf areas in many places on this landscape plan.

Climate Economy
The CAP's section on Climate Economy establishes how the economy is linked to the climate and climate change and outlines methods of resiliency in Northbrook's local economy:

CE 1- 2 Consider participation in the Village's Green Business Program.

Applicant response: Owner will explore participating in the Village's Green Business Program.

RE: Docket No. PCD-25-08: 1804-1818 Skokie Boulevard – Rivian Development

Date: September 2, 2025
To: Northbrook Planning Commission
From: Peter Haller – 205 Astor Place, Northbrook IL 60062
RE: Public Hearing on September 2, 2025 - Rivian Development Proposal

Dear Planning Commission Members,

I am writing as the owner and resident of 205 Astor Pl, Northbrook IL 60062, and community representative of those who have signed this document, to express serious concerns about the proposed Rivian facility at 1804-1818 Skokie Boulevard. While I strongly support appropriate economic development in Northbrook, this proposal as currently designed raises significant compatibility issues with the residential neighborhoods to the West of the site that will impact both our quality of life and property values requiring careful consideration and modification before approval.

Primary Concerns

Noise During and Outside Standard Business Hours

The proposed Rivian facility presents significant noise concerns that extend well beyond typical business hours, particularly impacting nearby residential areas. The service facility's extended operations until 3:00 AM Monday through Friday will generate substantial noise from employee arrivals and departures, vehicle movements, and mechanical operations during traditionally quiet nighttime hours when residents expect peace. The inclusion of a car wash facility at the rear of the property will produce continuous noise from high-pressure water systems, vacuum equipment, and associated machinery. Additionally, the site's function as a regional delivery and service center will necessitate frequent truck loading and unloading operations, particularly during off-peak hours to avoid daytime traffic, creating noise from diesel engines, hydraulic lift gates, and metal-on-metal contact during vehicle transport. The extensive parking areas—including the request for 156 spaces on the main property and additional vehicle storage on the ComEd easement behind the building—will generate ongoing noise from car doors, alarms, and vehicle movements as inventory is shuffled and customers retrieve their vehicles, with sound potentially carrying across the open lot areas to neighboring properties at all hours of operation.

Light Pollution with Inadequate Setbacks and Buffering

The proposed Rivian facility fails to specify any lighting requirements regarding the number of fixtures, light deflectors, or motion sensors that would minimize unnecessary

illumination. With service operations extending until 3:00 AM on weekdays, the facility will require extensive lighting throughout traditionally dark nighttime hours, creating a significant source of light pollution when the community expects darkness. The site lacks natural barriers such as mature trees that could buffer light from spilling onto adjacent properties. The requested exemption for a 0-foot setback (rather than 5-foot code) will push bright commercial lighting directly to property lines, bringing harsh illumination closer to neighboring residential areas. Furthermore, the proposed use of the ComEd easement for additional vehicle storage will extend lighting even further back on the property, projecting commercial-grade illumination deeper into areas that border residential neighborhoods. This approach undermines the community's commitment to reducing light pollution and fails to protect residents from the disruptive effects of excessive nighttime lighting that can interfere with sleep patterns, wildlife habitats, and the natural night sky that the "Lights Out Northbrook" community initiative, Northbrook Climate Action Plan (CAP), and the coming updated Northbrook zoning code (expected end-of-year 2025) seeks to preserve.

Missing Environmental Impact Analysis

The application fails to include critical environmental studies that are essential for evaluating this proposal's impact on residential neighbors. There is no noise impact assessment for late-night (10pm-3am) operations adjacent to residential areas and no lighting impact study to prevent light pollution affecting nearby homes. Approving a commercial development of this scale without understanding its environmental impacts on residential areas violates basic due diligence principles and exposes the Village to future liability. These studies are essential tools for ensuring that development decisions serve the broader public interest alongside economic interests.

Reasonable Solutions

I am not opposed to appropriate development but believe this proposal could be modified to ensure residential compatibility while still serving Rivian's business needs. The following are potential modifications that the Plan Commission should consider, alongside their own solutions, to protect the residents and their constituents:

Operational Restrictions

- Limit service operations to 6:00 AM through 10:00 PM Monday through Saturday
- Prohibit car washes when service doors are open to reduce noise
- Prohibit truck deliveries between 8:00 PM and 7:00 AM
- Restrict weekend service hours to 8:00 AM through 6:00 PM

Enhanced Setbacks and Screening

- Do not grant exemptions for 0-foot setback (Approving a zero-setback variance without demonstrated hardship sets a dangerous precedent that undermines the integrity of Northbrook's zoning code)
- Install 15-foot evergreen landscape buffer along the back of the property
- Northbrook installs 15-foot evergreen landscape buffer on watershed land West of ComEd lands

Environmental Protections

- Mandate comprehensive lighting plan with full cutoff fixtures preventing light spillage beyond property lines, color temperatures not exceeding 2700k, and motion sensor turnoffs.
- Require professional noise impact study with appropriate mitigation measures before approval

Precedent Protections

- Condition any approval on specific operational and design requirements
- Include clear language preventing this approval from being cited as precedent for other zero-setback requests along the corridor

These modifications would provide the transitional buffering that good planning practice requires between intensive commercial and residential uses, while allowing the business to operate successfully and respecting the residents in surrounding neighborhoods.

Community Impact and Request for Action

These concerns reflect broader community interests that extend beyond individual property impacts. Multiple households will be directly affected by noise, lighting, and visual effects from this intensive operation. Property values throughout the neighborhood face potential negative impacts from the introduction of more exhaustive commercial operations. This quiet corridor of the village is at stake, and the precedent set by this decision will influence future development patterns throughout Northbrook.

I respectfully request that the Plan Commission:

1. **DENY the current application** until comprehensive environmental impact studies are completed

2. **REQUIRE** noise and lighting impact assessments before any further consideration
3. **MANDATE** the operational restrictions and buffering measures outlined above as conditions of any approval
4. **REJECT** the zero-setback variance as unnecessary and harmful to neighborhood character
5. **ESTABLISH** clear precedent language preventing this decision from undermining future zoning enforcement

The Commission has both the legal authority and ethical obligation to protect residential neighborhoods from incompatible development. Half-measures or conditional approvals without enforceable standards will fail to address these legitimate concerns. The village's economic interests and residential quality of life are not mutually exclusive—thoughtful development conditions can protect both the community and support appropriate economic growth. However, this requires the Commission to exercise its full authority to ensure compatibility standards are met before approval, not after problems arise.

I plan to attend the September 2nd public hearing and encourage the Plan Commission to visit the site (specifically in the winter-time when there is no leaf-barrier) to understand the residential context of this proposal. Thank you for your careful consideration of these concerns and your commitment to protecting Northbrook's residential neighborhoods.

Respectfully,

Peter Haller
205 Astor Pl
Northbrook, IL 60062
(847) 899-2243
peterjameshaller@gmail.com

CC:
Village Manager Cara Pavlicek
Development & Planning Services Director Amy McEwan
Village Trustees

Community Signatures

By signing this letter, community members affirm their agreement with the concerns and recommendations outlined above regarding the proposed Rivian development at 1804-1818 Skokie Boulevard. Signatories support the request for comprehensive environmental impact studies, reasonable operational restrictions, adequate setbacks with enhanced landscaping, and specific conditions to ensure residential compatibility before any approval is granted.

The undersigned residents and stakeholders urge the Northbrook Planning Commission to carefully consider this collective feedback and take appropriate action to protect neighborhood quality of life while supporting responsible economic development that serves the broader community interest.

1763 Killarney Ln. Northbrook IL 60062 — Address

(1) Ray Schoppa — Name

Signature

1785 Killarney Ln — Address

2 Nancy Carroll — Name

Nancy Jo Carroll — Signature

1780 Killarney Lane — Address

3 Ben Hardiman — Name

Signature

1770 Killarney Lane — Address

4 Patrick Knight — Name

Signature

5

1725 Happ Road — Address
Kyle W. Hiveley — Name
Signature

210 ERD NB — Address
Mary Kay Clarke — Name
Signature

6

220 ERIN LANE LANE — Address
RICHARD O'DONNELL — Name
Signature

7

205 Erin Ln — Address
EMT Pam Kuhr — Name
Em J. Kuhr — Signature

8

1855 Happ Rd — Address
Tom Churchwell — Name
Signature

9

1855 Happ Rd — Address
Cynthia Churchwell — Name
Cynthia M Churchwell — Signature

10

11 1751 N. Killarney Lane Northbrook — Address
Michael Kelly — Name
Signature

12 1739 Killarney Lane — Address
Mary-Susan Dee — Name
MARY-SUSAN Dee — Signature

13 1727 KILLARNEY LN — Address
PIERRE PARTANNE — Name
Signature

14 1700 killarney Ln — Address
Alex Santoskfano — Name
Signature

15 1734 Killarney Ln — Address
Meghan E. Dee — Name
Signature

16 1760 KILLARNEY LN — Address
MAX MEIJER — Name
Signature

225 Astor Place, Northbrook IL 60062 Address

17 Lamont Wong Name

Signature

210 Astor Pl Address

18 Ken Cellak Name

Signature

215 Astor Pl. Address

19 Bradley White Name

Bradley White Signature

250 Astor Place Address

20 Michael Hom Name

Signature

21 Paul F Weir Address

1775 Killarney Ln Name

W.R. Signature

Address

Name

Signature

Village Board of Trustees Minutes

Sandra "Sandy" Frum Board Room
1225 Cedar Lane Northbrook, IL 60062
Tuesday, May 27, 2025

Village President Kathryn Ciesla called the meeting to order at 7:30 PM

1. ROLL CALL

Attendee Name	Title	Status
Kathryn Ciesla	Village President	Present
Robert Israel	Trustee	Present
Heather Ross	Trustee	Present
Johannah Hebl	Trustee	Present
Joy Ebhomielen	Trustee	Present
Michelle Kohler	Trustee	Present
Matt Cassidy	Trustee	Present

2. PLEDGE OF ALLEGIANCE

3. MINUTES APPROVAL

A. May 13, 2025 Regular Board Meeting Minutes for Approval

RESULT:	**APPROVED [6 – 0]**
MOVER:	Robert Israel, Trustee
SECONDER:	Johannah Hebl, Trustee
AYES:	Israel, Ross, Hebl, Ebhomielen, Kohler, Cassidy
NAYES:	None
ABSTAIN:	Kathryn Ciesla, President
ABSENT:	None

4. PUBLIC COMMENT TIME

President Ciesla opened public comment by stating that for over 50 years, Northbrook has upheld a public forum for free expression, protected by the First Amendment. The Village does not control or endorse the content displayed.

The Village is aware that a current sign includes a Holocaust-related symbol, which has caused pain, especially in the Jewish community. While intended to support migrants, its imagery has raised understandable concern.

Legally, the Village cannot remove or restrict signs based on viewpoint.

To our Jewish residents: we support you. To all: stand against hate and support one another. Northbrook values free speech and community, even in difficult moments.

The new bonds will add $800K–$1.9M in annual principal payments and around $1M in interest per year. Payments are structured to stay level as older debt decreases. Most funds will go to the Water Fund, which will repay the majority. About $8 million will go to other projects, adding around $650K annually to the tax levy, with minimal property tax impact.

10. PLANNING AND ECONOMIC DEVELOPMENT

A. Preliminary Review of a request by Studio 222 Architects, LLC on behalf of Rivian to redevelop 1804-1818 Skokie Boulevard

RESULT:	**MOTION TO REFER TO PLAN COMMISSION [6 – 0]**
MOVER:	Joy Ebhomielen, Trustee
SECONDER:	Robert Israel, Trustee
AYES:	Israel, Ross, Pepoon, Hebl, Ebhomielen, Kohler
NAYES:	None
ABSTAIN:	Kathryn Ciesla, President
ABSENT:	None

Amy McEwan, Director of Development & Planning Services, discussed an application submitted by Studio 222 Architects, LLC on behalf or Rivian for the property located at 1804-1818 Skokie Boulevard. The applicant is requesting zoning relief to allow a building addition on the property. She provided a brief overview of the following: property's history, zoning, and proposed plan.

She noted the requested relief/primary issues the Village Board should consider.

Trustees Hebl and Israel, and President Ciesla spoke in favor of the application.

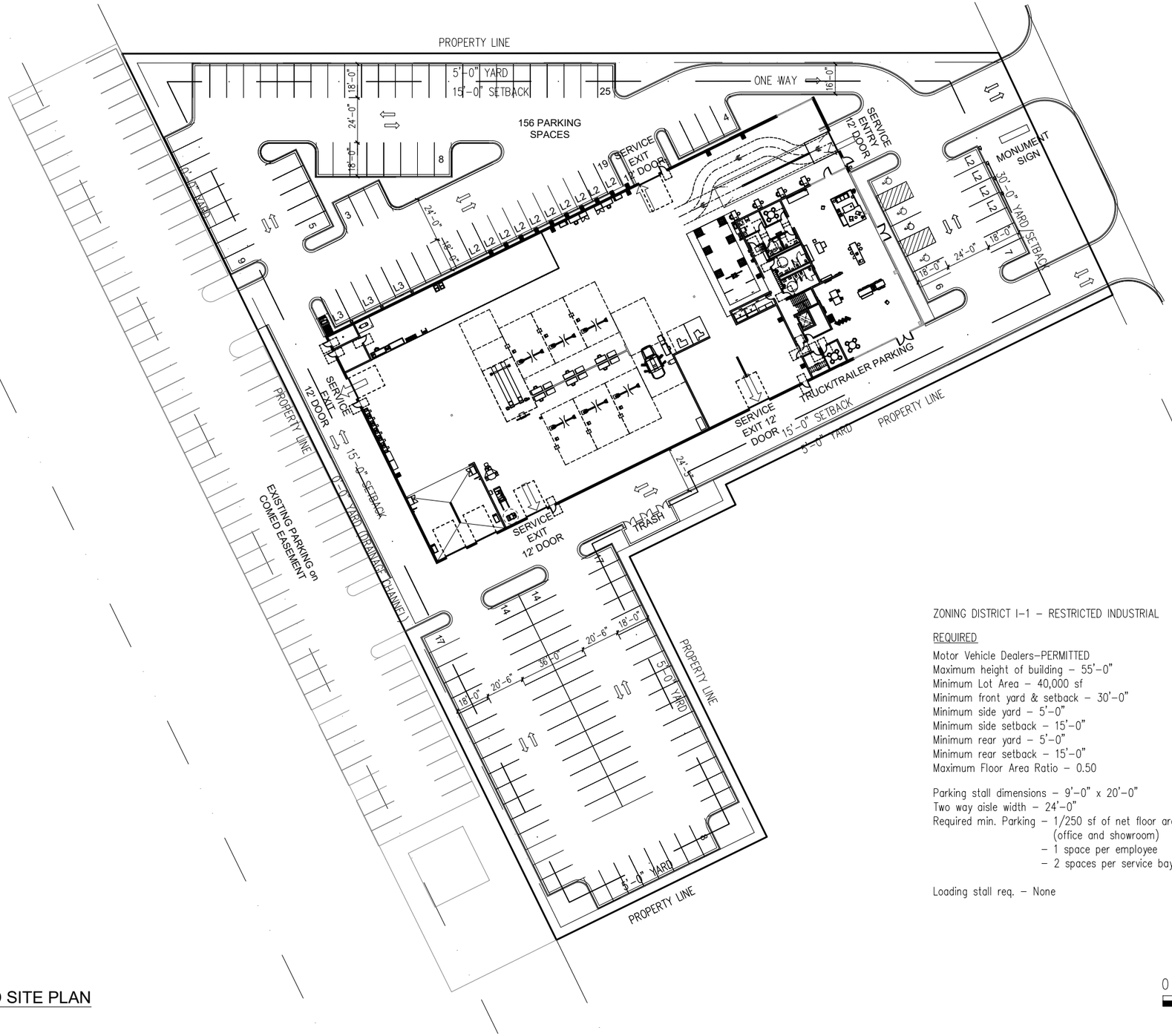
B. Public Hearing to consider a request for a Pre-Annexation Agreement for 3737 Oak Avenue

Trustee Hebl waived the presentation

RESULT:	**MOTION TO OPEN PUBLIC HEARING [6 – 0]**
MOVER:	Robert Israel, Trustee
SECONDER:	Joy Ebhomielen, Trustee
AYES:	Israel, Ross, Pepoon, Hebl, Ebhomielen, Kohler
NAYES:	None
ABSTAIN:	Kathryn Ciesla, President
ABSENT:	None

RESULT:	**MOTION TO CLOSE PUBLIC HEARING [6 – 0]**
MOVER:	Heather Ross, Trustee
SECONDER:	Robert Israel, Trustee
AYES:	Israel, Ross, Pepoon, Hebl, Ebhomielen, Kohler
NAYES:	None
ABSTAIN:	Kathryn Ciesla, President
ABSENT:	None

Trustee Israel suggested a review pre-annexation agreement, as Northbrook's standards have changed and now differ from Cook County and MWRD. It's important to reassess potential impacts



ZONING DISTRICT I-1 – RESTRICTED INDUSTRIAL

REQUIRED	PROPOSED
Motor Vehicle Dealers–PERMITTED	Motor Vehicle Dealers–PERMITTED
Maximum height of building – 55'–0"	Height of building – <55'–0"
Minimum Lot Area – 40,000 sf	Lot Area – 126,935 sf
Minimum front yard & setback – 30'–0"	Front yard & setback – 30'–0"
Minimum side yard – 5'–0"	Side yard – 5'–0"
Minimum side setback – 15'–0"	Side setback – 15'–0"
Minimum rear yard – 5'–0"	Rear yard – 0'–0"
Minimum rear setback – 15'–0"	Rear setback – 15'–0"
Maximum Floor Area Ratio – 0.50	Floor Area Ratio – 0.32
Parking stall dimensions – 9'–0" x 20'–0"	Parking stall dimensions – 9'–0" x 18'–0"
Two way aisle width – 24'–0"	Two way aisle width – 23'–6" (rear lot only)
Required min. Parking – 1/250 sf of net floor area (office and showroom) – 1 space per employee – 2 spaces per service bay	Parking – 8,000/250 – 32 spaces (office and showroom assumed area) – 63 emp. assumed x 1 – 63 spaces – 20 bays assumed x 2 = 40 spaces
	Total required Parking – 135 spaces
Loading stall req. – None	Loading stalls – None (loading/unloading along south drive aisle

PROPOSED SITE PLAN

1" = 60'-0"

0 60' 120'

SCALE: 1" = 60'-0"

WINGSPAN DEVELOPMENT GROUP

STUDIO 222 ARCHITECTS

1818 SKOKIE BOULEVARD
NORTHBROOK, ILLINOIS

PROJECT NUMBER: 22036

04/16/2025

1.0

northbrook

DEVELOPMENT & PLANNING SERVICES DEPARTMENT

FORMAL APPLICATION – ZONING & SUBDIVISION RELIEF**

Prior to submitting this formal application, the matter must first be reviewed as a preliminary application by the Village Board of Trustees. If the Board has not yet reviewed your preliminary application, please contact the Department of Development & Planning Services to learn what is required. The following materials are the minimum required for the processing of a formal application by the Village of Northbrook's Plan Commission and Board of Trustees. A public hearing or public meeting for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. If you have questions regarding the completion of this application please contact the Development & Planning Services Department at 847-664-4050.

Applications for zoning relief from the Zoning Board of Appeals must use a different application form.

The initial submittal MUST contain:

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

Applicant Information

Legal Name Edens Tower, LLC

Company Edens Tower, LLC

Address 1810 Skokie Blvd

City, State, Zip Northbrook, IL 60062

Phone No. 312-927-5740

Email djalwattar@gmail.com

Primary Contact Person

Name John Madeja

Company Studio 222 Architects, LLC

Address 901 W. Jackson Blvd., Suite 500

City, State, Zip Chicago, IL 60607

Phone No. 312.850.4970

Email jmadeja@s222arch.com

Consultants *(as applicable)*

Attorney

Name Brian Connors

Company Huck Bouma

Address 1755 S. Naperville Rd, Suite 200

City, State, Zip Wheaton, IL 60189 Phone No. 630-344-0849

Email bconnors@huckbouma.com

Civil Engineer

Name Brandon Barker

Company Spaceco

Address 9575 W. Higgins Rd., Suite 700

City, State, Zip Rosemont, IL 60018

Phone No. 847.696.4061

Email bbarker@spacecoinc.com

Architect/Planner

Name John Madeja

Company Studio 222 Architects, LLC

Address 901 W. Jackson Blvd., Suite 500

City, State, Zip Chicago, IL 60607

Phone No. 312.850.4970

Email jmadeja@s222arch.com

Other

Name

Company

Address

City, State, Zip

Phone No.

Email

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

Site Location/Address: 1804, 1810, and 1818 Skokie Boulevard

Property Index Numbers: 04-13-107-021, 04-13-107-020

Size of Property: 126,935 sf/2.91 acres (square feet/acres)

Size of Building Space, if applicable: 39,205 sf (square feet)

Comprehensive Plan Land Use Designation[1]: Major Corridor Multi Use

Current Zoning: I-1 Restricted Industrial District

Current Use of the Property: Vacant office building, animal boarding, and office

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

Requested Action(s) *(check all that are applicable)*

- ☐ Comprehensive Plan Amendment
- ☐ Annexation (*separate form required*)
- ☐ Rezoning from _____ to _____
- ☒ Special Permit for Motor vehicle sales with open sales lot and automotive repair shops
- ☐ Renewal of Special Permit Ord. No. _____
- ☐ Amendment to Existing Special Permit Ord. No. _____
- ☒ Site Plan Approval
- ☐ Zoning Code Text Amendment
- ☒ Zoning Variation (in conjunction with other relief) for Setbacks and loading space
- ☐ Planned Development - Concept Plan
- ☐ Planned Development - Final Plan
- ☐ Subdivision - Tentative Plat
- ☐ Subdivision - Final Plat
- ☐ Subdivision - Variations/Waiver for _____
- ☐ Exception for _____
- ☐ Other _____

☒ **Plat of Survey & Parcel Legal Description(s)**

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

☒ **Conformity with Comprehensive Plan**

Include a written statement explaining the conformity, or lack of conformity, of the approval being requested to the Village's Official Comprehensive Plan and Official Map. Where the approval being requested does not conform to the Official Comprehensive Plan or Official Map, provide reasons justifying the requested approval.

☒ **Surrounding Property Owners Addresses**

Please attach the names and mailing addresses of all property owners of record (not tenants) within 250 feet of the property, excluding public rights-of-way, based on current County tax records. See page10 of this document for instructions on how to obtain the addresses.

[1] As found on the Village website www.northbrook.il.us/Government/Departments/Planning/GIS/index.php

Site Ownership and Control

Current Property Owner Information

Legal Name: Edens Tower, LLC

Primary Contact: D.J. Alwattar
Address 2208 Wilmette Ave.
City, State, Zip Wilmette, IL 60091
Phone No. 312-927-5740
Email djalwattar@gmail.com

Proposed Property Owner Information

Legal Name: 1818 Partnership, LLC

Primary Contact: Christopher Coleman
Address 1001 Feehanville Drive
City, State, Zip Mount Prospect, IL 60056
Phone No. 847-394-6200
Email ccoleman@nicholasfoc.com

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

- ☒ Deed
- ☐ Title Policy or Title Commitment ***(Required for Subdivision Applications & Plats of Consolidation Applications)***
- ☐ Certified Copy of Trust Agreement OR a simple Affidavit Identifying Trust Beneficiaries

☒ **Complete Attachment A, listing all individuals/entities that have a beneficial interest in the legal entity that currently owns the property**

☒ **Complete Attachment B, listing all individuals/entities that have a beneficial interest in the legal entity that is proposed to own the property upon receiving necessary approvals.**

Applicants Involvement with the Property

If the Applicant does not own the property, please also provide documentation showing the applicant's interest in the property *(Check which document is attached. The dollar amounts in documents may be blacked-out):*

- ☐ Owner (see the previous box)
- ☐ Real Estate Contract
- ☐ Lease
- ☐ Other _____

☐ **Complete Attachment C, listing all individuals/entities that have a beneficial interest in the legal entity that is the Applicant.**

Additional Required Attachment(s)

Submit all relevant attachments specified in the below worksheet(s) that correspond with your application request(s) selected on page two of this application; the worksheets can be found on the Village of Northbrook website www.northbrook.il.us, as well as in the Community Planning Department in the Village Hall. *(Check all that are applicable)*

- ☐ Comprehensive Plan Amendment Worksheet
- ☐ Annexation Worksheet
- ☐ Rezoning Worksheet
- ☒ Special Permit Worksheet
- ☒ Site Plan Approval Worksheet
- ☐ Zoning Code Text Amendment Worksheet
- ☒ Zoning Variation Worksheet
- ☐ Planned Development Worksheet- Concept Plan
- ☐ Planned Development Worksheet- Final Plan
- ☐ Subdivision Worksheet – Tentative Plat
- ☐ Subdivision Worksheet - Final Plat
- ☐ Subdivision Worksheet - Variations/Waiver
- ☐ Zoning Exception Worksheet
- ☐ Condominium Conversion Worksheet
- ☐ Plat of Consolidation Worksheet

Filing Fees

All applications require payment of a non-refundable fee, as well as additional funds that are held in escrow to off-set anticipated recoverable expenses. Please attach a check with your application and indicate below the amount of the fee submitted. A copy of the fee schedule is attached to the application form.

$_____ Amount of Non-Refundable Fee

$_____ Amount of Escrow

$_____ Total Application Fee (Non-Refundable Fee plus Escrow)

The escrow covers such items as Village attorney time (currently billing at approx. $400.00 per hour), public notice expenses, public meetings ($50.00 per mtg), & staff review time. If these expenses exceed the initial escrow deposit, the applicant is responsible for additional payment to the Village prior to completing approval process. If the expenses are less than the escrow deposit, the applicant will be issued a refund.

Northbrook Ethics Code *(potential conflicts of interest)*
On a separate sheet of paper list the name, address, nature, and extent of any current or potential interest that any Village officer or employee may have in, or with respect to the owner, the applicant, or the property. **If none, check here:** _____
(For more information, see Sections 2-71 through 2-85 of the Northbrook Municipal Code located on our website, or pick-up a copy of the Northbrook Ethics Code booklet in the Development & Planning Services Department at the Village Hall)

Repeat Application

Has any other application for this property been submitted to the Village and denied within the last two years?
____ yes __X__ no (check one)
If yes, attach a statement of the grounds justifying reconsideration (See Zoning Code Sec. 11-302).

Applicant/Owner Acknowledgments

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

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

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

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

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

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

Signature of Applicant: _____ **Date** 6/17/2025
Print Name & Title: JOHN MADEJA, PRINCIPAL

Signatures of Property Owner(s): _____ **Date** 6/17/2025
Print Name & Title: DJ ALWATTAR **Property Address:** 1818 SKOKIE BLVD

****If more than one applicant or property owner, please copy this page and have additional applicants/property owners sign form.**

***Note:** Village review and approval of rezoning, special permit, and subdivision applications may be dependent upon the Applicant first receiving necessary approvals from State and County regulatory agencies such as, but not limited to, the Illinois Department of Transportation, Illinois Environmental Protection Agency, the Metropolitan Water Reclamation District of Greater Chicago, & the Cook County Highway Department.*

ATTACHMENT A: Current Property Owner – Beneficial Interest

Please check which of the following describes the current property owner's beneficial interest in the property and complete this sheet as instructed for each type of beneficial interest:

☐ Corporation	If **current property owner** is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
☑ Partnership or LLC	If **current property owner** is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
☐ Trust	If **current property owner** is a trust, please provide the trust number _____ and name and address of the Trustee _____ _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the **current property owner** in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: Jamal Alwattar Irrevocable Trust dated January 24, 2025
Address: 16009 W. Woodbine Circle Vernon Hills, IL 60061
Ownership or Trust Interest: 50 %

Name: Salwa Alwattar Irrevocable Trust dated January 23, 2025
Address: 16009 W. Woodbine Circle Vernon Hills, IL 60061
Ownership or Trust Interest: 50 %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

ATTACHMENT B - Proposed Property Owner – Beneficial Interest

Please check which of the following describes the proposed property owner's beneficial interest in the property and complete this sheet as instructed for each type of beneficial interest:

☐ Corporation	If the **proposed property owner** is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
☒ Partnership or LLC	If **proposed property owner** is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
☐ Trust	If **proposed property owner** is a trust, please provide the trust number _____ and name and address of the Trustee _____ _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the **proposed property owner** in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: Edens Tower, LLC

Address: 2208 Wilmette Ave
Wilmette, IL 60091

Ownership or Trust Interest: 50 %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: 1818 Manager, LLC

Address: 1001 Feehanville Drive
Mount Prospect, IL 60056

Ownership or Trust Interest: 50 %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

SPECIAL PERMIT WORKSHEET

In addition to submitting the *Formal Application* form for a special permit application, the Applicant must include the following information with your application. A public hearing for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. All of the required application materials must be submitted to the Department of Development & Planning Services.

The initial submittal MUST contain:

☒ **1 electronic version (PDF)** of all application materials submitted in a format as described on the last page of the Formal Application form.

REQUIRED MATERIALS FOR SUBMISSION

- **Written Explanation of Application Request**
  Attach a written statement explaining the proposed application. This letter should include the following applicable items, as well as any other pertinent detailed information pertaining to the request: hours of operation, number of employees, number of existing parking spaces on site, if the building has multiple tenants please list what the other tenant businesses are, if any existing buildings are being demolished, will the site be reconfigured, and if there will there be any included outdoor activity or uses.

- **Standard Industrial Classification Number & Description**
  Include on the line provided below the SIC (Standard Industrial Classification) number and description for the requested Special Permit Use. This number and description can be found in the Village of Northbrook Zoning Code or by contacting the Development & Planning Department. Every use contains a related SIC number and description.
  SIC Number & Description: 5510.02 - MOTOR VEHICLE DEALERS WITH OPEN SALES LOTS

- **Visual Representation of Special Permit Request**

  ❑ **Applications without Site Improvements Include: Graphic Depiction of Application Request**
  Attach a graphic depiction of the following, as appropriate, to illustrate the proposed special permit being requested:
    - parking information (location of spaces in relation to use;)
    - general floor plan;
    - building elevations (if the exterior is to be modified);
    - proposed exterior signs.

  -or-

  ☒ **Applications with Site Improvements Include: Site Plan Approval Worksheet Requirements**
  If the requested Special Use Permit application involves any site modifications (i.e. construction or renovation of any structure(s), addition or expansion of a parking lot, relocation of driveway(s), removal or addition of trees, etc.) the Applicant must also submit a **Site Plan Approval Worksheet**.

REQUIRED MATERIALS FOR SUBMISSION *(continued)*

- **Statement of Justification**

A written statement of need for the requested special permit is required. The statement should address each of the below Standards for Special Permit Applications established in Subsection 11-602 E of the Zoning Code and listed below. The staff, Plan Commission and Board of Trustees will use these standards in making a determination whether or not the proposed activity is appropriate. ***Please complete the below form (use additional paper if needed) and submit this form with the Formal Application. Please provide detailed responses for each item. Do not merely state for instance for Item (b) that "Our proposed project will not have substantial or undue adverse effect……" You must state what specifically about your project will not have undue adverse effect.***

(a) Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.

SEE ATTACHED

(b) No Undue Adverse Impact. The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.

SEE ATTACHED

(c) No Interference with Surrounding Development. The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

SEE ATTACHED

(d) Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

SEE ATTACHED

(e) No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

SEE ATTACHED

(f) No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic feature of significant importance.

SEE ATTACHED

(g) Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

SEE ATTACHED

STATEMENT OF JUSTIFICATION FOR SPECIAL PERMITS

5510.02 MOTOR VEHICLE DEALERS WITH OPEN SALES LOTS

(a) Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.

Motor vehicle dealer with open sales lots is in harmony with the general and specific purposes of this Code and the Official Comprehensive Plan. The project is located in the Major Corridor Multi-Use category of the Future Land Use Map. The MU-MC classification is "intended to provide areas to accommodate a mixture of higher density multifamily housing, retail, restaurant, business and professional offices, personal and business services, as well as entertainment, fitness, and religious and other membership organizations that are predominately integrated horizontally on a development site."

(b) No Undue Adverse Impact. The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.

The proposed development will be built consistent with required municipal and governmental approvals. The building fits within the context and character of the adjacent neighborhood, with other dealerships occupying adjacent properties to the north.

(c) No Interference with Surrounding Development. The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

The project size, scale and height are appropriate and consistent for the location and designed as to not interfere or negatively affect surrounding property.

(d) Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

The proposed project is adequately served by existing utilities and will not adversely impact such services. A new stormwater management system will be installed as part of this development.

(e) No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

The development and site layout is designed so that no undue traffic congestion will be created by providing adequate parking and loading facilities as well as site ingress and egress.

(f) No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic feature of significant importance.

There are no significant natural, scenic or historic features on the site.

(g) Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

The project will comply with the applicable provisions of this Code.

SPECIAL PERMIT WORKSHEET

In addition to submitting the *Formal Application* form for a special permit application, the Applicant must include the following information with your application. A public hearing for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. All of the required application materials must be submitted to the Department of Development & Planning Services.

The initial submittal MUST contain:

☑ **1 electronic version (PDF)** of all application materials submitted in a format as described on the last page of the Formal Application form.

REQUIRED MATERIALS FOR SUBMISSION

- **Written Explanation of Application Request**
  Attach a written statement explaining the proposed application. This letter should include the following applicable items, as well as any other pertinent detailed information pertaining to the request: hours of operation, number of employees, number of existing parking spaces on site, if the building has multiple tenants please list what the other tenant businesses are, if any existing buildings are being demolished, will the site be reconfigured, and if there will there be any included outdoor activity or uses.

- **Standard Industrial Classification Number & Description**
  Include on the line provided below the SIC (Standard Industrial Classification) number and description for the requested Special Permit Use. This number and description can be found in the Village of Northbrook Zoning Code or by contacting the Development & Planning Department. Every use contains a related SIC number and description.
  SIC Number & Description: 7530.00 - AUTOMOTIVE REPAIR SHOPS

- **Visual Representation of Special Permit Request**

  ❑ **Applications without Site Improvements Include: Graphic Depiction of Application Request**
  Attach a graphic depiction of the following, as appropriate, to illustrate the proposed special permit being requested:
    - parking information (location of spaces in relation to use;)
    - general floor plan;
    - building elevations (if the exterior is to be modified);
    - proposed exterior signs.

  -or-

  ☑ **Applications with Site Improvements Include: Site Plan Approval Worksheet Requirements**
  If the requested Special Use Permit application involves any site modifications (i.e. construction or renovation of any structure(s), addition or expansion of a parking lot, relocation of driveway(s), removal or addition of trees, etc.) the Applicant must also submit a **Site Plan Approval Worksheet**.

REQUIRED MATERIALS FOR SUBMISSION *(continued)*

- **Statement of Justification**

A written statement of need for the requested special permit is required. The statement should address each of the below Standards for Special Permit Applications established in Subsection 11-602 E of the Zoning Code and listed below. The staff, Plan Commission and Board of Trustees will use these standards in making a determination whether or not the proposed activity is appropriate. ***Please complete the below form (use additional paper if needed) and submit this form with the Formal Application. Please provide detailed responses for each item. Do not merely state for instance for Item (b) that "Our proposed project will not have substantial or undue adverse effect……" You must state what specifically about your project will not have undue adverse effect.***

(a) Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.

SEE ATTACHED

(b) No Undue Adverse Impact. The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.

SEE ATTACHED

(c) No Interference with Surrounding Development. The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

SEE ATTACHED

(d) Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

SEE ATTACHED

(e) No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

SEE ATTACHED

(f) No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic feature of significant importance.

SEE ATTACHED

(g) Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

SEE ATTACHED

STATEMENT OF JUSTIFICATION FOR SPECIAL PERMITS

7530.00 - AUTOMOTIVE REPAIR SHOPS

(a) Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.

Automotive Repair Shop is in harmony with the general and specific purposes of this Code and the Official Comprehensive Plan. The project is located in the Major Corridor Multi-Use category of the Future Land Use Map. The MU-MC classification is "intended to provide areas to accommodate a mixture of higher density multifamily housing, retail, restaurant, business and professional offices, personal and business services, as well as entertainment, fitness, and religious and other membership organizations that are predominately integrated horizontally on a development site." The development is consistent with the scale and similar uses in the same district.

(b) No Undue Adverse Impact. The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.

The proposed development will be built consistent with required municipal and governmental approvals. The building fits within the context and character of the adjacent neighborhood, with other dealerships occupying adjacent properties to the north.

(c) No Interference with Surrounding Development. The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

The project size, scale and height are appropriate and consistent for the location and designed as to not interfere or negatively affect surrounding property.

(d) Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public

utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

The proposed project is adequately served by existing utilities and will not adversely impact such services. A new stormwater management system will be installed as part of this development.

(e) No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

The development and site layout is designed so that no undue traffic congestion will be created by providing adequate parking and loading facilities as well as site ingress and egress.

(f) No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic feature of significant importance.

There are no significant natural, scenic or historic features on the site.

(g) Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

The project will comply with the applicable provisions of this Code.

Variation to reduce the required interior side (south) and rear (west) yard from 5 feet to 0 feet

ZONING VARIATION WORKSHEET

In addition to submitting the *Plan Commission Application* form **for a zoning variation in conjunction with a special permit, subdivision, or rezoning application**, the Applicant must include the following information with your application. A Plan Commission public hearing for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. All of the required application materials must be submitted to the Department of Development & Planning Services.

The initial submittal MUST contain:

- ☐ **5 collated copies of complete sets** of all application materials including the application form, required attachments, and folded full size plat/plan sheets
- ☒ **1 electronic version (PDF)** of all application materials submitted in a format as described on the last page of the Formal Application form.

REQUIRED MATERIALS FOR SUBMISSION

☐ **Describe Variation Being Requested:** VARIATION TO REDUCE THE REQUIRED INTERIOR SIDE (SOUTH) AND REAR (WEST) YARD FROM 5 FEET TO 0 FEET

☑ **Statement of Justification**

Every application filed pursuant to Section 11-503 of the Zoning Code shall provide a statement of how the variation sought would satisfy the standards set forth in Subsection 11-503 F of this Code. The staff, Plan Commission and Board of Trustees will use these standards in making a determination whether or not the proposed variation is appropriate. Please complete the below form (use additional paper if needed) and submit this form with the formal application.

(a) General Standard. No variation of the Zoning Code shall be granted unless the applicant shall establish that carrying out the strict letter of the provisions of Zoning Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth below.

SEE ATTACHED

(b) Unique Physical Condition. The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.

SEE ATTACHED

(c) Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner or his predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of the Zoning Code, for which no compensation was paid.

SEE ATTACHED

OVER →

(d) Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

SEE ATTACHED

(e) Not Merely Special Privilege. The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the sale of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.

SEE ATTACHED

(f) Code and Plan Purposes. The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which the Zoning Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

SEE ATTACHED

(g) Essential Character of the Area. The variation would not result in a use or development on the subject property that:

1. Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development value of property or improvements permitted in the vicinity;
2. Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity;
3. Would substantially increase congestion in the public streets due to traffic or parking;
4. Would unduly increase the danger of flood or fire;
5. Would unduly tax public utilities and facilities in the area; or
6. Would endanger the public health or safety.

SEE ATTACHED

COMPLIANCE WITH VILLAGE REGULATIONS

All applications will be reviewed to determine compliance with the following Village codes and regulations:

- Zoning Code
- Subdivision & Development Code
- Standards and Specifications Manual
- Tree Protection and Tree Preservation Ordinance
- Existing Conditions
- Restrictive Covenants
- Development Agreements
- All other applicable Village codes and regulations

The applicant is responsible for ensuring a submitted application includes all of the necessary submittal requirements and meets all applicable standards and requirements of the Village codes.

Village Departments Involved with the Review of Community Planning Applications

- Development & Planning Services
- Fire
- Police
- Public Works/Engineering
- Village Attorney

STATEMENT OF JUSTIFICATION FOR ZONING VARIATION

VARIATION TO REDUCE THE REQUIRED INTERIOR SIDE (SOUTH) AND REAR (WEST) YARD FROM 5 FEET TO 0 FEET

(a) General Standard. No variation of the Zoning Code shall be granted unless the applicant shall establish that carrying out the strict letter of the provisions of Zoning Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth below.

The variation being pursued impacts the rear portion of the property along an existing ComEd property and parking as well as a small portion of an interior lot line. Carrying out the strict letter of the Zoning Code would create a practical difficulty as it would reduce the number of parking spaces, reduce functional building area, and compromise circulation around the building.

(b) Unique Physical Condition. The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.

The subject property abuts a ComEd utility property with an existing 5 foot wide drainage channel running directly against the property line from south to north. The drainage channel serves the adjacent property and must be maintained as part of this development. Both conditions render the setback not necessary.

(c) Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner or his predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of the Zoning Code, for which no compensation was paid.

The site constraints exist and were not self-created by the Applicant.

(d) Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property

of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Carrying out the strict letter of the Zoning Code would reduce the number of parking spaces and functional building area without added benefit as the subject property abuts a ComEd utility parking lot easement.

(e) Not Merely Special Privilege. The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the sale of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.

Implementation of the setback standard would reduce the functional building area, number of parking spaces and compromise circulation around the building.

(f) Code and Plan Purposes. The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which the Zoning Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

The variation would allow the development to be constructed consistent with the general purpose of the Zoning Code and Comprehensive plan by allowing ample parking, functional building area, and fire truck access that is critical to the viability of the development.

(g) Essential Character of the Area. The variation would not result in a use or development on the subject property that:

1. Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development value of property or improvements permitted in the vicinity;
2. Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity;
3. Would substantially increase congestion in the public streets due to traffic or parking;
4. Would unduly increase the danger of flood or fire;

5. Would unduly tax public utilities and facilities in the area; or
6. Would endanger the public health or safety.

The variation would not result in a development on the subject property that would impact any of the above standards. This variation would allow the development to provide ample parking and circulation around the building.

ZONING VARIATION WORKSHEET

In addition to submitting the *Plan Commission Application* form **for a zoning variation in conjunction with a special permit, subdivision, or rezoning application**, the Applicant must include the following information with your application. A Plan Commission public hearing for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. All of the required application materials must be submitted to the Department of Development & Planning Services.

The initial submittal MUST contain:

- ☐ **5 collated copies of complete sets** of all application materials including the application form, required attachments, and folded full size plat/plan sheets
- ☒ **1 electronic version (PDF)** of all application materials submitted in a format as described on the last page of the Formal Application form.

REQUIRED MATERIALS FOR SUBMISSION

☐ **Describe Variation Being Requested:** VARIATION TO REDUCE THE REQUIRED LOADING SPACE FROM 1 TO 0

☒ **Statement of Justification**

Every application filed pursuant to Section 11-503 of the Zoning Code shall provide a statement of how the variation sought would satisfy the standards set forth in Subsection 11-503 F of this Code. The staff, Plan Commission and Board of Trustees will use these standards in making a determination whether or not the proposed variation is appropriate. Please complete the below form (use additional paper if needed) and submit this form with the formal application.

(a) General Standard. No variation of the Zoning Code shall be granted unless the applicant shall establish that carrying out the strict letter of the provisions of Zoning Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth below.

SEE ATTACHED

(b) Unique Physical Condition. The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.

SEE ATTACHED

(c) Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner or his predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of the Zoning Code, for which no compensation was paid.

SEE ATTACHED

OVER →

(d) Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

SEE ATTACHED

(e) Not Merely Special Privilege. The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the sale of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.

SEE ATTACHED

(f) Code and Plan Purposes. The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which the Zoning Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

SEE ATTACHED

(g) Essential Character of the Area. The variation would not result in a use or development on the subject property that:

1. Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development value of property or improvements permitted in the vicinity;
2. Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity;
3. Would substantially increase congestion in the public streets due to traffic or parking;
4. Would unduly increase the danger of flood or fire;
5. Would unduly tax public utilities and facilities in the area; or
6. Would endanger the public health or safety.

SEE ATTACHED

COMPLIANCE WITH VILLAGE REGULATIONS

All applications will be reviewed to determine compliance with the following Village codes and regulations:

- Zoning Code
- Subdivision & Development Code
- Standards and Specifications Manual
- Tree Protection and Tree Preservation Ordinance
- Existing Conditions
- Restrictive Covenants
- Development Agreements
- All other applicable Village codes and regulations

The applicant is responsible for ensuring a submitted application includes all of the necessary submittal requirements and meets all applicable standards and requirements of the Village codes.

Village Departments Involved with the Review of Community Planning Applications

- Development & Planning Services
- Fire
- Police
- Public Works/Engineering
- Village Attorney

STATEMENT OF JUSTIFICATION FOR ZONING VARIATION

VARIATION TO REDUCE THE REQUIRED LOADING SPACE FROM 1 TO 0

(a) General Standard. No variation of the Zoning Code shall be granted unless the applicant shall establish that carrying out the strict letter of the provisions of Zoning Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth below.

Carrying out the strict letter of the Zoning Code would create a practical difficulty as it would reduce the number of parking spaces as well as reduce functional building area. There is ample loading area to serve the proposed use as illustrated by the enclosed car carrier trailer turning diagrams.

(b) Unique Physical Condition. The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.

The subject property has a narrow front lot line as compared to adjacent properties, and access to only one right of way. The back of the property also abuts a ComEd easement. Loading and unloading can occur along the south drive.

(c) Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner or his predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of the Zoning Code, for which no compensation was paid.

The site constraints exist and were not self-created by the Applicant.

(d) Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property

of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Carrying out the strict letter of the Zoning Code would reduce the number of parking spaces and functional building area without added benefit as loading is able to be accommodated safely on subject property without creating a traffic hazard.

(e) Not Merely Special Privilege. The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the sale of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.

Implementation of the loading area would reduce the number of parking spaces, functional building area, and compromise the viability of the development.

(f) Code and Plan Purposes. The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which the Zoning Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

The variation would allow the development to be constructed consistent with the general purpose of the Zoning Code and Comprehensive plan by allowing ample parking and functional building area that is critical to the viability of the development.

(g) Essential Character of the Area. The variation would not result in a use or development on the subject property that:

1. Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development value of property or improvements permitted in the vicinity;
2. Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity;
3. Would substantially increase congestion in the public streets due to traffic or parking;
4. Would unduly increase the danger of flood or fire;

5. Would unduly tax public utilities and facilities in the area; or
6. Would endanger the public health or safety.

The variation would not result in a development on the subject property that would impact any of the above standards. There is ample loading area to serve the proposed use as illustrated by the enclosed car carrier trailer turning diagrams.

0030484872
6465/0065 40 001 Page 1 of 3
2003-04-10 12:40:23
Cook County Recorder 28.50

0030484872

Recorder's Stamp

WARRANTY DEED
Illinois Statutory

MAIL TO: Michael R. Grabill
707 Skokie Boulevard – Suite 420
Northbrook, IL 60062

NAME & ADDRESS OF TAXPAYER:
Jamal Alwattar & Salwa Alwattar
1818 Skokie Boulevard
Northbrook, IL 60062

THE GRANTOR(S) JAMAL ALWATTAR and SALWA ALWATTAR, as Joint Tenants of the Village of Northbrook County of Cook State of Illinois for and in consideration of TEN & .00/100 ($10.00) DOLLARS and other good and valuable considerations in hand paid,

CONVEY AND WARRANT to EDENS TOWER, L. L. C._____
(GRANTEE'S ADDRESS) 1818 Skokie Boulevard of the Village of Northbrook County of Cook State of Illinois all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

An irregular tract of land in the First Addition to Skokie Highlands, being a Subdivision of part of the North ½ of the North West ¼ of Section 13, Township 42 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded in the Recorder's Office of Cook County, Illinois on December 20, 1927 as Document 9876346 and corrected by Document 9883569 described as follows: Commencing at the intersection of the southeasterly line of Lot 23 in Block 8 of said First Addition to Skokie Highlands with the southwesterly right of way line of the Eden's Expressway; thence northwesterly along said southwesterly right of way line a distance of 12.0 feet for the point of beginning; thence southwesterly along a line 12 feet northwesterly of and parallel with the southeasterly line and said southeasterly line extended west, of Lots 8 and 23 in Block 8 of First Addition to Skokie Highlands aforesaid, a distance of 227.93 feet to the center line of vacated Humphrey Street, as shown on plat of First Addition to Skokie Highland aforesaid; thence southeasterly along said center line a distance of 12 feet to a point on a line 16.30 feet northwesterly of and parallel with the southeasterly line and said southeasterly line extended easterly, of Lot 6 in Block 7 of First Addition to Skokie Highlands aforesaid; thence southwesterly along said parallel line a distance of 63 feet to a point on a line 30 feet southwesterly of and parallel with the northeasterly line of Block 7 of First Addition to Skokie Highlands aforesaid; thence southeasterly along said parallel line a distance of 166.30 feet to the southeasterly line of Lot 9 in Block 7 of First Addition to Skokie Highlands aforesaid, thence southwesterly along the said southeasterly line and said southeasterly line extended westerly of Lot 9 in Block 7 a distance of 125.03 feet to the southwesterly line of the vacated public alley lying westerly of and adjoining Block 7 of First Addition to Skokie Highlands aforesaid; thence northwesterly along said southwesterly line a distance of 526.59 feet to its intersection with the northerly line extended westerly of Lot 1 in Block 7 of First Addition to Skokie Highlands aforesaid; thence easterly along the northerly line, and said northerly line extended westerly and easterly, of Lot 1 in Block 7 aforesaid, a distance of 464.74 feet to its intersection with the southwesterly right of way line of Edens Expressway; thence

southeasterly along said right of way line a distance of 142.25 feet to the point of beginning, in Cook County, Illinois.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises forever.

Permanent Index Number(s) 04-13-107-017-0000 & 04-13-107-018-0000

Property Address: 1818 Skokie Boulevard – Northbrook, IL 60062

DATED this 8th day of April, 2003.

Jamal Alwattar [SEAL]

Salwa Alwattar [SEAL]

[SEAL]

[SEAL]

STATE OF ILLINOIS]
] SS
COUNTY OF COOK]

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT JAMAL ALWATTAR and SALWA ALWATTAR personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial seal, this 8 day of April 2003.

Notary Public

My commission expires on 8-16, 2004.

[SEAL] "OFFICIAL SEAL" MICHAEL R. GRABILL Notary Public, State of Illinois My Commission Exp. 08/16/2004

NAME AND ADDRESS OF PREPARER:

Edward Grabill
707 Skokie Boulevard – Suite 420
Northbrook, IL 60062

COUNTY – ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4, REAL ESTATE TRANSFER ACT

DATE:

E.M. Grabill
Buyer, Seller or Representative

STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated April 8, 2003

Signature: Edward M. Grabill
Grantor or Agent

Subscribed and sworn to before me
by the said Edward M. Grabill
this 8 day of April, 2003
Notary Public

"OFFICIAL SEAL"
Michael R. Grabill
Notary Public, State Of Illinois
County Of Cook
My Commission Expires 08-16-2004

The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated April 8, 2003

Signature: Edward M. Grabill
Grantee or Agent

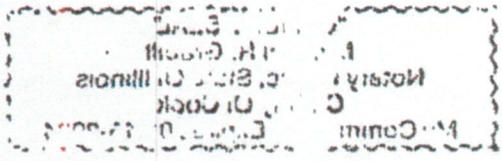
Subscribed and sworn to before me
by the said Edward M. Grabill
this 8 day of April, 2003
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

EUGENE "GENE" MOORE
RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS

pd



Northbrook Rivian Zoning Application 6/10/2025

PIN	PropertyAddress	PropertyCity	PropertySt	PropertyZI	OwnerName	OwnerAddress	OwnerCity	OwnerStat	OwnerZIP
04132000010000		GLENCOE	IL	60022	No Information Found				
04132000040000	1890 FRONTAGE RD	NORTHBROOK	IL	60062	No Information Found				
04131030300000	215 ERIN LN	NORTHBROOK	IL	60062	Herbst 095888343	215 Erin Ln	Northbrook	IL	60062
4131040100000	939 SUTTON DR	GLENCOE	IL	60022	ComEd	Three Lincoln CTR 4th	Oakbrook	IL	60181
04131040160000	939 SUTTON	NORTHFIELD	IL	60093	No Information Found				
04131060320000	1763 KILLARNEY LN	NORTHBROOK	IL	60062	Raymond Scheppach	1763 Killarney Ln	Northbrook	IL	60062
04131070210000	1804 SKOKIE BLVD	NORTHBROOK	IL	60062	Jamal Alwattar	1818 Skokie Blvd	Northbrook	IL	60062
04131080100000	1850 SKOKIE BLVD	NORTHBROOK	IL	60062	Lewis Realty LLC	1840 Frontage Rd	Northbrook	IL	60062
04131060190000	1700 KILLARNEY LN	NORTHBROOK	IL	60062	Alexander Santostefano	1700 Killarney Ln	Northbrook	IL	60062
04131060210000	1720 KILLARNEY LN	NORTHBROOK	IL	60062	Adam Levinson	1720 Killarney Ln	Northbrook	IL	60062
04131060250000	1780 KILLARNEY LN	NORTHBROOK	IL	60062	Hardiman	1780 Killarney Ln	Northbrook	IL	60062
04131060350000	1760 KILLARNEY LN	NORTHBROOK	IL	60062	Maxim W Meijer	1760 Killarney Ln	Northbrook	IL	60062
04131060280000	1713 KILLARNEY LN	NORTHBROOK	IL	60062	Francis A Lackner Jr.	1713 Killarney Ln	Northbrook	IL	60062
04131080410000	1820 SKOKIE BLVD	NORTHBROOK	IL	60062	Aloysius Land Holdings	PMB363 4017 Washington	McMurray	PA	15317
04131060290000	1727 KILLARNEY LN	NORTHBROOK	IL	60062	Margo Pactanac & Pierr	1727 Killarney Ln	Northbrook	IL	60062
04131060360000	1770 KILLARNEY LN	NORTHBROOK	IL	60062	Joseph P. Knight Declar	1770 Killarney Ln	Northbrook	IL	60062
04131070140000	1850 SKOKIE BLVD	NORTHBROOK	IL	60062	Lewis Realty LLC	1840 Frontage Rd	Northbrook	IL	60062
04131080090000	1850 SKOKIE BLVD	NORTHBROOK	IL	60062	Lewis Realty LLC	1840 Frontage Rd	Northbrook	IL	60062
04131080330000	1840 SKOKIE BLVD	NORTHBROOK	IL	60062	Lewis Realty LLC	1840 Frontage Rd	Northbrook	IL	60062
04131080340000	1850 SKOKIE BLVD	NORTHBROOK	IL	60062	Lewis Realty LLC	1840 Frontage Rd	Northbrook	IL	60062
04131080360000	1850 SKOKIE BLVD	NORTHBROOK	IL	60062	Lewis Realty LLC	1840 Frontage Rd	Northbrook	IL	60062
04131080370000	1850 SKOKIE BLVD	NORTHBROOK	IL	60062	Americas Floor Source	PO Box 360508	Columbus	OH	43236
04131090020000		GLENCOE	IL	60022	No Information Found				
04131030290000	205 ERIN LN	NORTHBROOK	IL	60062	Emily J. Keeter	205 Erin Lane	Northbrook	IL	60062
04131040140000	FRONTAGE RD	GLENCOE	IL	60022	No Information Found				
04131040150000	939 SUTTON	NORTHFIELD	IL	60093	No Information Found				
04131060260000	1790 KILLARNEY LN	NORTHBROOK	IL	60062	Christine S Beh	1790 Killarney Ln	Northbrook	IL	60062
04131070200000	1810 SKOKIE BLVD	NORTHBROOK	IL	60062	Jamal Alwattar	1818 Skokie Blvd	Northbrook	IL	60062
04131120340000	210 ASTOR PL	NORTHBROOK	IL	60062	Kenneth Cellak	210 Astor Place	Northbrook	IL	60062
04131120430000	1900 FRONTAGE RD	GLENCOE	IL	60022	No Information Found				
04135010080000	300 RIDGELAND LN	GLENCOE	IL	60022	No Information Found				
04131040070000	1739 KILLARNEY LN	NORTHBROOK	IL	60062	No Information Found				
04131060200000	1710 KILLARNEY LN	NORTHBROOK	IL	60062	Jeffrey Stolberg	1710 Killarney Ln	Northbrook	IL	60062
04131080380000	1850 SKOKIE BLVD	NORTHBROOK	IL	60062	Lewis Realty LLC	1840 Frontage Rd	Northbrook	IL	60062
04131060330000	1775 KILLARNEY LN	NORTHBROOK	IL	60062	Paul & Roberta Weiss J	1775 Killarney Ln	Northbrook	IL	60062
04135010070000	1763 KILLARNEY LN	NORTHBROOK	IL	60062	No Information Found				
04131080070000	1840 SKOKIE BLVD	NORTHBROOK	IL	60062	Lewis Realty LLC	1840 Frontage Rd	Northbrook	IL	60062
04131080110000	1850 SKOKIE BLVD	NORTHBROOK	IL	60062	Lewis Realty LLC	1840 Frontage Rd	Northbrook	IL	60062
04131080320000	1840 SKOKIE BLVD	NORTHBROOK	IL	60062	Lewis Realty LLC	1840 Frontage Rd	Northbrook	IL	60062
04131060340000	1785 KILLARNEY LN	NORTHBROOK	IL	60062	Nancy Jo Carroll	1785 Killarney Ln	Northbrook	IL	60062

04131060310000	1751 KILLARNEY LN	NORTHBROOK	IL	60062	Michael M Kelley & Dena	1751 Killarney Ln	Northbrook	IL	60062
04131060370000	203 CARTER CT	NORTHBROOK	IL	60062	Young N. Park	203 Carter Court	Northbrook	IL	60062
04131040130000	1600 FRONTAGE RD	GLENCOE	IL	60022	Michael Rosengarden	1600 Frontage Rd	Northbrook	IL	60062
04131060220000	1730 KILLARNEY LN	NORTHBROOK	IL	60062	Ioannis K. Katsiambis	1730 Killarney Ln	Northbrook	IL	60062
04131120350000	205 ASTOR PL	NORTHBROOK	IL	60062	Mr. & Mrs. Peter Haller	205 Astor Pl	Northbrook	IL	60062
04131120360000	215 ASTOR PL	NORTHBROOK	IL	60062	Bradley White	215 Astor Pl	Northbrook	IL	60062
04131040120000	1810 SKOKIE BLVD	NORTHBROOK	IL	60062	ComEd	Three Lincoln CTR 4th	Oakbrook Ter	IL	60181
04131080080000	1840 SKOKIE BLVD	NORTHBROOK	IL	60062	Lewis Realty LLC	1840 Frontage Rd	Northbrook	IL	60062
04131080350000	1850 SKOKIE BLVD	NORTHBROOK	IL	60062	Lewis Realty LLC	1840 Frontage Rd	Northbrook	IL	60062
04131080120000	1850 SKOKIE BLVD	NORTHBROOK	IL	60062	Lewis Realty LLC	1840 Frontage Rd	Northbrook	IL	60062
04131060270000	1701 KILLARNEY LN	NORTHBROOK	IL	60062	Lawrence M. Evans	1701 Killarney Ln	Northbrook	IL	60062
04131080420000	1820 SKOKIE BLVD	NORTHBROOK	IL	60062	Lewis Realty LLC	1840 Frontage Rd	Northbrook	IL	60062
04131120370000	225 ASTOR PL	NORTHBROOK	IL	60062	Stacy Kuo	225 Astor Place	Northbrook	IL	60062
04131040110000	1810 SKOKIE BLVD	NORTHBROOK	IL	60062	ComEd	Three Lincoln CTR 4th	Oakbrook	IL	60181
04131060300000	1739 KILLARNEY LN	NORTHBROOK	IL	60062	Mary Susan Dee	1739 Killarney Ln	Northbrook	IL	60062
4131060380000	201 CARTER CT	NORTHBROOK	IL	60062	Kathleen Myalls	201 Carter CT	Northbrook	IL	60062

PROJECT NARRATIVE

1818 SKOKIE BOULEVARD

EXISTING PROPERTY

The subject property is an approximately 126,935 sf (2.91 acres) parcel located along Skokie Boulevard, directly west of the Edens Expressway. Existing buildings on the lot consist of 1810 Skokie Blvd, a one-story brick building currently used as a pet hotel, 1804 Skokie Blvd, a one-story brick office building, and 1818 Skokie Blvd, a three-story concrete office building. Directly to the west is the ComEd easement that contains larger power transmission lines, and parking. To the north is a Mercedes dealership and to the south a Lewis Floor and Home showroom.

PROPOSED PROJECT

The proposed work includes demolition of the existing buildings on the site and construction of a one-story, approximately 39,150 sf Rivian Sales, Service, and Distribution Center, along with approximately 156 surface parking spaces used for inventory storage, service vehicles, and visitors. Site improvements will also include underground stormwater detention facilities.

The proposed building design is consistent with the Rivian prototype which includes a combination of glass, precast, solid and woodgrain texture metal panels, and is reflective of current design trends and Rivian's forward thinking.

Vehicular access and deliveries will be provided through two curb cuts along Skokie Boulevard. Two curb cuts exist currently but both will be widened to accommodate car carrier deliveries and to better align with service intake. All car deliveries will be accommodated on the Subject Property.

Please refer to the enclosed Rivian letter dated April 4, 2025 for a more detailed description of proposed use and operations.

CLIMATE ACTION PLAN

The Village of Northbrook Climate Action Plan (CAP) closely aligns with the Rivian's sustainability values. Please see enclosed Rivian letter dated June 11, 2025 addressing some of the goals outlined in the Climate Action Plan.

ZONING APPROVALS SOUGHT

The subject property is currently zoned I-1 RESTRICTED INDUSTRIAL. The following zoning approvals are being sought in conjunction with site plan approval.

1. Special Permit for Automotive Sales with Open Sales Lot
2. Special Permit for Automotive Repair Shop
3. Rear Yard Variation to Reduce from 5'-0" to 0'-0"
4. Variation to Reduce the Required Number of Loading Spaces from 1 to 0
5. Site Plan Approval

RIVIAN

4 April 2025

Village of Northbrook
Planning and Zoning
1225 Cedar Lane
Northbrook, IL 60062

To Whom it May Concern,

Rivian Automotive is pleased to announce its intention to open an electrical vehicle service facility in Northbrook, IL. We intend to build the service center at 1818 Skokie Blvd. This letter serves as an introduction to the company and to provide a general description of our services and proposed use.

Company Overview
Rivian is an American-based electric vehicle and technology company (NASDAQ: RIVN). We believe there is a more responsible way to explore the world and are determined to make the transition to sustainable transportation an exciting one. We have begun delivering our two fully electric consumer vehicles (the R1T and R1S) as well as an electric van for commercial use. In March 2024, we revealed R2 and R3, our newest models which will be smaller and more affordable electric vehicles

Proposed Use
Rivian employs a direct-to-consumer sales model through its multi-channel outlets. All pricing is uniform, and Rivian's no-pressure sales model enables customers to place an order from anywhere they have internet access. The primary programming will substantially consist of electric vehicle repair/service, office, parts and vehicle storage, a small front of house area, delivery of pre-allocated vehicles to customers, educational demonstration drives, and related ancillary uses.

Currently, our vehicles are custom configured and pre-ordered via our website, and the vehicles are transported from our plant in Normal, Illinois to the Rivian service location closest to the customer. All vehicles from our factory undergo a standard pre-delivery inspection ("PDI") prior to being delivered to the customer. The customer will pick up its vehicle from the service center after it has passed its PDI. We will perform auto repair and service for our electric vehicles at this site, including warranty service, but we will not perform any collision repair or paint work.

There will also be sales associates on site to help customers configure their vehicles, obtain financing, and engage in other sales-related activities. In the future, we may carry a limited number of vehicles for sale to the general public.

Operations
Our hours of operations will be Monday to Saturday, 8 am to 5 pm. There will be night shifts that occur Monday to Friday that run until 3 am. We will have a total of 63 employees, 12 of which will be part time contractors and the rest will be full time employees. Employees will be working in shifts, so not all 63 employees will be on site at once. Vehicles that are actively being serviced will be parked indoors, and vehicles that are waiting to be delivered or serviced will be parked outdoors.

We are excited to expand our presence in Illinois, and look forward to building a community within Northbrook. Please do not hesitate to reach out with any questions.

Sincerely,



Siobhan Lee, Design Manager, Facilities

RIVIAN

Subject: Response to Memorandum “PRE-25-09: 1804-1818 Skokie Rivian - Sustainability Addendum to Staff Report” on May 27, 2025

June 11, 2025

Attn: Kate Carney, Sustainability Coordinator; Cara Pavlicek, Village Manager
Village of Northbrook
1225 Cedar Lane
Northbrook, IL 60062

To Whom it May Concern:

The Village of Northbrook’s Climate Action Plan (CAP) is strongly aligned with Rivian’s sustainability values. Of the items listed from the previous memorandum, these are the following which Rivian will strive to comply with during the construction and operation of the service center at 1818 Skokie Ave:

- TL 5-8: Rivian will have EV stations available for Patron use
- TL 5-9: Rivian staff and educational installations will be available inside the service center to help educate the public on EV benefits. The public is welcome to schedule demonstration drives to be educated on EV use.
- TL 7-1: Rivian will work with landscape vendors and encourage use of non-gas powered leaf blowers
- BE 5-1: Typical light fixtures installed in Rivian projects are LED fixtures
- BE 5-2: Sustainability is a fundamental concept at Rivian. Rivian advocates sustainable practices throughout all stages of design, from MEP design to furniture selection.
- BE 7-2: This service center will be designed with electric heat
- WM 1-1: Service centers have minimal single use products for staff and public
- WM 2-3: GC will comply with recycling and reuse request throughout construction period
- WM 2-5: GC will comply with debris diversion ordinance request throughout construction period
- WM 2-7: Rivian will contract recycling and compost collection services

Please reach out if there are any further questions. We look forward to being green and sustainable partners with the Village of Northbrook.

Sincerely,



Siobhan Lee
Lead Design Manager

CONFORMITY WITH COMPREHENSIVE PLAN

1818 SKOKIE BOULEVARD

The subject property is located at 1818 Skokie Boulevard directly west of the Edens Expressway within the MAJOR CORRIDOR MULTI-USE (MU-MC) classification of The Village of Northbrook Comprehensive Plan, dated December 14, 2010. The MU-MC classification is "intended to provide areas to accommodate a mixture of higher density multifamily housing, retail, restaurant, business and professional offices, personal and business services, as well as entertainment, fitness, and religious and other membership organizations that are predominately integrated horizontally on a development site."

The Subject Property is also included in the Skokie Boulevard Corridor Special Study Area. The Skokie Boulevard Corridor is comprised of a mixture of uses including offices, retail buildings, restaurants, nursing homes as well as significant areas prime for redevelopment. The overall goal is to encourage property owners to work together in achieving a high quality commercial and multi-use area that has compatible architectural, landscaping, and signage theme.

Land use, economic development, architecture and building material goals applicable and consistent with this development include:

1. Promote a land use pattern that is consistent with a high-quality office corridor, while still providing opportunities for appropriate retail and other complementary land uses. **The all-electric vehicle development offers an alternate but complimentary use to existing gas-powered vehicle dealerships along the corridor.**
2. Encourage uses that complement existing land uses and businesses.
3. New development or redevelopment activities should be of an appropriate scale and site design. **The overall scale of the building and its placement on the site fits within the existing context of the corridor.**
4. Consider selected incentives as a means to promote the attraction of new or expansion of existing businesses along the corridor.
5. Encourage development and redevelopment that will have a positive impact on the Village and local taxing bodies. **The existing land has been underutilized, and bringing a new state of the art sales and service facility will not only create new jobs but will also generate significant tax revenue.**
6. Encourage the long term economic viability of buildings in the area by requiring that they be designed in such a manner as to allow for the adaptive re-use of tenant space. **The building structure and envelope have been designed in**

such a way that it can be easily re-cladded with new materials and branding if such need arises.

7. The design of building facades, including those facing the Edens Expressway, that avoid the appearance of expansive, unadorned walls. The use of varied setbacks, roof lines, windows and other architectural features to help minimize the visual impact of larger buildings. **The building's narrow façade faces Edens Expressway and utilizes a mixture of glass, wood grain and ribbed metal panel to break up the façade and reduce the overall building scale.**

1818 SKOKIE BOULEVARD ZONING SUMMARY

ZONING DISTRICT I–1 – RESTRICTED INDUSTRIAL

REQUIRED	PROPOSED
Motor Vehicle Dealers–SPECIAL PERMIT	Motor Vehicle Dealers–SPECIAL PERMIT
Maximum height of building – 55'–0"	Height of building – <55'–0"
Maximum number of stories – 3	Number of stories – 1
Minimum Lot Area – 40,000 sf	Lot Area – 126,935 sf
Minimum Lot Width – 100 feet	Lot Width > 100 feet
Minimum Lot Depth – 125 feet	Lot Depth > 125 feet
Minimum front yard & setback – 30'–0"	Front yard & setback – 30'–0"
Minimum side yard – 5'–0"	Side yard – 5'–0"
Minimum side setback – 15'–0"	Side setback – 15'–0"
Minimum rear yard – 5'–0"	Rear yard – 0'–0"
Minimum rear setback – 15'–0"	Rear setback – 15'–0"
Maximum Floor Area Ratio – 0.50	Floor Area Ratio – 0.32
Total Sign Area – 142 sf	Total Sign Area – 133 sf
Individual Sign Area	Individual Sign Area
Wall – 100sf/5%	Wall – 46sf
Ground – 100sf/face	Ground –18/face
Maximum Sign Height	Maximum Sign Height
Wall – 20 feet	Wall – 19 feet
Ground – 8 feet	Ground – 8 feet
Ground Sign Setback – 15 feet	Ground Sign Setback – 15 feet
Loading stall req. – 1	Loading stalls – None (loading/unloading along south drive aisle
Parking stall dimensions – 8'–6" x 18'–0"	Parking stall dimensions – 9'–0" x 18'–0"
Two way aisle width – 24'–0"	Two way aisle width – 24'–0"
Required min. Parking – 1/250 sf of net floor area (office and showroom) – 2 spaces per service bay +1 per employee	
Total required Parking – 113 spaces	Total provided Parking – 156 spaces

STUDIO 222
ARCHITECTS

312.850.4970

s222arch.com

222 S Morgan St, Ste 4B
Chicago, IL 60607

August 3, 2025

Swati Pandey, Senior Planner
Development and Planning Services Department
Village of Northbrook, Illinois
1225 Cedar Lane
Northbrook, Illinois 60062

RE: PCD-25-08-1804-1880 SKOKIE BOULEVARD - RIVIAN

Please see below for itemized response to the DPS, Sustainability, Tree, Fire and Village Attorney comments letters dated July 11, 2025.

DEVELOPMENT AND PLANNING SERVICES DEPARTMENT

1. The property consists of two PINs – would the Applicant like to consolidate the two parcels? If yes, provide a Plat of Consolidation.
   a. If proposing a Plat of Consolidation request, see the worksheet attached – submit the plat for review and fee of $2,600 ($100 Non-Refundable & $2,500 Escrow).
   RESPONSE: The two PINs are for the (1) improved land (buildings and pavement) and (2) grassy area/unimproved land. Ownership is working on consolidating to one PIN and will engage with a tax attorney to review. Attached is a progress Consolidated Plat Survey.

2. Zoning Variations:
   a. Revise the variation worksheet to include language for the following variations and resubmit: "Variation to reduce the required interior side (south) and rear (west) yard from 5 feet to 0 feet"
   RESPONSE: Yard variation worksheet has been updated to match requested language. See enclosed revised worksheet.

   b. Submit a zoning variation worksheet (attached) for loading space variation request and a fee check for $600: "Variation to reduce the required loading space from 1 to 0"
   RESPONSE: Loading space variation worksheet is enclosed.

3. The property PINs noted on the Plat of Survey (appear to be accurate), do not match the PINs on the Deed. Explain and provide the accurate documents.
   RESPONSE: The current PINs from the real estate tax bills are 04-13-107-020-0000, and 04-13-107-021-0000. The owner is in contact with his

property attorney and they are looking into the discrepancy in pin numbers between deed and real estate tax bills/plat of survey. Further information/updated documents will be provided as soon as they become available.

4. Are all existing buildings on the property currently vacant?
   RESPONSE: Not yet, anticipating vacancy starting in September.

5. Provide a legal description of the Subject property in a Word document.
   RESPONSE: The legal description of the subject property is included with this submittal.

6. Surrounding Property PIN List – Update the list with PIN and mailing address information for the following (if mailing address is not found then add property address for mailing):
   a. 1739 Killarney Lane (04-13-106-030)
   b. 1763 Killarney Lane (04-13-106-032)

   RESPONSE: The above addresses are reflected in the original address list submitted. See attached property pin list with these addresses highlighted.

7. The current address is a range for the property (1804 – 1818 Skokie)– confirm the property address that the Applicant would like to designate.
   RESPONSE: Project address is 1810 Skokie Blvd, Northbrook, IL

8. Confirm if all auto repair activities will be limited to indoors only. Will there be any auto repair aspect of the service be taking place outdoor on the site?
   RESPONSE: All auto repair activities will be limited to indoors only. No repairs to take place outdoors.

9. Confirm if the hours of operation listed below is accurate as understood based on the narrative:
   i. Monday to Saturday: 8:00am to 5:00pm (open for customers)
   ii. Monday to Friday: 24 hours; shift based general operations
   iii. Sunday: Closed

   RESPONSE:
   Customer facing hours:
   - **Sales - Monday to Saturday: 9 am - 8 pm, Closed Sunday**
   - **Service - Monday to Saturday: 8 am - 5 pm, Closed Sunday**

   Service employees:
   - **Monday to Saturday: 24 hours, shifts based on general operations**
   - **Sunday: Closed**

10. State the maximum height of the parking lot light poles from grade to the top of the lights.
    RESPONSE: The maximum height of the parking lot light poles from grade to the top of the lights is 25 feet.

11. Confirm if all accessory parking lot lighting fixtures will have cut-off shield and be operated as to prevent direct rays of light from being cast onto any adjacent property or street and not produce excessive sky-reflected glare.

RESPONSE: Yes, all parking lot lighting fixtures will include cut-off shields and will be operated to prevent light spillover and sky-reflected glare in compliance with Village requirements.

12. Provide a breakdown of the floor area within the building such as showroom/sales/office area; service/warehouse area; and mezzanine office area, which should equal the total building area.
    RESPONSE: Floor area breakdown table has been added to Sheet 1.0 Proposed Site Plan.

13. Confirm the total number of service bays within the building.
    RESPONSE: There are a total of 13 service bays including 2 wash bays.

14. Is the proposed ground sign illuminated?
    RESPONSE: The proposed ground sign is not illuminated.

15. Confirm if the wall and ground signs will be in compliance with the illumination requirements of the Zoning Code Section 9-106 D.
    RESPONSE: Wall and grounds signs will be in compliance with Zoning Code Section 9-106D.

16. Will there be any ground mounted or roof mounted mechanical equipment?
    a. If yes, provide exhibit showing screening for such equipment. For all roof top mechanical equipment show a fully screened equipment by a parapet wall or other screening structure constructed of materials compatible with the principal building façade to the height of such equipment. The RTUs may be depicted on the elevation plan through a dash line to show full screening behind the parapet walls.
    RESPONSE: Please see enclosed Sheet 4.1 RTU Screening Diagrams and views. Please note RTUs are completely screened from view at distances indicated.

17. Is there any perimeter property fence proposed for the property? If yes, show and label on architectural site plan.
    RESPONSE: There is an existing fence around portions of the property. The existing fence has been added to Sheet 1.0 Proposed Site Plan. It is represented by the red line. No new fence is proposed.

18. Architectural Site Plan:
    a. Provide a short bulk data table on the architectural site plan noting the total site area, total building area, total FAR, total number of parking spaces provided.
    RESPONSE: Bulk data table has been added to Sheet 1.0 Proposed Site Plan.

    b. Show a stop sign and/or No Entry sign near the north side of the curb-cut since the drive aisle along the north side of the property is one-way (exiting from the parking lot). Show and label signage on the architectural site plan.
    RESPONSE: No Entry sign has been added by the north driveway. See revised Sheet 1.0 Proposed Site Plan.

    c. Label the trash enclosure setback from the property line.
    RESPONSE: Trash enclosure setback dimensions from property line as been added to Sheet 1.0 Proposed Site Plan.

d. Label the rear (west) building setback from the property line.
RESPONSE: Rear building setback dimension from property has been added to Sheet 1.0 Proposed Site Plan.

e. There are a total of 156 parking spaces provided on the property. Per Illinois Accessibility Code, a minimum of six ADA parking spaces are required. Revise the site plan to show six spaces.
RESPONSE: A total of 6 accessible parking spaces are now reflected on Sheet 1.0 Proposed Site Plan.

f. Show the location of the proposed ground sign on the architectural site plan and label the setback. The minimum required setback for a ground sign is 15 feet from property line. Match the location of the proposed ground sign across all site plans, including landscape plan.
RESPONSE: Ground sign setback dimension has been added to Sheet 1.0 Proposed Site Plan and coordinated across civil and landscape plans.

19. Landscape Plan (Zoning Code Section 9.107.C.):
    a. The parking lot located adjacent to the public right-of-way (Skokie Blvd) should be screened with landscape material of height no less than four to six feet above grade. The landscape material should be such that can provide screening all year round. Revise the plan to list the species that will provide such screening with minimum mature height.
    RESPONSE: The Landscape plan has been updated to provide screening of 4' min along Skokie Blvd.

    b. The parking lot located on the south side is required to provide landscape material of height no less than four feet above grade (not just turf). The landscape material should be such that can provide screening all year round. Revise the plan to list the species that will provide such screening with minimum mature height.
    RESPONSE: The Landscape plan has been updated to provide screening of 4' min around south parking lot.

    c. The parking lot located on the north side is required to provide landscape material of height no less than four feet above grade. The landscape material should be such that can provide screening all year round. Revise the plan to list the species that will provide such screening with minimum mature height.
    RESPONSE: The Landscape plan has been updated to provide screening of 4' min around north parking lot.

    d. Show one additional tree within the parking lot of three inches or greater in diameter. Currently, 15 trees are shown within the parking lot where 16 are required.
    RESPONSE: The landscape plan has been revised. One tree has been added to the NW corner of the parking lot.

    e. Add a column to the Plant List on the Landscape Plan and list the height at maturity for all proposed landscape material.

RESPONSE: The landscape plan has been revised. A column was added to the plan schedule to list the height at maturity for all plant material.

20. Burial of Utility Lines:
    a. Burial of the existing electric line (along Skokie Boulevard) is required as part of the redevelopment of the property as required by the Subdivision Code (Section 4-104.F). See excerpt attached.
    RESPONSE: New electrical service will be underground (this will originate from the easement side of the property). Low Voltage along Skokie Blvd will also be underground per ATT and Comcast discussions.

    b. If you are not intending to bury these overhead wires, you must seek a waiver under Section 4-104F2.(d). Submit a Subdivision Variation worksheet (attached) along with a $1,250 fee ($250.00 Non-Refundable and $1,000 Escrow)
    RESPONSE: New electrical service will be underground (this will originate from the easement side of the property). Low Voltage along Skokie Blvd will also be underground per ATT and Comcast discussions.

    c. Submit a response to exemption factors, if requesting. See attached.
    RESPONSE: New electrical service will be underground (this will originate from the easement side of the property). Low Voltage along Skokie Blvd will also be underground per ATT and Comcast discussions.

21. FYI: The Applicant is likely working on a Sales Tax Incentive Agreement with the Village of Northbrook. Please continue to work with Amy McEwan, Director of Development and Planning Services Department along with the zoning application concurrently.
    RESPONSE: Comment Noted

22. Based on any revisions made to the plans, all documents should match the details and all documents/plan sets revised should be resubmitted.
    RESPONSE: Comment Noted

SUSTAINABILITY COMMENTS

Please note some comments were previously addressed and are not represented below.

BE 2- 1 Consider conducting a Solar PV Site Assessment. Assessment should include estimated installation cost, and projections for both energy generation potential and economic payback potential over a minimum 20-year timeframe. Based on the Solar PV Site Assessment, consider incorporating renewable energy installation to offset emissions generated from the development. Work with CPACE, Illinois Shines, or similar programs for incentives. If installation will not be realized, confirm reserved space for solar-ready roof zone and plan for structural design loads and electrical service to allow for future installation of a dual pole circuit breaker if possible.

Please indicate whether development plans to investigate feasibility of onsite solar installation.
RESPONSE: The owner will explore the feasibility of onsite solar installation. Please note the development is designing the roof trusses to accommodate the additional weight of potential future installation of solar panels.

BE 2- 2 If the site is suitable, make the buildings solar ready.

Please indicate whether development will make building solar ready if installation during construction period is not feasible.
RESPONSE: The roof trusses have been designed to accommodate the additional weight of potential future installation of solar panels.

BE 4- 1 Consider green power purchase options such as those provided by ComEd and Nicor.

Please acknowledge if the development will consider utilizing green power purchase options for energy needs onsite.
RESPONSE: The owner will explore and consider utilizing green power purchase for the development.

BE 5- 4 Require purchase and installation of ENERGY STAR appliances when available.

Please indicate whether ENERGY STAR or other energy efficient appliances will be utilized where possible.
RESPONSE: The project will incorporate ENERGY STAR and other energy-efficient appliances where possible.

WW 1- 1 Consider landscaping practices that reduce water consumption and chemical use on site.

Please consider for design/policies and respond.
RESPONSE: All plant material has been specified based on its tolerance for drought and urban conditions.

WW 1- 2 Reduce landscaping water use with water-efficient irrigation systems, grass replacement, and planting native and drought-resistant trees and vegetation in landscaping plans.

Please consider for design/policies and respond.
RESPONSE: The use of drought-resistant and native plant material was considered in the planting plan design. Approximately 50% of the plant species specified on the plan are Native or Nativar varieties.

WW 1- 4 Consider utilizing water conservation programs that focus on outdoor irrigation, which may also support better identification of water-related carbon sequestering opportunities such as using soil amendments, native grasses and proper tree watering.

Please consider for design/policies and respond.

RESPONSE: Native grasses and groundcovers have been specified on this project.

WW 2- 1 Prioritize managing stormwater before it enters the sewer system through a combination of overland flow, detention, and infiltration strategies (for example, permeable surfaces) where feasible.

Please explain how this has been considered in the stormwater plan.
RESPONSE: Stormwater detention and infiltration is provided on site within the proposed underground storage systems. These systems have open bottoms to allow for water infiltration. Stormwater release from the site is restricted per the Village release rates.

WW 2- 3 Consider revegetation, tree preservation planting and maintenance, de-paving and porous pavement, green infrastructure like bioswales and Eco-roofs in site development.

Please consider for design/policies and respond.
RESPONSE: Stormwater detention and infiltration is provided on site within the proposed underground storage systems. These systems have open bottoms to allow for water infiltration. Stormwater release from the site is restricted per the Village release rates.

WW 3- 3 Reduce or offset impervious surfaces where possible, and consider use of lighter colored pavements and building materials to lessen the impact of urban heat island effect.

Please consider for design/policies and respond.
RESPONSE: The project will utilize a white roof membrane to reduce the impact of urban heat island effect.

GS 1- 12 Plan for diversity of native tree cover and performance-based tree island within landscaping plan and parking lots with goals on percentage of pavement shaded. Consider a mix of canopy trees, shrubs, groundcovers, and raingarden components appropriate to the lot and its surroundings in any new landscaping where possible.

Please consider for design/policies and respond.
RESPONSE: A mix of canopy trees, shrubs, groundcovers and native grasses and forbs have been specified for this plan with a special consideration of the canopy cover at the parking areas.

GS 2- 5 Consider including exterior lighting design a policy to protect native plants, species, biodiversity, and improve night sky quality.

Please consider for design/policies and respond.
RESPONSE: All parking lot lighting fixtures will include cut-off shields and will be operated to prevent light spillover and sky-reflected glare in compliance with Village requirements.

GS 2- 7 Consider eliminating neonicotinoids and reduce use of long-lasting chemical pesticides for landscaping.

Please consider for design/policies and respond.
RESPONSE: Neonicotinoids and long-lasting chemical pesticides use will be minimized.

GS 4- 8 Consider utilizing shade and water absorbing trees and replacing turf landscaping with native prairie, wild flower, and savanna plantings.

Please consider for design/policies and respond.
RESPONSE: Native seed mixes have replaced traditional mowed turf areas in many places on this landscape plan.

CE 1- 2 Consider participation in the Village's Green Business Program.
RESPONSE: Owner will explore participating in the Village's Green Business Program.

TREE PRESERVATION COMMENTS

1. Structural Soil- All islands and limited space planting locations will require the use of quartzite based Cornell structural soil to provide adequate soil volume for the proposed trees based on the tree's size at maturity. Provide a table on the plans with the proposed soil volumes for each island and limited space planting location. Limits of the areas where structural soil will be used should be shown on the plans.
   RESPONSE: Structural soil, table, specification and details have been added to the landscape set.

2. Landscape plan. The Village's approved tree replacement list is attached for your review. Proposed trees should be chosen from the list and should be of appropriate size for each proposed location. Freeman maple and American linden 'Redmond' will not be permitted. No one Genus of tree should total more than 10% of the total proposed deciduous trees to promote adequate diversity on the site.
   RESPONSE: Landscape plan has been revised and complies with comment.

3. Use Village details for tree protection, tree planting, shrub planting, and parking lot island and limited space tree planting. Details can be found at https://www.northbrook.il.us/366/Engineering-Standards-Specifications.
   RESPONSE: All village details are shown on the landscape set.

FIRE PREVENTION BUREAU COMMENTS

1. The hydrant spacing is too great. They cannot be greater than 300ft apart as the hose would be laid around the building.
   RESPONSE: Two fire hydrants have been added to ensure hydrant spacing does not exceed 300 feet, in compliance with Fire Department requirements.

2. Provide the location of the fire department connection. It must be on the Skokie Blvd facing side.
   RESPONSE: The fire department connection is shown on the Skokie Boulevard-facing side of the building as requested.

3. Provide an autoturn exhibit for our largest apparatus (tower truck). See attached exhibit. It does not appear we will be able to make the turn around the building.
   RESPONSE: An updated AutoTURN analysis has been completed and demonstrates that the largest apparatus can safely maneuver the site. The exhibit is included with the resubmittal.

VILLAGE ATTORNEY COMMENTS

1. Our only comment on the application is to request that the applicant clarify why different entities/individuals were included in the statement of beneficial interest page for the current owner vs. the proposed owner. Based on a review of the application and the deed provided, Edens Tower, LLC is the applicant and current owner of the property. We need to understand why this was not reflected throughout the application.
   RESPONSE: Please see updated Page 3 of the zoning application clarifying proposed ownership. The owner is working on updating page 6 of the zoning application with proposed Beneficial Interest and will submit as soon as possible.

Please do not hesitate to contact us with any further comments so we can finalize the permit process.

Sincerely,

John Madeja
Studio 222 Architects L.L.C.
Principal

Copy: File

File: [P:\2025\25005 Rivian Dealership\Cad\ISSUED PLOTS\2025.07.xx - PC Resubmittal\Letter_Zoning Comments Response_2025-08-03.docx]

STUDIO 222
ARCHITECTS

312.850.4970

s222arch.com

222 S Morgan St, Ste 4B
Chicago, IL 60607

August 08, 2025

Swati Pandey, Senior Planner
Development and Planning Services Department
Village of Northbrook, Illinois
1225 Cedar Lane
Northbrook, Illinois 60062

RE: PCD-25-08-1804-1880 SKOKIE BOULEVARD - RIVIAN

Please see below for itemized response to the e-mail comments dated August 5, 2025.

1. Given the proposed property owner entity is "1818 Partnership LLC", complete the Beneficial Interest form (see page 6 attached) and submit.

RESPONSE: Please see attached complete application with Pages 3 and 6 revised.

2. Submit an executed copy of the document showing the relationship between Edens Tower LLC and 1818 Partnership LLC. You may redact any portion necessary. Confirm that the land is not sold, it is just held under a new holding entity. Please see revised response to Village Attorney Comment No. 1on page 9 of the attached response letter addressing relationship between Edens Tower LLC and 1818 Partnership LLC.

RESPONSE: Please see updated zoning application with revised Page 3 and 6, clarifying proposed ownership. 1818 Partnership LLC is an affiliate of Edens Tower LLC. There will be no sale of the property to a third party but rather a conveyance to a related entity.

3. Revise the Plat of Consolidation to correct signature blocks that are mislabeled, such as Village Development and Planning Commission should be Plan Commission AND Village Clerk Certificate should be Village Engineer.

RESPONSE: The signature page comment has been addressed. We received your additional comments on the Plat today, 8/8/2025 and sent your request to our civil engineer and will get you the revised exhibits as soon as possible.

4. Submit a check made to the Village of Northbrook for $3,200. Send it to my attention. For details see item 1 and 2 of the response letter attached.

RESPONSE: Per DJ's email payment will be processed today, 8/8/2025.

Please do not hesitate to contact us with any further comments so we can finalize the permit process.

Sincerely,



John Madeja
Studio 222 Architects L.L.C.
Managing Principal

Copy: File

File: [P:\2025\25005 Rivian Dealership\Cad\ISSUED PLOTS\2025.08.03 - PC Resubmittal\To Village - Additional Requested Documents\Letter_Zoning Comments Response_2025-08-08.docx]



1818 SKOKIE BOULEVARD
ZONING and AREA SUMMARY

BULK DATA TABLE

Lot Area	– 126,935 sf
Building Area	– 41,156 sf
Floor Area Ratio	– 0.32
Parking Spaces	– 155 spaces

BUILDING AREA SUMMARY

Showroom	– 4,053 sf
Sales, Office, Restroom, Storage	– 2,182 sf
Service	– 32,915 sf
Mezzanine Office/Break	– 2,006 sf
Total Building Area	– 41,156 sf

0 60' 120'

SCALE: 1" = 60'-0"

PROPOSED SITE PLAN
1" = 60'-0"

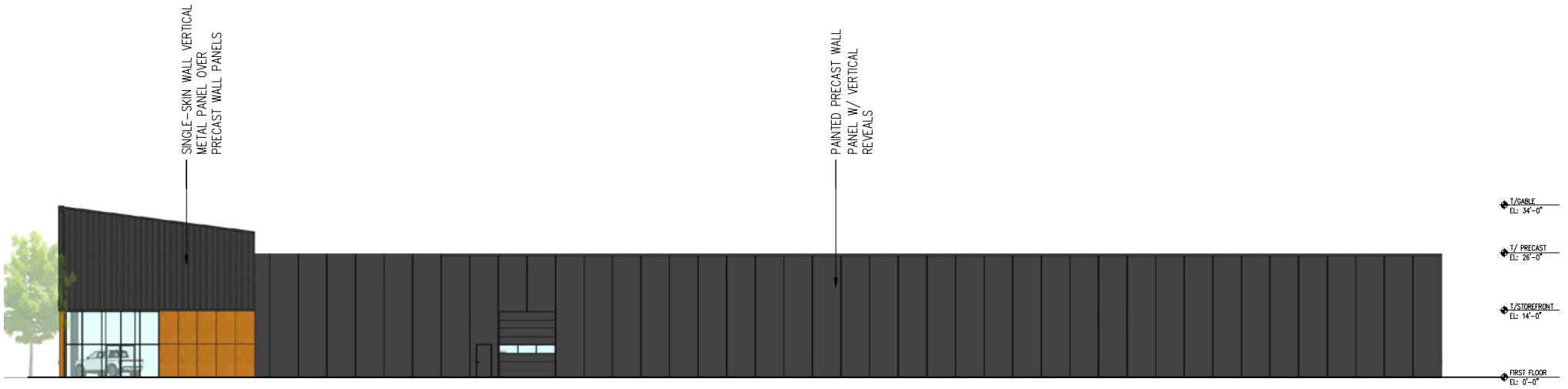
WINGSPAN DEVELOPMENT GROUP

1818 SKOKIE BOULEVARD
NORTHBROOK, ILLINOIS

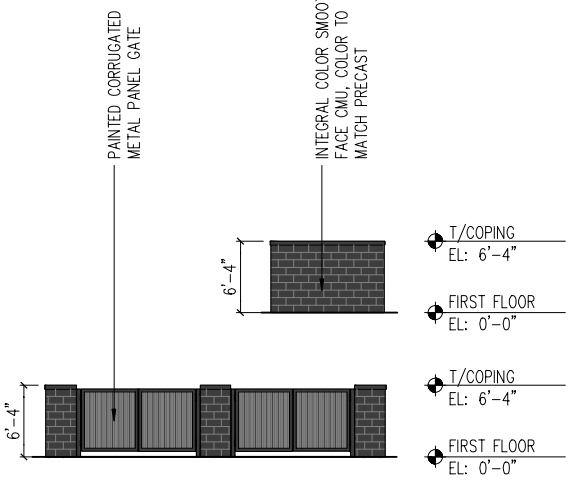
1.0

PROJECT NUMBER: 22036

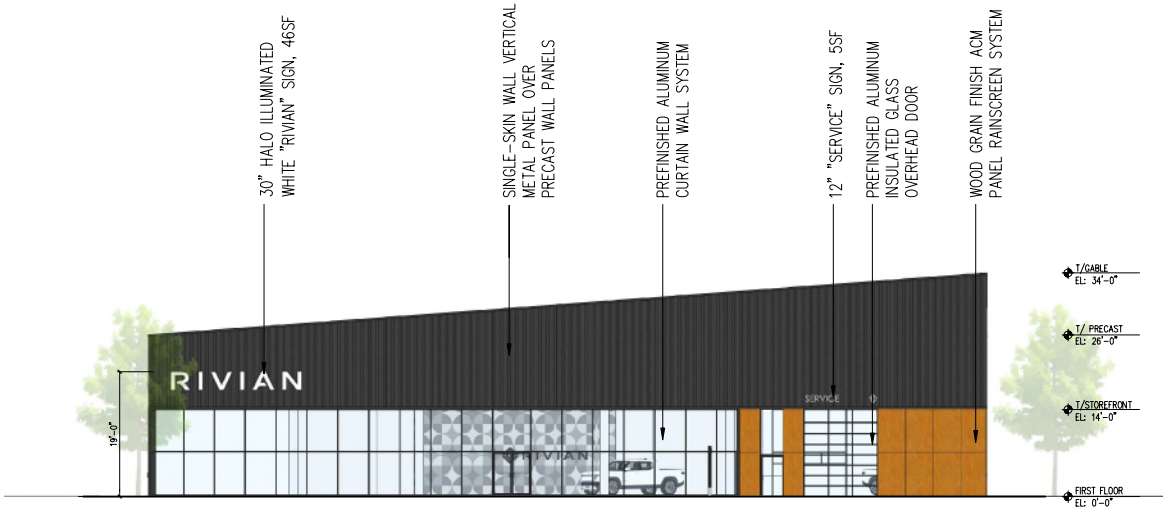
07/15/2025



NORTH ELEVATION
1" = 20'-0"



TRASH ENCLOSURE ELEVATIONS
3/32" = 1'-0"



EAST ELEVATION
1" = 20'-0"

0 20' 40'
SCALE: 1" = 20'-0"

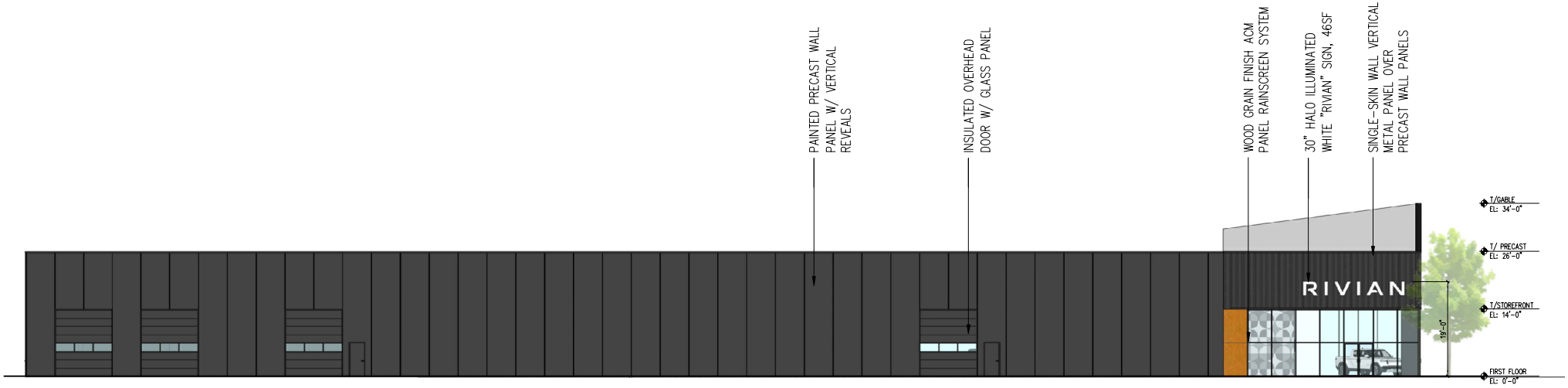
WINGSPAN DEVELOPMENT GROUP

1818 SKOKIE BOULEVARD
NORTHBROOK, ILLINOIS

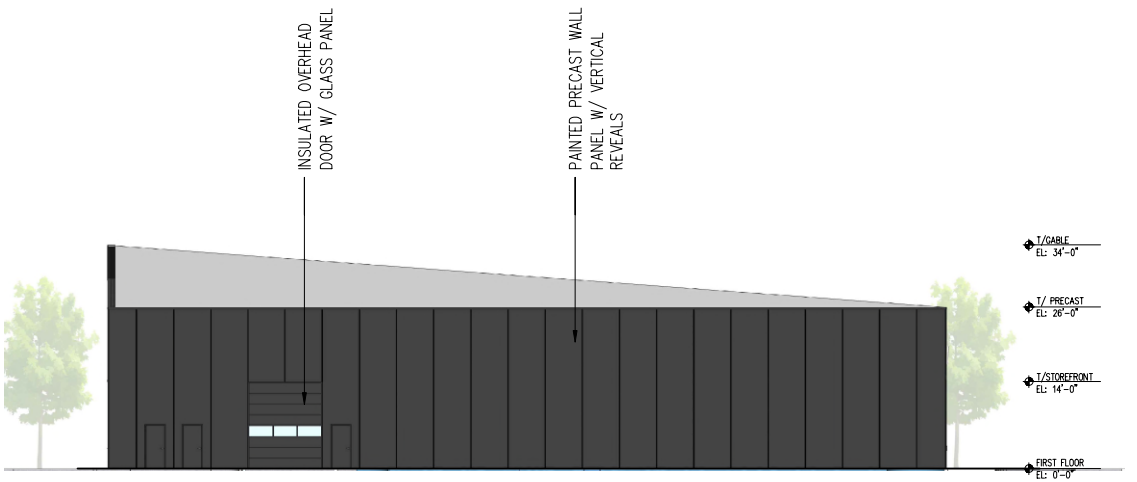
3.0

PROJECT NUMBER: 25005

06/10/2025



SOUTH ELEVATION
1" = 20'-0"



WEST ELEVATION
1" = 20'-0"

0 20' 40'
SCALE: 1" = 20'-0"

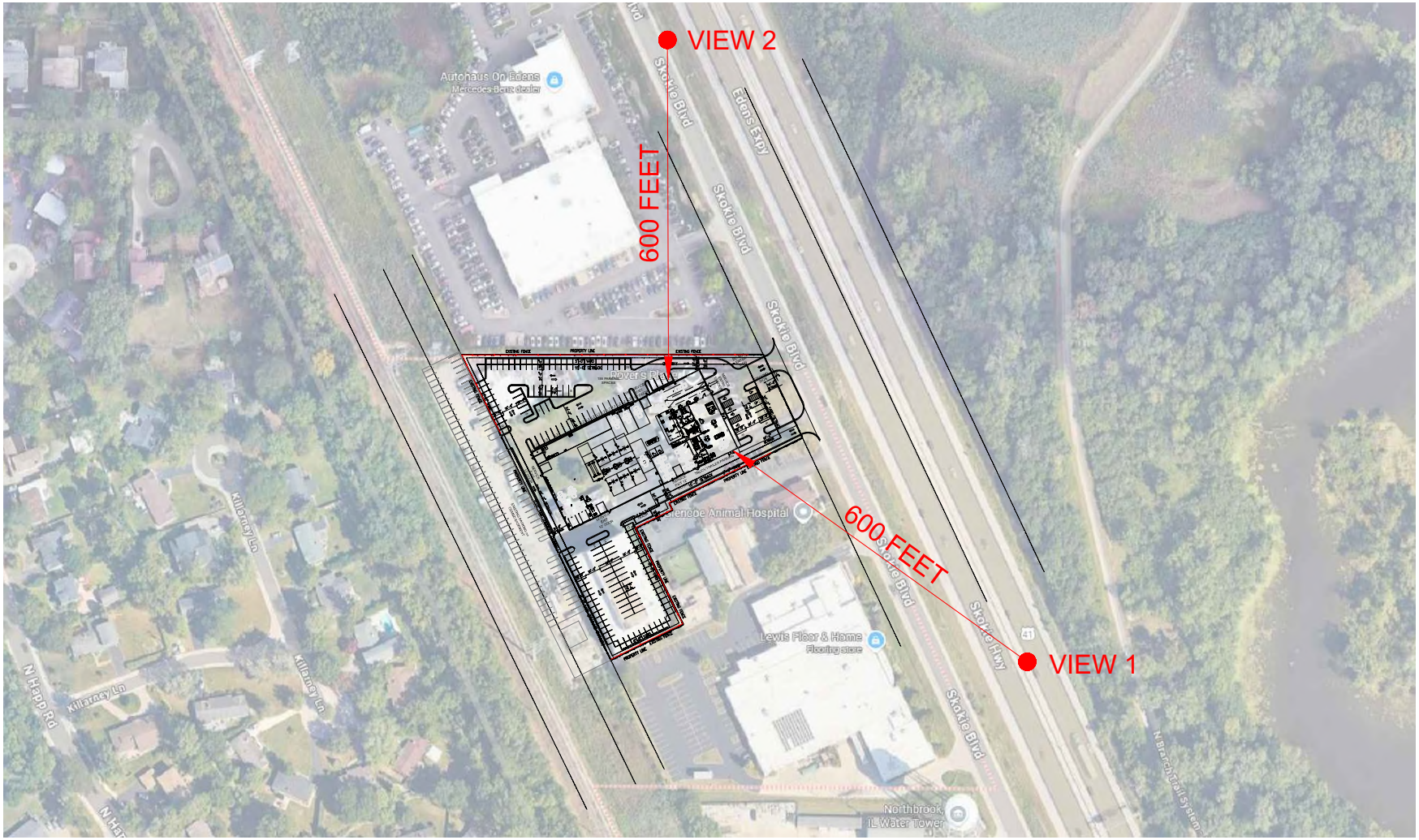
WINGSPAN
DEVELOPMENT GROUP

1818 SKOKIE BOULEVARD
NORTHBROOK, ILLINOIS

3.1

PROJECT NUMBER: 25005

06/10/2025



ROOF TOP EQUIPMENT SCREENING PLAN
NOT TO SCALE

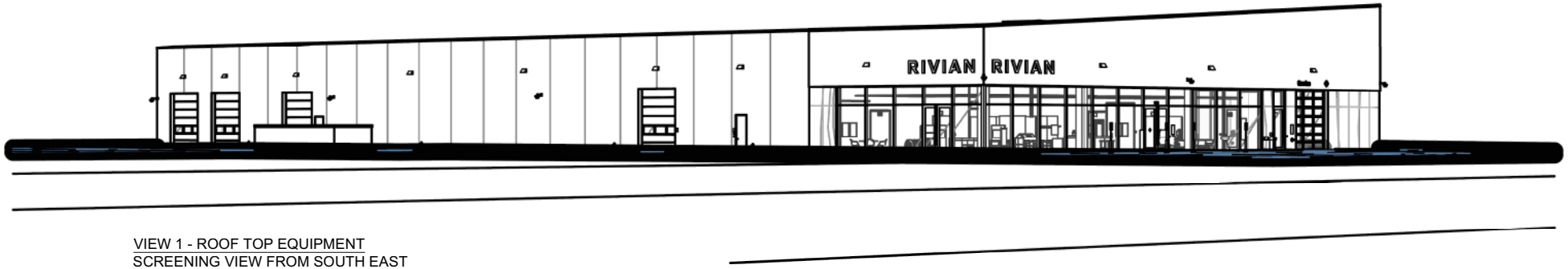
WINGSPAN
DEVELOPMENT GROUP

1818 SKOKIE BOULEVARD
NORTHBROOK, ILLINOIS

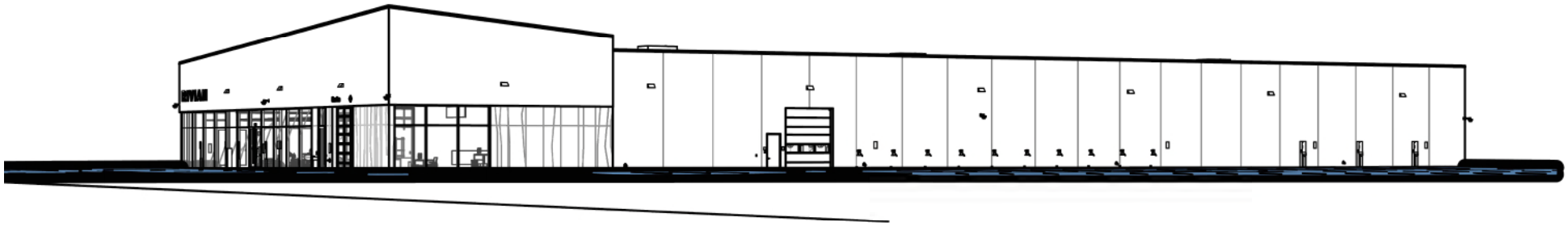
4.0

PROJECT NUMBER: 22036

07/28/2025



VIEW 1 - ROOF TOP EQUIPMENT
SCREENING VIEW FROM SOUTH EAST
NOT TO SCALE



VIEW 2 - ROOF TOP EQUIPMENT
SCREENING VIEW FROM NORTH
NOT TO SCALE

WINGSPAN DEVELOPMENT GROUP

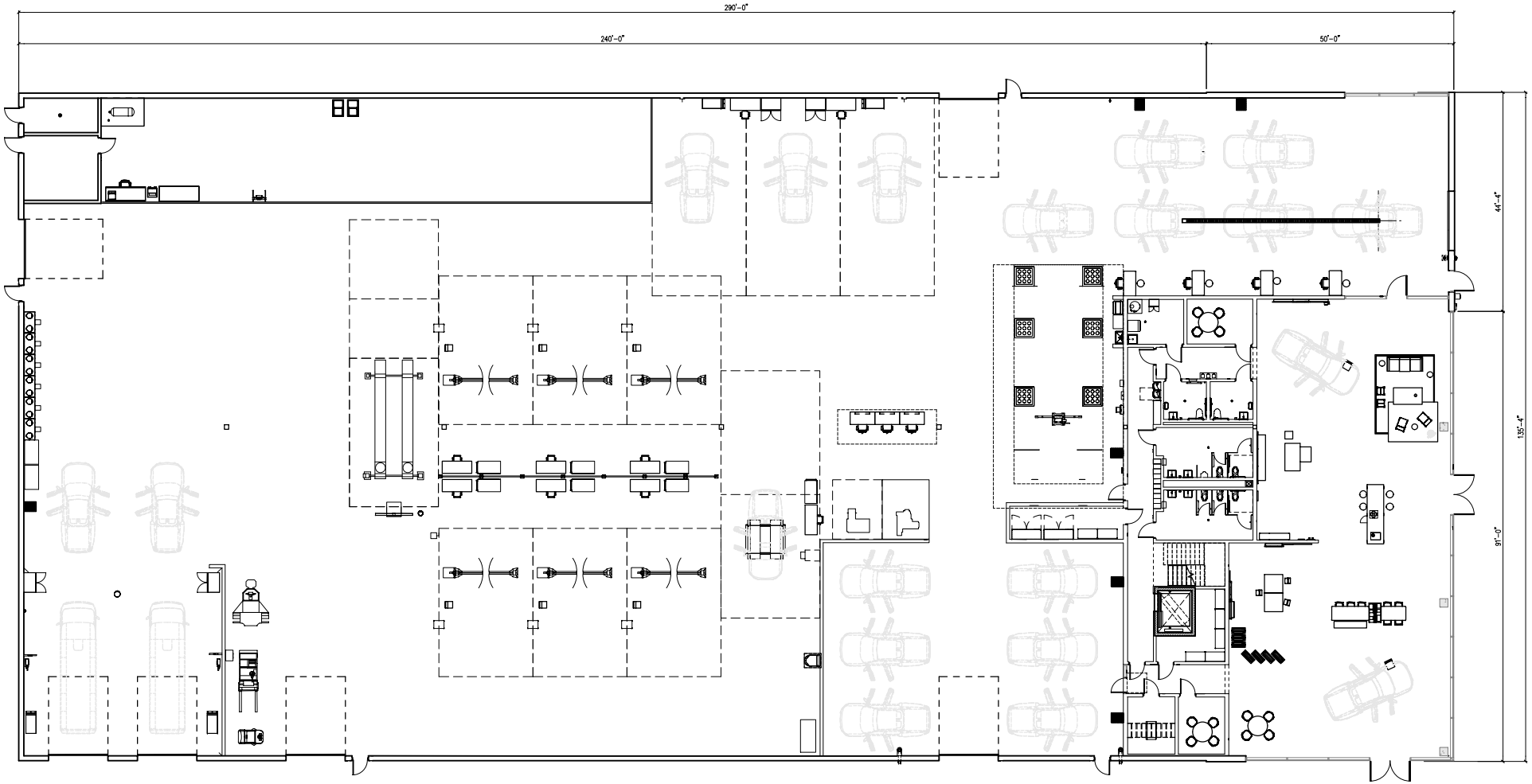
STUDIO 222 ARCHITECTS

1818 SKOKIE BOULEVARD
NORTHBROOK, ILLINOIS

4.1

PROJECT NUMBER: 22036

07/28/2025



FLOOR PLAN
1" = 20'-0"

0 20' 40'
SCALE: 1" = 20'-0"

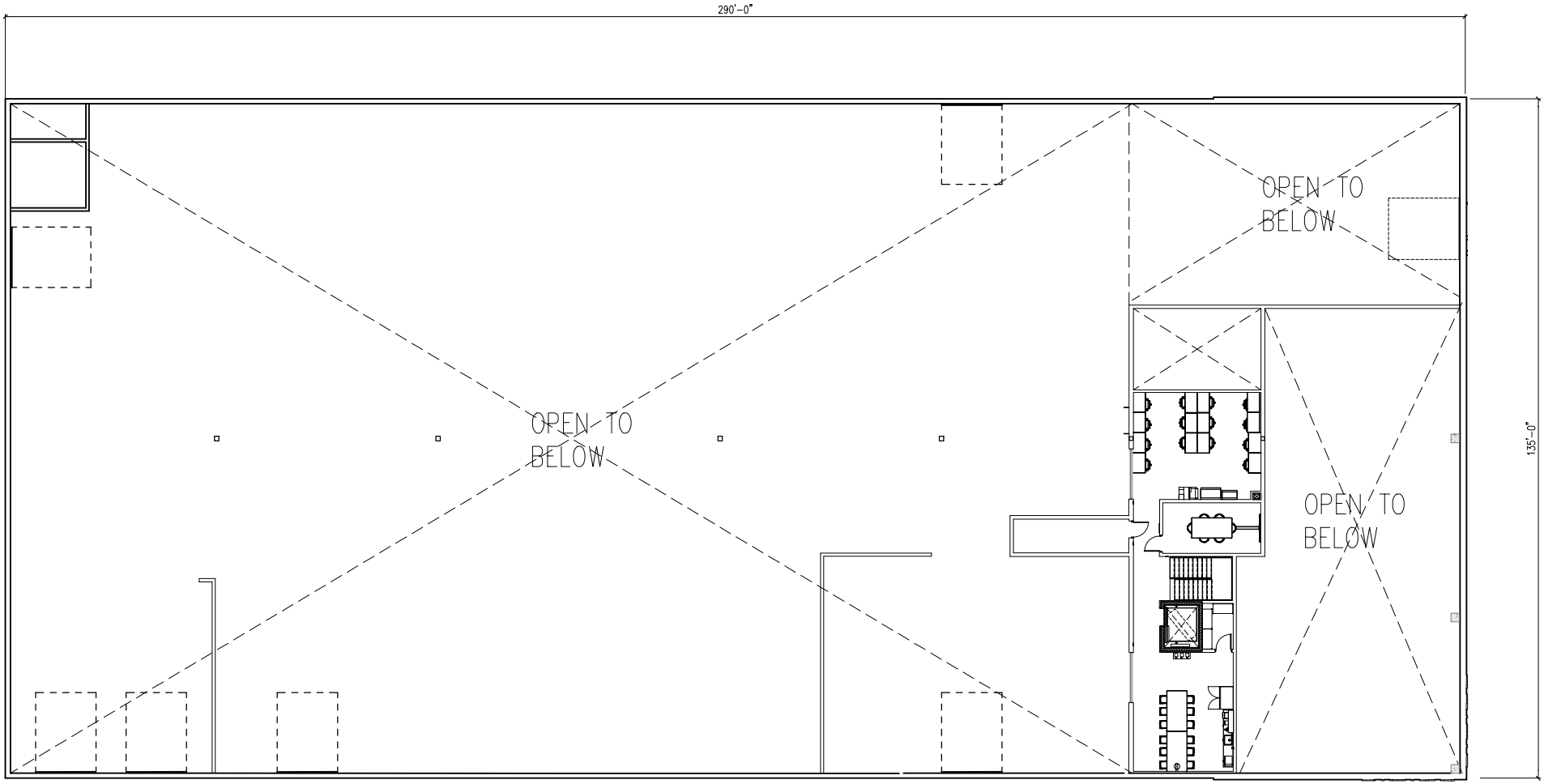
WINGSPAN DEVELOPMENT GROUP

1818 SKOKIE BOULEVARD
NORTHBROOK, ILLINOIS

2.0

PROJECT NUMBER: 22036

06/10/2025



MEZZANINE PLAN
1" = 20'-0"

0 20' 40'
SCALE: 1" = 20'-0"

WINGSPAN DEVELOPMENT GROUP

1818 SKOKIE BOULEVARD
NORTHBROOK, ILLINOIS

2.1

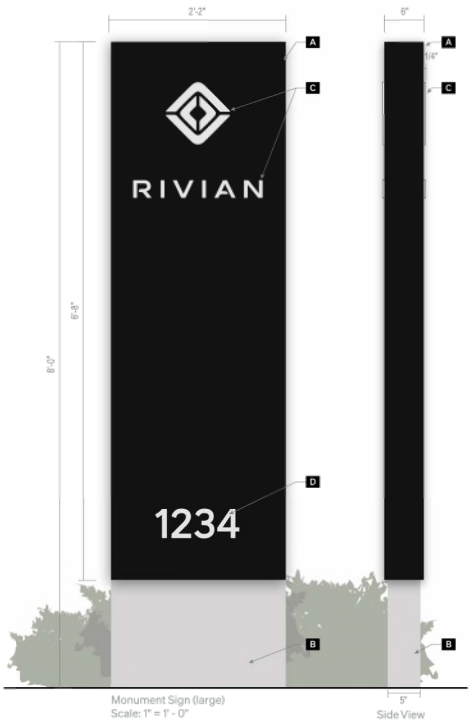
PROJECT NUMBER: 22036

06/10/2025

E2 MONUMENT SIGN

USAGE NOTE:
CONSULT RIVIAN BEFORE
INCLUDING SIGNS ON PROJECT.





A 6" thick fabricated aluminum sign cabinet, all visible surfaces painted to match PT-1, matte finish. Mechanically attached to sign base cabinet with concealed fasteners.

B Fabricated aluminum sign base cabinet, painted to match PT-6, matte finish. Anchored to footing as needed. No visible seams, access panels to be concealed.

C 1/4" thick aluminum logo and characters, no radius corners or valleys allowed. Painted to match PT-2, matte finish. Mechanically pinned to sign panels as required.

D Computer-cut exterior grade vinyl graphics, reflective white to match VN-2, as shown in drawing.

NOTE:

Monument size varies based on sign location and code restrictions. Architect and Sign Vendor are responsible for compliance with local codes and coordination with project teams.

E4 SERVICE INTAKE ID

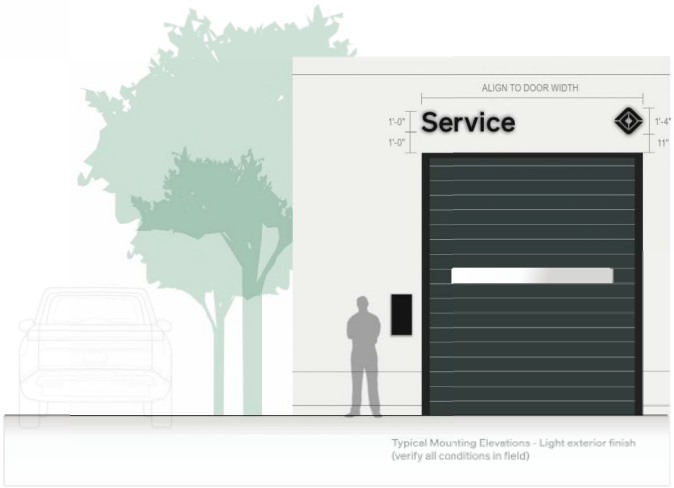
A 1/2" thick acrylic letters and compass, all visible surfaces painted to match RAL 9004, matte finish (verify building color before selecting final finish). Mechanically anchored to exterior wall surface, as needed, with 1/4" tall stand-offs to conceal anchors.

NOTE:
Verify all exterior wall surfaces to confirm mounting conditions. Mounting heights and locations may vary based on architectural conditions.

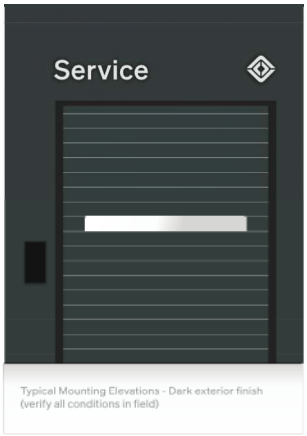


Side View

Sign Details
Scale: 1" = 1' - 0"



Typical Mounting Elevations - Light exterior finish
(verify all conditions in field)



Typical Mounting Elevations - Dark exterior finish
(verify all conditions in field)



Typical Mounting Elevations - Dark accent exterior finish
(verify all conditions in field)

E1 BUILDING SIGN



Side View | Building ID | Side View - Section

A 2 1/2" thick fabricated metal channel characters, painted to match PT-1 Black or PT-2 White, matte finish. Mechanically anchored to building as required.

B Internally LED halo illuminated white, coordinate LED light temp with Architect. Channel letters to have diffuser lenses to prevent LED hotspots in halo lighting effect. Sign Fabricator to coordinate electrical requirements and power supply locations with Architect and GC.

C 2" tall stand-offs, painted to match building surface (verify color and facade surface in field). Stand-offs to conceal attachment and conduit.

DESIGN NOTE:
Building ID scale, material and placement on wall surfaces may be subject to change from typical design details shown here. Confirm design details with RIVIAN. All mechanical connections, penetrations, sign structures, and electrical requirements to be coordinated by Sign Vendor, AOR, and GC.

If electrical penetrations are visible from inside customer-facing space, painted raceways are required to conceal all wiring and power supplies.



MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Development & Planning Services Amy McEwan
Date: 2025-11-11
Subject: A Resolution Approving a First Amendment to the Subdivision and Development Agreement with Venture 1 OLB LLC for The Reserve at the Brook Residential Planned Development at 3700 Dundee Road

Overview
Venture 1 OLB, LLC, as developer of an age restricted 53 unit townhome planned development at 3700 Dundee Road, is seeking an extension of a previously approved deadline for submitting evidence of title to the property to the Village.

Fiscal Impact
N/A.

Recommendation
Approval.

Background
On July 8, 2025, the Board of Trustees adopted documents approving the necessary zoning relief for a final plan Planned Development consisting of 53 townhomes located at 3700 Dundee Road. The documents approved required the developer to obtain fee simple title of the property, and deliver evidence to the Village Clerk, before December 31, 2025. Due to unforeseen circumstances outside of the control of the developer, the developer is now requesting an extension of said deadline through May 1, 2026.

Staff has reviewed the request and recommends approval of this extension.

A Resolution Approving a First Amendment to the Subdivision and Development Agreement with Venture 1 OLB LLC for The Reserve at the Brook Residential Planned Development at 3700 Dundee Road
Resolution Exhibit A - 3700 Dundee - First Amendment to Subdivison & Redevelopment Agr (July 2025)

Resolution No. _____

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

A Resolution Approving a First Amendment to the Subdivision and Development Agreement with Venture 1 OLB LLC for The Reserve at the Brook Residential Planned Development at 3700 Dundee Road

is hereby adopted, as follows:

Section 1. Recitals.

Venture 1 OLB LLC ("***Developer***"), the contract purchaser of the property commonly known as 3700 Dundee Road ("***Property***"), which is owned by The Catholic Bishop of Chicago, a corporation sole ("***Owner***"), has proposed to develop the Property as a 57 lot planned development for 53 townhome units ("***Planned Development***").

On April 8, 2025, the Board of Trustees of the Village ("***Corporate Authorities***") adopted (i) Ordinance No. 2025-24 amending the comprehensive plan from Institutional Facility to Multi-Family up to 6 DUA; (ii) Ordinance No. 2025-25 rezoning the Property from the IB Institutional Building to the R-6 Multiple Family Residential District; (iii) Ordinance No. 2025-26 granting a special permit for a Residential Planned Development on the Property; and (iii) Resolution No. 2025-R-45 approving a Development Concept Plan, Tentative Plat of Subdivision, and Providing Conceptual Development Approvals and Subdivision Variations on the Property, all in accordance with the Northbrook Zoning Code (1988), as amended ("***Zoning Code***") and the Northbrook Subdivision Code, as amended (1991) ("***Subdivision Code***").

Subsequently, on July 8, 2025, the Corporate Authorities adopted (i) Ordinance No. 2025-__ granting approval of a final plan for the Planned Development on the Property; and (ii) Resolution No. 2025-__ granting approval of a final plat of subdivision for the Property.

On July 8, 2025, the Corporate Authorities also approved a subdivision and development agreement with the Developer pursuant to which the Property is to be developed (***"Agreement"***).

The Agreement requires that the Developer obtain fee simple title to the Property and deliver evidence to the Village Clerk, in the form of a recorded deed and an effective title insurance policy or title report issued by an Illinois title insurance company, that fee simple title to the Property has been conveyed to Developer or a successor entity or direct affiliate on or before December 31, 2025 ("***Evidence of Title Date***").

Developer has requested an amendment to the Agreement to extend the Evidence of Title Date until May 1, 2026 ("***First Amendment***").

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

Section 2. Approval of First Amendment.

The First Amendment by and between the Village and the Developer shall be, and is hereby, approved in substantially the form attached hereto as ***Exhibit A.***

Section 3. Execution of First Amendment.

The Village Manager and Village Clerk are hereby authorized and directed to execute and seal, on behalf of the Village, the First Amendment upon receipt of at least four copies fully executed by the Developer and any other person or entities whose consent is required; provided, however, that if such executed copies of the First Amendment are not received by the Village Clerk within 30 days after the date of adoption of this Resolution, then this authority to execute and seal shall, at the option of the President and Board of Trustees, be null and void.

Section 4. Recordation of First Amendment.

The Village Manager is hereby directed to record the First Amendment with the Office of the Cook County Clerk's Office upon satisfactory completion of all administrative details relating thereto and the submission by the Developer of documentation satisfactory to the Village Attorney demonstrating that the Developer has acquired fee simple title to the Property.

Section 5. Effective Date.

This Resolution shall be in full force and effect only upon the occurrence of all of the following events:

A. Passage by the Board of Trustees of the Village of Northbrook by a majority vote in the manner required by law; and

B. the acquisition of the Property by the Developer, or its successor entities or direct affiliates.

PASSED: This _____ day of _____, 2025.

AYES: ( )

NAYS: ( )

ABSENT: ( )

ABSTAIN: ( )

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A

FIRST AMENDMENT

THIS INSTRUMENT PREPARED
BY AND AFTER RECORDING
RETURN TO:

Steven M. Elrod
Elrod Friedman LLP
350 N. Clark, Second Floor
Chicago, IL 60654

FIRST AMENDMENT TO

SUBDIVISION AND DEVELOPMENT AGREEMENT

BETWEEN

THE VILLAGE OF NORTHBROOK

AND

VENTURE 1 OLB LLC

(THE RESERVE AT THE BROOK - 3700 DUNDEE ROAD)

DATED AS OF NOVEMBER __, 2025

FIRST AMENDMENT TO SUBDIVISION AND DEVELOPMENT AGREEMENT
(THE RESERVE AT THE BROOK - 3700 DUNDEE ROAD)

THIS FIRST AMENDMENT TO SUBDIVISION AND DEVELOPMENT AGREEMENT ("***First Amendment***") dated as of the __th day of November, 2025 (***"Effective Date"***) and is by and between the **VILLAGE OF NORTHBROOK,** an Illinois home rule municipal corporation ("***Village***") and **VENTURE 1 OLB LLC**, an Illinois limited liability company ("***Developer***").

IN CONSIDERATION OF the recitals and the mutual covenants and agreements set forth in this First Amendment, and pursuant to the Village's home rule powers and all other applicable authority, the Parties hereto hereby agree as follows:

Section 1. **RECITALS.**

A. The Village is a home rule unit by virtue of the provisions of the 1970 Constitution of the State of Illinois.

B. The Village and Developer entered into that certain "Subdivision and Development Agreement" ("***RDA***"), dated July 8, 2025, to facilitate the redevelopment of an approximately 11.76-acre property legally described in ***Exhibit A*** attached hereto and referred to in the RDA as the "***Property***."

C. On April 8, 2025, the President and the Board of Trustees adopted: (i) Ordinance No. 2025-24 amending the Comprehensive Plan designation for the Property from Institutional Facility to Multi-Family up to 6 Dwelling Units Per Acre (DUA); (ii) Ordinance No. 25-25, rezoning the Property from the IB Institutional Buildings District to the R-6 Multiple Family Residential District; (iii) Ordinance No. 2025-26 granting a Special Permit for a Planned Development for the Property; and (iv) Resolution No. 2025-R-45 approving a Development Concept Plan for a Planned Development, a Tentative Plat of Subdivision, and providing conceptual development approvals for the Property.

D. Subsequently, on July 8, 2025, the President and the Board of Trustees adopted: (i) Resolution No. 2025-__ approving the final Plat of Subdivision for the Property; and (ii) Ordinance No. 2025-__ approving the Final Plan for the Planned Development on the Property.

E. The RDA requires that Developer obtain fee simple title to the Property and deliver evidence to the Village Clerk, in the form of a recorded deed and an effective title insurance policy or title report issued by an Illinois title insurance company, that fee simple title to the Property has been conveyed to Developer or a successor entity or direct affiliate on or before December 31, 2025 ("***Evidence of Title Date***").

F. Developer has requested an amendment to the RDA to extend the Evidence of Title Date until May 1, 2026.

G. The Village's Corporate Authorities have determined that it would be in the best interest of the Village and its residents to amend the RDA as provided in this First Amendment.

Section 2. DEFINITIONS; RULES OF CONSTRUCTION.

A. Definitions. All capitalized words and phrases used throughout this First Amendment have the meanings set forth in the various provisions of this First Amendment. If a

word or phrase is not specifically defined in this First Amendment, it has the same meaning as in the RDA.

B. Rules of Construction. Except as specifically provided in this First Amendment, all terms, provisions and requirements contained in the RDA remain unchanged and in full force and effect. In the event of a conflict between the text of the RDA and the text of this First Amendment, the text of this First Amendment controls.

C. Form of Amendment. In all provisions of this First Amendment, added text is shown in bold and double underlined and deleted text is shown as struck through.

Section 3. AMENDMENTS TO SECTION 13.B. – TERM. Section 13.B, titled "Term; Contingency," of the RDA is hereby amended to read as follows:

B. "**Contingency.** In the event that the Evidence of Title Date does not occur on or prior to ~~December 31, 2025~~ **May 1, 2026**, the Village will have the right, in its sole and absolute discretion, to terminate this Agreement and all obligations of the Village under this Agreement by delivery of notice to Developer. The Village will take all legislative actions necessary to rescind, repeal, or otherwise terminate the Development Approvals prior to terminating this Agreement pursuant to this Section 13.B. The Developer agrees that, notwithstanding the status of the Development Approvals, in the event of termination of this Agreement pursuant to this Section 13.B: (i) the Developer's right to construct, maintain, and operate the Development on the Property will terminate; and (ii) Developer will not object to repeal of the Development Approvals granted for the Development.

Section 4. AUTHORITY TO EXECUTE.

The Village hereby warrants and represents to Developer that the persons executing this First Amendment on its behalf have been properly authorized to do so by the Corporate Authorities. Developer hereby warrant and represent to the Village (i) that it has the full and complete right, power and authority to enter into this First Amendment and to agree to the terms, provisions and conditions set forth in and to bind Developer as set forth in this First Amendment; (ii) that all legal actions needed to authorize the execution, delivery and performance of this First Amendment have been taken; and (iii) that neither the execution of this First Amendment nor the performance of the obligations assumed by Developer will (a) result in a breach or default under any agreement to which Developer is a party or to which it or the Property is bound or (b) violate any statute, law, restriction, court order, or agreement to which Developer or the Property is subject.

[END OF TEXT - SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the parties hereto have affixed their signatures the date and year first above written.

ATTEST:

_____
Village Clerk

VILLAGE OF NORTHBROOK, an Illinois home rule municipal corporation

By: _____
Cara Pavlicek
Its: Village Manager

VENTURE 1 OLB LLC, an Illinois limited liability company

By: ILM Homes, Inc., an Illinois corporation, a Manager

_____
Moises Cukierman, President

ACKNOWLEDGMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

This instrument was acknowledged before me on _____, 2025, by Cara Pavlicek, the Village Manager of the **VILLAGE OF NORTHBROOK**, an Illinois home rule municipal corporation, and by _____, the Village Clerk of said municipal corporation.

_____
Signature of Notary

SEAL

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

This instrument was acknowledged before me on _____, 2025, by Moises Cukierman, President of ILM Homes, Inc., a manager of **VENTURE 1 OLB LLC**, an Illinois limited liability company.

_____
Signature of Notary

SEAL

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1:
THAT PART OF LOT 25 IN COUNTY CLERK'S DIVISION OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, 693.30 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER 570.0 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER 143.75 FEET TO THE WEST LINE OF PARCEL 1 DESCRIBED IN THE DEED FROM ELMER R. HALLEN AND ELIZABETH JANE HALLEN, HIS WIFE, TO EDWARD HAJOST AND LEONA HAJOST, HIS WIFE, DATED DECEMBER 18, 1959, AND RECORDED FEBRUARY 9, 1960, AS DOCUMENT 17777781; THENCE NORTH ALONG SAID WEST LINE AND PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER 156.95 FEET TO THE NORTHWEST CORNER OF PARCEL 1 IN THE AFORESAID DEED; THENCE EAST ALONG THE NORTH LINE OF PARCEL 1 IN SAID DEED 176.50 FEET TO THE EAST LINE OF LOT 25 AFOREMENTIONED; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 25, 363.72 FEET TO THE NORTHEAST CORNER OF SAID LOT 25; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 25, 746.73 FEET TO THE NORTHWEST CORNER OF SAID LOT 25; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 25, 757.21 FEET TO A POINT 338.58 FEET (5.13 CHAINS) NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 67 DEGREES, 40 MINUTES EAST, 260.70 FEET; THENCE SOUTH 437.58 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE EAST 185.97 FEET TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM, THAT PORTION LYING SOUTHERLY OF THE EXISTING NORTHERLY FENCE LINE FOR THE CEMETERY), IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOT 26 IN THE COUNTY CLERK'S DIVISION OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. EXCEPT THOSE PARTS OF LOT 26 CONVEYED IN THE DEEDS RECORDED AS DOCUMENT NUMBERS 24188301, 24193671 AND 26868377.

PERMANENT INDEX NUMBER: 04-06-400-055-0000 and 04-06-400-059-0000

Commonly known as 3700 Dundee Road, Northbrook, Illinois 60062

POST-SUBDIVISION LEGAL DESCRIPTION

LOTS 1 THROUGH 57, BOTH INCLUSIVE, IN THE RESERVE AT THE BROOK SUBDIVISION OF LOTS 25 AND 26 IN COUNTY CLERK'S DIVISION OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT OF RESERVE AT THE BROOK SUBDIVISION RECORDED _____ AS DOCUMENT _____ ("RESERVE AT THE BROOK SUBDIVISION").

Permanent Index Number: 04-06-400-055-0000 and 04-06-400-059-0000

All in Northbrook, Illinois 60062

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Development & Planning Services Amy McEwan
Date: 2025-11-11
Subject: A Resolution Authorizing an Agreement with SAFEbuilt Illinois, LLC, a Wholly Owned Subsidiary of SAFEbuilt, LLC, for Plan Review and Inspection Services

Overview
This contract supports the Village in providing consistent and timely plan review and inspection services by contracting for augmented staff resources as needed.

Fiscal Impact
The contract is drafted not to exceed $114,500 and funding is included in the FY26 General Fund Budget and is subject to appropriation in future budgets going forward.

Recommendation
Approval.

Background

To provide consistent plan review and inspection services, staff recommends the use of contract support to meet the Village's need for on-call staff support for plan review, code consultation, and inspection services. This resolution authorizes a contract with SAFEbuilt who provides plan review, code consultation, and inspection services for multiple neighboring communities and can support the Village on an as needed basis. The departments need supplemental support to provide timely services during periods of increased demand or staff absence. The FY26 Fire Department Budget contains $34,500 in account 11-3100-554-00 and the Department of Development and Planning Services Budget contains $80,000 in account 11-6300-554-00 for this purpose.

The Fire Department issued an RFP and two responses were received. Based upon the ability to provide more consistent inspection services between the Department of Development and Planning Services and the Fire Department, along with the vendor's qualifications and experience, SAFEbuilt was determined to be the most qualified vendor.

On April 22, 2025, the Board approved a contract for supplemental plan review and inspection services for the Department of Development and Planning Services . The contract was designed for on-call and backup services. The purpose of that contract was to ensure the department does not delay development work and has consistent staff coverage for each trade. The Development and Planning Services Department has been using these services under this temporary contract for the last 6 months and it has been very beneficial by allowing the department to call in support during peak periods of work or to cover during other staff absences. This ensures the Village provides consistent customer services without unnecessary delay.

Staff recommends entering into an agreement with the vendor to supply supplemental on-call plan review, code consultation, and inspection services and support for the Departments for a term ending April 30, 2027 with the option of up to three (1) year extensions.

Fire Department and Department of Development and Planning Services staff will be available at the November 11 Board meeting to answer any questions.

A Resolution Authorizing an Agreement with SAFEbuilt Illinois, LLC, a Wholly Owned Subsidiary of SAFEbuilt, LLC, for Plan Review and Inspection Services
Professional Services Agreement - SafeBuilt - Fire and DPS Inspections 11-04-2025

Resolution 2025-_____

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

A Resolution Authorizing an Agreement with SAFEbuilt Illinois, LLC, a Wholly Owned Subsidiary of SAFEbuilt, LLC, for Plan Review and Inspection Services

is hereby adopted, as follows:

Section 1. RECITALS.

Both the Fire Department and the Department of Development and Planning Services perform inspection services as part of their general responsibilities and duties.

With respect to the Fire Department, the Village's Annual Budget provides $34,500 for the purpose of providing contracted fire life safety inspections ("***Fire Inspection Services***") from an outside vendor. Section 15-15 of the Village's Municipal Code authorizes periodic regulatory inspections of registered businesses operating within the Village, including fire and life safety inspections. There are approximately 3,800 inspectable occupancies within the Village and rural fire protection district that are inspected by Fire Department staff. The Fire Department attempts to inspect these occupancies on an annual basis, using a combination of on duty firefighters, full-time inspectors, and part-time (7G) inspectors. Currently, Fire Department staff are unable to complete the inspection of all occupancies in a single year. For FY 2026, staff budgeted funds to provide contracted supplemental fire inspections from a vendor, thereby increasing the total number of inspections completed annually.

Additionally, the Village's Annual Budget provides personnel funding for a structural inspector in the Department of Development and Planning Services. The position is vacant due to a staff retirement and the job description was publicly posted and advertised for this position. Staff received and reviewed resumes and conducted interviews, unfortunately in over nine months it has not been successful in securing a new qualified structural inspector and plan reviewer. In order to provide consistent plan review and inspection services, the Village entered into an emergency agreement with the SAFEbuilt Illinois, LLC ("***Vendor***") to supply supplemental on-call plan review, code consultation, and inspectional services and support for the Department of Development and Planning Services ("***DPS Inspection Services***") from May 27, 2025 to April 30, 2026, in order to allow the Village additional time to evaluate the services needed and issue a Request for Proposal.

The Village issued a Request for Proposal to seek a qualified provider for the Fire Inspection Services. Vendor provided the lowest, more responsible bid and has agreed to include the DPS Inspection Services within its proposed scope of services. The Department of Development and Planning Services staff have been satisfied with the services provided by the Vendor.

Staff recommends entering into an agreement with the Vendor to supply both the Fire Inspection Services and DPS Inspection Services ("***Agreement***"), in an annual amount not to exceed $114,500.00. The FY2026 Fire Department Budget contains $34,500 and the FY2026 Department of Development and Planning Services Budget contains $80,000 for this purpose.

The President and Board of Trustees have considered the Agreement and determined that it is in the best interest of the Village and the public to approve the Agreement.

Section 2. AUTHORIZATION OF EXPENDITURE.

The Village Manager is hereby authorized and directed to execute such documents and make such payments as are necessary to complete procurement of the Fire Inspection Services and DPS Inspection Services from the Vendor in accordance with the schedule of prices submitted by the Vendor in the Agreement and attached hereto as ***Exhibit A.***

Section 3. APPROVAL OF AGREEMENT.

The Agreement shall be, and is hereby, approved in substantially the form attached to this Resolution as ***Exhibit A*** and in a final form approved by the Village Manager and Village Attorney.

Section 4. AUTHORIZATION TO EXECUTE AGREEMENT.

The Village Manager and the Village Clerk shall be, and are hereby, authorized and directed to execute and seal, on behalf of the Village, the Agreement and all necessary documentation related thereto.

Section 5. AUTHORIZATION TO EXECUTE CHANGE ORDERS

The Village Manager is authorized to execute one or more Agreement Change Orders for additional work consisting of additional unforeseen items of work related to, or arising from other work contemplated by the Agreement in the amount of 10% of the not-to-exceed amount set forth in the Agreement subject to the Village Manager making the necessary determination that the work contemplated by the change order complies with Section 33E-9 of Article 33E of the Criminal Code of 1961 and placing a copy of such determinations in the Agreement file.

Adopted:

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

ATTEST:

_____
Village President

_____
Village Clerk

VILLAGE OF NORTHBROOK
PROFESSIONAL SERVICES AGREEMENT
FOR PLAN REVIEW AND INSPECTION SERVICES

THIS AGREEMENT (***"Agreement"***) is dated as of the ____ day of _____, 2025 (***"Effective Date"***) and is by and between the Village of Northbrook, an Illinois home rule municipal corporation (***"Village"***), and SAFEbuilt Illinois, LLC, an Illinois limited liability company and Wholly Owned Subsidiary of SAFEbuilt, LLC, a Delaware limited liability company (***"the 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's home rule and statutory 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: The Consultant will perform plan review and inspection services for both the Fire Department and the Department of Development and Planning Services. With respect to the Fire Department, the Consultant will conduct work as directed by the Fire Marshal or their designee to inspect commercial/residential businesses for compliance with the Village Code and Village ordinances, including without limitation, any code adopted by reference in Article VII of Chapter 6 of the Village Code. It is anticipated the overall workload will amount to 400-500 fire life safety inspections over one fiscal year. The Consultant will be required to complete inspections in the Village's current inspection software (Image Trend) as directed by the Fire Marshal or their designee. With respect to the Department of Development and Planning Services, the Consultant will conduct work as directed by the Director of Development and Planning Services or their designee to review commercial/residential plans, provided by the Village, for compliance with the Village's Municipal Code and ordinances, including without limitation, any code adopted by reference in Article VII of Chapter 6 of the Municipal Code. The Consultant will be required to complete each initial plan review in no more than ten business days after assignment and any subsequent plan review within five days of assignment. At the completion of each plan review, the Consultant will provide the Village with a letter outlining recommendations based on the review, including an approval or denial (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 but in no event later than April 30, 2027 (***"Time of Performance"***).

D. Reporting. The Consultant will regularly report to the Village Manager 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.

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 $114,500.00 per year (***"Compensation"***), as outlined in the Scope of Services***,*** plus reimbursable expenses as identified in the Scope of Services, without the prior express written authorization of the Village.

B. Contingency. In the event that additional Services are needed in excess of the total amount provided in Section 2.A due to a vacancy or staffing shortage in either the Fire Department or the Department of Development and Planning Services, the Village Manager is authorized to approve additional Services to be performed in an amount not to exceed 10% of the total annual Compensation authorized pursuant to Section 2.A ("***Contingency Payments***"). In no event shall the Village Manger approve a Contingency Payment above the annual Compensation amount unless the Contingency Payment falls within the budget allocations approved by the Board of Trustees.

C. No Guarantee of Work. The Village is engaging the Consultant to perform the Services on an as-needed basis. Nothing in this Agreement shall guarantee Consultant any minimum amount of Compensation.

D. 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.*

E. 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.E will be made available at reasonable times during the term of this Agreement, and for five years after the termination of this Agreement.

F. 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.F. 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.

G. 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.

H. 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.

I. 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 the Village Manager after approval in accordance with applicable procedures.

J. 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's 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's 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 April 30, 2027. This Agreement may be extended for up to three one-year terms upon the mutual consent of the parties.

B. Termination. Notwithstanding any other provision hereof, the Village may terminate this Agreement, at any time and for any reason, upon thirty 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's 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's 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. 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's 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 third-party claims that may be asserted at any time against any of those parties in connection with this Agreement or the Consultant's negligence in its 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 cancelation 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 Northbrook
1225 Cedar Lane
Northbrook, Illinois 60062
Attention: Cara Pavlicek, Village Manager
E-mail: Kevin.Frangiamore@northbrook.il.us

With a copy to:

Elrod Friedman LLP
350 N. Clark Street, Second Floor
Chicago, Illinois 60654

Attention: Steven M. Elrod
E-mail: Steven.Elrod@ElrodFriedman.com

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

Joe DeRosa, CRO
SAFEbuilt, LLC
444 North Cleveland, Suite 444
Loveland, CO 80537
Email: jderosa@safebuilt.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 Village Trustees.

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 5 and 8 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:

By: _____
Village Clerk

VILLAGE OF NORTHBROOK

By: _____
Village Manager

ATTEST:

By: Joseph G. DeRosa
Digitally signed by Joseph G. DeRosa
Date: 2025.11.05 10:14:41 -05'00'

Title: Chief Revenue Officer

CONSULTANT

By: Matthew K. Causley
Digitally signed by Matthew K. Causley
Date: 2025.11.05 08:28:54 -05'00'

Its: Chief Operating Officer

EXHIBIT A

PROPOSAL

1. LIST OF SERVICES

As-Needed Building, Electrical, Plumbing, Mechanical Inspection Services

- Consultant utilizes an educational, informative approach to improve the customer's
- experience
- Perform code compliance inspections to determine that construction complies with approved plans
- Meet or exceed agreed upon performance metrics regarding inspections
- Provide onsite inspection consultations to citizens and contractors while performing inspections
- Return calls and emails from permit holders in reference to code and inspection concerns
- Identify and document any areas of non-compliance
- Leave a copy or provide an electronic version of the inspection results and discuss inspection results with site personnel

As-Needed Remote Plan Review Services

- Provide plan review services electronically or in the traditional paper format
- Review plans for compliance with adopted building codes, local building amendments or building ordinances
- Be a resource to applicants on submittal requirements and be available throughout the process
- Provide feedback to keep plan review process on schedule
- Communicate plan review findings and recommendations in writing
- Return a set of finalized plans and all supporting documentation
- Provide review of plan revisions and remain available to applicant after the review is complete

Fire Code Inspection Services

- Provide fire suppression, sprinkler, alarm system, fire access and hazmat storage inspections
- Perform code compliant inspections to determine that construction complies with approved plans
- Provide annual fire inspections and general construction site fire inspections
- Perform inspections using qualified certified professionals
- Provide onsite inspection consultations
- Leave a copy of the inspection ticket and discuss inspection results with site personnel

2. MUNICIPAL OBLIGATIONS

- Municipality will provide Consultant with a list of requested inspections and supporting documents

- Municipality will intake plans and related documents for pick up by Consultant or submit electronically
- Municipality will provide a monthly activity report that will be used for monthly invoicing
- Municipality will provide office space, desk, desk chairs, file cabinets, local phone service, internet, use of copier and fax

3. TIME OF PERFORMANCE
   - Consultant will perform Services during normal business hours excluding Municipal holidays
   - Services will be performed on an as-requested basis
   - Inspectors will be dispatched on an as-requested basis
   - Inspectors will be dispatched daily or as-requested
   - Consultant representative(s) will be on-site weekly based on activity levels
   - Consultant representative(s) will be available by phone and email
   - Consultant representative(s) will meet with the public by appointment
   - Additional Inspectors will be dispatched on an as-needed basis

DELIVERABLES			
PRE-SUBMITTAL MEETINGS	Provide pre-submittal meetings to applicants by appointment		
STANDARD PLAN REVIEW TURNAROUND TIMES	Provide comments within the following timeframes: Day 1 = first full business day after receipt of plans and all supporting documents		
	Project Type: • Single-family within • Multi-family within • Small commercial within (under $2M in valuation) • Large commercial within	First Comments 5 business days 10 business days 10 business days 20 business days	Second Comments 5 business days or less 5 business days or less 5 business days or less 10 business days or less
EXPEDITED COMMERCIAL PLAN REVIEW	Five (5) day turnaround – 1.5X hourly rate Three (3) days turnaround – 2X hourly rate		

4. FEE SCHEDULE
   - On January 1, 2026 and annually thereafter, the hourly rates listed shall be increased based upon the annual increase in the Department of Labor, Bureau of Labor Statistics or successor thereof, Consumer Price Index (United States City Average, All Items (CPI-U), Not Seasonally adjusted, All Urban Consumers, referred to herein as the "CPI") for the Municipality or, if not reported for the Municipality the CPI for cities of a similar size within the applicable region from the previous calendar year, such increase, however, not to exceed 4% per annum. The increase will become effective upon

publication of the applicable CPI data. If the index decreases, the rates listed shall remain unchanged.

- Consultant fees for Services provided pursuant to this Agreement will be as follows:

SERVICE FEE SCHEDULE:	**STANDARD HOURLY RATE***
As-Needed Remote Plan Review Services	$110.00 per hour – one (1) hour minimum
As-Needed Inspection Services	$105.00 per hour – one (1) hour minimum
Fire Inspection Services	$125.00 per hour – one (1) hour minimum
*Services requested beyond normal business hours, Monday through Friday, will be invoiced at one-and-a-half times (1.5x) the standard rate with a two (2) hour minimum. Services requested on Saturdays, will be invoiced at one-and-a-half (1.5) times the standard rate with a four (4) hour minimum. Services requested on Sunday or US Federal holidays will be invoiced at two (2) times the standard rate with a four (4) hour minimum.	

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 Northbrook 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:

Additional Insured	Policy or Policies
_____	_____
_____	_____
_____	_____

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.

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Development & Planning Services Amy McEwan
Date: 2025-11-11
Subject: A Resolution Approving an Economic Incentive Agreement Between the Village of Northbrook and Rivian, LLC (1804-1818 Skokie Boulevard)

Overview
Rivian, LLC proposes to operate an electric vehicle dealership and repair facility at 1804-1818 Skokie Boulevard following the consolidation and redevelopment of the property by the property ownership and has requested an economic incentive agreement for the operations of the dealership.

Fiscal Impact
This investment and location of the Facility within the Village is expected to bring increased property tax and substantial sales tax revenues for the Village which assist, and will continue to assist, the Village in providing essential municipal services.

Recommendation
Approval.

Background

Rivian, LLC proposes to operate a Rivian sales, service, and delivery center for the sale, service, maintenance, test driving, charging, repair, delivery and storage of new and pre-owned Rivian automobiles and related parts and accessories and for general office purposes related to the Rivian dealership ("*Facility*").

This investment and location of the Facility within the Village is expected to bring significant increased sales tax revenues for the Village which assist, and will continue to assist, the Village in providing essential municipal services.

Rivian has represented to the Village that without financial assistance from the Village, the operation of the Facility is not economically feasible and that they would not undertake the investment in the Property and operation of the Facility in the absence of the requested sales

tax rebate. Rivian requests that the Village provide the economic incentives set forth in the Agreement in order to establish the Facility in Northbrook.

The Village has the authority, pursuant to the laws of the State of Illinois and its home rule authority, to promote the health, safety, and welfare of the Village and its residents, to prevent the spread of conditions detrimental to healthy economic development, to encourage private development in order to enhance the local tax base, to increase employment, and to enter into contractual agreements for the purpose of achieving such objectives. Automotive-related businesses remain a major source of sales tax revenue for the Village.

The Village has evaluated the request and determined this development will:

1. create a significant amount of new job opportunities in the Village;
2. further the development of land adjacent to the Property;
3. facilitate the enhancement, improvement, and development of the Property that would not have occurred without an economic incentive agreement;
4. strengthen the Village's commercial sector;
5. enhance the Village's tax base; and
6. be in the best interests of the Village and its residents.

The Village has further determined that the operation of the Facility on the Property will generate increased property tax and substantial sales tax revenue for the Village, as well as the school, library, and park districts that serve the Village residents. The Facility will help the Village achieve the vision contained in its Comprehensive Plan and Rivian has a commitment to electric vehicles and renewable energy which is compatible with and furthers the goals of the Village Climate Action Plan.

The Village has determined that Rivian meets the high standards of creditworthiness and financial strength necessary to realize and operate the Facility. After a thorough review, the Village determined that this Agreement is necessary and appropriate to provide the economic development benefits to the Village.

The proposed Economic Incentive Agreement has been structured such that the first $200,000 of sales tax generated by sales from the Rivian facility will support Village services and the Village portion will be retained 100% by the Village. Village sales tax generated at the Rivian facility above $200,000 will be shared equally by the Village and Rivian. Rivian has a 15 year lease for it's facility located at 1810 Skokie Boulevard and the financial incentive from the Village over the 15 year term of the lease will not exceed $14,400,000 to be paid in installments based on the Village’s receipt of sales tax revenue from the Facility.

This Agreement will be in full force and effect for a period commencing on the Effective Date and through the first to occur of: (a) December 31, 2042; and (b) the date on which or until Rivian receives the Maximum Total Rebate payments from the Village pursuant to the terms of this Agreement. The Effective Date of the Agreement does not begin until the Facility has been constructed on the Property in compliance with the Development Agreement being considered by the Board at this meeting and the Village has issued a certificate of occupancy for the Facility.

Village staff will be available at the November 11, 2025 Board meeting to answer any

question.

A Resolution Approving an Economic Incentive Agreement Between Northbrook and Rivian LLC
Exhibit A - Economic Incentive Agreement

Resolution 2025-

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

A Resolution Approving an Economic Incentive Agreement Between the Village of Northbrook and Rivian, LLC

(1804-1818 Skokie Boulevard)

is hereby adopted, as follows:

Section 1. RECITALS.

Rivian, LLC ("***Operator***") has entered into a lease with 1818 Partnership, LLC ("***Owner***") for the property commonly known as 1804-1818 Skokie Boulevard, Northbrook, Illinois.

Operator proposes to develop the Property as a Rivian sales, service, and delivery center for the sale, service, maintenance, test driving, charging, repair, delivery and storage of new and pre-owned Rivian automobiles and related parts and accessories and for general office purposes necessary to the operation of the Rivian dealership as well as those incidental activities necessary thereto, including, without limitation, parking oversized vehicles for the purpose of loading and unloading Rivian vehicles, supplies and materials, and parking for Rivian employees, customers and guests ("***Facility***").

In order to ensure the viability and success of the Facility, Operator has entered into a 15-year lease for the Property.

This investment and location of the Facility within the Village is expected to bring increased sales tax revenues for the Village which assist, and will continue to assist, the Village in providing essential municipal services to members of the public.

Operator has represented to the Village that without financial assistance from the Village, the operation of the Facility is not economically feasible and that Operator would not undertake the investment in the Property and operation of the Facility. Operator has requested that the Village provide the economic incentives set forth in the Agreement in order to establish the Facility on the Property

The Village has determined that the operation of the Facility on the Property will generate significant sales and property tax revenue for the Village, as well as the school, library, and park districts that serve the Village's residents, and is consistent with, and will further the goals of, the Village's Comprehensive Plan.

The proposed Economic Incentive Agreement will provide Operator with a financial incentive from the Village in a not to exceed amount of $14,400,000, to be paid in installments based on the Village's receipt of sales tax revenue from the Facility (***"Agreement"***).

The Village President and Village Board of Trustees have determined that this Agreement is necessary and appropriate to provide the economic development benefits to the Village.

Section 2. APPROVAL OF AGREEMENT.

Pursuant to the Home Rule authority of the Village, the Agreement is hereby approved in substantially the form attached to this resolution as ***Exhibit A***.

Section 3. AUTHORIZATION.

Pursuant to the Home Rule authority of the Village, the Village Manager and Village Clerk are hereby authorized and directed to execute and seal, on behalf of the Village, the Agreement upon receipt of fully executed copies of the Agreement by Operator and any other person or entities whose consent is required; provided, however, that if such executed copies of the Agreement are not received by the Village Clerk within 30 days after the date of adoption of this Resolution, then this authority to execute and seal shall, at the option of the President and Board of Trustees, be null and void.

Section 4. EFFECTIVE DATE.

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

PASSED: This _____ day of _____, 2025.

AYES: ( )

NAYS: ( )

ABSENT: ( )

ABSTAIN: ( )

_____
Village President

ATTEST:

_____
Village Clerk

ECONOMIC INCENTIVE AGREEMENT BETWEEN
THE VILLAGE OF NORTHBROOK AND RIVIAN, LLC
(1804-1818 SKOKIE BOULEVARD)

THIS ECONOMIC INCENTIVE AGREEMENT (***"Agreement"***) is dated as of this __th day of November, 2025, and is by and between the **VILLAGE OF NORTHBROOK**, an Illinois home-rule municipal corporation (***"Village"***) and **RIVIAN, LLC**, a Delaware limited liability company (***"Operator"***).

IN CONSIDERATION OF the recitals and mutual covenants and agreements set forth herein, the receipt and sufficiency of which are hereby acknowledged, and pursuant to the Village's statutory and home rule powers, Operator and the Village hereby agree as follows:

SECTION 1. RECITALS. [1]

A. The Village has the authority, pursuant to the laws of the State of Illinois and its home rule authority, to promote the health, safety, and welfare of the Village and its residents, to prevent the spread of conditions detrimental to healthy economic development, to encourage private development in order to enhance the local tax base, to increase employment, and to enter into contractual agreements with developers and operators for the purpose of achieving such objectives.

B. Operator has entered into a lease with 1818 Partnership, LLC ("***Owner***") for those certain parcels of real estate located in the Village of Northbrook, Cook County, Illinois, commonly known as 1804-1818 Skokie Boulevard, Northbrook, Illinois and legally described in ***Exhibit A*** attached to and, by this reference, incorporated herein ("***Property***"). Owner has consented to this Agreement.

C. Operator is a wholly owned subsidiary of Rivian Automotive, LLC.

D. Operator proposes to develop the Property as a Rivian sales, service, and delivery center for the sale, service, maintenance, test driving, charging, repair, delivery and storage of new and pre-owned Rivian automobiles and related parts and accessories and for general office purposes necessary to the operation of the Rivian dealership as well as those incidental activities necessary thereto, including, without limitation, parking oversized vehicles for the purpose of loading and unloading Rivian vehicles, supplies and materials, and parking for Rivian employees, customers and guests ("***Facility***").

E. As of the date of this Agreement, automobile-related businesses remain a major source of sales tax revenue to the Village.

F. It is anticipated that the proposed Facility will generate substantial sales tax revenues for the Village.

G. In order to ensure the viability and success of the Facility, Operator has entered into a 15-year lease for the Property and will invest in the Property with annual lease payments. This investment in the Property and the location of the Facility is expected to bring increased

[1] All capitalized words and phrases throughout this Agreement have the meanings set forth in the preamble above and in Section 2 of this Agreement, or as elsewhere specifically defined in this Agreement. If a word or phrase is not specifically defined in this Agreement, it has the meaning ascribed to it in the Village Code, Zoning Code, or Subdivision Code.

sales tax revenues for the Village which assist, and will continue to assist, the Village in providing essential municipal services to members of the public.

H. Operator's commitment to electric vehicles and renewable energy is compatible with and furthers the goals of the Village's Climate Action Plan.

I. The Village and Operator desire to enter into this Agreement to foster the long-term use and operation of the Facility on the Property and to enable the further development of the surrounding areas in a manner that will enhance the business environment of the Village.

J. The use and development of the Property subject to this Agreement will:

1. create a significant amount of new job opportunities in the Village;

2. further the development of land adjacent to the Property;

3. facilitate the enhancement, improvement, and development of the Property that would not have occurred without an economic incentive agreement;

4. strengthen the Village's commercial sector;

5. enhance the Village's tax base; and

6. be in the best interests of the Village and its residents.

K. Operator has represented to the Village that without financial assistance from the Village as detailed in this Agreement, the operation of the Facility is not economically feasible and that Operator would not undertake the investment in the Property and operation of the Facility.

L. The Corporate Authorities have exercised their legislative judgment and determined that the Facility provides public benefits, including, without limitation, tax revenue, employment opportunities, and improvements intended to help the Village achieve the vision contained in its Comprehensive Plan.

M. The Village has determined that Operator meets high standards of creditworthiness and financial strength necessary to realize and operate the Facility.

N. The Village and Operator have the power and authority to enter into this Agreement pursuant to the Village's home rule authority and Section 8-11-20 of the Illinois Municipal Code (65 ILCS 5/ 8-11-20).

O. The foregoing Recitals are incorporated herein and made a part of this Agreement.

SECTION 2. DEFINITIONS. Whenever used in this Agreement, the following terms have the following meanings unless a different meaning is required by the context. All capitalized words and phrases throughout this Agreement have the meanings set forth in the preamble above and in this Section and the other provisions of this Agreement. If a word or phrase is not specifically defined in this Agreement, it has the meaning ascribed to it in the Village Code, Zoning Code, or Subdivision Code.

Corporate Authorities: The President and Board of Trustees of the Village of Northbrook, Illinois.

Effective Date: The date that is set in the manner provided in Section 3 of this Agreement.

Force Majeure: 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.

Gross Receipts: The meaning ascribed to it in the Retailers' Occupation Tax Act.

IDOR: The State of Illinois Department of Revenue.

Lease: A binding lease agreement providing Operator with a possessory interest in the Property for a term of not less than 15 years.

Municipal Sales Tax: That portion or component of the Sales Taxes generated by Operator from sales on any portion of the Property that the Village actually receives from the State of Illinois.

Parties: Operator and the Village, collectively.

Property: That certain tract of land, consisting of approximately 2.88 acres, located at the address commonly known as 1804-1818 Skokie Boulevard, in Northbrook, Illinois and legally described in ***Exhibit A*** attached to this Agreement.

Rebate Commencement Date: The date established pursuant to Section 4 of this Agreement.

Requirements of Law: The Village Laws and all applicable laws, statutes, codes, ordinances, resolutions, rules, regulations, and policies of any federal, state, or local government or governmental agency with jurisdiction over the Property, each as may be amended from time to time.

Retailers' Occupation Tax Act: 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.

Sales Taxes: 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 Tax Rebate: The rebate payment to Operator of a portion of the Municipal Sales Taxes that the Village receives and that it is required to make pursuant to this Agreement.

Sales Tax Year: The period of time commencing on the Rebate Commencement Date and ending on the immediately following December 31; and each of the subsequent 12-month periods thereafter, through December 31, 2042.

Village Attorney: The duly appointed Village Attorney of the Village.

Village Clerk: The duly elected Village Clerk of the Village.

Village Code: The "Village of Northbrook Code of Ordinances," as amended.

Village Laws: The Village Code, the Zoning Code, the Subdivision Code, and all other Village laws, codes, ordinances, resolutions, rules, regulations, and policies.

Village Manager: The duly appointed Village Manager of the Village.

SECTION 3. EFFECTIVE DATE OF AGREEMENT.

This Agreement will become effective on, but not before, the date on which:

1. The construction of the Facility on the Property is completed and it is determined by the Village Manager, acting reasonable and in good faith, that the Facility has been built in full compliance with that certain "*Redevelopment Agreement between the Village of Northbrook and 1818 Partnership, LLC*," dated _____, 2025 and recorded with the Cook County Recorder's Office as document number _____; and

2. The Village has issued a final certificate of occupancy for the operation of the Facility on the Property.

In the event that these two conditions are not satisfied on or prior to December 31, 2027, the Village will have the right, in its sole and absolute discretion, to revoke and rescind any prior approval of this Agreement, and this Agreement will not take effect.

SECTION 4. REBATE COMMENCEMENT DATE. The "Rebate Commencement Date" is hereby declared to be the first January 1 after the Effective Date of this Agreement.

SECTION 5. SALES TAX REBATE.

A. **Maximum Total Incentive.** The maximum amount in Sales Tax Rebates that the Village will be required to remit to Operator under this Agreement is $14,400,000.00 ("***Maximum Total Rebate***"), which is a performance-based ceiling and tied to the investment being made by Operator into the Facility in the form of annual lease payments over a 15-year period and is not tied to, or conditioned upon, the actual construction or development costs incurred for the development of the Facility. Under no circumstances will the Village have any obligation whatsoever to pay more than the Maximum Total Rebate to Operator pursuant to this Agreement. The Village agrees to consider any such request, but will have no obligation to approve any extension.

B. **Calculation of Sales Tax Rebate**. Beginning on the Rebate Commencement Date and until the Facility has generated an amount equal to or in excess of $200,000 in Sales Tax, the Village will retain 100 percent of the Municipal Sales Tax generated by Operator on the Property during each Sales Tax Year, up to the Maximum Total Rebate. Upon the Facility generating in excess of $200,000 in Sales Tax, the Village will pay to Operator 50 percent of the Municipal Sales Tax generated by Operator on the Property during each Sales Tax Year, up to the Maximum Total Rebate.

C. **Village Payment**.

1. Within 60 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 Operator, 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 Operator. 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 Operator 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 Operator to submit such specified financial statements and copies of the applicable State of Illinois Sales Tax Reports from the Property as are necessary to verify the amount of Sales Tax collected from operations at the Property. Any information received by the Village from Operator under this Agreement will be kept confidential to the extent allowed by the Requirements of Law.

D. **Change in the Law**.

1. The Village and Operator acknowledge and agree that the Village's obligation to pay the Sales Tax Rebate to Operator 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 Operator 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 Operator make express provision for the effect of any change upon the operation of this Agreement in Section 5.D.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 Operator 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 Operator any of the Municipal Sales Tax generated on or after the effective date of the Change in Law. However, if, at any time during the term of 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 Operator 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 5.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 hereunder, 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 described in Section 1 of this Agreement.

E. **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 Sales Taxes as a result of the operation of the Facility on the Property; or (2) a requirement or obligation by Operator to generate Gross Receipts from the Property.

F. **Situs of Sales**. The Parties will use good faith efforts and cooperate with one another to ensure and confirm that the situs of all retail sales that occur at and from the Property are properly identified to the State of Illinois as the Property, and that Operator is properly and accurately reporting sales and paying Sales Taxes for all sales that occur at and 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. Operator 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 their individual capacity.

H. **Abandonment**. In the event of Operator's Abandonment of the Facility, the Sales Tax Rebate provided for in Section 5 of this Agreement shall automatically terminate and Operator must refund to the Village a portion of the Sales Tax Rebate received by Operator prior to the date of the Abandonment, as set forth below. "***Abandonment***" for the purposes of this Section shall mean that Operator (via termination of the Lease or otherwise) has voluntarily, permanently abandoned, closed or ceased to use the Property for the Facility. Notwithstanding the foregoing, in the event of a termination of the Lease due to no fault of Operator, this Section 5.H shall not apply, and Operator shall have no obligation to refund to the Village any portion of the Sales Tax Rebate received by Operator.

Date of Abandonment	**% of Sales Tax Rebate Payments to be Refunded**
Prior to 12/31/26	0%
1/1/27 – 12/31/27	85%
1/1/28 – 12/31/28	70%
1/1/29 – 12/31/29	55%
1/1/30 – 12/31/30	40%
1/1/31 – 12/31/31	25%
1/1/32 – 12/31/32	10%
After 12/31/32	0%

I. **Interest in Other Economic Tax Incentive Agreements Prohibited.** Operator covenants and agrees for as long as this Agreement is in effect, it will not directly solicit, accept or enter into any agreement concerning any economic tax incentive from any other public or private person or entity within a five mile radius of the Facility, to the extent such economic tax incentive is given for the purpose of causing or would result in Operator's relocation from the Village of Northbrook, or a diversion of local sales taxes to another Illinois local jurisdiction, or an event of default by Operator.

J. **Limitations on Payment of Sales Tax Rebate**. Operator acknowledges and agrees that the Property must be used and maintained in strict compliance with all applicable Requirements of Law, and that if Operator 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 Operator 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 Operator until the Village determines in its reasonable discretion that Operator is in material compliance with the Requirements of Law, at which time all suspended payments will be remitted to Operator. A legal nonconformity created as a result of the Village's amendment to the Requirements of Law subsequent to the Rebate Commencement Date will not constitute a failure of Operator to comply with the Requirements of Law

SECTION 6. RELEASE OF INFORMATION.

A. **State of Illinois Reports and Data**. Operator 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 Operator 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 Operator under this Agreement will be kept confidential to the extent allowed by the Requirements of Law. Failure by Operator to execute and provide the documentation required by this Section 6.A will relieve the Village from performance of any duty or obligation under this Agreement until such time as Operator has cured such failure.

B. **State Audits and Refunds**. Operator 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 Operator 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 7. FORCE MAJEURE.

Except as expressly provided to the contrary in this Agreement, whenever a period of time is provided for in this Agreement for any Party to perform any act or obligation, and that Party 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 8. LITIGATION AND DEFENSE OF AGREEMENT.

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 Parties, and must thereafter keep the other Parties fully informed concerning all aspects of the Litigation.

B. **Defense**. The Parties 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 Parties agree to reasonably cooperate with each other to carry out the purpose and intent of this Agreement.

C. **Indemnity**. Operator 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, 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 of the Property or the operation of the Facility; (ii) any actions taken by the Village pursuant to this Agreement; (iii) the development and maintenance of the Property; and (iv) the performance by Operator of its obligations under this Agreement and all related ordinances, resolutions, or other agreements.

D. **Defense Expenses**. Operator 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 8.C 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 reasonable value of any services rendered by any employees of the Village, not to exceed their actual salaries.

SECTION 9. PAYMENT OF VILLAGE FEES AND COSTS.

In addition to any other costs, payments, fees, charges, contributions, or dedications specifically required by this Agreement, Operator must pay to the Village, as and when due, all application, inspection, and permit fees, all other fees, charges, and contributions required by applicable Village codes, ordinances, resolutions, rules, or regulations, and all third-party legal, engineering, and other consulting or administrative fees, costs, and expenses incurred or accrued in connection with the negotiation, preparation, consideration, and review of this Agreement.

SECTION 10. TERM.

This Agreement will be in full force and effect for a period commencing on the Effective Date and through the first to occur of: (a) December 31, 2042; and (b) the date on which or until Operator 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 Taxes from which the Sales Tax Rebate payments will be made. During the Term, this Agreement inures to the benefit of and is enforceable by Operator and the Village, and any of their respective permitted legal representatives, heirs, grantees, successors, and assigns. The obligations imposed pursuant to Sections 5.H, 5.I and 8 shall survive termination or expiration of this Agreement.

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 Operator of payments due to Operator under this Agreement), enforce or compel the performance of this Agreement; provided, however, that Operator 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 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 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.** Operator acknowledges and agrees that this Agreement is binding upon Operator, and any and all of its heirs, successors, permitted assigns, and successor owners of record of all or any portion of the Property.

C. **Transferee Assumption**. To assure that any potential heir, successor, or permitted assign has notice of this Agreement and the benefits and obligations created by it, Operator agrees to require, prior to the transfer of a legal or beneficial interest in all or any portion of the Property, 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 liability of Operator or other predecessor obligor will be released to the extent of the transferee's assumption of liability. Operator agrees to notify the Village in writing at least 30 days prior to the date on which Operator proposes to transfer a legal or beneficial interest in all or any portion of the property to a transferee. Operator 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 Property, 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 Operator for operation of the Facility on the Property. Accordingly, notwithstanding any provision of this Agreement, in the event that Operator does, or attempts to, voluntarily or involuntarily transfer its interest in the Facility, in whole or in part, 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, Operator hereby warrants and represents to the Village as follows:

A. Operator is a duly organized, validly existing limited liability company in good standing under the laws of the State of Illinois.

B. Operator 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 Operator have the power and authority to execute and deliver this Agreement on behalf of Operator.

F. The execution, delivery, and performance of this Agreement: (i) is not prohibited by any Requirement of Law or under any contractual obligation of Operator; (ii) will not result in a breach or default under any agreement to which Operator is a party or to which Operator, in whole or in part, is bound; and (iii) will not violate any restriction, court order, or agreement to which Operator 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 required to be given under this Agreement must be in writing and must be delivered (i) personally, (ii) by a reputable overnight courier, (iii) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid, or (iv) by email. Unless otherwise expressly provided in this Agreement, notices will be deemed received upon the earlier of: (a) actual receipt; (b) one business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (c) three business days following deposit in the U.S. mail, as evidenced by a return receipt. Email notices will be deemed received by the addressee upon explicit or implicit acknowledgment of receipt by the addressee. By notice complying with the requirements of this Section, each Party will have the right to change its address or its addressee, or both, for all future notices to the other Party, but no notice of a change of addressee or address will be effective until actually received.

If to the Village:	Village of Northbrook 1225 Cedar Lane Northbrook, IL 60062 Attention: Village Manager Email: Cara.Pavlicek@Northbrook.il.us
with a copy to:	Elrod Friedman LLP 350 North Clark Street Second Floor Chicago, IL 60654 Attention: Steven M. Elrod, Village Attorney Email: Steven.Elrod@ElrodFriedman.com
If to Operator:	Rivian, LLC 14600 Myford Rd Irvine, CA 92606 Attention: Andrew Capezzuto Email: acapezzuto@rivian.com
With a copy to:	Email: leaseadmin@rivian.com Email: legal@rivian.com

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 any Party.

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. **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.

M. **Waiver.** None of the Parties 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 any Party 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 that Party's right to enforce those rights or any other rights.

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 are cumulative and are not 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.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives as of the date set forth on the first page of this Agreement.

ATTEST:

_____
Village Clerk

VILLAGE OF NORTHBROOK, an Illinois home rule municipality

_____
Village Manager

ATTEST:

By: _____

Its: _____

RIVIAN, LLC, a Delaware limited liability company

By: _____

Its: _____

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

This instrument was acknowledged before me on _____, 2025, by Cara Pavlicek, the Village Manager of the **VILLAGE OF NORTHBROOK**, an Illinois home rule municipal corporation, and the Village Clerk of said municipal corporation.

_____
Signature of Notary

SEAL

My Commission expires:

_____

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The foregoing instrument was acknowledged before me on _____ 2025, by _____, the _____of RIVIAN, LLC ____, as their free and voluntary act in their capacity as _____ of said company for the uses and purposes herein.

_____
Signature of Notary

SEAL

My Commission expires:

_____

EXHIBIT A

Legal Description for Property

AN IRREGULAR TRACT OF LAND IN THE FIRST ADDITION TO SKOKIE HIGHLANDS BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON DECEMBER 20,1927 AS DOCUMENT 9876346 AND CORRECTED BY DOCUMENT 9883569 DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF LOT 23 IN BLOCK 8 OF SAID FIRST ADDITION TO SKOKIE HIGHLANDS WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE EDEN'S EXPRESSWAY; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 12.0 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG A LINE 12 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE AND SAID SOUTHEASTERLY LINE EXTENDED WEST, OF LOTS 3 AND 23 IN BLOCK 8 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID, A DISTANCE OF 227.93 FEET TO THE CENTER LINE OF VACATED HUMPHREY STREET, AS SHOWN ON PLAT OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE A DISTANCE OF 12 FEET TO A POINT ON A LINE 16.30 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE AND SAID SOUTHEASTERLY LINE EXTENDED EASTERLY, OF LOT 6 IN BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE SOUTHWESTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 63 FEET TO A POINT ON A LINE 30 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 166.30 FEET TO THE SOUTHEASTERLY LINE OF LOT 9 IN BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE SOUTHWESTERLY ALONG THE SAID SOUTHEASTERLY LINE, AND SAID SOUTHEASTERLY LINE EXTENDED WESTERLY OF LOT 9 IN BLOCK 7, A DISTANCE OF 125.03 FEET TO THE SOUTHWESTERLY LINE OF THE VACATED PUBLIC ALLEY LYING WESTERLY OF AND ADJOINING BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 526.59 FEET TO ITS INTERSECTION WITH THE NORTHERLY LINE EXTENDED WESTERLY OF LOT 1 IN BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE EASTERLY ALONG THE NORTHERLY LINE, AND SAID NORTHERLY LINE EXTENDED WESTERLY AND EASTERLY, OF LOT 1 IN BLOCK 7 AFORESAID, A DISTANCE OF 464.74 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF EDENS EXPRESSWAY; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 142.25 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

P.I.Ns.: 04-13-107-021-0000 and 04-13-107-020-0000

Address: 1804-1818 Skokie Blvd, Northbrook, Illinois 60062

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Development and Planning Services Amy McEwan
Date: 2025-11-11
Subject: Preliminary Review of a Request by Northbrook Park District for a Special Permit for Electronic Message Board at 3323 Walters Avenue, Commonly Referred to as the Leisure Center

Overview

This is a request for a special permit to allow an electronic message board as part of a new ground sign, located less than 250 feet from residential properties, for the Leisure Center on Walters Avenue.

Fiscal Impact

N/A.

Recommendation

The Village Board is asked to comment on the proposal and approve a motion that the public hearing be conducted by the Village Board of Trustees.

Background

The applicant, Northbrook Park District, has requested the following zoning relief to allow an electronic message board sign at the property commonly known as 3323 Walters Avenue (Leisure Center):

A. Special Permit for Electronic Message Board in the IB Institutional Building District

In reviewing this request, we suggest the Board consider the following policy questions:

a. Is an electronic message board appropriate on the Subject Property?
b. Is it acceptable to grant a special permit for an electronic message board on the Subject Property in the IB District?
    i. If so, should there be any conditions or restrictions, besides the supplemental standards?
c. Does the Board concur with the staff recommendation that the public hearing for the requested relief be conducted by the Village Board of Trustees?

The property at 3323 Walters Avenue is described as being:

- approximately 7.5 acres in size;
- zoned IB Institutional Building District;
- located on the south side of Walters Avenue, west of Hemlock Knoll Terrace;
- developed with an existing park district facility (40,971 square feet building approximately) and parking lot, called the Leisure Center;
- surrounded by:
    - North: R-8 Multi-Family Residential; townhomes
    - East: R-4 Single-Family Residential; single-family
    - South: R-4 Single Family Residential; single-family
    - West: IB Institutional Building; synagogue
- designated as appropriate for Open Space & Outdoor Recreation uses in the Comprehensive Plan;
- not located within the 100-year flood plain; and
- not located within a stormwater project area as identified in the Master Stormwater Management Plan.
- The Village's Bicycle and Pedestrian Plan identifies Walters Avenue in front of the Subject Property for a future side path.

The proposed plan notes:

- Northbrook Park District has proposed an electronic message board as a ground sign near their entrance on Walters Avenue. The property previously had a manually changeable ground sign, which has been removed.
- An electronic message board sign is a permitted sign in the IB Institutional Building District, subject to supplemental performance standards (see excerpt attached). One of the supplemental standard requires that the electronic message board should be a minimum of 250 feet away from a residential structure or it requires a special permit in the IB District. Considering the proposed sign is 145 feet away from the nearest residential structure (across Walters Avenue), the applicant is requesting a special permit for the ground sign which includes electronic message board.
- The proposed sign will comply with all other supplemental standards for an electronic message board in IB district. Details regarding the proposed request are outlined in the attached material submitted by the Applicant.
- The proposed ground sign will be located near the existing curb-cut entrance, and adjacent to the sidewalk on Walters Avenue (slightly west of the previous location). The ground sign will be double-sided, mounted perpendicular to Walters Avenue (similar to the previous sign) facing east and west traffic; with landscaping around the sign base.
- The primary metal sign cabinet will include a 20 square feet electronic message digital board while the rest of the structure will include static pin-mounted aluminum backlit logo and lettering, stating the name of the facility, "Northbrook Community Center", and the Northbrook Park District logo.
- The electronic message display will show full color content in text or graphic, with less than six message changes per minute as allowed by Zoning Code. The metal sign structure is mounted on a wooden type base structure, which also includes the building number.
- The static portion of the sign will be backlit, while the electronic sign illumination will be automated to dim in conjunction with the ambient lighting at various times of the day.
- The proposed ground sign is in compliance with the sign area, sign height, and sign setback requirements for a ground sign with electronic message board in the IB district.

The Applicant and staff will attend the November 11, 2025 Board of Trustees meeting to answer any questions.

Supplemental - Applicant Submittal - 3323 Walters
Supplemental - Sign Code Excerpt - 3323 Walters
Supplemental - Application Summary, Aerial, Site Photos - 3323 Walters
Supplemental - Presentation - 3323 Walters

PRELIMINARY REVIEW APPLICATION – ZONING & SUBDIVISION RELIEF**

Prior to applying for preliminary review of requested zoning and/or subdivision relief by the Village Board, the Applicant should schedule a meeting with the Department of Development & Planning Services to discuss the requested relief. ***(**Note: Applications for zoning relief from the Zoning Board of Appeals must use a different application form.)***

The purpose of a preliminary review is to broadly acquaint the Village Board with the applicant's proposal and to provide the applicant with any preliminary views or concerns that members of the Board may have at a time in the process when positions are still flexible and adjustment is still possible. At the meeting at which the preliminary application is considered, any member of the Board of Trustees may make any comments, suggestions or recommendations regarding the preliminary application deemed necessary or appropriate by that member; provided, however, that no final or binding action shall be taken with respect to any preliminary application. Nothing said or done in the course of such review shall be deemed to create, or to prejudice, any rights of the applicant or to obligate the Village Board, or any member of it, to approve or deny any formal application following full consideration thereof as required by this Code.

The following materials are the minimum required for the processing of a preliminary review by the Village of Northbrook's Board of Trustees. There is no filing fee for the preliminary review; however, review of a submitted formal application will require payment of a filing fee(s). If you have questions regarding the completion of this process contact the Development & Planning Services Department at (847) 664-4050.

Current Property Owner Information

Legal Name: Leisure Center

Primary Contact: Nicole Wrobel

Address 545 Academy Drive

City, State, Zip Northbrook, IL 60062

[redacted]

Applicant Information

Legal Name Leisure Center

Primary Contact: Nicole Wrobel

Company Northbrook Park District

Address 545 Academy Drive

City, State, Zip Northbrook, IL 60062

[redacted]

Property Information

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

Site Location/Address: Leisure Center, 3323 Walters Ave, Northbrook, IL 60062

Size of Property: 7.5 acres (square feet/acres)

Size of Building Space, if applicable: 40971 (square feet)

Current Zoning[1]: IB Institutional Building

Current Use of the Property: Variety of recreational programs and sports for all ages and Early Childhood Programs

[1] www.northbrook.il.us/zoningmap

OVER →

10/28/2025

Swati Pandey, AICP
Senior Planner
Village of Northbrook
Development & Planning Services
1225 Cedar Lane
Northbrook, IL 60062

Leisure Center Renovation
Northbrook Park District
Special Permit Application for Ground Sign

The Leisure Center is home to a variety of recreational programs for all ages, from young children to seniors. In a ten-year comprehensive Master Plan Northbrook Park District prioritized maintaining current assets, including the Leisure Center as a hub for Adult General Recreation, Art Classes, and Senior Center Programming. In April 2023 Wight & Company (Wight) was engaged by Park District (NPD) to evaluate existing conditions, provide initial conceptual design and strategy for renovations with Community stakeholders participation, support PARC grant submittal, and identify scope of proposed changes in phased approach. The concept study considered strategic planning for the entire facility that included future phases of implementation.

Project Scope:

- Interior renovation to the existing Leisure Center building.
- Exterior – Site improvements at entryway and plaza, Main Entry/Facade Improvements, new ground sign.

Hours of operation – Mon, Tue, Wed ,Thurs - 9AM-8PM, Fri - 9AM-5PM, Sat – 9AM-4PM, Sun - Closed
Number of existing and proposed parking spaces – Provided on site plan

Northbrook Park District requests a special permit for the following exterior signage –

1) New monument sign – SIC Code: 9966.05, Institutional Bulletin Board Ground Sign with Electronic Message Board Display
   Existing monument sign to be removed and relocated as shown on proposed site plan
   - Overall size: 10’-0” wide X 6’-0” tall
   - Electronic message board size: 4’-6” wide X 3’-6” tall (26.25% of sign face per side)
   - Capable of full-color content, in text or graphics
   - All messaging to be static and message changes to be instantaneous without scrolling, sweeping, dissolves, or other such animations
   - Illumination to be automated to dim in conjunction with the ambient lighting at various times of the day

- Displayed message may change by intermittent lighting changes less than six (6) times per minute
- Sign to have temperature probe to display time/ temp
- Electronic display to comply with the restrictions on hours and intensity of illumination established in 9-106D(1) of the Village of Northbrook Zoning Code

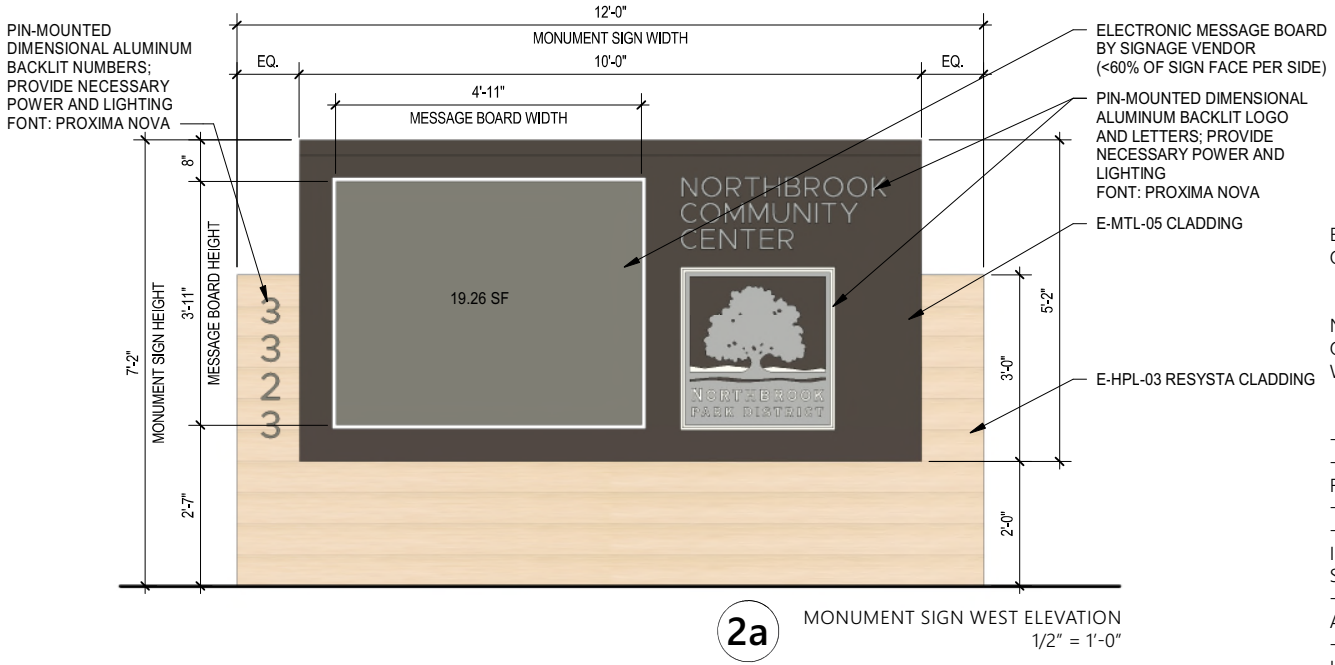
Sign to be compliant with applicable requirements of the Village of Northbrook Zoning Code with special permits as noted –

- Institutional bulletin board sign with electronic display is to be located within 250 feet of a principal residential structure
- Electronic message board proposed on both sides of monument sign
- Electronic message board capable of full-color content, in text or graphics

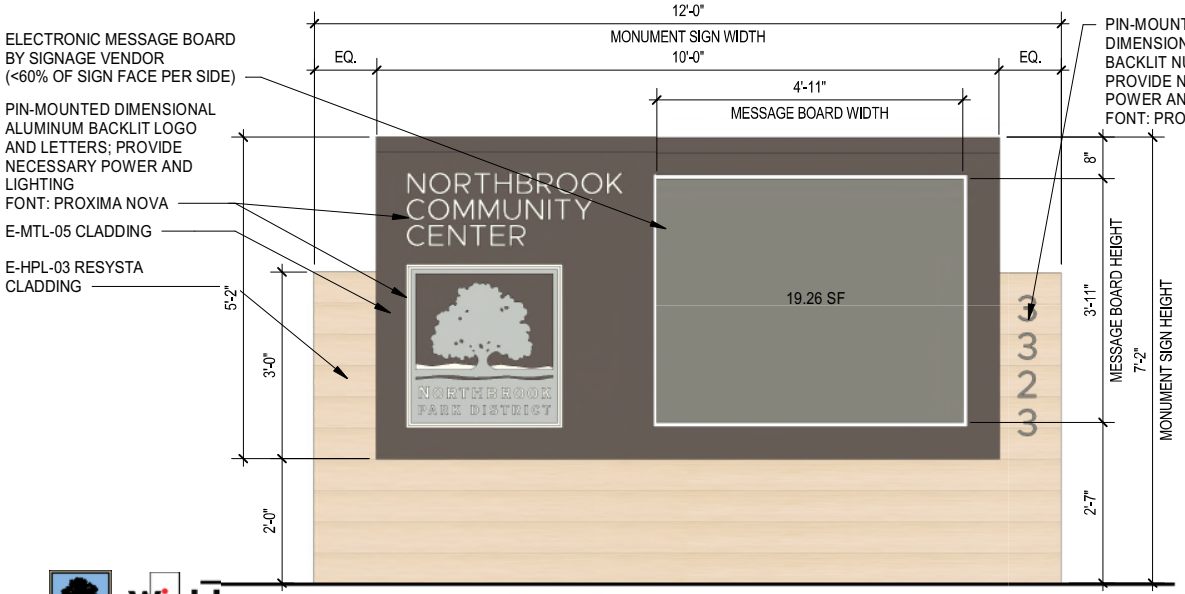
Respectfully submitted,

Northbrook Park District
Nicole Wrobel
Planning and Project Manager

Files attached: Site plan
Floor plan
Special Permit – Signage: Exhibit showing proposed monument.



2a MONUMENT SIGN WEST ELEVATION
1/2" = 1'-0"



2b MONUMENT SIGN EAST ELEVATION
1/2" = 1'-0"

EXISTING MONUMENT SIGN TO BE REMOVED AND RELOCATED AS SHOWN ON PROPOSED SITE PLAN

NEW MONUMENT SIGN TO BE COMPLIANT WITH APPLICABLE REQUIREMENTS OF SECTION 9-106-L-1-E OF THE VILLAGE OF NORTHBROOK ZONING CODE WITH SPECIAL PERMITS AS NOTED

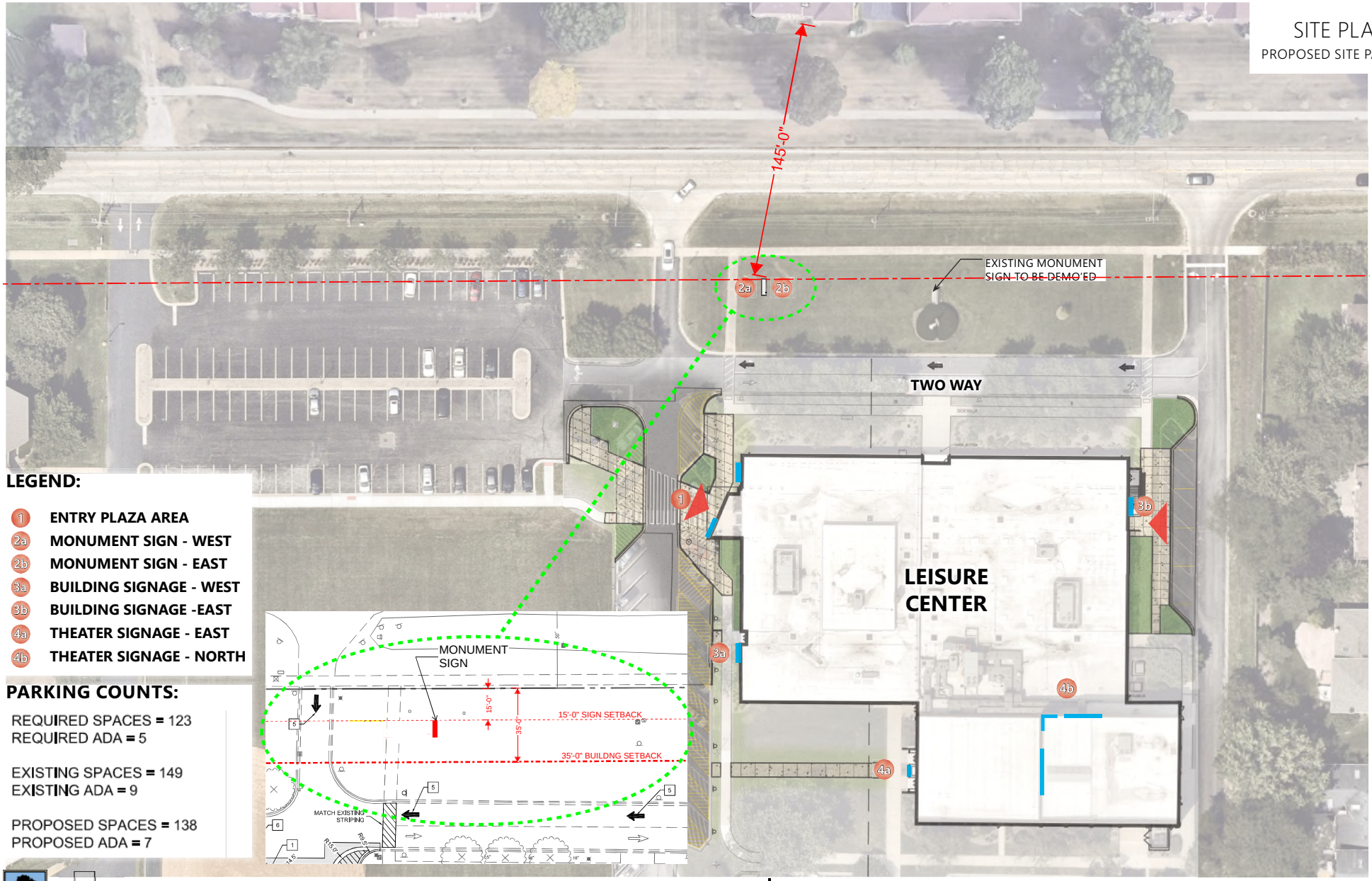
- OVERALL SIZE: 12'-0" WIDE X 7'-2" TALL
- ELECTRONIC MESSAGE BOARD SIZE: 4'-11" WIDE X 3'-11" TALL (23.62% OF SIGN FACE PER SIDE)
- CAPABLE OF FULL-COLOR CONTENT, IN TEXT OR GRAPHICS
-ALL MESSAGING TO BE STATIC AND MESSAGE CHANGES TO BE INSTANTANEOUS WITHOUT SCROLLING, SWEEPING, DISSOLVES, OR OTHER SUCH ANIMATIONS
- ILLUMINATION TO BE AUTOMATED TO DIM IN CONJUNCTION WITH THE AMBIENT LIGHTING AT VARIOUS TIMES OF THE DAY
- DISPLAYED MESSAGE MAY CHANGE BY INTERMITTENT LIGHTING CHANGES LESS THAN SIX (6) TIMES PER MINUTE
- SIGN TO HAVE TEMPERATURE PROBE TO DISPLAY TIME/ TEMP
- ELECTRONIC DISPLAY TO COMPLY WITH THE RESTRICTIONS ON HOURS AND INTENSITY OF ILLUMINATION ESTABLISHED IN 9-106D(1) OF THE VILLAGE OF NORTHBROOK ZONING CODE

SPECIAL PERMIT REQUIRED
- INSTITUTIONAL BULLETIN BOARD SIGN WITH ELECTRONIC DISPLAY IS TO BE LOCATED WITHIN 250 FEET OF A PRINCIPAL RESIDENTIAL STRUCTURE
- ELECTRONIC MESSAGE BOARD PROPOSED ON BOTH SIDES OF MONUMENT SIGN
- ELECTRONIC MESSAGE BOARD CAPABLE OF FULL-COLOR CONTENT, IN TEXT OR GRAPHICS

REVISED 10/01/2025

SITE PLAN

PROPOSED SITE PAN



LEGEND:

1. ENTRY PLAZA AREA
2a. MONUMENT SIGN - WEST
2b. MONUMENT SIGN - EAST
3a. BUILDING SIGNAGE - WEST
3b. BUILDING SIGNAGE -EAST
4a. THEATER SIGNAGE - EAST
4b. THEATER SIGNAGE - NORTH

PARKING COUNTS:

REQUIRED SPACES = 123
REQUIRED ADA = 5

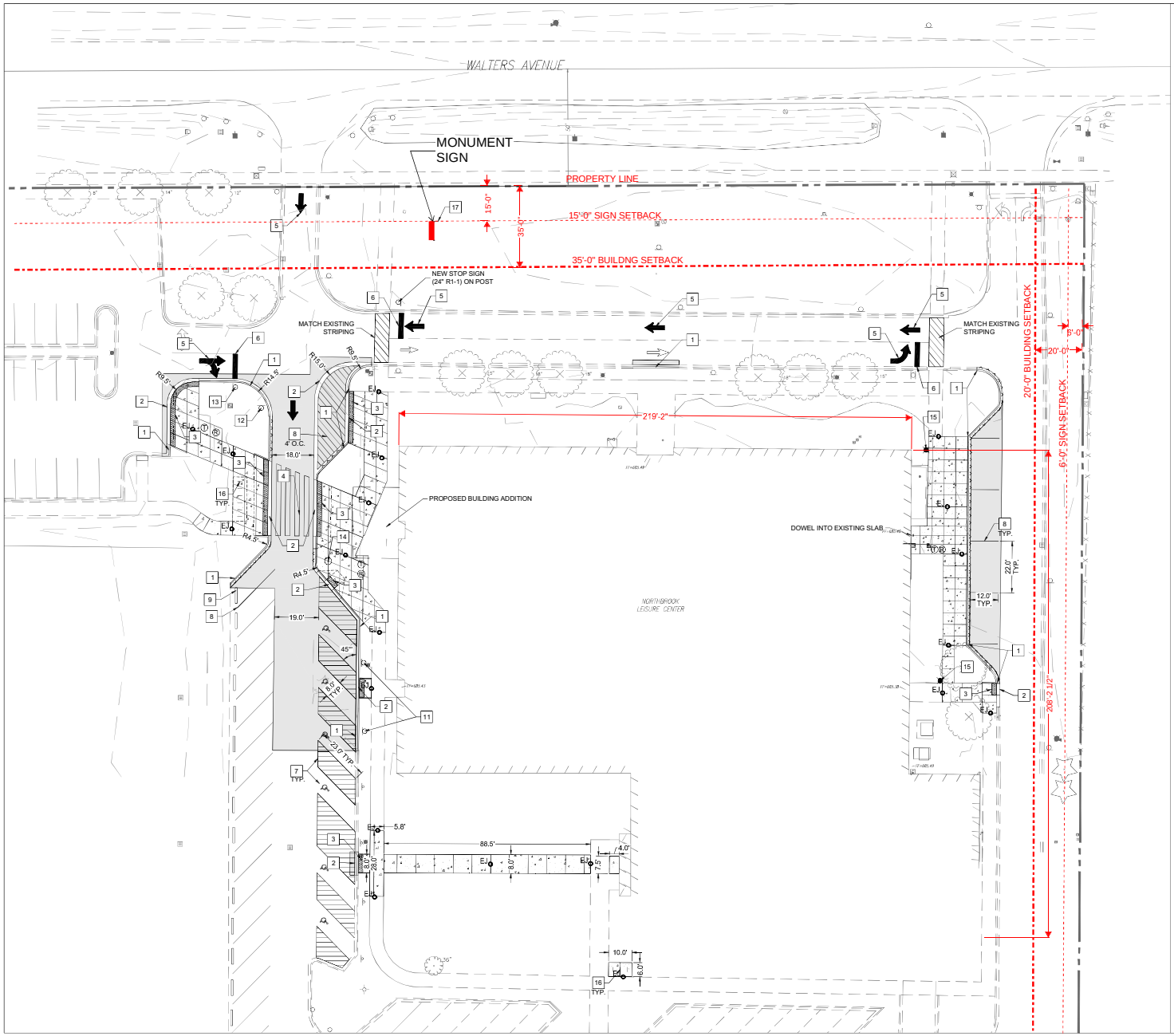
EXISTING SPACES = 149
EXISTING ADA = 9

PROPOSED SPACES = 138
PROPOSED ADA = 7

Wight

REVISED 10/01/2025

SCALE: 1" = 50'
0' 25' 50' 100'



LEGEND

- FULL DEPTH HMA PAVEMENT AND STONE BASE
- CONCRETE PAVING AND STONE BASE
- CONCRETE CONTROL JOINTS
- CONCRETE EXPANSION JOINT
- TRASH/RECYCLE RECEPTACLE
- PROPERTY LINE
- REVERSE PITCH CURB AND GUTTER

SITE KEY NOTES

1	B6.12 CURB AND GUTTER
2	DEPRESSED CURB
3	DETECTABLE WARNING
4	CROSSWALK STRIPING
5	PAVEMENT ARROW
6	2' STOP BAR
7	ADA PARKING STRIPING
8	4" SOLID WHITE PARKING STRIPE
9	REINSTALL EXISTING WHEELSTOP
10	REINSTALL EXISTING SENIOR CENTER SIGN ON NEW POST
11	REINSTALL EXISTING ADA PARKING SIGN ON NEW POST
12	REINSTALL EXISTING ONE WAY/CAUTION SIGN ON NEW POST
13	REINSTALL EXISTING STOP SIGN ON NEW POST
14	REINSTALL FLAG POLE
15	REINSTALL LIGHTPOLE
16	INSTALL BIKE RACKS
17	MONUMENT SIGN

SITE PLAN NOTES

1. INSTALL ALL IMPROVEMENTS IN ACCORDANCE WITH AGENCY REQUIREMENTS. IN CASE OF DISCREPANCY BETWEEN THESE PLANS AND THE AGENCY REQUIREMENTS, THE MOST STRINGENT REQUIREMENTS WILL APPLY.
2. ALL EXISTING CURB TO BE REMOVED UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO THE BACK OF CURB/EDGE OF PAVEMENT UNLESS OTHERWISE SHOWN. ALL RADII DIMENSIONS ARE TO THE BACK OF CURB/EDGE OF PAVEMENT.
4. ALL DISTURBED AREAS ON-SITE AND IN THE RIGHT-OF-WAY SHALL BE RESTORED TO EXISTING CONDITION. ALL ITEMS DISTURBED SHALL BE REPLACED INCLUDING ALL LANDSCAPING, CURB, SIDEWALK, PAVEMENT, ETC.
5. ALL EXISTING TREES TO REMAIN AND TO BE PROTECTED UNLESS OTHERWISE NOTED.
6. CONTRACTOR TO COORDINATE WITH OWNER ON FINAL LOCATIONS OF SIGNS.

LAYOUT NOTE:

1. ALL LAYOUT FOR SITE IMPROVEMENTS SHALL BE COMPLETED BY A PROFESSIONAL LAND SURVEYOR HIRED BY THE CONTRACTOR. LAYOUT SHALL BE COMPLETED USING THE ELECTRONIC CAD FILES PROVIDED BY THE ENGINEER.

REQUIRED SPACES = 123
REQUIRED ADA = 5

EXISTING SPACES = 149
EXISTING ADA = 9

PROPOSED SPACES = 138
PROPOSED ADA = 7

NORTHBROOK PARK DISTRICT

Wight & Company
wightco.com
2500 North Frontage Road
Darien, IL 60561
P 630.969.7000
F 630.969.7979

REVISED 10/28/2025
REVISED 10/01/2025

REV	DESCRIPTION	DATE
	PERMIT REVIEW COMMENTS 1	03/21/2025
	ISSUE FOR PERMIT	02/07/2025

LEISURE CENTER RENOVATION

3323 WALTERS AVENUE
NORTHBROOK, IL 60062

SITE PLAN

Project Number: 240057
Drawn By: VL
Sheet: C2.00
1" = 20'
0' 10' 20' 40'
NORTH

S:\Dorien\Northbrook Park District\240057_Leisure Center Renovation\01\11 Drawings\02 CD\240057 C2.00 SITE PLAN.dwg rjimenez Sep 29, 2025 4:01:01 pm
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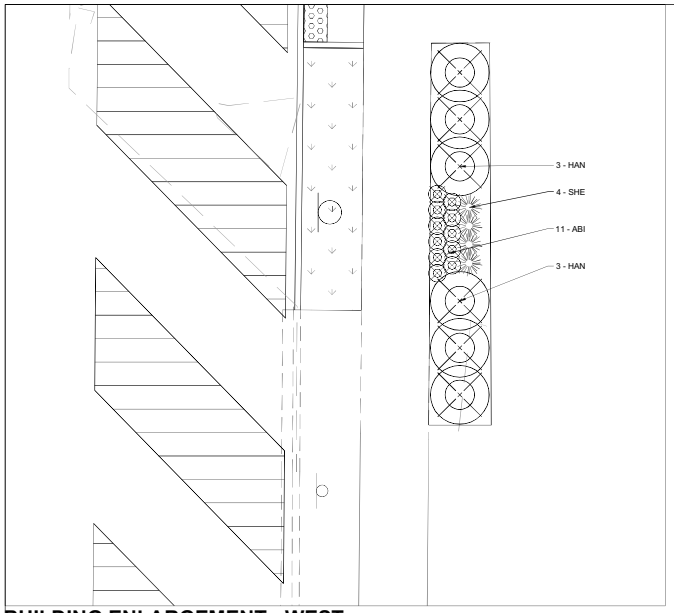
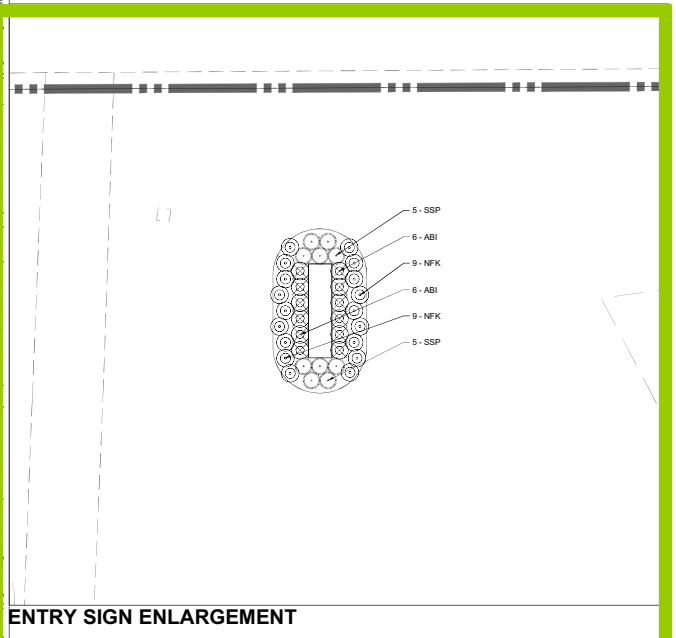
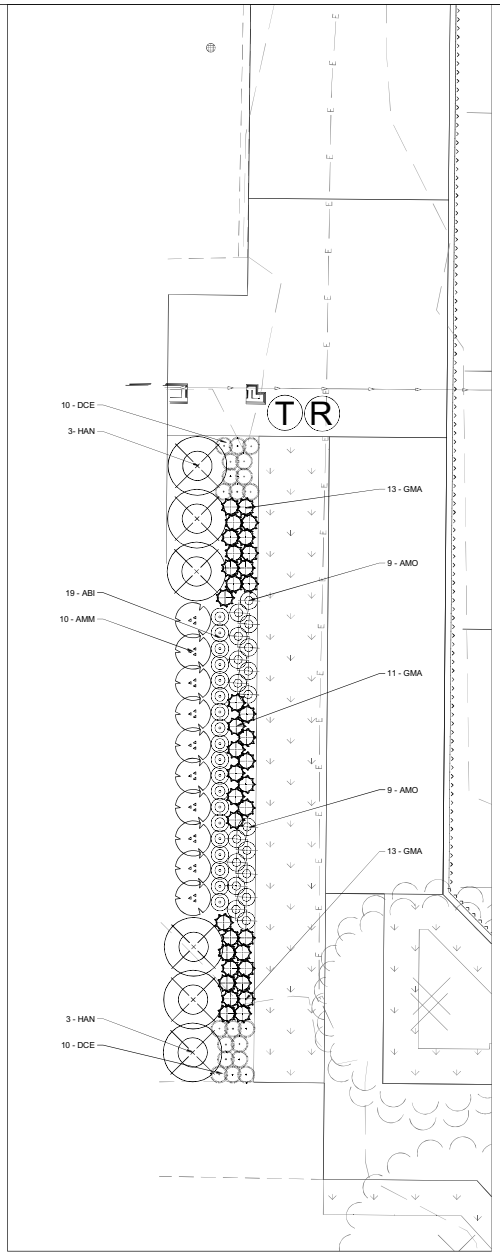


BUILDING ENLARGEMENT - WEST



ENTRY SIGN ENLARGEMENT



DROP-OFF ENLARGEMENT - EAST

TREE PRESERVATION NOTES:

1. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TREE PROTECTION IN ACCORDANCE WITH THE TREE PRESERVATION PLAN AND TREE PROTECTION DETAILS PROVIDED HEREIN AND IN ACCORDANCE WITH ALL LOCAL REQUIREMENTS FOR ALL PARKWAY AND PRIVATE TREES ON THE SUBJECT LOT OR NEIGHBORING LOTS THAT WILL BE WITHIN THE LIMITS OF THE PROPOSED WORK, ACCESS TO THE SITE, STORAGE OF MATERIAL, ETC..
2. THE TREE PROTECTION SHALL REMAIN INTACT DURING THE ENTIRE DURATION OF THE CONSTRUCTION PROJECT, THROUGH FINAL GRADING. NO WORK IS ALLOWED WITHIN A TREE PROTECTION AREA. GRADING, IS SHOWN ON THE APPROVED PLANS, IS WITHIN A TREE PROTECTION ARE IT SHALL BE DONE BY HAND. NO MACHINERY IS PERMITTED IN A TREE PROTECTION AREA. IF, FOR ANY REASON DURING THE PROJECT THE TREE PROTECTION NEEDS TO BE REMOVED OR MODIFIED, THE TREE PRESERVATION OFFICER IS TO BE CONTACTED AT (847) 272-4711.
3. PROTECTIVE FENCING SHALL BE ERECTED IN ACCORDANCE WITH THE APPROVED PLANS. SMALLER TREE PROTECTION ZONES *MAY* BE PERMITTED BY THE TREE PRESERVATION OFFICER. THE FENCING MATERIAL SHALL BE CONTINUOUS CHAIN LINK OR WOODEN SLAT SNOW FENCING THAT IS SECURED TO METAL STAKES. ORANGE OR GREEN MESH FENCING IS NOT ALLOWED.
4. NO GRADE CHANGES + OR - 6 INCHES WILL BE ALLOWED WITHIN ANY ESTABLISHED TREE PROTECTON ZONE.
5. TRUNK PROTECTION, IF REQUIRED, SHALL BE NOMINAL 2X4 DIMENSION LUMBER SECURED WITH A ROPE BAND OR STRAP OF SUFFICIENT DURABILITY TO REMAIN IN PLACE FOR THE DURATION OF THE PROJECT. PLANKS SHALL BE INSTALLED TO A HEIGHT OF 10 FEET (10) OR TO THE LOWEST MAJOR BRANCHES WHICHEVER IS LOWEST, UNDER NO CIRCUMSTANCES WILL NAILS, SCREWS, OR ANY OTHER DAMAGING ATTACHMENTS BE USED.
6. CONTRACTOR SHALL MAINTAIN TREE PROTECTION AREA FREE OF TRASH AND GRASS/WEEDS IN EXCESS OF 10-INCHES TALL.
7. CONTRACTOR SHALL PROMPTLY REPAIR TREES DAMAGED BY CONSTRUCTION OPERATIONS WITHIN 24 HOURS. TREAT DAMAGED TRUNKS, LIMBS, AND ROOTS ACCORDING TO CERTIFIED ARBORIST'S WRITTEN INSTRUCTIONS.
8. NO MECHANICAL EXCAVATING OR TRENCHING SHALL EB ALLOWED WITHIN TREE PROTECTION AREAS.
9. ALL UTLITIES, IF POSSIBLE, SHALL BE AUGER/BORED THROUGH ESTABLISHED TREE PROTECTION AREAS. IF THIS IS NOT POSSIBLE PLEASE CONTACT THE TREE PRESERVATION OFFICER.
10. BEFORE PERFORMING WORK ON ANY VILLAGE OWNED RIGHT-OF-WAY, CONTACT THE VILLAGE FORESTER AT PUBLIC WORKS, (847) 272-4711 TO DETERMINE IF YOU WILL BE REQUIRED TO POST MONIES FOR ANY PARKWAY TREES THAT MAY BE AFFECTED BY THE PROPOSED WORK. IF A TREE WILL NEED TO BE REMOVED ALL APPLICABLE FEES AND REPLACEMENTS SET FORTH BY PUBLIC WORKS WILL APPLY.
11. NO SURVEY NAILS OR LATHE/SCREWS ARE TO BE INSTALLED ON ANY TREE ON PRIVATE PROPERTY OR IN THE PUBLIC RIGHT OF WAY. IF SURVEY NAILS ARE FOUND TO BE INSTALLED ON A TREE, FINES AND APPLICABLE COSTS RELATED TO THE REMOVAL OF THE NAIL AND REPAIR TO THE TREE WILL BE ASSESSED.
12. ALL PRIVATE TREE REMOVALS OF SINGLE TRUNK TREES GREATER THAN 6 INCHES IN DIAMETER OR MULTIPLE TRUNK TREES WITH A COMBINED DIAMETER OF 12 INCHES IN DIAMETER MUST BE APPROVED BY THE TREE PRESERVATION OFFICER. A SEPARATE PERMIT WILL BE ISSUED FOR ANY TREE REMOVALS.

LEGEND

- PERENNIAL AND ORNAMENTAL GRASSES LANDSCAPE BED (HATCH VARIES)
- SEED AND BLANKET TURF RESTORATION
- SHADE TREE
- PROPERTY LINE

LANDSCAPE NOTES:

1. SEED AND BLANKET LIMIT LINE IS APPROXIMATE. RESTORE TO LIMITS OF DISTURBANCE. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED WITH TOPSOIL (MIN. 6" DEPTH), FERTILIZER, SEED AND BLANKET AS SHOWN.
2. CONTRACTOR RESPONSIBLE TO RESTORE ALL AREAS DISTURBED BY CONSTRUCTION, OUTSIDE SCOPE LIMIT, TO EXISTING CONDITION.
3. ALL PROPOSED PLANTING BED AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED WITH TOPSOIL (MIN. 10" DEPTH) PRIOR TO PERENNIAL AND SHRUB INSTALLATION.
4. THE CONTRACTOR SHALL PROTECT ANY AND ALL TREES NOT SHOWN ON THE PLANS TO BE SAVED FROM DAMAGE DUE TO THEIR OPERATIONS. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING AS SHOWN ON PLANS AND DETAILS PRIOR TO BEGINNING WORK.
5. THE CONTRACTOR WILL MAKE NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN CONSENT BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR WILL SUBMIT ANY SUBSTITUTIONS IN WRITING TO THE LANDSCAPE ARCHITECT.
6. ALL PLANTING TECHNIQUES AND METHODS SHALL BE CONSISTENT WITH THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AND AS DETAILED ON THESE DRAWINGS. DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
7. ALL PLANTING BEDS WILL RECEIVE 3" PREMIUM DOUBLE SHREDDED HARDWOOD BARK. GROUNDCOVERS SHALL RECEIVE 1-1/2" CAREFULLY PLACED AROUND BASE OF PLANT.
8. TREES PLACED IN TURF AREAS WILL HAVE 6' DIA. MULCH RING WITH 3" DEEP SPADE CUT EDGE.
9. ALL BEDLINES SHALL BE SPADE CUT TO A MIN. DEPTH OF 3". CURVED BEDLINES TO BE SMOOTH AND NOT SEGMENTED.
10. EXISTING TURF IN PROPOSED PLANTING AREAS SHALL BE STRIPPED AND REMOVED.
11. ALL PERENNIAL & SHRUB BEDS TO HAVE AMENDED TOPSOIL. 2" MINIMUM ORGANIC MATTER SHALL BE TILLED INTO THE TOP 10" OF TOPSOIL. THOROUGHLY TILL TO BREAK UP CLUMPS AND SPREAD EVENLY OVER SURFACE.
12. TREES SHALL BE INSTALLED A MINIMUM OF 10' HORIZONTALLY FROM NEAREST LIGHT POLE.
13. TREES SHALL BE INSTALLED A MINIMUM OF 5' HORIZONTALLY FROM UNDERGROUND ELECTRICAL FEEDERS, SANITARY SEWERS, SANITARY SERVICES, WATER MAINS, AND WATER SERVICES.
14. TREES SHALL BE INSTALLED A MINIMUM OF 10' HORIZONTALLY FROM UTILITY STRUCTURES AND APPURTENANCES, INCLUDING, BUT NOT LIMITED TO MANHOLES, VALVE VAULTS, VALVE BOXES, AND FIRE HYDRANTS.
15. ANY AREA COMPACTED BY CONSTRUCTION TRAFFIC SHALL BE TILLED OR RESTORED TO ALLOW FOR SUITABLE PLANTING CONDITIONS.
16. THE CROWNS AND ROOTS OF TREES WHICH ARE TO BE PRESERVED IN THE PROJECT AREA, BUT WHICH COULD BE NEGATIVELY AFFECTED DURING THE CONSTRUCTION PROCESS, SHALL BE PRUNED BY A QUALIFIED ARBORIST ACCORDING TO THE TREE PRUNING STANDARDS SET BY ANSI 2100 CODE.

PLANT LIST: SEE SHEET L2.00

NORTHBROOK PARK DISTRICT

Wight

Wight & Company
wightco.com

2500 North Frontage Road
Darien, IL 60561

P 630.969.7000
F 630.969.7979

REVISED 10/01/2025

REV	DESCRIPTION	DATE
	PERMIT REVIEW COMMENTS 1	03/21/2025
	ISSUE FOR PERMIT	02/07/2025

LEISURE CENTER RENOVATION

3323 WALTERS AVENUE
NORTHBROOK, IL 60062

LANDSCAPE PLAN ENLARGEMENTS

Project Number: 240057
Drawn By: DW
Sheet:
1" = 5'
0' 2.5' 5' 10'

NORTH

L1.02

S:\Dorien\Northbrook Park District\240057_Leisure Center Renovation\01\11 Drawings\02_CD\240057_L1.00_LANDSCAPE PLAN.dwg rjimenez Sep 29, 2025 4:01:24 pm
Plotted without the prior written consent of Wight.

2. **Minimum Elevation of Certain Signs.** The bottom of every awning, canopy, marquee, wall and pylon sign shall be elevated at least eight feet above grade. Whenever possible wall signs on the same facade shall maintain the same top and bottom elevations above grade.

D. **Illumination**.

1. **Location and Design of Light Source.** Whenever an external artificial light source is used for a sign, such source shall be located, shielded and directed so as not to be directly visible from any public street or private residence. No receptacle or device housing a permitted light source for a sign shall protrude more than 12 inches from the face of the sign or building to which it is attached; provided, however, that a receptacle or device housing a permitted light source for a sign may be located more than 12 inches from the face of the sign if such light source is ground mounted, locked in place, and cannot be redirected.

2. **Level of Illumination.** In no event shall the illumination of any sign, resulting from any internal or external artificial light source, exceed 175-foot candles when measured with a standard light meter held perpendicular to the sign face at a distance equal to the narrowest dimension of such sign face. All artificial illumination shall be so designed, located, shielded, and directed as to prevent the casting of glare or direct light upon adjacent property or streets.

3. **Signs Adjacent to Residential Areas.** Any illuminated sign located on a lot abutting or across a street from, and visible from, any residentially zoned area shall not be illuminated between the hours of 11:00 p.m. and 7:00 a.m. except that such sign may remain illuminated during such time as the activity to which the sign pertains is open for business so long as such sign is not a public or private nuisance.

4. **Flashing Lights Prohibited.** Except for permanent public service signs, institutional bulletin boards with electronic message board displays, and business signs with electronic message board displays expressly permitted by this Section, no flashing, blinking or intermittent lights shall be permitted.

E. **Electronic Message Boards**. Electronic message boards shall only be allowed as permitted sign types in the C-1, I-1, IB and OS Districts and subject to the standards established below.

a. Signs that incorporate electronic message board displays may only be permitted if they are constructed as monument signs with landscaping around the sign base approved by the Village Manager.

b. The use of electronic message boards is permitted, whether with text or graphics, provided that all messaging is static and the message changes are to be instantaneous without scrolling, sweeping, dissolves, or other such animations . The illumination of the electronic message sign shall be automated to dim in conjunction with the ambient lighting at various times of the day.

c. The electronic message board component may comprise no more than 60 percent of the sign's total area.

d. The message shall not flash. The displayed message may be changed by intermittent lighting changes, but such changes shall not exceed six per minute in the I-1, IB and OS Districts, and not to exceed more than two (2) changes per day in the C-1 District.

e. All signs with an electronic display shall comply with the restrictions on hours and intensity of illumination established in Section 11-104-D of this Code.

f. No more than one electronic message board display shall be permitted on any one lot provided, however, that lots in the IB or OS zoning districts that exceed 200 acres in size and have frontage on more than one public street may have up to two electronic message board displays so long as such displays are:

i. Separated by a minimum of 1,000 linear feet; and

ii. Located on separate public street frontages.

g. No electronic message boards shall be located within 1,000 lineal feet of any other sign with an electronic message board, and no electronic message board shall be within 350 feet of a dwelling unit.

h. Any sign with an electronic message board must satisfy all Illinois Department of Transportation (IDOT) requirements and regulations for outdoor advertising.

i. In addition to the above conditions, any sign with an electronic display that is to be located within 250 feet of a principal residential structure shall also require the issuance of a Special Permit pursuant to Section 2-113 of this Code.

11-105. Permanent Building Sign Standards

A. **Awning Sign**.

1. **Maximum Area.** Awning signs shall have a maximum area of 50 percent of the area of the awning.

2. **Maximum Number of Signs.** The following standards apply unless otherwise required by state law or regulation, such as the Illinois Municipal Code (65 ILCS 5/11-13-1).

a. **Single-Tenant and Common Entrance Buildings.** A maximum of one awning sign per property shall be allowed. For any building having more than one frontage, a maximum of one awning sign shall be allowed per frontage.

b. **Multi-Tenant Buildings.** A maximum of one awning sign per tenant space shall be allowed. For any tenant space having more than one frontage, a maximum of one awning sign shall be allowed per frontage.

3. **Minimum Elevation Above Grade.** Awning signs shall have a minimum elevation above grade of eight feet.

4. **Maximum Number of Sign Faces.** Awning signs shall have a maximum of one sign face.

PRELIMINARY REVIEW
PRE-25-20: 3323 WALTERS AVENUE
APPLICATION SUMMARY

Applicant:	Northbrook Park District
Site Location:	3323 Walters Avenue
Requested Action:	Special Permit for Electronic Message Board in IB District
Proposal:	Allow an electronic message board sign at the property along Walters Avenue.
Existing Zoning & Land Use:	IB Institutional Building District; Leisure Center
Surrounding Zoning & Land Use:	North: R-8 Multi-Family Residential; townhomes South: R-4 Single Family Residential; single-family East: R-4 Single-Family Residential; single-family West: IB Institutional Building; synagogue
Comprehensive Plan Designation:	Open Space and Outdoor Recreation

---

ZONING MAP



COMPREHENSIVE PLAN MAP



Legend

- Open Space & Outdoor Recreation
- Single Family
- Single Family Large Lot
- Multi-Family up to 6 DUA
- Multi-Family 6-9 DUA
- Multi-Family 9-15 DUA
- Multi-Family over 15 DUA
- Senior or Special Residential
- Government Facility
- Institutional Facility
- Neighborhood Office
- Neighborhood Edge 1
- Neighborhood Edge 2
- Office - Professional
- Office - Corporate/Corridor
- Community Retail
- Major Retail
- Industrial & Commercial Service
- General Industrial, Warehouse & Office
- Major Industrial/Distribution
- Transportation, Comm. & Utilities
- Village Center Mixed Use
- Techny Area Multi-Use
- Major Corridor Multi-Use
- Techny Area

GISConsortium | Leisure Center



Legend

0 300 600 ft

Print Date: 10/28/2025

Notes

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.

Previous ground sign along Walters Avenue



General location of the new sign



November 11, 2025

3323 Walters Avenue: Electronic Message Board Northbrook Park District Preliminary Review

Northbrook Board of Trustees Meeting

Zoning Relief Process

1

- **Preliminary Review of Sketch Plan by Board of Trustees**
- The Board reviews schematic plans of the proposal.
- The Board of Trustees provides initial comments on a proposal, indicating whether or not they see major issues that need to be addressed by the Applicant before they submit detailed plans.
- The Board of Trustees provides direction for a designated body to conduct the Public Hearing on the application if a formal application is filed.

2

- **Technical Review of Formal Application**
- Applicant files Formal Application
- Review of detailed plans, traffic study, financial impact analysis, etc. by Village Staff (Engineering, Police, Fire, Public Works, Zoning, Sustainability) and Village consultants
- Once technical issues are addressed, a public hearing can be scheduled.

3

- **Public Hearing Held by Northbrook Plan Commission or Northbrook Board of Trustees**
- Notice goes to neighbors by certified mail; a sign is posted on the property; and notice is published in the local newspaper.
- The Applicant presents their proposal, the neighbors are able to speak and ask questions/voice concerns.
- The body conducting the public hearing makes a recommendation on the request to approve or deny

4

- **Board of Trustees Review of Recommendations & Makes Decision (approve or deny)**
- The Board of Trustees reviews the record of the public hearing, including all of the public testimony and makes a final decision – they may also ask for further changes before making a decision.
- Board of Trustees adopts documents formally approving or denying the application.

Existing Conditions

3323 Walters Avenue



Comprehensive Plan Designation
Open Space and Outdoor Recreation



Zoning Map
IB Institutional Building District



Previous ground sign along Walters Avenue



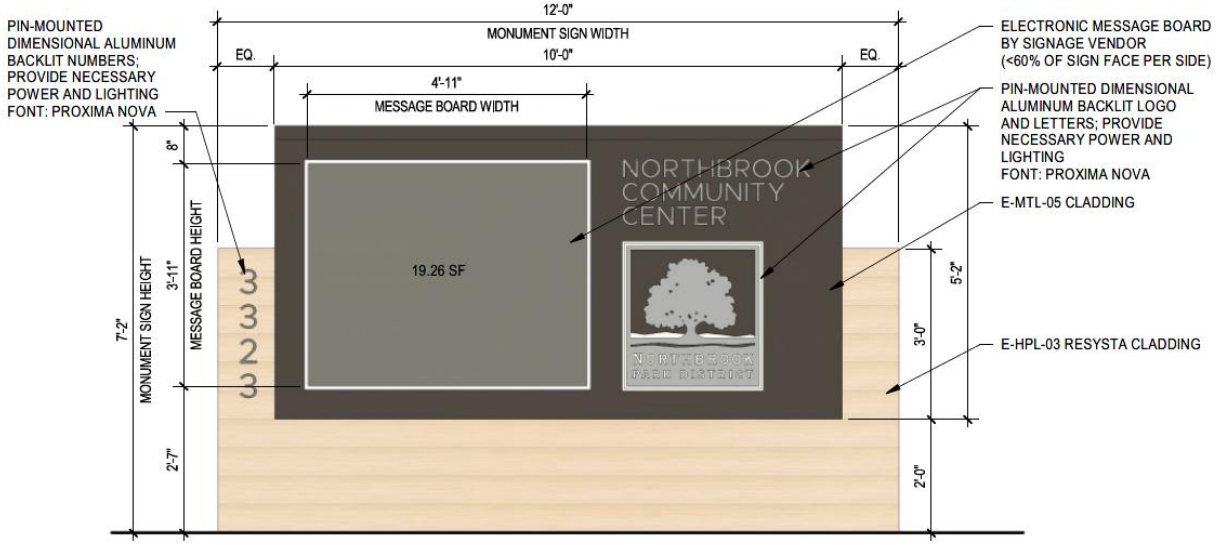
General location of the new sign

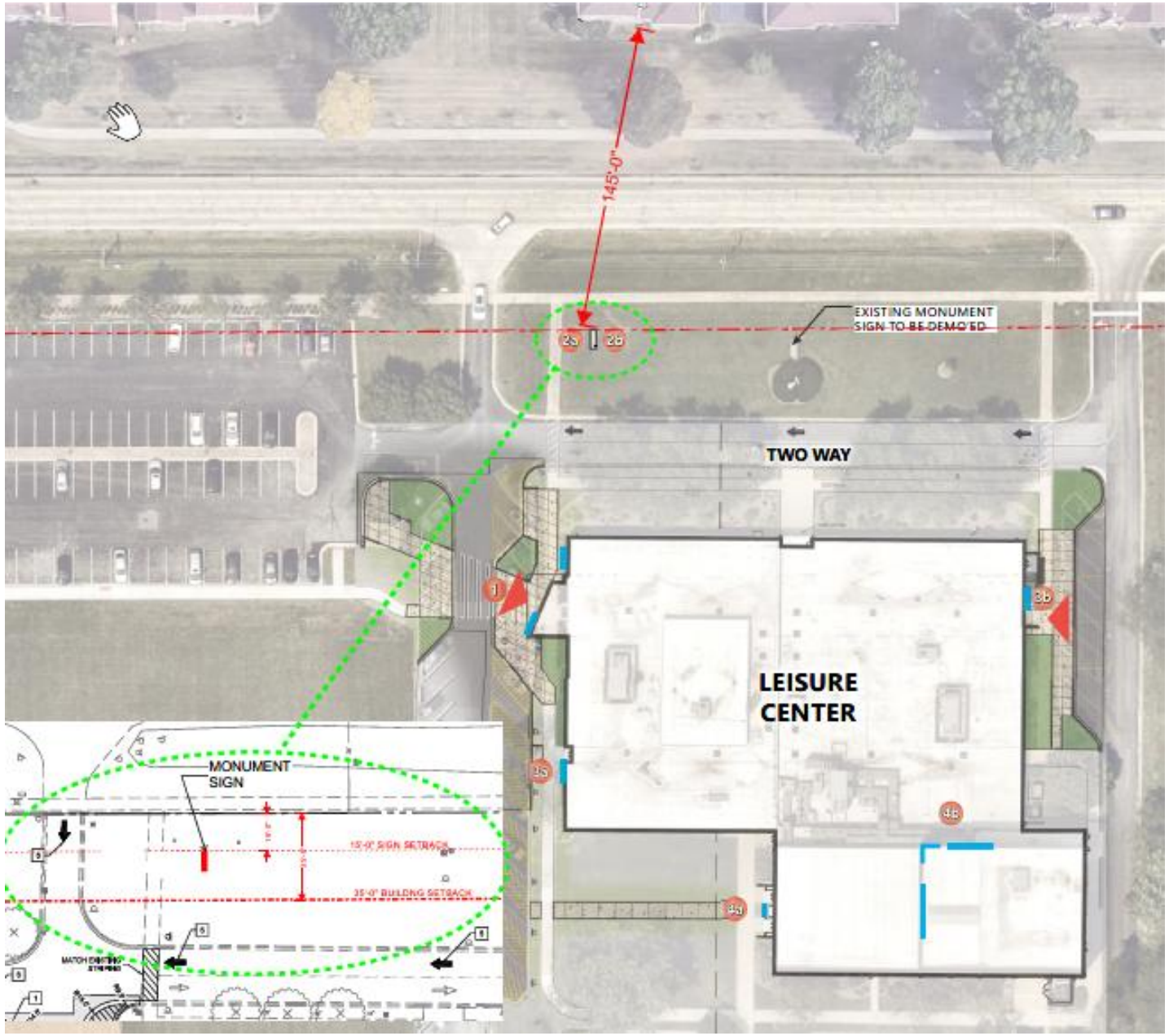


Proposed Plan

Proposed Plan

- **Northbrook Park District - Applicant**
- Electronic Message Board: special permit in IB District (if less than 250' from residential)
  - Double sided sign
  - Full color text/graphics;
  - six messages per minute max.
- Sign area, height, setback – in compliance
- Hours: 24/7
- Landscaped around the base
- Illumination auto dimmed per ambient lighting




145'-0"
EXISTING MONUMENT SIGN TO BE DEMO'ED
TWO WAY
LEISURE CENTER
MONUMENT SIGN
15'-0" SIGN SETBACK
35'-0" BUILDING SETBACK

Zoning Relief

Zoning Relief

A. Special Permit for Electronic Message Board in IB District

Items to Consider

Items to Consider

a) Is an electronic message board appropriate on the Subject Property?
b) Is it acceptable to grant a special permit for an electronic message board on the Subject Property in the IB District?
    i. If so, should there be any conditions or restrictions, besides the supplemental standards?
c) Does the Board concur with the staff recommendation that the public hearing for the requested relief be conducted by the Village Board?

November 11, 2025

3323 Walters Avenue: Electronic Message Board Northbrook Park District Preliminary Review

Northbrook Board of Trustees Meeting

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Development and Planning Services Amy McEwan
Date: 2025-11-11
Subject: An Ordinance Rezoning the Property at 1825 Shermer Road and Amending the District Zoning Map (1825 Shermer Road) (Plan Commission Docket No. PCD-24-06)

Overview
Consideration of an approval of a rezoning from the I-1 Restricted Industrial District to the RLC Residential and Limited Commercial District to accommodate a residential planned development.

Fiscal Impact
N/A.

Recommendation
Approval.

Background

The applicant, 1825 Shermer Road, LLC, an affiliate of Lexington Homes, as owner of the property commonly known as 1825 Shermer Road, proposes to develop a new townhome subdivision with 53 units in a planned development requiring the following relief:

A. Rezoning from the I-1 Restricted Industrial District to the RLC Residential and Limited Commercial District;
B. Special Permit for Concept Plan for a Planned Development with 53 townhomes;
C. Special Permit for Townhomes (SIC 9862.00) in RLC District;
D. Approval of Tentative Plat of Subdivision;
E. Variation to reduce the required corner side (Stanley Street) yard from 100 feet to 10 feet and rear (East) yard from 25 feet to 6 feet;
F. Variation to reduce the required corner side (Stanley Street) setback from 100 feet to 10 feet and rear (East) setback from 25 feet to 15 feet;
G. ~~Parking Variation to reduce the requirement from 239 spaces to 217 spaces (9.21) ~~; [*Note: relief is no longer required*]
H. Reduction in off-street parking as incentive for development of affordable housing units;
I. Variation of the Subdivision Code to allow a private road system;

J. Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development;
K. Variation of the Subdivision Code to Waive the Requirement to Bury Overhead Utility Lines along the Shermer Road frontage of the Subject Property;
L. Exception from the Affordable Housing requirements to restrict all affordable units to a single income tier and location of affordable units on the Subject Property;
M. Site Plan Approval; and
N. Approval of any such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant.

On November 11, 2025, the Board is scheduled to consider the following documents:

a. An Ordinance Rezoning the Property at 1825 Shermer Road and Amending the District Zoning Map;
b. An Ordinance Granting a Special Permit for a Residential Planned Development; and
c. A Resolution Approving a Development Concept Plan, a Tentative Plat of Subdivision, and Providing Conceptual Development Approvals.

While the development received a unanimous recommendation of approval from the Plan Commission, the draft approval documents have not been placed on the consent portion of the agenda considering the Village Board is required to opine on the requests regarding a waiver from the requirements to bury the overhead utility lines per the Subdivision Code, and an exception from the affordable housing requirements per Zoning Code.

The Plan Commission conducted two public hearings on the application during its regular meetings on October 7 (the minutes of that meeting are attached) and October 21. During the first public hearing, following a presentation from staff and the applicant, the Commission heard comments from several members of the public, primarily residents from the adjacent Shermer Place neighborhood. The members of the public that spoke had concerns regarding overflow of parking; increase in traffic; landscape screening and removal of existing fence and mature trees on Beaumont Place. The Plan Commission discussed the application and asked the applicant to consider redesigning some aspects of the plan. The public hearing was continued to the October 21 Plan Commission meeting.

On October 21, 2025, the applicant presented a revised site plan accounting for the following changes, which were acceptable to the Plan Commission:

- Seven additional guest parking spaces on-site;
- Sidewalk added along the south side of Julian Terrace (east-west section);
- Add fence and safety signs near stormwater management area along Shermer Road; and
- Increase in the caliper of parkway trees along Beaumont Place.

During the second public hearing the Plan Commission adopted, by a vote of 8-0 (with one vacancy), the attached Resolution No. 25-PC-22 recommending approval of the zoning relief noted above. The approved minutes of this meeting are not available yet. There were three written public comments received for this application, which are attached for review.

On September 11, 2025, the Architectural Control Commission reviewed the application and found the proposed plan to be appropriate as presented and unanimously recommended approval of the project as presented. The members recommended decorative panels on the

rear façade of the Row Homes and metal seam roof above entrances for the units – the Applicant has stated that they would consider these changes when submitting the Final Plan application, as recommended by the ACC. The approved minutes from this meeting were not available at the time of drafting of this report, however, the staff report is attached.

On September 9, 2025, the Housing Committee of the Board of Trustees reviewed a request for exceptions from the Affordable Housing Ordinance for a proposed 53-unit townhome development. The Applicant's Affordable Housing Compliance Plan proposes the required eight units (15%) on-site, however, the plan presented at the September 9 meeting included a request of an exception from the Affordable Housing requirements to allow all affordable units to be placed in the income Tier II (required to be split 50/50 between Eligible Income Tier I - household with income less than 80% Average Median Income and Tier II - households with income equal to or greater than 80% but less than 120% of Average Median Income) and to locate all eight affordable units within the Mews building types distributed between a minimum of 4 buildings (required to be distributed throughout the development) on the Property. The Housing Committee of the Board found the distribution of the affordable units throughout the Mews buildings to be appropriate, but requested that the applicant further assess the ability to place any units within Tier I of the two tiered system for affordability.

Following the September 9 meeting, the Applicant submitted a letter stating that they propose one unit to be allocated in Tier I (households with income of less than 80% Average Median Income), while the remaining seven units will be allocated in Tier II (households with income of equal to or greater than 80% but less than 120% of Average Median Income).

Similarly, the Village of Northbrook Subdivision Code requires that all utility facilities shall be installed underground in accordance with Village standards, unless a waiver is granted by the Board of Trustees upon a written request from the applicant and analysis of the listed factors within the Subdivision Code. The applicant is requesting a waiver from this requirement and their response to the factors is attached.

The draft documents included for consideration contain:

- Recommendations of the Plan Commission;
- Acceptance of the Applicant's revised Affordable Housing Plan for one unit in Tier I and the remaining seven units in Tier II;
- Acceptance of the Applicant's request to w aive the burial of utility lines.

If the Board concurs, it should consider the approval documents as drafted, or alternatively, amend as necessary.

The Plan Commission and Architectural Control Commission staff reports, sustainability memo, and the applicant submittal items are included for reference. Also attached are the approved minutes from the February 13, 2024 preliminary review meeting for reference.

Staff and the applicant will be in attendance at the November 11, 2025 Board of Trustees meeting to answer any questions.

Rezoning Ordinance - 1825 Shermer
Rezoning Ordinance Exhibits A-B - 1825 Shermer
Supplemental - PC Resolution, Minutes, Staff Reports - 1825 Shermer

Supplemental - Public Comments - 1825 Shermer
Supplemental - District 30 & Park District Comment - 1825 Shermer
Supplemental - BOT Minutes 2-13-24 - 1825 Shermer
Supplemental - Formal Application - 1825 Shermer
Supplemental - Project Narrative & Responses - 1825 Shermer
Supplemental - Affordable Housing Compliance Plan - 1825 Shermer
Supplemental - Request to Waive Utility Burial - 1825 Shermer
Supplemental - Presentation - 1825 Shermer

ORDINANCE NO. 2025-

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

An Ordinance Rezoning the Property at 1825 Shermer Road and Amending the District Zoning Map

(1825 Shermer Road)
(Plan Commission Docket No. PCD-24-06)

shall be and is hereby adopted as follows:

Section 1. BACKGROUND.

1825 Shermer Road LLC, an affiliate of Lexington Homes ("***Applicant***"), as the owner of the property commonly known as 1825 Shermer Road, Northbrook, IL ("***Property***"), has filed an application requesting that the Property be rezoned.

The Property is currently zoned I-1 Restricted Industrial District. The Applicant has requested an amendment to the District Zoning Map to rezone the Property from the I-1 Restricted Industrial District to the RLC Residential and Limited Commercial District ("***Amendment***").

The Board of Trustees hereby finds that it is in the best interest of the Village and the public to adopt the Amendment in accordance with the Northbrook Zoning Code (1988), as amended ("***Zoning Code***") and pursuant to the Village's home rule powers.

Section 2. PUBLIC HEARING.

A public hearing to consider the Amendment was duly advertised on September 18, 2025 in the *Northbrook Star* and was held at the Plan Commission's regular meetings on October 7, 2025 and October 21, 2025. On October 21, 2025, the Plan Commission formally adopted Resolution No. 25-PC-22 recommending approval of the Amendment.

Section 3. AMENDMENT TO THE DISTRICT ZONING MAP.

The District Zoning Map shall be, and is hereby, amended to rezone the Property, as legally described in ***Exhibit A*** and depicted in ***Exhibit B***, attached to and by this reference made a part of this Ordinance, from the I-1 Restricted Industrial District to the RLC Residential and Limited Commercial District, in accordance with Section 11-601 of the Zoning Code and pursuant to the Village's home rule powers.

Section 4. EFFECTIVE DATE.

This Ordinance shall be effective only upon the occurrence of all of the following events::

A. its passage and publication in the manner required by law;

B. approval of a final planned development plan for the Property ("***Final Plan***"), and a Final Plat of Subdivision for the Property by the Board of Trustees by resolution duly adopted; and

C. the execution by the Applicant, or its successor entities or direct affiliates, of a development agreement with the Village prepared and approved by the Village Attorney providing for the use and development of the Property in accordance with the Final Plan and other specified conditions and restrictions set forth in the development agreement.

PASSED: This __ day of _____, 2025.

AYES: ( )

NAYS: ( )

ABSENT: ( )

ABSTAIN: ( )

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A

CURRENT LEGAL DESCRIPTION

PARCEL 1:
LOT 2 (EXCEPT THE WEST 17 FEET DEDICATED FOR PUBLIC RIGHT OF WAY RECORDED AS DOCUMENT 22068921 ON SEPTEMBER 29, 1972) AND LOT 3 IN STANLEY SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 15, 1956 AS DOCUMENT LR1650762, IN COOK COUNTY, ILLINOIS.

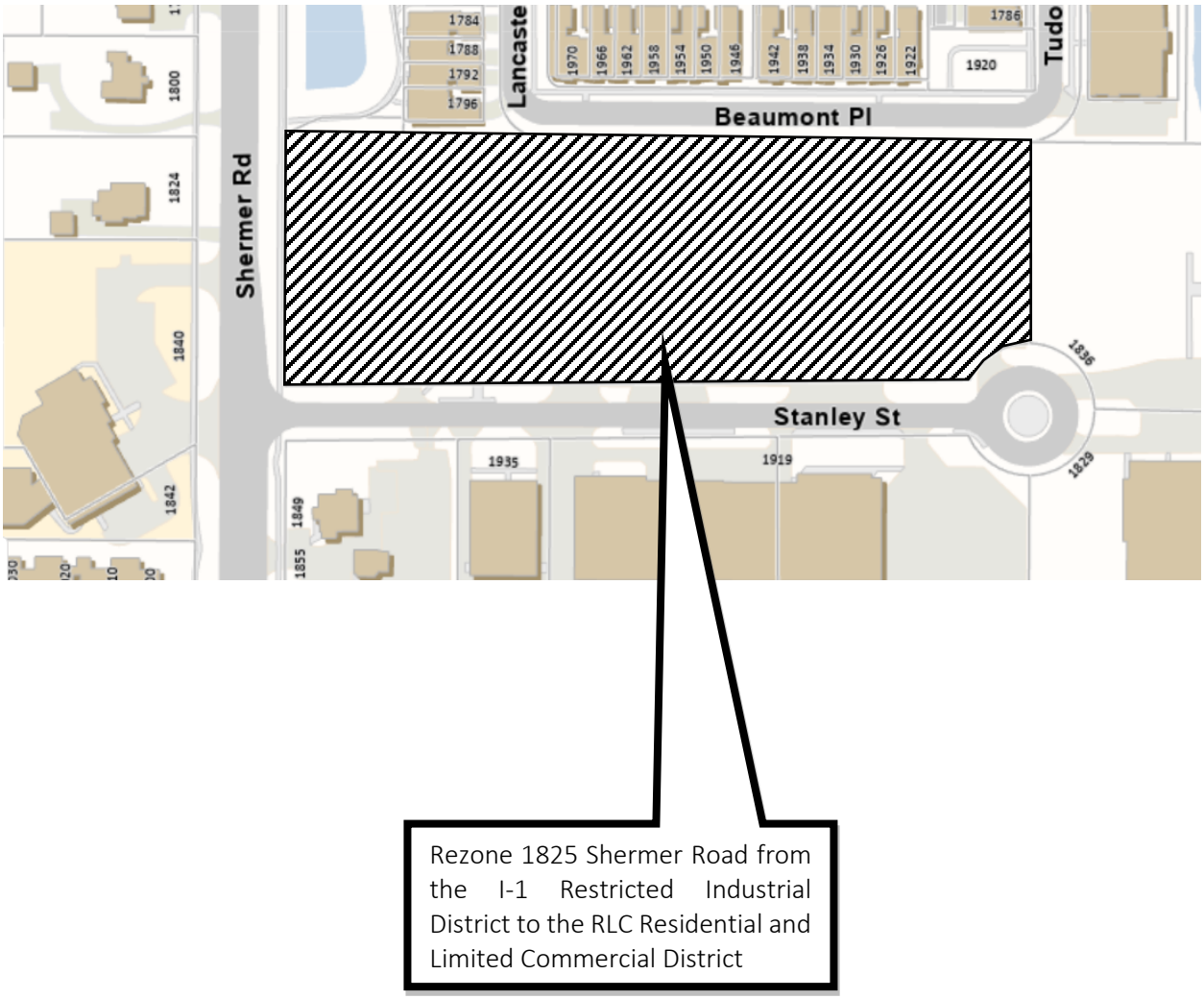
PARCEL 2:
NON-EXCLUSIVE, PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS GRANTED IN GRANT OF STORMWATER DRAINAGE EASEMENT AND AGREEMENT RECORDED SEPTEMBER 26, 2003 AS DOCUMENT 0326945070 FOR THE RIGHT TO CONNECT TO AND USE THE STORMWATER MANAGEMENT FACILITIES FOR THE FLOW OF RUN-OFF WATER OVER AND UPON A PORTION OF LOTS 77, 78, 79, 80, 81, 82, 85, 88, 93 AND 94 IN SHERMER PLACE SUBDIVISION DESCRIBED ON EXHIBIT 'A' ATTACHED THERETO.

PERMANENT INDEX NUMBER: 04-15-102-002-0000 and 04-15-102-003-0000

Commonly known as 1825 Shermer Road, Northbrook, Illinois 60062

EXHIBIT B

DEPICTION OF REZONED PROPERTY



APPROVED
RESOLUTION NO. 25-PC-22
VILLAGE OF NORTHBROOK PLAN COMMISSION

DOCKET NO. PCD-24-06
(1825 SHERMER ROAD – NORTHBROOK ROW)

WHEREAS, an application has been filed by 1825 Shermer Road, LLC, an affiliate of Lexington Homes (the "Applicant") as owner of the property commonly known as 1825 Shermer Road (the "Subject Property"), and

WHEREAS, the Applicant has filed an application (Docket No. PCD-24-06) with the Village of Northbrook requesting:

A. Rezoning from the I-1 Restricted Industrial District to the RLC Residential and Limited Commercial District;
B. Special permit for Concept Plan for a Planned Development with 53 townhomes;
C. Special Permit for Townhomes (SIC 9862.00) in RLC District;
D. Approval of Tentative Plat of Subdivision;
E. Variation to reduce the required corner side (Stanley Street) yard from 100 feet to 10 feet and rear (East) yard from 25 feet to 6 feet;
F. Variation to reduce the required corner side (Stanley Street) setback from 100 feet to 10 feet and rear (East) setback from 25 feet to 15 feet;
~~G. Parking Variation to reduce the requirement from 239 spaces to 217 spaces (9.21);~~ [*Note: relief is no longer required*]
H. Reduction in off-street parking as incentive for development of affordable housing units;
I. Variation of the Subdivision Code to allow a private road system;
J. Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development;
K. ~~Variation of the Subdivision Code to Waive the Requirement to Bury Overhead Utility Lines along the Shermer Road frontage of the Subject Property;~~ [*Note: relief not applicable for Plan Commission review*]
~~L. Exception from the Affordable Housing requirements to restrict all affordable units to a single income tier and location of affordable units on the Subject Property;~~ [*Note: relief not applicable for Plan Commission review*]
M. Site Plan Approval; and
N. Approval of any such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant.

WHEREAS, 1825 Shermer Road is zoned I-1 Restricted Industrial District in the Village of Northbrook; and

WHEREAS, 1825 Shermer Road is designated as appropriate for Major Corridor Multi-Use land uses in the Village of Northbrook Comprehensive Plan; and

WHEREAS, a public notice for this docket was duly published on September 18, 2025 in the *Northbrook Star* and a public hearing was held at the Plan Commission's regular meetings on October 7, 2025 and October 21, 2025; and

WHEREAS, the Applicant has submitted evidence that a sign was properly posted on the Subject Property, indicating the time and date of the Commission hearings, and that all property owners within 250 feet of the Subject Property were notified of the Commission hearing by certified mail; and

WHEREAS, the Plan Commission has considered all the evidence presented to it, including, but not limited to, the following:

1. Village of Northbrook Plan Commission Application form & attachments received March 7, 2024, and all subsequent additions and revisions to these application materials and attachments.
2. All staff reports and attachments regarding this application.
3. Board of Trustees preliminary review minutes.
4. All written and oral testimony concerning the application.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Northbrook, Cook County, Illinois, THAT:

1. Findings:

A. Comprehensive Plan Compliance. The Northbrook Plan Commission does hereby find that with respect to Docket No. PCD-24-06, the proposed application is in general compliance with the Northbrook Comprehensive Plan, and specifically in compliance with the Future Land Use Map.

B. Zoning Map Amendment. With respect to Docket No. PCD-24-06A, the Plan Commission hereby finds that the Applicant's request to rezone the Subject Property from I-1 Restricted Industrial to RLC Residential and Limited Commercial District is consistent with the Northbrook Comprehensive Plan, as amended, and does comply with the standards for approval of such rezoning requests as established in Subsection 11-301 E(8) of the Northbrook Zoning Code.

C. Special Permit for Concept Planned Development and Townhomes. With respect to Docket No. PCD-24-06B/C, the Plan Commission hereby finds that the requested special permit approval for concept plan approval of a planned development on the Subject Property, which includes 53 townhome units, satisfies the special permit standards established in Paragraph 11-602 E1 of the Zoning Code as follows:
    1. The planned development will be in harmony with the general and specific purposes for which the Zoning Code was enacted and for which the regulations of the RLC Residential and Limited Commercial District were adopted, and with the general purpose and intent of the Comprehensive Plan;
    2. The planned development will not have a substantial or undue adverse effect upon adjacent property and the character of the area or the public health, safety and general welfare;
    3. The special permit uses will be arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property;
    4. The planned development will be served adequately by essential public facilities and services;
    5. The planned development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
    6. The planned development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance; and
    7. The planned development complies with all additional standards imposed on it by the particular provisions of the Zoning Code authorizing such uses.

D. Tentative Plat of Subdivision. With respect to Docket No. PCD-24-06D, a request for tentative plat approval for a 53-unit townhome subdivision, the Plan Commission hereby finds that the requested tentative plat satisfies the criteria established in Article II of the Village of Northbrook Subdivision and Development Code for approval of a subdivision in the RLC Residential and Limited Commercial District.

E. Zoning Code Variations. With respect to Docket No. PCD-24-06E/F/G a request to reduce the required corner side yard and setback on the south and rear yard and setback on the east side of the Planned Development, and parking variation; the Plan Commission finds that the following variations **are consistent** with the standards for variations established in Subsection 11-503F of the Zoning Code:

1) Variation to reduce the required corner side (Stanley Street) yard from 100 feet to 10 feet and rear (East) yard from 25 feet to 6 feet; and
2) Variation to reduce the required corner side (Stanley Street) setback from 100 feet to 10 feet and rear (East) setback from 25 feet to 15 feet.

F. Subdivision Code Variations. With respect to Docket No. 24-06H/I, a request for variations of the Subdivision Code, the Plan Commission hereby finds that the evidence presented satisfies the standards of the Northbrook Subdivision Code for authorizing the following variations:
1) Variation of the Subdivision Code to allow a private road system;
2) Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development;

G. Site Plan Approval. With respect to Docket No. PCD-24-06L, the Plan Commission does hereby find that the proposed improvements on the Subject Property comply with the standards for such approvals as established in Section 11-604 of the Zoning Code.

H. Off-Street Parking. The Plan Commission does hereby find that the request for an off-street parking reduction due to the inclusion of the required number of affordable housing units is consistent with the standards and requirements of Section 9-307.B of the Zoning Code.

I. Other Relief Necessary. With respect to Docket No. PCD-24-06M, the Plan Commission finds no other zoning or subdivision relief necessary for this application.

2. Recommendations: The Northbrook Plan Commission does hereby recommend to the Board of Trustees of the Village of Northbrook **approval** of Docket No. PCD-24-06A/B/C/E/F/G/H/I//L based on the findings established herein, subject to the following conditions:

A. Zoning Map Amendment. The Subject Property shall be rezoned RLC Residential and Limited Commercial District as illustrated in ***Exhibit A***, attached here to and made a part of this resolution, and shall comply with all requirements of the RLC District.

B. Special Permit for Concept Planned Development and Townhomes. A special permit for a Planned Development Concept Plan for a 53-unit townhome subdivision on the Subject Property, consisting of the following plans, shall be approved:

1. Site Plan, prepared by Haeger Engineering, with the latest revised date of October 13, 2025, consisting of one page as ***Exhibit B***.

2. Landscape Plan, prepared by Dickson Design Studio, with latest revised date of October 13, 2025, consisting of four pages as ***Exhibit C***.
3. Elevations, prepared by BSB Design, dated March 25, 2025, consisting of eleven pages as ***Exhibit D***.

C. Tentative Plat Approval. The Preliminary Plat for Northbrook Row, prepared by Haeger Engineering, with the latest revised date of June 20, 2025, consisting of one page as ***Exhibit E***; including the following variations of the Subdivision Code (1) to allow a private road system; and (2) to allow a sidewalk on only one side of the proposed private street within the development; subject to the tentative plat being approved in a form acceptable by the Village Engineer and Village Attorney prior to the Board of Trustees approving this Docket No. PCD-24-06.

D. Off-Street Parking. An off-street parking reduction is allowed in conjunction with the construction of on-site affordable housing units with a proposed reduction of 15 spaces, from 239 spaces to 224 spaces within the townhome development.

E. Site Plan Approval. The Subject Property shall be constructed and operated in general conformance with the site plans, engineering plans, landscape plans, building elevations, and signage plans reviewed by the Plan Commission.

F. Final Plan Approval. Prior to final plan approval of the development by the Board of Trustees, the Applicant shall also:

a) Submit a final plan and final plat for Village staff review and approval pursuant to all Village ordinances and regulations.

b) Submit Final Affordable Housing Compliance Plan.

c) Submit for Village Attorney approval all covenants, conditions and restrictions for the maintenance of all common elements of the planned development.

ADOPTED THIS 21st day of October 2025.

AYES: (8) Braiman, Halperin, Karavitis, Melnick, Morgen, Pipito, Walden, Elisco

NAYS: (0)

ABSENT: (0)

ABSTAIN: (0)

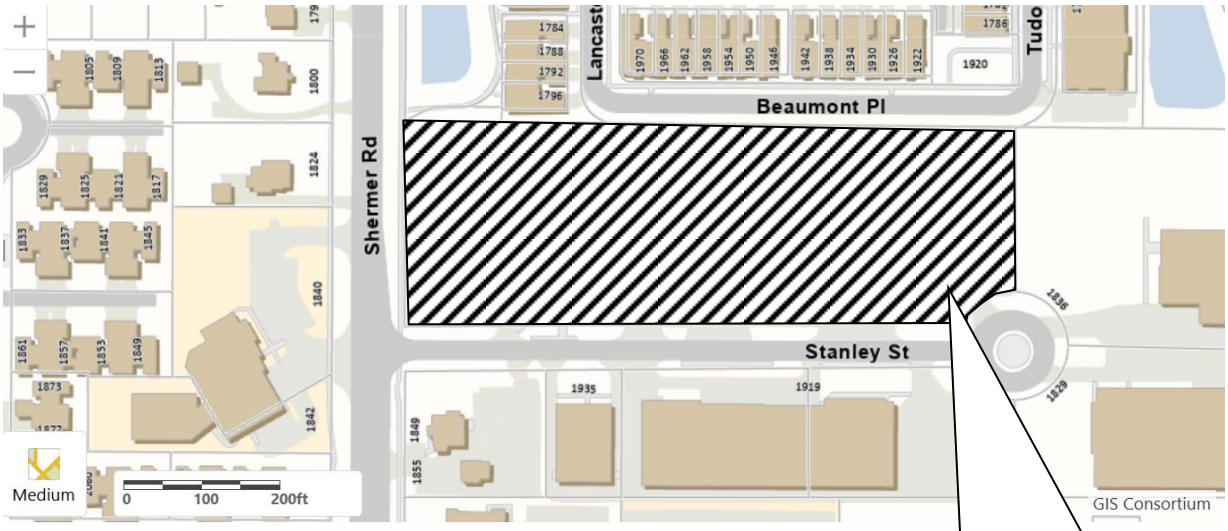
____/s/ Steven Elisco _____
Steven Elisco, Chairman
Northbrook Plan Commission

ATTEST:

__/s/ Amy McEwan_____
Amy McEwan, Director
Development and Planning Services

Exhibit A

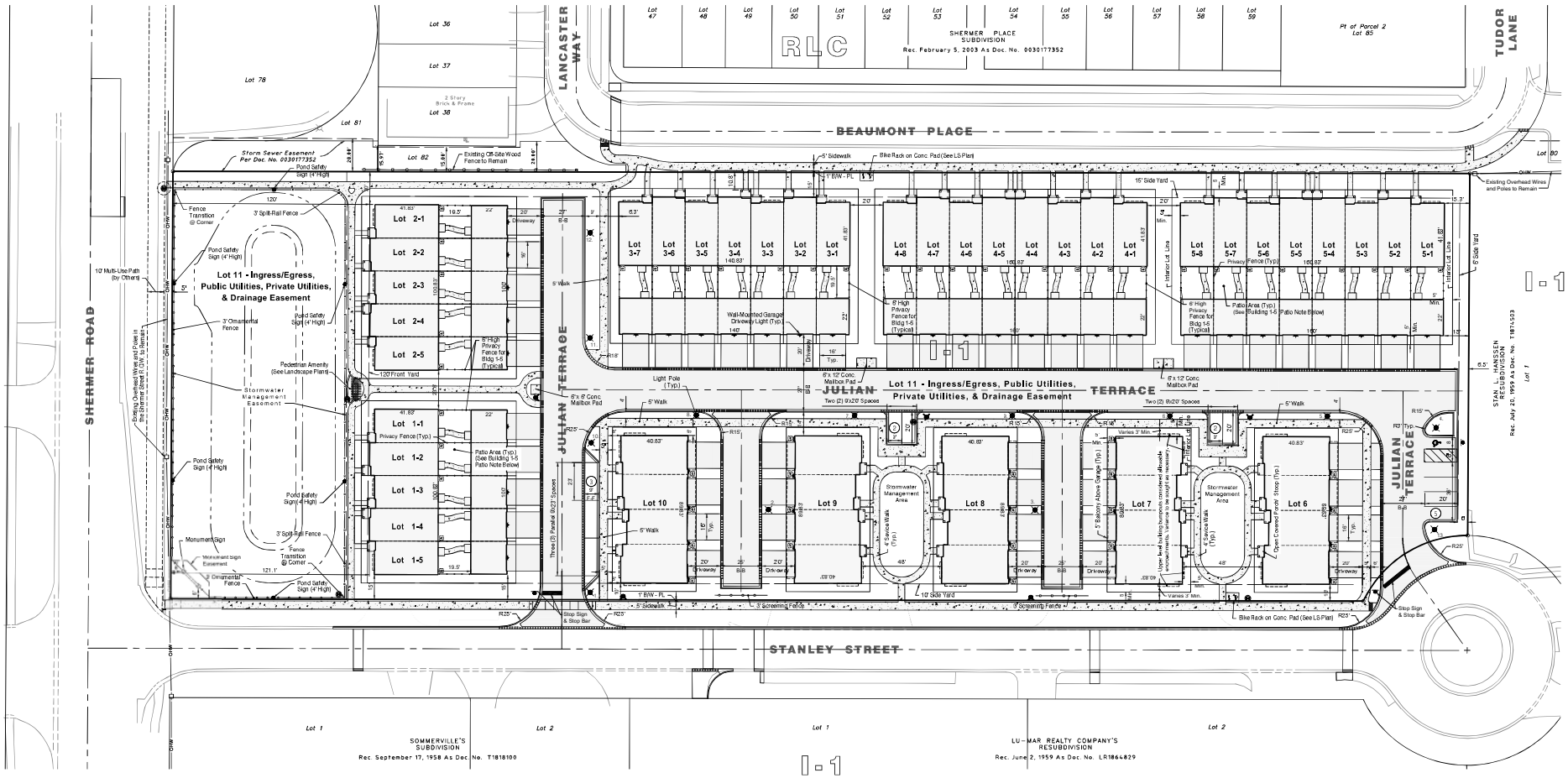
Zoning Map Amendment

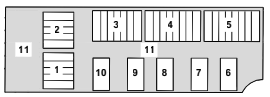


Rezone from I-1 Restricted Industrial District to RLC Residential and Limited Commercial District

Exhibit B

Site Plan





LOT 11 - Easement for Ingress/Egress, Public Utilities, Private Utilities, & Drainage Easement

Lot Key Map
Not to Scale

Building 1 - 5 Patio Note
All the areas between the garages and residential units have been accounted for as 100% impervious to allow for optional/ future patios.

Site Data		
Gross Site Area	4.69 Ac.	
Row Home Units	33	62%
Rear-Load Mews Townhome Units	20	38%
Total Dwelling Units	**53**	**100%**
Density	**11.3 DU/Ac.**	
Parking Summary		
Garage Stalls	106 @ 2.0:1	
Driveway Stalls	106 @ 2.0:1	
Guest Stalls On-Site	12 @ 0.23	
Total	**224 @ 4.23:1**	

Bulk, Space and Yard Requirements[1]	Required/ Permitted	Proposed
Building Height - Stories	4	3
Building Height - Feet[2]	65'	35' - 10"
Minimum Lot Area (s.f.)	100,000	204,081
Lot Area per Dwelling (s.f.)	4,150	3,851
Yard Summary		
Front (Shermer Road)	100	120
Corner Side (Stanley Street)	100	10
Interior Side (North)	6	15
Rear (East)	25	6
Floor Area Ratio	65%	61%
Lot Coverage	70%	48%

Notes:
1. Existing zoning is I-1 (Restricted Industrial). Proposed zoning is Planned Development R-C (Residential and Limited Commercial.) The Required/ Permitted values listed in the table reference that zoning.
2. The taller, Rowhome (Buildings 1-5) height, is listed in the above table. The Mews Townhome (Buildings 6-10) height is 35' - 3".

NORTH
Scale: 1" = 30'

No.	Date	
4	10.13.2025	Per Village Review & Coordination
3	8.28.2025	Per Village Review
2	5.28.2025	Per Village Review
1	9.26.2024	Stanley Street Parking Removed

HAEGER ENGINEERING
consulting engineers | land surveyors
100 South Main Street, Suite 273 • Tel. 847.754.4068 • Fax No. 847.294.6068
Illinois Professional Design Firm License No. 184-001132
www.haegerengineering.com

PRELIMINARY PD SITE PLAN

NORTHBROOK ROW

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

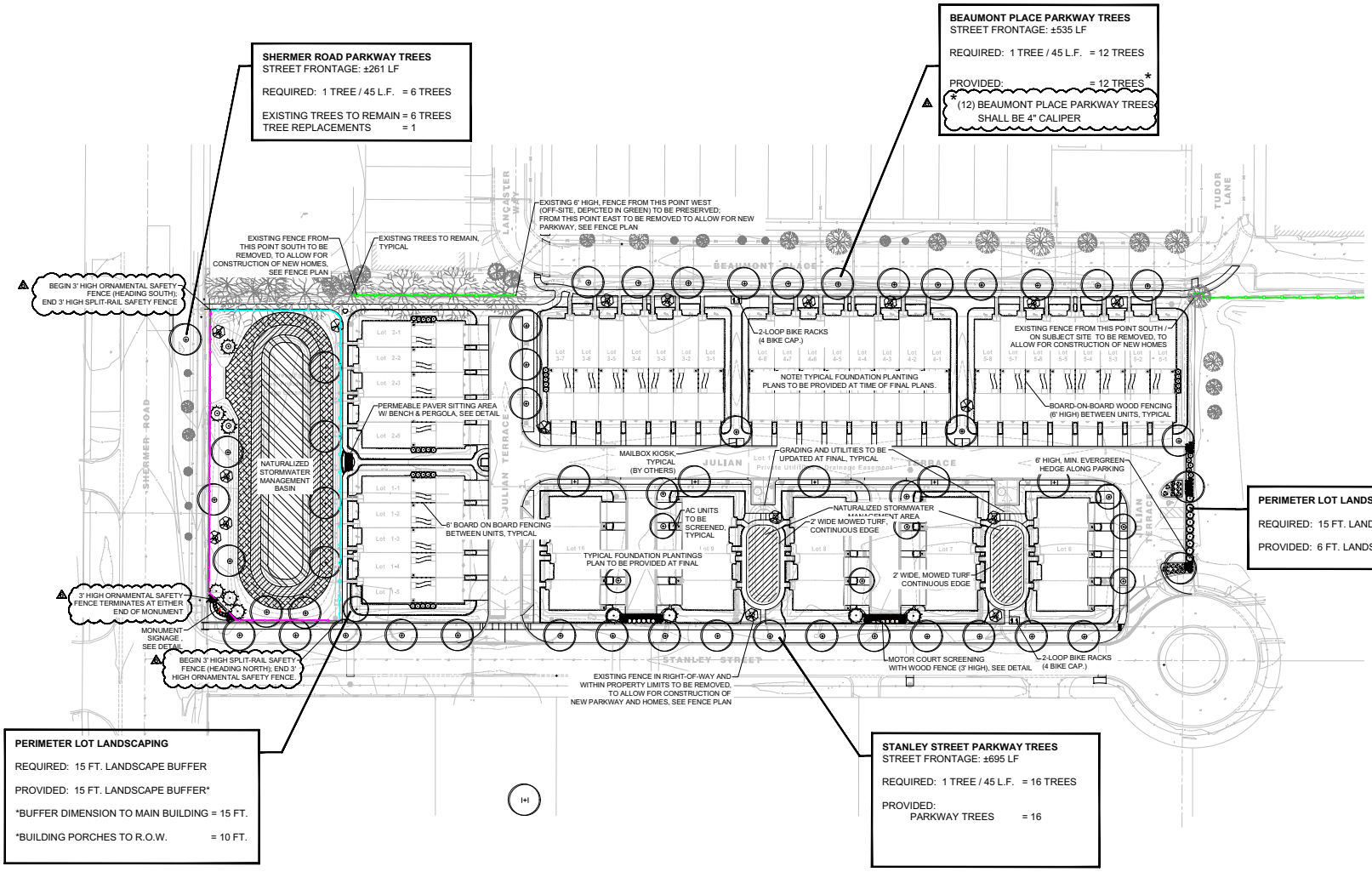
Project Manager:	T A S
Engineer:	P A C
Date:	6-6-2024
Project No.	20122
Sheet	1/1

© Haeger Engineering, LLC

Plot Date: Oct 13, 2025 - 7:09am Plotted By: tsd5
File Name: P:\2020\20122\Drawings\Preliminary\20122-SP (Alternate for PC).dwg

Exhibit C

Landscape Plan



LANDSCAPE PLAN

SCALE: 1" = 40'-0"

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

AUGUST 26, 2022

REVISIONS

1.	10/3/22 FOR VILLAGE SUBMITTAL
2.	8/21/24 PER STAFF COMMENTS
3.	9/16/24 PER STAFF COMMENTS
4.	4/10/25 PER STAFF COMMENTS
5.	6/13/25 PER STAFF COMMENTS
6.	10/13/25 PER STAFF COMMENTS
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

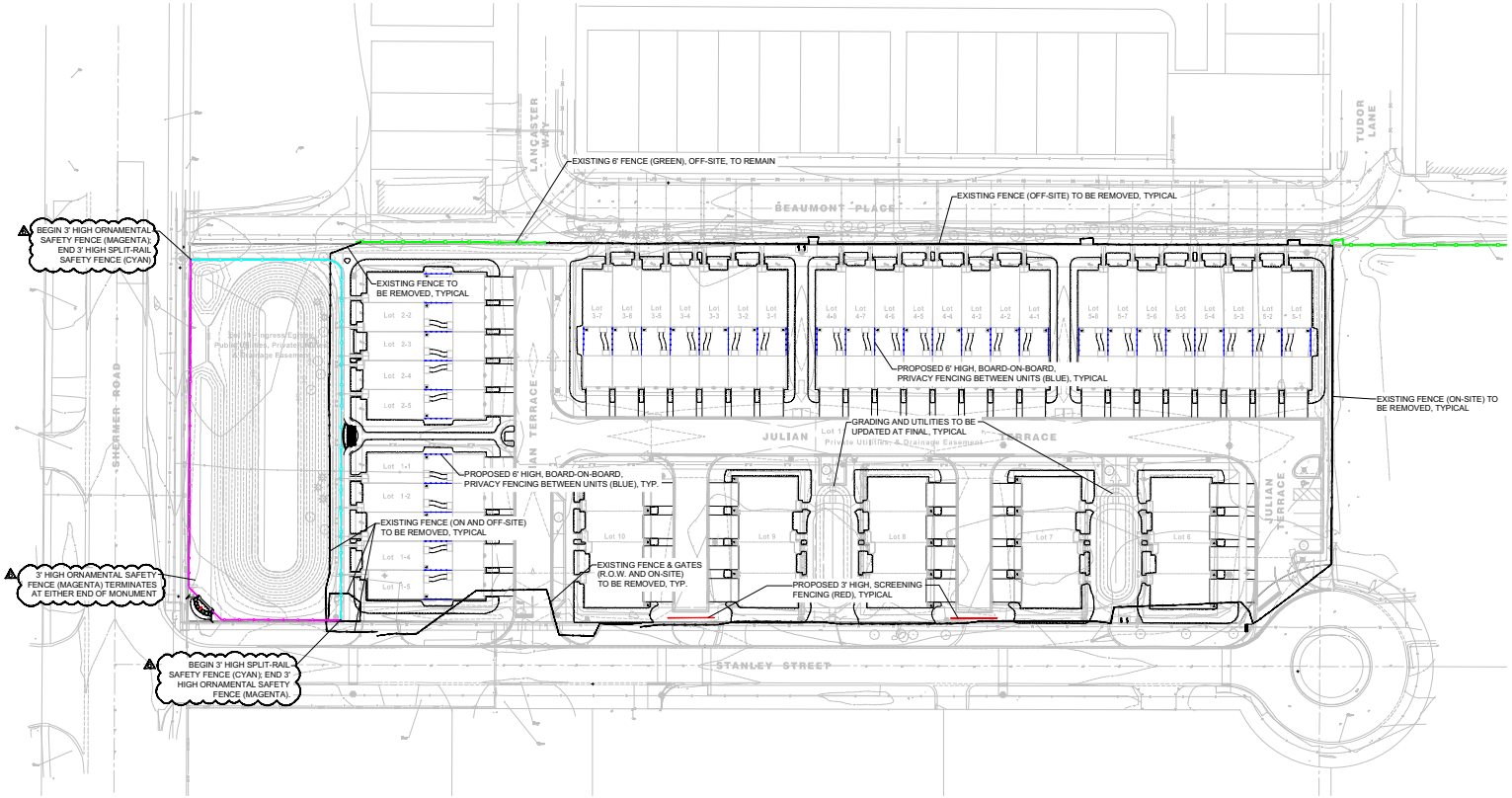
PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

L1.1

LEGEND: FENCE TYPES

- EXISTING FENCE TO BE REMOVED
- EXISTING OFF-SITE FENCE TO REMAIN
- PROPOSED 3 FT. HIGH MOTOR COURT TERMINUS FENCING
- PROPOSED 3 FT. HIGH ORNAMENTAL SAFETY FENCING
- PROPOSED 3 FT. HIGH SPLIT RAIL SAFETY FENCING
- PROPOSED 6 FT. HIGH PRIVACY FENCE



NORTH

FENCE PLAN

SCALE: 1" = 40'-0"

0 20' 40' 80'

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

AUGUST 26, 2022

REVISIONS

1.	10/3/22 FOR VILLAGE SUBMITTAL
2.	8/21/24 PER STAFF COMMENTS
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4.	4/10/25 PER STAFF COMMENTS
5.	6/13/25 PER STAFF COMMENTS
6.	10/13/25 PER STAFF COMMENTS
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

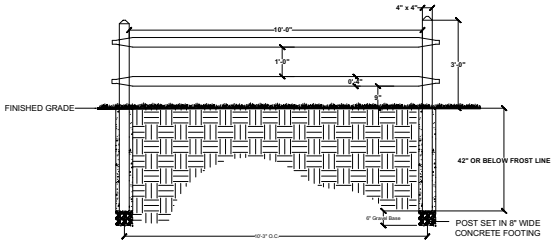
NORTHBROOK ROW

NORTHBROOK, IL

PRELIMINARY LANDSCAPE PLAN - FENCING PLAN

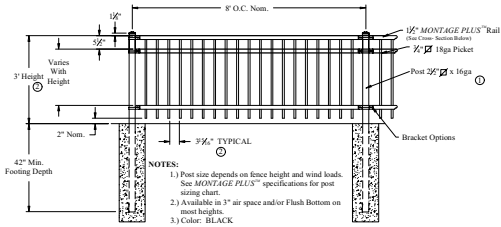
SHEET NUMBER

L2.0



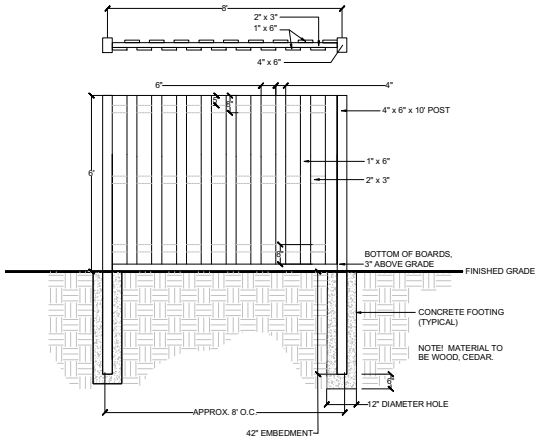
FENCE DETAIL: SPLIT RAIL SAFETY FENCE

SCALE: 1/2" = 1'-0"



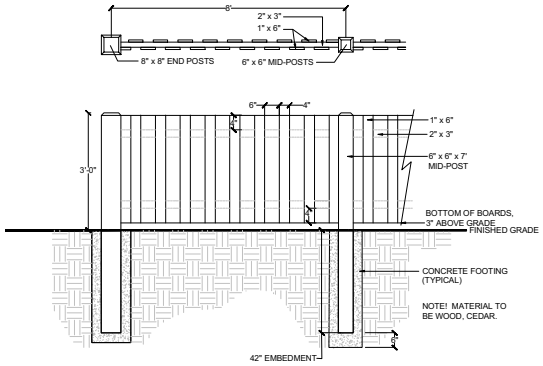
FENCE DETAIL: ORNAMENTAL SAFETY FENCE

SCALE: 1/2" = 1'-0"



FENCE DETAIL, PRIVACY FENCE FOR ROWHOME REAR YARDS

SCALE: 1/2" = 1'-0"



FENCE DETAIL: MOTORCOURT TERMINUS

SCALE: 1/2" = 1'-0"

dickson design
STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

AUGUST 26, 2022

REVISIONS

1.	10/3/22 FOR VILLAGE SUBMITTAL
2.	8/21/24 PER STAFF COMMENTS
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4.	4/10/25 PER STAFF COMMENTS
5.	6/13/25 PER STAFF COMMENTS
6.	10/13/25 PER STAFF COMMENTS
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

PRELIMINARY LANDSCAPE PLAN - DETAILS: FENCING

SHEET NUMBER

L3.0



SPECIFICATION - ORION SQUARE (LOOP) BIKE RACK

SHALL BE:

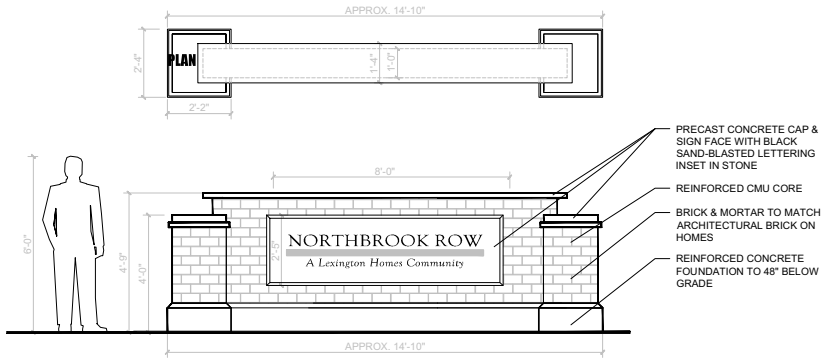
- QUANTITY: 4
- NAME: ORION SQUARE RACK
- MODEL #: ORNS-2-SF-P
- MATERIAL: POWDER COATED STEEL
- COLOR: BLACK
- DIMENSIONS: 26" L X 33" H

- SHALL BE SURFACE MOUNTED PER MANUFACTURER'S SPECIFICATIONS.

- AVAILABLE THRU (OR APPROVED EQUAL:
  GRABER MANUFACTURING, INC.
  THOMAS STEELE, MADRAX
  CONTACT: LARRY SEIPLE
  LSEIPLE@MADRAX.COM

BIKE RACK DETAIL - ORION SQUARE (LOOP)

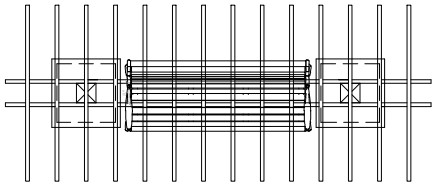
NOT TO SCALE



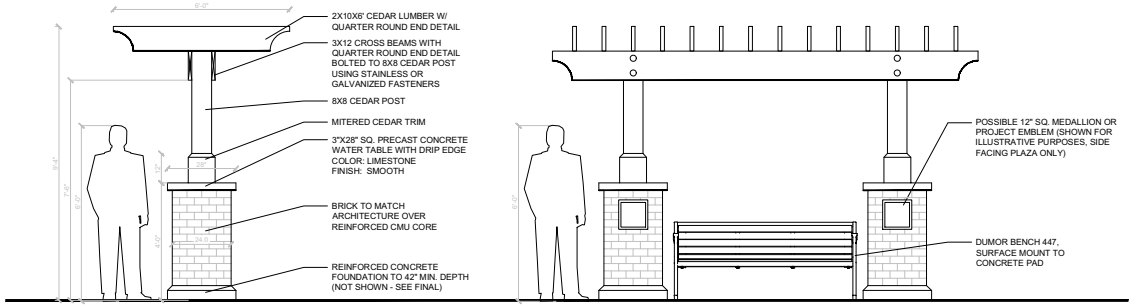
ELEVATION

ENTRY MONUMENT DETAIL

SCALE: 1/2" = 1'-0"



PLAN



ELEVATION - SIDE

ELEVATION

PERGOLA DETAIL

SCALE: 1/2" = 1'-0"

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

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5.	6/13/25 PER STAFF COMMENTS
6.	10/13/25 PER STAFF COMMENTS
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW

NORTHBROOK, IL

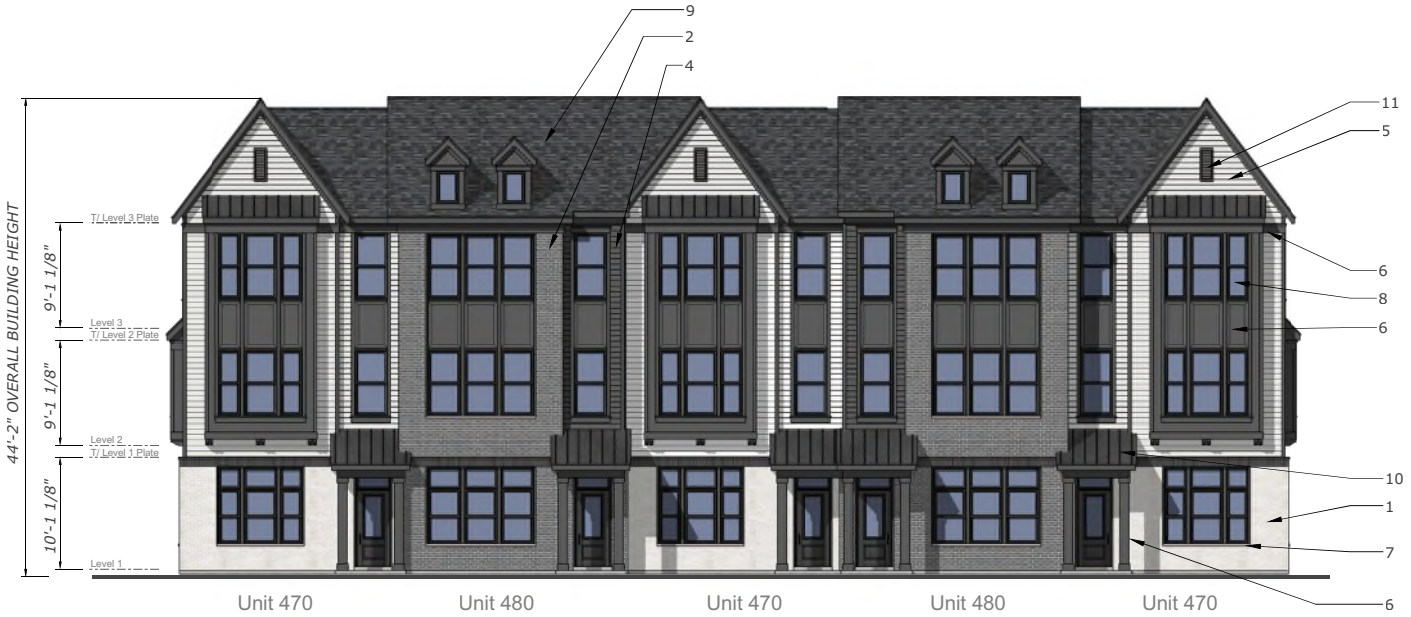
PRELIMINARY LANDSCAPE PLAN - DETAILS: AMENITIES

SHEET NUMBER

L3.1

Exhibit D

Elevations



Front Elevation

scale: 3/16" = 1'-0"

Exterior Finish Schedule			
1	Brick Veneer	ACME	White Bluff
2	Brick Veneer	General Shale	Slate Gray
3	Brick Soldier Course	Glen-Gery	Iron Vineyard
4	Engineered Lap Siding	LP SmartSide	Midnight Shadow
5	Engineered Lap Siding	LP SmartSide	Snowscape White
6	Engineered Trim & Panel	LP SmartSide	SW 7625 "Mount Edna"
7	Cast Stone Sill	Limestone	Gray
8	Vinyl Windows	Midway	Black-By-White
9	Asphalt Shingles	Certainteed	Landmark "Moire Black"
10	Standing Seam Metal Roof	Pac-Clad	Matte Black
11	Decorative Louver	Fypon	Black
12	Steel Garage Door	Clopay	SW 7625 "Mount Edna"

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2023 BSB Design, Inc.



Rear Elevation

scale: 3/16" = 1'-0"



Side Elevation

scale: 3/16" = 1'-0"

Side Elevation

scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

5-Unit Building Assembly

Northbrook Row
Northbrook, IL

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March 25, 2025 | SF210505.00

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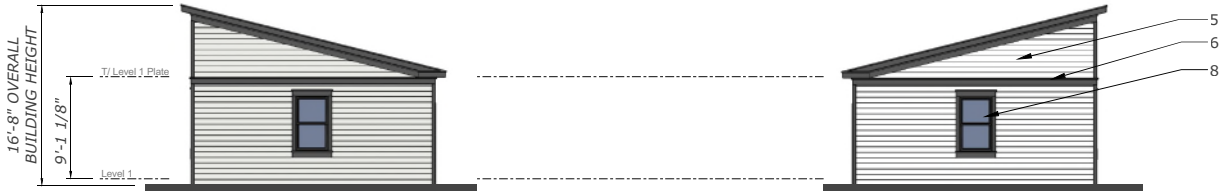
Rear Elevation
scale: 3/16" = 1'-0"



Side Elevation
scale: 3/16" = 1'-0"

Side Elevation
scale: 3/16" = 1'-0"



Front Elevation
scale: 3/16" = 1'-0"

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Front Elevation

scale: 3/16" = 1'-0"

Exterior Finish Schedule			
1	Brick Veneer	ACME	White Bluff
2	Brick Veneer	General Shale	Slate Gray
3	Brick Soldier Course	Glen-Gery	Iron Vineyard
4	Engineered Lap Siding	LP SmartSide	Midnight Shadow
5	Engineered Lap Siding	LP SmartSide	Snowscape White
6	Engineered Trim & Panel	LP SmartSide	SW 7625 "Mount Edna"
7	Cast Stone Sill	Limestone	Gray
8	Vinyl Windows	Midway	Black-By-White
9	Asphalt Shingles	Certainteed	Landmark "Moire Black"
10	Standing Seam Metal Roof	Pac-Clad	Matte Black
11	Decorative Louver	Fypon	Black
12	Steel Garage Door	Clopay	SW 7625 "Mount Edna"

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Rear Elevation

scale: 3/16" = 1'-0"



Side Elevation

scale: 3/16" = 1'-0"

Side Elevation

scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

7-Unit Building Assembly

Northbrook Row
Northbrook, IL

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March 25, 2025 | SF210505.00

BSB DESIGN
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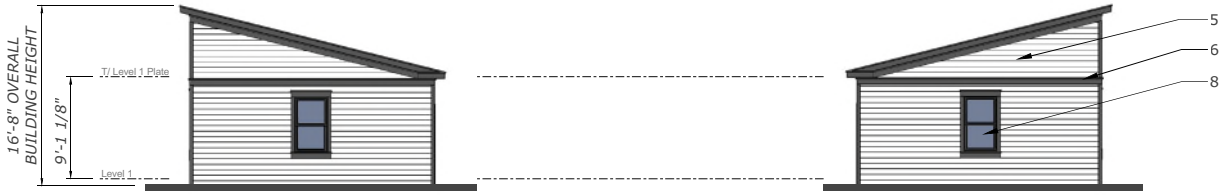
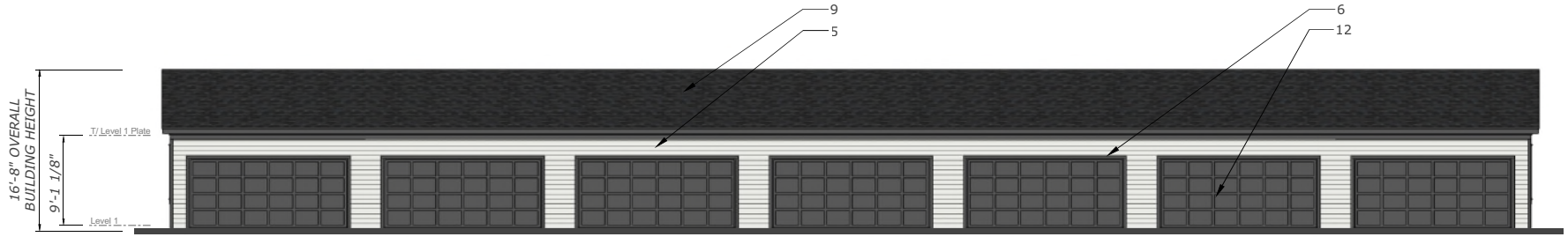
Rear Elevation
scale: 3/16" = 1'-0"



Side Elevation
scale: 3/16" = 1'-0"

Side Elevation
scale: 3/16" = 1'-0"



Front Elevation
scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

7-Unit Garage Assembly

Northbrook Row
Northbrook, IL

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March 25, 2025 | SF210505.00

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BSBDesign.com



Front Elevation

scale: 3/16" = 1'-0"

Exterior Finish Schedule			
1	Brick Veneer	ACME	White Bluff
2	Brick Veneer	General Shale	Slate Gray
3	Brick Soldier Course	Glen-Gery	Iron Vineyard
4	Engineered Lap Siding	LP SmartSide	Midnight Shadow
5	Engineered Lap Siding	LP SmartSide	Snowscape White
6	Engineered Trim & Panel	LP SmartSide	SW 7625 "Mount Edna"
7	Cast Stone Sill	Limestone	Gray
8	Vinyl Windows	Midway	Black-By-White
9	Asphalt Shingles	Certainteed	Landmark "Moire Black"
10	Standing Seam Metal Roof	Pac-Clad	Matte Black
11	Decorative Louver	Fypon	Black
12	Steel Garage Door	Clopay	SW 7625 "Mount Edna"

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Rear Elevation

scale: 3/16" = 1'-0"



Unit 470

Side Elevation

scale: 3/16" = 1'-0"

Unit 470

Side Elevation

scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

8-Unit Building Assembly

Northbrook Row
Northbrook, IL

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March 25, 2025 | SF210505.00

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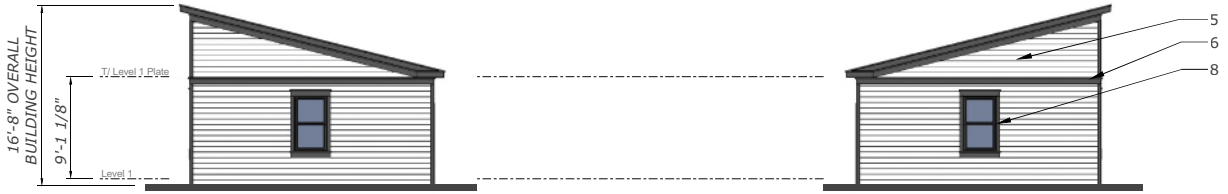
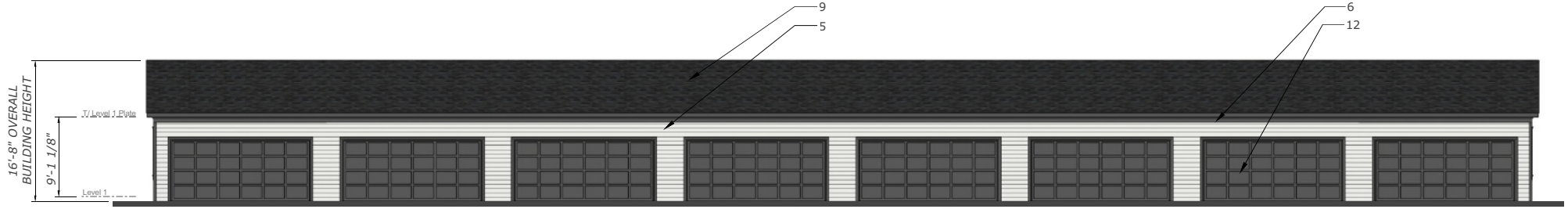
Rear Elevation
scale: 3/16" = 1'-0"



Side Elevation
scale: 3/16" = 1'-0"

Side Elevation
scale: 3/16" = 1'-0"



Front Elevation
scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

8-Unit Garage Assembly

Northbrook Row
Northbrook, IL

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March 25, 2025 | SF210505.00

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Front Elevation

scale: 3/16" = 1'-0"

Exterior Finish Schedule			
1	Brick Veneer	ACME	White Bluff
2	Brick Veneer	General Shale	Slate Gray
3	Brick Soldier Course	Glen-Gery	Iron Vineyard
4	Engineered Lap Siding	LP SmartSide	Midnight Shadow
5	Engineered Lap Siding	LP SmartSide	Snowscape White
6	Engineered Trim & Panel	LP SmartSide	SW 7625 "Mount Edna"
7	Cast Stone Sill	Limestone	Gray
8	Vinyl Windows	Midway	Black-By-White
9	Asphalt Shingles	Certainteed	Landmark "Moire Black"
10	Standing Seam Metal Roof	Pac-Clad	Matte Black
11	Decorative Louver	Fypon	Black
12	Steel Garage Door	Clopay	SW 7625 "Mount Edna"

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Rear Elevation

scale: 3/16" = 1'-0"



Side Elevation

scale: 3/16" = 1'-0"

Side Elevation

scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

4-Unit Building Assembly

Northbrook Row
Northbrook, IL

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March 25, 2025 | SF210505.00

Exhibit E

Tentative Plat of Subdivision

P.I.N. 04-15-102-002
04-15-102-003

MAIL PLAT TO:

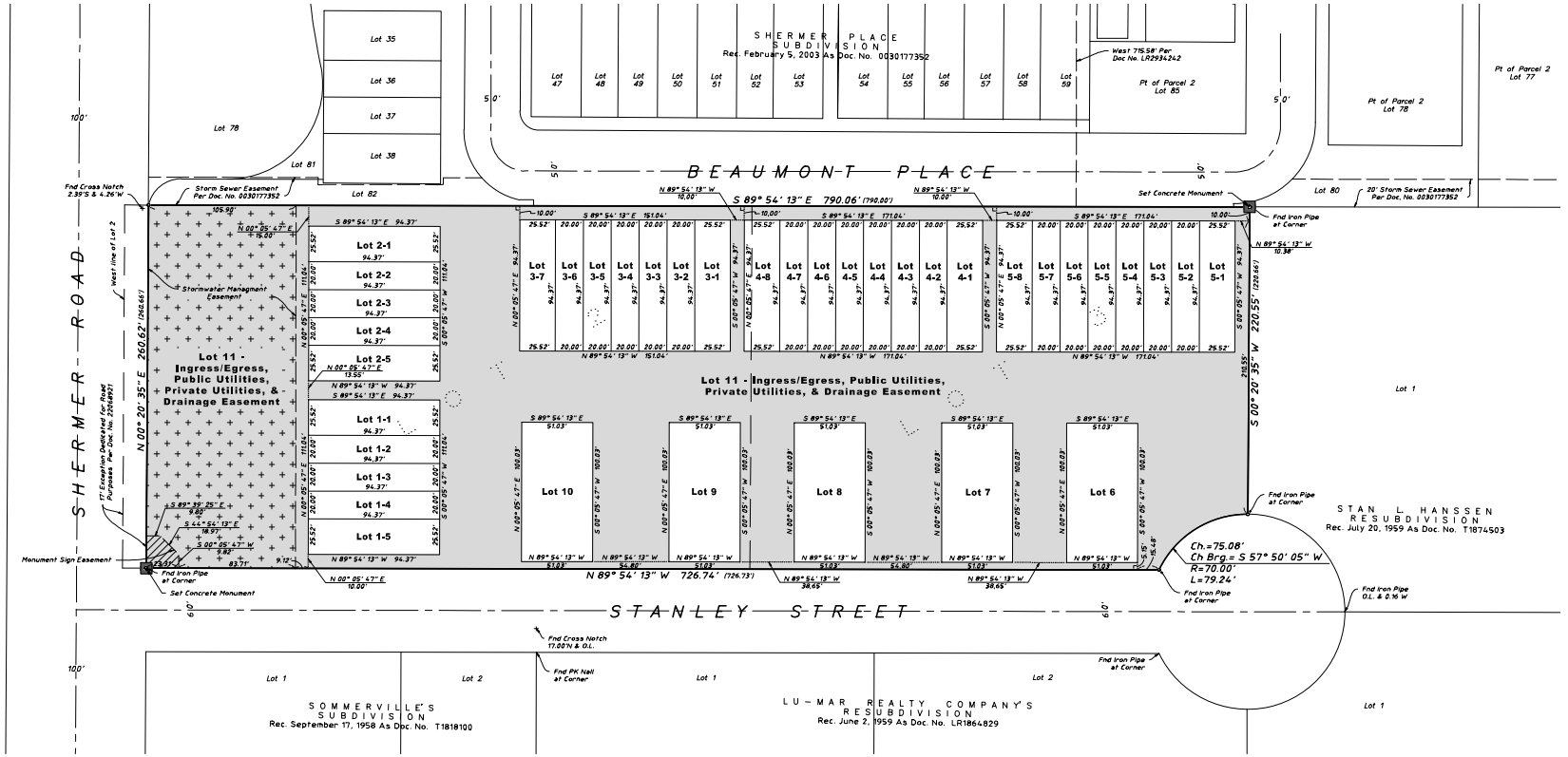
HAEGER ENGINEERING LLC
CONCULTING ENGINEERS AND LAND SURVEYORS
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173

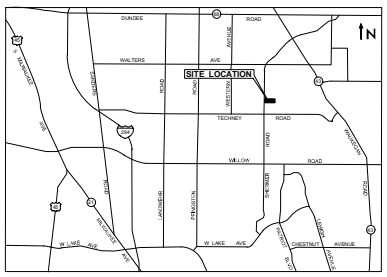
PRELIMINARY PLAT
OF
NORTHBROOK ROW

SHEET 1 OF 1

SCALE: 1" = 40'

Lot Area Summary	Area (ac.)	Area (sf)
Townhome Lots		
Lot 1-1	0.05528	2,408
Lot 1-2	0.04333	1,887
Lot 1-3	0.04333	1,887
Lot 1-4	0.04333	1,887
Lot 1-5	0.05528	2,408
Lot 2-1	0.05528	2,408
Lot 2-2	0.04333	1,887
Lot 2-3	0.04333	1,887
Lot 2-4	0.04333	1,887
Lot 2-5	0.05528	2,408
Lot 3-1	0.05528	2,408
Lot 3-2	0.04333	1,887
Lot 3-3	0.04333	1,887
Lot 3-4	0.04333	1,887
Lot 3-5	0.04333	1,887
Lot 3-6	0.04333	1,887
Lot 3-7	0.05528	2,408
Lot 4-1	0.05528	2,408
Lot 4-2	0.04333	1,887
Lot 4-3	0.04333	1,887
Lot 4-4	0.04333	1,887
Lot 4-5	0.04333	1,887
Lot 4-6	0.04333	1,887
Lot 4-7	0.04333	1,887
Lot 4-8	0.05528	2,408
Lot 5-1	0.05528	2,408
Lot 5-2	0.04333	1,887
Lot 5-3	0.04333	1,887
Lot 5-4	0.04333	1,887
Lot 5-5	0.04333	1,887
Lot 5-6	0.04333	1,887
Lot 5-7	0.04333	1,887
Lot 5-8	0.05528	2,408
Lot 6	0.11720	5,105
Lot 7	0.11720	5,105
Lot 8	0.11720	5,105
Lot 9	0.11720	5,105
Lot 10	0.11720	5,105
Subtotal: Lots 1-1 - 10	2.13529	93,013
Common Area		
Lot 11	2.54977	111,068
Total	4.68505	204,081





LOCATION MAP
Not To Scale

Legal Description

PARCEL 1:
LOT 2 (EXCEPT THE WEST 17 FEET DEDICATED FOR PUBLIC RIGHT OF WAY RECORDED AS DOCUMENT 22068921 ON SEPTEMBER 29, 1972) AND LOT 3 IN STANLEY SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 15, 1956 AS DOCUMENT LR1650762, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
NON-EXCLUSIVE, PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS GRANTED IN GRANT OF STORMWATER DRAINAGE
EASEMENT AND AGREEMENT RECORDED SEPTEMBER 26, 2003 AS DOCUMENT 0326945070 FOR THE RIGHT TO CONNECT TO AND USE THE STORMWATER MANAGEMENT FACILITIES FOR THE FLOW OF RUN-OFF WATER OVER AND UPON A PORTION OF LOTS 77, 78, 79, 80, 81, 82, 85, 88, 93 AND 94 IN SHERMER PLACE SUBDIVISION DESCRIBED ON EXHIBIT 'A' ATTACHED THERETO.

Private Street Covenant:
All streets located with Lot 11 shall be Private Streets owned and maintained by the Northbrook Row Townhome Owners Association, LLC. The Village of Northbrook shall at no time be under any obligation to provide maintenance for or accept dedication of any Private Streets.

Village of Northbrook - Form Restrictive Covenants and Easement for Storm Water Detention Area

1. THE AREA OF THE PROPERTY DESIGNATED ON THIS PLAT AS "STORM WATER DETENTION AREA" SHALL BE CONTINUOUSLY MAINTAINED IN A FIRST RATE MANNER BY OWNER OF [INSERT DESIGNATION OF ENCUMBERED PROPERTY] (THE "PLANNED DEVELOPMENT") AND AN EASEMENT ON, UNDER AND ABOVE THE STORM WATER DETENTION AREA IS HEREBY GRANTED TO, AND FOR THE USE AND BENEFIT OF, THE PLANNED DEVELOPMENT FOR THE SOLE PURPOSE OF STORM WATER DETENTION AND DRAINAGE.
2. NO CHANGE SHALL BE MADE IN THE FINISHED GRADE OF THE LAND WITHIN THE STORM WATER DETENTION AREA, NOR SHALL ANY CONSTRUCTION OF ANY KIND WHATSOEVER BE ERECTED OR PERMITTED TO EXIST WITHIN THE STORM WATER DETENTION AREA THAT MIGHT MATERIALLY IMPEDE STORM WATER DRAINAGE THEREIN OR MATERIALLY REDUCE THE STORM WATER DETENTION CAPACITY THEREOF. TREES, SHRUBS, FENCES AND NORMAL LANDSCAPE PLANTING SHALL BE PERMITTED WITHIN THE STORM WATER DETENTION AREA ONLY WITH THE PRIOR WRITTEN APPROVAL OF THE VILLAGE MANAGER OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS (THE "VILLAGE"). THE OWNER OF THE PLANNED DEVELOPMENT SHALL MAINTAIN A GRASS COVER ON THE SURFACE OF THE STORM WATER DETENTION AREA AND SHALL KEEP SUCH GRASS IN A NEAT AND TRIMMED CONDITION.
3. IN THE EVENT THE VILLAGE DETERMINES, IN ITS SOLE AND ABSOLUTE DISCRETION, THAT PRIOR MAINTENANCE OF THE STORM WATER DETENTION AREA IS NOT PERFORMED AT ANY TIME, THE VILLAGE, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE OWNERS OF THE PLANNED DEVELOPMENT, MAY, BUT SHALL NOT BE OBLIGATED TO, ENTER UPON ANY OR ALL OF THE PLANNED DEVELOPMENT FOR THE PURPOSE OF PERFORMING MAINTENANCE WORK ON AND TO THE STORM WATER DETENTION AREA.
4. IN THE EVENT THAT THE VILLAGE SHALL CAUSE TO BE PERFORMED ANY WORK PURSUANT TO THESE PARAGRAPHS, THE VILLAGE SHALL HAVE THE RIGHT TO CHARGE THE OWNER OF THE PLANNED DEVELOPMENT AN AMOUNT SUFFICIENT TO DEFRAY THE ENTIRE COST OF SUCH WORK OR ACTION, INCLUDING ADMINISTRATIVE COSTS, EITHER BEFORE OR AFTER SUCH COST IS INCURRED. IF THE AMOUNT SO CHARGED IS NOT PAID BY THE OWNER OF THE PLANNED DEVELOPMENT WITHIN THIRTY (30) DAYS FOLLOWING A DEMAND IN WRITING BY THE VILLAGE FOR SUCH PAYMENT, SUCH CHARGE, TOGETHER WITH INTEREST AND COSTS OF COLLECTION, SHALL BECOME A LIEN UPON THE PLANNED DEVELOPMENT AND THE VILLAGE SHALL HAVE THE RIGHT TO COLLECT SUCH CHARGE, WITH INTEREST AND COSTS, AND TO ENFORCE SUCH LIEN AS IN FORECLOSURE PROCEEDINGS AS PERMITTED BY LAW. 4887-6814-6096, v. 1
5. NOTHING IN THESE PARAGRAPHS SHALL BE CONSTRUED TO CONSTITUTE A DEDICATION OF ANY PORTION OF THE STORM WATER DETENTION AREA OR OF THE PLANNED DEVELOPMENT TO, OR AN ACCEPTANCE THEREOF BY, THE VILLAGE.
6. THE VILLAGE SHALL BE UNDER NO OBLIGATION TO EXERCISE THE RIGHTS GRANTED IN THESE PARAGRAPHS EXCEPT AS IT SHALL DETERMINE TO BE IN ITS BEST INTEREST. NO FAILURE TO EXERCISE AT ANY TIME ANY RIGHT HEREIN GRANTED TO THE VILLAGE SHALL BE CONSTRUED AS A WAIVER OF THAT OR ANY OTHER RIGHTS.
7. THESE COVENANTS SHALL RUN WITH THE LAND IN THE PLANNED DEVELOPMENT, AND SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE OWNER OF THE PLANNED DEVELOPMENT, THEIR RESPECTIVE SUCCESSORS, ASSIGNS AND GRANTEES AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM. ENFORCEMENT OF THESE COVENANTS MAY BE SOUGHT BY THE OWNER OF THE PLANNED DEVELOPMENT, ANY PERSON WITH AN INTEREST IN ANY OF SAID LOTS OF RECORD, OR THE VILLAGE OF NORTHBROOK BY ANY PROCEEDING AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION, TO COMPEL AFFIRMATIVE ACTION, OR TO RECOVER DAMAGES, AND AGAINST THE LAND TO ENFORCE ANY LIEN CREATED BY THESE COVENANTS.

Notes:
1. The basis of bearing shown heron is based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
2. Underground utilities are not shown hereon.
3. Based on information provided on the Flood Insurance Rate Map Community - Panel No. 17031C0227J dated August 19, 2008, produced by the Federal Emergency Management Agency (FEMA) for Cook County, Illinois, the property shown and described hereon is located within Zone X, which is defined by FEMA as "Areas determined to be outside the 0.2% annual chance floodplain."
4. In the preparation of this survey reference was made to Chicago Title Insurance Company Commitment for Title Insurance Order No. CCH11801099LD with an Effective Date of February 18, 2021.
5. Lot 11 is a "Common Area / Blanket Easement for Ingress / Egress, Public Utilities, Private Utilities and Drainage" benefiting Lots 1 to 10.

Originally Prepared: 3/31/2025 Project No. 20-122

No.	Date	Revision
1	6-20-2025	Per Village Review

HAEGER ENGINEERING
consulting engineers • land surveyors
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Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

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Plot Date: Jun 16, 2025 - 2:25pm Plotted By: jenny-h Layout: Prelim Plat
File Name: P:\2020\20122\Drawings\Preliminary\20122-PRELIM PLAT.dwg

Plan Commission Minutes - APPROVED

Sandra "Sandy" Frum Board Room
1225 Cedar Lane Northbrook, IL 60062
Tuesday, October 7, 2025

PLAN COMMISSION

1) Roll Call

Attendee Name	Title	Status
Steven Elisco	Chairman	Present
Jeff Braiman	Commissioner	Present
Keri Halperin	Commissioner	Present
Nikos Karavitis	Commissioner	Present
Jeremy Melnick	Commissioner	Absent
Allen Morgen	Commissioner	Present
Andrea Pipito	Commissioner	Absent
Ken Walden	Commissioner	Present
Amy McEwan	Director	Present
Swati Pandey	Senior Planner	Present
Caitlyn Culbertson	Village Attorney	Present

2) Minutes Approval

3) Community Planning Report

Senior Planner Swati Pandey reviewed the proper use of microphones. Furthermore, the applications the Plan Commission is considering tonight were submitted under the previous Zoning Code (1988).

4) Public Comment Time

5) Public Hearing

5.A) DOCKET NO. PCD-25-14: 755 HUEHL ROAD - CHILD DAY CARE FACILITY (Public Hearing) - An application filed by Little Einsteins Academy & Daycare Inc. as lessee of the property commonly known as 755 Huehl Road (the "Subject Property"), which is owned by Center on Deafness, for the purposes of: (A) Repeal the existing special permit from 2012 and 2017 for the previous user; (B) Special Permit for Child Day Care Services (SIC No. 8351.00) in the IB Institutional Building District; and (C) Approval of any such variations, waivers, and zoning relief as may be necessary.

Commissioner Halperin made a motion to waive staff presentation; seconded by Commissioner Morgen. On roll call vote, all were in favor. (6 Yes Votes, 0 No Votes)

Commissioner Halperin made a motion to approve a resolution for Docket No. PCD-25-14, 755 Huehl Road - child day care facility, as prepared and submitted by staff; seconded by Commissioner Morgen. On roll call vote, all were in favor. (6 Yes Votes, 0 No Votes)

5.B) DOCKET NO. PCD-25-15: 40 SKOKIE BOULEVARD - HUNTINGTON NATIONAL BANK (Public Hearing) - An application filed by Huntington National Bank as lessee of 40 Skokie Boulevard, which is owned by 40 Skokie Property, LLC for the purpose of authorizing the following zoning relief: (A) Special Permit for Accessory Drive-Through Facility (SIC No. 9980.00) in O-3 General Office District; (B) Site Plan Approval; and (C) Approval of such other zoning relief as may be necessary.

Commissioner Karavitis made a motion to waive staff presentation; seconded by Commissioner Walden. On roll call vote, all were in favor. (6 Yes Votes, 0 No Votes)

Commissioner Morgen made a motion to approve a resolution for Docket No. PCD-25-15, 40 Skokie Boulevard – Huntington National Bank, as prepared and submitted by staff; seconded by Commissioner Halperin. On roll call vote, all were in favor. (6 Yes Votes, 0 No Votes)

5.C) DOCKET NO. PCD-24-06: 1825 SHERMER ROAD - NORTHBROOK ROW (Public Hearing) - An application by 1825 Shermer Road, LLC, an affiliate of Lexington Homes as owner of the property commonly known as 1825 Shermer Road, is requesting the following zoning relief: (A) Rezoning from the I-1 Restricted Industrial District to the RLC Residential and Limited Commercial District; (B) Special permit for Concept Plan for a Planned Development with 53 townhomes; (C) Special Permit for Townhomes (SIC 9862.00) in RLC District; (D) Approval of Tentative Plat of Subdivision; (E) Variation to reduce the required corner side (Stanley Street) yard from 100 feet to 10 feet and rear (East) yard from 25 feet to 6 feet; (F) Variation to reduce the required corner side (Stanley Street) setback from 100 feet to 10 feet and rear (East) setback from 25 feet to 15 feet; (G) Parking Variation to reduce the requirement from 239 spaces to 217 spaces (9.21%); (H) Variation of the Subdivision Code to allow a private road system; (I) Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development; (J)

Variation of the Subdivision Code to Waive the Requirement to Bury Overhead Utility Lines along the Shermer Road frontage of the Subject Property; (K) Exception from the Affordable Housing requirements to restrict all affordable units to a single income tier and location of affordable units on the Subject Property; (L) Site Plan Approval; and (M) Approval of any such variations, waivers, and zoning relief as may be necessary.

Senior Planner Swati Pandey discussed an application submitted by 1825 Shermer Road, LLC, for the property located at 1825 Shermer Road. The applicant is requesting to construct a new multi-family residential development consisting of fifty-three townhomes. She provided a brief overview of the following: property's history, zoning, and site plan. She noted the requested relief/primary issues the Plan Commission should consider.

Nate Wynsma, Vice President, Lexington Homes, 1731 N Marcy Street, Chicago, IL, introduced his team to the Commission. Furthermore, he provided a brief overview of the following: business operations, surveys, roadway configuration, density, parking, and development plans.

Sharon Dickson, Landscape Architect, Dickson Design Studio, 9 Crystal Lake Road, Suite 110, Lincoln Hills, IL, discussed the proposed landscape architecture.

Mr. Wynsma clarified the base sale price range of the units and location of affordable units.

David Miller, Johnson Research Group, 105 W Madison, Suite 406, Chicago, IL, discussed the tax impact study.

Mr. Wynsma clarified the following: parking, construction phases, improvements, number of units, affordable housing units, studies, and site plan.

Todd Shaffer, Principal, Haeger Engineering, 100 E State Parkway, Schaumburg, IL 60173, clarified the Village standards for roadways.

Commissioner Braiman expressed concern regarding increased density and lack of sidewalks.

Mr. Shaffer clarified lighting details and confirmed no right-of-way was proposed.

Chairman Elisco expressed concern regarding the lack of guest parking.

Mr. Wynsma stated they are willing to modify the proposed design to include sidewalk on south side of Julian Terrace. Furthermore, he clarified the townhouse design and parking.

Chairman Elisco opened public comment.

Cheryl Wickrema, 1914 Farnsworth Lane, Northbrook, IL, spoke in opposition of the proposed development project. She expressed concern regarding the following: school impacts, lack of development feasibility studies, traffic impacts, increased density, and lack of buffering.

Ansheesh Lal, 1966 Beaumont Place, Northbrook, IL, spoke in opposition of the proposed development project. He expressed concern regarding the lack of parking.

Michael D'Souza, 1740 Lancaster Way, Northbrook, IL, spoke in opposition of the proposed development project. He expressed concern regarding the following: lack of parking, exposed power lines, and traffic impacts.

Patty Dryer, 1922 Beaumont Place, Northbrook, IL, spoke in opposition of the proposed development project. She expressed concern regarding the following: loss of greenspace, traffic impacts, loss of historic trees, pedestrian safety, ADA (Americans with Disabilities Act) impacts, and lack of parking.

Stacy Hendricks, 1792 Lancaster Way, Northbrook, IL, spoke in opposition of the proposed development project. She expressed concern regarding the following: building height, stormwater flooding, lack of parking, and pedestrian safety.

Stephanie Geitner, 1934 Beaumont Place, Northbrook, IL, spoke in opposition of the proposed development project. She expressed concern regarding the following: loss of greenspace, lack of parking, loss of historic trees, pedestrian safety, and loss of privacy.

Carol Karton, 1788 Lancaster Way, Northbrook, IL, spoke in opposition of the proposed development project. She expressed concern regarding the following: traffic impacts, lack of parking, and increased density.

Sally Stone, 2010 Plymouth Lane, Northbrook, IL, spoke in opposition of the proposed development project. She expressed concern regarding the following: increased density, traffic impacts, and lack of green space.

Todd Daniels, Shermer Place Master Association President, 1914 Farnsworth Lane, Northbrook, IL, spoke in opposition of the proposed development project. He expressed concern regarding the following: increased density, traffic impacts, and lack of parking, and stormwater plan.

Mr. Wynsma assured the Commission that the proposed design integrates perfectly with the surrounding residential uses. Furthermore, he provided a brief overview the following: handicap parking, property's history, fencing, bike rack compliance, removal of historic trees, and neighborhood parking observations.

Mr. Shaffer and Ms. Dickson confirmed the historic trees will need to be removed for elevation/grading purposes.

Commissioner Morgen expressed concern regarding lack of parking.

Mr. Shaffer assured the Commission that they are incompliance with the Village standards for parking.

Chairman Elisco asked if the petitioner studied other options such as switching the placement of The Mews units with the norther Row units.

Mr. Wynsma clarified the proposed design with the Commission.

Commissioner Halperin made a motion to close the public hearing; seconded by Commissioner Morgen. On roll call vote, all were in favor. (6 Yes Votes, 0 No Votes)

Commissioner Halperin expressed concern regarding the following: school impacts, traffic impacts, and lack of parking. Furthermore, she recognized the applicant for incorporating affordable housing.

Commissioner Karavitis spoke in favor of the proposed development project. He expressed concern regarding the following: lack of parking, school impacts, exposed utility lines, and bike racks.

Commissioner Morgen spoke in favor of the proposed development project. He expressed concern regarding the following: lack of guest parking and increased density.

Commissioner Walden recognized that there could be an impact on area schools. Furthermore, he requested a commitment from the developer regarding the number of bedrooms for affordable housing units. Lastly, he recognized the applicant for incorporating affordable housing.

Commissioner Braiman spoke in favor of the proposed development project. He expressed concern regarding the following: lack of sidewalks, school impact, increased density, private streets, and lack of parking. Furthermore, he requested the applicant modify the site plan to decrease density.

Chairman Elisco concurs with his fellow Commissioners. He recommended the following: address guest parking issues, underground utility lines along Shermer Road, establishing public sidewalks (southside of Julian Terrace), 3-4” caliber parkway trees along Beaumont Place, and clarifying the stormwater detention labels on plans. Furthermore, he recognized the Applicant for incorporating affordable housing and Climate Action Plan items.

Commissioner Morgen made a motion to open the public hearing; seconded by Commissioner Halperin. On roll call vote, all were in favor. (6 Yes Votes, 0 No Votes)

Hal Francke, Applicant’s Attorney, advised the Commission that the Applicant is complying with multiple Village ordinances.

Amy McEwan, Director of Development & Planning Services, clarified the parking relief for affordable housing and density for developments in the surrounding area.

Chairman Elisco explained how the Commission plays a critical role in evaluating applications to determine what level of density is appropriate.

Mr. Francke discussed modifying the site plan to incorporate public parking.

Commissioner Halperin anticipates the development will have a high number of students.

Mr. Wynsma clarified snow removal maintenance with the Commission.

Commissioner Morgen made a motion to continue the public hearing to the next meeting scheduled on October 21, 2025; seconded by Commissioner Walden. On roll call vote, all were in favor. (6 Yes Votes, 0 No Votes)

6) Review of Draft Resolutions

7) Discussion Topics

Chairman Elisco spoke on how the Commission plays a critical role in evaluating applications.

Amy McEwan, Director of Development & Planning Services, clarified the Village ordinances.

8) Remarks for the Good of the Order

Chairman Elisco congratulated the Board and staff on the Downtown streetscape that looks good.

9) Adjourn

Commissioner Halperin made a motion, seconded by Commissioner Karavitis to adjourn. On voice vote, a motion to adjourn passed unanimously. Adjourned at 10:33 p.m.

MEMORANDUM

To: Plan Commission
From: Senior Planner Swati Pandey
Cc: Deputy Director Michaela Kohlstedt
Date: October 7, 2025
Subject: PCD-24-06: 1825 Shermer Road – Concept Plan Approval for Lexington Townhomes

INTRODUCTION

On October 7, 2025, the Plan Commission will conduct a public hearing for an application submitted by 1825 Shermer Road, LLC, an affiliate of Lexington Homes (the "Applicant") as owner of the property commonly known as 1825 Shermer Road (the "Subject Property"). The applicant wants to construct a new multi-family residential development consisting of 53 townhomes on the Subject Property. Based upon staff's review of the application, the application has been noticed for the following relief:

A. Rezoning from the I-1 Restricted Industrial District to the RLC Residential and Limited Commercial District;

B. Special Permit for Concept Plan for a Planned Development with 53 townhomes;

C. Special Permit for Townhomes (SIC 9862.00) in RLC District;

D. Approval of Tentative Plat of Subdivision;

E. Variation to reduce the required corner side (Stanley Street) yard from 100 feet to 10 feet and rear (East) yard from 25 feet to 6 feet;

F. Variation to reduce the required corner side (Stanley Street) setback from 100 feet to 10 feet and rear (East) setback from 25 feet to 15 feet;

G. Parking Variation to reduce the requirement from 239 spaces to 217 spaces (9.21%);

H. Variation of the Subdivision Code to allow a private road system;

I. Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development;

J. Variation of the Subdivision Code to Waive the Requirement to Bury Overhead Utility Lines along the Shermer Road frontage of the Subject Property;

K. Exception from the Affordable Housing requirements to restrict all affordable units to a single income tier and location of affordable units on the Subject Property;

L. Site Plan Approval; and

M. Approval of any such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant.

A sign has been posted on the Subject Property indicating the time and date of the Plan Commission public hearing. The Applicant has submitted evidence that the mailed notice requirements of the Zoning Code have been satisfied. The Plan Commission hearing was properly noticed in the September 18, 2025 edition of the *Northbrook Star*. To date staff has received one written comment stating concerns regarding traffic, property maintenance, parking, etc.; the comment is attached.

PROPERTY DESCRIPTION

The Subject Property is:

- is zoned I-1 Restricted Industrial District;
- is located on the northeast corner of Shermer Road and Stanley Street;
- the Subject Property is 4.69 acres in size ;
- is surrounded by:
    - North: RLC Residential and Limited Commercial District (the Shermer Place subdivision)
    - East: I-1 Restricted Industrial
    - South: I-1 Restricted Industrial
    - West: R-3 Single Family Residential and IB Institutional Buildings (a fire station) to the west of Shermer Road
- is designated as appropriate for Major Corridor Multi-Use in the Comprehensive Plan; the purpose of which is to accommodate a mixture of higher density multi-family housing as well as retail and business services;
- is not located within the 100-year flood plain;
- is not located within a stormwater project area as identified in the Master Stormwater Management Plan;
- The Master Bicycle and Pedestrian Plan designate Shermer Road in front of the Subject Property as appropriate for a side path.

BACKGROUND INFORMATION

Previously, there was a single story, 106,000 square feet concrete block and metal frame industrial building which was demolished in the past two years by the Owner.

Preliminary Review

On February 13, 2024 the Board of Trustees conducted a preliminary review of the request for a residential planned development on the Subject Property. The majority of the Board found the request to be appropriate as presented. Some members of the Board requested that the Plan Commission closely review the requested right of way width reductions and the proposal for sidewalks to be on only one side of the street.

A copy of the Board of Trustees minutes is attached for reference, and the meeting can be viewed on the Village website as well to hear the full commentary from the Trustees. The following is a table of the comments made by members of the Board of Trustees:

Trustee	Title	Status	Comments
Kathryn Ciesla	Village President	Present	Private street to be reviewed by PC
Robert Israel	Trustee	Absent	N/A
Heather Ross	Trustee	Absent	N/A
Daniel Pepoon	Trustee	Present	provide on-site affordable housing units; ACC review req.; parking should be reviewed
Johannah Hebl	Trustee	Present	Rezoning to RLC is acceptable; private street not desirable but to be reviewed by PC; parking variation is acceptable; green space should be provided as an amenity; ACC review required; provide on-site affordable housing units.

Joy Ebhomielen	Trustee	Present	Sustainability items should be addressed; green space should be emphasized; Affordable housing should be provided.
Michelle Kohler	Trustee	Present	Affordable housing should be built on-site; impact on schools should be assessed; parking should be reviewed.

Following the preliminary review, the Applicant submitted a formal application. The formal application submitted is similar to that which underwent preliminary review.

Staff Review

Prior to scheduling a public hearing the application underwent the standard review process and was reviewed by the following departments/entities:

- Development and Planning Services (Planning & Zoning)
- Sustainability
- Public Works (Engineering and Tree Preservation)
- Fire
- Police
- Village Attorney
- Community Partners for Affordable Housing (CPAH), the Village's affordable housing consultant
- Village Traffic Consultant
- Village Engineering Consultant
- Northbrook Taxing Districts (Library, Park District, and School Districts 30 and 225)

At this time all of the reviewers have approved or conditionally approved the proposed concept plan as presented.

Compliance with Village Plans

- Comprehensive Plan: The Comprehensive Plan identifies the property for Major Corridor Multi-Use which is intended to accommodate a mixture of higher density multi-family housing, retail, restaurant, business and professional offices.
- Master Bicycle and Pedestrian Plan: The Master Bicycle and Pedestrian Plan designates Shermer Road in front of the Subject Property as appropriate for a side path. A sidepath is a path used for bicyclists and pedestrians adjacent to a roadway. This pedestrian and bicycle infrastructure is currently under construction.

Architectural Control Commission (ACC):

On September 11, 2025, the ACC reviewed the application from design perspective and found the overall proposal acceptable. The Commission members asked about the color scheme of the buildings. The Commission stated that they liked the layout and the water feature (detention) aligned with Shermer Place; separation between buildings; break in rooflines; and elevation design. The members recommended decorative panels on the rear façade of the Row Homes and metal seam roof above entrances for the units – the Applicant has stated that they would consider these changes when submitting the Final Plan application, as recommended by the ACC. The ACC recommended approval for the Concept Plan application as presented. The approved minutes from this meeting were not available at the time of drafting of this report.

Housing Committee:

On September 9, 2025, the Housing Committee of the Board of Trustees reviewed a request for exceptions from the Affordable Housing Ordinance for a proposed 53-unit townhome development. The Applicant's Affordable Housing Compliance Plan proposes the required eight units (15%) on-site, however, the plan is requesting an exception from the Affordable Housing requirements to restrict all affordable units to a single income tier (required to be split 50/50 between Eligible Income Tier I and Tier II) and location of affordable units (required to be distributed throughout the development) on the Subject Property. The Board of Trustees

upon recommendation from the Housing Committee will take the final decision regarding the requested exceptions for Affordable Housing.

PROPOSED PROJECT

The Applicant is proposing to construct a planned development which consists of three-story townhome buildings with a total of 53 units on an existing 4.69 acre Subject Property. The development will be accessed off of Stanley Street, with an on-site detention pond and additional common area. The proposal consists of two styles of townhomes, one inclusive of detached garages with private backyard spaces (Row Homes), and the other model consisting of attached garages on the first floor with living quarters above the garage (Mews Homes). Both types of townhomes will be three-story, consisting of 2-4 bedrooms ranging in size between 1,600 – 2,500 square feet. Additional details regarding the proposed development are outlined in the attached material submitted by the Applicant.

Site Design: The development will be located at the corner of Shermer Road and Stanley Street, with access provided solely off of Stanley Street through two curb-cuts. Both would be a two-way access to a private street (called Julian Terrace). The Row Homes garages would have access onto the private street, while the Mews Homes garages would be accessed off of shared driveways.

There is an existing sidewalk in front of the Subject Property along Shermer Road. The Applicant is proposing to install a sidewalk within the public right-of-way along Stanley Street to the south, and on the north side along Beaumont Place, connecting to the sidewalk on Tudor Lane and Beaumont Place within the Shermer Place Subdivision. These sidewalks will be connected to a system of proposed walkways to the individual proposed townhome units. The maximum width of Julian Terrace (private road) will be 27' back-of-curb to back-of-curb. The Applicant is requesting variations of the Subdivision Code to allow private road; and sidewalk on one side of the street.

The proposed Row Homes townhome units are facing Shermer Road and Beaumont Place, while Mews Homes are perpendicular to Stanley Street. There are five off-street guest parking proposed at the southeast corner of the site. The Applicant is proposing a six-foot tall privacy fence between the Row Homes rear yards. A small portion of an existing fence along the north property line would be retained. A three-foot tall fence will be installed along Stanley Street to screen the motor court terminus for the Mews townhomes. The location for all the fences have been identified on a fence plan with details, which is attached. There is no perimeter fence proposed for the development. Mailbox pads are shown on the site plan in between buildings for convenient access. The proposed site plan complies with the RLC district yard and setback requirements along Shermer Road and north property line; however it requires variation along Stanley Street and east property line.

Parking. As noted earlier in the report, the townhomes will all have two car garages and driveway space to park two additional cars. The driveways are a minimum of 20 feet deep. There are also five guest parking stalls along the east property line including one ADA parking stall. The total number of required parking spaces for 53 townhomes would be 239 spaces (4.50 space per unit). The total number of parking spaces provided is 217 (4.09 space per unit), with a deficit of 22 spaces. The Applicant is requesting a parking variation to reduce the required parking by 9.21%; where 25% maximum can be requested. There is no on-street public parking available on Shermer Road or Stanley Street.

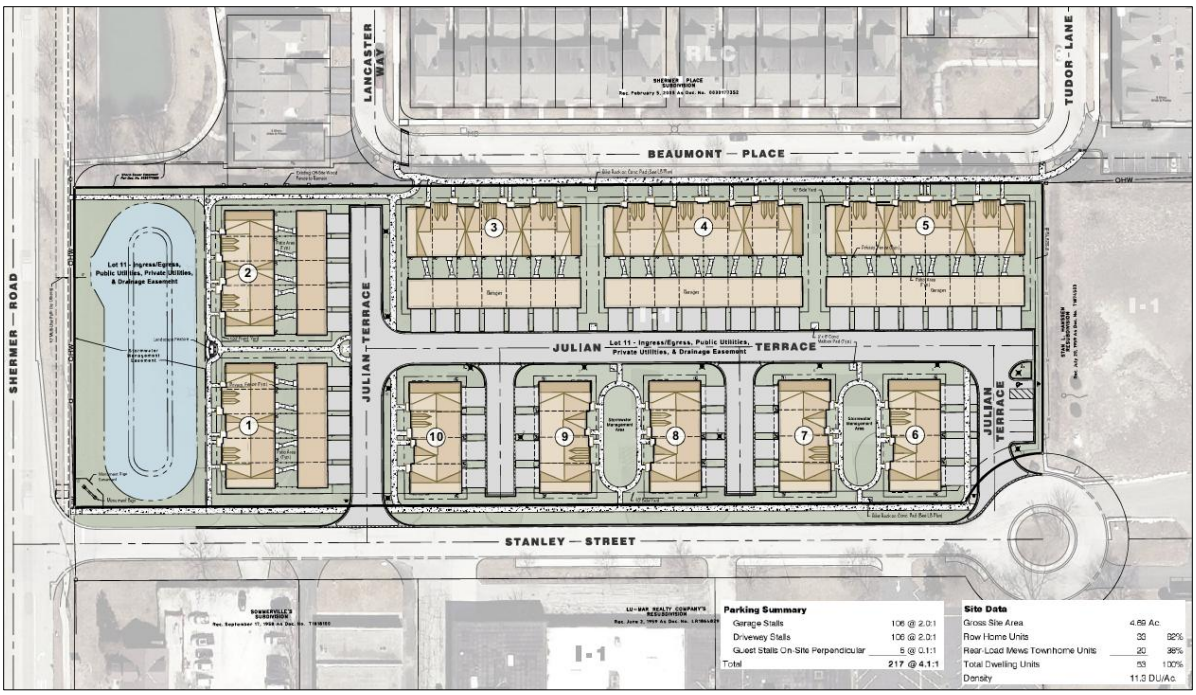


Figure 1: Proposed Site Plan

Townhomes: As stated earlier, there are two styles of townhomes proposed:

Row Homes: The proposed Row Homes will be three stories with a total height of 44'2", in compliance with the RLC district. There would be five Row Homes buildings with 5 to 7 units each. The front door for the townhomes connect to the sidewalk with detached garage and a private backyard.

Mews Homes: The proposed Mews Homes will be three stories with a total height of 39'8", in compliance with the RLC district. There would be five Mews Homes buildings with four units each.

The architectural characteristics including material are consistent on all sides of the buildings. The primary exterior materials for the buildings are brick, siding, cast stone sill, asphalt shingle roof, and steel garage doors for both building types. The elevation plans also show projecting second story windows. Mews Homes would also have a balcony overhanging the garage. The design for the buildings follows a pattern to keep a unified look for the entire subdivision. Attached are the proposed architectural plans and renderings, which include the color and building material details.



Figure 2: Row Homes Elevations



Figure 3: Mews Homes Elevations

Landscaping: The Applicant has submitted a Preliminary Landscape Plan showing proposed landscaping for the private property as well as trees within the public right-of way adjacent to proposed development. A mix of trees and plantings are proposed to assist in creating a landscaped buffer around the site to the extent there is available open space; which includes parkway trees. There will be a naturalized detention basin with native plantings, which is located along Shermer Road; including a pergola with a bench adjacent to the detention basin. The pergola will be a nine-foot tall cedar canopy mounted over concrete and brick piers that will match the brick of the buildings. There will be two bike racks installed along the north property line as shown on the landscape plan.

There will be two smaller detention basins adjacent to Mews Homes that would be naturalized as well. The individual buildings will also have foundation landscaping. Details will be provided at the time of final plan submittal.

Signage: The Applicant has proposed a development sign located at the corner of Shermer Road and Stanley Street. The sign is a concrete base with a brick and mortar structure to match the brick on the buildings. There will be landscaping around the base of the ground sign. The sign will be in compliance with the zoning code requirements. A sign permit will be required prior to installation.



Figure 4: Development Sign

SUSTAINABILITY

Following the adoption of the Climate Action Plan (CAP), it is important to reference action items found in the CAP as they relate to development proposals. The Village's Sustainability Coordinator has drafted a Sustainability Addendum attached to this report, which goes into further detail on CAP items that are relevant to the Subject Property and the proposed plan.

REQUIRED ZONING RELIEF

The application was filed prior to the adoption of the new Zoning Code on September 9, 2025, and therefore, this application has been reviewed and is seeking relief per the requirements of the Northbrook Zoning Code adopted in 1988 as amended.

Rezoning

The Applicant is requesting that the Subject Property be rezoned from the I-1 Restricted Industrial District to the RLC Residential and Limited Commercial District. The RLC district is predominantly intended "*to provide a diversity of residential uses and certain limited community-based commercial uses that complement the Village's Central Business District*". As proposed, the 53 units situated on 4.69 acres of land would result in a density of 11.30 units per acre. The Comprehensive Plan identifies the property for Major Corridor Multi-Use which is intended for higher density multi-family housing and commercial activity.

The table on the following page compares the proposed development with the RLC districts' bulk, space, and yard requirements. The townhouse dwellings are a special permit in the RLC District.

Tentative Plat of Subdivision

The Subject Property currently consists of two parcels. The Applicant proposes resubdividing the property and creating a lot for each Row townhome, each Mew townhome building, and the remainder for the common areas including the detention ponds.

There are overhead utility lines running along the frontage of the property on Shermer Road. The Applicant is requesting a waiver from the requirement to bury the overhead utility lines. This relief will be opined upon by the Board of Trustees, but the Applicant has included a statement of justification in their application materials for the requested relief.

The Applicant is requesting three Subdivision Code variations for the development:

- Variation of the Subdivision Code to allow a private road system;
- Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development;
- Variation of the Subdivision Code to Waive the Requirement to Bury Overhead Utility Lines along the Shermer Road frontage of the Subject Property.

It is not uncommon for planned developments to request the above listed variation of the Subdivision Code. The items have been reviewed by the Village Engineer and has been conditionally approved as presented for concept plan approval.

As depicted in the below table, the proposed development is compliant with the bulk standards in the RLC

Residential and Limited Commercial District.

BULK, SPACE AND YARD REQUIREMENTS	RLC	PROPOSED
A. Maximum Height (whichever is less)		
1. Feet		
a. Townhouse Dwelling	65	44'2"
2. Stories		
a. Townhouse Dwelling	4	3
B. Minimum Lot Area and Dimensions (1) (2) (3) (4) (10)		
1. Total Lot Area (square feet)		
a. Planned Development	100,000	204,081
2. Lot Area Per Dwelling Unit (sq. ft.) (2) (11)		
a. Townhouse Dwelling	4,150	4,342
3. Lot Depth (feet)		
All Uses	N/A	N/A
4. Lot Width (feet)		
a. Townhouse Dwelling	N/A	N/A
C. Minimum Yard and Setback Requirements (feet) (1) (3) (4) (5) (6) (7) (8) (9) (12)		
1. Front (Shermer) and Corner Side (Stanley)		
a. Front Yard	100	109
b. Front Setback	100	120
a. Corner Side Yard	100	***10***
b. Corner Side Setback	100	***10***
2. Interior Side (North)		
a. Yard	6	10.8
b. Setback	6	15
3. Rear (East)		

BULK, SPACE AND YARD REQUIREMENTS	RLC	PROPOSED
a. Yard	25	***6***
b. Setback	25	***15***
D. Maximum Floor Area Ratio (11)		
1. Planned Development	65%	63%
E. Maximum Lot Coverage (% of Lot)		
1. Townhouse Dwelling	70%	46%

Special Permit for Concept Planned Development and Townhomes

As previously stated the Applicant is requesting special permit approval of the planned development concept plan and townhomes in the RLC district. The planned development process consists of a two-step process: 1) development concept plan approval and 2) final plan approval. This two-step process is similar to the subdivision process which includes tentative and final plat approvals. The concept plan approval stage is intended to provide the applicant an opportunity to submit a plan showing the basic scope, character and nature of the entire proposed planned development. The final plan approval stage is intended to refine and implement the development concept plan and to serve as a complete, thorough and permanent public record of the planned development.

As a reminder to the Plan Commission, the planned development technique is intended to allow the relaxation of certain standard Zoning Code regulations to help achieve other important community objectives, such as design and protection of open space or other natural resources. In a standard subdivision, each residential lot must comply with the bulk, space, and yard requirements of its designated zoning district. However, in a planned development, these standards are applied across the entire property. This means that when applying the minimum lot area, minimum lot width, and minimum yards for the proposed planned development, the Village uses the perimeter property lines of the entire site when determining these minimum development standards.

The maximum gross floor area, maximum lot coverage, and maximum building coverage area are also spread across the entire site in a planned development. By relaxing these regulations, the developer is given the tools to provide the public benefits mentioned above. With the proposed development, the Commission will need to determine if the size and placement of townhomes, both the distance between the homes and proximity to the street, on the site is appropriate.

To approve the special permit requests, the Village Plan Commission and Board of Trustees must consider the general standards for such special permits established in Paragraph 11-602 E1 of the Zoning Code. These standards include the following:

1) Is the proposal in compliance with the Zoning Code and Official Comprehensive Plan?
2) Will there be any adverse impact upon adjacent properties?
3) Will the proposed use interfere with the orderly development of adjacent properties?
4) Are there adequate public facilities to serve the development?
5) Will the use cause undue traffic congestion?
6) Will the development cause loss of significant environmental or historical features?
7) Will the use comply with other applicable Village standards?

All of the above criteria are relevant in considering whether or not the requested special permit should be granted for the proposed use. The Applicant's response to all of the standards is included in their attached submittal.

As the Plan Commission reviews the proposed plan, they will want to evaluate how the development complies

with the special permit standards, as well as how the development relates to its surroundings. Below are some items to pay particular attention to while assessing the planned development as it relates to the surrounding uses.

- On-Site Vehicular and Pedestrian Access.
- Off-Site Vehicular and Pedestrian Access
- Density, Layout and Spacing of Homes
- Architectural Design
- Parking
- Open Space and Perimeter Buffer

Zoning Code Variations

In addition to the above noted relief, the Applicant would also need to secure variations to accommodate the existing development on the Subject Property in the RLC District. These requested variations, include the following:

A. Variation to reduce the required corner side (Stanley Street) yard from 100 feet to 10 feet and rear (East) yard from 25 feet to 6 feet; (to accommodate townhome buildings and guest parking lot);

B. Variation to reduce the required corner side (Stanley Street) setback from 100 feet to 10 feet and rear (East) setback from 25 feet to 15 feet; (to accommodate townhome buildings); and

C. Variation to reduce the parking requirement for 239 spaces to 217 spaces (9.21%).

The Applicant is requesting a variation to reduce the required number of off-street parking spaces on the Subject Property from 239 to 217; 9.21% parking. The total minimum required is 4.5 spaces per unit requirement. As noted earlier in this report, all units have two garage spaces, and all units are supposed to accommodate two cars in the driveway apron. The additional off-street guest spaces, bringing the total off-street parking to 217. There the Applicant is requesting a variation for the deficit of 22 spaces.

The Applicant has stated that the shape and size of the parcel creates a hardship and does not allow for an expansion of parking on the property. The Applicant has also stated that as part of the Affordable Housing ordinance, the proposal can request to reduce the parking minimum given the proximity to public transportation.

PROVIDED PARKING	
Townhome Garages	106
Garage Driveway Pads	106
Guest Parking Spaces	5
Total	239

AFFORDABLE HOUSING

As noted earlier in this report, the Applicant is providing eight affordable units located in four different Mews buildings. The attached affordable housing compliance plan submitted by the Applicant includes a location map depicting the location of the affordable units. The restriction of eligible income tier and locating the units clustered in only Mews buildings requires the Applicant to request an exception for Affordable Housing.

Besides the exceptions, the overall design of the affordable units will be the same in appearance on the exterior as the market rate units. The affordable units will pay reduced HOA fees while maintaining the same access to the open space areas in the development as the market rate units. The Applicant has requested a waiver all fees associated with affordable units, including development impact fees.

Village Staff and Community Partners for Affordable Housing (CPAH) have both reviewed the Affordable Housing Compliance Plan and the requested exceptions. As stated earlier, the Housing Committee and Board of Trustees would review and consider the request.

IMPACTS ON SCHOOL DISTRICTS & MUNICIPAL SERVICES

As noted at the beginning of the staff report, the application underwent review by the Park District, Library, and both School Districts 30 and 225. Attached to this report are the responses from the Park District and School District 30. The Park District found the proposal acceptable while District 30 has concerns regarding impact on enrollment. The Library and High School District 225 did not respond with any questions or concerns. The proposed development will comply with the Village of Northbrook Impact Fees noted in the below table.

Village of Northbrook

Park, School & Library Impact Fees

for New Subdivisions & Developments

	Single Family Detached				2-Family & Townhome		Condominium/Apartment		
	5 BR	4 BR	3 BR	2 BR	4 BR	3 BR	3 BR	2 BR	1 BR
Northbrook Park District	$ 9,425.00	$ 9,410.00	$ 7,222.50	$ 5,042.50	$ 7,862.50	$ 5,980.00	$ 7,632.50	$ 4,785.00	$ 4,395.00
Elementary School District	$ 4,612.22	$ 6,440.00	$ 4,215.56	$ 1,431.11	$ 3,702.22	$ 2,271.11	$ 2,776.67	$ 995.56	$ 23.33
High School District	$ 4,125.00	$ 4,950.00	$ 2,530.00	$ 275.00	$ 2,378.75	$ 811.25	$ 1,622.50	$ 632.50	$ 13.75
Northbrook Public Library	$ 378.24	$ 377.64	$ 289.85	$ 202.37	$ 315.54	$ 239.99	$ 306.31	$ 192.03	$ 176.38

Note: Impact fees are paid on the net increase in the number of lots as a result of the subdivision.

SUMMARY

In reviewing this request, staff suggests the Plan Commission consider the following policy questions:

1) Is it appropriate to rezone the Subject Property from the I-1 to the RLC District?
2) If the rezoning is appropriate, then is also appropriate to grant special permit approval for concept planned development and townhomes for the 53-unit townhome development?
3) Is it appropriate to grant tentative plat approval for the proposed residential development?
4) Is it appropriate to grant the following zoning code variations:
   a) Variation to reduce the required corner side (Stanley Street) yard from 100 feet to 10 feet and rear (East) yard from 25 feet to 6 feet;
   b) Variation to reduce the required corner side (Stanley Street) setback from 100 feet to 10 feet and rear (East) setback from 25 feet to 15 feet;
   c) Parking Variation to reduce the requirement from 239 spaces to 217 spaces (9.21%);
5) Is it appropriate to grant the following subdivision variations:
   a) Variation of the Subdivision Code to allow a private road system;
   b) Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development;
   c) Variation of the Subdivision Code to Waive the Requirement to Bury Overhead Utility Lines along the Shermer Road frontage of the Subject Property;
6) Is the proposed site access and interior circulation of the Subject Property appropriate?
7) Is there adequate green space and buffering around the Subject Property?
8) Is it appropriate to grant an exception from the Affordable Housing requirements to restrict all affordable units to a single income tier and location of affordable units on the Subject Property?

Consistent with the recent request by the Plan Commission that applications are presented with draft resolutions at the time of the first public hearing, staff has prepared the attached draft resolution for consideration. If action is taken during the meeting, this would be **Resolution No. 25-PC-22**.

The Applicant and staff will attend the October 7, 2025 Plan Commission meeting to answer any questions.

MEMORANDUM

To: Plan Commission
From: Senior Planner Swati Pandey
Cc: Deputy Director Michaela Kohlstedt
Date: October 21, 2025
Subject: PCD-24-06: 1825 Shermer Road – Concept Plan Approval for Lexington Townhomes

INTRODUCTION

On October 21, 2025, the Plan Commission has continued the public hearing to a second meeting for an application submitted by 1825 Shermer Road, LLC, an affiliate of Lexington Homes (the "Applicant") as owner of the property commonly known as 1825 Shermer Road (the "Subject Property"). The applicant proposes to construct a new multi-family residential development consisting of 53 townhomes inclusive of 8 affordable units. The Applicant has modified the plan to address comments from the Plan Commission during the public hearing on October 7, 2025. Based upon staff's review of the application, the application has been noticed for the following relief:

A. Rezoning from the I-1 Restricted Industrial District to the RLC Residential and Limited Commercial District;

B. Special Permit for Concept Plan for a Planned Development with 53 townhomes;

C. Special Permit for Townhomes (SIC 9862.00) in RLC District;

D. Approval of Tentative Plat of Subdivision;

E. Variation to reduce the required corner side (Stanley Street) yard from 100 feet to 10 feet and rear (East) yard from 25 feet to 6 feet;

F. Variation to reduce the required corner side (Stanley Street) setback from 100 feet to 10 feet and rear (East) setback from 25 feet to 15 feet;

~~G. Parking Variation to reduce the requirement from 239 spaces to 217 spaces (9.21%);~~ [NOTE: Relief is no longer required, details discussed later in the report]

H. Variation of the Subdivision Code to allow a private road system;

I. Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development;

J. Variation of the Subdivision Code to Waive the Requirement to Bury Overhead Utility Lines along the Shermer Road frontage of the Subject Property; (Not subject to Plan Commission review)

K. Exception from the Affordable Housing requirements to restrict all affordable units to a single income tier and location of affordable units on the Subject Property (Not subject to Plan Commission review);

L. Site Plan Approval; and

M. Approval of any such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant.

SUMMARY OF OCTOBER 7, 2025 PLAN COMMISSION PUBLIC HEARING

One written public comment was received prior to the meeting and was provided to the Plan Commission. On October 7, 2025, a public hearing was held regarding the requested zoning relief and the proposed plan. Presentations were provided by staff and the Applicant. At the public hearing, members of the public raised

concerns related to density and parking; increase in traffic; landscape screening and removal of existing fence and mature trees on Beaumont Place; bike rack locations; and burial of utility lines. The Applicant responded to questions from the public and the Plan Commission. The public hearing was then closed to discuss the application.

The Plan Commission discussed the application and requests for relief and asked the Applicant to consider redesigning some aspects of the plan and provide additional information on the following:

- Add guest parking;
- Add sidewalk along the south side of Julian Terrace;
- Add fence and safety signs near stormwater management area along Shermer Road;
- Increase in the caliper of parkway trees along Beaumont Place;
- Burial of overhead utility lines along Shermer Road.

The Plan Commission reopened the public hearing and continued it to October 21, 2025 at 7:30 p.m. The approved minutes for the public hearing held on October 7, 2025, were not available at the drafting of this report.

RESPONSE TO QUESTIONS RAISED BY PLAN COMMISSION

The Applicant has submitted additional information and revised plans in response to the questions and comments from the Commission and letters received on October 14, 2025 (see attached).

Staff have attached one public comment which was received following the public hearing. The concerns include parking, fence and screening on Beaumont Place, and location of bike racks near north property line.

The following is an overview of the questions asked by the Commission, the Applicant's response and staff comments.

1) **The Commission requested the developer provide additional guest parking spaces for future residents.**
   - ***Applicant Response:*** *The Applicant has submitted a revised site plan showing seven additional guest parking spaces within the development. The previous plan showed five guest parking spaces, and with the new spaces, the total would be twelve guest parking spaces on the Subject Property. Two spaces each have been added on the south side of Julian Terrace with an indent near the Stormwater Management Area and three parallel spaces will be added on the east side of Building 10 (Mews Home).*

Table 1: Applicant Proposal

PROVIDED PARKING	
Townhome Garages	106
Garage Driveway Pads	106
Guest Parking Spaces	12
Total Parking Provided	224
Total Parking Required	239
Parking Deficit	15 (6.2%)

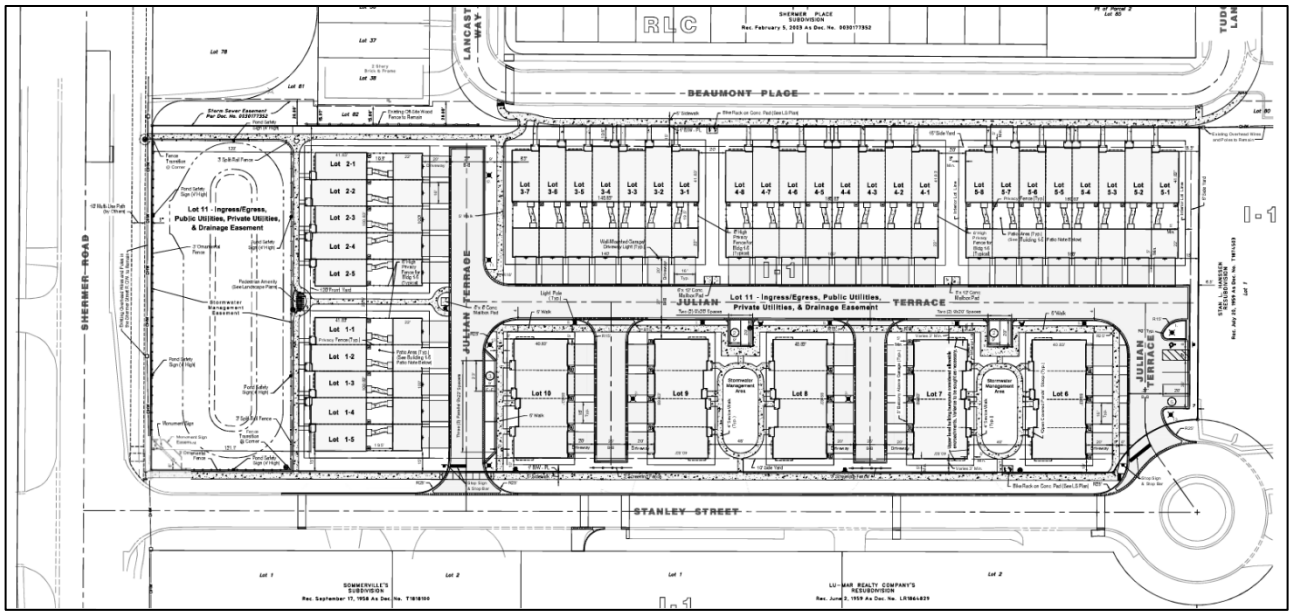


Figure 1: Proposed Site Plan

- ***Staff Comments:*** *The proposed parking spaces are in compliance with the Zoning Code in terms of location and dimensional requirements. The Applicant continues to request the incentive offered in Paragraph 9-307 B7 to reduce the required number of off-street parking spaces on the Subject Property, from the required 4.5 spaces per unit (total of 239 spaces) for 53 townhomes to 4.23 spaces per unit (total of 224 spaces).*

  This is a request for implementation of Paragraph 9-307 B7 of Article 9: Affordable Housing in New Developments. It should be noted that the original legal notice was incorrect to state that the application includes a request for a parking variation since Subsection 9-307 B states:

  > *Any governed development providing the minimum number of affordable housing units pursuant to this Part will be eligible to obtain greater flexibility in development design through application of the following options without need for special zoning relief, but only if such flexibility is necessary to accommodate the required affordable units within the physical envelope of the governed development:*
  >
  > *…*
  >
  > *7. Reduced Off-street Parking Minimums. In considering a proposed governed development with affordable housing units, the Plan Commission may recommend and the Board of Trustees may approve a reduction in the otherwise applicable off-street parking minimums for the affordable housing units. In considering the merits of such a reduction, the Village shall consider the availability of alternative means of transportation, including mass transit and bicycle facilities in the vicinity of the governed development and any unique transportation needs of the expected residents…*

  The above-mentioned excerpt indicates that when a development is providing affordable housing units on site the applicant can request to reduce the off-street parking minimum without requiring additional zoning relief such as a variation. This relief request has been eliminated from the list and should be reviewed as an incentive for construction of affordable housing units on site. In addition, the Powers and Duties of the Plan Commission per the Northbrook Municipal Code includes *"…promoting appropriate affordable housing initiatives as directed by the Village Board…"* of which this request would fall within.

Staff does not support the inclusion of the proposed four perpendicular spaces on the south side of Julian Terrace as it reduces native landscaped space and stormwater management area which can be beneficial, and the additional impervious surface in lieu of landscaping contradicts the goals of the Climate Action Plan, including best stormwater management practices. Staff supports the addition of three parallel spaces on the east side of Julian Terrace in addition to the originally proposed 5 guest spaces on the east side of the lot. Village staff met to discuss on street parking along Stanley and if there is a need for additional guest parking, there is a process in place to request consideration for on-street parking on Stanley, or to request to amend the approved development plan and construct the four additional spaces proposed as depicted below, as well as any other spaces as may be accommodated.

Table 2: Staff Proposal

PROVIDED PARKING	
Townhome Garages	106
Garage Driveway Pads	106
Guest Parking Spaces	8
Total Parking Provided	220
Total Parking Required	239
Parking Deficit	19 (7.9%)

2) **The Commission stated that a sidewalk should be added on the south side of Julian Terrace.**

- ***Applicant Response:*** *The Applicant has provided a revised site plan showing a five-foot sidewalk along the south side of Julian Terrace (which runs east-west across the development). The sidewalk jogs around the new guest parking spaces that have been added in this area. The proposed sidewalk connects to the previously proposed sections of the sidewalk within and adjacent to the development on the north and south side of the property.*
- ***Staff Comments:*** *The Applicant is requesting a subdivision variation to allow sidewalk on one side of the street. However, the Applicant has responded to sidewalk related comment and improved upon the previous plan.*

  An increase in impervious coverage due to additional parking spaces and sidewalk has been assessed by the Village Engineer and stated that the design change is acceptable, which will be further reviewed at the time of site work permit application.

3) **The Commission requested that the Applicant install a fence and safety related signage near the stormwater management area along Shermer Road.**

- ***Applicant Response:*** *The Applicant has provided a revised site plan showing a three-foot high metal picket fence along the west and south side of the stormwater management area. A three-foot high split rail fence is proposed on the north and east side of the stormwater management area along Shermer Road. The Applicant has also proposed six 4-foot high (from grade) safety message signs around this area.*
- ***Staff Comments:*** *The proposed fences comply with the permitted fence height in the front yard. The safety message signs comply with the Zoning Code.*

4) **The Commission requested that the Applicant install parkway trees along the south side of Beaumont Place, higher in caliper size than previously proposed.**

- ***Applicant Response:*** *The Applicant has submitted a revised Landscape Plan showing that the caliper size of parkway trees along Beaumont Place would increase from 2" to 4". The Landscape Plan is attached.*
- ***Staff Comments:*** *The proposed Landscape Plan has been reviewed by the Tree Preservation*

Officer and found to be acceptable. The details of plantings will be addressed during the site work permit review process.

5) **The Commission requested that the Applicant bury the overhead utility lines along Shermer Road.**

- ***Applicant Response:*** *The Applicant has stated that they continue to request the waiver and state that within half-mile radius of the property, there are overhead utility lines that have not been buried, and that it is a feasibility challenge for the Applicant to bury the utility lines.*
- ***Staff Comments:*** *The Applicant has requested a waiver and the Board of Trustees has the authority to waive the requirement.*

SUMMARY

In reviewing this request, staff suggests the Plan Commission consider the following policy questions:

1) Is it appropriate to rezone the Subject Property from the I-1 to the RLC District?
2) If the rezoning is appropriate, then is it also appropriate to grant special permit approval for concept planned development and townhomes for the 53-unit townhome development?
3) Is it appropriate to grant tentative plat approval for the proposed residential development?
4) Is it appropriate to grant the following zoning code variations:
   a) Variation to reduce the required corner side (Stanley Street) yard from 100 feet to 10 feet and rear (East) yard from 25 feet to 6 feet; and
   b) Variation to reduce the required corner side (Stanley Street) setback from 100 feet to 10 feet and rear (East) setback from 25 feet to 15 feet?
5) Is it appropriate to grant the following subdivision variations:
   a) Variation of the Subdivision Code to allow a private road system;
   b) Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development;
6) Is the proposed site access and interior circulation of the Subject Property appropriate?
7) Is there adequate green space and buffering around the Subject Property?

Consistent with the recent request by the Plan Commission that applications are presented with draft resolutions at the time of the first public hearing, staff has prepared the attached draft resolution for consideration. If action is taken during the meeting, this would be **Resolution No. 25-PC-22**.

The Applicant and staff will attend the October 21, 2025 Plan Commission meeting to answer any questions.

Archived: Monday, September 29, 2025 2:09:24 PM
From: Marie Junkmann
Sent: Monday, September 29, 2025 1:50:48 PM
To: Pandey, Swati
Cc: Tom Len; Tricia Len; Beth Cohen
Subject: 1825 Shermer Rd. Property- Support w. Concerns
Sensitivity: Normal

Beware External Email - Think Before You Act

On behalf of Tom Len, owner of Tom Len Custom Homes, please see below. Additionally, please respond back to this email acknowledging that this letter has been received.

Dear Members of the Northbrook Plan Commission,

I am writing to express support for the proposed development, 1825 Shermer Rd (next door to my business on Shermer/Stanley); however, I would like to raise several concerns that I believe should be addressed as part of the approval process to ensure that the impact on neighboring properties is considered and properly managed.

1. **Traffic and Accessibility**
   We are concerned about how traffic will be affected—both during construction and after completion. Specifically, how will this development impact our accessibility to our office? Increased congestion or blocked access during construction could seriously hinder our day-to-day operations.

2. **Curb Cuts and Access Points**
   Will the entrance and exit points for the development be located on Shermer, Stanley, or both? We would appreciate more clarity on this, as changes to curb cuts or traffic flow could directly impact how we and others access our property.

3. **Property Maintenance**
   The site in question is currently not being maintained. We have contacted the Village multiple times regarding overgrown weeds—some reaching 5–6 feet high—but the property continues to be neglected. This raises concerns about whether the developer will begin maintaining the property now and throughout the construction process. To date, they have not demonstrated responsible property management or good neighbor practices.

4. **Parking on Stanley**
   Stanley Street is currently a no-parking zone. We would like clarification on whether this will remain in effect during and after construction. Specifically, how will parking by construction workers be managed and enforced to avoid overflow or illegal parking on our street?

5. **Cleanliness and Use of the Street**
   Presently, the street is being treated as a dumping ground due to the ongoing work by A Lamp on Shermer. We've seen concrete debris, parked equipment, and generally poor site cleanliness, all of which negatively impact our property's value and curb appeal. We are concerned this development may result in the same issues. We would like to know what assurances can be made to prevent this—including whether street sweepers will be used regularly, and what measures will be in place to ensure that construction crews do not use our private driveways for turnaround or storage.

As a local builder myself, I take care to meet high standards for cleanliness, safety, and neighborhood courtesy on every job site. I believe I should be afforded the same level of consideration and professionalism in return.

I appreciate the Plan Commission's attention to these concerns and respectfully ask that appropriate conditions be included in any development approval to ensure a workable and respectful outcome for all parties involved.

Thank you for your time and consideration.

Sincerely,

Tom Len

--
Marie Junkmann
Project Administrator
Director of Marketing/Social Media/Public Relations
Tom Len Custom Homes
[redacted]

Archived: Wednesday, October 8, 2025 12:30:45 PM
From: Stephanie Geitner
Sent: Wednesday, October 8, 2025 12:19:11 PM
To: Stephanie Geitner Pandey, Swati;
Subject: Board meeting
Sensitivity: Normal

Beware External Email - Think Before You Act

Hello Ms. Pandey,

I was at last nights board meeting. I wanted to attach the statement that I had made. I don't believe that some of the questions were covered or resolved. I have highlighted them in yellow.

Fence/Trees

The fence has been here since the inception of Shermer Place The fence and trees divide us as a neighborhood to whatever is on the other side. We have many types of trees such as large pine trees that have been growing for over 20 years. (see picture) These trees give Beaumont place separation and privacy from whatever is beyond the fence. If you are taking the fence down, and removing the trees, where is our privacy now? I would like to ask, what are your intentions on planting? What type of tress? Spaced how far apart? How tall? Spacing parkway trees out every few feet does not give the residents of Shermer Place separation or privacy from the new community that you are building. These trees will take another 20 years to grow. Residents on Beaumont Place, including myself, bought their home because of privacy and separation, regardless of whether the usage was industrial or new homes.

Parking

We have two “no parking” signs on the south side of the street. There is no way to park on both sides of the street, it is a safety issue. We are very concerned about the parking situation on Beaumont Place. It doesn’t appear that the new community has any parking planned in their blueprint. We have a lot of elderly people and children on Beaumont Place and in the community. Safety is a huge concern with additional people now driving down Beaumont Place and using it as their parking space. As it is, cars are flying around the corner onto Beaumont Place and it is dangerous. Just a few years ago a child was hit on a bike. There isn't room room for parking on both sides of the street and there certainly isn’t room to have two neighborhoods of people parking on one side of the street on Beaumont Place.

Bike Racks

There was no mention of bike racks until last night. If they have to follow village code and include them, then PLEASE make them place racks inside of their community near side walks or green space. Not on Beaumont Place which is in my front yard and on the outside of their community where they have $800k plus townhomes

Thank you for your time,

Stephanie Denenberg
1934 Beaumont Place.

Archived: Thursday, October 9, 2025 8:43:51 AM
From: noreply@civicplus.com
Sent: Wednesday, October 8, 2025 7:14:58 PM
To: Managers Office Public Comments; Kohlstedt, Michaela; Pandey, Swati; McEwan, Amy; Trustees
Subject: Online Form Submittal: Public Comment Form
Sensitivity: Normal

Beware External Email - Think Before You Act

Public Comment Form

The Village Board likes hearing from you and encourages you to provide our board, committees, and commissions with your thoughts and ideas. We make better decisions when you get involved.

Because we know you can't always get to a meeting, we've created a way for you to share your comments with us via this web form. Comments will be delivered to all members of your selected board, committee, or commission if applicable.

Written comments will not be read aloud during a public meeting. If you want to make a 'live' comment, you can do so by attending a meeting and asking to be heard during public comment time.

Thank you for providing your valuable feedback.

(Section Break)

Select the Board, Committee, or Commission you wish to address:	Plan Commission, Planning & Economic Development Committee, Village Board of Trustees
Name	Sally R Stone
Email Address	drsstone@me.com
Address	2010 Plymouth Lane
City	Northbrook
State	IL
Zip Code	60062
Comment:	Dear Elected and Volunteer Officials, I'm a lifelong Northbrook resident, having grown up here since 1958. I returned to Northbrook after university because I love this town.

What endeared me to Northbrook was the small town feeling and open spaces. Today, most of that open space has vanished into developments. This is what I'd like to address in this comment. In particular, there is a planned development at 1825 Shermer Road, which is across the street from my home. I'm a resident of the Northbrook Commons.

Northbrook is a popular residential destination for many because of good schools, convenient commuting, safe neighborhoods, access to diverse shopping experiences both in Northbrook and Glenview, a great park district focused on both restoration and recreation, and a fundamentally good neighbor experience. However, from my perspective, the dense housing developments that have become characteristic of Northbrook in the past five to ten years are eating away at what makes Northbrook a good place to live.

Most of the housing going up over the years were and still are large volume homes replacing the small split levels like the one I grew up in. Some housing that's been built in the past is higher density, but with good setback and plenty of open space and landscaping.

Then came the teardowns on Shermer Road near Waukegan, including a beautiful restored Victorian home, to make way for Gateway. These homes have close to zero setback and little greenery to make up for their towering presence.

Ironically, I once thought Northbrook could be as charming as Long Grove with the restoration of older homes on Shermer near Waukegan, but once Gateway once built, I realized Northbrook was on the road to urban development at the expense of charm and spaciousness.

I understand the need and desire to make money, both for the Village and the developers. But at what cost to the well-being of Northbrook and its residents?

At the Plan Commission meeting on Tuesday, October 7, my thoughts were expressed to varying degrees by myself and others. For example, schools are concerned about rising enrollment from high-density housing developments. Northbrook has great schools. But will they remain great if they face overcrowding?

Our neighbors are concerned about the conflict that will arise over parking in their neighborhood as they are faced with a development that is planning high-density living at the expense of parking (and so much more).

The 1825 Shermer developers are planning to cut down mature trees, which shade our town in its long settlement history.

In the morning and afternoon, I struggle to enter and exit my street at the Northbrook Commons, Plymouth Lane, when commuters come and go, and high school and elementary school are in session. What will happen when 53 homes are built with two-car garages and 53 to 100+ cars are added to the burden of our small-town rush hour, not just daily, but on holidays? Not to mention the pollution.

It's my belief that if our zoning regulations allow for these high-density housing developments to continue to be built in our Northbrook without end, then we need to reassess our zoning

regulations. If we let this continue, our Northbrook will be lost to congestion, and what we love here will have been sacrificed for what? The bottom line? I hope you'll agree that it's just not worth it.

The action I hope you'll take is to deny the development at 1825 Shermer and keep it industrially zoned. However, if a housing development is imminent, then I implore you to require that development in this already crowded Shermer Road corridor to cut their development in half and build a neighborhood with sidewalks, adequate parking, spacious setback, and open space that is more characteristic of the Northbrook we live here for.

Thank you,

Sally Stone, Ed.D.

Email not displaying correctly? View it in your browser.

Northbrook | Glenview
School District 30

Maple | Wescott | Willowbrook

2374 Shermer Road
Northbrook, Illinois 60062

Phone: 847-498-4190
Fax: 847-498-8981

August 5, 2025

Village of Northbrook
Development & Planning Services
c/o Swati Pandey, AICP
1225 Cedar Lane
Northbrook, IL 60062

RE: Response to Johnson Research Group Memorandum - Northbrook Row Development

Dear Village of Northbrook:

Northbrook | Glenview District 30 acknowledges receipt of the Johnson Research Group (JRG) memorandum dated June 30, 2025. While we appreciate their response, it reinforces rather than addresses our concerns about the Northbrook Row development's impact on District 30.

JRG's reliance on 1996 multipliers based on 1990 Census data ignores three decades of educational improvements that have transformed our district into a destination for families seeking exceptional schools. The families attracted to our community today represent a reality not captured by 1990 demographic patterns.

JRG dismisses Sterling Place as "not statistically sufficient," yet it represents our only current, local evidence. Sterling Place generated 33 students versus the projected 15, a 120% underestimation that reflects the reality of families who choose our community for its schools. When similar underestimations occur with Northbrook Row, District 30 expects these actual generation rates to become the standard for evaluating future developments.

Current methodologies focus solely on immediate per-pupil costs while ignoring capacity constraints that force expensive referenda long after developers have left town. Wescott School is already approaching capacity. When enrollment exceeds sustainable levels, taxpayers, not developers, fund the multi-million dollar building expansions needed to accommodate growth.

While District 30 will continue providing exceptional education for all students, our community deserves transparency about development impacts. Each new residential project approved under current methodologies likely means higher taxes for existing residents, overcrowded facilities, and future referenda to address capacity issues created by cumulative development growth.

We respectfully request that this letter become part of the public record regarding Northbrook Row, ensuring our community understands the long-term educational and fiscal consequences of development decisions based on outdated assumptions rather than current realities.

Sincerely,

Emily K. Tammaru, Ed.D
Superintendent
Northbrook | Glenview District 30

cc: Board of Education, Northbrook | Glenview District 30
Nate Wynsma, Lexington Homes
Harold Francke, Meltzer, Purtill & Stelle LLC
Ann Moroney, Johnson Research Group, Inc.

Northbrook | Glenview
School District 30

Maple | Wescott | Willowbrook

2374 Shermer Road
Northbrook, Illinois 60062

Phone: 847-498-4190
Fax: 847-498-8981

May 29, 2025

Village of Northbrook
Development & Planning Services
c/o Swati Pandey, AICP
1225 Cedar Lane
Northbrook, IL 60062

RE: Lexington Homes Proposed New Development

Village of Northbrook:

Northbrook | Glenview District 30 is writing to express our concerns regarding the potential impact of the Lexington Homes development on our public schools. We are particularly concerned about the methodology used to determine financial and enrollment impact of the development on District 30, as well as the impact on facility capacity at Wescott School that would result in the need for future referenda to meet the needs of the expanding enrollment.

A substantial discrepancy has been identified in the financial methodologies utilized to analyze the impact of various developments upon District 30. The study pertaining to Northbrook Row employs a "Residential Property Share" calculation, resulting in a 46.3% reduction in student costs (from $447,858 to $240,382). This methodology generates an artificial positive fiscal impact of $48,102. However, absent this adjustment, the actual fiscal impact would be a negative $159,374 annually ($447,858 in costs versus $288,484 in tax revenue). District 30 has not seen this type of calculation used by previous developers when factoring the financial impact. It is believed that presenting the financial impact in this matter falsely represents to the community and taxpayers that the development would be beneficial to the school district.

Additionally, District 30 strongly feels the enrollment calculation used to calculate new student enrollment grossly underestimates the actual impact. Using the recent Sterling Place development as a reference for predicted to actual new enrollment, there is concrete evidence that the calculation underestimates new student enrollment. Sterling Place is a similar Townhome development with similar-sized units and potential buyers. The developers estimated 15 new school-aged children, but District 30 actually gained 33 new students from the Sterling Place development. This was an underestimate of actual student enrollment by a factor of 2.2. Northbrook Row utilizes identical student multipliers without acknowledging this prior inaccuracy. Should a similar underestimation occur, District 30 may receive 40 students rather than 18, each incurring an approximate cost to the district of $24,881. This scenario would result in actual costs substantially exceeding the projected property tax revenue.

Significant strain upon the resources of Wescott School is anticipated should the proposed development proceed. Concerns extend to spatial constraints, encompassing shared public facilities such as cafeterias, libraries, and gymnasiums, as well as instructional spaces. In order to maintain current class sizes, additional classrooms will be

required. It is our considered opinion that the projected estimate for new students is materially underestimated, especially in light of the precedent established by the Sterling Place development.

A request is hereby made for the Developer to reconsider the financial methodology used. The availability of accurate fiscal impact data is of paramount importance for informed community decision-making. Furthermore, acknowledgment of the prior underestimation of the student generation is requested, along with the suggestion of adjusted calculations based on the empirical experience District 30 has just actualized with the Sterling Place development.

It is imperative that District 30 and the Northbrook community have accurate and timely information to fully assess the impact that the proposed new Lexington Homes development will have on the schools and community. We respectfully request the opportunity for further dialogue on these critical matters.

Sincerely,



Emily K. Tammaru, Ed.D
Superintendent
Northbrook | Glenview District 30

NORTHBROOK
PARK DISTRICT

Joe Doud Administration Building
545 Academy Drive
Northbrook, IL 60062-2426

847-291-2960

nbparks.org

May 28, 2025

Michaela Kohlstedt, AICP
Village of Northbrook
1225 Cedar Lane
Northbrook, IL 60062

Dear Michaela:

I am writing in response to a request for comment on: PCD-24-06 – 1825 Shermer Road – Lexington Townhomes.

Thank you for sharing the application for the proposed development at 1825 Shermer Road. The Board of Commissioners recognizes and supports the Village's goal of encouraging and attracting affordable housing developments while also preserving the community's character and environment.

As the project progresses, the Board is open to considering a potential partial waiver of impact fees for the proposed eight (8) affordable housing units. This consideration is specific to the development at 1825 Shermer Road and its affordable housing opportunities.

Sincerely,

Chris Leiner
Executive Director
Northbrook Park District

Village Board of Trustees Agenda

Sandra "Sandy" Frum Board Room
1225 Cedar Lane Northbrook, IL 60062
Tuesday, February 13, 2024

Village President Kathryn Ciesla called the meeting to order at 7:39 PM

1. **ROLL CALL**

Attendee Name	Title	Status
Kathryn Ciesla	Village President	Present
Robert Israel	Trustee	Absent
Heather Ross	Trustee	Absent
Daniel Pepoon	Trustee	Present
Johannah Hebl	Trustee	Present
Joy Ebhomielen	Trustee	Present
Michelle Kohler	Trustee	Present

2. **PLEDGE OF ALLEGIANCE**

3. **MINUTES APPROVAL**
   A. January 23, 2024 Regular Board Meeting Minutes for Approval

Village President Ciesla read Trustee Israel's comments regarding amending the minutes.

RESULT:	**APPROVED AS AMENDED [4 – 0]**
MOVER:	Johannah Hebl, Trustee
SECONDER:	Dan Pepoon Trustee
AYES:	Hebl, Pepoon, Ebhomielen, Kohler
NAYES:	None
ABSTAIN:	Kathryn Ciesla, President
ABSENT:	Robert Israel, Trustee and Heather Ross, Trustee

4. **PUBLIC COMMENT TIME –** None

5. **MANAGER'S REPORT**

Village Manager Cara Pavlicek reported Village offices will be closed next Monday, due to employee training.
Village Hall will serve as a voting site for the public.
The Village established a donation site in the front of the building to respectfully retire flags.

9. ADMINISTRATION AND FINANCE

A. Motion to approve the transfer an additional $1,000,000 each to the Police and Firefighters' Pension Funds.

Added to Consent Agenda

10. PLANNING AND ECONOMIC DEVELOPMENT

A. Preliminary Review of a Request for Zoning Relief from Lexington Homes LLC for a Proposed 53-Unit Multi-Family Residential Planned Development at 1825 Shermer Road.

Jonathan Mendel, Director of Development and Planning Services, discussed an application submitted by Lexington Homes, LLC, for the property located at 1825 Shermer Road.

The applicant is requesting zoning relief to allow a residential planned unit development of 53 townhomes. He provided a brief overview of the following: the property's history, zoning, and proposed plan. He noted the requested relief/primary issues the Village Board should consider.

Trustee Pepoon asked if private streets are held to the same standards as public streets.

Director Mendel responded yes; public and private streets must comply with the Zoning Code regulations.

Director Mendel clarified the target price points with Trustee Kohler.

President Ciesla read several questions and comments from Trustee Ross.

Director Mendel addressed several written questions from Trustee Ross.

The applicant believes the fee in lieu will suffice for the affordable housing requirement. President Ciesla responded the Village Board would like the applicant to address the questions.

Trustee Hebl favors the rezoning. She expressed concern regarding the following: increased density, private roads, and lack of green space. Furthermore, she has no concerns regarding the parking variation or detention and requested the Architectural Control Commission review the application. Lastly, she suggested scheduling a joint meeting to consider the application.

Trustee Pepoon concurs with Trustee Hebl. Additionally, he spoke on the importance of building affordable housing units and requested the Architectural Control Commission review the application.

Trustee Ebhomielen concurs with her fellow Trustees. She spoke on the importance of building affordable housing units. Also, she requested the applicant increase green space and implement the CAP Plan.

Trustee Kohler concurs with her fellow Trustees. She spoke on the importance of building affordable housing units. Also, she requested information regarding school impacts and parking.

President Ciesla requested the Village evaluate the use of private roads. She favors

Trustee Hebl's comments regarding a joint meeting to consider the application, due to the affordable housing issue.

RESULT:	**MOTION TO HOLD A JOINT MEETING WITH THE PLAN COMMISSION [4 – 0]**
MOVER:	Joy Ebhomielen, Trustee
SECONDER:	Dan Pepoon, Trustee
AYES:	Hebl, Pepoon, Ebhomielen, Kohler
NAYES:	None
ABSTAIN:	Kathryn Ciesla, President
ABSENT:	Robert Israel, Trustee and Heather Ross, Trustee

11. COMMUNITY AND SUSTAINABILITY

A. January 23, 2024 Community and Sustainability Meeting Minutes for Approval

Not enough members of the Community and Sustainability Committee were present

12. PUBLIC WORKS AND FACILITIES – None

13. PUBLIC SAFETY – None

14. COMMUNICATIONS AND OUTREACH – None

15. REMARKS FOR THE GOOD OF THE ORDER – None

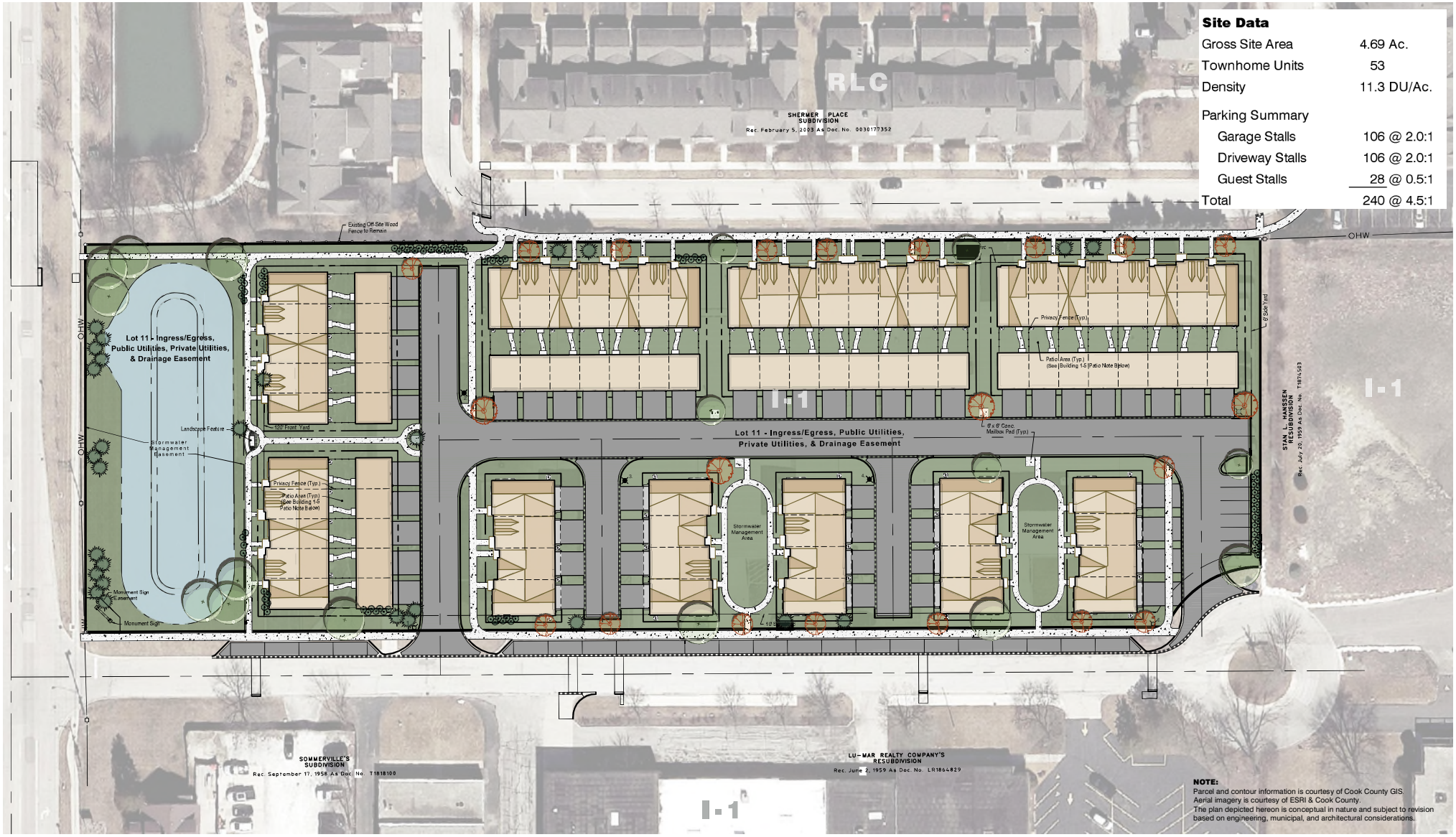
16. CLOSED SESSION

President Cielsa led the Board of Trustees into a Closed Session pursuant to 5 ILCS 120/2(a) to discuss agenda items regarding security procedures and minutes review. These agenda items are permitted subjects to be considered in Closed Session and are enumerated exceptions under the Open Meetings Act, with the exceptions being 5 ILCS 120/2(a) c(8) and c(21).

RESULT:	**APPROVED [4 – 0]**
MOVER:	Johannah Hebl, Trustee
SECONDER:	Michelle Kohler, Trustee
AYES:	Hebl, Pepoon, Ebhomielen, Kohler
NAYES:	None
ABSTAIN:	Kathryn Ciesla, President
ABSENT:	Robert Israel, Trustee and Heather Ross, Trustee

17. ADJOURN

RESULT:	**ADJOURN AT 8:52 P.M. [4 TO 0]**
MOVER:	Dan Pepoon, Trustee
SECONDER:	Joy Ebhomielen, Trustee
AYES:	Hebl, Pepoon, Ebhomielen, Kohler
NAYES:	None
ABSTAIN:	Kathryn Ciesla, President
ABSENT:	Robert Israel, Trustee and Heather Ross, Trustee



Site Data

Gross Site Area	4.69 Ac.
Townhome Units	53
Density	11.3 DU/Ac.
Parking Summary	
Garage Stalls	106 @ 2.0:1
Driveway Stalls	106 @ 2.0:1
Guest Stalls	28 @ 0.5:1
Total	240 @ 4.5:1

NOTE:
Parcel and contour information is courtesy of Cook County GIS.
Aerial imagery is courtesy of ESRI & Cook County.
The plan depicted hereon is conceptual in nature and subject to revision based on engineering, municipal, and architectural considerations.

NORTH
0 60
Scale: 1" = 60'

No.	Date	Revision

PRELIMINARY PD SITE PLAN
NORTHBROOK ROW

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152 www.HaegerEngineering.com

Project Manager:	TAS
Engineer:	PAC
Date:	2-8-2023
Project No.	20-122
Sheet	1 / 1

P:\2020\20122\Drawings\Preliminary\20122-Colorized SP.dwg | Nov 20, 2023 - 9:21am | jesus-b

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Village of
Northbrook

FORMAL APPLICATION – ZONING & SUBDIVISION RELIEF**

Prior to submitting this formal application, the matter must first be reviewed as a preliminary application by the Village Board of Trustees. If the Board has not yet reviewed your preliminary application, please contact the Department of Development & Planning Services to learn what is required. The following materials are the minimum required for the processing of a formal application by the Village of Northbrook's Plan Commission and Board of Trustees. A public hearing or public meeting for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. If you have questions regarding the completion of this application please contact the Development & Planning Services Department at 847-664-4050.
Applications for zoning relief from the Zoning Board of Appeals must use a different application form.

The initial submittal MUST contain:

- ☐ **8 collated copies of complete sets** of all application materials, including the application form, required attachments, and folded full size plat/plan sheets
- ☐ **1 electronic version (PDF)** of ALL application materials **(refer to application section regarding instructions).**

Applicant Information

Legal Name
1825 Shermer Road LLC
Company c/o Lexington Homes
Address 1731 N. Marcy St.
City, State, Zip Chicago, IL 60614
[redacted]

Primary Contact Person

Name Nate Wynsma
Company Lexington Homes
Address 1731 N. Marcy St.
City, State, Zip Chicago, IL 60614
[redacted]

Consultants *(as applicable)*

Attorney

Name Harold W. Francke
Company Meltzer, Purtill & Stelle LLC
Address 1515 Woodfield Rd., Ste. 250
City, State, Zip Schaumburg, IL 60173
[redacted]

Architect/Planner

Name Jeff Mulcrone
Company BSB Design, Inc. - Chicago
Address 1540 E. Dundee Rd., Ste. 310
City, State, Zip Palatine, IL 60074
[redacted]

Civil Engineer

Name Todd A. Shaffer
Company Haeger Engineering
Address 100 E. State Pkwy
City, State, Zip Schaumburg, IL 60173
[redacted]

Other

Name Sharon L. Dickson (Landscape Architect)
Company Dickson Design Studio
Address 526 Skyline Dr.
City, State, Zip Algonquin, IL 60102
[redacted]

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

Site Location/Address: Northeast corner of Shermer Road and Stanley Street / 1825 N. Shermer Road

Property Index Numbers: 04-15-102-002 and 04-15-102-003

Size of Property: 4.69Acres (square feet/acres)

Size of Building Space, if applicable: N/A (square feet)

Comprehensive Plan Land Use Designation[1]:

Current Zoning: I-1 Restricted Industrial District

Current Use of the Property: Vacant

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

Requested Action(s) *(check all that are applicable)*

- ☐ Comprehensive Plan Amendment
- ☐ Annexation (*separate form required*)
- ☑ Rezoning from I-1 to RLC
- ☑ Special Permit for Planned Development; Special Permit for Townhomes
- ☐ Renewal of Special Permit Ord. No. _____
- ☐ Amendment to Existing Special Permit
  Ord. No. _____
- ☑ Site Plan Approval
- ☐ Zoning Code Text Amendment
- ☑ Zoning Variation (in conjunction with other relief) for yards and parking
- ☑ Planned Development - Concept Plan
- ☐ Planned Development - Final Plan
- ☑ Subdivision - Tentative Plat
- ☐ Subdivision - Final Plat
- ☑ Subdivision - Variations/Waiver for private street and waiver of existing overhead burial requirement
- ☐ Exception for _____ ☐
- Other _____

☑ **Plat of Survey & Parcel Legal Description(s)**

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

☑ **Conformity with Comprehensive Plan--See Exhibit A**

Include a written statement explaining the conformity, or lack of conformity, of the approval being requested to the Village's Official Comprehensive Plan and Official Map. Where the approval being requested does not conform to the Official Comprehensive Plan or Official Map, provide reasons justifying the requested approval.

See Exhibit A

☑ **Surrounding Property Owners Addresses**

Please attach the names and mailing addresses of all property owners of record (not tenants) within 250 feet of the property, excluding public rights-of-way, based on current County tax records. See page10 of this document for instructions on how to obtain the addresses.

[1] As found on the Village website www.northbrook.il.us/Government/Departments/Planning/GIS/index.php

Site Ownership and Control

Current Property Owner Information

Legal Name: 1825 Shermer Road LLC
Primary Contact: Nate Wynsma
Address 1731 N. Marcy St.
City, State, Zip Chicago, IL 60614
[redacted]

Proposed Property Owner Information

Legal Name: 1825 Shermer Road LLC
Primary Contact: Nate Wynsma
Address 1731 N. Marcy St.
City, State, Zip Chicago, IL 60614
[redacted]

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

- ☐ Deed
- ☑ Title Policy or Title Commitment ***(Required for Subdivision Applications & Plats of Consolidation Applications)***
- ☐ Certified Copy of Trust Agreement OR a simple Affidavit Identifying Trust Beneficiaries

☐ **Complete Attachment A, listing all individuals/entities that have a beneficial interest in the legal entity that currently owns the property**

☐ **Complete Attachment B, listing all individuals/entities that have a beneficial interest in the legal entity that is proposed to own the property upon receiving necessary approvals.**

Applicants Involvement with the Property

If the Applicant does not own the property, please also provide documentation showing the applicant's interest in the property *(Check which document is attached. The dollar amounts in documents may be blacked-out)*:

- ☑ Owner (see the previous box)
- ☐ Real Estate Contract
- ☐ Lease
- ☐ Other _____

☐ **Complete Attachment C, listing all individuals/entities that have a beneficial interest in the legal entity that is the Applicant.**

Additional Required Attachment(s)

Submit all relevant attachments specified in the below worksheet(s) that correspond with your application request(s) selected on page two of this application; the worksheets can be found on the Village of Northbrook website www.northbrook.il.us, as well as in the Community Planning Department in the Village Hall. *(Check all that are applicable)*

- ☐ Comprehensive Plan Amendment Worksheet
- ☐ Annexation Worksheet
- ☑ Rezoning Worksheet
- ☑ Special Permit Worksheet
- ☑ Site Plan Approval Worksheet
- ☐ Zoning Code Text Amendment Worksheet
- ☑ Zoning Variation Worksheet
- ☑ Planned Development Worksheet- Concept Plan
- ☐ Planned Development Worksheet- Final Plan
- ☑ Subdivision Worksheet – Tentative Plat
- ☐ Subdivision Worksheet - Final Plat
- ☐ Subdivision Worksheet - Variations/Waiver
- ☐ Zoning Exception Worksheet
- ☐ Condominium Conversion Worksheet

☐ Plat of Consolidation Worksheet

Filing Fees

All applications require payment of a non-refundable fee, as well as additional funds that are held in escrow to off-set anticipated recoverable expenses. Please attach a check with your application and indicate below the amount of the fee submitted. A copy of the fee schedule is attached to the application form.

$_____ Amount of Non-Refundable Fee

$_____ Amount of Escrow

$_____ Total Application Fee (Non-Refundable Fee plus Escrow)

The escrow covers such items as Village attorney time (currently billing at approx. $400.00 per hour), public notice expenses, public meetings ($50.00 per mtg), & staff review time. If these expenses exceed the initial escrow deposit, the applicant is responsible for additional payment to the Village prior to completing approval process. If the expenses are less than the escrow deposit, the applicant will be issued a refund.

Northbrook Ethics Code *(potential conflicts of interest)*
On a separate sheet of paper list the name, address, nature, and extent of any current or potential interest that any Village officer or employee may have in, or with respect to the owner, the applicant, or the property. **If none, check here:** ____
(For more information, see Sections 2-71 through 2-85 of the Northbrook Municipal Code located on our website, or pick-up a copy of the Northbrook Ethics Code booklet in the Development & Planning Services Department at the Village Hall)

Repeat Application

Has any other application for this property been submitted to the Village and denied within the last two years?
____ yes __x__ no (check one)
If yes, attach a statement of the grounds justifying reconsideration (See Zoning Code Sec. 11-302).

Applicant/Owner Acknowledgments

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

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

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

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

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

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

Signature of Applicant: _____ **Date** _____
Print Name & Title: Nate Wynsma, duly authorized agent
Signatures of Property Owner(s): _____ **Date** _____
Print Name & Title: same **Property Address:** _____
****If more than one applicant or property owner, please copy this page and have additional applicants/property owners sign form.**

Note: Village review and approval of rezoning, special permit, and subdivision applications may be dependent upon the Applicant first receiving necessary approvals from State and County regulatory agencies such as, but not limited to, the Illinois Department of Transportation, Illinois Environmental Protection Agency, the Metropolitan Water Reclamation District of Greater Chicago, & the Cook County Highway Department.

ATTACHMENT A: Current Property Owner – Beneficial Interest

Please check which of the following describes the current property owner's beneficial interest in the property and complete this sheet as instructed for each type of beneficial interest:

☐ Corporation	If **current property owner** is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
☑ Partnership or LLC	If **current property owner** is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
☐ Trust	If **current property owner** is a trust, please provide the trust number _____ and name and address of the Trustee _____ _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the **current property owner** in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: Ronald J. Benach Trust (100%)
Address: c/o Lexington Homes
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Village of
Northbrook

REZONING & ZONING MAP WORKSHEET

In addition to submitting the *Formal Application* form for a rezoning request, also known as a zoning map amendment, the Applicant must include the following information with your application. A Plan Commission public hearing for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. All of the required application materials must be submitted to the Department of Development & Planning Services.

The initial submittal MUST contain:

- ❑ **7 collated copies of complete sets** of all application materials including the application form, required attachments, and folded full size plat/plan sheets
- ❑ **1 electronic version (PDF)** of all application materials submitted in a format as described on the last page of the Formal Application form.

REQUIRED MATERIALS FOR SUBMISSION

- ❑ **Specify Current Zoning District(s):** I-1
- ❑ **Specify Requested Zoning District(s):** RLC
- ❑ **Statement of Justification**

A written statement of need for the requested rezoning and zoning map amendment is required. The statement of justification shall address the following factors as outlined in Subsection 11-301 E of the Zoning Code. The staff, Plan Commission and Board of Trustees will use these standards in making a determination whether or not the proposed rezoning is appropriate. Please complete the below form (use additional paper if needed) and submit this form with the formal application.

a) The existing uses and zoning classifications of properties in the vicinity of the subject property.

See Exhibit "A"

b) The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present plan designation or zoning classification.

See Exhibit "A"

c) The extent to which the value of the subject property is diminished by the existing plan designation or zoning classification applicable to it.

See Exhibit "A"

d) The extent to which such diminution in value is offset by an increase in the public health, safety and welfare.

See Exhibit "A"

e) The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

See Exhibit "A"

OVER→

f) The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.

See Exhibit "A"

g) The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

See Exhibit "A"

h) The suitability of the subject property for uses permitted or permissible under its present plan designation and zoning classification.

See Exhibit "A"

i) The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.

See Exhibit "A"

j) The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under its present plan designation and zoning classification.

See Exhibit "A"

k) The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

See Exhibit "A"

l) The community need for the proposed map amendment and for the uses and development it would allow.

See Exhibit "A"

EXHIBIT "A"

NORTHBROOK ROW/LEXINGTON HOMES
Rezoning & Zoning Map Worksheet
Statement of Justification

(a) *The existing uses and zoning classifications in properties in the vicinity of the subject property*.

North: Shermer Place Residential Community/RLC Residential and Limited Commercial District

East: Metra train tracks, Anetsberger Golf Course, and Techny Prairie Activity Center/OS Open Space District, IB Institutional Building District, and ICS Institutional and Commercial Services District

South: Townhome, office and retail uses/R-8 Multiple Family Residential District; IB Institutional Building District, and O-2 Limited Office District

West of Shermer Road: Single-family homes and fire station/R-2 Single Family Residential District, IB Institutional Building District and R-7 Single Family Residential District.

(b) The trend of development in the vicinity of the subject property, including changes, if any in such trend since the subject property was placed in its present plan designation or zoning classification.

The trend of development in the vicinity of the subject property has changed dramatically since the property was zoned in an industrial zoning district classification. The Shermer Place residential development situated to the north of the subject property was constructed many years ago. Since then, M/I Homes has constructed the 84-unit Sterling Place townhome development just south of the subject property, and Lennar Residential Communities has been approved to construct a mixed-use development, containing both multi-family residential and commercial uses, on the former Grainger property situated north of Shermer Place on a parcel previously zoned in the I-1 Restricted Industrial District.

In addition, since the subject property was zoned for industrial use, the Village has amended its Comprehensive Plan to designate the property as being appropriate for Major Corridor Multi-Use and to locate the property in the South Shermer Road Corridor. Multiple goals and objectives for new development in the South Shermer Road Corridor will be furthered by Lexington Homes proposed development of the property.

(c) The extent to which the value of the subject property is diminished by the existing plan designation or zoning classification applicable to it.

The value of the subject property is significantly diminished by the existing I-1Restricted Industrial zoning district classification as market forces now support a residential use of the property as its highest and best use.

(d) The extent to which such diminution in value is offset by an increase in the public health, safety and welfare.

The aforesaid diminution in value and the current status of the subject property as a vacant parcel does nothing to increase the public health, safety and welfare of either the Village and its residents or other affected taxing jurisdictions, such as local school and park districts. On the other hand, the development of the subject property in the manner being proposed will increase the public health, safety and welfare of both the Village and its residents and those other taxing jurisdictions.

(e) The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

The use and enjoyment of adjacent properties would be enhanced if the proposed rezoning request was approved as its approval would lead to the construction of a new attached single-family home community with beautiful streetscape improvements on an abutting parcel of land which currently stands vacant, new sidewalk improvements which will improve pedestrian mobility in the neighborhood, and new on-site and off-site stormwater management improvements which will help reduce the risks of flooding in the neighborhood.

(f) The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.

The value of the adjacent properties would be positively affected by the proposed rezoning amendment as it would eliminate the possibility of a new industrial use being established in a part of the Village that has significantly transformed over time to benefit the Village, generally, and downtown Northbrook, in particular.

(g) The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

The properties adjacent to the subject property have already been substantially developed. The future orderly development of adjacent properties would be enhanced by the proposed rezoning amendment as it would eliminate the uncertainty surrounding the potential use and development of an adjacent parcel that is currently vacant and zoned in the I-1 Restricted Industrial District.

(h) The suitability of the subject property for uses permitted or permissible under its present plan designation and zoning classification.

The subject property is not suited for its current zoning classification based upon its proximity to adjacent residential properties and the Village's intended development of the South Shermer Road Corridor, as set forth in the Comprehensive Plan.

(i) The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.

The applicant has submitted a Traffic Impact Study prepared by KLOA, Inc. which concludes traffic conditions in the immediate vicinity of the subject property would not be adversely affected by the construction and occupancy of the proposed Northbrook Row community.

(j) The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under its present plan designation and zoning classification.

Adequate utilities and essential public services exist to serve the subject property, both as it is presently zoned and as it is proposed to be developed by Lexington Homes.

(k) The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

The industrial building that previously existed on the subject property had been vacant for a significant period of time prior to Lexington Homes' acquisition of the property in May, 2021. After it acquired the property, Lexington demolished that building. The property has remained vacant ever since.

(l) The community need for the proposed map amendment and for the uses and development it would allow

The recent success of the Sterling Place townhome community confirms that there is a significant demand for high quality, appropriately priced townhome residences in the community, especially those that are situated in close proximity to downtown Northbrook. The construction and occupancy of the proposed Northbrook Row community would benefit businesses in downtown Northbrook.

Village of
Northbrook

PLANNED DEVELOPMENT CONCEPT PLAN WORKSHEET

In addition to submitting the *Formal Application* form for a planned development concept plan approval application, the Applicant must include the following information with your application. A Plan Commission public hearing for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. All of the required application materials must be submitted to the Community Planning Department.

The initial submittal MUST contain:

- ❑ **7 collated copies of complete sets** of all application materials including the application form, required attachments, and folded full size plat/plan sheets
- ❑ **1 electronic version (PDF)** of all application materials submitted in a format as described on the last page of the Formal Application form.

This worksheet summarizes the planned development concept plan requirements of the Northbrook Zoning Code. An applicant is responsible for referring to the Northbrook Zoning Code and other Village Codes to ensure that the application is complete and in compliance with all regulations.

REQUIRED MATERIALS FOR SUBMISSION

❑ **Development Name**
Select a name which is unique to the Northbrook area for identification purposes: Northbrook Row

❑ **Map Depicting the Municipal & Special District Boundaries where adjacent to or within the Subject Property**

❑ **Written Statement – Project Description: See accompanying Project Description**
Attach a written statement explaining a general description of the proposed planned development, the planning objectives to be achieved by it, including the rationales and assumptions of the applicant supporting the proposed planned development, and the market it is intended to serve. Also explain how the proposed planned development is to be designed, arranged and operated so as not to adversely affect the development and use of neighboring property in accordance with applicable regulations of this Code.

The written statement must also include an outline of the Applicant's intent with respect to ownership, sale, and leasing of the various completed units, structures, spaces, and areas within the proposed development.

The statement must also include a development schedule for the phases of development that will occur. This schedule must include an approximated start and completion date for all phases of the proposed development.

Lastly the written statement must identify existing natural and environmental resources and features on the subject property, including its topography, vegetation, soils, geology, and scenic view, and the impact of the proposed planned development on such resources and features, including proposals to preserve or protect such resources and features.

Schematic Graphic Depiction of Proposed Plan

- ❑ Submit schematic graphic drawings, drawn to scale, of the proposed site plan depicting the below items:
  - Public and/or Private rights-of-way on or adjacent to the Subject Property
  - Proposed dimensions and locations of vehicular and pedestrian circulation and parking elements
  - Public and private open space
  - Residential, commercial, office, and/or industrial and other land use designation locations
  - General location and purpose of all easements
- ❑ Submit Preliminary Engineering Plans depicting the adequacy of the existing and proposed sanitary sewer, storm sewer, and water distribution systems
- ❑ Submit soft-line architectural elevations indicating the general style of architecture and typical building materials.

❑ Tax Impact Study

The Tax Impact Study should indicate the possible tax consequences and/or benefits the proposed planned development will have upon the Village of Northbrook and other affected taxing bodies.

❑ Traffic & Transit Study

The Traffic Study must include a list of new street construction and traffic control improvements necessary to accommodate the estimated increase in traffic and traffic related problems occasioned by the proposed development, as well as a statement of the Applicant's proposals for providing those needed improvements.

Natural and Environmental Resources and Features

- ❑ Copy of an application for Natural Resource Assessment to the North Cook County Soil and Water Conservation District *(this is solely for parcels over 2 acres in size)*
- ❑ Written description of natural and environmental resources and features on the subject property including its topography, vegetation, soils, geology, and scenic view, and the impact of the proposed planned development on such resources and features, including proposals to preserve or protect such resources. This includes providing a Tree Survey for the existing conditions.

❑ Detailed Financial Assurance – Financing Plan

Submit a detailed description of the financial assurances to be presented to guarantee completion of all public improvements and private open space to be provided in connection with the proposed planned development. The Applicant must also submit evidence of the financing plan proposed to use to complete the proposed development (an applicant's prior success in completing projects of similar scope may be offered in support of this requirement).

❑ Tentative Plat of Subdivision Worksheet (if required)

❑ Special Permit Worksheet

❑ Statements of Justification Satisfying the Standards for a Planned Development

In addition to submitting a statement of justification for the special permit associated with the Planned Development, all applicants must submit additional responses to ALL of the below listed items. The responses must be submitted on an additional sheet of paper with as detailed answers as possible.

a) **Unified Ownership Required.** The entire property proposed for planned development treatment shall be in single ownership or under such unified control as to ensure that the entire property will be developed as a unified whole. All owners of the property shall be included as joint applicants on all applications and all approvals shall bind all owners. The violation of any owner as to any tract shall be deemed a violation as to all owners and all tracts.

b) **Minimum Area.** The district regulations of this Code establishing standards for particular types of planned development specify the minimum area required for same planned development. In addition to meeting that specific standard, or where no specific standard is set, the applicant shall have the burden of establishing that the subject property is of sufficient size and shape to be planned and developed as a unified whole capable of meeting the objectives for which planned developments may be established pursuant to this Section.

c) **Covenants and Restrictions to be Enforceable by Village.** All covenants, deed restrictions, easements and similar restrictions to be recorded in connection with the planned development shall provide that they may not be modified, removed or released without the express consent of the Board of Trustees and that they may be enforced by the Village as well as by future landowners within the proposed development.

d) **Public Open Space and Contributions.** Whenever the Official Comprehensive Plan or Official Map indicates that development of a planned development will create a need for land for public purposes of the Village within the proposed planned development, the Board of Trustees may require that such area be designated and to the extent such need is specifically and uniquely attributable to the proposed development, dedicated to the Village for such use. In addition, the Board of Trustees may require evidence that all requirements of Village ordinances pertaining to the dedication of land or the contribution of cash in connection with subdivisions or developments of land have been met as respects the proposed planned development.

e) **Common Open Space.**

(1) Amount, Location and Use. The failure of a planned development to provide common open space shall be considered to be an indication that it has not satisfied the objectives for which such developments may be approved pursuant to this Code. When common open space is provided in a planned development, the amount and location of such open space shall be consistent with its intended function as set forth in the application and planned development plans. No such open space shall be used for the construction of any structure or improvement except such structures and improvements as may be approved in the Final Plan as appropriate to the intended leisure and recreational uses for which such open space is intended.

(2) Preservation. Adequate safeguards, including recorded covenants or dedication of development rights, shall be provided to prevent the subsequent use of common open space for any use, structure, improvement or development other than that shown on the approved Final Plan. The restrictions must be permanent and not for a given period of years and must run with the land.

(3) Ownership and Maintenance. The Final Plan shall include such provisions for the ownership and maintenance of such open space and improvements as are reasonably necessary to ensure their continuity, care, conservation, maintenance and operation in accordance with predetermined standards and to ensure that remedial measures will be available to the Village if such open space or improvements are permitted to deteriorate or are not maintained in a condition consistent with the best interests of the planned development or the Village.

(4) Property Owners' Association. When the requirements of the preceding Subparagraph are to be satisfied by the ownership or maintenance of such open space or improvements by a property owners' association, such association shall meet each of the following standards:

(i) The by-laws and rules of the association and all declarations, covenants and restrictions to be recorded must be approved as part of the Detailed Plan prior to becoming effective. Each such document shall provide that it shall not be amended in any manner that would result in it being in violation of the requirements of this Subparagraph.

(ii) The association must be established and all covenants and restrictions recorded prior to the sale of any property within the area of the planned development designated to have the exclusive use of the proposed open space or improvements.

(iii) The association must be responsible for casualty and liability insurance, taxes, and the maintenance of the open space and improvements to be deeded to it.

(iv) Membership in the association must be mandatory for each property owner, and any successive owner, having a right to the use or enjoyment of such open space or improvements.

(v) Every property having a right to the use or enjoyment of such open space or improvements

must pay its pro rata share of the cost of the association by means of an assessment to be levied by the association that meets the requirements for becoming a lien on the property in accordance with statutes of the State of Illinois.

(vi) The association must have the right to adjust the assessment to meet changed needs. The membership vote required to authorize such adjustment shall not be fixed at more than 51 percent of the members voting on the issue.

(vii) The Village must be given the right to enforce the covenants.

(viii) The Village must be given the right, after ten days' written notice to the association, to perform any maintenance or repair work that the association has neglected to perform, to assess the membership for such work and to have a lien against the property of any member failing to pay such assessment. For this purpose alone, the Village shall have all the rights and powers of the association and its governing body under the agreements and declarations creating the association.

f) **Landscaping and Perimeter Treatment.** Any area of a planned development not used for structures or circulation elements shall be landscaped or otherwise improved. The perimeter of the planned development shall be treated so as to ensure compatibility with surrounding uses by means such as provision of compatible uses and structures; setbacks; screening; or natural or manmade buffers. Every planned development shall provide a perimeter landscaped open space along each of its boundaries; each such open space shall have a minimum depth equal to the minimum applicable yard required in the district in which it is located.

g) **Private Streets.** Private streets shall be permitted in a planned development provided that:

(1) Said streets shall be treated as public streets and rights of way for purposes of all setbacks, yards and calculations under this Code.

(2) Said streets shall be owned and maintained by a property owners' association meeting the requirements set forth in Subparagraph E2(e)(4) above; and

(3) A covenant shall be recorded against the subject property acknowledging that the Village shall at no time be under any obligation to provide maintenance for or accept dedication of said streets.

h) **Utilities.** All utility lines shall be installed underground.

Where district regulations authorizing a planned development use in a particular district impose additional standards, a special permit for such development shall not be granted unless the applicant establishes compliance with such standards.

COMPLIANCE WITH VILLAGE REGULATIONS

All applications will be reviewed to determine compliance with the following Village codes and regulations:

- Zoning Code
- Subdivision & Development Code
- Standards and Specifications Manual
- Tree Protection and Tree Preservation Ordinance
- Restrictive Covenants
- Development Agreements
- All other applicable Village codes and regulations

The applicant is responsible for ensuring a submitted application includes all of the necessary submittal requirements and meets all applicable standards and requirements of the Village codes.

Village Departments Involved with the Review of Community Planning Applications

- Development & Planning Services
- Fire
- Police
- Public Works and Engineering
- Village Attorney

EXHIBIT "A" TO
PLANNED DEVELOPMENT CONCEPT PLAN WORKSHEET

NORTHBROOK ROW/LEXINGTON HOMES

Statements of Justification Satisfying the Standards for a Planned Development

1825 Shermer Road LLC, an Illinois limited liability company ("Applicant"), by and through Lexington Homes, makes the following statements in support of the conclusion that its request for planned development concept plan approval for the Northbrook Row residential community satisfies the standards for a planned development:

a) **Unified Ownership Required**. The entire property proposed for planned development treatment shall be in single ownership or under such unified control as to ensure that the entire property will be developed as a unified whole. All owners of the property shall be included as joint applicants on all applications and all approvals shall bind all owners. The violation of any owner as to any tract shall be deemed a violation as to all owners and all tracts.

Response: The entirety of the property is owned by Applicant.

b) **Minimum Area**. The district regulations of this Code establishing standards for particular types of planned development specify the minimum area required for same planned development. In addition to meeting that specific standard, or where no specific standard is set, the applicant shall have the burden of establishing that the subject property is of sufficient size and shape to be planned and developed as a unified whole capable of meeting the objectives for which planned developments may be established pursuant to this Section.

Response: The subject property has a gross area of approximately 4.69 acres (204,296 square feet), which meets the minimum area required for the proposed planned development (100,000 square feet). The subject property is of sufficient size and shape to be planned and developed as a unified whole capable of meeting the following objectives for which planned developments may be established:

1. Creation of a more desirable environment than would be possible through strict application of other Village land use regulations.
2. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities.
3. Combination and coordination of architectural styles, building forms, and building relationships.
4. Encouragement of land uses that promote the public health, safety and general welfare.

c) **Covenants and Restrictions to be Enforceable by Village**. All covenants, deed restrictions, easements and similar restrictions to be recorded in connection with the planned development shall provide that they may not be modified, removed or released without the express consent of the Board of Trustees and that they may be enforced by the Village as well as by future landowners within the proposed development.

Response: All covenants, deed restrictions, easements and similar restrictions to be recorded in connection with the Northbrook Row planned development will provide that they may not be modified, removed or released without the express consent of

the Board of Trustees and that they may be enforced by the Village as well as by future landowners within the proposed Northbrook Row planned development.

d) **Public Open Space and Contributions**. Whenever the Official Comprehensive Plan or Official Map indicates that development of a planned development will create a need for land for public purposes of the Village within the proposed planned development, the Board of Trustees may require that such area be designated and to the extent such need is specifically and uniquely attributable to the proposed development, dedicated to the Village for such use. In addition, the Board of Trustees may require evidence that all requirements of Village ordinances pertaining to the dedication of land or the contribution of cash in connection with subdivisions or developments of land have been met as respects the proposed planned development.

Response: Applicant, in its construction of the Northbrook Row planned development, will be satisfying all requirements of Village ordinances pertaining to the dedication of land or the contribution of cash in connection with the subdivision or development of land.

e) **Common Open Space**.

(1) Amount, Location and Use. The failure of a planned development to provide common open space shall be considered to be an indication that it has not satisfied the objectives for which such developments may be approved pursuant to this Code. When common open space is provided in a planned development, the amount and location of such open space shall be consistent with its intended function as set forth in the application and planned development plans. No such open space shall be used for the construction of any structure or improvement except such structures and improvements as may be approved in the Final Plan as appropriate to the intended leisure and recreational uses for which such open space is intended.

Response:

1. *The plans for Northbrook Row provide for common open space, as identified on the Open Space Exhibit prepared by Haeger Engineering dated February 26, 2024, which accompanies Applicant's application to the Village. As can be seen, the amount of open space to be provided has been increased in response to comments made by the Board of Trustees at the first preliminary review meeting, which occurred in January 2022.*
2. *Adequate safeguards for provided common open space will be provided in the Northbrook Row Declaration.*
3. *The Final Plans and the Northbrook Row Declaration will reflect the ownership and maintenance of all improvements that will be constructed in provided common open space.*

(2) Preservation. Adequate safeguards, including recorded covenants or dedication of development rights, shall be provided to prevent the subsequent use of common open space for any use, structure, improvement or development other than that shown on the approved Final Plans. The restrictions must be permanent and not for a given period of years and must run with the land.

Response: Adequate safeguards to prevent the subsequent use of common open space for any use, structure, improvement or development other than that which is shown on the approved Final Plans for Northbrook Row will be included in the Northbrook Row Declaration.

(3) Ownership and Maintenance. The Final Plan shall include such provisions for the ownership and maintenance of such open space and improvements as are reasonably necessary to ensure their continuity, care, conservation, maintenance and operation in accordance with predetermined standards and to ensure that remedial measures will be available to the Village if such open space or improvements are permitted to deteriorate or are not maintained in a condition consistent with the best interests of the planned development or the Village.

Response: The provisions noted above will be included in the Northbrook Row Declaration.

(4) Property Owners' Association. When the requirements of the preceding Subparagraph are to be satisfied by the ownership or maintenance of such open space or improvements by a property owners' association, such association shall meet each of the following standards:

(i) The by-laws and rules of the association and all declarations, covenants and restrictions to be recorded must be approved as part of the Detailed Plan prior to becoming effective. Each such document shall provide that it shall not be amended in any manner that would result in it being in violation of the requirements of this Subparagraph.

Response: The operating agreement (by-laws) is attached as Exhibit C to the Declaration for Northbrook Row. Section 10.02 of the Declaration provides that no amendment to the Declaration which affects the rights of the Village shall be effective unless the Village has given its prior written consent thereto.

(ii) The association must be established and all covenants and restrictions recorded prior to the sale of any property within the area of the planned development designated to have the exclusive use of the proposed open space or improvements.

Response: The association will be established, and the Declaration recorded, prior to the conveyance of the first dwelling unit in the subdivision.

(iii) The association must be responsible for casualty and liability insurance, taxes, and the maintenance of the open space and improvements to be deeded to it.

Response: The association is obligated to maintain casualty and liability insurance with respect to common area/open space owned by the association, and improvements located thereon, pursuant to Article Four of the Declaration. Pursuant to Section 2.16 of the Declaration, the Declarant is responsible for tax bills levied against common area until the date such common area is made subject to the Declaration, and the association is responsible for any and all future tax bills levied with respect to common area. The association is responsible for maintaining all common areas/open space pursuant to Section 3.02 of the Declaration.

(iv) Membership in the association must be mandatory for each property owner, and any successive owner, having a right to the use or enjoyment of such open space or improvements.

Response: Membership in the association is mandatory for each owner pursuant to Section 5.02 of the Declaration. Each owner has the right to use and enjoy the common area/open space, and such right passes with title to every townhome unit, pursuant to Section 2.06 of the Declaration.

(v) Every property having a right to the use or enjoyment of such open space or improvements must pay its pro rata share of the cost of the association by means of an assessment to be levied by the association that meets the requirements for becoming a lien on the property in accordance with statutes of the State of Illinois.

Response: Pursuant to Sections 6.02, 6.08, and 7.01 of the Declaration, each owner of a dwelling unit, by acceptance of a deed thereto, is deemed to covenant and agree to pay the association an equal share of the common expenses incurred by the association, and such amount will be a continuing lien on upon the owner's dwelling unit until paid.

(vi) The association must have the right to adjust the assessment to meet changed needs. The membership vote required to authorize such adjustment shall not be fixed at more than 51 percent of the members voting on the issue.

Response: The Managers have the right to adjust assessments to meet changed needs pursuant to Section 6.04 of the Declaration.

(vii) The Village must be given the right to enforce the covenants.

Response: The Village has the right to enforce the covenants under the Declaration pursuant to Section 7.10 of the Declaration.

(viii) The Village must be given the right, after ten days' written notice to the association, to perform any maintenance or repair work that the association has neglected to perform, to assess the membership for such work and to have a lien against the property of any member failing to pay such assessment. For this purpose alone, the Village shall have all the rights and powers of the association and its governing body under the agreements and declarations creating the association.

Response: The above described rights and powers are granted to the Village in Section 7.10 of the Declaration.

f) Landscaping and Perimeter Treatment. Any area of a planned development not used for structures or circulation elements shall be landscaped or otherwise improved. The perimeter of the planned development shall be treated so as to ensure compatibility with surrounding uses by means such as provision of compatible uses and structures; setbacks; screening; or natural or manmade buffers. Every planned development shall provide a perimeter landscaped open space along each of its boundaries; each such open space shall have a minimum depth equal to the minimum applicable yard required in the district in which it is located.

Response: The portions of the development not used for structures or circulation will be landscaped in accordance with the Landscape Architecture Design Narrative prepared by Dickson Design Studio that Applicant has submitted to the Village with its formal application for zoning and subdivision relief. The perimeter of the planned development will be treated so as to ensure compatibility with surrounding uses by means such as the provision of compatible setbacks, screenings or manmade buffers. The development will satisfy the requirements for the provision of open space, as such requirements may be modified by the Board of Trustees through the consideration of Applicant's application for zoning and subdivision relief.

g) Private Streets. Private streets shall be permitted in a planned development provided that:

(1) Said streets shall be treated as public streets and rights of way for purposes of all setbacks, yards and calculations under this Code.

(2) Said streets shall be owned and maintained by a property owners' association meeting the requirements set forth in Subparagraph E2(e)(4) above; and

(3) A covenant shall be recorded against the subject property acknowledging that the Village shall at no time be under any obligation to provide maintenance for or accept dedication of said streets.

Response: Applicant is seeking to establish the internal drive which will serve Northbrook Road-Julian Terrace-as a private street. See accompanying Tentative Plat of Subdivision Worksheet to see support for grant of variation to allow for the construction and maintenance of Julian Terrace as a private street in Northbrook Row.

As noted in our Project Description, Northbrook Row homebuyers will be informed, in both the Northbrook Row Homeowners Declaration and the Subdivision and Development Agreement for Northbrook Row, both of which will be recorded against title to the subject property, that Julian Terrace is a private drive which is to be maintained by the Northbrook Row Homeowners Association, and that at no time will the Village be under any obligation to provide maintenance for or accept dedication of Julian Terrace.

h) Utilities. All utility lines shall be installed underground.

Response: All new utility lines that will be constructed to serve the Northbrook Row planned development will be installed underground.

Village of
Northbrook

SPECIAL PERMIT WORKSHEET

In addition to submitting the *Formal Application* form for a special permit application, the Applicant must include the following information with your application. A public hearing for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. All of the required application materials must be submitted to the Department of Development & Planning Services.

The initial submittal MUST contain:

- ❑ **7 collated copies of complete sets** of all application materials including the application form, required attachments, and folded full size plat/plan sheets
- ❑ **1 electronic version (PDF)** of all application materials submitted in a format as described on the last page of the Formal Application form.

REQUIRED MATERIALS FOR SUBMISSION

- **Written Explanation of Application Request**
  Attach a written statement explaining the proposed application. This letter should include the following applicable items, as well as any other pertinent detailed information pertaining to the request: hours of operation, number of employees, number of existing parking spaces on site, if the building has multiple tenants please list what the other tenant businesses are, if any existing buildings are being demolished, will the site be reconfigured, and if there will there be any included outdoor activity or uses. **See accompanying Project Description.**

- **Standard Industrial Classification Number & Description**
  Include on the line provided below the SIC (Standard Industrial Classification) number and description for the requested Special Permit Use. This number and description can be found in the Village of Northbrook Zoning Code or by contacting the Development & Planning Department. Every use contains a related SIC number and description.
  SIC Number & Description: 9862.00 - Special Permit or Conditional Permit for Townhomes

- **Visual Representation of Special Permit Request**
  - ❑ **Applications without Site Improvements Include: Graphic Depiction of Application Request**
    Attach a graphic depiction of the following, as appropriate, to illustrate the proposed special permit being requested:
    - parking information (location of spaces in relation to use;)
    - general floor plan;
    - building elevations (if the exterior is to be modified);
    - proposed exterior signs.

  -or-

  - ❑ **Applications with Site Improvements Include: Site Plan Approval Worksheet Requirements**
    If the requested Special Use Permit application involves any site modifications (i.e. construction or renovation of any structure(s), addition or expansion of a parking lot, relocation of driveway(s), removal or addition of trees, etc.) the Applicant must also submit a **Site Plan Approval Worksheet**.

REQUIRED MATERIALS FOR SUBMISSION *(continued)*

- **Statement of Justification SEE EXHBIT "A"**

A written statement of need for the requested special permit is required. The statement should address each of the below Standards for Special Permit Applications established in Subsection 11-602 E of the Zoning Code and listed below. The staff, Plan Commission and Board of Trustees will use these standards in making a determination whether or not the proposed activity is appropriate. ***Please complete the below form (use additional paper if needed) and submit this form with the Formal Application. Please provide detailed responses for each item. Do not merely state for instance for Item (b) that "Our proposed project will not have substantial or undue adverse effect....." You must state what specifically about your project will not have undue adverse effect.***

(a) Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.

(b) No Undue Adverse Impact. The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.

(c) No Interference with Surrounding Development. The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

(d) Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

(e) No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

(f) No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic feature of significant importance.

(g) Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

COMPLIANCE WITH VILLAGE REGULATIONS

All applications will be reviewed to determine compliance with the following Village codes and regulations:

- Zoning Code
- Subdivision & Development Code
- Standards and Specifications Manual
- Tree Protection and Tree Preservation Ordinance
- Existing Conditions
- Restrictive Covenants
- Development Agreements
- All other applicable Village codes and regulations

The applicant is responsible for ensuring a submitted application includes all of the necessary submittal requirements and meets all applicable standards and requirements of the Village codes.

Village Departments Involved with the Review of Community Planning Applications

- Development & Planning Services
- Fire
- Police
- Public Works and Engineering
- Village Attorney

EXHIBIT "A" TO
SPECIAL PERMIT WORKSHEET

NORTHBROOK ROW/LEXINGTON HOMES

Statement of Justification

(a) Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.

The proposed Northbrook Row residential community will be in harmony with the general purposes of the Zoning Code in that it will be (i) providing a new market-rate housing opportunity in the Village that is compatible with existing uses and developments in the South Shermer Road Corridor, and (ii) furthering the Village's goal of providing new affordable housing opportunities in the community. Northbrook Row will also be consistent with the specific purposes of the RLC Residential and Limited Commercial District, which include providing a diversity of residential uses that complement the Village's Central Business District and strengthening the identify and importance of one of the gateways to the Village's downtown by improving an area adjacent to the right-of-way of Shermer Road and enhancing pedestrian movement along that right-of-way and between residential developments (Northbrook Row and Shermer Place). Northbrook Row will also be in harmony with the general purpose and intent of the Village's Official Comprehensive Plan in that its construction will further the redevelopment of the northern portion of the South Shermer Road Corridor in a manner that is beneficial to the Central Business District and adjacent residential neighborhoods and similar in nature to the adjacent Shermer Place residential community.

(b) No Undue Adverse Impact. The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.

The proposed use and development of the subject property will be consistent and compatible with nearby residential uses. Such use and development will not have a substantial or undue adverse impact effect upon adjacent property, the character of the area or the public health, safety and general welfare of the community given the site, traffic management, utility, stormwater management and landscaping improvements Lexington Homes will be constructing as part of the development.

Among other things, Lexington Homes will be constructing stormwater management improvements which fully comply with applicable Village and MWRD codes and regulations, and it is offering to work with the Shermer Place Association and the Village to improve the functionality of stormwater management improvements which presently exist in the southeast corner of the Shermer Place Planned Development. In short, from the standpoint of stormwater management, the proposed development will have no adverse effect upon adjacent property and the public health, safety and general welfare, and, in fact, it may actually lead to an improvement in existing conditions which could lessen the risk of flooding in the future to existing residents in the Shermer Place Planned Development and the future residents of Northbrook Row.

(c) No Interference with Surrounding Development. The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

Northbrook Row will be constructed, arranged and operated so as not to dominate the immediate vicinity or interfere with the use and development of neighboring property. As indicated in the Project Description and the Rezoning and Zoning Map Worksheet which accompanies Lexington Homes' Application for Special Permit, Northbrook Row has been designed to take into account, be respectful of, and be consistent with recently constructed and older residential developments in the South Shermer Road Corridor.

(d) Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

Adequate public facilities, services and roads exist to serve the proposed Northbrook Row community. In fact, as noted above, Lexington Homes is proposing to improve an existing drainage structure in the area which, if accomplished, will benefit not only the residents of Shermer Place but the future residents of Northbrook Row. In addition, Lexington will be paying all impact fees required by Village ordinances except to the extent relief from those ordinances is afforded by the Zoning Ordinance for the provision of affordable housing units in the Village.

(e) No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

The existing road system in the vicinity of the subject property has the capacity to accommodate the traffic that is expected to be generated by the Northbrook Row community. In addition, site-generated traffic, which will be directed to Stanley Street and Shermer Road and not nearby residential streets, will be able to be safely integrated into the existing traffic without causing undue traffic congestion on Shermer Road or on those residential streets. These conclusions are supported by the KLOA, Inc. Traffic Impact Study Lexington Homes submitted with its applications to the Village for Northbrook Row.

(f) No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic feature of significant importance.

The construction of Northbrook Row will occur on vacant land that was previously used for industrial purposes. Such construction will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance.

(g) Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

The proposed use and development of the subject property will comply with all additional standards imposed on it by the particular provisions of the Zoning Code authorizing such use except to the extent relief from those provisions is expressly granted by the Village Board of Trustees.

SUBDIVISION VARIATION WORKSHEET Northbrook Row- 1825 Shermer Road

In addition to submitting the *Plan Commission Application* form **for a subdivision variation**, the Applicant must include the following information with your application. A public hearing for a Subdivision Variation application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. All of the required application materials must be submitted to the Department of Development & Planning Services.

The initial submittal MUST contain:

- ❑ **5 collated copies of complete sets** of all application materials including the application form, required attachments, and folded full size plat/plan sheets
- ❑ **1 electronic version (PDF)** of all application materials submitted in a format as described on the last page of the Formal Application form.

REQUIRED MATERIALS FOR SUBMISSION

❑ **Describe Variation Being Requested:** To allow Julian Terrace to be a private street;To waive the requirement to bury existing overhead utility lines on Shermer Road; To allow a sidewalk on only one side of a private street.

❑ **Statement of Justification** See Exhibit "A"

Every application filed pursuant to Article III of the Subdivision Code shall provide a statement of how the variation sought would satisfy the standards set forth in Section 2-102:A. of this Code. The staff, Board of Trustees, and Plan Commission, will use these standards in making a determination whether or not the proposed variation is appropriate. Please complete the below form (use additional paper if needed) and submit this form with the formal application.

1. The requested variation is in keeping with the overall purpose and intent of the Subdivision and Development Code.

2. The granting of the variation will not be to the detriment of adjacent properties.

3. The granting of the variation will not be contrary to the public health, safety and general welfare.

4. The situation of the applicant is not of a general or recurring nature for similarly situated properties within the Village or its jurisdiction.

OVER →

COMPLIANCE WITH VILLAGE REGULATIONS

All applications will be reviewed to determine compliance with the following Village codes and regulations:

- Zoning Code
- Subdivision & Development Code
- Standards and Specifications Manual
- Tree Protection and Tree Preservation Ordinance
- Existing Conditions
- Restrictive Covenants
- Development Agreements
- All other applicable Village codes and regulations

The applicant is responsible for ensuring a submitted application includes all of the necessary submittal requirements and meets all applicable standards and requirements of the Village codes.

Village Departments Involved with the Review of Community Planning Applications

- Development & Planning Services
- Fire
- Police
- Public Works/Engineering
- Village Attorney

EXHIBIT "A" TO
SUBDIVISION VARIATION WORKSHEET

NORTHBROOK ROW/LEXINGTON HOMES

1825 Shermer Road LLC, an Illinois limited liability company ("Applicant"), by and through Lexington Homes, is requesting approval of the subdivision variations identified below in furtherance of its construction of the Northbrook Row planned development and in support of such request submits these responses for how its variation requests satisfy the standards for the approval of a variation:

A. Variations Being Requested

1. To allow Julian Terrace to be a private street (public street otherwise required by Section 4-102(C) of the Subdivision and Development Code (referred to herein as the "Code"));

2. To waive the requirement that the existing overhead utility lines on Shermer Road be buried (burial otherwise required by Section 4-104(F) of the Code; and

3. To allow a sidewalk on only one side of a private street (sidewalks otherwise required on both sides of private streets by Section 4-102(N) of the Code).

B. Statements of Justification / Standards for Variation Approval

1. Variation to allow Julian Terrace to be a private street.

(a) Responses to Statements of Justification set forth in Section 2-102(A) of the Code:

i. The requested variation is in keeping with the overall purpose and intent of the Code.

Response: Allowing Julian Terrace to be a private street is in keeping with the overall purpose and intent of the Code, which is to provide a means of safe and efficient vehicular access to the residents of a residential community and their guests, and ensure the proper location and construction of the utilities that will be needed to serve the community. In addition, the Code seeks to ensure that streets be constructed in a manner that minimizes the need for future maintenance and repair, and this intent will be satisfied by Lexington Homes' commitment to construct Julian Terrace in accordance with the standards for a dedicated local street that are set forth in Section 4-102(A) of that code.

It is also worth noting that establishing Julian Terrace as a private street is consistent with the provisions of Section 11-603E2(g) of the Zoning Code, which allow for the establishment of private streets within a planned development provided certain conditions are satisfied (all of which Lexington Homes will satisfy) except that the Zoning Code only requires a 24-foot back-to-back pavement width for a private street in a planned development, and Julian Terrace will be constructed with a back-to-back pavement width of 27 feet, which is the same pavement width required for a dedicated public street.

ii. The granting of the variation will not be to the detriment of adjacent properties.

Response: Constructing and maintaining Julian Terrace as a private street will have no detrimental impact on adjacent properties. In fact, as noted in our Project Description, the immediately adjacent residential community of Shermer Place also has private streets. In addition, both points of entry and exit from Julian Terrace will be on Stanley Street so, again, the construction of Julian Terrace will have no detrimental impact on the residents of Shermer Place.

iii. The granting of the variation will not be contrary to the public health, safety and general welfare.

Response: Allowing Julian Terrace to be private street will not be contrary to the public health, safety and welfare because, as noted above, it will be constructed in accordance with the standards for a dedicated public street and afford safe and adequate means of vehicular and pedestrian access to the future residents of Northbrook Row and their guests. In addition, it will have two points of ingress and egress, which will ensure that safe access to the community by police, fire and other emergency personnel is always available.

iv. The situation of the applicant is not of a general or recurring nature for similarly situated properties within the Village or its jurisdiction.

Response: As noted in the justifications statement we submitted with our request for zoning variations, the subject property is unique in condition and uniquely situated. The situation and facts confronting Lexington Homes in the construction of Northbrook Row would not be generally found throughout the Village. That being said, it should be noted that private streets can be found in other parts of the Village (for example, Shermer Place and the Gateway Townhome Projects, as noted above, and the recently approved Northbrook Pointe, the planned development situated on Lake Cook Road near Interstate 294).

(b) Responses to Standards of Approval for Private Streets set forth in Section 4-102(C):

i. No private street shall be permitted which serves through traffic or is deemed to be contrary to the Official Comprehensive Plan.

Response: Julian Terrace will be constructed to serve only the Northbrook Row development, will not permit any through traffic to the nearby Shermer Place development to the north and will not be contrary to the Official Comprehensive Plan.

ii. No private street shall be created which does not satisfy the minimum pavement requirements for public streets, as established in the Village Standards and Specifications Manual, current edition. All approved private streets shall incorporate the cost estimate for such streets in the performance guarantee and shall be inspected by the Village of Northbrook.

Response: Julian Terrace will satisfy the minimum pavement requirements for public streets set forth in the most recent edition of the Village Standards and Specifications Manual. Furthermore, the full value of constructing Julian Terrace, in accordance with the plans submitted to staff, will be included in the performance guarantee for the same and the roadway shall be made available for inspection by the Village following its completion.

iii. Private streets shall be maintained and repaired by or on behalf of a duly established property owners' association in accordance with Subsection 4-105(E) of the Code.

Response: Julian Terrace will be owned, maintained and repaired, as needed, by the Northbrook Row Homeowners Association as required by the Code.

iv. Private street rights-of-way shall be established as outlots, as defined herein, and shall not be included in any minimum lot area or setback calculations for individual lots.

Response: Julian Terrace will be located in Lot 11 which contains all common elements, open space, public and private utilities, and stormwater management facilities servicing Northbrook Row. The area within the private street is excluded from the calculation of minimum lot area or setbacks applicable to individual lots.

v. In recognition of the fact that private streets may be approved with rights-of-way which are less than those required for an equivalent public street, all lots abutting a duly approved private street shall have building restriction lines established and recorded in such a manner as to create a setback from the edge of pavement equal to that which would have existed were a public street established. The Village Engineer shall verify the location of all such building restriction lines for compliance with this standard.

Response: All building setbacks shall be determined and established by utilizing a 60-foot right-of-way overlay of the proposed roadway.

vi. A covenant shall be recorded against the subject property acknowledging that the Village shall at no time be under any obligation to provide maintenance for or accept dedication of said private streets.

Response: A covenant to this effect is included on the preliminary plat of subdivision provided to staff and will be identified on the final plat of subdivision for recording.

2. <u>Variation to waive the requirement to bury the overhead utility lines on Shermer Road</u>.

(a) The requested variation is in keeping with the overall purpose and intent of the Code.

Response: Although the purpose and intent of the Code is to require the underground installation of new utilities, over time the Village has shown more latitude in the requirement to bury existing overhead utility lines.

(b) The granting of the variation will not be to the detriment of adjacent properties.

Response: Granting the waiver will not be detrimental to the residents of Shermer Place or other residents in the area as those residents have been living with the existing condition of having overhead utility lines for decades. In fact, allowing the utility lines to remain overhead will make them more easily accessible and easier to repair in the event of an emergency, which will be a benefit to residents and businesses in the area.

(c) The granting of the variation will not be contrary to the public health, safety and general welfare.

Response: Again, the overhead utility lines on Shermer Road in the vicinity of the subject property have existed for decades. Allowing them to remain in that condition will not adversely impact either the safety and welfare of the future residents of Northbrook Row, as their homes will be substantially set back from the Shermer Road right-of-way, or other residents in the area. It is also worth noting that other utilities exist in the Shermer Road right-of-way which could make the undergrounding of the existing overhead utility lines a significant challenge.

(d) The situation of the applicant is not of a general or recurring nature for similarly situated properties within the Village or its jurisdiction.

*Response: Applicant's situation arises out of the fact that the subject property is located on a significant arterial road in the Village that has overhead utility lines running alongside it (i.e., Shermer Road), which is not a condition that recurs regularly within the Village. That being said, M/I Homes, which recently developed a parcel that was similarly situated (albeit on Techny Road) was granted a waiver of this requirement when it pursued its approvals for its Sterling Place townhome development. (*See also separately submitted letter*).*

3. <u>Variation to allow a sidewalk on only one side of a private street.</u>

(a) The requested variation is in keeping with the overall purpose and intent of the Code.

Response: Permitting construction of a sidewalk on only one side of the proposed street is in keeping with the overall purpose and intent of the Code as doing so will promote orderly development of the sidewalk network throughout the Northbrook Row development and support connectivity with the existing sidewalk system in the Shermer Place development to the north.

(b) The granting of the variation will not be to the detriment of adjacent properties.

Response: The granting of this variation will not be to the detriment of adjacent properties. As stated above, the proposed sidewalk system is designed to complement the existing sidewalk system within the Shermer Place development and promote pedestrian connectivity throughout both properties for the benefit of existing Shermer Place residents as well as future residents of the Northbrook Row development.

(c) The granting of the variation will not be contrary to the public health, safety and general welfare.

Response: The granting of the variation will improve pedestrian safety by minimizing pedestrian foot traffic along the interior of the development and decreasing designed road crossings which would otherwise be needed to create a continuous sidewalk network on both sides of the proposed street.

(d) The situation of the applicant is not of a general or recurring nature for similarly situated properties within the Village or its jurisdiction.

Response: Applicant's situation is very unique due to the property's history (industrial use in an area being redeveloped for residential use), the small site with its rectangular and elongated shape, and the fact that it is bounded by streets on three sides.

ZONING VARIATION WORKSHEET

Northbrook Row - 1825 Shermer Road

In addition to submitting the *Plan Commission Application* form **for a zoning variation in conjunction with a special permit, subdivision, or rezoning application**, the Applicant must include the following information with your application. A Plan Commission public hearing for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. All of the required application materials must be submitted to the Department of Development & Planning Services.

The initial submittal MUST contain:

- ❑ **5 collated copies of complete sets** of all application materials including the application form, required attachments, and folded full size plat/plan sheets
- ❑ **1 electronic version (PDF)** of all application materials submitted in a format as described on the last page of the Formal Application form.

REQUIRED MATERIALS FOR SUBMISSION

❑ **Describe Variation Being Requested: SEE EXHIBIT "A"**

❑ **Statement of Justification SEE EXHIBIT "A"**

Every application filed pursuant to Section 11-503 of the Zoning Code shall provide a statement of how the variation sought would satisfy the standards set forth in Subsection 11-503 F of this Code. The staff, Plan Commission and Board of Trustees will use these standards in making a determination whether or not the proposed variation is appropriate. Please complete the below form (use additional paper if needed) and submit this form with the formal application.

(a) General Standard. No variation of the Zoning Code shall be granted unless the applicant shall establish that carrying out the strict letter of the provisions of Zoning Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth below.

(b) Unique Physical Condition. The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.

(c) Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner or his predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of the Zoning Code, for which no compensation was paid.

OVER →

(d) Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

(e) Not Merely Special Privilege. The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the sale of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.

(f) Code and Plan Purposes. The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which the Zoning Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

(g) Essential Character of the Area. The variation would not result in a use or development on the subject property that:

1. Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development value of property or improvements permitted in the vicinity;
2. Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity;
3. Would substantially increase congestion in the public streets due to traffic or parking;
4. Would unduly increase the danger of flood or fire;
5. Would unduly tax public utilities and facilities in the area; or
6. Would endanger the public health or safety.

COMPLIANCE WITH VILLAGE REGULATIONS

All applications will be reviewed to determine compliance with the following Village codes and regulations:

- Zoning Code
- Subdivision & Development Code
- Standards and Specifications Manual
- Tree Protection and Tree Preservation Ordinance
- Existing Conditions
- Restrictive Covenants
- Development Agreements
- All other applicable Village codes and regulations

The applicant is responsible for ensuring a submitted application includes all of the necessary submittal requirements and meets all applicable standards and requirements of the Village codes.

Village Departments Involved with the Review of Community Planning Applications

- Development & Planning Services
- Fire
- Police
- Public Works/Engineering
- Village Attorney

EXHIBIT "A" TO
ZONING VARIATION WORKSHEET

NORTHBROOK ROW/LEXINGTON HOMES

1825 Shermer Road LLC, an Illinois limited liability company ("Applicant"), by and through Lexington Homes, is requesting approval of the zoning variations identified below in furtherance of its construction of the Northbrook Row planned development and in support of such request submits these responses for how its variation requests satisfy the standards for the approval of a variation:

A. Variations Being Requested

1. To allow a corner side yard and side setback of 10 feet along Stanley Street (100 feet otherwise required by Section 8-711 C(1)(a) and (b) of the Zoning Code), and for a rear yard of 6 feet (25 feet otherwise required by Section 8-711 C(3)(a) of the Zoning Code) and a rear setback of 15 feet (25 feet otherwise required by Section 8-711 (3)(b) of the Zoning Code) along the east boundary of the subject property;

2. To reduce the required number of off-street parking spaces from 239 to 217 and provide a parking ratio of 4.09 parking spaces per unit (4.5 parking spaces per unit otherwise required by Section 9-104 F1(a)(7) of the Zoning Code).

B. Statements of Justification / Standards for Variation Approval

1. Request for a Corner Side Yard and Side Setback Variation (Stanley Street) and for a Rear Yard and Rear Setback Variation on the East Boundary of the Property

(a) **General Standard**. No variation of the Zoning Code shall be granted unless the applicant shall establish that carrying out the strict letter of the provisions of Zoning Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth below.

Response: The small size of the development parcel, its rectangular and elongated shape, the fact that it is a corner lot bounded by streets on three sides--on the west by Shermer Road; on the south by Stanley Street; and on the north by Beaumont Place--and by a business zoned in the I-1 Restricted Industrial District on the east, the desire to construct a new stormwater detention facility on the western portion of the property that is complementary to the detention pond that exists to the north in the Shermer Place planned development, and the desire to zone the property in the same zoning district in which the Shermer Place planned development is zoned (i.e., the RLC District) collectively create hardships which make it difficult to develop the subject property with attached single-family residential uses in a reasonable manner.

(b) **Unique Physical Condition**. The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.

Response: See above. In addition, the subject property is unique in that it was previously improved with an industrial building which has since been demolished and yet remains zoned in the I-1 Restricted Industrial District.

(c) **Not Self-Created**. The aforesaid unique physical condition is not the result of any action or inaction of the owner or his predecessors in title and existed at the time of the enactment of the

provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of the Zoning Code, for which no compensation was paid.

Response: The aforesaid unique physical conditions of the subject property are not the result of any action or inaction taken by either the current owner of the property or its predecessors in title. They have existed for a long time.

(d) **Denied Substantial Rights**. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Response: Applicant's requests for relief from the yard and setback requirements of the Zoning Code are needed to construct necessary and desirable stormwater management and landscaping improvements. Given that the subject property is only 4.69 acres, requiring a 100-foot corner side yard and corner side building setback along Stanley Street and a 25-foot rear yard and 25-foot building setback along the eastern boundary of the property, which is what the regulations of the RLC District require, would make it impossible for the Applicant to develop the property in a manner similar to how others have been able to construct similar developments in the area (for example, Sterling Place). The requests for yard and setback relief are not dissimilar to the relief granted to the owners of other lots in the South Shermer Road Corridor. For example, the owner of the property situated at 1657 Shermer Road (the LMC/HODC Mixed-Use Project) was granted front yard, interior yard and rear yard variations.

(e) **Not Merely Special Privilege.** The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the sale of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.

Response: Development of the subject property in an economically feasible manner would not be possible if the regulations at issue were strictly enforced given Village planning objectives relative to affordable housing, off-street parking, open space, landscaping and stormwater management. Again, the Applicant is not seeking to enjoy a special privilege or additional right not available to owners of other lots in the area. As noted above, other owners of properties in the area have been granted similar zoning relief so that they could develop their properties in a similar manner.

(f) **Code and Plan Purposes**. The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which the Zoning Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

Response: The requested variations, if granted, will result in the construction of a development which is in harmony with the purposes of the Zoning Code and complementary to the Shermer Place planned development situated to the north. Additionally, the proposed residential use of the subject property is a use of the property that is contemplated by the Village's Comprehensive Plan.

(g) ***Essential Character of the Area****. The variation would not result in a use or development on the subject property that:*

1. Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development or value of property or improvements permitted in the vicinity;
2. Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity;
3. Would substantially increase congestion in the public streets due to traffic or parking;
4. Would unduly increase the danger of flood or fire;
5. Would unduly tax public utilities and facilities in the area; or
6. Would endanger the public health or safety.

Response: The requested variations, if granted, will not result in the establishment of a use or the construction of a development that would:

(1) be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development or value of property or improvements permitted in the vicinity;

In fact, the construction of Northbrook Row will improve the public welfare and further the enjoyment and use of property and improvements in the vicinity by creating new housing units in close proximity to the Village's downtown business district, furthering the Village's affordable housing objectives, constructing new sidewalks which enhance pedestrian mobility in the area, and undertaking the construction of stormwater management improvements which will reduce the risk of flooding for nearby properties.

(2) materially impair an adequate supply of light and air to the properties and improvements in the vicinity;

The construction of Northbrook Row will not impair an adequate supply of light and air to Shermer Place or other properties situated on Stanley Street or west of Shermer Road. The residential units Applicant is proposing to construct will be only three stories in height (four stories permitted in the RLC District) and approximately 36'10" in height (65 feet permitted in the RLC District).

(3) substantially increase congestion in the public streets due to traffic or parking;

As indicated in the Traffic Study Applicant has included with its application, the proposed development will generate a minimal increase in traffic, the existing roadway system has sufficient capacity to accommodate that traffic; the total volume of traffic that will be generated is likely to be reduced due to the proximity of the proposed development to public transportation; and adequate parking for the residents of the proposed development and their guests will be provided on-site and in the 22 parallel parking spaces that will be available on Stanley Street. In short, the development will not substantially increase congestion in the public streets.

(4) unduly increase the danger of flood or fire;

As noted in Applicant's Project Description, the proposed development will be constructed in accordance with all current Village and MWRD stormwater management regulations. In addition, Applicant hopes to work with the Shermer Place Association and the Village to improve the functionality of a detention pond that presently exists in the southeast portion of the Shermer Place development. Thus, there will not only be no increase in the danger of flood in the area. The risk

of flooding should diminish.

The risk of fire will also not increase due to the fact that the proposed development will be constructed in accordance with all current Village fire codes and regulations.

(5) unduly tax public utilities and facilities in the area; or

Adequate public utilities and facilities exist in the area to serve the proposed development. The proposed development will enhance the tax bases of the Village, local school districts, the Northbrook Park District and the Northbrook Public Library District, and create positive annual and recurring fiscal benefits to those bodies. In addition, Applicant will be paying the impact fees required by the Subdivision and Development Code which will benefit Northbrook schools, the Northbrook Park District and the Northbrook Public Library District.

(6) endanger the public health or safety.

For all of the reasons set forth above, the proposed development will benefit the public health and safety, not endanger it.

2. Variation to reduce the required number of off-street parking spaces from 239 to 217 and provide a parking ratio of 4.09 parking spaces per unit (4.5 parking spaces per unit otherwise required by Section 9-104 F1(a)(7) of the Zoning Code).

(a) **General Standard**. No variation of the Zoning Code shall be granted unless the applicant shall establish that carrying out the strict letter of the provisions of Zoning Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth below.

Response: The small size of the development parcel, its rectangular and elongated shape, the desire to construct a new stormwater detention facility on the western portion of the property that is complementary to the detention pond that exists to the north in the Shermer Place planned development, and the desire to advance the Village's goals with respect to the provision of affordable housing collectively create hardships which make it difficult to develop the subject property with attached single-family residential uses with a parking ratio of 4.5 parking spaces per unit.

(b) **Unique Physical Condition**. *The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.*

Response: See above. The subject property is also exceptional in that it is surrounded on three sides by streets-Shermer Road on the west, Beaumont Place on the north, and Stanley Street on the south.

(c) **Not Self-Created**. The aforesaid unique physical condition is not the result of any action or inaction of the owner or his predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of the Zoning Code, for which no compensation was paid.

Response: The aforesaid unique physical conditions of the subject property are not the result of any action or inaction taken by either the current owner of the property or its predecessors in title. They have existed for a long time.

(d) **Denied Substantial Rights**. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Response: The developer of the Sterling Place residential community also received a variation for parking, albeit a smaller one than the Applicant is requesting, but the developer of that community did not have to comply with the requirements of the Village's recently adopted Affordable Housing Ordinance. Section 9-301 B(7) of that ordinance specifically provides as follows:

> ***Reduced Off-street Parking Minimums**. In considering a proposed governed development with affordable housing units, the Plan Commission may recommend and the Board of Trustees may approve a reduction in the otherwise applicable off-street parking minimums for the affordable housing units. In considering the merits of such a reduction, the Village shall consider the availability of alternative means of transportation, including mass transit and bicycle facilities in the vicinity of the governed development and any unique transportation needs of the expected residents.*

Additionally, Section 9-308G(1) of that ordinance provides as follows:

> ***Parking Amenities**. Regular access to at least one parking space per affordable housing unit must be included with the occupancy of the unit without any additional charge to the occupant above the maximum permitted housing expenses for that unit. Additional parking spaces must be made available at the same price and using the same method for allocation for market rate housing units. Premium parking spaces, such as indoor parking, will not be required to be allocated to the affordable housing units free of charge, provided that required parking is provided elsewhere within the governed development.*

With respect to the proposed development, there are several facts worth considering.

First, the Village's downtown Metra train station parking lots are located in walking distance of the proposed development. Those lots offer free parking after 10:00 a.m. on weekdays and on weekends and federal holidays.

Second, 22 parking spaces on Stanley Street will be available for parking to guests of the development's residents. If those parking spaces are included in the calculation of provided parking spaces, the parking ratio provided for the proposed development will be 4.51 spaces per unit, which is consistent with the Zoning Code's requirement to provide 4.50 parking space per unit.

Finally, if the applicable parking requirement was reduced to one space for each affordable unit in accordance with the forgoing provisions (even though the affordable housing units, like the market-rate units, will have two-car garages and two-car wide driveways), the number of required on-site parking spaces would drop from 239 to 211[1] (note: 217 parking spaces are being provided), which would mean that the current proposal would exceed the minimum parking requirement by 6 spaces. Furthermore, even if the required spaces were reduced to a lesser degree to two parking spaces per affordable unit to more accurately reflect unit parking in this proposal, the number of required parking spaces would drop from 239 to 219. This would result in the need for a variation for only two spaces, translating to a parking variation of approximately 1%, which is less than the parking variation approved for Sterling Place.

(e) **Not Merely Special Privilege.** The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the sale of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.

[1] *45 DUs x 4.5 PS/DU = 203 spaces + 8 DUs x 1.0 PS/DU = 8 spaces; 203 + 8 = 211 spaces.*

Response: Applicant is not requesting the parking variation to enjoy some special privilege or additional right. It is seeking to creatively address the constraints created by the physical conditions of the development parcel, as described above, and the Village's interest in creating affordable housing units on the subject property.

(f) **Code and Plan Purposes**. The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which the Zoning Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

Response: Granting the requested parking variation would be in harmony with the general and specific purposes of the Zoning Code relative to the provision of adequate parking for residential development residents and guests as adequate parking would be available via on-site parking spaces, the 22 parallel parking spaces on Stanley Street, and the parking that will be available to the guests of the development's residents in the nearby Metra station parking lots.

(g) **Essential Character of the Area**. The variation would not result in a use or development on the subject property that:

1. Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development value of property or improvements permitted in the vicinity;
2. Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity;
3. Would substantially increase congestion in the public streets due to traffic or parking;
4. Would unduly increase the danger of flood or fire;
5. Would unduly tax public utilities and facilities in the area; or
6. Would endanger the public health or safety.

Response: The requested variations, if granted, will not:

(1) be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development or value of property or improvements permitted in the vicinity;

Granting the requested parking variation will not be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development or value of property or improvements permitted in the vicinity because adequate parking for residents of the proposed development and their guests will exist on-site, in the 22 parallel parking spaces that will exist on Stanley Street and in the nearby Metra train station parking lots. As noted in Applicant's Project Description, those lots afford free parking after 10:00 a.m. on weekdays, on weekends and on federal holidays.

(2) materially impair an adequate supply of light and air to the properties and improvements in the vicinity;

Granting the requested parking variation will not impair an adequate supply of light and air to the properties and improvements in the vicinity.

(3) substantially increase congestion in the public streets due to traffic or parking;

Granting the requested parking variation will not substantially increase congestion in the public streets due to traffic or parking. As indicated in the Traffic Study Applicant has included with its application, the proposed development will generate a minimal increase in traffic, the existing roadway system has sufficient capacity to accommodate that traffic; the total volume of traffic that will be generated is likely to be reduced due to the proximity of the proposed development to public transportation; and adequate parking for the

residents of the proposed development and their guests will be provided on-site and in the 22 parallel parking spaces that will be available on Stanley Street.

(4) unduly increase the danger of flood or fire;

Granting the requested parking variation will not unduly increase the danger of flood or fire.

(5) unduly tax public utilities and facilities in the area; or

Granting the requested parking variation will not unduly tax public utilities and facilities in the area given the availability of convenient and nearby parking opportunities on Stanley Street and in the nearby Metra train station parking lots, as noted above.

(6) endanger the public health or safety.

For the reasons set forth above, granting the requested parking variation will not endanger the public health or safety.

MPSLAW
MELTZER, PURTILL & STELLE LLC

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October 13, 2025

Swati Pandey, Senior Planner
Department of Development & Planning Services
Village of Northbrook
1225 Cedar Lane,
Northbrook, Illinois 60062

RE: ***Northbrook Row*** **– Docket No. PCD-14-06 – 1825 Shermer Road**

Dear Ms. Pandey,

We are sending you this letter on behalf of 1825 Shermer Road, LLC, the entity that has applied for the approval of various requests for relief in furtherance of the construction of the proposed *Northbrook Row* townhome community on the property located at 1825 Shermer Road (the "Property"), to supplement the summary memorandum of PD Site Plan and Landscape Plan changes you received today from Haeger Engineering.

Specifically, this letter provides further detail on the manner in which our client has responded to the following Plan Commissioner and neighbor requests we heard at the October 7 public hearing:

1. **Can an east-west sidewalk be installed on the south side of Julian Terrace?**

Response: Yes, please see the Updated Preliminary PD Site Plan (the "Updated Site Plan") forwarded to you by Haeger Engineering. The proposed sidewalk will be five feet wide, which will be consistent with the widths of the other sidewalks in Northbrook Row. This sidewalk jogs near the proposed stormwater management areas between Buildings 6 and 7 and Buildings 8 and 9 to allow for additional guest parking spaces on the south side of Julian Terrace, as discussed below. To accommodate the construction of the new sidewalk and guest parking spaces, the mailboxes serving Buildings 6-9, which were previously located on the south side of Julian Terrace, have been relocated to the north side of the street and added to the mailbox structures for Buildings 3, 4 and 5, as shown on the Updated Site Plan.

2. **Can the proposed tree plantings along Beaumont Place be changed to more closely resemble the existing trees?**

Response: Yes, please see the updated Landscape Plan forwarded to you by Haeger Engineering. As you will see, the updated Landscape Plan provides for the planting of 4" caliper trees along Beaumont Place instead of the 2" caliper trees that were originally proposed. This will allow the appearance of the newly planted trees to more closely align with the appearance of the existing streetscape, while preserving an adequate rate of survivability.

3. **The site plan should provide for additional guest parking to better accommodate the needs of future residents of *Northbrook Row*.**

Response: The Updated Site Plan provides for seven additional guest parking spaces--two 9' x 20' spaces on the south side of Julian Terrace between Buildings 6 and 7, two 9' x 20' spaces on the south side of Julian Terrace between Buildings 8 and 9, and three 9' x 23' parallel spaces on Julian Terrace along the west side of Building 10. This will increase the total number of parking spaces on site from 217 spaces to 224 spaces, increase the parking ratio of Northbrook Row from 4.0 spaces per unit to 4.23 spaces per unit, and decrease the requested parking variation from 9.21% to 6.28%. These changes will result in minor reductions to proposed open space and stormwater management areas between Buildings 6 and 7 and between Buildings 8 and 9, but they will not negatively impact drainage on the Property or violate any applicable requirements for stormwater management.

4. A fence will need to be installed along the west boundary of the stormwater management basin on the west side of the Property as has been required for other residential developments in the Village for safety.

Response: The Updated Site Plan provides for the installation of fencing around the full perimeter of the stormwater management basin on the west side of the Property as a safety measure for pedestrians traveling along Shermer Road and future residents of Northbrook Row. Two different fence types are identified. Fence/Barrier A ("Fence A") will run along the west side of the basin adjacent to Shermer Road and will be a black ornamental-style fence, to conform with the existing streetscape provided to the north by Shermer Place; Fence/Barrier B will be of a split rail design and run along the north and east sides of the stormwater management area and connect to Fence A at the southeast corner of the basin. Finally, six new safety signs are proposed along the fence, each of which will feature similar design and typeface to the signs that currently exist on the Sterling Place and Shermer Place properties.

5. The overhead utilities along Shermer Road should be buried for consistency with the Shermer Place development.

Response: Lexington Homes representatives appreciate the desire expressed by certain Plan Commissioners that the existing overhead utility lines along Shermer Road be buried, but for the reasons previously identified in our application materials and the reason set forth below, our client is still requesting that relief. As depicted on the enclosed Overhead Utility Exhibit, numerous overhead utility lines exist within a half-mile radius of the Property. As you will see, overhead utility lines extend from the northwest and northeast corners of the Shermer Place property to and beyond Walters Avenue to the north, sporadically throughout the residential neighborhood to the west, from the southwest and southeast corners of the Shermer Place property to and beyond Techny Road to the south, and they run east-west along Techny Road within the half-mile radius in either direction. Furthermore, overhead utility lines still exist around the east and south perimeters of the Sterling Place property, which lies directly southeast of the Property and adjacent to Techny Road. Therefore, if the Village required the burial of overhead utility lines along the southeast perimeter of Shermer Place[1] and along the frontage of Northbrook Row it would create a unique situation, not a condition of consistency.

We thank you for your consideration of these responses and look forward to appearing again before the Plan Commission on October 21.

Very truly yours,

MELTZER, PURTILL & STELLE LLC

Brendan Penny

Brendan Penny

cc: Michaela Kohlstedt
Nate Wynsma
Todd Shaffer
Sharon Dickson
Hal Francke

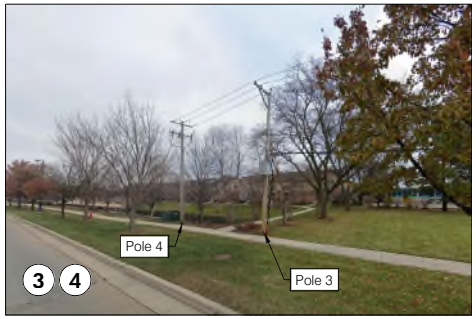
[1] Respectfully, we note that the prior burial of utility lines along the perimeter of Shermer Place stopped short of the Shermer Place property line, most likely due to the same feasibility challenges that confront *Northbrook Row* and other projects throughout the Village.



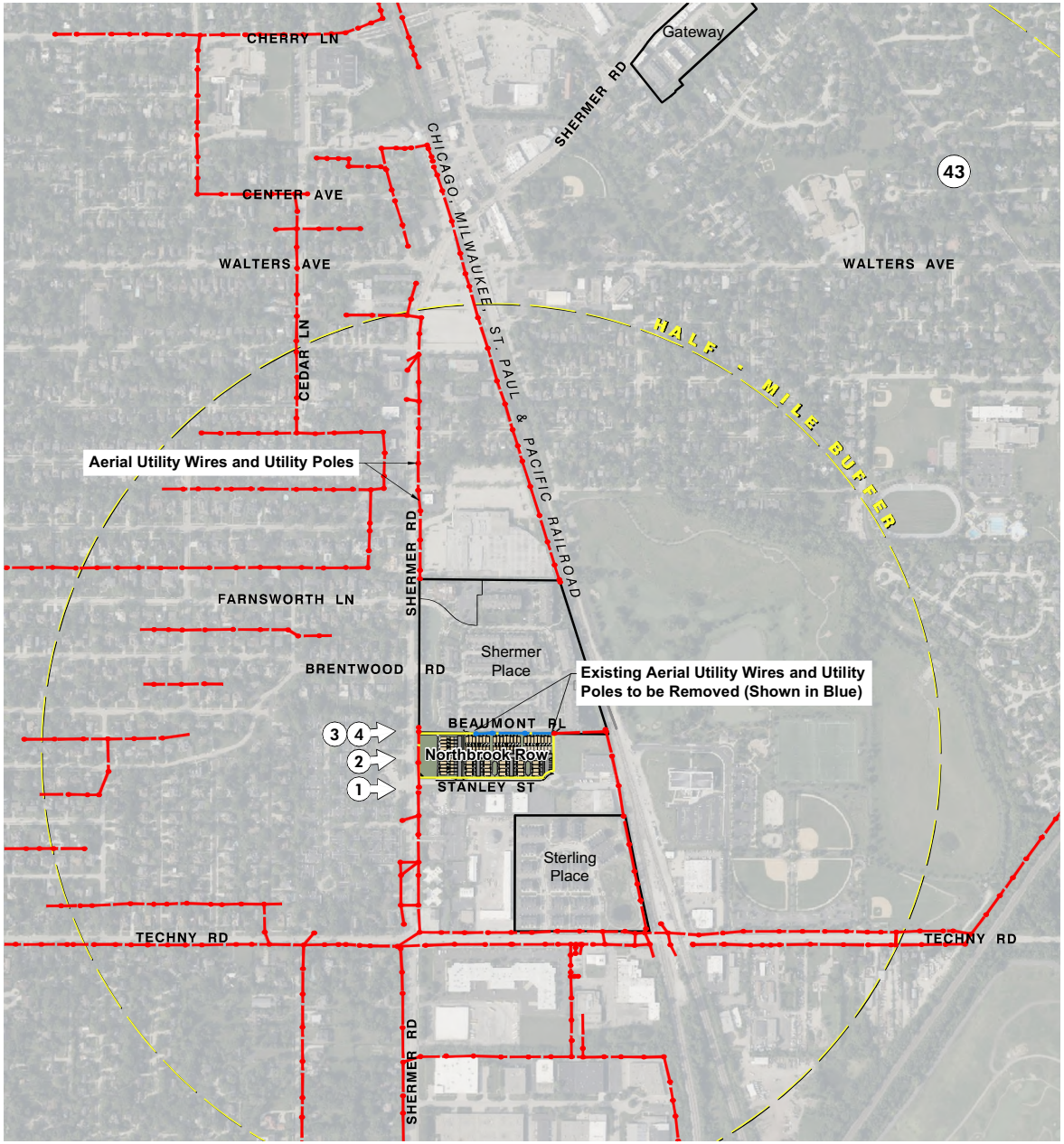
Off-site utility pole at the Southeast corner of Shermer Road and Stanley Street.



Utility pole on the East side of Shermer Road near the middle of the project frontage.



Off-site utility poles on the East side of Shermer Road near the Northwest corner of the Northbrook Row site.



NORTH
0 1/8 mile
Scale: 1" = 1/8 mile

No.	Date	Revision

HAEGER ENGINEERING
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OVERHEAD UTILITY EXHIBIT

NORTHBROOK ROW

VILLAGE OF NORTHBROOK, COOK COUNTY, ILINOIS

Project Manager:	TAS
Engineer:	PAC
Date:	04/28/2025
Project No.	20122
Sheet	1 / 1

P:\2020\20122\Drawings\Preliminary\20122-OHW Exhibit.dwg | Apr 28, 2025 - 3:05pm | todd-s
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HAEGER ENGINEERING
consulting engineers · land surveyors

100 East State Parkway
Schaumburg, Illinois 60173-4546
tel: 847.394.6600
fax: 847.394.6608

Memorandum

To: Swati Pandey, AICP
Senior Planner, Development & Planning Services
1225 Cedar Lane
Northbrook, IL 60062
T: 847-664-4052
E: Swati.Pandey@northbrook.il.us

From: Todd A. Shaffer, P.E.

Date: October 13, 2025

Subject: Northbrook Row (Haeger File #20-122)
PD Site Plan and Landscape Plan Revision Summary

Below is a summary of the revisions to the following documents to be responsive to various comments received by the members of the Plan Commission and Public from the October 7, 2025 Plan Commission Meeting.

Revised Documents:

1. Preliminary PD Site Plan, prepared by Haeger Engineering, with the latest revised date of October 13, 2025 consisting of 1 Sheet

2. Preliminary Landscape Plan, prepared by Dickson Design Studio, with latest revised date of October 13, 2025 consisting of 7 sheets.

   Note:
   This includes the fencing plan on Sheet L2.0

Summary of Revisions:

- Preliminary PD Site Plan
  1. Parking Additions (+7)
     a. Added four (4) 90 degree 9' x 20' parking spaces in two (2) groups of two (2) on the south side of Julian Terrace between buildings 6/7 and buildings 8/9. The east-west sidewalk noted below jogs around these added parking spaces
     b. Added three (3) 9' x 23' parallel parking spaces on the southern portion of Julian Terrace west of building 10.

  2. Sidewalk Modifications
     a. Added an east-west sidewalk on the south side of Juliam Terrace
     b. Shifted the north-south sidewalk on the east side of Julian Terrace 9-ft to the east to accommodate the added parallel parking spaces.
     c. Modified the courtyard service walks between buildings 6/7 and buildings 8/9 to accommodate the added 90 degree 9' x 20' parking spaces

  3. Mailbox Modifications
     a. Relocated the mailboxes on the south side of Julian Terrace to the north side of Julian Terrace to accommodate the added 90 degree 9' x 20' parking spaces

4. Fence Modifications
    a. Added the location of the 3-ft high fencing around the limits of the western stormwater management area to include:
        i. ornamental fence adjacent to the Shermer Road and Stanley Street R.O.W.
        ii. split-rail fence adjacent to the interior private walk

5. Signs
    a. Added six (6) 4-ft high pond safety signs around the perimeter of the western stormwater management area

- Preliminary Landscape Plan
    1. Revised the landscape plan to incorporate the revisions to the Preliminary PD Site Plan noted above. This includes the addition of Sheet L3.1. L3.0 includes the fence details and L3.1 includes the amenity details (monument sign, feature and bike rack)

    2. Replaced the text “NATURALIZED DETENTION BASIN” with “NATURALIZED STORMWATER MANAGEMENT BASIN” in 3 locations.

    3. Revised the note for the BEAUMONT PLACE PARKWAY TREES to indicate that these (12) trees shall be 4” caliper. This is only for the (12) Beaumont Place R.O.W. parkway trees.

    4. Incorporated the 3-ft high ornamental fence and 3-ft high split-rail fence locations and details to the plans.

NORTHBROOK ROW

PROJECT DESCRIPTION

July 24, 2025 – UPD September 8, 2025

Lexington Homes Illinois, Inc. is pleased to submit to the Village of Northbrook its revised plans for *Northbrook Row*, a new 53-unit attached single-family home development it seeks to construct on the property situated at the northeast corner of the intersection of Shermer Road and Stanley Street. The subject property has a gross area of 4.68506 acres (204,081 square feet), is currently zoned I-1 Restricted Industrial District, and is owned by 1825 Shermer Road LLC, a Lexington Homes affiliate.

In furtherance of the construction of *Northbrook Row*, Lexington is seeking the following relief from the Village's Zoning Code and Subdivision and Development Code:

1. Rezoning of the property to the RLC District;
2. Approval of a Special Permit for a Residential Planned Development;
3. Site Plan Approval;
4. Planned Development Concept Plan Approval;
5. Approval of variations from the Zoning Code for minimum corner setback and yard, minimum rear setback and yard; and
6. Approval of variations from the Subdivision and Development Code to allow for the construction and maintenance of a private street with less than a 60-foot wide right-of-way and with a sidewalk on only one side of a street, and to waive the requirement to bury existing overhead utility lines; and
7. Tentative Plat of Subdivision Approval.

Northbrook Row will consist of 10 buildings, each of which sits on its own legal lot of record (Lots 1 through 10). An eleventh lot (Lot 11) will contain an on-site private street (Julian Terrace) with two points of ingress and egress, an on-site detention pond and additional common area. The buildings will contain 33 attached single-family Row Homes, with detached two-car garages and private rear yards, and 20 attached single-family Mews Homes, with attached two-car garages that are accessed by motor courts.

The Row Homes will be three stories in height and include between 2,300 and 2,500 square feet of living space (on average), a garage containing approximately 400 square feet, three bedrooms, and three or three and a half bathrooms. Initial selling prices for the Row Homes are anticipated to be in the $750,000 to $810,000 price range.

The Mews Homes will also be three stories in height and include between 1,600 and 2,300 square feet of living space (on average), a garage containing between 400 and 500 square feet, two, three or four bedrooms, and two, three or three and a half bathrooms. Initial selling prices for the market-rate Mews Homes are anticipated to be in the $590,000 to $675,000 price range. The Mews Homes that will be marketed as affordable units will be priced at $380,000 (in accordance with the Affordable Housing Compliance Plan separately submitted to staff, and which reflects the maximum price the Village's July 1, 2024 Technical Guide - Village of Northbrook Affordable Unit Pricing Schedule), or at such other price as might be permitted by later-dated versions of that Technical Guide.

Building 1 through 5, inclusive, will be platted with one lot per unit, as indicated on our revised plat of subdivision. Each dwelling unit will share a party wall with at least one other dwelling unit. Each conveyance lot will consist of a dwelling unit (including approximately one-half of each party wall which divides the unit from an adjacent dwelling unit), landscaped areas and portions of driveways and walkways.

Buildings 6 through 10, inclusive, will be platted with one lot per building and the conveyance parcels will include a portion of the lot (e.g., the west 28' of Lot XX). Each subdivided lot will be divided into four or more parcels that will be defined by party walls, as extended to the front and rear lot lines. Each such parcel will consist of a dwelling unit (including approximately one-half (1/2) of each party wall which divides the unit from an adjacent dwelling unit), landscaped areas, and portions of driveways and walkways. Each conveyance parcel will be legally described by metes and bounds in the deed which conveys the parcel to the first purchaser of the dwelling unit that has been constructed thereon.

Resident access to *Northbrook Row* and its on-site private drive of Julian Terrace will be provided via Stanley Street, the abutting public street. Julian Terrace will be constructed in accordance with the standards for a dedicated local street set forth in Section 4-102.A of the Subdivision and Development Code, but within the reduced easement area depicted on the project preliminary engineering plans. Among other things, this means that it will be constructed with a 27-foot pavement width (back-to-back) rather than a 24-foot pavement width (back-to-back), the latter being the minimum pavement width required for a local private street in a planned development.

In many respects, the design, use and maintenance of Julian Terrace will be similar to the design, use and maintenance of the private drives that serve the townhome portions of the Shermer Place planned development to the north and the Gateway Townhome community situated just north of downtown, as shown on **Exhibit "A"** attached hereto.

Northbrook Row homebuyers will be informed, in both the *Northbrook Row* Homeowners Declaration and the *Northbrook Row* Subdivision and Development Agreement, both of which will be recorded against title to the subject property, that Julian Terrace is a private drive which is to be maintained by the *Northbrook Row* Homeowners Association, and that at no time will the Village be under any obligation to provide maintenance for or accept a dedication of Julian Terrace. In short, Lexington will satisfy the requirements for the establishment of a private street in a planned development that are set forth in Section 11-603E2(g) of the Zoning Code and in Section 4-102C of the Subdivision and Development Code.

The treatment of the Shermer Road frontage will be similar to that of the Shermer Place planned development to the north. A detention pond will be constructed and improved so that it serves as an amenity to the residents of the new community. In addition, new sidewalks will be constructed which create connectivity to Shermer Place and enhance pedestrian mobility in the area.

Our site plan faces residences outward along the perimeter of the property, which again is similar to the design of Shermer Place. Building front elevations face Beaumont Place to the north and Shermer Road to the west; building side elevations face Stanley Street to the south.

The individual homes within each building have a variety of architectural design treatments to distinguish themselves from one another. The individual entries, bay windows, dormer windows, fenestration patterns, brick detailing, and roofscape elements enhance the caliber of the atypical townhome design.

Off-street parking will be provided at a ratio of 4.09 stalls per unit (217 total spaces, including the ADA-compliant space referenced below) in the following manner: 2 interior garage spaces and a 2 driveway parking spaces will be provided for each dwelling unit, and 5 guest parking spaces (one of which is an ADA-compliant parking space, and all of which will be located off the easterly access drive at the Stanley Street cul-de-sac). Since the Zoning Code would ordinarily require the provision of 239 spaces (that is, 4.5 spaces per dwelling unit), we have applied for a parking variation. In considering

this variation request, it should be noted that Sections 9-307B(7)[1] and 9-308G(1)[2] of Part III of Article IX of the Zoning Code (Affordable Housing in New Developments) (the "Affordable Housing Ordinance") specifically allow for a reduction in the number of required off-street parking spaces for affordable housing units. As noted below, we are proposing to satisfy the requirements of the Affordable Housing Ordinance by constructing eight affordable housing units. Therefore, if in accordance with the foregoing provisions, the parking requirement was reduced to the minimum allowable requirement of one parking space per unit for each of these affordable units, the result would be a reduced total parking requirement of 211 parking spaces for the site[3]. As noted above, 217 parking spaces are being provided, which would obviate the need for a parking variation altogether. For this reason, we believe our parking variation request should be deemed to be a reasonable one, especially given the proximity of the free guest parking that will be available to Northbrook Row residents and their guests in the nearby train station parking lots after 10:00 a.m. on weekdays and on weekends and federal holidays.

Lexington proposes to satisfy the requirements of the Affordable Housing Ordinance by constructing eight on-site affordable units at *Northbrook Row* in accordance with the separately submitted Affordable Housing Compliance Plan. The number of required affordable housing units has been determined pursuant to the following calculation, as contemplated by Part III of the Affordable Housing Ordinance:

- Market-rate units (proposed): 41 (note: 49 permitted by RLC District regulations)
- Affordable units (required): 6 (.15 x 41 = 6.15)
- Sub-total number of units (provided): 47
- Market-rate bonus units (authorized): 6
- Sub-total number of units (provided): 53
- Affordable units (required): 8 (.15 x 53 = 7.95)

Total No. of Units Constructed: 53

Since Sections 9-305 A(1) and 9-307 A of the Affordable Housing Ordinance provide that market-rate bonus units are not to be included in density calculations, the 47 non-bonus market-rate units and affordable units proposed for construction translates to a density of 10.02 dwelling units per acre, which is less than the 10.45 dwelling units per acre permitted by the regulations of the RLC District, and less than the 11.96 dwelling units per acre density of the adjacent Shermer Place development (also zoned in the RLC District). While the proposed density is greater than the 7.50 dwelling units per acre density of the recently constructed Sterling Place townhome development, that development is located in a different residential zoning district (the R-8 District) and provided no affordable housing units.

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[1] Section 9-307B(7) reads as follows: *"Reduced Off-street Parking Minimums. In considering a proposed governed development with affordable housing units, the Plan Commission may recommend and the Board of Trustees may approve a reduction in the otherwise applicable off-street parking minimums for the affordable housing units. In considering the merits of such a reduction, the Village shall consider the availability of alternative means of transportation, including mass transit and bicycle facilities in the vicinity of the governed development and any unique transportation needs of the expected residents.*"

[2] Section 9-308G(1) reads as follows: "*Parking Amenities. Regular access to at least one parking space per affordable housing unit must be included with the occupancy of the unit without any additional charge to the occupant above the maximum permitted housing expenses for that unit. Additional parking spaces must be made available at the same price and using the same method for allocation for market rate housing units. Premium parking spaces, such as indoor parking, will not be required to be allocated to the affordable housing units free of charge, provided that required parking is provided elsewhere within the governed development."*

[3] 45 DUs x 4.5 PS/DU = 203 spaces + 8 DUs x 1.0 PS/DU = 8 spaces; 203 + 8 = 211 spaces.

Stormwater management for the eastern 3.70 acres (C-Factor = 0.95) of the subject property was permitted by the MWRD under MWRD Permit #03-093 for the Shermer Place planned development. Pursuant to that permit, a stormwater management system consisting of a wet pond plus an underground concrete vault was constructed in the southeast corner of Shermer Place. According to the Shermer Place plans, the southeast stormwater management system ("SE SWMS") discharges to the northeast into the railroad ROW and continues to the north via a ditch. Our design team has determined that the SE SWMS does not provide the storage volume as permitted due to an elevated normal water level. *Northbrook Row* has been engineered to utilize the available storage volume in the SE SWMS and to provide the remaining required storage in a proposed wetland bottom pond located in the western +/-106-ft of the proposed development. That wetland bottom pond will discharge the restricted release and overflow to the Shermer Road right-of-way and storm sewer system. In addition, two bioretention basins are proposed in the courtyards for Buildings 6 and 7 and Buildings 8 and 9. Additional information is provided in the Preliminary Stormwater Management Report included with this resubmission.

Detail on some of the proposed stormwater management improvements and on the proposed tree preservation and tree removal plan, the preliminary landscape plan and anticipated signage improvements is provided on the Landscape Architecture Design Narrative prepared by Dickson Design Studio which is attached as **Exhibit "B".**

All stormwater management and site improvements required for *Northbrook Row* will be constructed in compliance with applicable ordinances, controls, and best practices, except to the extent relief from those ordinances is approved by the Village.

Lexington Homes has included a Sustainability Plan for *Northbrook Row* and a tax impact study in its resubmission to the Village. The tax impact study projects the number of students *Northbrook Row* will generate and the anticipated fiscal impact this residential community will have on Northbrook/Glenview School District 30 and Glenbrook High School District 225.

Finally, Lexington Homes is seeking to commence construction of the planned residential community this fall, and plans to construct the community in a single phase.

EXHIBIT "A" TO NORTHBROOK ROW PROJECT DESCRIPTION

STREET COMPARISON EXHIBIT

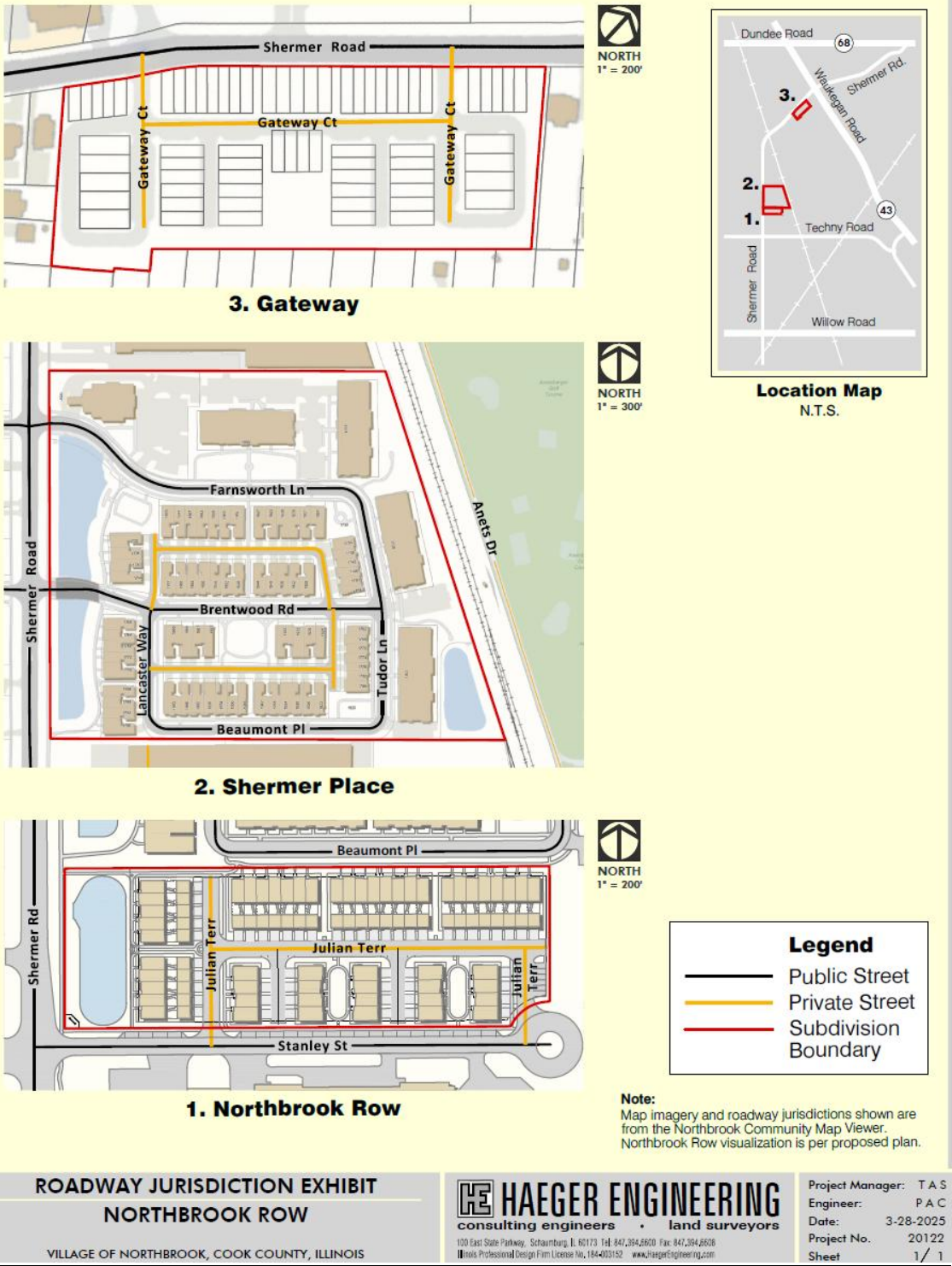

EXHIBIT "B" TO NORTHBROOK ROW PROJECT DESCRIPTION

LANDSCAPE ARCHITECTURE DESIGN NARRATIVE

dickson design STUDIO

Updated July 23, 2025

Village of Northbrook
Lexington Homes | Northbrook Row

Landscape Architecture Design Narrative:

In order to prepare a Tree Preservation & Removal / Preliminary Landscape Plan, a tree survey and tree inventory were completed. The inventory was completed by a certified arborist of the *Davey Resource Group*. The arborist compared each existing tree with a like species of specimen quality, in order to determine the condition and overall health of each tree. Updated findings included that there are (150) existing trees onsite, offsite, and in the Shermer Road, Stanley Street and Beaumont Place rights-of-way. Existing trees include a mix of deciduous and evergreen species. Norway Maple, Crabapple, and Austrian Pine are the most prevalent trees on the subject site, followed by Scots Pine and Red Maple. There are no Oak, Sugar Maple, nor Hickory trees on-site; there are two, on-site trees classified as "landmark" per Village definition, both are Red Maples. Trees located offsite or within rights-of-way include (27) different tree varieties. A complete listing of existing trees both onsite and offsite is include within the tree inventory on the landscape plan set.

Due to the proposed grading, utilities, and site layout for the new development, a tree preservation and removal plan has been provided indicating trees to remain and trees that need to be removed.

The proposed landscape is conducive to the site climate zone, will offer multiple seasons of interest, and will include a diversity of plant species, sizes, textures, bloom times, and colors. All plants will be selected for quality, long-term sustainability, disease-resistance, and desired growth habits. Proposed plant material will enhance the overall development and the proposed building architecture. Plant material will be carefully and purposely sited, taking into consideration pedestrian travel and vehicular visibility (both for aesthetics and safety). The proposed landscape plan will include shade, ornamental and evergreen trees, deciduous and evergreen shrubs, ornamental grasses, and perennials. For the initial project phase, the preliminary plan depicts locations of all proposed plant material and site enhancements. At the time of final project phase, all proposed materials and site enhancements will be individually labeled with a corresponding Plant & Materials List. This list will indicate quantities, sizes, species (botanic and common plant names), and/or descriptions of all proposed materials.

Stormwater management for the project will be handled via a large basin located along Shermer Road and two bioswales located in the center courtyards between buildings 6 & 7 and 8 & 9. All areas will be naturalized with native plantings that are able to withstand periods of wet and dry times. Native plantings will aid in water storage and water purification, along with providing habitat for pollinators and other beneficial insects. The monitoring and care of the stormwater management areas will be handled by the development homeowner's association (HOA).

The proposed development will have one entry monument, located at the southwest corner of Shermer Road and Stanley Street. The monument will include the name of the development, *Northbrook Row*, and will complement the architectural style and materials of the proposed homes. It will consist of brick with limestone-like caps and a single-sided sign panel. The sign measures approximately 15' long, 5' tall, and 2.5' deep. Evergreen trees provide a backdrop for the sign, while lower-growing plant material flanks the base of the sign. The proposed sign and surrounding plant material will provide a pleasing and welcoming entrance to the development.

Between buildings 1 & 2, at the west end, is an enhanced common area amenity overlooking the basin, including a cozy seating bench and a small pergola. Beyond the basin, further to the west, is a berm flanking Shermer Road, proposed with trees atop for some roadway buffering.

All homes will have foundation landscape flanking their front and side elevations (where applicable, as some homes are attached to one another and thus do not have side yards). In order to provide continuity and cohesion throughout the entire development, each home will receive a similar planting design at its foundation, in terms of scale, type, and quantity of plantings proposed. The planting design will remain fairly consistent building-to-building, but actual plant species will vary. Each foundation landscape for each unit will include a mixture of deciduous and evergreen shrubs and some may include perennials, ornamental grasses, and an ornamental/understory tree. Proposed plant material has been chosen to complement the architecture, to pay careful attention to window placement and height, and to offer 4-seasons of interest with a variety of plant types and species.

The rear yards for the homes along Shermer Road and Beaumont Place will be fenced with a 6' high, board-on-board, wood fence, separating each individual yard. Fencing is also proposed at the ends of each motor court along Stanley Street. This fencing will be 3' high, decorative wood, with its purpose being to screen the alleys and to shield vehicle headlights.

Any fencing currently located on the subject property and in the rights-of-way of Stanley Street and Beaumont Place will be removed to allow for the construction of the new parkways and homes. All existing, off-site fencing will remain.

Another aspect of the proposed landscape plan for *Northbrook Row* is the incorporation of goals and initiatives of the Climate Action Plan for the Village of Northbrook:

- Proposed sidewalks link to existing and new pedestrian accessways, encouraging more pedestrian travel as opposed to vehicular. All sidewalks will consist of light-colored concrete pavement. The enhanced common area amenity will utilize permeable pavers surrounding the seating area and pergola.
- Native wetland species will be utilized in all stormwater management areas (for water absorption and to aid in water purification).
- Native and nativar plant species will be incorporated into the proposed plant palette for the community. A good variety of plant species will also add to the biodiversity of the site.
- Bioswales have been incorporated into the site plan, they will function as an alternative to turf grass, i.e. lawn. They and the stormwater basin offer plant material conducive to creating pollinator habitat. (Plant palettes will be provided at time of final plans.)
- Expanded green space areas, reduce impervious coverage.
- Shade trees incorporated into the townhome alleyways reduce the heat island effect from driveway pavement.
- New trees will consist of evergreen trees, deciduous shade/canopy, and deciduous ornamental/understory, adding canopy coverage and offering beneficial shade and carbon dioxide sequestration.
- Once the community is ready for landscape maintenance to commence, the developer will work with the landscape contractor to explore potential opportunities to utilize non-gas-powered lawn equipment and integrated pest management.
- Once a unit is sold, the homeowner has the ability to take advantage of the Village's discounted rain barrels, for use in the rear yards of any row home. (Rain barrels aid in rooftop stormwater runoff collection and provide irrigation that is not dependent upon Village water.)

Dickson Design Studio, Inc.

Sharon L. Dickson PLA | ASLA

dicksondesignstudio.com

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August 28, 2025

Michaela Kohlstedt, Deputy Director
Swati Pandey, Senior Planner
Department of Development and Planning Services
Village of Northbrook
1225 Cedar Lane
Northbrook, Illinois 60062

RE: *Northbrook Row* – 1825 Shermer Road – Affordable Housing Compliance Plan

Dear Michaela and Swati,

We are sending you this response to the comments received from Amy Kaufman at Community Partners for Affordable Housing concerning the Affordable Housing Compliance Plan ("Plan") Lexington Homes has submitted for its *Northbrook Row* residential community pursuant to the Village's Affordable Housing Ordinance (the "Ordinance"). We appreciate CPAH's review of the Plan and its support for one of the Plan's deviations from the minimum requirements of the Ordinance. We also fully understand why CPAH does not support the other two Plan deviations and why it suggests that there be full compliance with the minimum requirements of the Ordinance. With this letter, we will explain why we believe all three deviations are reasonable and why the Plan should be recommended for approval by the Housing Committee and approved by the Village Board.

As described in detail in the updated *Northbrook Row* Project Description, Lexington has agreed to construct on site the eight for-sale affordable units required by the Ordinance[1]. Its Plan, however, deviates from the requirements of the Ordinance in three respects. As you know, any deviations from the minimum affordable housing requirements of the Ordinance must be approved by the Village Board as an alternate method of compliance.

[1] As you will recall, Lexington initially proposed to seek approval of an alternate method of compliance which contemplated the construction of four affordable units on site and the payment of an in-lieu affordable housing fee of $500,000 for four additional affordable units even though Lexington was then required to provide a total of only seven affordable units on site. Lexington has since agreed to construct eight affordable units on site in response to the feedback it received from the Village Board at the February 13, 2024 Preliminary Review meeting.

This is the first requested deviation from the minimum requirements of the Ordinance.

Section 9-305 B of the Ordinance states that half of the affordable units Lexington markets to the public as affordable must be offered to Tier 1 households (i.e., households with income less than 80% of AMI), and that the other half must be offered to Tier 2 households (i.e., households with income equal to or greater than 80% but less than 120% of AMI). In its Plan, Lexington proposes to offer all eight affordable units to households with income equal to or greater than 80% of AMI, but less than 120% of AMI[2]. This means that all eight affordable units will be offered at a maximum purchase for a four-bedroom unit of $380,000[3]. If Lexington is required to market half of the affordable units to Tier 1 households, it means the maximum purchase price for a four-bedroom affordable unit will be $210,000. CPAH does not support this requested deviation. As noted in its updated Project Description, Lexington anticipates selling the market-rate Row Homes in *Northbrook Row* in the $750,000 to $810,000 price range, and market-rate Mews Homes in *Northbrook Row* in the $590,000 to $675,000 price range. Based on the foregoing and CPAH's suggested compliance with the dispersion requirement described below, and assuming an average sales price for a four-bedroom Row Home of $800,000 and an average sales price for a four- bedroom Mews Home of $635,000, full compliance with this Ordinance requirement and the dispersion requirement described below, would require a pro forma budget "write-down" of approximately $3,380,000, or more.

This is the second requested deviation from the minimum of the Ordinance.

The Plan states that the affordable units will have four bedrooms and approximately 1,650 square feet, and that all of the affordable units will be Mews Homes. The market rate units are two to four bedrooms ranging from 1,600 square feet to 2,500 square feet and are a combination of Mews Homes and Row Homes. Sections 9-308 B and 9-308 F of the Ordinance state that the affordable unit housing size must be "generally representative" of the market rate units, and the bedroom mix must be "in equal proportion to the bedroom mix of the market rate housing units." CPAH has said it believes that offering 1,650 square feet four-bedroom affordable owner-occupied units will provide significant affordable housing opportunities, and ones that "accommodate family living needs for common space and dining areas" (Section 9-313 D(3). For that reason, CPAH supports this requested deviation.

This is the third requested deviation from the minimum requirements of the Ordinance.

Section 9-308 A of the Ordinance states that "affordable housing units must be dispersed among the market rate housing units throughout the governed development and not clustered together or segregated from the market rate housing units unless there is a therapeutic or other justification particular to the populations to be served by the affordable housing unit." Lexington's Plan contemplates the dispersion of the proposed eight affordable units throughout the Mews Homes portion of *Northbrook Row*. It does not intend to construct any of the Row Homes as

[2] This reflects a correction made to the Plan in response to an appropriate comment Amy Kaufman made in her letter.
[3] Per Table 4, 2025 Technical Guide-Village of Northbrook Affordable Housing Unit Pricing Schedule

affordable units. CPAH does not support this deviation because Lexington has offered no therapeutic or other justification for making this distinction.

Lexington Homes believes it has made a significant commitment to advancing the community's goal of creating more affordable housing opportunities in the Village, while at the same time balancing the Village's interests in that goal with many of the other goals the Village has established for the community.

For example, Lexington's plan for the rezoning of the property at 1825 Shermer Road and its construction of the *Northbrook Row* community on a parcel that is proximate to Northbrook's downtown, a parcel which is currently zoned in the I-1 Restricted Industrial District, will further the following goals of the Village's Comprehensive Plan:

- Overall Community Goal 3 - Promote sustainable development
- Overall Community Goal 10 – Encourage the redevelopment of key areas in the Village
- Environmental Quality & Natural Resource Protection Goal 1 – "Improve and maintain the Village's stormwater system to protect Village property owners from unnecessary property damage
- Environmental Quality & Natural Resource Protection Goal 2 – Integrate sustainable storm water management solutions into the community's infrastructure
- Environmental Quality & Natural Resource Protection Goal 7 – Evaluate opportunities for utilizing sustainable building and development practices
- Neighborhoods, Housing & Community Diversity Goal 1 – Provide housing that meets the needs of the entire population of Northbrook
- Neighborhoods, Housing & Community Diversity Goal 3 - Encourage an increase in the supply of housing in the vicinity of shopping and mass transit opportunities
- Neighborhoods, Housing & Community Diversity Goal 5 - Encourage land development patterns and site/landscape designs to ensure that infill development does not detract from the quality and character of surrounding neighborhoods

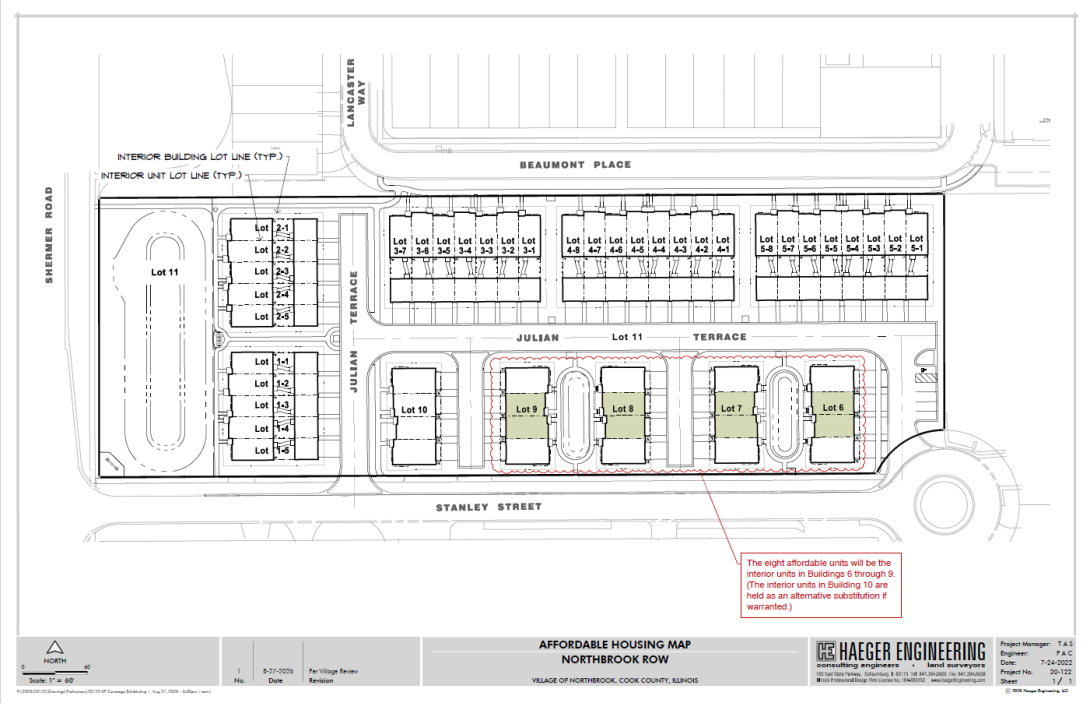
Lexington's redevelopment plan will also advance goals of the South Shermer Road Corridor Special Study Area component of the Comprehensive Plan, such as promoting the redevelopment of properties in the Shermer Road Mutli-Use Area in a way that complements nearby businesses and single-family areas.

It should also be noted that, for *Northbrook Row* to become a reality, the redevelopment proposal must be economically feasible. In that regard, we would ask you to consider that, unlike certain other recently approved redevelopment projects in the Village for which affordable housing compliance plans have been approved, the land upon which *Northbrook Row* is to be constructed has not been donated to the developer or owned by the developer for decades. It was purchased in the relatively recent past in an arm's length commercial transaction. In other words, the developer here will have a significant cost basis in the land.

In addition, unlike other recently approved residential projects that have approved Affordable Housing Compliance Plans, *Northbrook Row* will not be a rental community, for which tax credits and other government incentives are available, nor will it be an age-targeted or age restricted community. It will be a traditional, owner-occupied family oriented residential community.

While the economic realities of the costs of acquisition, development, and sales and marketing make it impractical for Lexington to offer for-sale housing units to Tier 1 households, Lexington's willingness to offer eight new affordable units to Tier 2 households will still, to quote the CPAH response referred to above, "*provide significant affordable housing opportunities"* to Village residents.

Finally, we believe the intent of Section 9-308 A of the Ordinance (which again requires that affordable housing units be dispersed among the market rate housing units throughout the governed development and not clustered together or segregated from the market rate housing units) will be achieved by Lexington's plan to disperse the proposed affordable housing units among the Mews Homes in *Northbrook Row*. Specifically, Lexington plans to locate the affordable units in the interior portions of Buildings 6 through 9, as depicted on its updated Affordable Housing Compliance Plan location map, a copy of which is set forth below:



In short, we believe the owners and occupants of these homes will feel no sense of special treatment or segregation. Again, the economic realities referred to above make it infeasible to include affordable units within that portion of *Northbrook Row* that is to contain the Row Homes.

We appreciate your consideration of the foregoing matters and look forward to appearing before the Housing Committee to discuss them at the earliest opportunity.

Sincerely,

MELTZER, PURTILL & STELLE LLC



Harold W. Francke

cc: Nate Wynsma, Lexington Homes
Brendan Penny, Meltzer, Purtill & Stelle LLC

For over 50 years
LexingtonHomes

April 25, 2025

Jack Bielak, Village Engineer
Village of Northbrook
1225 Cedar Lane
Northbrook, IL 60062

RE: Northbrook Row – 1825 Shermer Road –Maintenance of On-Site Sanitary Sewers, Storm Sewers, Watermains and Detention Areas

Mr. Bielak:

1825 SHERMER ROAD LLC, the owner and proposed developer of the captioned residential community, acknowledges that the maintenance of the on-site sanitary sewers, storm sewers, watermains and detention areas we are proposing to construct will be its responsibility until the date those maintenance responsibilities are turned over to the Northbrook Row Townhome Owners Association, LLC, an Illinois limited liability company, pursuant to the terms of the Declaration which has been included with our resubmittal to the Village.

Sincerely,

1825 Shermer Road, LLC

By: Nathan J Wynsma

Nathan Wynsma, it's representative

NORTHBROOK ROW

FINANCING PLAN

April 25, 2025

1825 Shermer Road, LLC, the owner of the parcel situated at 1825 Shermer Road, intends to finance the construction of the *Northbrook Row* community through a combination of equity contributions, provided directly from Lexington Homes, and debt financing, provided through an established borrowing agreement with Associated Bank. Our ability to finance and successfully construct a new residential community such as *Northbrook Row* is evidenced by our successful undertaking and/or completion of the following nearby single-family home communities:

***Metro on Main (Morton Grove)*: –** 89 townhome units on Lehigh Avenue with similar product to what we propose to build at *Northbrook Row*. Currently, 85% sold out. $45-50 million dollars in project gross revenues.

***Gateway of Northbrook*: –** 25 townhomes on Shermer Road with similar product to what we propose to build at *Northbrook Row*. Lexington has acquired the remaining finished lots and will begin sales and construction this spring. $17-18 million dollars in project gross revenues.

***Parkside of Glenview*: –** 29 age-targeted single family homes south of Willow Road west of Landwehr Road. Completed in 2023. $33-35 million dollars in gross revenues.

NORTHBROOK ROW

SUSTAINABILITY PLAN

April 22, 2025

(1) Introduction

In 2021, the Northbrook Village Board adopted a Climate Action Plan (CAP) with goals for community-wide greenhouse gas emission reduction and environmental sustainability. Set forth below are the actions Lexington Homes Illinois, Inc. is committed to taking as its Sustainability Plan for the *Northbrook Row* residential development to advance the strategies of the CAP. It should be noted that *Northbrook Row* will be replacing a previous industrial/manufacturing facility that generated a significant level of truck traffic. It should also be noted that, when that facility existed on the property, the majority of the property consisted of building improvements and other impervious areas.

(2) Section 02:TRANSPORTATION AND LAND USE

Strategy TL 2: Increase Public Transit Ridership.

Lexington action items: Our marketing materials for Northbrook Row will highlight the proximity of the community to the downtown Metra Station and the public transportation opportunity it affords residents. We will construct sidewalks in the community and to the north of the community south of Beaumont Place which will connect to presently existing sidewalks on Shermer Road and in the adjacent Shermer Place residential community which will encourage pedestrian travel to the Metra Station.

Strategy TL 3: Increase Walk/Bike Transportation and Expand Discretionary Walk/Bike Infrastructure.

Lexington action item: We will construct dwelling unit garages that are large enough to accommodate bicycle parking and provide exterior bike racks for resident and guest use in the locations depicted on the site development plans.

Strategy TL 5: Support and Encourage Alternative Fuel Vehicles.

Lexington action item: We will include capabilities for future electric vehicle charging installation, including conduit and junction boxes in each dwelling unit garage. Installation of wiring, EV charging ports and outlets will be offered as purchase options to homebuyers.

Strategy TL 7: Reduce village wide off-road and lawn equipment emissions [Note: The Village has enacted a ban on the use of gas powered leaf blowers].

Lexington action item: Once Northbrook Row is ready for landscape maintenance, we will advise our landscape contractors that they are not to use gas powered leaf blowers. We will also include provisions in the Northbrook Row Homeowners Association Declaration which informs homeowners of this Village regulation and prohibits the use of such equipment.

(3) Section 02: BUILDING AND ENERGY

Strategy BE 2: Improve Renewable Energy Policy and Incentives.

Lexington action item: We will provide electrical "rough-ins" in each dwelling which will make it possible to install solar panels in the future.

Strategy BE 6: Improve total Community wide residential, commercial, and industrial building energy efficiency.

Lexington action items: Lexington will promote green power purchase options such as those provided by ComEd and Nicor.

Each dwelling unit will include an energy efficient HVAC system, water heater and washer and dryer, and a full ENERGY STAR electric kitchen appliance package. All gas furnaces will be 96% efficient.

Each building envelope will be held to the standard of under four air exchanges per hour.

All dwelling unit windows will be at 0.30 or below for their U-factor.

All dwelling unit water closets will utilize a gallon per flush rate of 1.6.

We will install LED ceiling light fixtures in each dwelling unit and LED exterior light fixtures on the exterior of each unit and in the common areas of Northbrook Row.

We will prioritize the use of sustainable materials throughout the development and maximize recycled content, domestic production, and lower embodied carbon costs of materials, including utilizing warm mix asphalt and low or zero-VOC paints.

(4) Section 04: WASTE MANAGEMENT

Strategy WM 2: Increase landfill waste diversion.

Lexington action item: We will be complying with Cook County requirements for construction waste management as construction activities at Northbrook Row are occurring.

All residents of Northbrook Row will be provided with recycling containers for use in weekly pickup.

Once the community is ready for landscape maintenance to commence, the developer will work with the landscape contractor to explore opportunities to utilize compost collection for landscape debris, further diverting unnecessary waste to landfills.

(5) Section 05: WATER AND WASTEWATER

Strategy WW 1: Promote increased water conservation.

Lexington action items: Where possible and practical, we will install low-flow water fixtures in the dwelling units.

We will install plant materials that are conducive to the area's climate zone and largely drought-tolerant, eliminating the need for permanent irrigation and reducing overall water consumption.

Strategy WW 2: Mitigate the projected increased flood hazards and impacts due to climate change.

See below.

Strategy WW 3: Update design standards and plans to meet project climate change flood mitigation requirements.

Lexington action items: We will control stormwater runoff by implementing forward thinking detention and infiltration strategies which satisfy the Village's release rate and design requirements. Our system prioritizes managing stormwater flows, encourages infiltration and will improve water quality before it enters the Village's storm sewer system.

Our plans contemplate the use of native species in all stormwater detention facilities and bioswales in the manner depicted on our site development plans. These native plantings will absorb water and aid in water purification.

We will incorporate native and nativar plant species into the proposed plant palette for the community which will add to the biodiversity of the site. The plant palette will contain no more than 30% of any one species.

Finally, we will use light-colored pavement in constructing the sidewalks depicted on our site development plans and install permeable pavers in the area surrounding the enhanced common area amenity depicted on those plans.

(6) Section 08: GREENSPACE AND ECOSYSTEM

Strategy GS 1: Increase Tree Cover and Diversity.

Lexington action item: Our site development plans contemplate the planting of 98 new trees. This is an increase of 53 trees over the number of trees that previously existed on-site and in adjacent rights-of-way. These new tree plantings will increase the overall tree coverage of the site, offering beneficial shade and carbon dioxide sequestration.

All new trees and shrubs will include a variety of types, sizes, textures, and bloom times, greatly increasing the plant palette biodiversity of our site.

The majority of the trees, shrubs and open space in Northbrook Row will be under the care of a professional landscape maintenance contractor that is employed either by Lexington Home or the Northbrook Row Homeowners Association.

Strategy GS 2: Increase the resilience and use of Native Species and Pollinator Restorations Areas.

Lexington action items: Our site development plans contemplate naturalizing all stormwater management improvements with native plantings and the planting of native and nativar plant species throughout the community. The variety of plant species noted on these plans will add to the biodiversity of the site. These plantings will be deep rooted and tolerant of wet and dry climate cycles.

Bioswales have been incorporated into our engineering plans for Northbrook Row between Buildings 6 and 7 and Buildings 8 and 9 which will function as an alternative to turf grass. A bioswale will also be created in the bottom of the detention basin we will be constructing at the west end of the community. These bioswales and the plantings described above will provide plant material that is conducive to creating pollinator habitat.

All external light fixtures at Northbrook Row will offer components of Dark Sky compliance improving night sky quality.

Strategy GS 3: Reduce, repurpose, and reimagine lawn space.

Lexington response: The bioswales mentioned above will function as an alternative to turf grass (i.e., lawn).

Strategy GS 4: Reduce Heat Island Effect through Village Wide impervious surface reduction.

Lexington response: Approximately 37% of the Northbrook Row site will be open space, approximately 31% of which will be common open space and approximately 6% of which will be private open space.

Many of the shade trees mentioned above will be planted in the townhome alleyways to reduce heat island effect from the alleyway driveway pavements.

JRG JOHNSON RESEARCH GROUP

Via Electronic Copy Only

MEMORANDUM

DATE: June 30, 2025

TO: Nate Wynsma, Lexington Homes

FROM: Ann Moroney, Johnson Research Group, Inc.
David Miller, Johnson Research Group, Inc.

CC: Harold Francke, Meltzer, Purtill & Stelle LLC

RE: School District 30 Letter Regarding Northbrook Row Tax Impact Study

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This memorandum addresses issues raised by Dr. Emily Tammaru, Superintendent of Northbrook-Glenview School District 30 ("SD 30" or "District") in a May 29, 2025, letter to the Village of Northbrook ("Village") regarding the Tax Impact Study ("Study") prepared for Lexington Homes by Johnson Research Group, Inc. ("JRG") for a proposed residential development at 1825 Shermer Road called Northbrook Row.

Residential Multipliers

The Village of Northbrook's Municipal Code cites a set of multipliers for use in determining the size of land donations for additional school and park facilities for new residential development. Those multipliers, as noted in JRG's report, are from a 1996 study prepared by the Illinois School Consulting Service ("ISCS") and based on 1990 Census data. When specific multipliers are set in the municipal code for school and park impacts, it is JRG's practice to utilize those same multipliers to determine potential student generation from new residential developments unless otherwise directed by municipal officials.

For municipalities that do not require using a specific set of multipliers, JRG frequently relies on a 2006 study released by the *Center for Urban Policy Research in the Edward J. Bloustein School of Planning and Public Policy at Rutgers University*. The study is based on 2000 decennial census and provides differentiation within housing products by tenure, value, density, and public/private school enrolment.

JRG recognizes that both sets of multipliers are dated. Due to changes in data collection methods by the US Census Bureau, it is no longer possible to easily update the Rutgers report with decennial Census data.

The single data point of the Sterling Place Development, while more current, is not a statistically sufficient sample size to determine if Sterling Place is an outlier or presents a "new norm". We believe that the matter warrants further study and would be interested in enrollment data for other residential developments in SD 30's attendance boundaries to increase the sample size for an analysis.

Methodology

The objective of a fiscal impact study is to determine the marginal or incremental cost of providing additional municipal and education services to residents of a new development. A simple and convenient approach is to use the average cost per resident/student as a proxy for marginal cost. However, using an average cost figure tends to overstate the marginal cost for smaller residential developments, especially in the near term, because it includes fixed costs (i.e. existing staff salaries, benefits and pension costs) that

would not change with additional residents or students — unless the increase in residents or students necessitates increasing staffing levels. Instead of a fixed and all-inclusive value like average cost, true marginal costs follow a curve, with the incremental cost of providing an additional unit increasing as demand increases.

For example, Northbrook Row would be expected to impact Village expenditures in areas of public safety, fire protection, and emergency medical services but have little to no impact on Village administration and public works, among others. However, an average cost per resident includes all costs in that figure and overstates the cost to the Village from the addition of 53 new households.

SD 30 contends that the JRG report and methodology artificially understates the cost of potential student generation from Lexington Row by 46.3%. The JRG report states that based on an inflation adjusted operating expense per pupil ("OEPP") figure that the projected operating expenses in the first year of stabilization is $447,858. We do not dispute the assertion that $288,484 in property tax revenue generated by the Project for District 30 minus fully-loaded, inflation-adjusted operating expenses of $477,858, that the result would be negative. What our model attempts to illustrate is the portion of SD 30's operating expenses funded by residential property taxes.

Our model estimates residential property taxes funded 53.7% of SD 30's operating expenses, relative to non-residential property tax as well as other local, state, and federal sources. The calculation appears in Table 8 of the JRG Study with additional detail provided in Tables 9 and 10.

The figures in Table 9 come from the Illinois State Board of Education ("ISBE") Report Card dataset and show that local property taxes accounted for 90.8% of all revenue sources. The figures in Table 10 come from the *Abstract of Valuations, Levies, Tax Rates and Tax Extensions – Equalized Assessed Value Less Exemptions* published by the Cook County Clerk. It shows that residential property accounted for 59.1% of the equalized assessed value in SD 30 for Tax Year 2023, which means non-residential uses accounted for the remaining 40.9% of SD 30's property tax revenue for Tax Year 2023.

The calculation in Table 8 accounts for the proportion of SD 30 revenue that comes from property taxes (90.8%) and the proportion of property taxes that come from residential development (59.1%). When the two figures are multiplied the product (53.7%) approximates how much residential property taxes fund the District's operating expenses. So as a practical matter, no single residential development funds 100% of the operating expenses for the public-school students it generates. New residential developments should be required to meet a similar threshold.

Affordable Housing Requirement

It is important to note that the Village of Northbrook has an inclusionary housing ordinance, adopted in 2020, that requires new developments like Northbrook Row to make 15% of the units affordable. The ordinance allows for providing all required affordable units onsite, paying a fee of $125,000 per unit in lieu of providing units onsite, or a combination of both. For Northbrook Row, this requires providing eight affordable units onsite, paying up to $1.0 million in fees, or some combination of onsite units and fees.

As our report notes, Lexington Homes, in response to input it received from the Board of Trustees at the Preliminary Review meeting, has agreed to provide the required eight units onsite as four-bedroom townhomes. The maximum sale price for a household with income between 80% and 100% of the area median is capped at $350,000 for a four-bedroom townhome.

This requirement reduces potential property tax revenues for SD 30 as well as other taxing districts. If the eight affordable units were market rate units, the average sale price for those units would be $559,000 and total property taxes for SD 30 would be $302,685. We also note that the compounding effect from triennial reassessment over time would be greater if all the units were sold at market rates.

MELTZER, PURTILL & STELLE LLC

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September 8, 2025

Via Email
Swati Pandey, Senior Planner
Department of Development & Planning Services
Village of Northbrook
1225 Cedar Lane,
Northbrook, Illinois 60062
Email: swati.pandey@northbrook.il.us

Re: *Response to Village Third Review Comments - PCD-24-06 - 1825 Shermer Road*

Dear Ms. Pandey,

We are pleased to send you this letter in response to the comments received from the Village following the third review of our application materials, dated between August 5 and August 12, 2025. Those comments are consolidated below, with our responses noted in red.

DPS Comments - August 12, 2025

1. Project Narrative:
    a. Revise parking information on the narrative given the change in the guest parking lot.
    Response: Done. Please see the revised Project Description included with this letter.

    b. Remove all references to "planting of required parkway trees on private property" and resubmit.
    Response: Done. Please see the revised Project Description included with this letter.

2. Provide the legal description of the subject property in a Word document.
    Response: Please see enclosed legal description.

3. Subdivision Variation Worksheet:
    a. Revise the subdivision variation worksheet to include information related to the three variations listed below. Remove reference to "parkway trees on private property".
    Response: Done. Please see the revised Subdivision Variation Worksheet included with this letter.
        i. Variation of the Subdivision Code to allow a private road system;
        Response: Please see the revised Subdivision Variation Worksheet included with this letter.

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ii. Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development;
Response: Please see the revised Subdivision Variation Worksheet included with this letter.

iii. Variation of the Subdivision Code to Waive the Requirement to Bury Overhead Utility Lines along the Shermer Road frontage of the Subject Property.
Response: Please see the revised Subdivision Variation Worksheet included with this letter and the previously submitted accompanying letter.

b. Provide responses to the standards for variation to allow private street. See attached.
Response: Please see the revised Subdivision Variation Worksheet included with this letter.

4. Zoning Variation Worksheet: Revise per comments below:

a. The zoning variation worksheet references a variation request to allow for a six-foot fence in the corner side yard. The Fence Plan shows that the screening fence along Stanley Street will be three feet in height. If the only six-foot section is the privacy fence between units, then remove reference to the fence variation request (this is covered with the setback variation). Staff believes that there is no six-foot perimeter fence along Stanley Street. Confirm and revise.
Response: Confirmed. Please see the revised Zoning Variation Worksheet included with this letter.

b. Revise the parking variation number from 218 to 217 (given an ADA space in guest parking lot).
Response: Done. Please see the revised materials included with this letter which now identify 217 parking spaces.

5. Submit the following:

a. One fee check made to the Village of Northbrook for $1,600 for the following items – these zoning relief items were identified after the initial payment was received, and therefore are due:

i. Parking Variation ($350 Non-Refundable)
Response: We understand that payment was received and that no further action is required with respect to this item.

ii. Variations of the Subdivision Code ($250 Non-Refundable & $1,000 Escrow)
Response: We understand that payment was received and that no further action is required with respect to this item.

6. Affordable Housing Plan:
    a. The proposed eight affordable units should be split equally between Tier I and Tier II of the Eligible Income Tier and Maximum Prices as listed in Section 9-305.B. of the Zoning Code. See the applicable Pricing Schedule in the Table below (excerpt) and/or refer to the Technical Guide for the Affordable Unit Pricing Schedule. Revise the Affordable Housing Compliance Plan accordingly.
    Response: Please see response letter separately sent to you dated August 28, 2025.
    b. Provide a map exhibit attached to the Affordable Housing plan showing the location of the affordable units marked on the plan. The affordable units should be dispersed within the entire development.
    Response: An updated location map is included with the revised Affordable Housing Compliance Plan submitted with this letter. It is also referred to in the response letter referred to above.
    c. Please be advised that a Final Affordable Housing plan will be required during Final Planned Development approval application whereby further detailed information regarding the affordable units will be required. There will be restricted scope for deviation from the proposal made at the Concept Plan stage.
    Response: Noted.

7. The FAR noted on the Preliminary PUD Site Plan is 61%. Please be advised that as part of the Final PUD application, an exhibit showing the breakdown of the square footage (with a total of 61%) for the building area will be required.

    Response: Noted, this will be included with that application.

8. Based on any revisions made to the plans, all documents should match the details and all documents/plan sets revised should be resubmitted.

    Response: Noted.

CPAH Comments - August 11, 2025

1. Section II of the Plan states that "These affordable units will be offered to eligible households from the Tier B Eligible Income Tier…." However, Section 9-305 B. of the inclusionary housing ordinance, "Eligible Income Tiers and Maximum Prices", states that "affordable units in governed developments may only be offered to eligible households from the income tiers…. listed in the chart below." The chart specifies that half of the owner-occupied units must be offered to Tier 1 households with income below 80% AMI, and half the owner-occupied units must be offered to Tier 2 households with income below 120% AMI. The Northbrook Row proposal has all the units being sold only to the higher income tier (Tier 2), and none to the lower income tier (Tier 1.)* That will also result in all of the units being sold at the higher price point that is commensurate with the higher income tier. Section II of the Plan does not comply with the ordinance, and the Developer has not demonstrated that the affordable housing units will accommodate the needs of the target households which include those with household income below 80% AMI. Based on the

information provided, CPAH does not support the Developer's request for an exception to the requirements of Section 9- 305 B.

Response: Please see response letter separately sent to you dated August 28, 2025.

Elrod Friedman LLP Comments - August 5, 2025

1. We have no further comments on this application. Our only comment on the second submittal was that the Declarations does not address or provide for reduced or modified assessments for the affordable units. The applicant provided a response that they plan on having assessments remain the same for all units and explained the reasoning for that policy.

   Response: See revised Affordable Housing Compliance Plan included with this letter. The Applicant agrees to limit the amount of the assessment to $200 per month for affordable units in accordance with the Village's 2025 Technical Guide - Village of Northbrook Affordable Unit Pricing Schedule.

Tree Preservation Comments - August 11, 2025

1. Provide documentation that the residents to the North of the proposed development have been provided with written notice of the proposed removal of the parkway trees along the south side of Beaumont Place at time of building permit submittal.

   Response: Copies of this notice will be provided to the Village at the time of building permit submittal.

2. Provide list/table of all proposed plantings on site with type, size and quantities of plants/trees at time of building permit submittal.

   Response: Noted.

3. Native planting areas will require a 3-year maintenance plan by a qualified native landscape contractor. Provide 3-year maintenance plan at time of building permit submittal.

   Response: Noted.

4. This plan has approval to proceed to the plan commission. Additional comments will be forthcoming with building permit submittal.

   Response: Noted.

Glenview School District 30 Comments - August 5, 2025

1. Northbrook | Glenview District 30 acknowledges receipt of the Johnson Research Group (JRG) memorandum dated June 30, 2025. While we appreciate their response, it reinforces rather than addresses our concerns about the Northbrook Row development's impact on District 30.

2. JRG's reliance on 1996 multipliers based on 1990 Census data ignores three decades of educational improvements that have transformed our district into a destination for families seeking exceptional schools. The families attracted to our community today represent a reality not captured by 1990 demographic patterns.

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3. JRG dismisses Sterling Place as "not statistically sufficient," yet it represents our only current, local evidence. Sterling Place generated 33 students versus the projected 15, a 120% underestimation that reflects the reality of families who choose our community for its schools. When similar underestimations occur with Northbrook Row, District 30 expects these actual generation rates to become the standard for evaluating future developments.
4. Current methodologies focus solely on immediate per-pupil costs while ignoring capacity constraints that force expensive referenda long after developers have left town. Wescott School is already approaching capacity. When enrollment exceeds sustainable levels, taxpayers, not developers, fund the multi-million dollar building expansions needed to accommodate growth.
5. While District 30 will continue providing exceptional education for all students, our community deserves transparency about development impacts. Each new residential project approved under current methodologies likely means higher taxes for existing residents, overcrowded facilities, and future referenda to address capacity issues created by cumulative development growth.

Response: JRG analyzed potential student generation utilizing Table 4-1 (the "Table of Estimated Ultimate Population Per Dwelling Unit") in the Village's Subdivision and Development Code, as required by the Village Code. Additionally, the Applicant has agreed to pay all required school impact fees required by the Code for all dwelling units in *Northbrook Row* other than the affordable units.

We appreciate the continued review of our plans and look forward to continuing our work with you on this project.

Yours very truly,

MELTZER PURTILL & STELLE LLC

Brendan Penny

cc: *Michaela Kohlstedt, Deputy Director – Development & Planning Services Dept.*
Caitlyn Culbertson, Elrod Friedman LLP
Nate Wynsma, Lexington Homes
Hal Francke, Meltzer, Purtill & Stelle LLC

MEMORANDUM

To: 1825 SHERMER ROAD LLC
From SWATI PANDEY, SENIOR PLANNER
Date: MAY 27, 2025

Subject: PCD-24-06 – 1825 SHERMER ROAD – LEXINGTON TOWNHOMES

Below are the comments generated by the Development & Planning Services Department from the second review of your application.

1. Project Narrative:
    a. Does 2,500 square feet noted for Row Homes and 2,300 square feet noted for Mews Homes include the garage square footage? If not, revise the Project Narrative and note the garage space as well.

       Response: It does not. Project Description has been revised to note the garage space as well. The revised Project Description is being delivered concurrently with the delivery of these responses.

    b. Page one of the document lists relief and states, "allow for planting of required parkway trees on private property" – is this still accurate? Confirm and revise, if required.

       Response (from Applicant's Landscape Architect): This is still accurate. Please see revised Project Description.

    c. See page 5 of this document with the heading, "Landscape Code Requested Variations" – foundation landscaping and perimeter landscape open space will not require variations. Parking lot screening is required to comply with the six-foot screening requirement – since it will be a controlled egress with a stop sign, it is not required to meet the sight triangle requirement. Fence has been reduced to three feet and complies. Check with staff for further clarification.

       Response (from Applicant's Landscape Architect): Noted and thank you. Please see revised Project Description.

2. Submit the following:
    a. One fee check for $1,600 for the following items:
        i. Parking Variation ($350 Non-Refundable)
        ii. Variations of the Subdivision Code ($250 Non-Refundable & $1,000 Escrow)

            Response: This has been submitted to the Village.

    b. Subdivision Variations worksheet – Revise the worksheet, and address the standards to include the following applicable requests and resubmit: ***Response: Done***
        i. Variation of the Subdivision Code to allow a private road system;
        ii. Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development;
        iii. Variation of the Subdivision Code to Waive the Requirement to Bury Overhead Utility Lines along the Shermer Road frontage of the Subject Property.
    c. Provide responses to the standards for variation to allow private street. See attached. ***Response: Done.***

d. Provide responses to the factors considering a waiver for utility burial. See attached. ***Response: It is now included.***

3. Confirm if the Homeowner's Association requirements will prohibit recreation facilities such as swing sets, basketball hoops, playground equipment, etc. Direct where in the HOA document is this noted? Revise appropriately if required.

   Response: It will and this is provided for in Section 8.14.

4. The Secretary of State of Illinois website shows a Trust is managing 1825 Shermer LLC. Provide the Trust documents. Confirm the names of authorized signatories that sign on behalf of 1825 Shermer LLC and provide documents as proof. ***Response: This has now been provided with these responses.***

Managers	Address
RONALD J. BENACH TRUST DTD 10/6/97, AS AMENDED AND RESTATED*	PO BOX 7500 DETROIT, MI 442750000

5. Preliminary PUD Site Plan:
   a. The ground sign is required to be a minimum of six feet from all property lines. Revise the preliminary PUD plan, color Illustrative plan, and landscape plan to show and label the minimum setback from the property lines to be six feet. Match all relevant plans. ***Response: Done.***
   b. Provide and label one ADA parking space within the guest parking area. At permitting the ADA space will be reviewed in compliance with the IL ADA parking requirements. ***Response: Done and understood.***

6. Landscape Plan:
   a. Include a bike loop detail on the plan. Label material and color. ***Response: Done.***
   b. Fence Plan: "Existing Fence (Off-Site) to be removed" – Is this referring to removing a fence on Shermer Place property? Does the Applicant have authorization to remove this fence? ***Response: Applicant intends to enter into a Cooperation Agreement with the Shermer Place Master Association which will permit this.***
   c. Please be advised that a future Final Landscape Plan should include detailed Plant List noting name, quantity, size, type, height at maturity, and whether the species is native or not in a tabular format for the proposed landscaping. ***Response: Noted.***

7. Photometric Plan:
   a. Highlight the property line in bold and note the foot-candle reading at the property line and five feet beyond in all directions. ***Response: Done.***
   b. Provide details of the proposed lights showing compliance that the lights will have cut-off shield and will prevent glare on to any public or private property or streets. ***Response: Done.***

8. Affordable Housing Plan:
   a. If the applicant is requesting a Development Impact Fee waiver for the affordable units then the request should be part of the Affordable Housing Compliance plan. Revise accordingly.
      Response: Applicant is requesting this relief and a note to that effect has been added to the revised Affordable Housing Compliance Plan being submitted concurrently with these responses.
   b. The proposed eight affordable units should be split equally between Tier I and Tier II of the Eligible Income Tier and Maximum Prices as listed in Section 9-305.B. of the Zoning Code. See the applicable Pricing Schedule in the Table below (excerpt) and/or refer to the Technical Guide for the Affordable Unit Pricing Schedule. Revise the Affordable Housing Compliance Plan accordingly. ***Response: Applicant has responded to this comment in its response to the CPAH comment letter.***

**Table 4: Village of Northbrook Affordable Ownership Unit Pricing Schedule*
Effective July 1, 2024**

	Tier A (0% to 80% AMI) Maximum price based on 65% AMI	Tier B (80% to 120% AMI) Maximum price based on 100% AMI
Efficiency	$85,000	$188,000
One	$115,000	$230,000
Two	$140,000	$273,000
Three	$168,000	$315,000
Four	$187,000	$350,000

c. Provide a map exhibit attached to the Affordable Housing plan showing the location of the affordable units marked on the plan. The affordable units should be dispersed within the entire development.

Response: The affordable units will be dispersed throughout Buildings 6 through 10. They will all be Mews units. The requested map has been added.

d. Please be advised that a Final Affordable Housing plan will be required during Final Planned Development approval application whereby further detailed information regarding the affordable units will be required. There will be restricted scope for deviation from the proposal made at the Concept Plan stage.

Response: Noted.

9. Based on any revisions made to the plans, all documents should match the details and all documents/plan sets revised should be resubmitted.

Response: Noted and done.

C. **Private Streets; Variation Required** It is the intent of this Code to require the construction and dedication of appropriate public streets and rights-of-way as part of the review and approval of Subdivision and Development applications. The Plan Commission may recommend and the Board of Trustees may approve a variation pursuant to Section 3-201 of this Code, authorizing the establishment of private streets. If approved, all such private streets shall comply with the following standards:

1. No private street shall be permitted which serves through traffic or is deemed to be contrary to the Official Comprehensive Plan.

2. No private street shall be created which does not satisfy the minimum pavement requirements for public streets, as established in the Village Standards and Specifications Manual, current edition. All approved private streets shall incorporate the cost estimate for such streets in the performance guarantee and shall be inspected by the Village of Northbrook.

3. Private streets shall be maintained and repaired by or on behalf of a duly established property owners' association in accordance with Subsection 4-105 E of this Code.

4. Private street rights-of-way shall be established as outlots, as defined herein, and shall not be included in any minimum lot area or setback calculations for individual lots.

5. In recognition of the fact that private streets may be approved with rights-of-way which are less than those required for an equivalent public street, all lots abutting a duly approved private street shall have building restriction lines established and recorded in such a manner as to create a setback from the edge of pavement equal to that which would have existed were a public street established. The Village Engineer shall verify the location of all such building restriction lines for compliance with this standard.

6. A covenant shall be recorded against the subject property acknowledging that the Village shall at no time be under any obligation to provide maintenance for or accept dedication of said private streets.

Village of Northbrook – Subdivision Code: Section 4-104.F.2.(d)

(d) The underground installation of electric, telecommunications, internet, broadband, cable service, and video service, utility facilities may be waived with the approval of the Board of Trustees upon a written request from the applicant for subdivision relief and a finding by the Board of Trustees that the strict enforcement of this Subsection F would constitute an undue hardship on the applicant and that minimal benefit to the Village and the public would accrue from the waiver of underground installation. The Board of Trustees' decision shall include, without limitation, consideration and analysis of the following factors:

(1) The extent of existing overhead utility facilities in the immediate area of the subdivision;

(2) The location and heights of such utility facilities and their relationship to present or planned future streets and other rights-of-way;

(3) The crossing of such utility lines over streets and other rights-of-way with significant levels of traffic;

(4) The proximity of such utility facilities to schools, religious or community institutions, commercial areas, or other places where people congregate;

(5) The expected aesthetic appearance of that portion of the Village should the utility facilities be installed overhead instead of underground;

(6) The impact of overhead utility facilities on future development in the area of the subdivision;

(7) The practicality and feasibility of underground installation with due regard for the comparative costs between underground and overhead installation; however, a mere showing that an underground installation is more costly than overhead installation shall not be the sole criterion for granting a waiver.

HAEGER ENGINEERING
consulting engineers · land surveyors

100 East State Parkway
Schaumburg, Illinois 60173-4546
tel: 847.394.6600
fax: 847.394.6608

Memorandum

Date: July 24, 2025
Project: Northbrook Row, 1825 Shermer Road, Northbrook, IL
Project No. 20-122

Subject: Responses to Village of Northbrook Development & Planning Services Department Engineering Comments dated 5/29/2025 (1)

Instructions:

a. *Return this sheet with the revised drawings/documents to Permit Coordinators at Development & Planning Services, 2nd floor Village Hall. ELECTRONIC SUBMITTALS WILL NOT BE ACCEPTED.*

b. *The design professional must indicate the location of each revision (sheet/detail number) & respond to every comment in the Response spaces provided below; do NOT submit a separate response letter, USE THIS FORM*

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c. *The design professional must include on each new drawing: their seal, signature, date of signing and date of license expiration.*

d. *Identify all drawing revisions with a BUBBLE.*

e. *Any revisions that are in addition to the review comments must be bubbled and explained in a separate narrative.*

Building Code Review Comments

1. *Sanitary service was never properly disconnected from prior demo permit. Old sanitary service will be required to be abandoned properly prior to permit issuance.*

   Noted. The sanitary service disconnection has been identified on the preliminary plans, and we will coordinate the abandonment prior to permit issuance.

Memo

To: Swati Pandey

From: Mark Cacioppo

CC: Kelly Hamill, Aram Beladi, Terry Cichocki

Date: 6/3/25

Re: 1825 Shermer – Townhomes – PCD24-0006 Tree Preservation Review 2

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1. Provide documentation that the residents to the North of the proposed development have been provided written notice of the proposed removal of the parkway trees along the south side of Beaumont Place.

   Response (from Applicant's attorney): Applicant intends to enter into a Cooperation Agreement with the Shermer Place Master Association which, among other things, will describe the plan to remove these trees in conjunction with the work Applicant intends to undertake in the Beaumont Place right-of-way. Pursuant to that agreement, Applicant will provide individual notice of Applicant's intent to remove these trees to the residents who live on the north side of Beaumont Place.

2. Provide list/table of all proposed plantings on site with type, size and quantities of plants/trees. No quantities of trees have been shown or the location of each tree type. There are trees proposed that are currently on the Village's do not plant list. Change out these trees with approved trees from the attached list.

   Response (from Applicant's Landscape Architect): Please refer to revised Landscape Plan being submitted concurrently with this response. Trees in the representative plant list have been modified to remove and/or replace species from the do not plant list with other species from the approved tree list. Species types, and quantities will be provided on the Final Landscape Plan and will meet the Village's diversity requirements.

3. Native planting areas will require a 3-year maintenance plan by a qualified native landscape contractor. Provide 3-year maintenance plan in future submittals. Not provided with this submittal.

   Response (from Applicant's Landscape Architect): A 3-year maintenance and monitoring plan with performance standards will be provided on the Final Landscape Plan.

4. Use Village detail for wooden slat or chain link tree protection.

   Response (from Applicant's Landscape Architect): Please refer to revised Landscape Plan being submitted concurrently with this response. The Tree Protection Fence Detail has been replaced with the Village's detail.

5. This plan does not have approval to proceed to the plan commission. Additional comments will be forthcoming with future submittals.

   Applicant response: Noted



Village of Northbrook
Tree Replacement List



It is the goal of the Village of Northbrook to promote species diversity throughout the Village. With the help of our residents and quality service providers we hope to establish and sustain a healthy and long lived urban forest that will benefit both the residents and visitors to the Village of Northbrook.

Large Trees (Mature Height Over 45 feet)

Plant 30 to 50 feet apart and no closer than 15 to 20 feet from a building (Spacing may vary depending on tree choice)



Species	Preferred Cultivar
American Linden (Tilia americana)	American Sentry
Bald Cypress (Taxodium distichum)	Common, Shawnee Brave (narrow variety)
Bitternut Hickory (Carya cordiformis)	
Black Locust (Robinia pseudoacacia)	'Chicago Blues'
Black Tupelo (Nyssa sylvatica)	
Bur Oak (Quercus macrocarpa)	
Chinquapin Oak (Quercus muehlenbergii)	
Chestnut Oak (Quercus montana)	
Dawn Redwood (Metasequoia glyptostroboides)	
European Larch (Larix decidua)	
Ginkgo (Ginkgo biloba)	Princeton Sentry, Autumn Gold, Magyar
Hackberry (Celtis occidentalis)	Chicagoland, Windy City
Hardy Rubber Tree (Eucommia ulmoides)	
Harvest Gold Linden (cordata x mongolica)	Harvest Gold
Hill's Oak (Quercus ellipsoidalis)	
Hybrid Elm (Ulmus species)	Accolade, Commendation, Emerald Sunshine, Frontier, Homestead, New Horizon, Patriot, Pioneer, Regal, Triumph, Princeton, Prospector
Jordan Street Oak (Q. alba x macrocarpa 'Atwood')	
Katsura Tree (Cercidiphyllum japonicum)	
Kentucky Coffeetree (Gymnocladus dioicus)	'Prairie Titan', 'Espresso'
Lacebark Elm (Ulmus parvifolia)	
Northern Catalpa (Catalpa speciosa)	
Planetree (Platanus x acerifolia)	Exclamation 'Morton Circle', Ovation
Regal Prince Oak (Quercus robur x xbicolor 'Long')	
Scarlet Letter Oak (Quercus x 'Scarlet Letter')	
Shantung Maple (Acer truncatum)	Norwegian Sunset, Pacific Sunset
Shagbark Hickory (Carya ovata)	
Shingle Oak (Quercus imbricaria)	
Shumard Oak (Quercus shumardii)	
Silver Linden (Tilia tomentosa)	
Sugar Berry (Celtis laevigata)	
Swamp Bur Oak (Quercus x schuettii)	
Swamp White Oak (Quercus bicolor)	
Swamp Chestnut Oak (Quercus michauxii)	
Sweetgum (Liquidambar styraciflua)	Common, Slender Silhouette
Triple Crown Oak (Quercus 'Taylor')	
Tulip Tree (Liriodendron tulipifera)	'Emerald City' (narrow), 'Arnold' (narrow)
Turkish Filbert (Corylus colurna)	

White Oak (Quercus alba)	
Yellow Buckeye (Aesculus flava)	
Zelkova (Zelkova serrata)	Green Vase, Village Green

Medium Trees (Mature Height 30 feet to 45 feet)



Plant 20 to 30 feet apart and no closer than 12 to 15 feet from a building (Spacing may vary depending on tree choice)

Species	Preferred Cultivar
American Hornbeam (Carpinus caroliniana)	
American Yellowwood (Cladrastis kentukea)	'Perkins Pink'
Amur Corktree (Phellodendron amurense)	Shademaster, Macho
Autumn Splendor Buckeye (Aesculul arnoldiana)	
Black Locust (Robinia pseudoacacia)	Purple Robe
Crimson Sunset Maple (A. truncatum X platanoides)	
European Hornbeam (Carpinus betulus)	Fastigiata, 'Emerald Avenue'
Hedge Maple (Acer campestre)	
Ironwood (Ostrya virginiana)	
State Street ® Miyabe Maple (Acer miyabe)	Morton, Rugged Ridge
Ohio Buckeye (Aesculus glabra)	
Osage Orange (Maclura pomifera)	White Shield (seedless)
Persimmon (Diospyros virginiana)	
Purple Catalpa (Catalpa x erubescens)	'Purpurea'
Red Horsechestnut (Aesculus x carnea)	Briotii, Fort McNair
River Birch (Betula nigra)	Heritage
Witchhazel (Hamamelis virginiana)	Fall blooming (not a cultivar name)
Witchhazel (Hamamelis vernalis)	Spring blooming (not a cultivar name)

Small Trees (Mature Height Under 30 feet)



Plant 10 to 15 feet apart and no closer than 8 to 10 feet from a building (Spacing may vary depending on tree choice)

Species	Preferred Cultivar
Allegheny Serviceberry (Amelanchier laevis)	
Apple Serviceberry (Amelanchier x grandiflora)	
Amur Maple (Acer ginnala)	
Amur maackia (Maackia amurensis)	
China Snow ® Peking Lilac (Syringa pekinensis)	Morton
Cockspur Hawthorn (Crataegus crus-galli)	
Crabapple (Malus species)	Any disease resistant variety
Eastern Wahoo (Euonymus atropurpureus)	
Fox Valley ® River Birch (Betula nigra)	Little King
Japanese Tree Lilac (Syringa reticulata)	Ivory Silk, Summer Snow
Magnolia (magnolia spp)	Kobus 'Elizabeth', Butterflies, Cucumbertree 'Summer Pleasures', Star 'Royal Star'
Paw Paw (Asimina triloba)	
Redbud (Cercis canadensis)	Common, alba (Royal White)
Sassafras (Sassafras albidum)	
Shadblow Serviceberry (Amelanchier arborea)	
Tatarian Maple (Acer tataricum)	
Three Flower Maple (Acer triflorum)	

Conifers

Plant 10 to 20 feet apart and no closer than 8 to 15 feet from a building (Spacing may vary depending on tree choice)



Species	Preferred Cultivar
Balsam Fir (Abies balsamea)	
Black Spruce (Picea mariana)	
Concolor Fir (Abies concolor)	
Douglas Fir (Pseudotsuga menziesii)	
Eastern Hemlock (Tsuga canadensis)	
Eastern Red Cedar (Juniperus virginiana)	
Korean Pine (Pinus koraiensis)	
Limber Pine (Pinus flexilis)	
Serbian Spruce (Picea omorika)	
Swiss Stone Pine (Pinus cembra)	
White Fir (Abies concolor)	
White Pine (Pinus strobus)	
White Spruce (Abies glauca)	

Overplanted (Do Not Plant)

These trees have been overplanted and are prone to both pests and diseases that will ultimately shorten their life span in the landscape.

*Trees listed as do not plant will **not** count towards any required replacement inches.*

Species	Cultivar (not all cultivars listed)
American Linden (Tilia americana)	Redmond, Wandell
Arborvitae (Thuja occidentalis)	
Austrian Pine (Pinus nigra)	
Callery Pear (Pyrus calleryana)[2]	Chanticleer, Aristocrat, Jack, Silver Ball, Bradford
Colorado Spruce (Picea pungens)	Common, Hoopsii, Thompsenii
Freeman Maple (Acer x freemanii)	Armstrong, Autumn Blaze, Marmo, Morgan, Redpointe
Honey Locust (Gleditsia triacanthos)	Shademaster, Skyline, Moraine
Juniper (Juniperus spp)	
Littleleaf Linden (Tilia cordata)	Greenspire
Northern Red Oak (Quercus rubra)	
Norway Spruce (Picea abies)	
Norway Maple (Acer platanoides)	Emerald Lustre, Crimson King
Red Maple (Acer rubrum)	Northwood, Red Sunset
Scotch Pine (Pinus sylvestris)	
Silver Maple (Acer saccharinum)	
Sugar Maple (Acer saccharum)	Morton, Crescendo, Fairview

Nuisance Trees (Do Not Plant)

Species	Comments
Ash (all Species)	Emerald ash borer insect
Boxelder (Acer negundo)	Brittle wood, decay, insects
Buckthorn (Rhamnus cathartica)	Very aggressive invasive species
Cottonwood Female Only (Populus deltoides)	Brittle wood, decay, seeds
Ginkgo Female Only (Ginkgo biloba)	Fowl smelling fruit
Mountain Ash (Sorbus spp)	Short lived, disease prone
Russian Olive (Elaegnus augustifolia)	Disease prone, poor form
Siberian Elm (Ulmus pumila)	Brittle Wood, insects
Tree of Heaven (Ailanthus altissima)	Weak wood, very aggressive species
White Mulberry (Morus alba)	Fruit, shallow roots
Willow (Salix species)	Weak wood, decay

Tree Size Requirements

Single stem trees should be $2^{1/2}$ to 3 inches in caliper. Conifers and multi-stemmed ornamentals that measure 8-10 feet tall will count as $2^{1/2}$ caliper inches, 10-12 feet tall as 3 caliper inches, 12-14 feet tall as 3.5 caliper inches, 14-16 feet tall as 4.0 caliper inches.

Diversity Requirement

No one genus of tree should be used for more than 10% of your replanting commitment
No one species of tree should be used for more than 5% or your replanting commitment
No one cultivar of tree should be used for more than 1% of your replanting commitment

Soils

Soil type in the Northbrook area consists largely of an urban complex with an average pH from 5.6 to 7.4 based on a soil survey performed by the USDA Soil Conservation Service in 1979. To verify your specific soil type and pH we recommend having it tested by a qualified individual.

Landscape Design Recommendations

Please make allowances for the type of land area you are reforesting. Example: an oak hickory woodland should be replanted with more local varieties of trees and shrubs like oaks, hickories, serviceberries, and redbuds and fewer varieties of conifers and ornamental trees that may become invasive like pears (Pyrus spp.) and Burning bush (Euonymous alatus).

We encourage all reforestation questions to be made prior to procurement and planting of landscape materials. In many cases we will require approval of your landscape plan in order to return escrow monies put down as your tree replacement guarantee per your tree replacement agreement with the Village.

This replacement list is not all inclusive and does not include all available cultivars. If you would like to plant a tree not shown on the above list please contact the Village Forester or Tree Preservation Officer at 847-272-4711 to discuss your options.

For additional information regarding trees within the Village please reference Chapter 25 of the Northbrook Municipal Code.

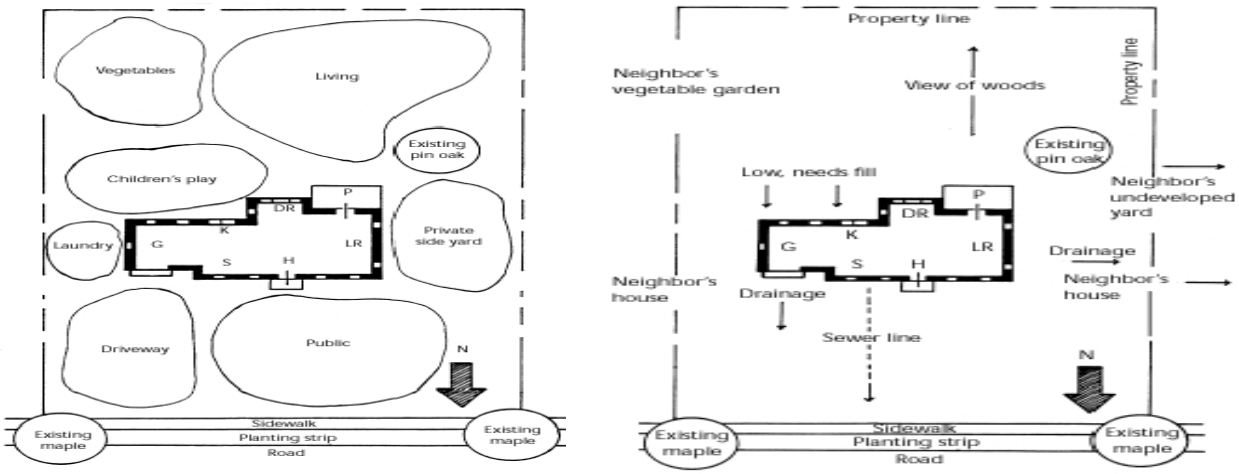
Landscape Planting Guidelines

These guidelines are suggestions for you to consider when planting your new landscape trees and shrubs. Your replanting is an investment in your new home. Whether you do it yourself or hire someone to do your planting, these guidelines will give you the information you need to make good choices to ensure your landscape is properly planted.

10 MOST COMMON PLANTING MISTAKES

1. Failure to Have a Landscape Plan

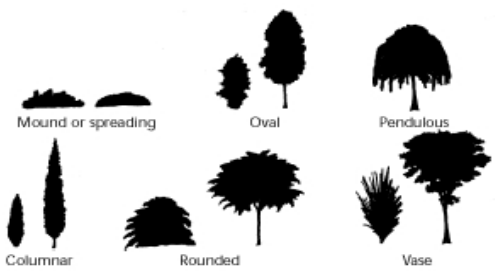
Many home landscapes are designed helter-skelter. A plant or tree is planted somewhere in the yard because there is room at the time. It is better to draw a plan for the whole yard and stick to it.

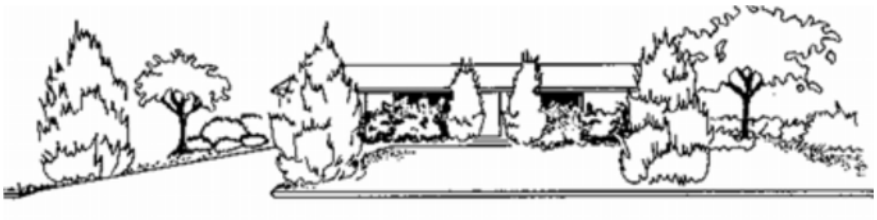


Examples of General Concept Plans

2. Planting Trees or Shrubs Too Close to Structures or to Each Other

- Consider the trees ***MATURE*** height and width. An example of an incorrect planting is planting a Riverbirch (Mature Height 40'xWidth 15') or Blue Spruce (Mature Height 50'xWidth 25') three feet away from your house or 3' away from each other.
- Consider the form of the plant. How will it occupy space?
- Different forms of trees and shrubs.





Example of plants improperly spaced. Notice how you can hardly see the home or entry.

3. Improper Planting Practices

- **Planting too deep or too high.** The soil of the planting container should be in direct line with the natural soil level. Be sure the hole dug for planting is deep and wide enough to leave a space around the root ball to adequately tamp soil down around the plant into the planting hole.
- **Remove the top portion of the ball and burlap container to be sure the basal flare (the area where the trunk flares out) shows.** If it doesn't show, remove soil until you find this flare. Container plants need to have roots scored before placing the root ball into the planting hole.
- **Planting at the wrong time** can create a situation where your new tree or shrub falters and cannot properly establish. Avoid planting in mid-summer, during drought or at the wrong time of year. An example is planting an oak or pear in the fall when they are better established if planted in spring. The only exception to this is oaks grown in Gro-Bags which establish better if planted in August.
- **Planting too many of the same plant.** An example is to plant all of your shade trees as Pears or Maples and have all of your evergreens planted as rows of Arborvitaes or White pines. Monocultures spell trouble for a landscape if a pest or disease that specifically affects a particular plant comes into an area. Plant diverse species of trees or shrubs.

4. Not Considering the Primary View of the Landscape

View your proposed planting from your most used living areas. Who will be viewing the landscape? Do you want "curb appeal" or the best view from your kitchen window or deck? Where will you enjoy the landscape? Will you be seated outdoors or view the landscape from your most used indoor areas?

5. Lack of Attention to Soil Preparation and Care

- Most new building sites have poor soil due to compaction and changed soil profiles that happen during excavation and other construction impacts.
- If you do have a new construction site, it is best to aerate your soil and incorporate 2 inches of new pulverized soil and compost to the top layer of soil before planting. You may want to add gypsum or perlite to improve heavy clay soil. Use mulch as a top dressing on all of your beds after planting to further improve your soil. Be sure not to pile too much mulch around the trunk of the tree!
- Be sure that you don't till or dig in wet soil since that will alter the soil structure permanently and you will have difficulty restoring the porosity to the soil.
- It is <u>not</u> necessary to add soil amendments to your planting holes unless the soil you are planting into is heavy, clay soil that is not responding to your previous treatment. Keep in mind that the plant will not grow into a very clay-filled, water-logged soil, even if you have put in an amendment into the planting hole.

6. **Not Working with What you Have**
    - Preserved trees may require extra attention the first 3-5 years after construction. Maintaining a mulch ring around the tree and aerating the soil with radial trenches may be the most importance maintenance that you do for the mature trees on the property after the construction is completed or you have purchased a new construction home.
    - Your yard may have a lot of shade or scorching sun. It may be wetter in some areas due to the terrain of your landscape. There are plants more suited for these micro-environments. Be sure you know the growing requirements of the plants you have in your yard and the conditions required by the plants you intend to add to your landscape.

7. **Failure to Irrigate or Irrigating too Much**

    We enjoy our landscapes but we don't have the time to water as required. You may need to consider an automatic irrigation system that allows you to set the timing individually for your lawn and your planting beds.

    - New woody landscape plants or stressed plants require 1 inch of water per week
    - New herbaceous plants (perennials and annuals) require 2 inches of water per week

    If you want to establish or maintain a green lawn for the summer, be sure that the same every day watering schedule is not followed for your woody or herbaceous plants in your planting beds.

    If you water your woody or herbaceous plants the same as your lawn, you will overwater and drown your trees, shrubs and perennials. Trees are especially sensitive to overwatering. Drain tiles may need to be placed around your trees to move excess irrigation water away.

8. **Improper Pruning Practices**
    - Pruning tree limbs flush with the trunk
    - Allowing shade trees to be headed back (topped) for size control
    - Removing leaves from flowering bulbs before the leaves have yellowed
    - Pruning spring-blooming plants after July. (Buds set on shrubs like lilacs, forsythia in August or September for next year's bloom).

9. **Poorly Timed Programs**
    - Pruning and fertilizing woody plants between mid-July and mid-October. This can stimulate new growth that will not harden off by fall.
    - Lawn seeding in mid-summer or late fall. Late August/early September (best) or late winter/early spring are much more effective times of year to seed large areas of the lawn.
    - Pruning on trees like American elms and Oaks is prohibited by ordinance between April 1st and October 31st to prevent disease. Ash trees will require special handling, too.

10. **Not Consulting Information Sources**
    - The Chicago Botanic Garden (www.chicagobotanic.org) and The Morton Arboretum (www.mortonarbo.org) have professional plant experts to help you with questions about your landscape and tree care.
    - Your local extension service may also be helpful because they have a staff of Master Gardeners that can assist you with questions. (www.extension.uiuc.edu)
    - The Northbrook Garden Club also has many experienced gardeners who can help.
    - For tree questions or concerns, contact Northbrook Public Works at 847-272-4711.

SUMMARY

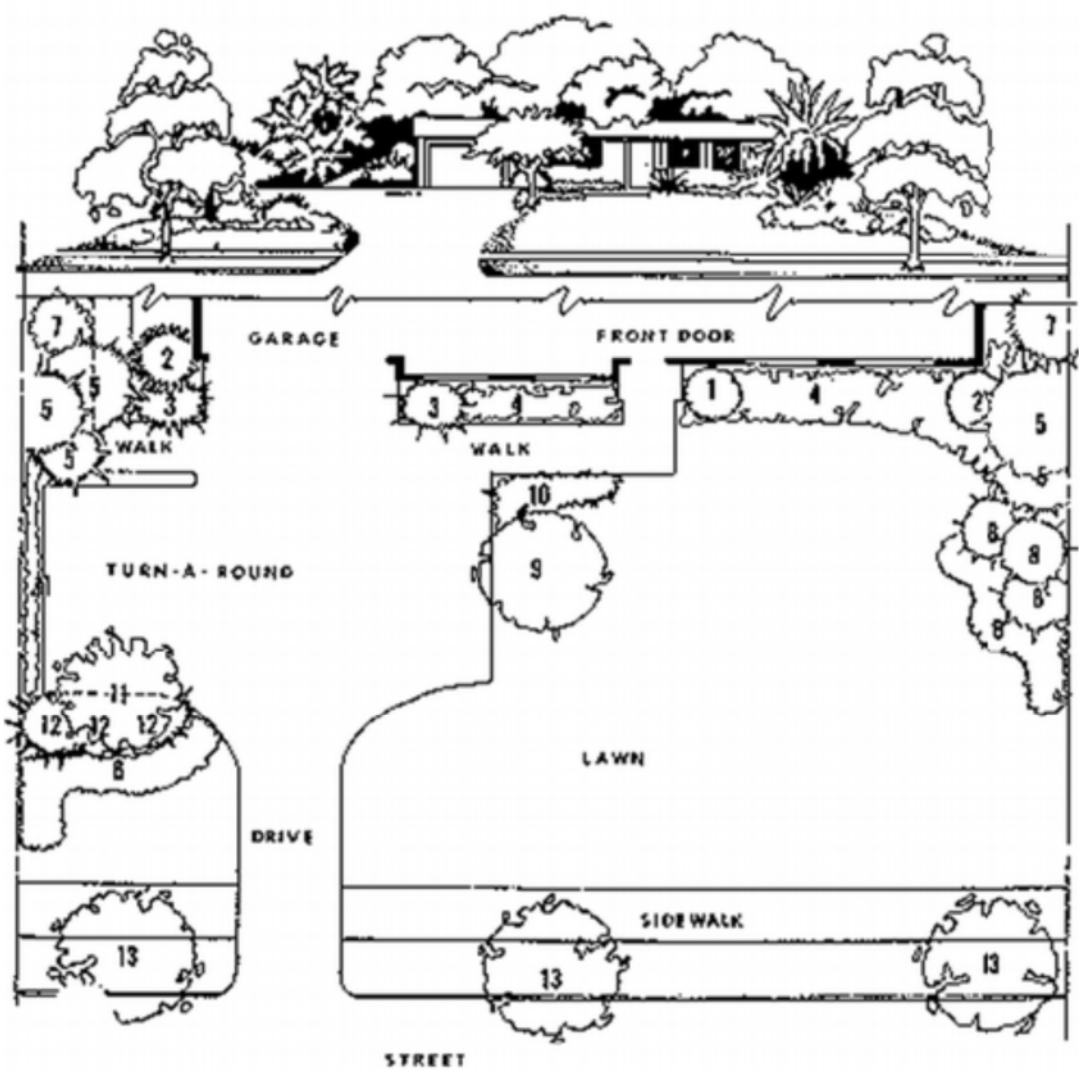
Primary considerations for selecting your landscape plants:

- Height and width-mature size
- Form-shape and how it will occupy the space
- Texture of the plants. Plants with finer textures should be used in greater numbers than plants with coarse textures.
- Seasonal interest and color. Foliage, fruit, flowers, winter features, changing colors.

Secondary considerations for selection:

- Insect and disease resistance
- Sun or shade
- Moisture tolerance
- Drought resistance
- Soil type

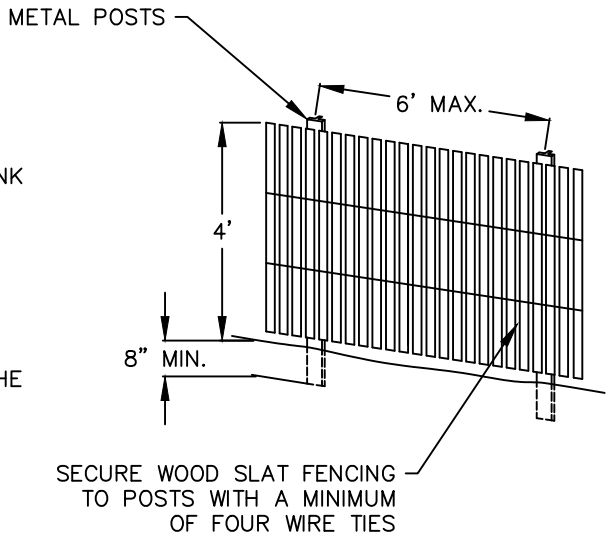
Plant in groups of 3's, 5's, and 7's, etc. to give a sense of intentional design, balance and unity.



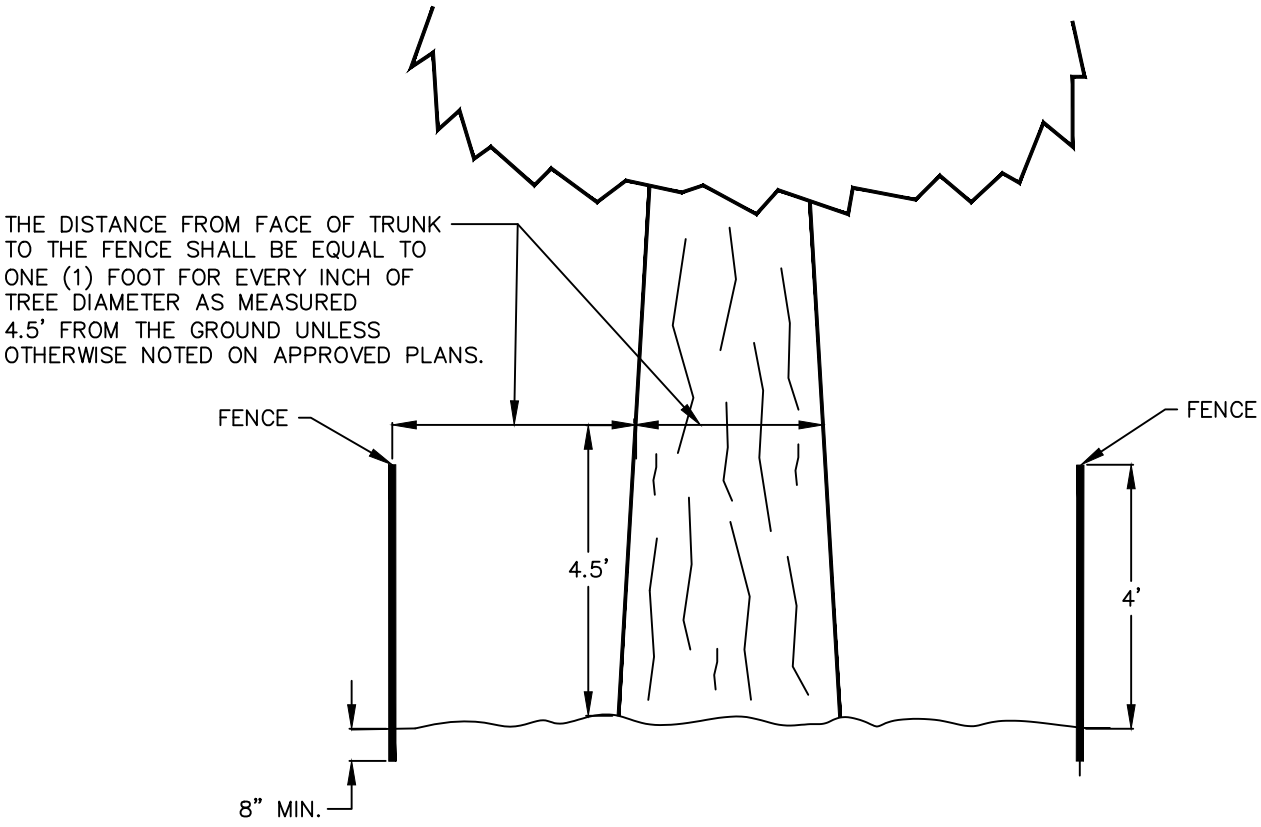
A well-balanced landscape design

NOTES:

1. INSTALL & MAINTAIN 4' TALL WOODEN SLAT OR CHAIN LINK METAL FENCE SECURED TO METAL POSTS SPACED A MAXIMUM DISTANCE OF 6' APART.
2. CHAIN LINK FENCE TO HAVE POSTS SECURED AT EACH SECTION TO MAINTAIN AN UPRIGHT AND STATIONARY POSITION THROUGHOUT CONSTRUCTION.
3. FAILURE TO INSTALL AND MAINTAIN PROTECTIVE TREE FENCING IN ACCORDANCE WITH VILLAGE STANDARDS WILL RESULT IN THE ISSUANCE OF A STOP WORK ORDER ON THE PROJECT.



WOOD SLAT FENCE DETAIL



WOODEN SLAT OR CHAIN LINK TREE PROTECTION DETAIL

northbrook
Public Works Department

DATE	REVISIONS
4-30-20	Revised Notes
4-1-21	Added Plan Note

STANDARD DETAIL
G-3 (02)

MEMORANDUM

To: 1825 Shermer Road, LLC (Lexington Homes)
From: Kate Carney, Sustainability Coordinator
cc: Swati Pandey, Senior Planner
Date: May 29, 2025
Subject: PCD-24-06: 1825 Shermer Road – Townhomes – Sustainability Comments 2

Northbrook's Climate Action Plan (CAP) calls to foster sustainability and reduce 80% of community-wide carbon emissions by 2050 through strategic planning and action item implementation. With CAP adoption, development proposals are reviewed with respect to best environmental practices.

Village staff provided Sustainability Comments in response to all submittals for the proposed planned development solely regarding applicable measures from the CAP. Under each section are a list of Climate Action Plan items as they relate to the proposed development. Staff confirms the proposed project partially addresses CAP items requested of the Applicant.

Of the items presented to the Applicant 84% were fully realized according to CAP standards, to the extent detailed below in italics. ***Staff comments below in bold italics***. ***Applicant responses below in blue italics.***

TRANSPORTATION AND LAND USE
In the Transportation and Land Use section of the CAP, recommendations are made to enhance active mobility and fossil fuel-free transit:

TL 3-1 Identify locations where bike parking could be installed.

Applicant response: Lexington action item: We will construct dwelling unit garages that are large enough to accommodate bicycle parking and provide exterior bike racks for resident and guest use in the locations depicted on the site development plans.

TL 5-2 Consider including wiring capacity to charge electric vehicles.

Applicant response: Lexington action item: We will include capabilities for future electric vehicle charging installation, including conduit and junction boxes in each dwelling unit garage. Installation of wiring, EV charging ports and outlets will be offered as purchase options to homebuyers.

TL 7- 1 The Village has enacted a ban on gas powered leaf blowers – ensure compliance on site.

Applicant response: Lexington action item: Once Northbrook Row is ready for landscape maintenance, we will advise our landscape contractors that they are not to use gas powered leaf blowers. We will also include provisions in the Northbrook Row Homeowners Association Declaration which informs homeowners of this Village regulation and prohibits the use of such equipment.

TL 2- 1 Advance improved mobility options with the promotion of services such as the PACE dial-a-ride, PACE Paratransit, and Senior Cap services.

Applicant response: Lexington action items: Our marketing materials for Northbrook Row will highlight the proximity of the community to the downtown Metra Station and the public transportation opportunity it affords residents. We will construct sidewalks in the community and to the north of the community south of Beaumont Place which will connect to presently existing sidewalks on Shermer Road and in the adjacent Shermer Place residential community which will encourage pedestrian travel to the Metra Station.

BUILDING AND ENERGY
The Building Energy section of the CAP provides the following items pertaining to reducing our community-wide carbon footprint and preserving wildlife:

BE 2- 1 Consider including a Solar PV Site Assessment as a part of building permit submission. Assessment should include estimated installation cost, and projections for both energy generation potential and economic payback potential over a minimum 20-year timeframe.

Applicant response: Lexington action item: We will provide electrical "rough-ins" in each dwelling which will make it possible to install solar panels in the future.

BE 2- 2 If the site is suitable, make the buildings solar ready.

Applicant response: Lexington action item: We will provide electrical "rough-ins" in each dwelling which will make it possible to install solar panels in the future.

BE 4- 1 Promote green power purchase options such as those provided by ComEd and Nicor for future residents.

Applicant response: Lexington action items: Lexington will promote green power purchase options such as those provided by ComEd and Nicor.

BE 5- 1 Explore opportunities for the property to utilize smart lights that can save energy through conservation. Achieve 100% LED installation if possible.

Applicant response: We will install LED ceiling light fixtures in each dwelling unit and LED exterior light fixtures on the exterior of each unit and in the common areas of Northbrook Row.

BE 5- 4 Provide ENERGY STAR appliances for all residences when possible.

Applicant response: Each dwelling unit will include an energy efficient HVAC system, water heater and washer and dryer, and a full ENERGY STAR electric kitchen appliance package. All gas furnaces will be 96% efficient.

BE 6- 1 Consider establishing operation and maintenance practices that improve affordability, comfort, indoor air quality, energy efficiency, and smart metering in development.

Applicant response: We will prioritize the use of sustainable materials throughout the development and maximize recycled content, domestic production, and lower embodied carbon costs of materials, including utilizing warm mix asphalt and low or zero-VOC paints.

BE 6- 3 Identify and promote available energy efficiency and weatherization programs serving under-resourced households.

Applicant response: Each building envelope will be held to the standard of under four air exchanges per hour. All dwelling unit windows will be at 0.30 or below for their U-factor. All dwelling unit water closets will utilize a gallon per flush rate of 1.6.

Staff understands that these design decisions and actions will reduce the need for access to energy efficiency and weatherization programs. ***Applicant Response: Noted.***

BE 7- 2 Consider the benefits of replacing fossil fuel burning heating equipment and with air-source heat-pumps, or other efficient electric heating options in development. Strive for zero on-site fossil fuel combustion with air-source heat-pumps, geo-thermal systems, solar thermal, electric cooktops, etc.

Applicant response: Each dwelling unit will include an energy efficient HVAC system, water heater and washer and dryer, and a full ENERGY STAR electric kitchen appliance package. All gas furnaces will be 96% efficient.

BE 8- 1 Provide interior LED lighting development-wide if possible. Promote and distribute education and information to residents on advantages of and options for LED technology. In addition to energy cost savings, maintenance costs are greatly reduced.

Applicant response: We will install LED ceiling light fixtures in each dwelling unit and LED exterior light fixtures on the exterior of each unit and in the common areas of Northbrook Row.

WASTE MANAGEMENT
The CAP points to procedures that may facilitate waste reduction (with a goal of at least 50% landfill waste diverted by 2030) in its Waste Management section:

WM 2- 3 Reduce construction and demolition waste by ensuring that strong recycling and reuse requirements are met. Compliance with Cook County's construction and demolition requirements to divert 70% of construction debris through recycling is required.

Applicant response: Lexington action item: We will be complying with Cook County requirements for construction waste management as construction activities at Northbrook Row are occurring.

WM 2- 7 Consider offering recycling and compost collection services to all residences in development.

Applicant response: All residents of Northbrook Row will be provided with recycling containers for use in weekly pickup. Once the community is ready for landscape maintenance to commence, the developer will work with the landscape contractor to explore opportunities to utilize compost collection for landscape debris, further diverting unnecessary waste to landfills.

Please note: The Village of Northbrook has an All-In Composting program for residences participating in the Village franchise agreement with LRS. Accommodations may be needed for the 35-gallon composting cart in addition to the refuse and recycling carts. Refer to https:// www.northbrook.il.us/829/Recycling-Refuse-Services for further details. Applicant Response: Noted.

WATER AND WASTEWATER
In the Water and Wastewater category, the CAP states to prioritize mitigating stormwater before it enters the sewer system through multiple capture techniques:

WW 1- 2 Reduce landscaping water use by encouraging water-efficient irrigation systems, grass replacement, and planting native and drought-resistant trees and vegetation.

Applicant response: We will install plant materials that are conducive to the area's climate zone and are largely drought-tolerant, eliminating the need for permanent irrigation and reducing overall water consumption.
Applicant states that the developer will coordinate potential opportunities to promote the Village's discounted rain barrels.

WW 1- 4 Consider creating a water conservation program that focuses on outdoor irrigation, which may also support better identification of water-related carbon sequestering opportunities such as using soil amendments, native grasses and proper tree watering.

Applicant response: We will install plant materials that are conducive to the area's climate zone and largely drought-tolerant, eliminating the need for permanent irrigation and reducing overall water consumption.
Applicant states native wetland species will be utilized in all stormwater management areas.

WW 2- 1 Prioritize managing stormwater before it enters the sewer system through a combination of overland flow, detention, and infiltration strategies (for example, permeable surfaces)

Applicant response: Lexington action items: We will control stormwater runoff by implementing forward thinking detention and infiltration strategies which satisfy the Village's release rate and design requirements. Our system prioritizes managing stormwater flows, encourages infiltration and will improve water quality before it enters the Village's storm sewer system.
Our plans contemplate the use of native species in all stormwater detention facilities and bioswales in the manner depicted on our site development plans. These native plantings will absorb water and aid in water purification.
Applicant states that two bioswales will be utilized for stormwater management. All areas will be naturalized with native plantings.

WW 2- 3 Adopt policies to incentivize building owners and developers to explore revegetation, tree preservation planting and maintenance, de-paving and porous pavement, green infrastructure like bioswales and Eco-roofs and site development performance standards.

Applicant response: Bioswales have been incorporated into our engineering plans for Northbrook Row between Buildings 6 and 7 and Buildings 8 and 9 which will function as an alternative to turf grass. A bioswale will also be created in the bottom of the detention basin we will be constructing at the west end of the community. These bioswales and the plantings described above will provide plant material that is conducive to creating pollinator habitat.

Lexington action item: Our site development plans contemplate the planting of 98 new trees. This is an increase of 37 trees (Applicant comment: This is a correction. Previous number was 53)over the number of trees that previously existed on-site and in adjacent rights-of-way. These new tree plantings will increase the overall tree coverage of the site, offering beneficial shade and carbon dioxide sequestration. Finally, we will use light-colored pavement in constructing the sidewalks depicted on our site development plans and install permeable pavers in the area surrounding the enhanced common area amenity depicted on those plans.

WW 3- 1 Conduct a stormwater management study exploring full range of methods of stormwater management including permeable pavements, bioswales, rain gardens, biochar amendments in soils with high clay content, and flood-tolerant plantings. Establish a recommended percentage goal of stormwater from Village-controlled impervious surfaces with sustainable stormwater strategies by 2030. Findings of study to be integrated into updated Village Master Stormwater Management Plan with recommended implementation projects.

Applicant response: We will incorporate native and nativar plant species into the proposed plant palette for the community which will add to the biodiversity of the site. The plant palette will contain no more than 30% of any one species. Finally, we will use light-colored pavement in constructing the sidewalks depicted on our site development plans and install permeable pavers in the area surrounding the enhanced common area amenity depicted on those plans.

Applicant states one enhanced common area will utilize permeable pavers and all areas will be naturalized with native plantings.

WW 3- 3 The Climate Action Plan states: Reduce or offset impervious surfaces where possible and use lighter colored pavements and building materials to lessen the impact of urban heat island effect.

Applicant response: Finally, we will use light-colored pavement in constructing the sidewalks depicted on our site development plans and install permeable pavers in the area surrounding the enhanced common area amenity depicted on those plans
Applicant states all sidewalks will consist of light-colored concrete pavement. One enhanced common area will utilize permeable pavers.

CLIMATE HEALTH AND SAFETY
The CAP's section on Climate Health and Safety outlines how development planning may shape comfort and quality of life:

HS 3- 7 In project design, consider plantings and infrastructure specifications and materials that will be resilient to heat-related climate change impacts and be cost-effective over the lifetime of the asset.

Applicant response: Lexington action items: Our site development plans contemplate naturalizing all stormwater management improvements with native plantings and the planting of native and nativar plant species throughout the community. The variety of plant species noted on these plans will add to the biodiversity of the site. These plantings will be deep rooted and tolerant of wet and dry climate cycles. Many of the shade trees mentioned above will be planted in the townhome alleyways to reduce heat island effect from the alleyway driveway pavements.

GREENSPACE

The Plan's Greenspace category includes the following for expansion of tree canopy coverage, transforming beneficial lawns, and mitigation of heat island impacts:

GS 1- 12 Promote diversity of native tree cover and performance-based tree island within parking lots with goals on percentage of pavement shaded. Utilize a mix of canopy trees, shrubs, groundcovers, and raingarden components appropriate to the lot and its surroundings.

Applicant response: Lexington action items: Our site development plans contemplate naturalizing all stormwater management improvements with native plantings and the planting of native and nativar plant species throughout the community. The variety of plant species noted on these plans will add to the biodiversity of the site. These plantings will be deep rooted and tolerant of wet and dry climate cycles.

Applicant states 98 new trees proposed (Applicant response: previous number was 82), increasing existing tree total by 37 trees. New trees/shrubs will include a variety of native, shade, ornamental and other trees.

GS 1- 14 Contribute to village-wide tree canopy coverage goals (village wide average 40.8% by 2040) as well as consideration of on-site solar utilization in a manner that minimizes conflict between solar and trees.

Applicant response: Lexington action item: Our site development plans contemplate the planting of 98 new trees. This is an increase of 37 (Applicant comment: This is a correction). trees over the number of trees that previously existed on-site and in adjacent rights-of-way. These new tree plantings will increase the overall tree coverage of the site, offering beneficial shade and carbon dioxide sequestration. Applicant states shade trees will be incorporated into the townhome alleyways to reduce head island effect from driveway pavement; proposes 98 new trees (Applicant response: previous number was 82), increasing existing trees total by 37 trees. New trees/shrubs will include a variety of native, shade, ornamental and other trees.

GS 2- 1 Implement invasive species control programs including Integrated Pest Management, Protect the Best, Early Detection and Rapid Response and public and private invasive species identification and control.

Applicant response: The majority of the trees, shrubs and open space in Northbrook Row will be under the care of a professional landscape maintenance contractor that is employed either by Lexington Home or the Northbrook Row Homeowners Association.

Applicant states that when the community is ready for landscape maintenance to commence, the developer will work with the landscape contractor to explore utilization of non-gas-powered lawn equipment and integrated pest management.

GS 2- 2 Increase the ability of green space to withstand drought conditions through replacement of turf with native prairie, wildflower, and native savanna plantings where applicable.

Applicant response: Lexington action items: Our site development plans contemplate naturalizing all stormwater management improvements with native plantings and the planting of native and nativar plant species throughout the community. The variety of plant species noted on these plans will add to the biodiversity of the site. These plantings will be deep rooted and tolerant of wet and dry climate cycles. Applicant states all areas will be naturalized with native plantings.

GS 2- 3 Establish and effectively manage native-habitat corridors along sidewalks, trails and utility easement areas to restore and maintain landscape connectivity.

Applicant response: Lexington response: Approximately 37% of the Northbrook Row site will be open space, approximately 31% of which will be common open space and approximately 6% of which will be private open space.
Applicant states all areas will be naturalized with native plantings.

GS 2- 5 Consider in exterior lighting design a policy to protect native plants, species, biodiversity, and improve night sky quality.

Applicant response: All external light fixtures at Northbrook Row will offer components of Dark Sky compliance improving night sky quality.

GS 3- 2 Promote “Carbon Gardening” and "landscaping for absorption" practices among residents for lawns, ornamental gardens, and produce gardens. Strategies include native moisture tolerant perennial plantings and shrubs, elimination of synthetic fertilizer and pesticide use, high mow deck settings, use of biochar amendments, and polyculture lawn mixture.

Applicant response: Lexington action items: Our site development plans contemplate naturalizing all stormwater management improvements with native plantings and the planting of native and nativar plant species throughout the community. The variety of plant species noted on these plans will add to the biodiversity of the site. These plantings will be deep rooted and tolerant of wet and dry climate cycles.
Applicant states that when the community is ready for landscape maintenance to commence, the developer will work with the landscape contractor to explore potential opportunities to utilize non-gas-powered lawn equipment and integrated pest management.

GS 3- 4 Develop or promote existing guidelines and recommendations for types of vegetation for particular areas, such as parks, other open areas, and household backyards.

Applicant response: Lexington response: Approximately 37% of the Northbrook Row site will be open space, approximately 31% of which will be common open space and approximately 6% of which will be private open space.
Lexington response: The bioswales mentioned above will function as an alternative to turf grass (i.e., lawn).
Applicant states native wetland species will be utilized in all stormwater management areas; native and nativar plant species will be incorporated into the plant palette for the community.

GS 4- 7 Explore inclusion of cool roofs in development.

Applicant response: Lexington response: Approximately 37% of the Northbrook Row site will be open space, approximately 31% of which will be common open space and approximately 6% of which will be private open space.
Many of the shade trees mentioned above will be planted in the townhome alleyways to reduce heat island effect from the alleyway driveway pavements.

Archived: Wednesday, May 28, 2025 10:54:01 AM
From: Caitlyn R. Culbertson
Sent: Wednesday, May 28, 2025 10:53:18 AM
To: Pandey, Swati
Cc: Pavlicek, Cara; McEwan, Amy; Kohlstedt, Michaela
Subject: RE: Second Submittal: PCD-24-06: 1825 Shermer Road - Lexington Townhomes 1 of 2
Sensitivity: Normal

Beware External Email - Think Before You Act

Swati-

The applicant has addressed the concerns raised in our attorney comments to the first submittal. The only outstanding concern is that the Declarations does not seem to address or provide for reduced or modified assessments for the affordable h

Thank you

Caitlyn R. Culbertson
Office: 312.528.5206 | **Mobile:** 630.862.4527
Download Vcard | Connect on LinkedIn

Elrod Friedman LLP
350 North Clark Street, Second Floor, Chicago, IL 60654
www.elrodfriedman.com | News & Insights

Applicant Response: Since the dwelling units in Northbrook Row will all be fee simple single family units, the assessments will be the same for all units, including the affordable ones. We do not believe it will further the seamless integration of the owners of the affordable units into this residential community, which is what the Village's Affordable Housing Ordinance strives for, to provide for a lower or reduced level of assessment for the affordable units. In that same vein, we are not contemplating a lower level of assessment for the smaller units within the community, as you might see in a condominium development which often bases the assessment amount on the amount of square footage a condominium contains.

COMMUNITY PARTNERS for AFFORDABLE HOUSING

Office
800 S. Milwaukee Ave., Suite 201
Libertyville, IL 60048

May 28, 2025

Michaela Kohlstedt,
AICP
Deputy Director of Development & Planning
Services Village of Northbrook
1225 Cedar Lane
Northbrook, IL 60062
Ref: 3700 Dundee

Michaela,

Thank you for forwarding the Northbrook Row April 25, 2025 Affordable Housing Compliance Plan ("Plan").

While the number of affordable units proposed for the development complies with the Village's inclusionary housing ordinance ('ordinance"), the Developer is seeking exceptions to several requirements in the ordinance.

1. Section II of the Plan states that "These affordable units will be offered to eligible households from the Tier B Eligible Income Tier…." However, Section 9-305 B. of the inclusionary housing ordinance, "Eligible Income Tiers and Maximum Prices", states that "affordable units in governed developments may only be offered to eligible households from the income tiers…. listed in the chart below." The chart specifies that half of the owner-occupied units must be offered to Tier 1 households with income below 80% AMI, and half the owner-occupied units must be offered to Tier 2 households with income below 120% AMI. The Northbrook Row proposal has all the units being sold only to the higher income tier (Tier 2), and none to the lower income tier (Tier 1.)* That will also result in all of the units being sold at the higher price point that is commensurate with the higher income tier. Section II of the Plan does not comply with the ordinance, and the Developer has not demonstrated that the affordable housing units will accommodate the needs of the target households which include those with household income below 80% AMI. Based on the information provided, CPAH does not support the Developer's request for an exception to the requirements of Section 9-305 B.

Applicant Response: Applicant believes it has reasonably responded to the requests Village Trustees expressed at the Preliminary Review meeting to provide 100% of the number of affordable units required by the Affordable Housing Ordinance on-site, rather than provide 50% of the required units on-site and pay an in-lieu fee for the remaining 50% of the required units. Applicant would welcome the opportunity to discuss with CPAH why it believes its revised proposal to address the requirements of the Affordable Housing Ordinance is reasonable and why it believes CPAH should support Applicant's request for the requested departure from the requirements of Section 9-305.B. Applicant would also welcome the opportunity to participate in a joint meeting of the Village Board and Plan Commission, as was suggested at the Preliminary Review meeting, to discuss the many challenges which confront Applicant as it attempts to satisfy all requirements of the Affordable Housing Ordinance.

*The Plan states that Tier 2 is for households with income above 80% AMI and below 100% AMI. However, the range of income in Tier 2 as defined in the ordinance is equal to or greater than 80% AMI and below 120% AMI. Prices in Tier 2 are based on what is attainable to

households at 100% AMI. While the Plan inaccurately states the income range, that does not affect the analysis and recommendation above.

2. Section III C of the Plan states that the affordable units will have 4 bedrooms and approximately 1650 square feet. In addition, all of the affordable units will be Mews Homes. The market rate units are 2 – 4 bedrooms ranging from 1600 – 2500 square feet and are a combination of Mews and Row Homes. The ordinance states in Section 9-308 B. and F. that the affordable unit housing size must be "generally representative" of the market rate units, and the bedroom mix must be "in equal proportion to the bedroom mix of the market rate housing units." However, CPAH believes that offering 1650 square ft. 4-bedroom affordable owner-occupied units will provide significant affordable housing opportunities, and ones that "accommodate family living needs for common space and dining areas" (Section 9-313 D 3). CPAH supports the developer's request for an exception to the requirements in Section 9-308 B. an F.

   Applicant Response: Noted and appreciated.

3. Section III D. of the Plan states that the affordable units will be dispersed throughout Buildings 6 through 10. However, the ordinance states in Section 9-308 A that "affordable housing units must be dispersed among the market rate housing units throughout the governed development and not clustered together or segregated from the market rate housing units unless there is a therapeutic or other justification particular to the populations to be served by the affordable housing unit." The proposed location of the affordable units will result in the units being clustered and not dispersed throughout the development, and the Developer has not provided a therapeutic or other justification for not doing so other than proposing that all the affordable units be smaller Mews Homes. Therefore, CPAH does not currently support the Developer's request for an exception to the requirements stated in Section 9-308 A.

   Applicant Response: See response to Comment No. 1 above.

Please feel free to reach out with questions.

Sincerely,

Amy Kaufman
Vice President, Community Relations

Northbrook | Glenview
School District 30

Maple | Wescott | Willowbrook

2374 Shermer Road
Northbrook, Illinois 60062

Phone: 847-498-4190
Fax: 847-498-8981

May 29, 2025

Village of Northbrook
Development & Planning Services
c/o Swati Pandey, AICP
1225 Cedar Lane
Northbrook, IL 60062

RE: Lexington Homes Proposed New Development

Village of Northbrook:

Northbrook | Glenview District 30 is writing to express our concerns regarding the potential impact of the Lexington Homes development on our public schools. We are particularly concerned about the methodology used to determine financial and enrollment impact of the development on District 30, as well as the impact on facility capacity at Wescott School that would result in the need for future referenda to meet the needs of the expanding enrollment.

A substantial discrepancy has been identified in the financial methodologies utilized to analyze the impact of various developments upon District 30. The study pertaining to Northbrook Row employs a "Residential Property Share" calculation, resulting in a 46.3% reduction in student costs (from $447,858 to $240,382). This methodology generates an artificial positive fiscal impact of $48,102. However, absent this adjustment, the actual fiscal impact would be a negative $159,374 annually ($447,858 in costs versus $288,484 in tax revenue). District 30 has not seen this type of calculation used by previous developers when factoring the financial impact. It is believed that presenting the financial impact in this matter falsely represents to the community and taxpayers that the development would be beneficial to the school district.

Additionally, District 30 strongly feels the enrollment calculation used to calculate new student enrollment grossly underestimates the actual impact. Using the recent Sterling Place development as a reference for predicted to actual new enrollment, there is concrete evidence that the calculation underestimates new student enrollment. Sterling Place is a similar Townhome development with similar-sized units and potential buyers. The developers estimated 15 new school-aged children, but District 30 actually gained 33 new students from the Sterling Place development. This was an underestimate of actual student enrollment by a factor of 2.2. Northbrook Row utilizes identical student multipliers without acknowledging this prior inaccuracy. Should a similar underestimation occur, District 30 may receive 40 students rather than 18, each incurring an approximate cost to the district of $24,881. This scenario would result in actual costs substantially exceeding the projected property tax revenue.

Significant strain upon the resources of Wescott School is anticipated should the proposed development proceed. Concerns extend to spatial constraints, encompassing shared public facilities such as cafeterias, libraries, and gymnasiums, as well as instructional spaces. In order to maintain current class sizes, additional classrooms will be

required. It is our considered opinion that the projected estimate for new students is materially underestimated, especially in light of the precedent established by the Sterling Place development.

A request is hereby made for the Developer to reconsider the financial methodology used. The availability of accurate fiscal impact data is of paramount importance for informed community decision-making. Furthermore, acknowledgment of the prior underestimation of the student generation is requested, along with the suggestion of adjusted calculations based on the empirical experience District 30 has just actualized with the Sterling Place development.

It is imperative that District 30 and the Northbrook community have accurate and timely information to fully assess the impact that the proposed new Lexington Homes development will have on the schools and community. We respectfully request the opportunity for further dialogue on these critical matters.

Sincerely,



Emily K. Tammaru, Ed.D
Superintendent
Northbrook | Glenview District 30

Applicant Response:

Please see memorandum prepared by Johnson Research Group (JRG) dated June 30, 2025, submitted concurrently with this response, responding to the above comments.

Applicant representatives would be happy to participate in further dialogue on the issue of Northbrook Row's anticipated impacts on District 30.

NORTHBROOK PARK DISTRICT

Joe Doud Administration Building
545 Academy Drive
Northbrook, IL 60062-2426

847-291-2960

nbparks.org

May 28, 2025

Michaela Kohlstedt, AICP
Village of Northbrook
1225 Cedar Lane
Northbrook, IL 60062

Dear Michaela:

I am writing in response to a request for comment on: PCD-24-06 – 1825 Shermer Road – Lexington Townhomes.

Thank you for sharing the application for the proposed development at 1825 Shermer Road. The Board of Commissioners recognizes and supports the Village's goal of encouraging and attracting affordable housing developments while also preserving the community's character and environment.

As the project progresses, the Board is open to considering a potential partial waiver of impact fees for the proposed eight (8) affordable housing units. This consideration is specific to the development at 1825 Shermer Road and its affordable housing opportunities.

Sincerely,

Chris Leiner
Executive Director
Northbrook Park District

Applicant Response: In consideration of the Applicant's agreement to satisfy the requirements of the Affordable Housing Ordinance by constructing all of the required affordable housing units on-site, as opposed to providing some of the required affordable units on-site and paying a fee-in-lieu for the remaining amount of required affordable units as the Applicant originally proposed, the Applicant seeks the maximum amount of fee waiver possible under Section 9-307.C of the ordinance.

HAEGER ENGINEERING
consulting engineers · land surveyors

100 East State Parkway
Schaumburg, Illinois 60173-4546
tel: 847.394.6600
fax: 847.394.6608

DOCKET REVIEW CHECKLIST – REVIEW #1
VILLAGE OF NORTHBROOK – DEVELOPMENT & PLANNING DEPT.
DOCKET NO.: PCD-24-06: 1825 Shermer Road – Lexington Townhomes DATE OF REVIEW: 3-26-2024
Residential Planned Development

STAFF REVIEWER: Swati Pandey **ESCROW ACCOUNT: BPZ-24-06**

ZONING CODE COMPLIANCE

***** RESPONSE TO COMMENTS IN BOLD BELOW (05/06/2025) *****

(A/B) MEETS PURPOSE AND ALLOWED USES OF I-1 ZONING DISTRICT

The applicant has requested rezoning of the property from I-1 to RLC district.

A/B1 Approved subject to the Board approving the following necessary zoning and subdivision relief. The below identified items, are the relief requested by the Applicant and identified by staff to date; there may be additional items following the review of more detailed revised plans. Also, there are blanks as there was insufficient information for some of the items:

a) Rezoning from the I-1 Restricted Industrial District to the RLC Residential and Limited Commercial District;
Noted

b) Special permit for Concept Plan for a Planned Development with 53 townhomes;
Noted

c) Special Permit for Townhomes (SIC 9862.00);
Noted

d) Approval of Tentative Plat of Subdivision;
Noted

e) Subdivision Variation to allow a private road system;
Noted. Stanley Street is the existing public road that will serve the proposed development. On-site circulation is a provided by private drives.

f) Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed public street within the development;
The drive within the development is proposed to be private. Sidewalk is only proposed on one side of the north-south private drives. No sidewalks are proposed adjacent to the east-west private drive. Please refer to the Sidewalk Connectivity Exhibit included in the resubmittal for additional information.

g) Request for Alternative Means of Compliance with Affordable Housing Ordinance;
The applicant is now planning to comply with requirements of this Ordinance. See accompanying Affordable Housing Compliance Plan.

h) Variation to reduce the required corner side (Stanley Street) yard from 100 feet to 5 feet and rear (East) yard from 25 feet to 6 feet;
Noted

i) Variation to reduce the required corner side (Stanley Street) setback from 100 feet to 10 feet and rear (East) setback from 25 feet to 15 feet;
Noted

j) Variation to reduce the required perimeter landscaped open space in the corner side (Stanley Street) yard from 100 feet to 5 feet and rear (East) yard from 25 feet to 6 feet;
Noted

k) Parking Variation to reduce the requirement from 239 spaces to 218 spaces (8.79%);
Noted

l) Loading space variation to reduce the requirement from 1 to 0;
Noted

m) Variation to increase the fence height in the required corner side yard from 3' to 4';
Noted

n) Waiver of the requirement for burial of the overhead utility lines; and
Noted

o) Site Plan Approval.
Noted

(C) BULK, SPACE, YARD REQUIREMENTS

C1 Maximum Height – Not Approved
a) Max height = 44'2" (65' max)
b) No. of Stories = 3 (4 max)
c) Detached garage height = 16'8"
d) Provide a color and material specification table for each building on the elevation plans.
A table has been added to the building elevations.

e) Please be advised that the material samples for the proposed buildings will be required at the time of the ACC meeting.
Noted

C2 Minimum Lot Area and Dimensions – Approved
a) Total Lot Area = 204,081 s.f. or 4.685 acres(100,000 s.f. req)
Noted

b) Gross Lot Area per Dwelling Unit = 4,164 s.f. (4,150 s.f. req); [Notes: *The Gross Lot Area per Dwelling Unit is calculated based on 49 units, excluding four bonus units for Affordable Housing*].
There are eight (8) affordable housing units now proposed. The revised Gross Lot Area per Dwelling Unit is now 4,535 s.f. (4,150 s.f. required). [204,081 s.f. / (53 Units – 8 Affordable)]

c) Lot Width = N/A
Noted

d) Lot Depth = N/A
Noted.

C3 Minimum Yards & Setbacks – Not Approved: As noted variations are necessary as listed below.

		Yard	Setback
a)	Front – Shermer Road	116' (100' req)	120' (100' req)
b)	Corner Side – Stanley Street	*5'* (100' req) [due to A/C units]	*10'* (100' req)
c)	Interior Side – North prop. line	10.8' (6' req)	15' (6' req)
d)	Rear – East property line	*6'* (25' req)	*15'* (25' req)

We will be seeking variances for the Corner Side (Stanley Street) Yard and Setback; and the Rear (East) Yard and Setback as delineated in the table above.

C4 Maximum Floor Area Ratio – Approved
a) FAR = 0.64 (0.65 max)
[Notes: *Based on maximum square footage for Row homes (2,500 sf) and maximum square footage of Mew Homes (2,400 sf) for all units*]
The maximum SF for the Row Homes is 2,500 sf. The maximum SF for the Mew Homes is 2,300 sf. Based on this, the updated FAR is 0.63 that is below the 0.65 Max.

[(33 x 2,500 s.f.) + (20 x 2,300 s.f.)] / 204,081 s.f. = 0.63 < 0.65 max.

C5 Maximum Lot Coverage – Not Approved
a) Lot coverage = _____(70% max.)
Lot Coverage was calculated at 46%. See the Lot Coverage Exhibit included with the resubmittal

b) Provide a lot coverage exhibit showing a breakdown of the impervious data on the plan. The lot coverage data must include the building footprint including the stoop, steps, ground mounted equipment, and other impervious. Refer to the 'lot coverage' definition, if required in Section 12-206.
A Lot Coverage Exhibit and Impervious Area Exhibit are included in this submittal.

LOT COVERAGE.
The percentage of a lot's area covered by any building or structure or any impermeable surface other than streets, whether public or private, public sidewalks, private sidewalks under common ownership, or water bodies. See also Subsection 12-206 B, "Building Coverage" of this Section.

BUILDING COVERAGE.
The percentage of a lot area covered by any building or structure. See also Subsection 12-206 L, "Lot Coverage," of this Section.

C6 Maximum Building Coverage - – Not Applicable
Comment noted.

(D) SPECIAL DISTRICT REGULATIONS

D1 Village Green Overlay – Not Applicable
Comment noted.
D2 Flood Hazard Overlay – Not Applicable
Comment noted.

D3 Redevelopment Overlay – Not Applicable

Comment noted.

D4 Techny Overlay – Not Applicable

Comment noted.

(E) ACCESSORY AND TEMPORARY STRUCTURES/USES (ARTICLE IX, PART 1-A)

E1 Accessory Structures and Uses – Not Approved

a) Pergola – setback 109' from front property line

The west edge of the proposed pergola is setback +/-109' from the west property line

b) Height = 9'4" (15' max.)

The height of the proposed pergola is 9'-4" above the adjacent sidewalk that is less than the 15' max.

c) Please be advised that the material samples for the proposed pergola will be required at the time of the ACC meeting.

Comment Noted.

d) Light Poles - Confirm the maximum height for the proposed light poles on the property from grade to the top of the lights.

Refer to the photometric plan for additional information. The mounting height is proposed to be 15-ft

e) Confirm all proposed lights shall prevent direct glare of beams onto any public or private property or streets; and all lighting shall be reduced to security levels at all times of non-use.

Refer to the photometric plan for additional information.

E2 Temporary Uses – Not Applicable

Comment noted.

(F) OFF-STREET PARKING

F1 Location – Not Approved

a) Parking variation required. The variation being requested does not include counting the proposed on-street parking located on Stanley.

Parking is no longer being proposed on Stanley Street. A parking variation is being requested.

b) See engineering comments regarding the parallel parking proposed in the public right-of-way.

We are seeking a variance on the required guest parking from 239 spaces to 218 spaces. Parking is no longer being proposed in the public right-of-way.

F2 Design & Maintenance – Approved

a) Is the guest parking lot going to be lighted with a light pole? If not, how will it maintain minimum security light levels?

Refer to the photometric plan for additional information.

F3 Landbanking of Required Parking Spaces – Not Applicable

Comment noted.

F4 Required Spaces by Land Use – Not Approved

a) Required = 4.5 spaces per dwelling unit (239 spaces)

b) Provided = 4.11 spaces per dwelling unit (218 spaces including guest parking – street parking does not satisfy the off-street parking requirement) Parking Variation of 8.79% is required.

We are requesting a variance on the required parking from 239 spaces to 218 spaces.

F5 Required Handicapped Spaces – Not Applicable

Comment noted.

(G) OFF- STREET LOADING (ARTICLE IX, PART I-B, SECTION 9-105)

G1. Location – Not Approved

a) Loading space variation required

We are seeking a variance on the loading space requirement from 1 to 0.

G2. Screening – Not Applicable

Comment noted.

G3. Design & Dimensions – Not Applicable

Comment noted.

(H) SIGNS (ARTICLE IX, I-C)

H1. Colors – Not Approved

a) Signage will be reviewed by the Architectural Control Commission. At the time of the ACC meeting, color and material sample board will be required for all building materials and sign materials.

Comment noted.

H2. Functional Types – Approved

a) Identification Sign

Comment noted.

H3. Structural Types – Approved

a) Ground Sign

Comment noted.

H4. Number of Signs Per Lot – Approved

Comment noted.

H5. Maximum Total Sign Area Per Lot – Approved

Comment noted.

H6. Maximum Sign Area Per Sign – Approved

a) Sign Area = 19.33sf (25sf max.)

Comment noted.

H7. Sign Height – Approved

a) Height = 4'9" (8' max.)

Comment noted.

H8. Setback – Approved

a) Setback = 6' (6' min.)

9-101. Illumination – Not Approved

D. 16) Exterior Lighting. Any permitted accessory lighting fixtures shall be so designed, arranged and operated as to prevent direct rays of light from being cast onto any adjacent property or street and so as not to produce excessive sky-reflected glare. Except for street lights, no exterior light in or adjacent to any residential district shall be so designed, arranged or operated to produce an intensity of light exceeding one-half foot candle at any residential lot line.

b) Provide information if the identification sign will be non-illuminated or externally illuminated. Provide details.
The monument sign will be illuminated externally. See included photometric plan.

c) If illuminated, confirm that they may only be illuminated by indirect white light not exceeding fifty (50) candle power when measured with a standard light meter.
Comment Noted. See included photometric plan.

d) The Applicant must submit a photometric plan for the development that complies with the above requirements.
See Included Photometric Plan.

(I) BUFFERS AND LANDSCAPING REQUIREMENTS (ARTICLE IX, I-D)

I1. Foundation Landscaping – Not Approved

a) Show a ten-foot foundation landscaping as required per the Zoning Code. A variation request for landscaping is not an allowable variation request per Section 11-503.E. Revise the landscape plan accordingly.
Noted. All Row-homes and Townhomes shall receive foundation plantings to a depth of 10 feet wherever possible in front and side conditions where not limited by pavement for ingress/egress or attachment to adjacent units. Note that rear elevations are garage prominent and only the landscaped areas between and at ends of garages will receive plantings to screen A/C units.

I2. Parking Lots & Garages – Not Approved

a) Provide a detailed Plant List noting name, quantity, size, type, and whether the species is native or not in a tabular format for the proposed landscaping, especially the landscape material proposed as screening for the guest parking spaces.
Noted. A Plant Mix Matrix has been provided for review. Native vs Non-Native plants will be indicated on Final Landscape Plans.

b) The guest parking lot should be screened with landscape material of minimum six-foot height. Variation for this requirement is not allowed per Section 11-503.E. Revise the landscape plan accordingly.
The shrubs shown at the guest parking have been replaced with an upright 6' minimum height evergreen hedgerow.

c) Note: The curb-cut adjacent to the parking lot could have a stop sign, which would remove the requirement for a sight triangle planting heights if the intersection becomes a controlled intersection.
Stop signs and stop bars have been added to both of the proposed Julian Terrace access points.

I3. Loading Spaces – Not Applicable
Comment noted.

I4. Perimeter Landscaped Open Space – Not Approved

a) The perimeter landscaped open space requirement is addressed with the requested yard variations.

Comment noted.

I5. Special Protective Requirements for Non-Dwelling Uses Abutting Residential Use – Not Applicable

Comment noted.

I6. Rooftop Mechanical Equipment – Not Approved

a) Confirm that there will be no rooftop mechanical units.

Confirmed.

I7. Residential Recreational Facilities – Not Approved

a) Confirm if the Homeowner's Association requirements will prohibit recreation facilities such as swing sets, basketball hoops, playground equipment, etc.

Confirmed.

I8. Refuse Containers, Outdoor Storage – Not Approved

a) Explain the plan for the residential garbage cans pick-up.

b) Confirm if there will be any centralized refuse disposal and recycling enclosures for dumpsters. If yes, provide details and show the location on the site plan.

Refuse containers for both household and recyclable waste will be stored interior to the unit garages and rolled to the curb for collection on designated days.

I9. Screening and Landscaping within Sight Triangles – Not Applicable

Comment noted.

I10. Fences & Walls – Not Approved

a) Provide a fence exhibit and show the location of any existing; proposed four-foot; and proposed six-foot fence on the site plan. Label appropriately.

Refer to Sheet L2.0

b) Sheet L1.1 shows that a section of the existing fence on the northwest side of the site will be removed. Is this fence on the Subject Property or off-site? The fence related information sheet L1.1 is unclear – clarify this information on the fence exhibit and align with sheet L1.1.

The fence labels have been revised for clarity.

c) Revise the fence plan to show a maximum of a three-foot fence in the required front and corner side yard.

The Landscape Plan has been updated accordingly.

(J) SUPPLEMENTAL REGULATIONS FOR PARTICULAR USES (ARTICLE IX, PART X)

J1. Cell Towers & Antennas – Not Applicable

Comment noted.

(K) AFFORDABLE HOUSING IN NEW DEVELOPMENTS

K1. Applicability- Is this a Qualifying Development – Not Approved

a) 15% of new development required. Applicant requesting alternative means of compliance – Village

Board review.
Applicant is no longer requesting an alternative means of compliance. See accompanying Affordable Housing Compliance Plan.

K2. Requirement for Governed Development – Not Approved
a) Eight (8) units. Village Board to review.
See above

K3. Income Tier Breakdown of Governed Units – Not Approved

Affordable Owner-Occupied Units	Proportion of Included Units	Eligible Income Tier	Maximum Purchase Price for Eligible Income Tiers
	1/2 (50%)	Tier 1: Households with income less than 80% AMI	Attainable to household with income equal to 65% AMI
	1/2 (50%)	Tier 2: Households with income equal to or greater than 80% AMI but less than 120% AMI.	Attainable to household with income equal to than 100% AMI

a) Provide an Affordable Housing Compliance Plan with the income tier breakdown of the units
See accompanying Affordable Housing Compliance Plan.

K4. Request for Alternate Methods – Not Approved
a) Applicant has proposed four units on-site and fee-in-lieu for four units. Village Board to review.
Applicant is no longer requesting an alternative means of compliance. See accompanying Affordable Housing Compliance Plan.

K5. Incentives for Development of Affordable Units – Not Approved
a) Applicant has proposed four bonus units.
See updated Project Narrative

b) Applicant has requested parking variation considering there is proximity to mass transit.
Comment noted.

K6. Location and Design Attributes of Affordable Units – Not Approved
a) Submit an Affordable Housing Compliance Plan including a map showing location of the proposed units.
See accompanying Affordable Housing Compliance Plan.

K7. Affordability Controls –Not Approved
a) Submit an Affordable Housing Plan.
See accompanying Affordable Housing Compliance Plan.

K8. Marketing Plan –Not Approved
a) Submit an Affordable Housing Plan.
See accompanying Affordable Housing Compliance Plan.

K2. Compliance with Standards for Review –Not Approved
a) Submit an Affordable Housing Plan.
See accompanying Affordable Housing Compliance Plan.

(L) OTHER ITEMS
K3. Tax Impact Study – Not Approved
a) Provide a Tax Impact Study report for the proposed development with the second submittal.
See accompanying Tax Impact Study

K4. Affordable Housing Compliance Plan – Not Approved

a) Provide a Affordable Housing Compliance Plan for the proposed development.
See accompanying Affordable Housing Compliance Plan.

K5. Ownership Information – Not Approved

a) The Secretary of State of Illinois website shows a Trust is managing 1825 Shermer LLC. Provide the Trust documents and confirm all signatories that need to sign on behalf of the LLC.

Managers	Address
RONALD J. BENACH TRUST DTD 10/6/97, AS AMENDED AND RESTATED*	PO BOX 7500 DETROIT, MI 442750000

An Owner Authorization Letter has been included in our resubmission.

K6. Surrounding Property Owners Addresses – Not Approved

a) Provide a surrounding property owner list. See a handout attached.
Surrounding property owner list has been updated and included in the resubmittal.

K7. Climate Action Plan – Not Approved

a) The project narrative notes that "a comprehensive Climate Action Plan for Northbrook Row will be delivered". Is that the narrative from Dickson Design Studio or under another cover? If it's a separate document, provide with the second submittal.
A Climate Action/Sustainability Plan is included in the resubmittal.

K8. Photometric Plan – Not Approved

a) Provide a photometric plan showing no more than 0.5 footcandles at the residential lot line.
A photometric plan is included in the resubmittal

K9. Soil & Water Conservation District – Not Approved

a) Provide a copy of the North Cook County Soil & Water Conservation District application.
A copy of the transmittal letter dated 03/10/2025, check and application is included in the resubmittal.

K10. Financing Plan – Not Approved

a) Provide a financing plan as detailed in the Planned Development worksheet.
See separately submitted plan from Lexington Homes.

K11. Title Insurance Policy & Title Policy report – Not Approved

a) Provide the title insurance policy and the title policy report as requested in the Tentative Plat of Subdivision worksheet.
A title insurance policy and the title policy report are included in the resubmittal.

K12. Plat of Subdivision – Not Approved

a) The narrative states that "each tract conveyed" for each townhome; however the plat shows that each building will be a lot, which means that there will be multiple owners of the same lot. Explain how each tract will be conveyed to each owner and revise appropriately.

Refer to the revised Preliminary Plat of Subdivision and Declaration included with the resubmittal. The Rowhomes are proposed to be platted one lot per unit (for expedited tax division purposes) and the Mews are proposed to be platted with one lot per building (because the unit widths may change).

The Declaration has been drafted to reflect the following separate and distinct conveyance parcels:

1. **Townhome Lots – subdivided lots improved with the Rowhome product.**
2. **Townhome Parcels – portions of subdivided lots which are improved with the Mews product.**

Building 1 through 5, inclusive, will be platted with one lot per unit, as indicated on the revised plat of subdivision being submitted with this response.

Buildings 6 through 10, inclusive, will be platted with one lot per building and the conveyance parcels will include a portion of the lot (e.g., the west 28' of Lot xx). Each subdivided lot will be divided into four parcels that will be defined by party walls extended to the lot line. Each such parcel will consist of a townhome unit (including approximately one-half (1/2) of the party wall which divides the townhome unit from an adjacent townhome unit), landscaped areas, and portions of driveways and walkways. Each parcel will be legally described by metes and bounds in the deed which conveys the parcel to the first purchaser of the townhome unit that is constructed thereon.

K13. Worksheets – Not Approved

a) Please be advised a complete review of worksheets and any additional fees will be done at the next round of submittal considering there are several new requests identified in this review. It is yet to be determined if the Applicant will make changes to plans and not request additional zoning relief or whether it will be required.
Comment noted.

K14. Architectural Control Commission – Not Approved

a) Please note that the application will also be reviewed by the ACC subsequent to conclusion of staff review. Prior to the ACC meeting a material board for the proposed building and signage must be submitted to staff showing the color and material details of the proposed development.
Comment noted.

SUBDIVISION & DEVELOPMENT CODE COMPLIANCE

(A) General Standards

A1. Implementation of Official Comprehensive Plan – Approved

a) Major Corridor Multi-Use
Comment noted.

A2. Lot Standards– Approved

a) Total Lot Area = 204,081 s.f. or 4.685 acres (100,000 s.f. req)
Comment noted.

A3. Block Standards– Approved

a) Block Length = 790.06' (1,320' max)
Comment noted.

A4. Easement Standards– Not Approved

a) See Engineering and Village Attorney comments
Refer to Applicant response memorandum for responses to these comments.

A5. Public Land Dedication/Contribution Standards– Not Approved

a) Please see attached the development impact fee summary table. Based on the proposed bedroom types and townhome units, the impact fee shall be applicable and noted in the development agreement.
Comment noted.

(B) Transportation & Circulation

B1. Public Streets & R-O-W Standards– Not Approved

a) Private road with 27' pavement width is proposed. Applicant requesting subdivision variation for private road.
Comment noted.

B2. General Transportation & Circulation Systems– Not Applicable
Comment noted.

B3. Private Streets – Variation Required–Not Approved

a) Private road variation requested
Comment noted.

B4. Intersection Design Improvement – Not Applicable
Comment noted.

B5. Cul-de-Sac Streets– Not Applicable
Comment noted.

B6. Street Names & Lights– Not Applicable
Comment noted.

B7. Sidewalks, Trails, and Bike Paths– Not Approved

a) The plans show off-site sidewalk connections to the north (Shermer Place) and south (right-of-way) side of the property. Is there a cross-access easement available?
The sidewalk connection from the development to Shermer Place is currently shown within public R.O.W. The Applicant will work with Shermer Place to request an easement to straighten out the sidewalk.

b) Public sidewalks shall be required along both sides of all streets (Section 4-102.N of the Subdivision Code). Considering the sidewalk is proposed only on one side of the street, a variation from the Subdivision code shall be required.
We are seeking a variance to permit the sidewalk configuration as shown on the Site Plan and supporting documents.

c) See Engineering comments
Refer to Applicant response memorandum for responses to these comments.

B8. Consideration of Mass Transit Service– Approved

a) Metra train station is approximately half a mile from the development.
Comment noted.

B9. Off-Street Parking & Loading Requirements– Not Approved

a) Parking variation requested
Comment noted.

B10. Driveways– Approved
Comment noted.

B11. Parkway Tree Plantings– Not Approved
a) See Tree Preservation comments
Refer to Applicant response memorandum for responses to these comments.

b) A Subdivision Code variation cannot be requested for the required parkway trees since it is a requirement of the Municipal Code. Remove reference to parkway tree variation request from all documents. Parkway trees should be shown on the landscape plan.
See Revised Landscape Plan included in this resubmittal.

(C) Environmental Protection Design & Improvements

C1. Streams & Natural Drainage Courses– Not Applicable
Comment noted.

C2. Other Natural or Cultural Features– Not Applicable
Comment noted.

(D) Public Utility Design & Improvement Standards

D1. Stormwater Detention– Not Approved
a) See Engineering comments
Refer to Applicant response memorandum for responses to these comments.

D2. Solid Waste Storage & Disposal System– Not Approved
a) See comments I8 above
Comment noted.

(E) Common Facilities

E1. Subdivision & Development Entrance Signs– Not Approved
a) Entrance sign proposed. See sign comments above
Comment noted.

E2. Common Landscape Areas– Not Approved
a) See Tree Preservation comments
Refer to Applicant response memorandum for responses to these comments.

E3. Common Fencing & Screening– Not Approved
a) Is there a common perimeter fence proposed for the new residential development? Clarify through a fence exhibit.
See Revised Landscape Plan (including Fencing Plan)

b) See fence comments above (I10)
Comment noted.

E4. Common Recreational Facilities– Not Approved

a) Is there any other recreational feature besides the pergola with the bench?
The pedestrian amenity (pergola and bench), bike racks and sidewalks around the stormwater management area and interconnection to the sidewalk system to Shermer Place and Shermer Road are the proposed recreational features for this site.

E5. Standards for Establishment of Associations– Not Approved

a) For your information, the by-laws and rules of the association and all declarations, covenants and restrictions must be approved by the Village Manager prior to recordation and should meet each standard as listed in Section 4-105.E of the Subdivision and Development Code.
The revised Declaration is included in this resubmittal.

b) See Village Attorney comments.
Refer to Applicant response memorandum for responses to these comments.

(F) Other

F1. Burial of Overhead Utility Lines – Not Approved

a) In order to request a waiver of the requirement to bury the overhead utility line, provide a written response to each factor as listed in Section 4-104.F.2.(d) of the Subdivision and Development Code.
Refer to the enclosed "Requested waiver of requirement to bury overhead utility lines"

F2. Sustainable Development – Not Approved

a) See Sustainability Comments
Comment noted.

F3. Other– Not Applicable
Comment noted.

VILLAGE PLAN COMPLIANCE

A. Comprehensive Plan– Approved

1) Major Corridor Multi-Use
Comment noted.

B. Affordable Housing Plan– Not Approved

1) Affordable Housing Compliance Plan required. Comments noted above.
See accompanying Affordable Housing Compliance Plan.

C. Central Business Area Plan– Not Applicable
Comment noted.

D. Central Business Redevelopment Plan– Not Applicable
Comment noted.

E. Skokie Boulevard Redevelopment Plan– Not Applicable
Comment noted.

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Memorandum

Date: May 6, 2025
Project: Northbrook Row, 1825 Shermer Road, Northbrook, IL
Project No. 20-122

Subject: Responses to Village of Northbrook Development & Planning Services Department Sustainability Comments dated 3/27/2024 (2)

TRANSPORTATION AND LAND USE

In the Transportation and Land Use section of the CAP, recommendations are made to enhance active mobility and fossil fuel-free transit:

Refer to the Sustainability Plan for Northbrook Row included with this resubmittal for responses to the below "Transportation and Land Use" comments.

- *TL 3-1 Identify locations where bike parking could be installed.*
- *TL 5-2 Consider including wiring capacity to charge electric vehicles.*
- *TL 7- 1 The Village has enacted a ban on gas powered leaf blowers – ensure compliance on site.*
- *TL 2- 1 Advance improved mobility options with the promotion of services such as the PACE dial-a-ride, PACE Paratransit, and Senior Cap services.*

BUILDING AND ENERGY

The Building Energy section of the CAP provides the following items pertaining to reducing our community- wide carbon footprint and preserving wildlife:

Refer to the Sustainability Plan for Northbrook Row included with this resubmittal for responses to the below "Building and Energy" comments.

- *BE 2- 1 Consider including a Solar PV Site Assessment as a part of building permit submission. Assessment should include estimated installation cost, and projections for both energy generation potential and economic payback potential over a minimum 20 year timeframe.*
- *BE 2- 2 If the site is suitable, make the buildings solar ready.*
- *BE 4- 1 Promote green power purchase options such as those provided by ComEd and Nicor for future residents.*
- *BE 4- 2 Community solar development may be within or outside of Village boundary. Provide communications and subscription procurement support to future residents interested in community solar subscriptions.*
- *BE 5- 1 Explore opportunities for the property to utilize smart lights that can save energy through conservation. Achieve 100% LED installation if possible.*
- *BE 5- 4 Provide ENERGY STAR appliances for all residences when possible.*
- *BE 6- 1 Consider establishing operation and maintenance practices that improve affordability, comfort, indoor air quality, energy efficiency, and smart metering in development.*
- *BE 6- 2 Work with ComED, Nicor, and other potential partners to promote the residential and multi-family energy efficiency audit and upgrade program, ComEd's "Home Energy assessments".*
- *BE 6- 3 Identify and promote available energy efficiency and weatherization programs serving under-resourced households.*
- *BE 7- 2 Consider the benefits of replacing fossil fuel burning heating equipment and with air-source heat-pumps, or other efficient electric heating options in development. Strive for zero on-site fossil fuel combustion with air-source heat-pumps, geo-thermal systems, solar thermal, electric cooktops, etc.*

- *BE 8- 1 Provide interior LED lighting development-wide if possible. Promote and distribute education and information to residents on advantages of and options for LED technology. In addition to energy cost savings, maintenance costs are greatly reduced.*

WASTE MANAGEMENT

The CAP points to procedures that may facilitate waste reduction (with a goal of at least 50% landfill wasted diverted by 2030) in its Waste Management section:

Refer to the Sustainability Plan for Northbrook Row included with this resubmittal for responses to the below "Waste Management" comments.

- *WM 2- 3 Reduce construction and demolition waste by ensuring that strong recycling and reuse requirements are met. Compliance with Cook County's construction and demolition requirements to divert 70% of construction debris through recycling is required.*
- *WM 2- 7 Consider offering recycling and compost collection services to all residences in development.*

WATER AND WASTEWATER

In the Water and Wastewater category, the CAP states to prioritize mitigating stormwater before it enters the sewer system through multiple capture techniques:

Refer to the Sustainability Plan for Northbrook Row included with this resubmittal for responses to the below "Waste and Water" comments.

- *WW 1- 2 Reduce landscaping water use by encouraging water-efficient irrigation systems, grass replacement, and planting native and drought-resistant trees and vegetation.*
- *WW 1- 4 Consider creating a water conservation program that focuses on outdoor irrigation, which may also support better identification of water-related carbon sequestering opportunities such as using soil amendments, native grasses and proper tree watering.*
- *WW 2- 1 Prioritize managing stormwater before it enters the sewer system through a combination of overland flow, detention, and infiltration strategies (for example, permeable surfaces)*
- *WW 2- 3 Adopt policies to incentivize building owners and developers to explore revegetation, tree preservation planting and maintenance, de-paving and porous pavement, green infrastructure like bioswales and Eco-roofs and site development performance standards.*
- *WW 3- 1 Conduct a stormwater management study exploring full range of methods of stormwater management including permeable pavements, bioswales, rain gardens, biochar amendments in soils with high clay content, and flood-tolerant plantings. Establish a recommended percentage goal of stormwater from Village-controlled impervious surfaces with sustainable stormwater strategies by 2030. Findings of study to be integrated into updated Village Master Stormwater Management Plan with recommended implementation projects.*
- *WW 3- 3 The Climate Action Plan states: Reduce or offset impervious surfaces where possible, and use lighter colored pavements and building materials to lessen the impact of urban heat island effect.*

LOCAL FOOD AND AGRICULTURE

The CAP's section on Local Food and Agriculture states that strengthening local food sources can address both climate change relationship with food and also support Northbrook's small business local economy:

Refer to the Sustainability Plan for Northbrook Row included with this resubmittal for responses to the below "Local Food and Agriculture" comments.

- *LF 4- 1 Promote composting options for residents such as expanded curbside organics collection, back-yard composting, workplace composting, and organics-to-compost partnerships with community gardens. Include a focus on options which support local gardening and food production.*

CLIMATE HEALTH AND SAFETY

The CAP's section on Climate Health and Safety outlines how development planning may shape comfort and quality of life:

Refer to the Sustainability Plan for Northbrook Row included with this resubmittal for responses to the below "Climate Health and Safety" comments.

- *HS 1- 3 Consider how vegetation management of trees can reduce storm-related power outages.*
- *HS 3- 7 In project design, consider plantings and infrastructure specifications and materials that will be resilient to heat-related climate change impacts and be cost-effective over the lifetime of the asset.*

GREENSPACE

The Plan's Greenspace category includes the following for expansion of tree canopy coverage, transforming beneficial lawns, and mitigation of heat island impacts:

Refer to the Sustainability Plan for Northbrook Row included with this resubmittal for responses to the below "Greenspace" comments.

- *GS 1- 12 Promote diversity of native tree cover and performance-based tree island within parking lots with goals on percentage of pavement shaded. Utilize a mix of canopy trees, shrubs, groundcovers, and raingarden components appropriate to the lot and its surroundings.*
- *GS 1- 14 Contribute to village-wide tree canopy coverage goals (village wide average 40.8% by 2040) as well as consideration of on-site solar utilization in a manner that minimizes conflict between solar and trees.*
- *GS 2- 1 Implement invasive species control programs including Integrated Pest Management, Protect the Best, Early Detection and Rapid Response and public and private invasive species identification and control.*
- *GS 2- 2 Increase the ability of green space to withstand drought conditions through replacement of turf with native prairie, wildflower, and native savanna plantings where applicable.*
- *GS 2- 3 Establish and effectively manage native-habitat corridors along sidewalks, trails and utility easement areas to restore and maintain landscape connectivity.*
- *GS 2- 5 Consider in exterior lighting design a policy to protect native plants, species, biodiversity, and improve night sky quality.*
- *GS 3- 2 Promote "Carbon Gardening" and "landscaping for absorption" practices among residents for lawns, ornamental gardens, and produce gardens. Strategies include native moisture tolerant perennial plantings and shrubs, elimination of synthetic fertilizer and pesticide use, high mow deck settings, use of biochar amendments, and polyculture lawn mixture.*
- *GS 3- 4 Develop or promote existing guidelines and recommendations for types of vegetation for particular areas, such as parks, other open areas, and household backyards.*
- *GS 4- 7 Explore inclusion of cool roofs in development.*

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Memorandum

Date: May 6, 2025
Project: Northbrook Row, 1825 Shermer Road, Northbrook, IL
Project No. 20-122

Subject: Response to Village of Northbrook Public Works Department Engineering Comments Dated 03/28/2024 (3A)

Northbrook Public Works Department Review Comments

PRIMARY ISSUES:

1. *Per our Engineering Standards 60' Right of way is acceptable however a 66' Right of way dedication is preferred for a neighborhood street.*

   The existing right-of-way width for Stanley Street is 60'. No right-of-way dedication is proposed. The proposed onsite roads are private located within a common area.

2. *Ownership of particular roadways is still under discussion. Any roadways that will be dedicated to the Village shall be 27 feet. Local private streets are okay to remain 24 feet.*

   The onsite proposed road is privately owned. The roadway dimension is 27' back-to-back.

3. *What is the intended signage/traffic control within the development? Are all of the intersections stop sign controlled?*

   The exits will be under stop sign controlled. Stop signs have been added to the plans.

4. *What is the intent for the parallel parking along Stanley Street? What will be the future ownership and maintenance of these spots? These spots are proposed in public right of way.*

   This parking has been removed.

5. *Please provide typical sections for the proposed pavement. The minimum thickness of the Pavement is 2 inches surface course with a 4 inch binder course and 9 inches of aggregate for dedicated streets.*

   The onsite proposed road is privately owned. The roadway dimension is 27' back-to-back. Typical sections have been added to the Preliminary Engineering Plans.

6. *A side path is to be built by the Village along Shermer Road. The Village will provide current plan sheet for area so the developer can plan other improvements accordingly.*

   Noted, the side path has been included in the plans as an improvement by others and the plans have been revised accordingly.

GENERAL COMMENTS:

7. *FFR: Provide a letter for the file from the owner of the development stating that all proposed sanitary, storm sewer, and detention areas are to be maintained/replaced by the property owner. (Discussions regarding ownership of utilities still taking place)*

   A letter has been included with the resubmittal.

8. *The Developer's engineer will need to provide a report describing the existing and proposed flow from the development and certify that the sanitary sewer can handle the additional flow. In order to provide certification, the sanitary sewer will need to be monitored during dry weather and during wet weather so that infiltration can be accounted for. Upon request, I can provide example reports.*

   This information will be provided during final engineering. Please provide us with sample reports.

9. *No site work (with the exception of perimeter safety fencing, soil erosion & sedimentation control, tree protective fencing) can take place prior to issuance of the Village Site Work Permit. A Village Site Work Permit will not be issued until Final Engineering is approved by the Village Engineer. Final Engineering cannot be approved until the MWRD-WMO comments have been incorporated into the Final Engineering Submittal to Northbrook and the MWRD has issued their permit.*

   Noted. A note has been added to the cover sheet.

10. *The Village cannot release a Site Work permit with only an MWRD Earthwork/Foundation Limited Permit. The MWRD-WMO permit is required.*

    Noted. A note has been added to the cover sheet.

11. *All detention shall be complete and operational prior to construction of the buildings or other impervious surface. Include a note on the Cover Sheet indicating this.*

    Noted. A note has been added to the cover sheet.

12. *The Drainage Certificate needs to be added to the cover sheet with a signature location for the engineer and owner. This can be provided via email if required.*

    Drainage Certificate has been added to sheet C1.0.

13. *The Plans must be signed/sealed by a State of Illinois Professional Civil Engineer separate of the Drainage Certificate signature.*

    The plans have been signed and sealed.

14. *Provide stationing for Roadways.*

    Stationing has been added to the roadways on the Geometry Plan.

15. *List all permitting agencies on the cover page along with permit numbers. If the permit has not been acquired at the time of Final Engineering Approval from Northbrook, indicate "Pending" next to the permitting agency.*

    Permit list has been added to the Title Sheet.

16. *FFR: An Engineer's Estimate of Probable Costs is required. The developer must provide construction estimates or accepted contractor bids for the site improvements to calculate the amount of the required Performance Guarantee and Engineering Review/Inspection fees. The developer should read the Subdivision Development Code Section 3-501 to understand the Performance Guarantee Amount. After the EOPC or signed contracts have been provided to the Village Engineer, the developer should expect about 3 weeks before the improvement guarantee and engineering fees are determined.*

    An EOPC will be provided during final engineering.

17. *Does the developer propose any onsite recycling of existing parking lots or the building to use as recycled aggregate or other material? Onsite recycling needs to be approved by the Village during the design phase. If no onsite recycling is to be performed, indicate so in the "Demolition Plan".*

    No on-site recycling is proposed.

STORMWATER MANAGEMENT REPORT:

18. *CBBEL will provide review of the stormwater report under separate letter.*

    Noted.

19. *Conveyance pipes are generally not to be used for detention storage.*

    Noted, the stormwater design has been revised to remove the conveyance pipe storage.

20. *Is there a reason for the connection of storm sewer to Stanley? Generally water from the development should first be directed to the detention storage then out to Shermer.*

    The storm sewer in Stanley captures and conveys runoff to the detention storage to provide trade-off storage for the development. The site discharges to two (2) separate stormwater management areas. The eastern portion of the site discharges to an existing storm sewer to an existing SWM basin located in the southeast corner of Shermer Place. The storm sewer and SWM basin are located within existing easements. The central and western portions of the site discharge to a proposed SWM basin in which the restricted release and overflow are directed to Shermer Road.

GENERAL NOTES:

21. *Village hours of construction shall be strictly enforced according to the municipal code (Section 16-52). No operations shall take place on the property that create noise outside of allowable hours. This includes starting diesel engines or dump trucks arriving prior to the designated time. Add a GN. to identify these restrictions.*

    General Notes have been added to the Title Sheet on Sheet C1.0.

22. *Add a note to read, "The developer shall provide a site engineer to monitor the installation of underground utilities, roadway, curb/gutter, sidewalk, witness sewer and water main pressure tests, etc. including creation of daily reports and verify installation requirements have been met. The site engineer will be onsite full time while these work items are taking place. The Developer shall also provide a geotechnical engineer onsite for the roadway proof roll. Nuclear density tests shall be performed during the HMA work.*

    Note has been added to General Notes on Sheet C1.0.

23. *Add the following GN as the first GN:*

    CONFLICT BETWEEN COMPONENT PARTS OR SPECIFICATIONS

    IN THE EVENT THAT ANY PROVISION IN ANY OF THE FOLLOWING COMPONENT PARTS OF THESE SPECIFICATIONS CONFLICT WITH ANY PROVISION IN ANY OTHER OF THE COMPONENT PARTS, THE PROVISION IN THE COMPONENT PART FIRST ENUMERATED BELOW SHALL GOVERN OVER ANY OTHER COMPONENT PART WHICH FOLLOWS IT NUMERICALLY, EXCEPT AS MAY OTHERWISE SPECIFICALLY BE STATED. SAID COMPONENT PARTS ARE THE FOLLOWING:

    1. VILLAGE OF NORTHBROOK STANDARD DETAILS
    2. NORTHBROOK STANDARD SPECIFICATIONS FOR PUBLIC AND PRIVATE IMPROVEMENTS
    3. PLANS
    4. ADDENDUM TO SPECIFICATIONS
    5. SPECIAL PROVISIONS

    Note has been added to General Notes on Sheet C1.0.

DEMO PLAN:

24. *The entire site is required to have 6' tall chain link fence surrounding the construction area with access gates identified. Please show the proposed fence and access gate locations.*

    Construction fence and access gates have been added to the Demolition Plan.

25. *The access locations need to have aggregate construction entrances as identified in the Northbrook standards. Existing HMA or concrete driveways are not accepted as an erosion control BMP, but can be incorporated into the aggregate entrance. The area of aggregate entrance needs to be shown on the plan as the dimensions listed on the standard.*

    Construction Entrance has been added to the Demolition Plan on sheet C3.0.

26. *There will need to be a phasing plan for utility removal and implementation to ensure that the utilities in Shermer place are still functioning throughout the course of demolition and implementation.*

    Noted, phasing will be provided during final engineering.

LAYOUT/GEOMETRIC PLAN:

27. *Show ADA raised domes where the sidewalk exits into the parking lot or where the sidewalks cross the street. ADA curb ramps on Beaumont Place will need to be upgraded at the time this development occurs to ensure ADA compliance along with any other crossings impacted.*

    ADA Raised Domes have been added to the public sidewalk crossing locations. ADA raised domes are not proposed within the private development. Additional information regarding ADA compliant grading will be provided during final engineering.

28. *A 10' wide multi-use path should be included in lieu of 5' sidewalk on Shermer road. The path needs to be shown on the plans.*

    The 10' wide multi-use path has been added to the plans. It is our understanding that this path will be constructed by others. Please provide construction plans and schedule for coordination purposes.

29. *The sidewalk on the public street needs to continue through the driveway at proper cross and running slopes. Draw the sidewalk showing the 10'x10' squares through the driveway. Provide elevations at the sidewalks to make sure this gets built correctly. There have been a couple developments in town that did not provide enough detail and during final inspections large areas of sidewalk and driveway needed to be removed to fix the sidewalk slopes. Refer to Northbrook standards P4 and P5.*

    Sidewalks have been revised to be continuous through driveways. Additional grading and slope information will be provided during engineering to provide enough detail to the contractor(s) for the areas to be built to meet the ADA standards.

30. *Include an individual note in a box saying, "A pre-paving inspection shall be schedule with Northbrook Public Works at 847-2724711. A Materials Engineer (P.E.) hired by the contractor or developer shall attend the meeting and shall be present during the proof roll. The Materials Engineer shall provide a written determination of the suitability of the subgrade."*

    The Paving note has been added to the Geometry Plan.

GRADING PLAN:

31. *FFR: Show slopes of parking lots to verify that grades are no greater than 5% in any location.*

    Slopes have been added to the Grading Plan.

32. *FFR: The pedestrian path of travel needs to be indicated for all ADA parking spots and should not have more than 1.5% cross slope and 4.5% running slope. This item shall be strictly enforced during inspections. The designer needs to bring attention to these areas in the plans.*

    There are no ADA parking spots proposed.

33. *FFR: What is the overland flow route of the detention ponds should a pipe stop operating? Include the path on the plans and indicate the intent of the arrow. It should be a different style arrow than the overland route going to the ponds.*

    Overland flow arrows have been added as requested. We provided an overland flow arrow legend as well.

UTILITY PLANS:

34. *Provide a Fire Hydrant Detail showing the roadways, parking lots, buildings, and hydrants. The hydrants need 150' radius circles drawn around each hydrant. There should not be any gaps between the hydrants. Include Siamese connections on the buildings in the detail with 100' radius around them. The detail does not need to be part of the plan set. Leeds to fire hydrants shall be a maximum of 5 feet.*

    A Fire Hydrant Coverage Exhibit has been included in this submittal. Please note that this project will be utilizing a 13D sprinkler system, and therefore buildings will not have individual fire department connections (FDC). No Siamese connections are proposed.

35. *Developer needs to consider the phasing of Utilities to ensure that Shermer Place subdivision directly north of the Development continues to have Water main, Sanitary and Storm connections.*
    Noted, phasing will be provided during final engineering.

36. *Water main valves shall be spaced no further than 660'.*
    The spacing provided on the plans does not exceed 660'.

37. *The Village has a water model maintained by Stantec Consultants. Once a final water main design is determined, the developer will need to hire Stantec Consultants to run the model to verify flows and update the model.*
    Noted.

38. *FFR: A note needs to be added to the Utility sheet that all proposed water main shall be maintained by the property owner. (Discussions regarding ownership of utilities still taking place)*
    We have provided a UTILITY OWNERSHIP & MAINTENANCE EXHIBIT as part of the resubmittal.

39. *FFR: Are there any potential environmental issues that need to be considered on the property? Underground utilities will need additional protection and consideration once the environmental concerns are better known.*
    No

40. *FFR: Once the utilities are final, provide a Utility Crossing table for all utilities. An example is below.*
    This will be provided during final engineering.

41. *FFR: Show 24" separation from water main to sewer. IEPA allows 18", but 24" gives a factor of safety.*
    Noted. A note has been added to the Utility Plan for tracking purposes.

42. *Water service connections for townhouses are proposed to be bundled and off to the North. Would it be possible to install a watermain north south along the private access drives and make service connections off that?*
    The developer prefers the banked services shown on the plans rather than additional water main through the private drives.

PLAT REVIEW:

43. *FFR: Are there existing easements that need to be vacated?*
    There are no existing easements to be vacated.

44. *FFR: When new plats are created, include language identifying the sanitary sewer and water main as owned by the Village of Northbrook (an MWRD and IEPA requirement on the permits) but maintained by the property owner. Language can be provided upon request via e-mail. (Ownership of Utilities still under discussion with the Village)*
    The easement language for the proposed BLANKET UTILITY EASEMENTS will be incorporated in the Final Plat of Subdivision during the final engineering phase of the project. We are requesting word documents of the easement language for all utility easement provisions.

45. *FFR: Identify all existing easements and documents on the Plat (if all easements are already included then disregard).*
    There are no existing easements on the property per the ALTA Survey.

46. *FFR: How does the owner want to address proposed easements for watermain, sanitary sewer, storm sewer and detention areas? The Village will be required to own the sanitary and watermain as a requirement of the MWRD and IEPA respectively, however the owner of the property will maintain the utilities. The Village must have the ability to access the utilities in emergency situations. Typically, the Village has been granted a blanket easement over all property not including the building locations.*
    Lot 11 is a proposed Blanket Easement for Ingress/ Egress, Public Utilities, Private Utilities, & Drainage. See the Preliminary Plat of Northbrook Row.

47. *Check subdivision code for required signatories. Village President, Village Treasurer, Village Engineer, and Owner will need to have signature blocks.*

    Signature blocks will be included on the Final Plat.

EROSION CONTROL PLAN:

48. *FFR: SWPPP plan will need to be prepared and provided.*

    SWPPP will be prepared during final engineering.

49. *Ends of all silt fences shall show a J-hook of a 20' radius for 180 degrees. Refer to the Illinois Urban Manual for the distance between J-hooks. Include the Northbrook detail. If fencing is on hard surface, silt logs shall be used along with construction fence.*

    A detail illustrating the J-hooks will be provided during final engineering.

50. *FFR: Include the aggregate construction entrances on the Erosion Control sheets as well as the Demo sheets. Include a note that the Construction Entrances will periodically need to be replaced as the void space is filled with sediment. Follow the Northbrook detail for construction entrance. Draw and dimension the entrance to the correct size.*

    This will be detailed during final engineering.

51. *Include the following notes on the first page of the Erosion Control Plan:*

    NORTHBROOK SEDIMENT AND EROSION CONTROL REQUIREMENTS

    1. *All Erosion and Sediment Control (ESC) measures will be maintained in accordance with the SWPPP and IDOT Erosion and Sediment Control Field Guide for Construction Inspection. The Guide can be found on the IDOT website.*
    2. *The Contractor will assume responsibility for maintenance of all soil erosion control during construction.*
    3. *The contractor shall check all ESC measures weekly and after each rainfall 0.5 inches or greater in a 24 hour period, or equivalent snowfall. Additionally, during winter months, all measures shall be checked by the contractor after each significant snowmelt. These reports shall be provided to the Village each week.*
    4. *The contractor shall provide the Village Engineer a plan to ensure that a stabilized flow line will be provided during storm sewer construction. The use of a stabilized flow line between installed storm sewer and open disturbance will reduce the potential for the offsite discharge of sediment-bearing waters, especially when rain is forecasted, so that flow will not erode.*
    5. *Any loose material deposited in the flow line of drainage structures, which obstructs the natural flow of water, shall be removed at the close of each working day. Prior to acceptance of the improvement, all drainage structures shall be free of dirt and debris.*
    6. *Temporary or permanent stabilization shall be enacted immediately upon completion of disturbance or if the work area is to be left undisturbed for 7 days or more.*
    7. *Under no circumstances shall the contractor prolong final grading and shaping so that the entire project can be permanently seeded at one time.*
    8. *The IEPA NPDES Permit and Storm Water Pollution Prevention Plan shall be maintained at the project field office and available for viewing by any Village of Northbrook Employee upon request.*
    9. *Silt fence logs are to be available on-site in case of silt fence damage and installed when sections of the silt fence are down. Silt fence shall be repaired with-in 7 days of damage.*
    10. *Dewatering operations for storm sewer shall be through a Siltation Bag of the appropriate size for the pump.*
    11. *Should these requirements above not be adhered to, requests for inspection (water main, driveway, storm sewer, etc.) by the contractor shall be denied*

    Notes have been added to the Erosion Control Plan.

DETAILS:

52. *A maximum of eight (8.5"x11") detail sheets shall be on one full size plan sheet. When printed full size, the detail will be the full 8.5"x11". When printed at 11"x17" the details are still legible. Some pages in the provided full size plan set are not legible because they are so small. They will be completely illegible printed at 11"x17" size.*
    Noted.

SITE LIGHTING PLAN:

53. *Lighting plans need to be included as part of the final engineering submittal.*
    Lighting/ Photometric Plan is included with this resubmittal

54. *Verify that all parking lot areas have a minimum of 0.6 foot-candles and every property line adjacent to a residential area has no more than 0.5 foot-candles.*
    Lighting/ Photometric Plan is included with this resubmittal

55. *Create a numbering system for each pole and include the pole number with the Fixture Schedules.*
    Lighting/ Photometric Plan is included with this resubmittal

56. *Include the Uniformity Ratio on these sheets. The Northbrook allowed Average/Minimum is 4:1 or better and the Maximum/Minimum is 9:1 or better.*
    Lighting/ Photometric Plan is included with this resubmittal

57. *Include cut sheets in the Details for every item installed concerning lighting. Typically, cut sheets have multiple versions of the same item on the sheet. Red line out the items not used.*
    Lighting/ Photometric Plan is included with this resubmittal

58. *Create a schedule similar to this one that includes each type of light and combination of poles.*
    Lighting/ Photometric Plan is included with this resubmittal

TRAFFIC IMPACT STUDY:

59. *The traffic consultant will provide comments in a separate letter.*
    Noted. An updated Traffic Impact Study in included in this resubmittal.

ENVIRONMENTAL REPORT:

60. *FFR: Are there any environmental issues to consider from the previous use of the site? Are there any soils that need special care or processing?*
    No.

LANDSCAPE PLANS:

61. *FFR: Refer to Mark Cacioppo's comments.*
    Response to landscape comments is provided in a separate letter.

SPECIFICATIONS:

62. *Add the note below as the first specification:*

CONFLICT BETWEEN COMPONENT PARTS OR SPECIFICATIONS

IN THE EVENT THAT ANY PROVISION IN ANY OF THE FOLLOWING COMPONENT PARTS OF THESE SPECIFICATIONS CONFLICT WITH ANY PROVISION IN ANY OTHER OF THE COMPONENT PARTS, THE PROVISION IN THE COMPONENT PART FIRST ENUMERATED BELOW SHALL GOVERN OVER ANY OTHER COMPONENT PART WHICH FOLLOWS IT NUMERICALLY, EXCEPT AS MAY OTHERWISE SPECIFICALLY BE STATED. SAID COMPONENT PARTS ARE THE FOLLOWING:

1. VILLAGE OF NORTHBROOK STANDARD DETAILS
2. NORTHBROOK STANDARD SPECIFICATIONS FOR PUBLIC AND PRIVATE IMPROVEMENTS
3. PLANS
4. ADDENDUM TO SPECIFICATIONS
5. SPECIAL PROVISIONS

    This note will be added to the specifications when we prepare final engineering plans.

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consulting engineers · land surveyors

100 East State Parkway
Schaumburg, Illinois 60173-4546
tel: 847.394.6600
fax: 847.394.6608

Memorandum

Date: May 6, 2025
Project: Northbrook Row, 1825 Shermer Road, Northbrook, IL
Project No. 20-122

Subject: Responses to Christopher B. Burke Engineering, Ltd. (CBBEL) Engineering Review Comments dated 3/22/2024 (3c)

1. *The subdivision will be required to provide the required School and Park land donations. We presume that cash in lieu of land will be acceptable.*
   The Applicant is requesting cash in lieu of land.

2. *There are currently only 28 guest parking spots for 47 units.*

   There are 53 units proposed. The parking stalls previously proposed on the north side of Stanley Street were eliminated. Six (6) guest spaces are being provided on the east end of the project. In addition, each unit has two (2) garage spaces and two (2) driveway spaces. The overall parking count is:

   - Garage Stalls: 106
   - Driveway Stalls: 106
   - On-Site Guest Stalls: 6
     TOTAL: 218

   The required parking for the 53 units is 239 spaces (4.5:1 ratio). We are requesting a variance on the required parking from 239 to 218 representing a parking variation of 8.79%.

3. *Specify if Julien Terrace will be dedicated as a private or public street.*
   Julien Terrace is proposed to be a private drive.

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Memorandum

Date: May 6, 2025
Project: Northbrook Row, 1825 Shermer Road, Northbrook, IL
Project No. 20-122

Subject: Responses to Christopher B. Burke Engineering, LTD (CBBEL) Stormwater Review Comments dated 3/22/2024 (3d)

1. *The Village-required detention calculations were based on the following assumptions:*
   a) *0.15 cfs/acre release rate*
   b) *Bulletin 70 rainfall depths*
   c) *Adjusted curve number for provided volume control*
   d) *115% multiplier per Village regulations*

   While the correct release rate was used, the methodology currently used by the Village requires Bulletin 75 rainfall depths in conjunction with the composite curve number for the development (no adjustment). The 115% multiplier is no longer required in these situations. The Village's stormwater regulations (updated September 2023) can be found here: NBK STANDARDS COVER SHEET (northbrook.il.us).

   The Village detention calculations have been revised in accordance with the updated regulations.

2. *Please note that the Village standards require the overflow weir to be set at least 0.1 feet above the 100-year HWL, and the top of berm must be at least 0.5 feet above the peak WSEL within the overflow weir.*

   The overflow has been revised to 0.1 feet above the HWL. The top of berm is 1.0 feet above the HWL.

3. *The Village standards require the HWL to be offset at least 10 feet from any property line, structure, or right-of-way. By our measurements, the HWL is only offset 5 feet from the Stanley Street right-of-way.*

   The HWL has been revised to 10' from the ROW.

4. *Please provide some additional explanation on how the net unrestricted release rate was determined for the MWRD detention calculations. It appears to be acknowledged that the 0.49-acre upstream trade area is not hydrologically equivalent (i.e., same 100-year, 24-hour runoff volume) to the 0.63 acres of unrestricted onsite area, but it isn't clear how that was converted into a release rate.*

   The unrestricted and trade-off areas have been revised such that the unrestricted has no impact on the net release rate.

5. *A review of the stormwater conveyance (storm sewer/overland flow route) calculations will be done at the final engineering stage of the design.*

   Noted. We are requesting concurrence from Northbrook that the main drainage components of the proposed system are acceptable during the preliminary engineering phase that includes:
   - Discharge to the existing SWM basin located in the southeast portion of Shermer Place within existing easements
   - Discharge to a proposed SWM basin located on the west edge of the proposed development that discharges the restricted release and overflow to Shermer Road
   - Unrestricted area that is being traded-off with Stanley Street ROW drainage

   Refer to the stormwater report included in this submittal for additional information.

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Memorandum

Date: May 6, 2025
Project: Northbrook Row, 1825 Shermer Road, Northbrook, IL
Project No. 20-122

Subject: Response to Tree Comments dated 4/1/2024 (4)

1. *Provide an updated tree inventory. Trees are missing from the Beaumont Place parkway and current conditions of trees on and off site have likely changed from last inventory in 2022. In the inventory table, denote which trees are parkway trees and which trees are private trees.*
   The Tree Inventory has been updated to include current conditions of trees on and off-site as of July 5, 2024; and a column has been added to indicate which off-site trees are within the parkway.

2. *Engineering plans show all existing trees as preserved. This conflicts with the landscape plan.*
   The Engineering Plans and Landscaping Plans have been updated to remove conflicts between the plans.

3. *Provide list/table of all proposed plantings on site with type, size and quantities of plants/trees.*
   A matrix of plants has been added to the Landscape Plans. Specifics with quantities will be provided on Final Landscape Plans.

4. *Native planting areas will require a 3-year maintenance plan by a qualified native landscape contractor. Provide 3-year maintenance plan in future submittals.*
   Native plant palettes and maintenance plans will be provided on Final Landscape Plans.

5. *There are currently 36 established trees providing screening to the properties on the north side of Beaumont Place. Is there an alternative design where the trees in the parkway can be preserved? Is there an agreement between Shermer place and Lexington Homes allowing for the use of the south side of Beaumont Place by Lexington Homes? Were the existing parkway trees taken into account with this design or was it assumed by the builder they could remove any trees in the Village owned parkway they wanted to for this project?*
   Unfortunately, the trees and fencing on the south side of Beaumont Place will need to be removed due to grading. Note that the subject property, which lies immediately south of Beaumont Place was previously zoned I1 (Restricted Industrial) and that the 36 trees and fence were in place to screen an incompatible land use. The proposed plan extends the residential character to the site which now requires more streetscape friendly plantings (parkway trees).

6. *The request for variation on the parkway tree plantings along Stanley Street should not be granted. Parkway trees should be planted in the Stanley Street right of way in lieu of losing the green space for off site parking. The parkway trees should not be planted on private property and should not include evergreens as proposed.*
   The revised land plan has eliminated the proposed parking along Stanley, restoring the parkway. Parkway trees have been added at approximately 45 feet on-center per village code.

7. *Use Village details for tree and shrub planting.*
   The Landscape Plan has been revised to show the Village's details for tree and shrub plantings.

8. *This plan does not have approval to proceed to the plan commission. Additional comments will be forthcoming with future submittals.*
   Acknowledged.

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Memorandum

Date: May 6, 2025
Project: Northbrook Row, 1825 Shermer Road, Northbrook, IL
Project No. 20-122

Subject: Responses to Northbrook Fire Department Fire Comments dated 3/18/2024 (5)

Specific Comments:

1. *Provide adequate fire hydrants on the south end of the plan. The north side of Stanley St spacing exceeds the required 300ft between hydrants.*

Please see the 150' Radius Fire Hydrant Coverage Exhibit included with this submittal. We have shifted the location of the relocated hydrant on the north side of Stanley Street and added another hydrant to maintain a hydrant spacing of 300-ft or less.

Reference Comments:

1. *Plans and specifications for the installation / modification of the automatic sprinkler system shall be submitted for review and approval. Provide automatic sprinkler contractor shop drawings for review. Indicate all new or modified existing pipe routing, material catalog cut sheets, and hydraulic calculations (as required by NFPA 13D).*

Noted. Sprinkler plans will be provided with the building permit submittal.

2. *Fire hydrants shall be installed so that any portion of the property will not be further than one hundred and fifty (150) feet from a fire hydrant. Fire hydrants shall be provided so as to provide the required fire flows to structures as described in the "Fire Suppression Rating Schedule," latest edition, published by the Insurance Service Office. Additionally the fire department connection shall be located not greater than 100 feet from a fire hydrant and be located on the east facing side of the building.*

Please see the 150' Radius Fire Hydrant Coverage Exhibit included with this submittal. As shown on the Hydrant Coverage Exhibit, with the exception of the following two (2) areas, all buildings are located within the 150-ft radius of existing or proposed hydrants:

- Small triangular area at the northwest corner of Building 2
- A portion of the easternmost end unit and adjacent unit of Building 5

Please note that this project will be utilizing a 13D sprinkler system, and therefore buildings will not have individual fire department connections (FDC).

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Memorandum

Date: May 6, 2025
Project: Northbrook Row, 1825 Shermer Road, Northbrook, IL
Project No. 20-122

Subject: Responses to Elrod Friedman LLP Village Attorney Comments dated 3/21/2024 (7)

- *Declarations: The Declarations, as submitted, do not fully comply with the minimum requirements of Section 4-105 E of the Subdivision and Development Code. Specifically, the Declarations does not comply with the following requirements:*

    - *The Declarations must provide that it will not be amended in any manner that would result in a violation of the requirements of the Subdivision Code.*

      Done. See modified Section 10.02.

    - *Confirm with Village Engineer that the Village's easement/maintenance rights to the Private Road are sufficient.*

      No response required.

    - *The association must have the right to adjust the assessment to meet changed needs and the membership vote required to authorize such adjustment shall not be fixed at more than 51 percent of the members voting on the issue.*
        - *The Declaration allows for a revised assessment approved by the Managers and a special assessment approved by 2/3 vote. The revised assessment seems to comply with this requirement but please confirm that the Managers can revise the assessment without any further action of the Voting Members.*

          This will confirm that the Managers have the power, pursuant to Section 6.04, to revise assessments without action of the Voting Members.

- *Preliminary Plat: The submittal includes a preliminary plat of subdivision. Please note that a final plat of subdivision will need to be approved and must comply with all requirements of the Village Code, Zoning Ordinance and Subdivision Ordinance. The Final Plat will need to include stormwater detention easement language for emergency maintenance and repair of these improvements. We have included the Village's draft form language with this letter.*

  Noted.

- *Subdivision and Development Agreement: The Village will require Developer to enter into a Subdivision and Development Agreement with the Village. The Village will provide more information on this as the review of the application continues.*

  Noted

October 2, 2025

Michaela Kohlstedt, Deputy Director
Department of Development and Planning Services
Village of Northbrook
1225 Cedar Lane
Northbrook, Illinois 60062

RE: *Northbrook Row*-Proposed Modification to Affordable Housing Compliance Plan

Dear Michaela:

I would like to thank the members of the Village Board's Housing Committee and the representatives of Community Partners for Affordable Housing for supporting the fundamental elements of the Affordable Housing Compliance Plan we have proposed for *Northbrook Row*. As all parties clearly appreciate, in preparing that plan we have strived to balance the requirements and objectives of the Village's Affordable Housing Ordinance with other community goals and objectives, our concerns about project economic feasibility, and the interests of all future *Northbrook Row* homebuyers. In the end, we believe our updated plan to offer eight affordable four bedroom townhomes, which will be dispersed throughout the Mews Home portion of our community and offered for sale to eligible households from the Tier 2 Eligible Income Tier (i.e., households having annual incomes that are equal to or greater than 80% but less than 120% of AMI) at a price of $380,000, which is the maximum purchase price allowed for a four bedroom unit by the current Village Affordable Housing Pricing Schedule Technical Guide, will provide a great benefit to both the homeowners who purchase those dwelling units and the larger community. As you know, we currently contemplate that the initial base market-rate prices for those units will range from $590,000 to $675,000.

The purpose of this letter is to offer a compromise to the last issue which appears to remain unresolved regarding our Affordable Housing Plan, that being, the fact that our plan does not contemplate offering any affordable housing units to eligible households from the Tier 1 Eligible Income Tier (i.e., households having annual incomes that are less than 80% of AMI). As you also know, if such units were to be offered for sale to Tier 1 Eligible Income Tier households today, and assuming they were all four bedroom units, the current version of the Village's Affordable Housing Pricing Schedule Technical Guide would limit the maximum purchase price for each unit to $210,000.

Please know that, after we met with the Housing Committee on September 9, we did discuss with our architects ways in which we might be able to creatively create some affordable units that could be marketed to households in the Tier 1 Eligible Income Tier in accordance with the maximum purchase limits of the Affordable Housing Pricing Schedule Technical Guide. For the reasons mentioned at that meeting, we remain of the opinion that there is no feasible way of doing that.

Given the foregoing, and in response to the desire expressed by members of the Housing Committee and CPAH representatives that we provide some units which will be available to households in the Tier 1 Eligible Income Tier, this will confirm that we will agree to include in our Affordable Housing Plan a commitment to offer one of our four bedroom Mews Homes for sale to a Tier 1 Eligible Income Tier household at the maximum purchase price authorized by the Village's Affordable Housing Pricing Schedule Technical Guide, as it may be updated from time to time.

We hope everyone appreciates our commitment to advancing the goals of the Affordable Housing Ordinance and the spirit in which this compromise is being offered.

Very truly yours,

Lexington Homes

Nate Wynsma
Nathan Wynsma
Vice President

MELTZER, PURTILL & STELLE LLC

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August 28, 2025

Michaela Kohlstedt, Deputy Director
Swati Pandey, Senior Planner
Department of Development and Planning Services
Village of Northbrook
1225 Cedar Lane
Northbrook, Illinois 60062

RE: *Northbrook Row* – 1825 Shermer Road – Affordable Housing Compliance Plan

Dear Michaela and Swati,

We are sending you this response to the comments received from Amy Kaufman at Community Partners for Affordable Housing concerning the Affordable Housing Compliance Plan ("Plan") Lexington Homes has submitted for its *Northbrook Row* residential community pursuant to the Village's Affordable Housing Ordinance (the "Ordinance"). We appreciate CPAH's review of the Plan and its support for one of the Plan's deviations from the minimum requirements of the Ordinance. We also fully understand why CPAH does not support the other two Plan deviations and why it suggests that there be full compliance with the minimum requirements of the Ordinance. With this letter, we will explain why we believe all three deviations are reasonable and why the Plan should be recommended for approval by the Housing Committee and approved by the Village Board.

As described in detail in the updated *Northbrook Row* Project Description, Lexington has agreed to construct on site the eight for-sale affordable units required by the Ordinance[1]. Its Plan, however, deviates from the requirements of the Ordinance in three respects. As you know, any deviations from the minimum affordable housing requirements of the Ordinance must be approved by the Village Board as an alternate method of compliance.

[1] As you will recall, Lexington initially proposed to seek approval of an alternate method of compliance which contemplated the construction of four affordable units on site and the payment of an in-lieu affordable housing fee of $500,000 for four additional affordable units even though Lexington was then required to provide a total of only seven affordable units on site. Lexington has since agreed to construct eight affordable units on site in response to the feedback it received from the Village Board at the February 13, 2024 Preliminary Review meeting.

This is the first requested deviation from the minimum requirements of the Ordinance.

Section 9-305 B of the Ordinance states that half of the affordable units Lexington markets to the public as affordable must be offered to Tier 1 households (i.e., households with income less than 80% of AMI), and that the other half must be offered to Tier 2 households (i.e., households with income equal to or greater than 80% but less than 120% of AMI). In its Plan, Lexington proposes to offer all eight affordable units to households with income equal to or greater than 80% of AMI, but less than 120% of AMI[2]. This means that all eight affordable units will be offered at a maximum purchase for a four-bedroom unit of $380,000[3]. If Lexington is required to market half of the affordable units to Tier 1 households, it means the maximum purchase price for a four-bedroom affordable unit will be $210,000. CPAH does not support this requested deviation. As noted in its updated Project Description, Lexington anticipates selling the market-rate Row Homes in *Northbrook Row* in the $750,000 to $810,000 price range, and market-rate Mews Homes in *Northbrook Row* in the $590,000 to $675,000 price range. Based on the foregoing and CPAH's suggested compliance with the dispersion requirement described below, and assuming an average sales price for a four-bedroom Row Home of $800,000 and an average sales price for a four- bedroom Mews Home of $635,000, full compliance with this Ordinance requirement and the dispersion requirement described below, would require a pro forma budget "write-down" of approximately $3,380,000, or more.

This is the second requested deviation from the minimum of the Ordinance.

The Plan states that the affordable units will have four bedrooms and approximately 1,650 square feet, and that all of the affordable units will be Mews Homes. The market rate units are two to four bedrooms ranging from 1,600 square feet to 2,500 square feet and are a combination of Mews Homes and Row Homes. Sections 9-308 B and 9-308 F of the Ordinance state that the affordable unit housing size must be "generally representative" of the market rate units, and the bedroom mix must be "in equal proportion to the bedroom mix of the market rate housing units." CPAH has said it believes that offering 1,650 square feet four-bedroom affordable owner-occupied units will provide significant affordable housing opportunities, and ones that "accommodate family living needs for common space and dining areas" (Section 9-313 D(3). For that reason, CPAH supports this requested deviation.

This is the third requested deviation from the minimum requirements of the Ordinance.

Section 9-308 A of the Ordinance states that "affordable housing units must be dispersed among the market rate housing units throughout the governed development and not clustered together or segregated from the market rate housing units unless there is a therapeutic or other justification particular to the populations to be served by the affordable housing unit." Lexington's Plan contemplates the dispersion of the proposed eight affordable units throughout the Mews Homes portion of *Northbrook Row*. It does not intend to construct any of the Row Homes as

[2] This reflects a correction made to the Plan in response to an appropriate comment Amy Kaufman made in her letter.
[3] Per Table 4, 2025 Technical Guide-Village of Northbrook Affordable Housing Unit Pricing Schedule

affordable units. CPAH does not support this deviation because Lexington has offered no therapeutic or other justification for making this distinction.

Lexington Homes believes it has made a significant commitment to advancing the community's goal of creating more affordable housing opportunities in the Village, while at the same time balancing the Village's interests in that goal with many of the other goals the Village has established for the community.

For example, Lexington's plan for the rezoning of the property at 1825 Shermer Road and its construction of the *Northbrook Row* community on a parcel that is proximate to Northbrook's downtown, a parcel which is currently zoned in the I-1 Restricted Industrial District, will further the following goals of the Village's Comprehensive Plan:

- Overall Community Goal 3 - Promote sustainable development
- Overall Community Goal 10 – Encourage the redevelopment of key areas in the Village
- Environmental Quality & Natural Resource Protection Goal 1 – "Improve and maintain the Village's stormwater system to protect Village property owners from unnecessary property damage
- Environmental Quality & Natural Resource Protection Goal 2 – Integrate sustainable storm water management solutions into the community's infrastructure
- Environmental Quality & Natural Resource Protection Goal 7 – Evaluate opportunities for utilizing sustainable building and development practices
- Neighborhoods, Housing & Community Diversity Goal 1 – Provide housing that meets the needs of the entire population of Northbrook
- Neighborhoods, Housing & Community Diversity Goal 3 - Encourage an increase in the supply of housing in the vicinity of shopping and mass transit opportunities
- Neighborhoods, Housing & Community Diversity Goal 5 - Encourage land development patterns and site/landscape designs to ensure that infill development does not detract from the quality and character of surrounding neighborhoods

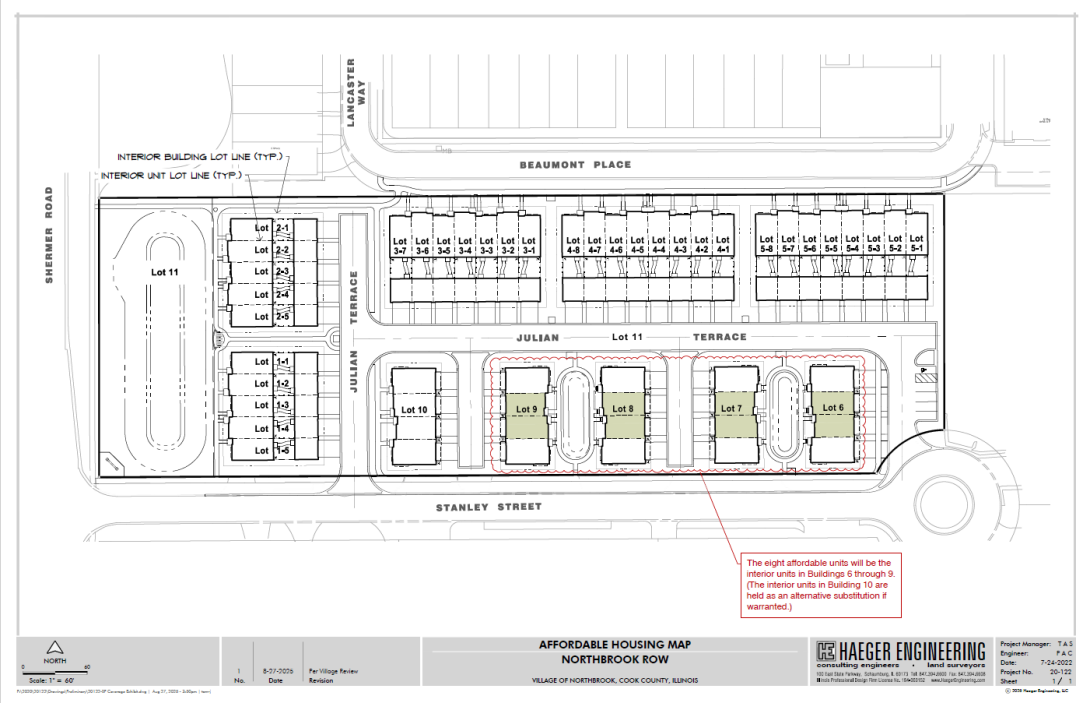
Lexington's redevelopment plan will also advance goals of the South Shermer Road Corridor Special Study Area component of the Comprehensive Plan, such as promoting the redevelopment of properties in the Shermer Road Mutli-Use Area in a way that complements nearby businesses and single-family areas.

It should also be noted that, for *Northbrook Row* to become a reality, the redevelopment proposal must be economically feasible. In that regard, we would ask you to consider that, unlike certain other recently approved redevelopment projects in the Village for which affordable housing compliance plans have been approved, the land upon which *Northbrook Row* is to be constructed has not been donated to the developer or owned by the developer for decades. It was purchased in the relatively recent past in an arm's length commercial transaction. In other words, the developer here will have a significant cost basis in the land.

In addition, unlike other recently approved residential projects that have approved Affordable Housing Compliance Plans, *Northbrook Row* will not be a rental community, for which tax credits and other government incentives are available, nor will it be an age-targeted or age restricted community. It will be a traditional, owner-occupied family oriented residential community.

While the economic realities of the costs of acquisition, development, and sales and marketing make it impractical for Lexington to offer for-sale housing units to Tier 1 households, Lexington's willingness to offer eight new affordable units to Tier 2 households will still, to quote the CPAH response referred to above, "*provide significant affordable housing opportunities"* to Village residents.

Finally, we believe the intent of Section 9-308 A of the Ordinance (which again requires that affordable housing units be dispersed among the market rate housing units throughout the governed development and not clustered together or segregated from the market rate housing units) will be achieved by Lexington's plan to disperse the proposed affordable housing units among the Mews Homes in *Northbrook Row*. Specifically, Lexington plans to locate the affordable units in the interior portions of Buildings 6 through 9, as depicted on its updated Affordable Housing Compliance Plan location map, a copy of which is set forth below:



In short, we believe the owners and occupants of these homes will feel no sense of special treatment or segregation. Again, the economic realities referred to above make it infeasible to include affordable units within that portion of *Northbrook Row* that is to contain the Row Homes.

We appreciate your consideration of the foregoing matters and look forward to appearing before the Housing Committee to discuss them at the earliest opportunity.

Sincerely,

MELTZER, PURTILL & STELLE LLC



Harold W. Francke

cc: Nate Wynsma, Lexington Homes
Brendan Penny, Meltzer, Purtill & Stelle LLC

NORTHBROOK ROW

AFFORDABLE HOUSING COMPLIANCE PLAN

July 15, 2025; UPD August 28, 2025

I. Description of the Community

A general description of the development, including whether the development will contain rental units or owner-occupied units, or both.

Northbrook Row will consist of 53 owner-occupied dwelling units situated in 10 buildings, each of which sits on its own legal lot of record (Lots 1 through 10). The buildings will contain 33 attached single-family Row Homes, with detached two-car garages and private rear yards, and 20 attached single-family Mews Homes, with attached two-car garages that are accessed by motor courts. Each dwelling unit will share a perimeter wall as a party wall with at least one other dwelling unit. Each lot will be divided into tracts which will be defined by the party walls, extended to the front and rear lot lines. Each tract will be conveyed to a purchaser and will consist of a dwelling unit, landscape areas and portions of driveways and walkways.

II. Manner of Compliance with Village Affordable Housing Ordinance

The total number of market rate units and affordable housing units in the development.

Lexington proposes to satisfy the requirements of the Affordable Housing Ordinance by constructing, offering for sale and maintaining eight affordable units at *Northbrook Row*.

These affordable units will be offered to eligible households from the Tier B Eligible Income Tier (equal to or greater than 80% but less than 120% AMI)(*See* Section III(G) below).

The interior appearances and finishes of the affordable units will be substantially similar to the market rate housing units. All interior finish materials used in the construction of the affordable housing units will be better than contractor grade.

In compliance with Period of Affordability requirements, the affordable units will be subject to a recorded deed restriction which ensures that they will be owned by, initially sold to, and over time resold only to eligible households.

Additionally, the assessment for each affordable unit will be limited to $200.00 per month, in accordance with the Village's 2025 Technical Guide - Village of Northbrook Affordable Unit Pricing Schedule.

Pursuant to Section 9-307(C) of the Affordable Housing Ordinance, Lexington is requesting a waiver of all application fees, building permit fees, plan review fees, inspection fees, impact fees and other development fees and costs which would otherwise be payable for the eight affordable units being proposed for Northbrook Row, up to a maximum of 15% of all of the fees that would otherwise be payable.

III. Number and Description of Housing Units.

A. The total number of attached and detached residential units.

All 53 dwelling units at *Northbrook Row* will be attached-single family homes. As noted

above, every unit will either be Row Home or a Mews Home.

B. The number of bedrooms in each market rate unit and each affordable housing unit.

All dwelling units will contain either two, three or four bedrooms and two, three or three and a half bathrooms.

C. The floor area of each market rate unit and each affordable housing unit.

The Row Homes will be three stories in height and include between 2,300 and 2,500 square feet of living space, on average. The Mews Homes will also be three stories in height and include between 1,600 and 2,300 square feet of living space, on average.

The affordable housing unit sizes will generally correspond to the size of the market-rate housing units at approximately 1,650 square feet and include four bedrooms.

D. The location within any multiple-family residential structure and any single-family residential development of each market-rate unit and each affordable housing units.

The affordable units will be dispersed throughout Buildings 6 through 10. The exterior appearance of all buildings will be the same, with affordable units being indistinguishable from market-rate units. A map showing the location of the affordable units is attached to this Plan as an exhibit.

E. Floor plans for each affordable housing unit.

Floor plans for each unit type are included in our resubmittal to the Village.

F. The amenities that will be provided to and within each market rate unit and affordable housing unit.

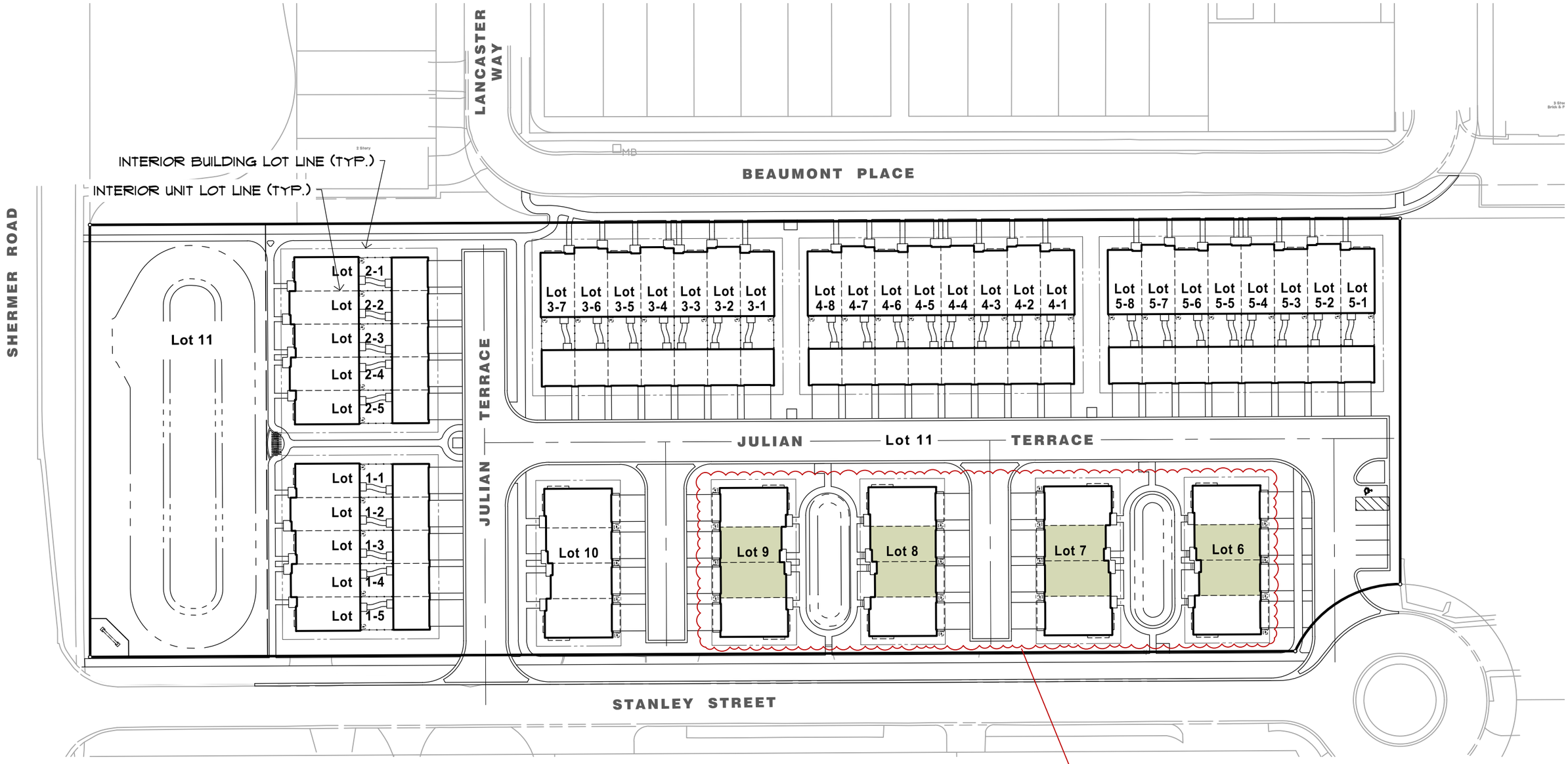
The following amenities will be provided to and within each market-rate unit and each affordable housing unit: 2-4 bedrooms, 2.5-3.5 bathrooms, fully-equipped kitchens, open floor plans, two-car garages and private entries.

G. The pricing for each market rate unit and each affordable housing unit.

Initial unit pricing will be as follows:

Unit	Initial Market Rate Unit Purchase Prices	Affordable Unit Purchase Prices
Mews 2-BR	$590,000-$620,000	N/A
Mews 3-BR	$621,000-$650,000	N/A
Mews 4-BR	$651,000-$675,000	$380,000***
Row Home-3BR	$750,000-$810,000	N/A

***Based on 2025 Technical Guide - Village of Northbrook Affordable Unit Pricing Schedule. Initial pricing for affordable units will ultimately be determined through consultation with Community Partners for Affordable Housing.



The eight affordable units will be the interior units in Buildings 6 through 9. (The interior units in Building 10 are held as an alternative substitution if warranted.)

NORTH

0 60

Scale: 1" = 60'

No.	Date	Revision
1	8-27-2025	Per Village Review

AFFORDABLE HOUSING MAP
NORTHBROOK ROW

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

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Project Manager:	T A S
Engineer:	P A C
Date:	7-24-2022
Project No.	20-122
Sheet	1 / 1

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April 29, 2025

Swati Pandey, Senior Planner
Development and Planning Services Department
Village of Northbrook
1225 Cedar Lane
Northbrook, Illinois 60062

RE: *Northbrook Row* / Request to Waive the Requirement to Bury Existing Overhead Utility Lines

Dear Ms. Pandey:

Pursuant to Section 4-104.F.2(d) of the Village's Subdivision and Development Code, we submit to you this request to waive the requirement to bury certain overhead wires ("OHW") that exist in the rights-of-way ("ROW") adjacent to the property situated at 1825 Shermer Road ("Subject Property").

The waiver we are requesting relates specifically to the existing OHW located along the east side of the Shermer Road ROW adjacent to the Subject Property. It does not include the existing OHW located along the south side of the Beaumont Place ROW immediately adjacent to the Subject Property, which OHW served the building which previously existed on the Subject Property. Those utility poles and OHW are proposed to be removed as part of our construction of the *Northbrook Row* community on the Subject Property.

The OHW adjacent to the Subject Property along the east side of Shermer Road are summarized below. The OHW adjacent to the Subject Property consist of the four utility poles and associated wires described below. It is important to note that "Shermer Road Utility Pole 3" and "Shermer Road Utility Pole 4" are located on or adjacent to the Shermer Place Planned Development.

The dry utilities (electric, telephone, CATV and gas) we will be installing for the *Northbrook Row* community will be installed underground. We are not requesting a waiver for those facilities.

For the reasons set forth below, we believe that waiving the requirement to bury the existing OHW described above will not be detrimental to adjacent properties or negatively affect the public health, safety or general welfare.

First, OHW are present throughout the Village of Northbrook. The Subject Property is located along Shermer Road in a transition area. Based on the Village's zoning map, the portion of Shermer Road located within the limits of Northbrook is between Old Willow Road on the south and Dundee Road on the north and extends for an approximate distance of 3.4 miles (18,000 lineal feet). The majority (+/-77%) of Shermer Road within these limits has OHW present. The only locations where this is not the case are the following areas from south to north, which collectively measure approximately 4,060 lineal feet:

- +/-200-ft section at the railroad crossing between St. Peter Cemetery (2785 Shermer Road) and Harvard Court
- +/-860-ft section adjacent to the western boundary of the Shermer Place Subdivision[1]
- +/-2,600-ft section between Walters Avenue (+/-100-ft south of Walters Avenue) & Angle Avenue (+/-120-ft south of Angle Avenue).
- +/-400-ft section at the intersection with Waukegan Road

[1] Arguably, this section was required to be buried by the Developer of Shermer Place per the Shermer Place Subdivision and Development Agreement. Note that this section excludes the +/- southern 45 feet of the Shermer Place Planned Development.

Shermer Road ROW Existing Utility Poles and OHW Adjacent to the Subject Property:

- **Shermer Road - Utility Pole 1 (refer to attached "Overhead Utility Exhibit")**
  This pole is off property and located in the southeast quadrant of the intersection of Shermer Road and Stanley Street next to a pole with a warning siren and light mast arm. This pole would be required to be converted to a down feed pole for all utilities. There are two fiber/CATV power supplies attached that could possibly remain pending further engineering assessment.
- **Shermer Road - Utility Pole 2 (refer to attached "Overhead Utility Exhibit")**
  ComEd will require an at grade switchgear installation to accommodate the extension of the existing overhead primary utility line and the down-feed primary crossing to the west of Shermer Road serving Northbrook Fire Department Station #12. The location of this switchgear is TBD by ComEd.
- **Shermer Road - Utility Pole 3 (refer to attached "Overhead Utility Exhibit")**
  This pole is located north of the northwest corner of the Subject Property adjacent to the Shermer Place Planned Development and has both AT&T and CATV down feeds that appear to cross Shermer Road. There is a CATV power supply that requires a ComEd service.
- **Shermer Road - Utility Pole 4 (refer to attached "Overhead Utility Exhibit")**
  This pole is located north of the Shermer Road Utility Pole 3 adjacent to the Shermer Place Planned Development and is a terminal pole for the remaining Shermer Road ROW west side overhead. This pole has a primary down-feed to an adjacent switchgear. The switchgear should remain and not be affected.

We have been told that the cost of burying all of the Shermer Road overhead facilities adjacent to the Subject Property, which burial may impact the Shermer Place Planned Development and Northbrook Fire Department Station #12, will exceed $200,000.

Beaumont Place ROW Existing Utility Poles and OHW Adjacent to the Subject Property:

Our dry utility consultant, after inspecting the utility poles and OHW on the south side of the Beaumont Place ROW adjacent to the Subject Property, concluded that ComEd electrical service is the only remaining overhead utility on these utility poles. That consultant also noted as follows:

1. At the locations of the two 3-phase transformer bank locations, all the fuses are open and secondaries have all been removed.
2. It does not appear that this overhead primary service adjacent to the north property line of the Subject Property is a source for any other customer(s). Unless ComEd argues otherwise, it is doubtful that these lines are looped with any other overhead feed(s). It appears that the overhead terminates at the northeast corner of the Subject Property near the adjacent property to the east.
3. The assumption is that these facilities can all be removed and/or be reconfigured to a single pole (location northeast of Subject Property) underground down feed to serve the Subject Property if ComEd requires that to be the source and/or if the primary feed must remain as part of their primary loop.

Section 4-104.F.2(d) of the Village's Subdivision and Development Code

The underground installation of electric, telecommunications, internet, broadband, cable service, and video service, utility facilities may be waived with the approval of the Board of Trustees upon a written request from the applicant for subdivision relief and a finding by the Board of Trustees that the strict enforcement of this Subsection F would constitute an undue hardship on the applicant and that minimal benefit to the Village and the public would accrue from the waiver of underground installation. The Board of Trustees' decision shall include, without limitation, consideration and analysis of the following factors:

(1) The extent of existing overhead utility facilities in the immediate area of the subdivision;

The attached exhibit titled "Overhead Utility Exhibit" illustrates the location of the overhead utilities in the vicinity of the Subject Property. Photos of the four utility poles that would be impacted along the east side of the Shermer Road ROW are also included.

(2) The location and heights of such utility facilities and their relationship to present or planned future streets and other rights-of-way;

The existing OHW are located on the east side of Shermer Road and run north-south over the Stanley Street ROW. There are no proposed access drives or roads under the existing OHW. There is one utility pole which is the drop pole for providing dry utilities to Northbrook Fire Department Station #12 on the west side of Shermer Road. The height of the existing OHW was established when the OHW were needed to provide service to the Maurice Sporting Goods building which formerly existed on the Subject Property.

(3) The crossing of such utility lines over streets and other rights-of way with significant levels of traffic;

According to IDOT, the Annual Average Daily Traffic on Shermer Road is 11,900 vehicles, so it does carry a significant level of traffic. However, the construction of Northbrook Row will not increase the number of overhead lines crossing over either Shermer Road or Stanley Street.

(4) The proximity of such utility facilities to schools, religious or community institutions, commercial areas, or other places where people congregate;

Northbrook Fire Department Station #12 is located immediately west of the Subject Property. As noted above, it is served by existing OHW that are adjacent to the Subject Property. The existing OHW are not proximate to any nearby schools, religious or community institutions, commercial areas, or other places where people congregate.

(5) The expected aesthetic appearance of that portion of the Village should the utility facilities be installed overhead instead of underground;

Again, we are not proposing to install any overhead utility lines in our construction of Northbrook Row.

With respect to the existing OHW, maintaining them would maintain the existing aesthetic. Burying them would require additional at-grade structures such as switchgear and transformers. In addition, the 45-ft length of OHW located in the southwest portion of Shermer Place will remain as it is located adjacent to the Shermer Place Planned Development and not the Subject Property.

(6) The impact of overhead utility facilities on future development in the area of the subdivision;

The area in the vicinity of the Subject Property is already fairly developed. We do not believe that allowing the existing OHW to remain in place will negatively impact future development in the area

(7) The practicality and feasibility of underground installation with due regard for the comparative costs between underground and overhead installation; however, a mere showing that an underground installation is more costly than overhead installation shall not be the sole criterion for granting a waiver.

Again, we will be installing all newly required dry utilities (electric, telephone, CATV and gas) for the Northbrook Row community underground. The estimated costs associated with the burial of the existing OHW on the east side of the Shermer Road ROW is disproportionate to any aesthetic benefit that would be realized from such burial. In addition, requiring the burial of the existing the OHW would introduce additional at-grade facilities, such as switchgear, pedestals and transformers, which some may view as not being aesthetically pleasing.

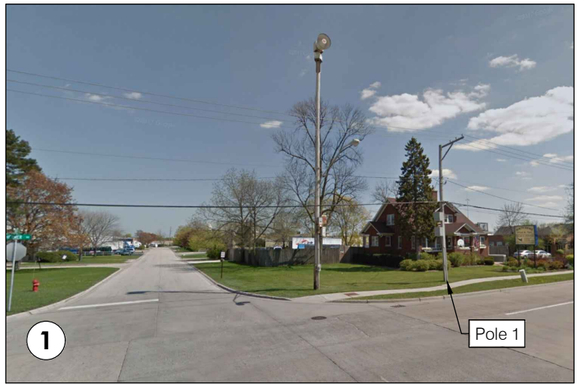
In conclusion, requiring us to bury the off-site OHW described above will create an undue hardship for us as we proceed to construct *Northbrook Row*, a residential community that will include eight "for sale" affordable housing units, and that minimal benefit to the Village and the public will accrue from requiring us to bury these OHW.

We appreciate the Village Board's consideration of this waiver request.

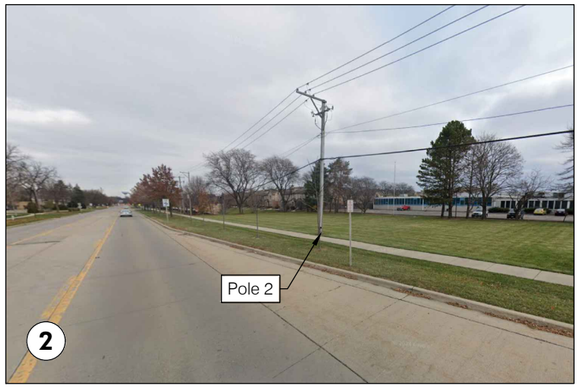
Sincerely,

1825 Shermer Road, LLC

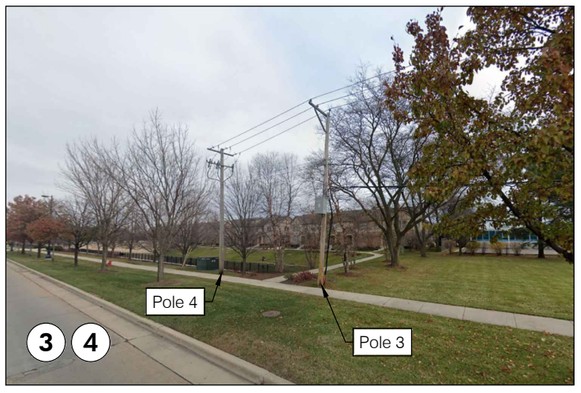
By: _____
Nathan Wynsma, its representative



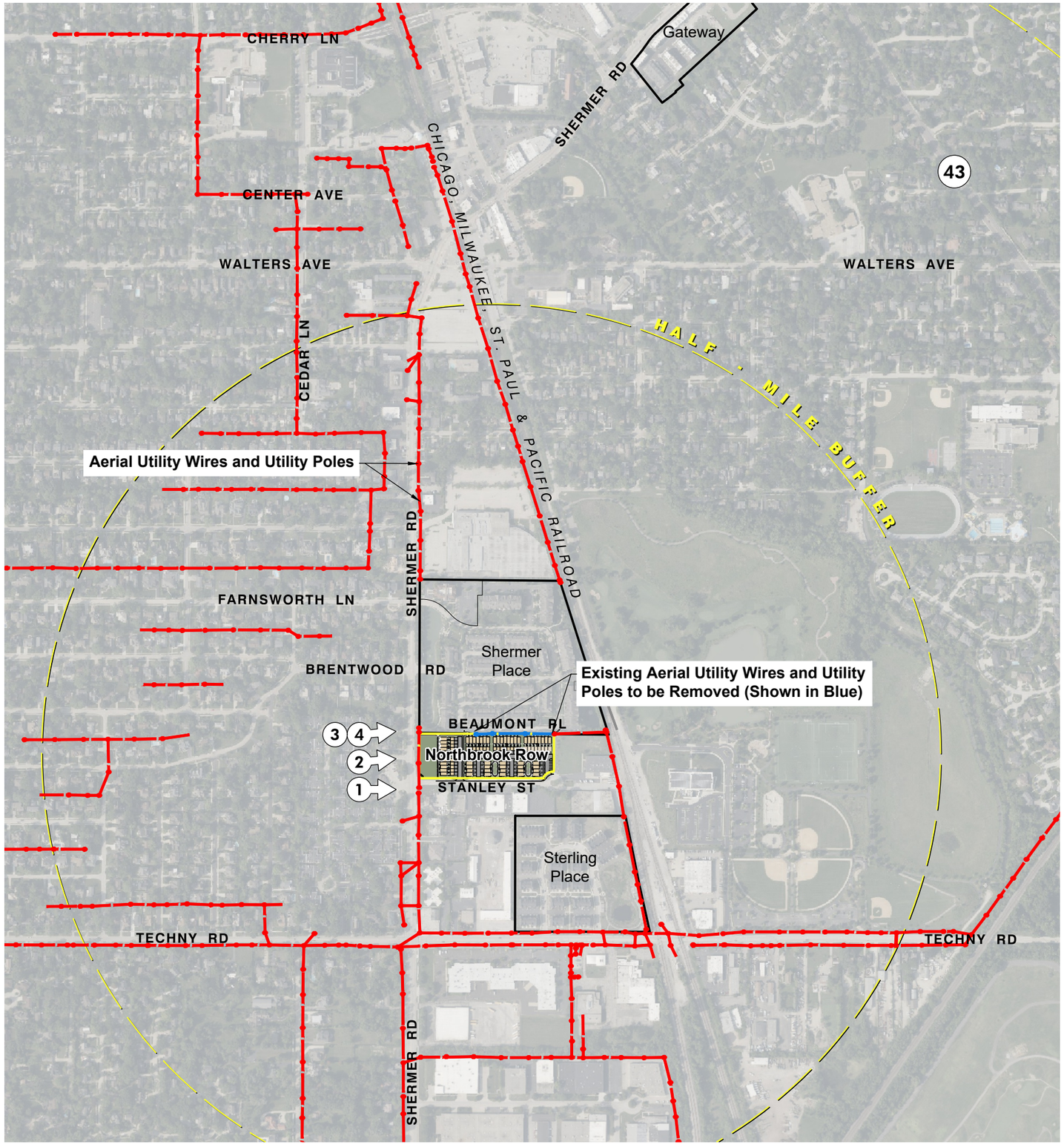
Off-site utility pole at the Southeast corner of Shermer Road and Stanley Street.



Utility pole on the East side of Shermer Road near the middle of the project frontage.



Off-site utility poles on the East side of Shermer Road near the Northwest corner of the Northbrook Row site.



NORTH

0 1/8 mile

Scale: 1" = 1/8 mile

824

No.	Date	Revision

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Illinois Professional Design Firm License No. 184-003152
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OVERHEAD UTILITY EXHIBIT

NORTHBROOK ROW

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

Project Manager:	T A S
Engineer:	P A C
Date:	04/28/2025
Project No.	20122
Sheet	1 / 1

P:\2020\20122\Drawings\Preliminary\20122-OHW Exhibit.dwg | Apr 28, 2025 - 3:05pm | todd-s

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November 11, 2025

1825 Shermer Road: Northbrook Row – Concept Planned Development

Northbrook Board of Trustees Meeting

Zoning Relief Process

1

- **Preliminary Review of Sketch Plan by Board of Trustees**
  - The Board reviews schematic plans of the proposal.
  - The Board of Trustees provides initial comments on a proposal, indicating whether or not they see major issues that need to be addressed by the Applicant before they submit detailed plans.
  - The Board of Trustees provides direction for a designated body to conduct the Public Hearing on the application if a formal application is filed.

2

- **Technical Review of Formal Application**
  - Applicant files Formal Application
  - Review of detailed plans, traffic study, financial impact analysis, etc. by Village Staff (Engineering, Police, Fire, Public Works, Zoning, Sustainability) and Village consultants
  - Once technical issues are addressed, a public hearing can be scheduled.

3

- **Public Hearing Held by Northbrook Plan Commission or Northbrook Board of Trustees**
  - Notice goes to neighbors by certified mail; a sign is posted on the property; and notice is published in the local newspaper.
  - The Applicant presents their proposal, the neighbors are able to speak and ask questions/voice concerns.
  - The body conducting the public hearing makes a recommendation on the request to approve or deny

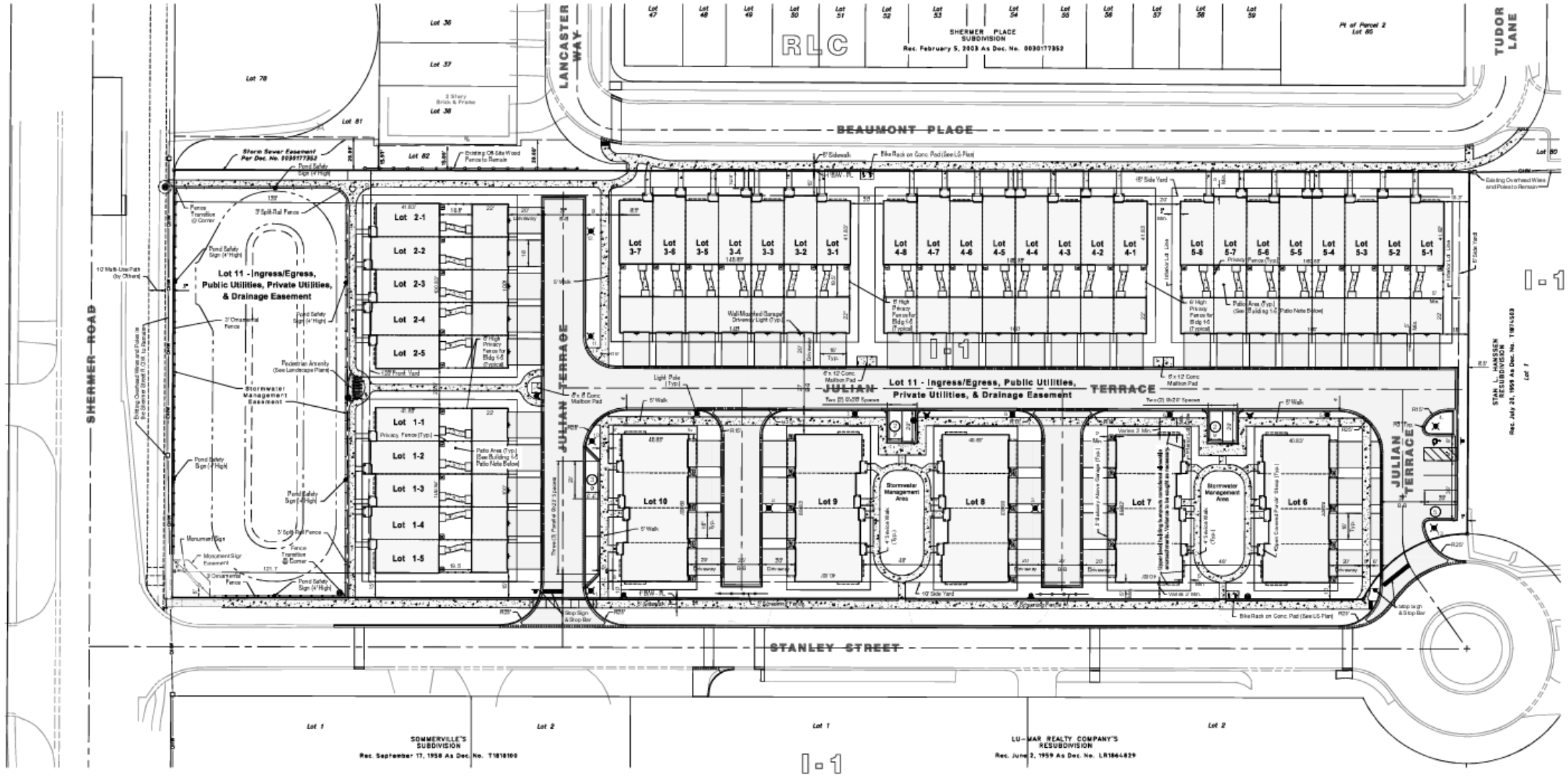


4

- **Board of Trustees Review of Recommendations & Makes Decision (approve or deny)**
  - The Board of Trustees reviews the record of the public hearing, including all of the public testimony and makes a final decision – they may also ask for further changes before making a decision.
  - Board of Trustees adopts documents formally approving or denying the application.

Proposed Plan

Proposed Plan



Overhead Utility Exhibit

Applicant requesting waiver from the requirements to bury utility lines along Shermer Road



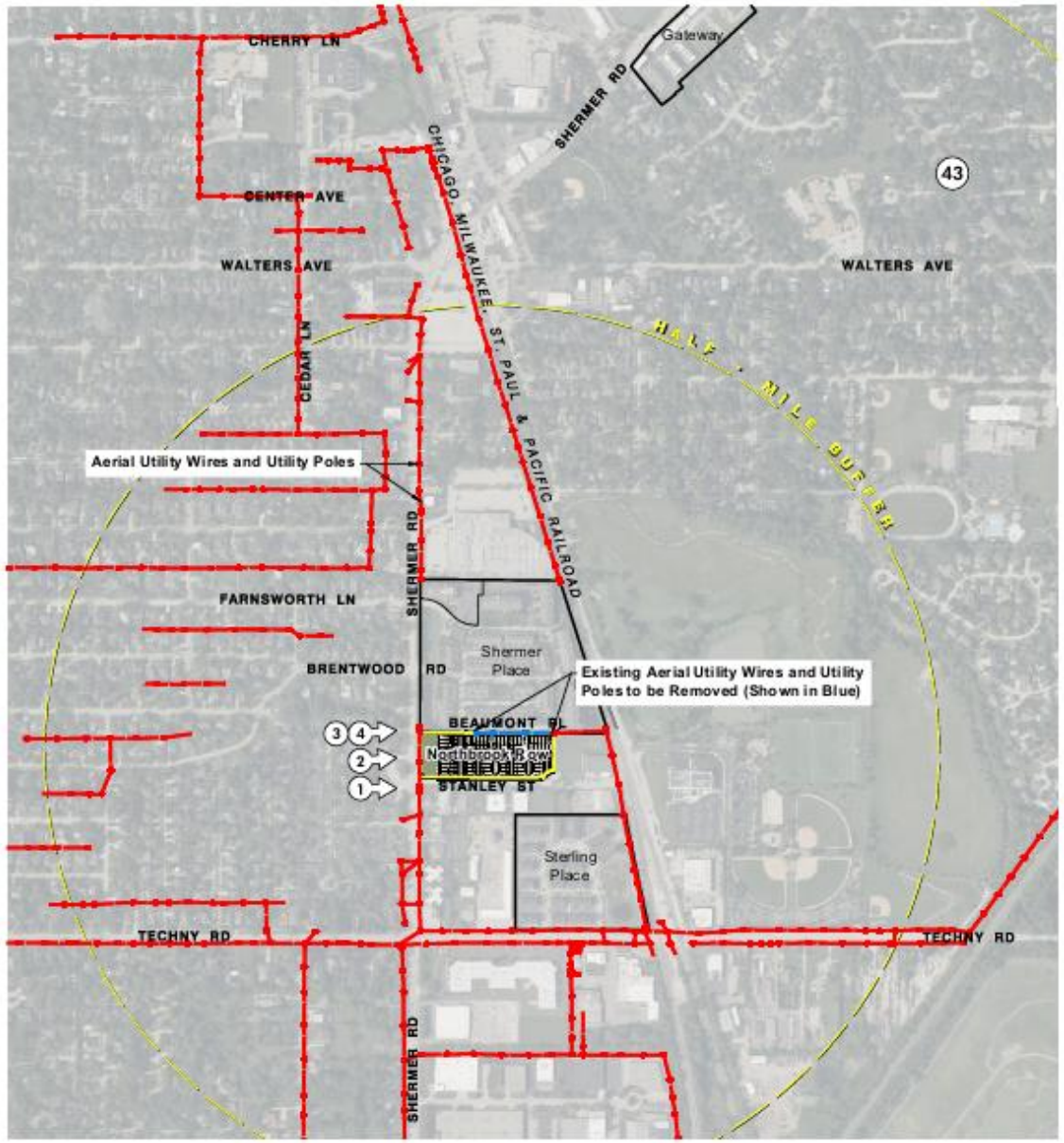
Off-site utility pole at the Southeast corner of Shermer Road and Stanley Street.



Utility pole on the East side of Shermer Road near the middle of the project frontage.

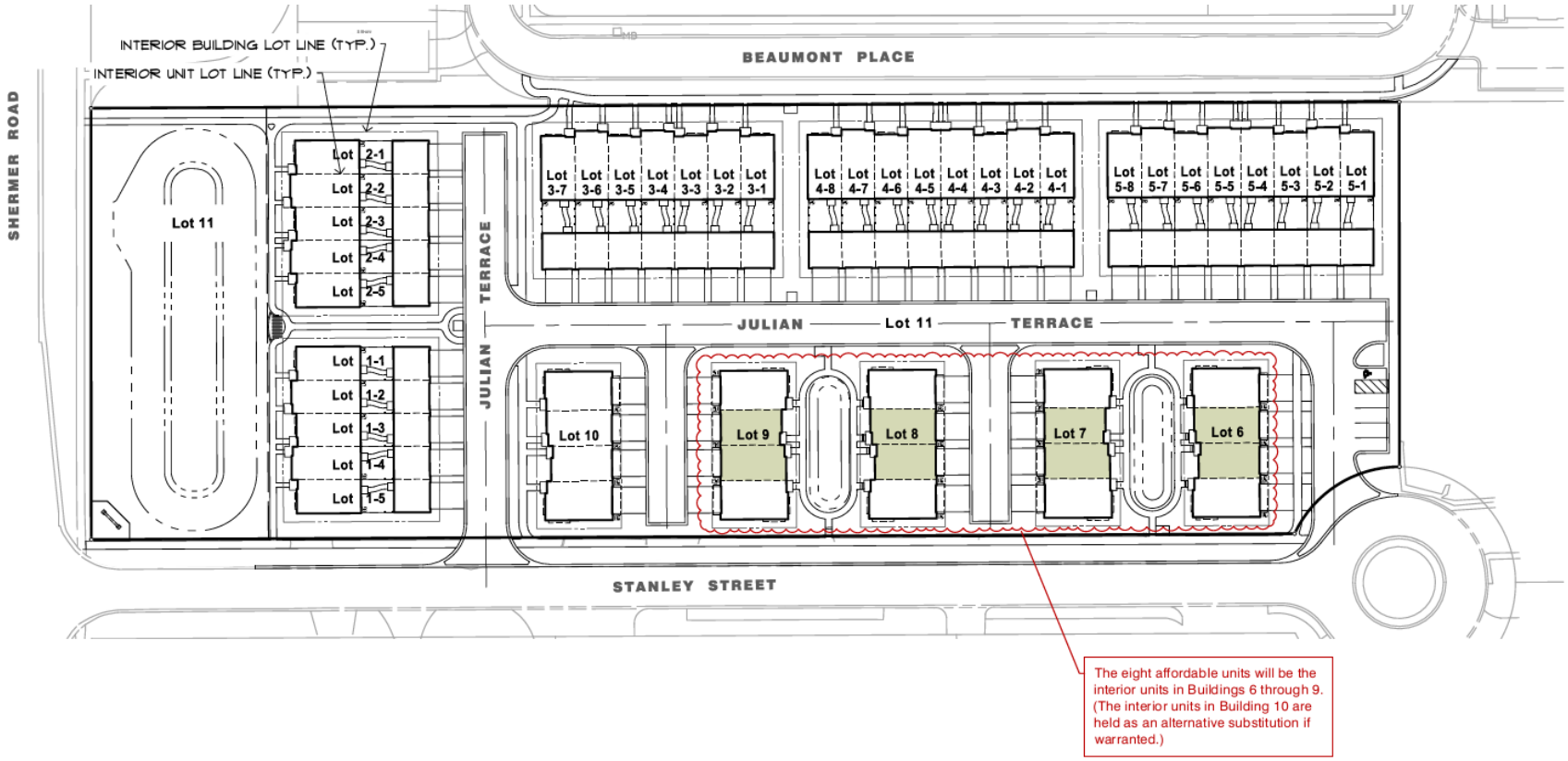


Off-site utility poles on the East side of Shermer Road near the Northwest corner of the Northbrook Row site.



Affordable Housing Exception

- Eight units (15%) on-site
- Two exceptions:
  - Allow units to be split within Eligible Income Tier I (one unit) and Tier II (seven units) – required to be split 50/50 between both tiers
  - Locate all eight units within the Mews building types – required to be distributed throughout the development
- Housing Committee Recommendation



November 11, 2025

1825 Shermer Road: Northbrook Row – Concept Planned Development

Northbrook Board of Trustees Meeting

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Development and Planning Services Amy McEwan
Date: 2025-11-11
Subject: An Ordinance Granting a Special Permit for a Residential Planned Development (Northbrook Row - 1825 Shermer Road) (Plan Commission Docket No. 24-06)

Overview
An ordinance approving a 53-unit townhome planned development by Lexington Homes located at 1825 Shermer Road.

Fiscal Impact
N/A.

Recommendation
Approval.

Background

The applicant, 1825 Shermer Road, LLC, an affiliate of Lexington Homes, as owner of the property commonly known as 1825 Shermer Road, proposes to develop a new townhome subdivision with 53 units in a planned development requiring the following relief:

A. Rezoning from the I-1 Restricted Industrial District to the RLC Residential and Limited Commercial District;
B. Special Permit for Concept Plan for a Planned Development with 53 townhomes;
C. Special Permit for Townhomes (SIC 9862.00) in RLC District;
D. Approval of Tentative Plat of Subdivision;
E. Variation to reduce the required corner side (Stanley Street) yard from 100 feet to 10 feet and rear (East) yard from 25 feet to 6 feet;
F. Variation to reduce the required corner side (Stanley Street) setback from 100 feet to 10 feet and rear (East) setback from 25 feet to 15 feet;
G. ~~Parking Variation to reduce the requirement from 239 spaces to 217 spaces (9.21)~~ ; [*Note: relief is no longer required*]
H. Reduction in off-street parking as incentive for development of affordable housing units;
I. Variation of the Subdivision Code to allow a private road system;
J. Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed

private street within the development;
K. Variation of the Subdivision Code to Waive the Requirement to Bury Overhead Utility Lines along the Shermer Road frontage of the Subject Property;
L. Exception from the Affordable Housing requirements to restrict all affordable units to a single income tier and location of affordable units on the Subject Property;
M. Site Plan Approval; and
N. Approval of any such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant.

On November 11, 2025, the Board is scheduled to consider the following documents:

a. An Ordinance Rezoning the Property at 1825 Shermer Road and Amending the District Zoning Map;
b. An Ordinance Granting a Special Permit for a Residential Planned Development; and
c. A Resolution Approving a Development Concept Plan, a Tentative Plat of Subdivision, and Providing Conceptual Development Approvals.

While the development received a unanimous recommendation of approval from the Plan Commission, the draft approval documents have not been placed on the consent portion of the agenda considering the Village Board is required to opine on the requests regarding a waiver from the requirements to bury the overhead utility lines per the Subdivision Code, and an exception from the affordable housing requirements per Zoning Code.

The Plan Commission conducted two public hearings on the application during its regular meetings on October 7 (the minutes of that meeting are attached) and October 21. During the first public hearing, following a presentation from staff and the applicant, the Commission heard comments from several members of the public, primarily residents from the adjacent Shermer Place neighborhood. The members of the public that spoke had concerns regarding overflow of parking; increase in traffic; landscape screening and removal of existing fence and mature trees on Beaumont Place. The Plan Commission discussed the application and asked the applicant to consider redesigning some aspects of the plan. The public hearing was continued to the October 21 Plan Commission meeting.

On October 21, 2025, the applicant presented a revised site plan accounting for the following changes, which were acceptable to the Plan Commission:

- Seven additional guest parking spaces on-site;
- Sidewalk added along the south side of Julian Terrace (east-west section);
- Add fence and safety signs near stormwater management area along Shermer Road; and
- Increase in the caliper of parkway trees along Beaumont Place.

During the second public hearing the Plan Commission adopted, by a vote of 8-0 (with one vacancy), the attached Resolution No. 25-PC-22 recommending approval of the zoning relief noted above. The approved minutes of this meeting are not available yet. There were three written public comments received for this application, which are attached for review.

On September 11, 2025, the Architectural Control Commission reviewed the application and found the proposed plan to be appropriate as presented and unanimously recommended approval of the project as presented. The members recommended decorative panels on the rear façade of the Row Homes and metal seam roof above entrances for the units – the

Applicant has stated that they would consider these changes when submitting the Final Plan application, as recommended by the ACC. The approved minutes from this meeting were not available at the time of drafting of this report, however, the staff report is attached.

On September 9, 2025, the Housing Committee of the Board of Trustees reviewed a request for exceptions from the Affordable Housing Ordinance for a proposed 53-unit townhome development. The Applicant's Affordable Housing Compliance Plan proposes the required eight units (15%) on-site, however, the plan presented at the September 9 meeting included a request of an exception from the Affordable Housing requirements to allow all affordable units to be placed in the income Tier II (required to be split 50/50 between Eligible Income Tier I - household with income less than 80% Average Median Income and Tier II - households with income equal to or greater than 80% but less than 120% of Average Median Income) and to locate all eight affordable units within the Mews building types distributed between a minimum of 4 buildings (required to be distributed throughout the development) on the Property. The Housing Committee of the Board found the distribution of the affordable units throughout the Mews buildings to be appropriate, but requested that the applicant further assess the ability to place any units within Tier I of the two tiered system for affordability.

Following the September 9 meeting, the Applicant submitted a letter stating that they propose one unit to be allocated in Tier I (households with income of less than 80% Average Median Income), while the remaining seven units will be allocated in Tier II (households with income of equal to or greater than 80% but less than 120% of Average Median Income).

Similarly, the Village of Northbrook Subdivision Code requires that all utility facilities shall be installed underground in accordance with Village standards, unless a waiver is granted by the Board of Trustees upon a written request from the applicant and analysis of the listed factors within the Subdivision Code. The applicant is requesting a waiver from this requirement and their response to the factors is attached.

The draft documents included for consideration contain:

- Recommendations of the Plan Commission;
- Acceptance of the Applicant's revised Affordable Housing Plan for one unit in Tier I and the remaining seven units in Tier II;
- Acceptance of the Applicant's request to waive the burial of utility lines.

If the Board concurs, it should consider the approval documents as drafted, or alternatively, amend as necessary.

The Plan Commission and Architectural Control Commission staff reports, sustainability memo, and the applicant submittal items are included for reference. Also attached are the approved minutes from the February 13, 2024 preliminary review meeting for reference.

Staff and the applicant will be in attendance at the November 11, 2025 Board of Trustees meeting to answer any questions.

Special Permit Ordinance-1825Shermer
Special Permit Ordinance Exhibit A - 1825 Shermer
Supplemental - PC Resolution, Minutes, Staff Reports - 1825 Shermer
Supplemental - Sustainability Addendum - 1825 Shermer

Supplemental - Public Comments - 1825 Shermer
Supplemental - ACC Staff Report - 1825 Shermer
Supplemental - District 30 & Park District Comment - 1825 Shermer
Supplemental - BOT Minutes 2-13-24 - 1825 Shermer
Supplemental - Formal Application - 1825 Shermer
Supplemental - Project Narrative & Responses - 1825 Shermer
Supplemental - Affordable Housing Compliance Plan - 1825 Shermer
Supplemental - Request to Waive Utility Burial - 1825 Shermer
Supplemental - Traffic Impact - 1825 Shermer
Supplemental - Engineering Reports - 1825 Shermer
Supplemental - Tax Impact Study-Declaration - 1825 Shermer
Supplemental - Preliminary PD Site Plan - 1825 Shermer
Supplemental - Engineering Plans - 1825 Shermer
Supplemental - Plats-Landscape Plans - 1825 Shermer
Supplemental - Architectural Plans - 1825 Shermer

Ordinance 2025-__

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

An Ordinance Granting a Special Permit for a Residential Planned Development (Northbrook Row – 1825 Shermer Road) (Plan Commission Docket No. 24-06)

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND

1825 Shermer Road LLC, an affiliate of Lexington Homes ("***Applicant***"), is the owner of the property located at 1825 Shermer Road, Northbrook, IL ("***Property***"). The Applicant desires to develop the Property as a planned development consisting of 53 townhome residences ("***Planned Development***").

The Applicant has submitted an application to the Village requesting, among other relief, a special permit for a planned development and site plan approval ("***Requested Relief***"). The Property is currently located within the Village's I-1 Restricted Industrial District.

On [***INSERT DATE***], the Board of Trustees of the Village ("***Corporate Authorities***") adopted Ordinance No. 25-[***INSERT***], rezoning the Property to the RLC Residential and Limited Commercial District, contingent upon the approval of a Final Planned Development Plan and Final Plat of Subdivision, and execution of a Subdivision and Development Agreement with the Village. The Corporate Authorities have determined that granting the Applicant the Requested Relief in accordance with the terms of this Ordinance is in the best interest of the Village and its residents.

The Architectural Control Commission ("***ACC***") reviewed the plans for the proposed construction of the Planned Development and recommended approval during its regular meeting on September 11, 2025.

The Board of Trustees hereby finds that it is in the best interest of the Village and the public to grant the Requested Relief in accordance with the Northbrook Zoning Code (1988), as amended ("***Zoning Code***"), and pursuant to the Village's home rule powers.

Section 2. DESCRIPTION PROPERTY.

The Property consists of approximately 4.69 acres and is legally described in ***Exhibit A***, attached to and, by this reference, made a part of this Ordinance.

Section 3. PUBLIC HEARING.

A public hearing to consider the Requested Relief was duly advertised on September 18, 2025 in the *Northbrook Star* and was held at the Plan Commission's regular meetings on October 7, 2025 and October 21, 2025. On October 21, 2025, the Plan Commission formally adopted Resolution No. 25-PC-22 recommending approval of the Requested Relief.

Section 4. SPECIAL PERMIT FOR PLANNED DEVELOPMENT.

Subject to and contingent upon the conditions, restrictions, and provisions set forth in Section 5 of this Ordinance, a Special Permit shall be, and is hereby, granted to the Applicant for a Residential Planned Development (SIC No. 9820.00) consisting of 53 townhome units in accordance with and pursuant to Sections 11-602 and 11-603 of the Zoning Code and the home rule powers of the Village of Northbrook.

Section 5. CONDITIONS.

The special permit granted in Section 4 of this Ordinance shall be and is expressly conditioned upon the following. The special permit granted in Section 4 shall not be deemed or interpreted as authorizing or entitling the development or the improvement of the Property in any manner whatsoever unless and until the conditions set forth in Sections 5.A through 5.C are satisfied:

A. Approval of Development Concept Plan. Adoption by the Corporate Authorities, after the adoption of this Ordinance, of a Resolution approving the Development Concept Plan for the Planned Development.

B. Approval of Final Plan. Adoption by the Corporate Authorities of a Resolution approving a Final Plan for the Planned Development ("***Final Plan***") in accordance with and pursuant to Paragraph 11-603 D4 of the Zoning Code.

C. Execution of Subdivision and Development Agreement. Execution by the Applicant, or its successor entities or direct affiliates, upon approval of the Final Plan, of a subdivision and development agreement prepared by the Village and approved by the Village Attorney providing for the use and development of the Property in accordance with the Final Plan and other specified conditions and restrictions set forth in the subdivision and development agreement ("***Development Agreement***").

D. Compliance with Approvals. Development, use, and maintenance of the Property being in substantial compliance with the Final Plan and the Development Agreement, except for minor changes and site work approved by the Director of Development and Planning Services or the Village Engineer (for matters within their respective permitting authorities) in accordance with all applicable Village standards.

E. Affordable Housing. The Planned Development must be developed, operated, and maintained in accordance with and in compliance with the requirements of Part III of Article IX of the Zoning Code, entitled "Affordable Housing in New Developments," ("***Affordable Housing Requirements***"), including specifically:

1. Developing and offering eight affordable townhome units, one at Tier I and seven at Tier II, within the Planned Development as required by Section 9-304 of the Affordable Housing Requirements and as set forth in the Affordable Housing Compliance Plan approved by the Village for the Planned Development ("***Affordable Units***").
2. Marketing and management of the Affordable Units in accordance with the Affordable Housing Compliance Plan approved by the Village for the Planned Development, which Plan shall be incorporated into a restrictive covenant, in a form acceptable to the Village Attorney, to be recorded against the Property prior to the issuance of a

certificate of occupancy for any townhome within the Planned Development ("***Affordable Housing Covenant***").

Section 6. FAILURE TO COMPLY WITH CONDITIONS

Upon failure or refusal of the Applicant or its successors in interest to the Property to comply with any or all of the conditions, restrictions or provisions of this Ordinance, the special permit granted in Section 4 of this Ordinance shall, at the sole discretion of the Corporate Authorities, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Corporate Authorities may not so revoke the special permit unless it shall first provide the Applicant, or its successors in interest to the Property, with two months advance written notice of the reasons for revocation, an opportunity to be heard at a regular meeting of the Corporate Authorities; and provided further that the Applicant or its successors in interest shall have 30 days after written notice of the reasons for revocation to cure the non-compliance or commence and diligently pursue appropriate measures to remedy the non-compliance if such non-compliance cannot be cured within said 30 days. In the event of revocation, the development and use of the Property shall be governed solely by the regulations of the RLC Residential and Limited Commercial District, as the same may, from time to time, be amended. Further, in the event of such revocation of the special permit, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances. The Applicant acknowledges on behalf of itself and its successors in interest to the Property that public notices and hearings have been held with respect to the adoption of this Ordinance, has considered the possibility of the revocation provided for in this Section, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice and opportunity to cure required by this Section is given.

Section 7. AMENDMENT TO SPECIAL PERMIT

Any amendment to the special permit granted in Section 4 of this Ordinance that may be requested after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Code for amendment of special permit uses.

Section 8. EFFECTIVE DATE

This Ordinance shall be effective only upon the occurrence of all of the following events:

A. passage by the Corporate Authorities by a majority vote in the manner required by law;

B. publication in pamphlet form in the manner required by law; and

C. the effective date of an Ordinance Rezoning the Property at 1825 Shermer Road and Amending the District Zoning Map (1825 Shermer Road) (Plan Commission Docket No. PCD-24-06).

PASSED: This __ day of _____, 2025.

AYES: ( )

NAYS: ( )

ABSENT: ( )

ABSTAIN: ( )

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A

CURRENT LEGAL DESCRIPTION

PARCEL 1:
LOT 2 (EXCEPT THE WEST 17 FEET DEDICATED FOR PUBLIC RIGHT OF WAY RECORDED AS DOCUMENT 22068921 ON SEPTEMBER 29, 1972) AND LOT 3 IN STANLEY SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 15, 1956 AS DOCUMENT LR1650762, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
NON-EXCLUSIVE, PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS GRANTED IN GRANT OF STORMWATER DRAINAGE EASEMENT AND AGREEMENT RECORDED SEPTEMBER 26, 2003 AS DOCUMENT 0326945070 FOR THE RIGHT TO CONNECT TO AND USE THE STORMWATER MANAGEMENT FACILITIES FOR THE FLOW OF RUN-OFF WATER OVER AND UPON A PORTION OF LOTS 77, 78, 79, 80, 81, 82, 85, 88, 93 AND 94 IN SHERMER PLACE SUBDIVISION DESCRIBED ON EXHIBIT 'A' ATTACHED THERETO.

PERMANENT INDEX NUMBER: 04-15-102-002-0000 and 04-15-102-003-0000

Commonly known as 1825 Shermer Road, Northbrook, Illinois 60062

APPROVED
RESOLUTION NO. 25-PC-22
VILLAGE OF NORTHBROOK PLAN COMMISSION

DOCKET NO. PCD-24-06
(1825 SHERMER ROAD – NORTHBROOK ROW)

WHEREAS, an application has been filed by 1825 Shermer Road, LLC, an affiliate of Lexington Homes (the "Applicant") as owner of the property commonly known as 1825 Shermer Road (the "Subject Property"), and

WHEREAS, the Applicant has filed an application (Docket No. PCD-24-06) with the Village of Northbrook requesting:

A. Rezoning from the I-1 Restricted Industrial District to the RLC Residential and Limited Commercial District;
B. Special permit for Concept Plan for a Planned Development with 53 townhomes;
C. Special Permit for Townhomes (SIC 9862.00) in RLC District;
D. Approval of Tentative Plat of Subdivision;
E. Variation to reduce the required corner side (Stanley Street) yard from 100 feet to 10 feet and rear (East) yard from 25 feet to 6 feet;
F. Variation to reduce the required corner side (Stanley Street) setback from 100 feet to 10 feet and rear (East) setback from 25 feet to 15 feet;
~~G. Parking Variation to reduce the requirement from 239 spaces to 217 spaces (9.21);~~ [*Note: relief is no longer required*]
H. Reduction in off-street parking as incentive for development of affordable housing units;
I. Variation of the Subdivision Code to allow a private road system;
J. Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development;
K. ~~Variation of the Subdivision Code to Waive the Requirement to Bury Overhead Utility Lines along the Shermer Road frontage of the Subject Property;~~ [*Note: relief not applicable for Plan Commission review*]
~~L. Exception from the Affordable Housing requirements to restrict all affordable units to a single income tier and location of affordable units on the Subject Property;~~ [*Note: relief not applicable for Plan Commission review*]
M. Site Plan Approval; and
N. Approval of any such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant.

WHEREAS, 1825 Shermer Road is zoned I-1 Restricted Industrial District in the Village of Northbrook; and

WHEREAS, 1825 Shermer Road is designated as appropriate for Major Corridor Multi-Use land uses in the Village of Northbrook Comprehensive Plan; and

WHEREAS, a public notice for this docket was duly published on September 18, 2025 in the *Northbrook Star* and a public hearing was held at the Plan Commission's regular meetings on October 7, 2025 and October 21, 2025; and

WHEREAS, the Applicant has submitted evidence that a sign was properly posted on the Subject Property, indicating the time and date of the Commission hearings, and that all property owners within 250 feet of the Subject Property were notified of the Commission hearing by certified mail; and

WHEREAS, the Plan Commission has considered all the evidence presented to it, including, but not limited to, the following:

1. Village of Northbrook Plan Commission Application form & attachments received March 7, 2024, and all subsequent additions and revisions to these application materials and attachments.
2. All staff reports and attachments regarding this application.
3. Board of Trustees preliminary review minutes.
4. All written and oral testimony concerning the application.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Northbrook, Cook County, Illinois, THAT:

1. Findings:

A. Comprehensive Plan Compliance. The Northbrook Plan Commission does hereby find that with respect to Docket No. PCD-24-06, the proposed application is in general compliance with the Northbrook Comprehensive Plan, and specifically in compliance with the Future Land Use Map.

B. Zoning Map Amendment. With respect to Docket No. PCD-24-06A, the Plan Commission hereby finds that the Applicant's request to rezone the Subject Property from I-1 Restricted Industrial to RLC Residential and Limited Commercial District is consistent with the Northbrook Comprehensive Plan, as amended, and does comply with the standards for approval of such rezoning requests as established in Subsection 11-301 E(8) of the Northbrook Zoning Code.

C. Special Permit for Concept Planned Development and Townhomes. With respect to Docket No. PCD-24-06B/C, the Plan Commission hereby finds that the requested special permit approval for concept plan approval of a planned development on the Subject Property, which includes 53 townhome units, satisfies the special permit standards established in Paragraph 11-602 E1 of the Zoning Code as follows:
    1. The planned development will be in harmony with the general and specific purposes for which the Zoning Code was enacted and for which the regulations of the RLC Residential and Limited Commercial District were adopted, and with the general purpose and intent of the Comprehensive Plan;
    2. The planned development will not have a substantial or undue adverse effect upon adjacent property and the character of the area or the public health, safety and general welfare;
    3. The special permit uses will be arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property;
    4. The planned development will be served adequately by essential public facilities and services;
    5. The planned development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
    6. The planned development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance; and
    7. The planned development complies with all additional standards imposed on it by the particular provisions of the Zoning Code authorizing such uses.

D. Tentative Plat of Subdivision. With respect to Docket No. PCD-24-06D, a request for tentative plat approval for a 53-unit townhome subdivision, the Plan Commission hereby finds that the requested tentative plat satisfies the criteria established in Article II of the Village of Northbrook Subdivision and Development Code for approval of a subdivision in the RLC Residential and Limited Commercial District.

E. Zoning Code Variations. With respect to Docket No. PCD-24-06E/F/G a request to reduce the required corner side yard and setback on the south and rear yard and setback on the east side of the Planned Development, and parking variation; the Plan Commission finds that the following variations **are consistent** with the standards for variations established in Subsection 11-503F of the Zoning Code:

1) Variation to reduce the required corner side (Stanley Street) yard from 100 feet to 10 feet and rear (East) yard from 25 feet to 6 feet; and
2) Variation to reduce the required corner side (Stanley Street) setback from 100 feet to 10 feet and rear (East) setback from 25 feet to 15 feet.

F. Subdivision Code Variations. With respect to Docket No. 24-06H/I, a request for variations of the Subdivision Code, the Plan Commission hereby finds that the evidence presented satisfies the standards of the Northbrook Subdivision Code for authorizing the following variations:
1) Variation of the Subdivision Code to allow a private road system;
2) Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development;

G. Site Plan Approval. With respect to Docket No. PCD-24-06L, the Plan Commission does hereby find that the proposed improvements on the Subject Property comply with the standards for such approvals as established in Section 11-604 of the Zoning Code.

H. Off-Street Parking. The Plan Commission does hereby find that the request for an off-street parking reduction due to the inclusion of the required number of affordable housing units is consistent with the standards and requirements of Section 9-307.B of the Zoning Code.

I. Other Relief Necessary. With respect to Docket No. PCD-24-06M, the Plan Commission finds no other zoning or subdivision relief necessary for this application.

2. Recommendations: The Northbrook Plan Commission does hereby recommend to the Board of Trustees of the Village of Northbrook **approval** of Docket No. PCD-24-06A/B/C/E/F/G/H/I//L based on the findings established herein, subject to the following conditions:

A. Zoning Map Amendment. The Subject Property shall be rezoned RLC Residential and Limited Commercial District as illustrated in ***Exhibit A***, attached here to and made a part of this resolution, and shall comply with all requirements of the RLC District.

B. Special Permit for Concept Planned Development and Townhomes. A special permit for a Planned Development Concept Plan for a 53-unit townhome subdivision on the Subject Property, consisting of the following plans, shall be approved:

1. Site Plan, prepared by Haeger Engineering, with the latest revised date of October 13, 2025, consisting of one page as ***Exhibit B***.

2. Landscape Plan, prepared by Dickson Design Studio, with latest revised date of October 13, 2025, consisting of four pages as ***Exhibit C***.
3. Elevations, prepared by BSB Design, dated March 25, 2025, consisting of eleven pages as ***Exhibit D***.

C. Tentative Plat Approval. The Preliminary Plat for Northbrook Row, prepared by Haeger Engineering, with the latest revised date of June 20, 2025, consisting of one page as ***Exhibit E***; including the following variations of the Subdivision Code (1) to allow a private road system; and (2) to allow a sidewalk on only one side of the proposed private street within the development; subject to the tentative plat being approved in a form acceptable by the Village Engineer and Village Attorney prior to the Board of Trustees approving this Docket No. PCD-24-06.

D. Off-Street Parking. An off-street parking reduction is allowed in conjunction with the construction of on-site affordable housing units with a proposed reduction of 15 spaces, from 239 spaces to 224 spaces within the townhome development.

E. Site Plan Approval. The Subject Property shall be constructed and operated in general conformance with the site plans, engineering plans, landscape plans, building elevations, and signage plans reviewed by the Plan Commission.

F. Final Plan Approval. Prior to final plan approval of the development by the Board of Trustees, the Applicant shall also:

a) Submit a final plan and final plat for Village staff review and approval pursuant to all Village ordinances and regulations.

b) Submit Final Affordable Housing Compliance Plan.

c) Submit for Village Attorney approval all covenants, conditions and restrictions for the maintenance of all common elements of the planned development.

ADOPTED THIS 21st day of October 2025.

AYES: (8) Braiman, Halperin, Karavitis, Melnick, Morgen, Pipito, Walden, Elisco

NAYS: (0)

ABSENT: (0)

ABSTAIN: (0)

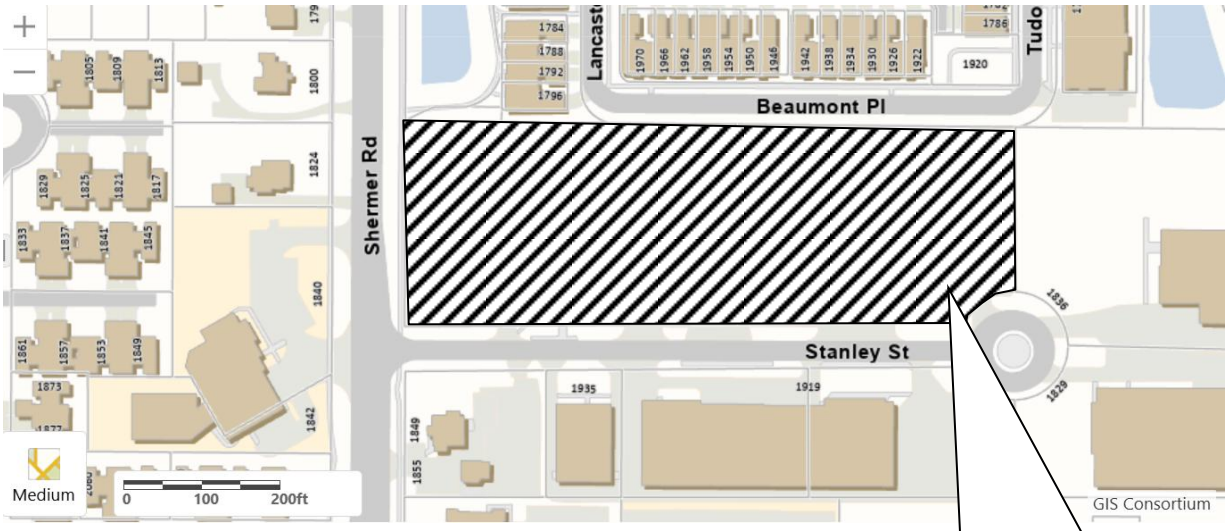
____/s/ Steven Elisco _____
Steven Elisco, Chairman
Northbrook Plan Commission

ATTEST:

__/s/ Amy McEwan_____
Amy McEwan, Director
Development and Planning Services

Exhibit A

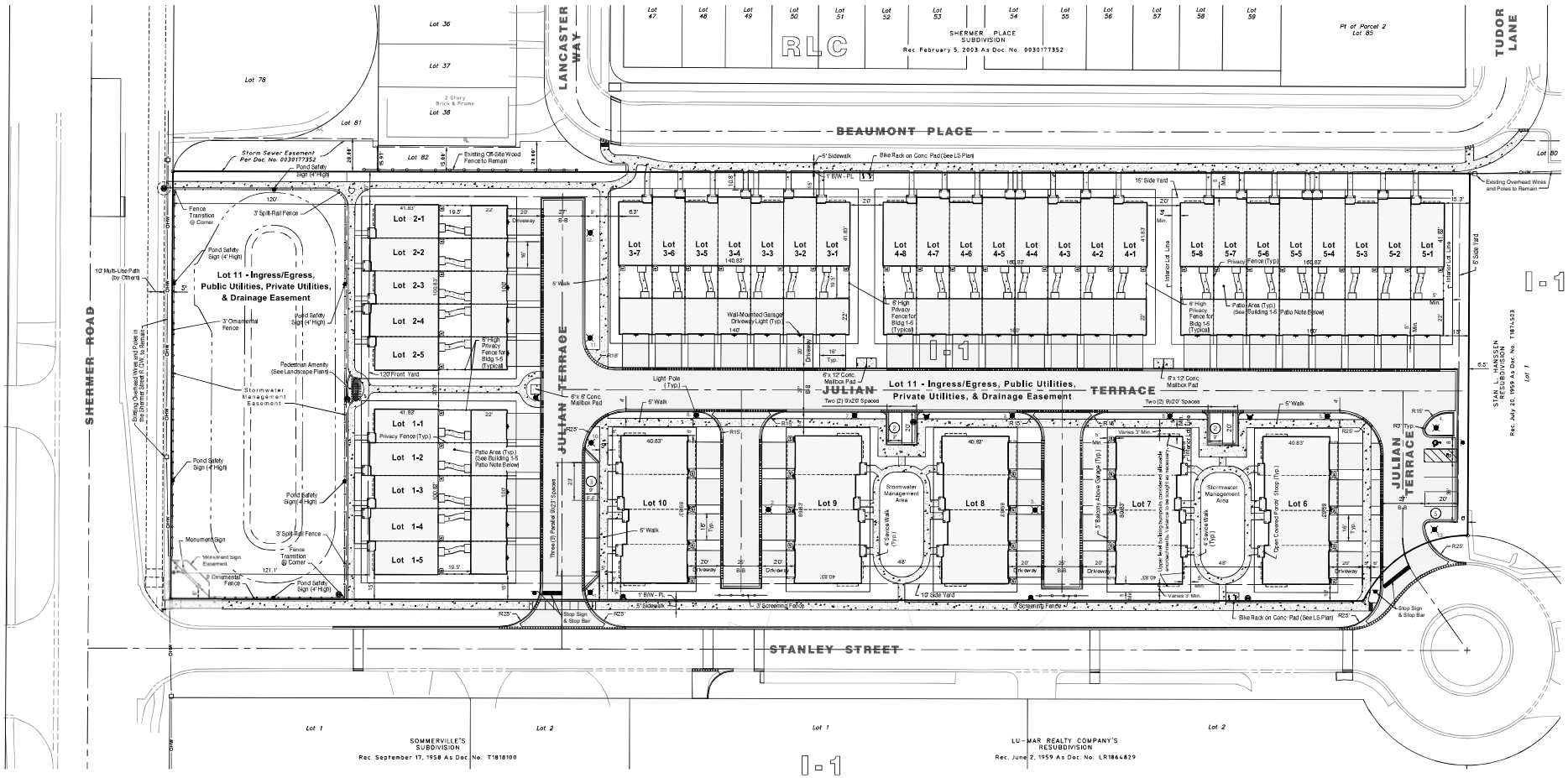
Zoning Map Amendment

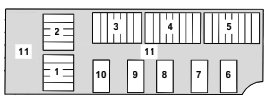


Rezone from I-1 Restricted Industrial District to RLC Residential and Limited Commercial District

Exhibit B

Site Plan





LOT 11 - Easement for Ingress/Egress, Public Utilities, Private Utilities, & Drainage Easement

Lot Key Map
Not to Scale

Building 1 - 5 Patio Note
All the areas between the garages and residential units have been accounted for as 100% impervious to allow for optional/ future patios.

Site Data		
Gross Site Area	4.69 Ac.	
Row Home Units	33	62%
Rear-Load Mews Townhome Units	20	38%
Total Dwelling Units	**53**	**100%**
Density	**11.3 DU/Ac.**	
Parking Summary		
Garage Stalls	106 @ 2.0:1	
Driveway Stalls	106 @ 2.0:1	
Guest Stalls On-Site	12 @ 0.23	
Total	**224 @ 4.23:1**	

Bulk, Space and Yard Requirements[1]	Required/ Permitted	Proposed
Building Height - Stories	4	3
Building Height - Feet[2]	65'	36' - 10"
Minimum Lot Area (s.f.)	100,000	204,081
Lot Area per Dwelling (s.f.)	4,150	3,851
Yard Summary		
Front (Shermer Road)	100	120
Corner Side (Stanley Street)	100	10
Interior Side (North)	6	15
Rear (East)	25	6
Floor Area Ratio	65%	61%
Lot Coverage	70%	48%

Notes:
1. Existing zoning is I-1 (Restricted Industrial); Proposed zoning is Planned Development R-C (Residential and Limited Commercial.) The Required/ Permitted values listed in the table reference that zoning.
2. The taller, Rowhome (Buildings 1-5) height, is listed in the above table. The Mews Townhome (Buildings 6-10) height is 35' - 3".

NORTH
Scale: 1" = 30'

No.	Date	
4	10.13.2025	Per Village Review & Coordination
3	8.28.2025	Per Village Review
2	5.28.2025	Per Village Review
1	9.26.2024	Stanley Street Parking Removed

HAEGER ENGINEERING
consulting engineers | land surveyors
100 South Main Street, Suite 273 • Tel. 847.854.4000 • Fax. 847.294.6666
Illinois Professional Design Firm License No. 184-001132
www.haegerengineering.com

PRELIMINARY PD SITE PLAN

NORTHBROOK ROW

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

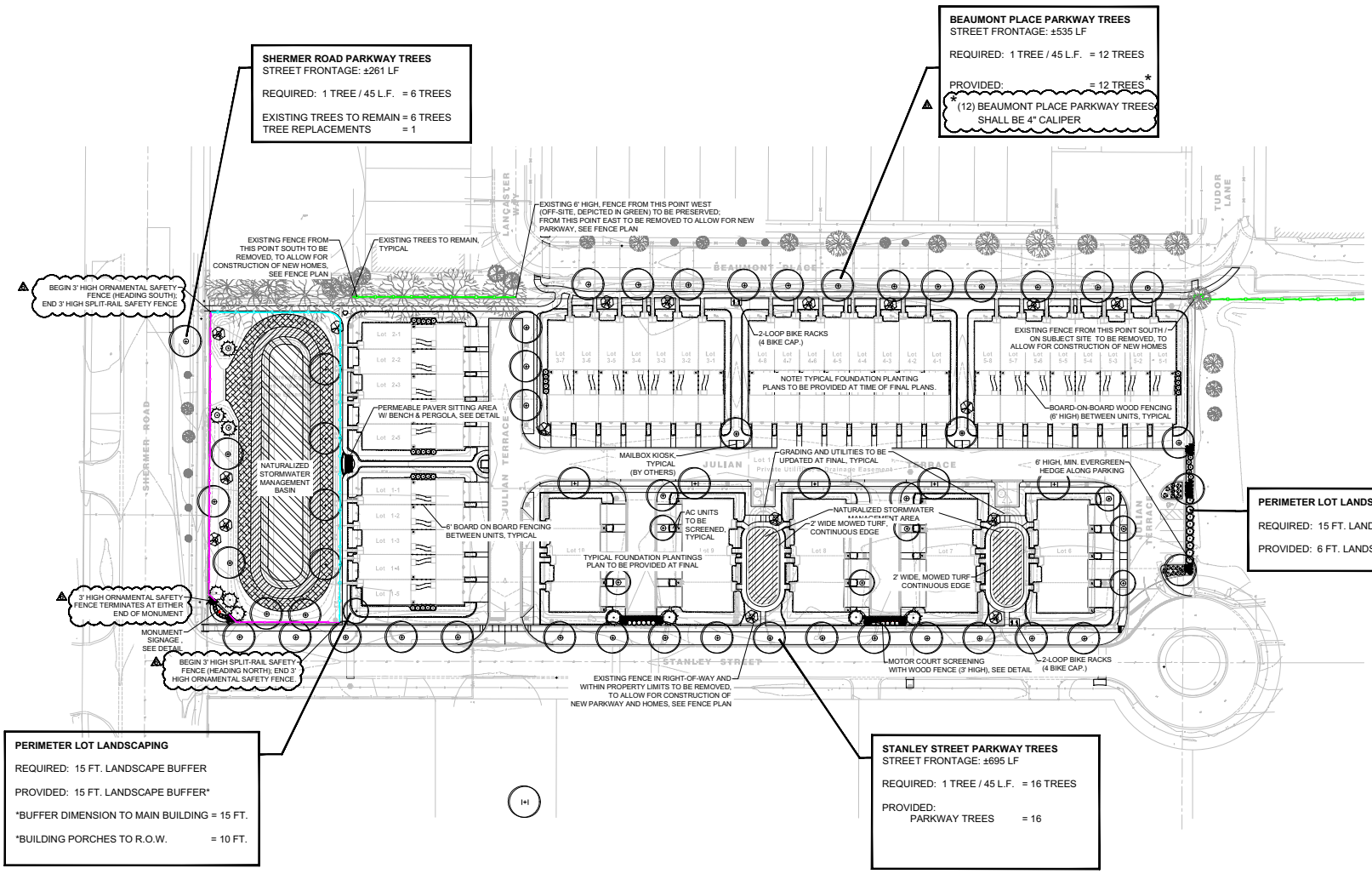
Project Manager:	T A S
Engineer:	P A C
Date:	6-6-2024
Project No.	20122
Sheet	1/1

© Haeger Engineering, LLC

Plot Date: Oct 13, 2025 - 7:09am Plotted By: tsdS
File Name: P:\2020\20122\Drawings\Preliminary\20122-SP (Alternate for PC).dwg

Exhibit C

Landscape Plan



LANDSCAPE PLAN

SCALE: 1" = 40'-0"

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

AUGUST 26, 2022

REVISIONS

1.	10/3/22 FOR VILLAGE SUBMITTAL
2.	8/21/24 PER STAFF COMMENTS
3.	9/16/24 PER STAFF COMMENTS
4.	4/10/25 PER STAFF COMMENTS
5.	6/13/25 PER STAFF COMMENTS
6.	10/13/25 PER STAFF COMMENTS
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

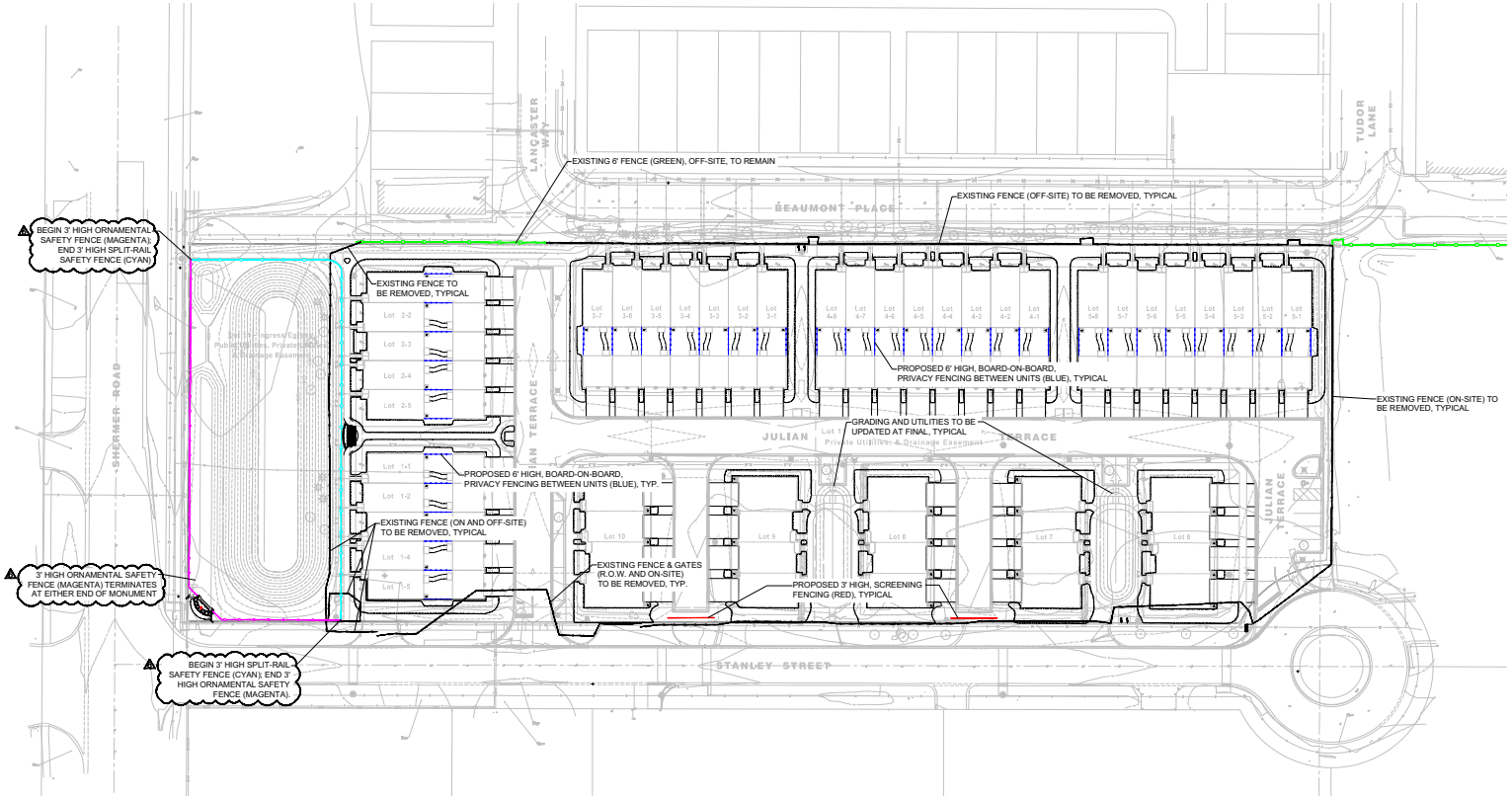
PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

L1.1

LEGEND: FENCE TYPES

- EXISTING FENCE TO BE REMOVED
- EXISTING OFF-SITE FENCE TO REMAIN
- PROPOSED 3 FT. HIGH MOTOR COURT TERMINUS FENCING
- PROPOSED 3 FT. HIGH ORNAMENTAL SAFETY FENCING
- PROPOSED 3 FT. HIGH SPLIT RAIL SAFETY FENCING
- PROPOSED 6 FT. HIGH PRIVACY FENCE



NORTH

FENCE PLAN

SCALE: 1" = 40'-0"

0 20' 40' 80'

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
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LEXINGTON HOMES

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6.	10/13/25 PER STAFF COMMENTS
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

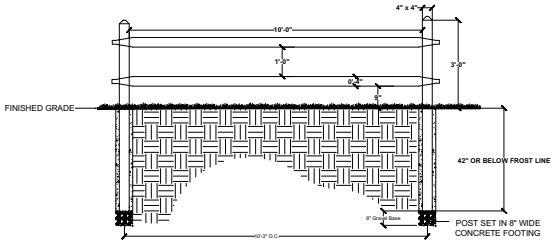
NORTHBROOK ROW

NORTHBROOK, IL

PRELIMINARY LANDSCAPE PLAN - FENCING PLAN

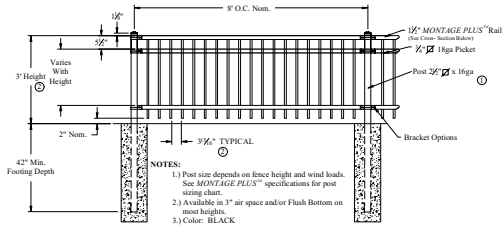
SHEET NUMBER

L2.0



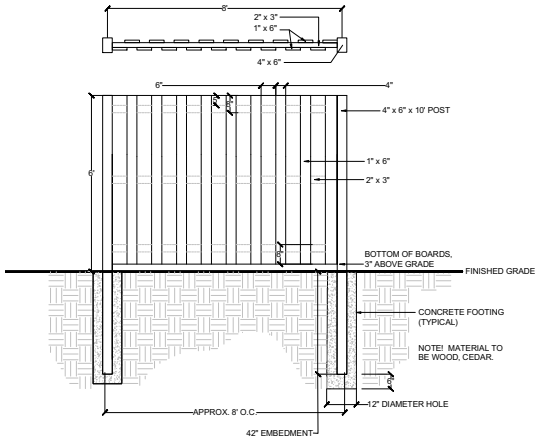
FENCE DETAIL: SPLIT RAIL SAFETY FENCE

SCALE: 1/2" = 1'-0"



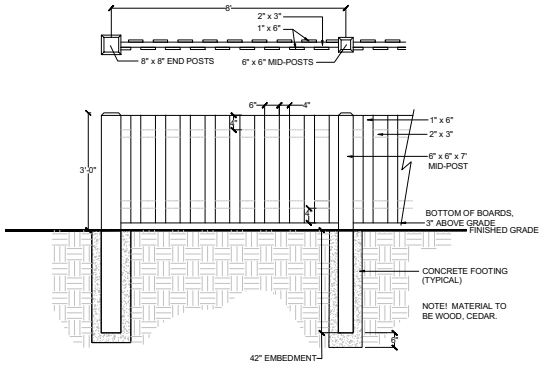
FENCE DETAIL: ORNAMENTAL SAFETY FENCE

SCALE: 1/2" = 1'-0"



FENCE DETAIL, PRIVACY FENCE FOR ROWHOME REAR YARDS

SCALE: 1/2" = 1'-0"



FENCE DETAIL: MOTORCOURT TERMINUS

SCALE: 1/2" = 1'-0"

dickson design
STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

AUGUST 26, 2022

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7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

PRELIMINARY LANDSCAPE PLAN - DETAILS: FENCING

SHEET NUMBER

L3.0



SPECIFICATION - ORION SQUARE (LOOP) BIKE RACK

SHALL BE:

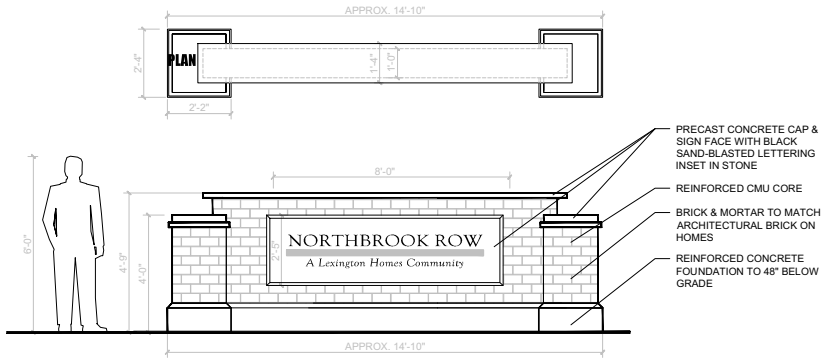
- QUANTITY: 4
- NAME: ORION SQUARE RACK
- MODEL #: ORNS-2-SF-P
- MATERIAL: POWDER COATED STEEL
- COLOR: BLACK
- DIMENSIONS: 26" L X 33" H

- SHALL BE SURFACE MOUNTED PER MANUFACTURER'S SPECIFICATIONS.

- AVAILABLE THRU (OR APPROVED EQUAL:
  GRABER MANUFACTURING, INC.
  THOMAS STEELE, MADRAX
  CONTACT: LARRY SEIPLE
  LSEIPLE@MADRAX.COM

BIKE RACK DETAIL - ORION SQUARE (LOOP)

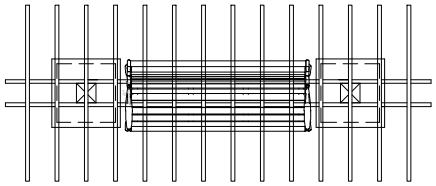
NOT TO SCALE



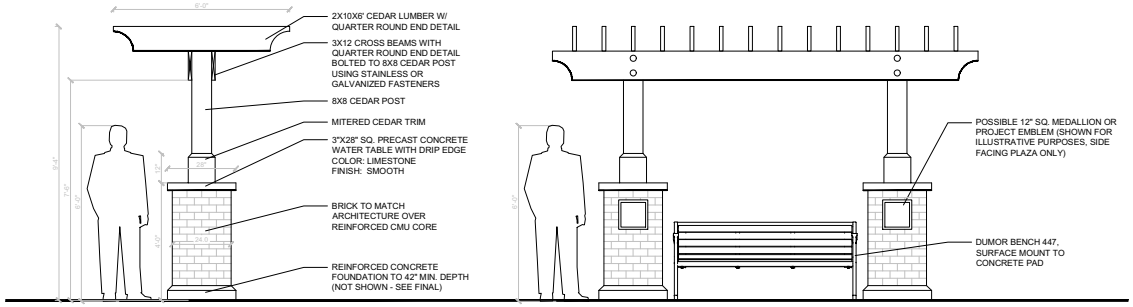
ELEVATION

ENTRY MONUMENT DETAIL

SCALE: 1/2" = 1'-0"



PLAN



ELEVATION - SIDE

ELEVATION

PERGOLA DETAIL

SCALE: 1/2" = 1'-0"

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9 CRYSTAL LAKE ROAD
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7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

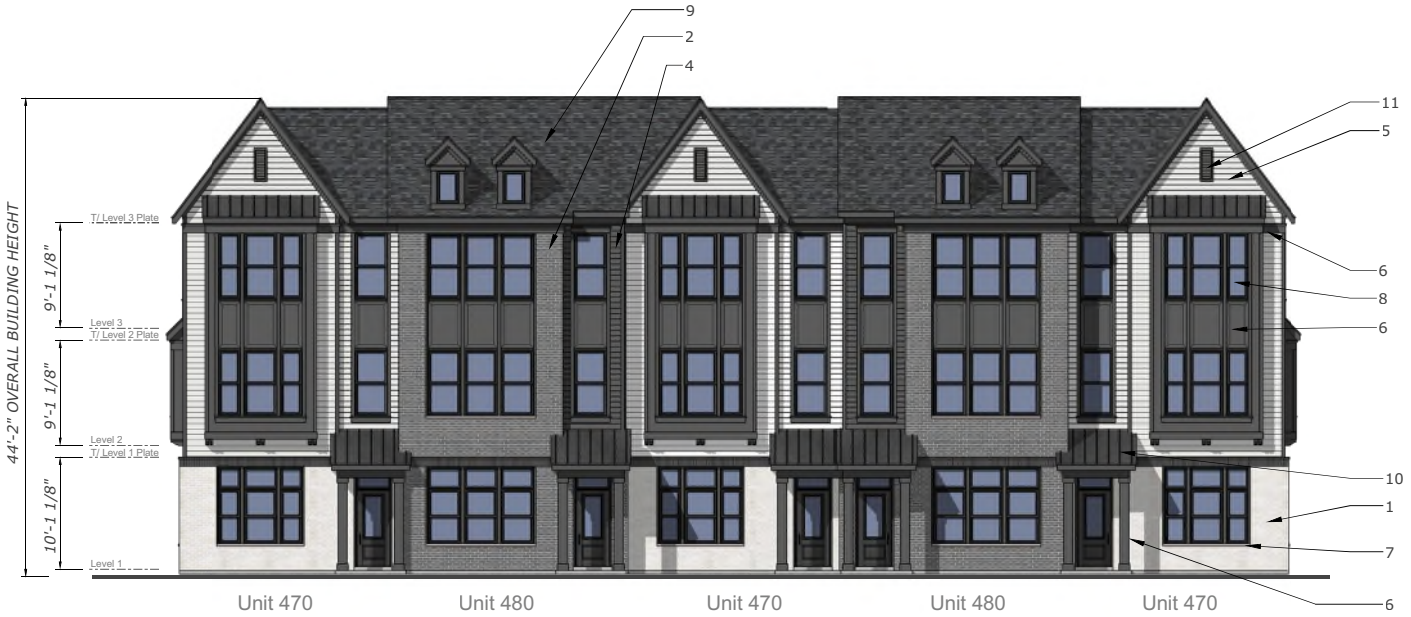
PRELIMINARY LANDSCAPE PLAN - DETAILS: AMENITIES

SHEET NUMBER

L3.1

Exhibit D

Elevations



Front Elevation

scale: 3/16" = 1'-0"

Exterior Finish Schedule			
1	Brick Veneer	ACME	White Bluff
2	Brick Veneer	General Shale	Slate Gray
3	Brick Soldier Course	Glen-Gery	Iron Vineyard
4	Engineered Lap Siding	LP SmartSide	Midnight Shadow
5	Engineered Lap Siding	LP SmartSide	Snowscape White
6	Engineered Trim & Panel	LP SmartSide	SW 7625 "Mount Edna"
7	Cast Stone Sill	Limestone	Gray
8	Vinyl Windows	Midway	Black-By-White
9	Asphalt Shingles	Certainteed	Landmark "Moire Black"
10	Standing Seam Metal Roof	Pac-Clad	Matte Black
11	Decorative Louver	Fypon	Black
12	Steel Garage Door	Clopay	SW 7625 "Mount Edna"

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2023 BSB Design, Inc.



Rear Elevation
scale: 3/16" = 1'-0"



Side Elevation
scale: 3/16" = 1'-0"

Side Elevation
scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

5-Unit Building Assembly

Northbrook Row
Northbrook, IL

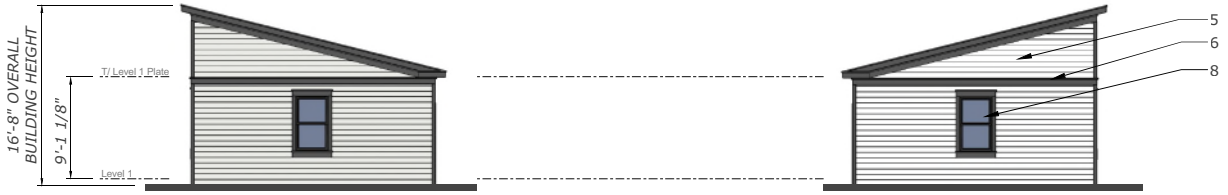
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2023 BSB Design, Inc.

March 25, 2025 | SF210505.00

BSB DESIGN
BSBDesign.com



Rear Elevation
scale: 3/16" = 1'-0"



Side Elevation
scale: 3/16" = 1'-0"

Side Elevation
scale: 3/16" = 1'-0"



Front Elevation
scale: 3/16" = 1'-0"

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Front Elevation

scale: 3/16" = 1'-0"

Exterior Finish Schedule			
1	Brick Veneer	ACME	White Bluff
2	Brick Veneer	General Shale	Slate Gray
3	Brick Soldier Course	Glen-Gery	Iron Vineyard
4	Engineered Lap Siding	LP SmartSide	Midnight Shadow
5	Engineered Lap Siding	LP SmartSide	Snowscape White
6	Engineered Trim & Panel	LP SmartSide	SW 7625 "Mount Edna"
7	Cast Stone Sill	Limestone	Gray
8	Vinyl Windows	Midway	Black-By-White
9	Asphalt Shingles	Certainteed	Landmark "Moire Black"
10	Standing Seam Metal Roof	Pac-Clad	Matte Black
11	Decorative Louver	Fypon	Black
12	Steel Garage Door	Clopay	SW 7625 "Mount Edna"

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2023 BSB Design, Inc.



Rear Elevation

scale: 3/16" = 1'-0"



Side Elevation

scale: 3/16" = 1'-0"

Side Elevation

scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

7-Unit Building Assembly

Northbrook Row
Northbrook, IL

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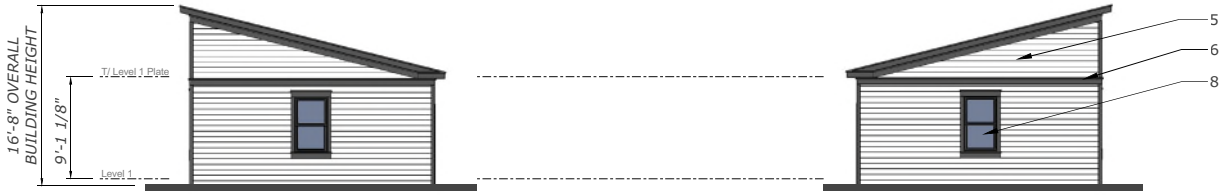
March 25, 2025 | SF210505.00

BSB DESIGN
BSBDesign.com

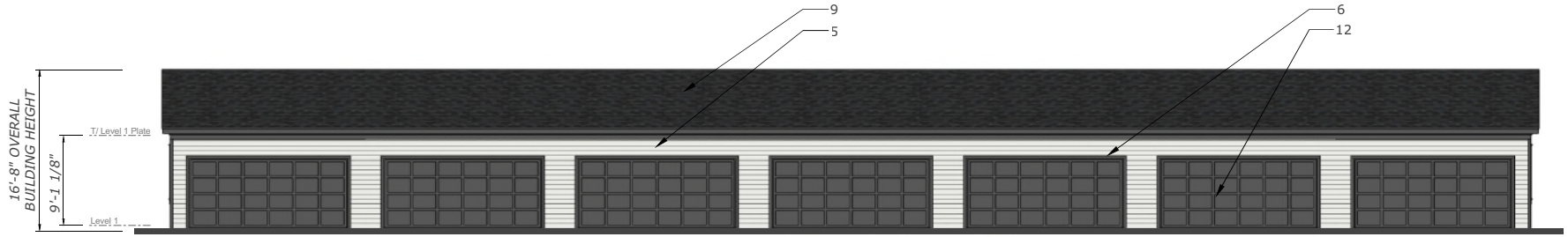


Rear Elevation
scale: 3/16" = 1'-0"



Side Elevation
scale: 3/16" = 1'-0"

Side Elevation
scale: 3/16" = 1'-0"



Front Elevation
scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

7-Unit Garage Assembly

Northbrook Row
Northbrook, IL

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March 25, 2025 | SF210505.00

BSB DESIGN
BSBDesign.com



Front Elevation

scale: 3/16" = 1'-0"

Exterior Finish Schedule			
1	Brick Veneer	ACME	White Bluff
2	Brick Veneer	General Shale	Slate Gray
3	Brick Soldier Course	Glen-Gery	Iron Vineyard
4	Engineered Lap Siding	LP SmartSide	Midnight Shadow
5	Engineered Lap Siding	LP SmartSide	Snowscape White
6	Engineered Trim & Panel	LP SmartSide	SW 7625 "Mount Edna"
7	Cast Stone Sill	Limestone	Gray
8	Vinyl Windows	Midway	Black-By-White
9	Asphalt Shingles	Certainteed	Landmark "Moire Black"
10	Standing Seam Metal Roof	Pac-Clad	Matte Black
11	Decorative Louver	Fypon	Black
12	Steel Garage Door	Clopay	SW 7625 "Mount Edna"

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Rear Elevation

scale: 3/16" = 1'-0"



Unit 470

Side Elevation

scale: 3/16" = 1'-0"

Unit 470

Side Elevation

scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

8-Unit Building Assembly

Northbrook Row
Northbrook, IL

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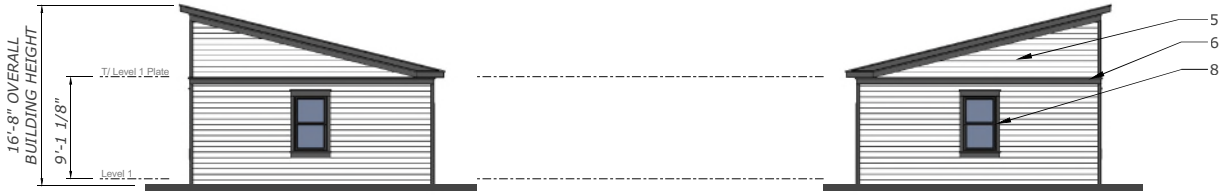
March 25, 2025 | SF210505.00

BSB DESIGN
BSBDesign.com

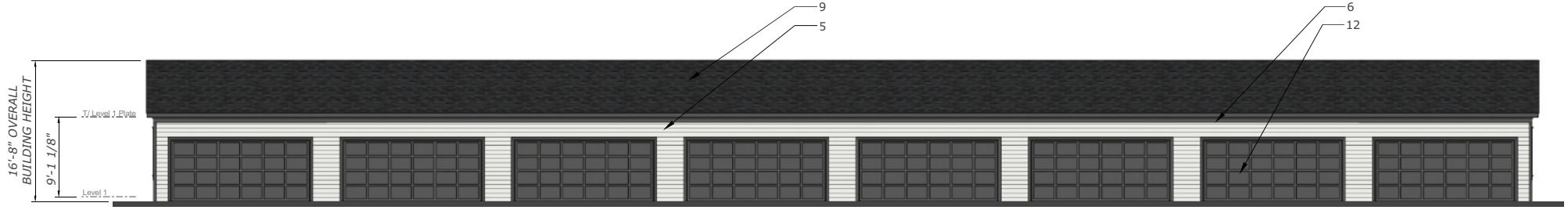


Rear Elevation
scale: 3/16" = 1'-0"



Side Elevation
scale: 3/16" = 1'-0"

Side Elevation
scale: 3/16" = 1'-0"



Front Elevation
scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

8-Unit Garage Assembly

Northbrook Row
Northbrook, IL

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March 25, 2025 | SF210505.00

BSB DESIGN
BSBDesign.com



Front Elevation

scale: 3/16" = 1'-0"

Exterior Finish Schedule			
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Rear Elevation

scale: 3/16" = 1'-0"



Side Elevation

scale: 3/16" = 1'-0"

Side Elevation

scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

4-Unit Building Assembly

Northbrook Row
Northbrook, IL

BSB DESIGN
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March 25, 2025 | SF210505.00

Exhibit E

Tentative Plat of Subdivision

P.I.N. 04-15-102-002
04-15-102-003

MAIL PLAT TO:

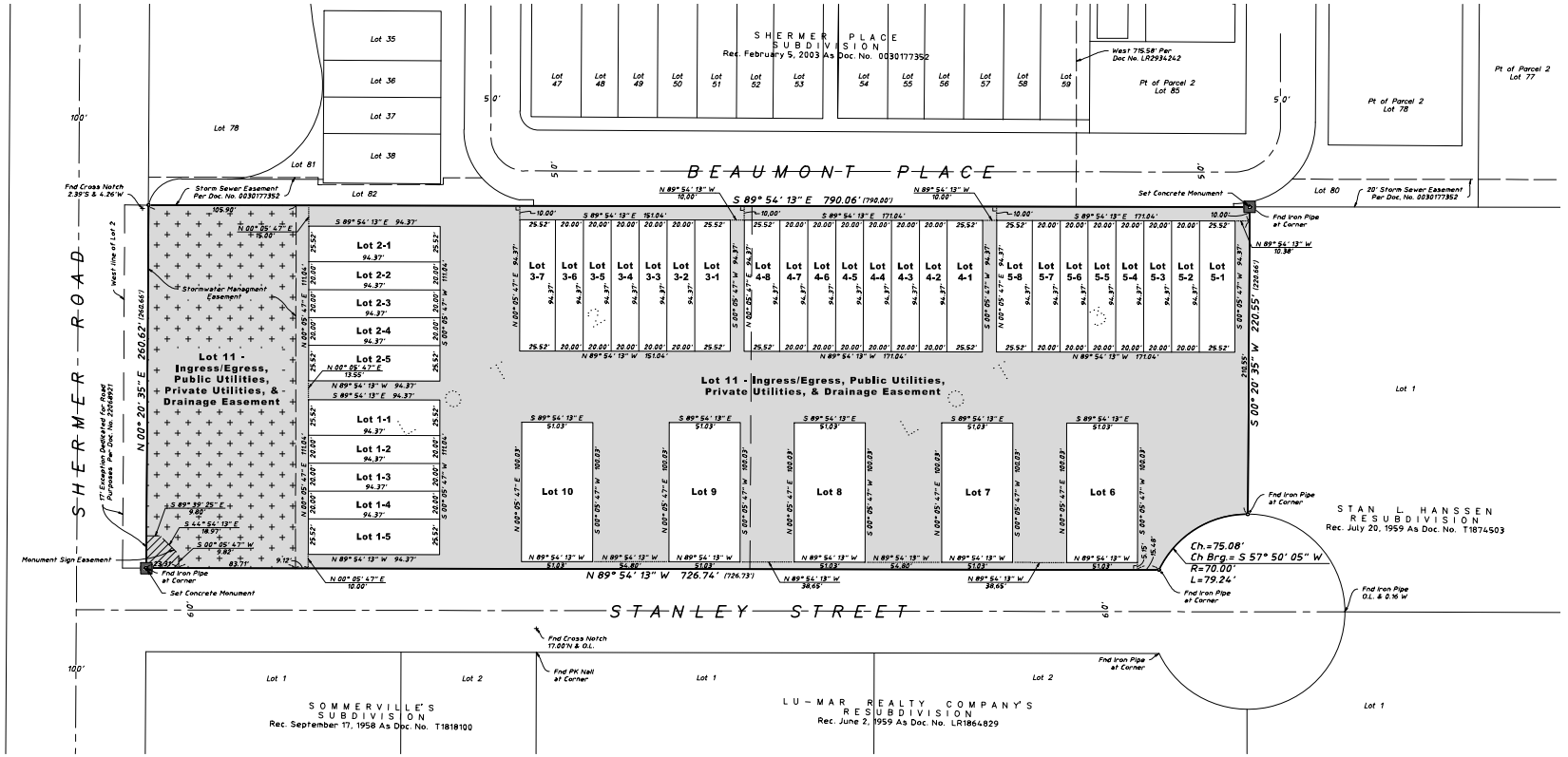
HAEGER ENGINEERING LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173

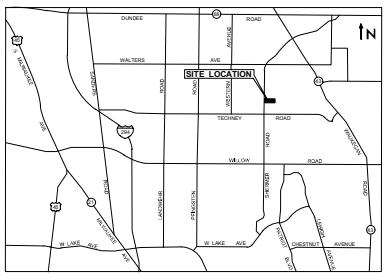
PRELIMINARY PLAT
OF
NORTHBROOK ROW

SHEET 1 OF 1

SCALE: 1" = 40'

Lot Area Summary	Area (ac.)	Area (sf)
Townhome Lots		
Lot 1-1	0.05528	2,408
Lot 1-2	0.04333	1,887
Lot 1-3	0.04333	1,887
Lot 1-4	0.04333	1,887
Lot 1-5	0.05528	2,408
Lot 2-1	0.05528	2,408
Lot 2-2	0.04333	1,887
Lot 2-3	0.04333	1,887
Lot 2-4	0.04333	1,887
Lot 2-5	0.05528	2,408
Lot 3-1	0.05528	2,408
Lot 3-2	0.04333	1,887
Lot 3-3	0.04333	1,887
Lot 3-4	0.04333	1,887
Lot 3-5	0.04333	1,887
Lot 3-6	0.04333	1,887
Lot 3-7	0.05528	2,408
Lot 4-1	0.05528	2,408
Lot 4-2	0.04333	1,887
Lot 4-3	0.04333	1,887
Lot 4-4	0.04333	1,887
Lot 4-5	0.04333	1,887
Lot 4-6	0.04333	1,887
Lot 4-7	0.04333	1,887
Lot 4-8	0.05528	2,408
Lot 5-1	0.05528	2,408
Lot 5-2	0.04333	1,887
Lot 5-3	0.04333	1,887
Lot 5-4	0.04333	1,887
Lot 5-5	0.04333	1,887
Lot 5-6	0.04333	1,887
Lot 5-7	0.04333	1,887
Lot 5-8	0.05528	2,408
Lot 6	0.11720	5,105
Lot 7	0.11720	5,105
Lot 8	0.11720	5,105
Lot 9	0.11720	5,105
Lot 10	0.11720	5,105
Subtotal: Lots 1-1 - 10	2.13529	93,013
Common Area		
Lot 11	2.54977	111,068
Total	4.68505	204,081





LOCATION MAP
Not To Scale

Legal Description

PARCEL 1:
LOT 2 (EXCEPT THE WEST 17 FEET DEDICATED FOR PUBLIC RIGHT OF WAY RECORDED AS DOCUMENT 22068921 ON SEPTEMBER 29, 1972) AND LOT 3 IN STANLEY SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 15, 1956 AS DOCUMENT LR1650762, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
NON-EXCLUSIVE, PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS GRANTED IN GRANT OF STORMWATER DRAINAGE
EASEMENT AND AGREEMENT RECORDED SEPTEMBER 26, 2003 AS DOCUMENT 0326945070 FOR THE RIGHT TO CONNECT TO AND USE THE STORMWATER MANAGEMENT FACILITIES FOR THE FLOW OF RUN-OFF WATER OVER AND UPON A PORTION OF LOTS 77, 78, 79, 80, 81, 82, 85, 88, 93 AND 94 IN SHERMER PLACE SUBDIVISION DESCRIBED ON EXHIBIT 'A' ATTACHED THERETO.

Private Street Covenant:
All streets located with Lot 11 shall be Private Streets owned and maintained by the Northbrook Row Townhome Owners Association, LLC. The Village of Northbrook shall at no time be under any obligation to provide maintenance for or accept dedication of any Private Streets.

Village of Northbrook - Form Restrictive Covenants and Easement for Storm Water Detention Area

1. THE AREA OF THE PROPERTY DESIGNATED ON THIS PLAT AS "STORM WATER DETENTION AREA" SHALL BE CONTINUOUSLY MAINTAINED IN A FIRST RATE MANNER BY OWNER OF [INSERT DESIGNATION OF ENCUMBERED PROPERTY] (THE "PLANNED DEVELOPMENT") AND AN EASEMENT ON, UNDER AND ABOVE THE STORM WATER DETENTION AREA IS HEREBY GRANTED TO, AND FOR THE USE AND BENEFIT OF, THE PLANNED DEVELOPMENT FOR THE SOLE PURPOSE OF STORM WATER DETENTION AND DRAINAGE.
2. NO CHANGE SHALL BE MADE IN THE FINISHED GRADE OF THE LAND WITHIN THE STORM WATER DETENTION AREA, NOR SHALL ANY CONSTRUCTION OF ANY KIND WHATSOEVER BE ERECTED OR PERMITTED TO EXIST WITHIN THE STORM WATER DETENTION AREA THAT MIGHT MATERIALLY IMPEDE STORM WATER DRAINAGE THEREIN OR MATERIALLY REDUCE THE STORM WATER DETENTION CAPACITY THEREOF. TREES, SHRUBS, FENCES AND NORMAL LANDSCAPE PLANTING SHALL BE PERMITTED WITHIN THE STORM WATER DETENTION AREA ONLY WITH THE PRIOR WRITTEN APPROVAL OF THE VILLAGE MANAGER OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS (THE "VILLAGE"). THE OWNER OF THE PLANNED DEVELOPMENT SHALL MAINTAIN A GRASS COVER ON THE SURFACE OF THE STORM WATER DETENTION AREA AND SHALL KEEP SUCH GRASS IN A NEAT AND TRIMMED CONDITION.
3. IN THE EVENT THE VILLAGE DETERMINES, IN ITS SOLE AND ABSOLUTE DISCRETION, THAT PRIOR MAINTENANCE OF THE STORM WATER DETENTION AREA IS NOT PERFORMED AT ANY TIME, THE VILLAGE, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE OWNERS OF THE PLANNED DEVELOPMENT, MAY, BUT SHALL NOT BE OBLIGATED TO, ENTER UPON ANY OR ALL OF THE PLANNED DEVELOPMENT FOR THE PURPOSE OF PERFORMING MAINTENANCE WORK ON AND TO THE STORM WATER DETENTION AREA.
4. IN THE EVENT THAT THE VILLAGE SHALL CAUSE TO BE PERFORMED ANY WORK PURSUANT TO THESE PARAGRAPHS, THE VILLAGE SHALL HAVE THE RIGHT TO CHARGE THE OWNER OF THE PLANNED DEVELOPMENT AN AMOUNT SUFFICIENT TO DEFRAY THE ENTIRE COST OF SUCH WORK OR ACTION, INCLUDING ADMINISTRATIVE COSTS, EITHER BEFORE OR AFTER SUCH COST IS INCURRED. IF THE AMOUNT SO CHARGED IS NOT PAID BY THE OWNER OF THE PLANNED DEVELOPMENT WITHIN THIRTY (30) DAYS FOLLOWING A DEMAND IN WRITING BY THE VILLAGE FOR SUCH PAYMENT, SUCH CHARGE, TOGETHER WITH INTEREST AND COSTS OF COLLECTION, SHALL BECOME A LIEN UPON THE PLANNED DEVELOPMENT AND THE VILLAGE SHALL HAVE THE RIGHT TO COLLECT SUCH CHARGE, WITH INTEREST AND COSTS, AND TO ENFORCE SUCH LIEN AS IN FORECLOSURE PROCEEDINGS AS PERMITTED BY LAW. 4887-6814-6096, v. 1
5. NOTHING IN THESE PARAGRAPHS SHALL BE CONSTRUED TO CONSTITUTE A DEDICATION OF ANY PORTION OF THE STORM WATER DETENTION AREA OR OF THE PLANNED DEVELOPMENT TO, OR AN ACCEPTANCE THEREOF BY, THE VILLAGE.
6. THE VILLAGE SHALL BE UNDER NO OBLIGATION TO EXERCISE THE RIGHTS GRANTED IN THESE PARAGRAPHS EXCEPT AS IT SHALL DETERMINE TO BE IN ITS BEST INTEREST. NO FAILURE TO EXERCISE AT ANY TIME ANY RIGHT HEREIN GRANTED TO THE VILLAGE SHALL BE CONSTRUED AS A WAIVER OF THAT OR ANY OTHER RIGHTS.
7. THESE COVENANTS SHALL RUN WITH THE LAND IN THE PLANNED DEVELOPMENT, AND SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE OWNER OF THE PLANNED DEVELOPMENT, THEIR RESPECTIVE SUCCESSORS, ASSIGNS AND GRANTEES AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM. ENFORCEMENT OF THESE COVENANTS MAY BE SOUGHT BY THE OWNER OF THE PLANNED DEVELOPMENT, ANY PERSON WITH AN INTEREST IN ANY OF SAID LOTS OF RECORD, OR THE VILLAGE OF NORTHBROOK BY ANY PROCEEDING AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION, TO COMPEL AFFIRMATIVE ACTION, OR TO RECOVER DAMAGES, AND AGAINST THE LAND TO ENFORCE ANY LIEN CREATED BY THESE COVENANTS.

Notes:
1. The basis of bearing shown heron is based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
2. Underground utilities are not shown hereon.
3. Based on information provided on the Flood Insurance Rate Map Community - Panel No. 17031C0227J dated August 19, 2008, produced by the Federal Emergency Management Agency (FEMA) for Cook County, Illinois, the property shown and described hereon is located within Zone X, which is defined by FEMA as "Areas determined to be outside the 0.2% annual chance floodplain."
4. In the preparation of this survey reference was made to Chicago Title Insurance Company Commitment for Title Insurance Order No. CCH11801099LD with an Effective Date of February 18, 2021.
5. Lot 11 is a "Common Area / Blanket Easement for Ingress / Egress, Public Utilities, Private Utilities and Drainage" benefiting Lots 1 to 10.

Originally Prepared: 3/31/2025 Project No. 20-122

No.	Date	Revision
1	6-20-2025	Per Village Review

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

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Plot Date: Jun 16, 2025 - 2:25pm Plotted By: jenny-h Layout: Prelim Plat
File Name: P:\2020\20122\Drawings\Preliminary\20122-PRELIM PLAT.dwg

Plan Commission Minutes - APPROVED

Sandra "Sandy" Frum Board Room
1225 Cedar Lane Northbrook, IL 60062
Tuesday, October 7, 2025

PLAN COMMISSION

1) Roll Call

Attendee Name	Title	Status
Steven Elisco	Chairman	Present
Jeff Braiman	Commissioner	Present
Keri Halperin	Commissioner	Present
Nikos Karavitis	Commissioner	Present
Jeremy Melnick	Commissioner	Absent
Allen Morgen	Commissioner	Present
Andrea Pipito	Commissioner	Absent
Ken Walden	Commissioner	Present
Amy McEwan	Director	Present
Swati Pandey	Senior Planner	Present
Caitlyn Culbertson	Village Attorney	Present

2) Minutes Approval

3) Community Planning Report

Senior Planner Swati Pandey reviewed the proper use of microphones. Furthermore, the applications the Plan Commission is considering tonight were submitted under the previous Zoning Code (1988).

4) Public Comment Time

5) Public Hearing

5.A) DOCKET NO. PCD-25-14: 755 HUEHL ROAD - CHILD DAY CARE FACILITY (Public Hearing) - An application filed by Little Einsteins Academy & Daycare Inc. as lessee of the property commonly known as 755 Huehl Road (the "Subject Property"), which is owned by Center on Deafness, for the purposes of: (A) Repeal the existing special permit from 2012 and 2017 for the previous user; (B) Special Permit for Child Day Care Services (SIC No. 8351.00) in the IB Institutional Building District; and (C) Approval of any such variations, waivers, and zoning relief as may be necessary.

Commissioner Halperin made a motion to waive staff presentation; seconded by Commissioner Morgen. On roll call vote, all were in favor. (6 Yes Votes, 0 No Votes)

Commissioner Halperin made a motion to approve a resolution for Docket No. PCD-25-14, 755 Huehl Road - child day care facility, as prepared and submitted by staff; seconded by Commissioner Morgen. On roll call vote, all were in favor. (6 Yes Votes, 0 No Votes)

5.B) DOCKET NO. PCD-25-15: 40 SKOKIE BOULEVARD - HUNTINGTON NATIONAL BANK (Public Hearing) - An application filed by Huntington National Bank as lessee of 40 Skokie Boulevard, which is owned by 40 Skokie Property, LLC for the purpose of authorizing the following zoning relief: (A) Special Permit for Accessory Drive-Through Facility (SIC No. 9980.00) in O-3 General Office District; (B) Site Plan Approval; and (C) Approval of such other zoning relief as may be necessary.

Commissioner Karavitis made a motion to waive staff presentation; seconded by Commissioner Walden. On roll call vote, all were in favor. (6 Yes Votes, 0 No Votes)

Commissioner Morgen made a motion to approve a resolution for Docket No. PCD-25-15, 40 Skokie Boulevard – Huntington National Bank, as prepared and submitted by staff; seconded by Commissioner Halperin. On roll call vote, all were in favor. (6 Yes Votes, 0 No Votes)

5.C) DOCKET NO. PCD-24-06: 1825 SHERMER ROAD - NORTHBROOK ROW (Public Hearing) - An application by 1825 Shermer Road, LLC, an affiliate of Lexington Homes as owner of the property commonly known as 1825 Shermer Road, is requesting the following zoning relief: (A) Rezoning from the I-1 Restricted Industrial District to the RLC Residential and Limited Commercial District; (B) Special permit for Concept Plan for a Planned Development with 53 townhomes; (C) Special Permit for Townhomes (SIC 9862.00) in RLC District; (D) Approval of Tentative Plat of Subdivision; (E) Variation to reduce the required corner side (Stanley Street) yard from 100 feet to 10 feet and rear (East) yard from 25 feet to 6 feet; (F) Variation to reduce the required corner side (Stanley Street) setback from 100 feet to 10 feet and rear (East) setback from 25 feet to 15 feet; (G) Parking Variation to reduce the requirement from 239 spaces to 217 spaces (9.21%); (H) Variation of the Subdivision Code to allow a private road system; (I) Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development; (J)

Variation of the Subdivision Code to Waive the Requirement to Bury Overhead Utility Lines along the Shermer Road frontage of the Subject Property; (K) Exception from the Affordable Housing requirements to restrict all affordable units to a single income tier and location of affordable units on the Subject Property; (L) Site Plan Approval; and (M) Approval of any such variations, waivers, and zoning relief as may be necessary.

Senior Planner Swati Pandey discussed an application submitted by 1825 Shermer Road, LLC, for the property located at 1825 Shermer Road. The applicant is requesting to construct a new multi-family residential development consisting of fifty-three townhomes. She provided a brief overview of the following: property's history, zoning, and site plan. She noted the requested relief/primary issues the Plan Commission should consider.

Nate Wynsma, Vice President, Lexington Homes, 1731 N Marcy Street, Chicago, IL, introduced his team to the Commission. Furthermore, he provided a brief overview of the following: business operations, surveys, roadway configuration, density, parking, and development plans.

Sharon Dickson, Landscape Architect, Dickson Design Studio, 9 Crystal Lake Road, Suite 110, Lincoln Hills, IL, discussed the proposed landscape architecture.

Mr. Wynsma clarified the base sale price range of the units and location of affordable units.

David Miller, Johnson Research Group, 105 W Madison, Suite 406, Chicago, IL, discussed the tax impact study.

Mr. Wynsma clarified the following: parking, construction phases, improvements, number of units, affordable housing units, studies, and site plan.

Todd Shaffer, Principal, Haeger Engineering, 100 E State Parkway, Schaumburg, IL 60173, clarified the Village standards for roadways.

Commissioner Braiman expressed concern regarding increased density and lack of sidewalks.

Mr. Shaffer clarified lighting details and confirmed no right-of-way was proposed.

Chairman Elisco expressed concern regarding the lack of guest parking.

Mr. Wynsma stated they are willing to modify the proposed design to include sidewalk on south side of Julian Terrace. Furthermore, he clarified the townhouse design and parking.

Chairman Elisco opened public comment.

Cheryl Wickrema, 1914 Farnsworth Lane, Northbrook, IL, spoke in opposition of the proposed development project. She expressed concern regarding the following: school impacts, lack of development feasibility studies, traffic impacts, increased density, and lack of buffering.

Ansheesh Lal, 1966 Beaumont Place, Northbrook, IL, spoke in opposition of the proposed development project. He expressed concern regarding the lack of parking.

Michael D'Souza, 1740 Lancaster Way, Northbrook, IL, spoke in opposition of the proposed development project. He expressed concern regarding the following: lack of parking, exposed power lines, and traffic impacts.

Patty Dryer, 1922 Beaumont Place, Northbrook, IL, spoke in opposition of the proposed development project. She expressed concern regarding the following: loss of greenspace, traffic impacts, loss of historic trees, pedestrian safety, ADA (Americans with Disabilities Act) impacts, and lack of parking.

Stacy Hendricks, 1792 Lancaster Way, Northbrook, IL, spoke in opposition of the proposed development project. She expressed concern regarding the following: building height, stormwater flooding, lack of parking, and pedestrian safety.

Stephanie Geitner, 1934 Beaumont Place, Northbrook, IL, spoke in opposition of the proposed development project. She expressed concern regarding the following: loss of greenspace, lack of parking, loss of historic trees, pedestrian safety, and loss of privacy.

Carol Karton, 1788 Lancaster Way, Northbrook, IL, spoke in opposition of the proposed development project. She expressed concern regarding the following: traffic impacts, lack of parking, and increased density.

Sally Stone, 2010 Plymouth Lane, Northbrook, IL, spoke in opposition of the proposed development project. She expressed concern regarding the following: increased density, traffic impacts, and lack of green space.

Todd Daniels, Shermer Place Master Association President, 1914 Farnsworth Lane, Northbrook, IL, spoke in opposition of the proposed development project. He expressed concern regarding the following: increased density, traffic impacts, and lack of parking, and stormwater plan.

Mr. Wynsma assured the Commission that the proposed design integrates perfectly with the surrounding residential uses. Furthermore, he provided a brief overview the following: handicap parking, property's history, fencing, bike rack compliance, removal of historic trees, and neighborhood parking observations.

Mr. Shaffer and Ms. Dickson confirmed the historic trees will need to be removed for elevation/grading purposes.

Commissioner Morgen expressed concern regarding lack of parking.

Mr. Shaffer assured the Commission that they are incompliance with the Village standards for parking.

Chairman Elisco asked if the petitioner studied other options such as switching the placement of The Mews units with the norther Row units.

Mr. Wynsma clarified the proposed design with the Commission.

Commissioner Halperin made a motion to close the public hearing; seconded by Commissioner Morgen. On roll call vote, all were in favor. (6 Yes Votes, 0 No Votes)

Commissioner Halperin expressed concern regarding the following: school impacts, traffic impacts, and lack of parking. Furthermore, she recognized the applicant for incorporating affordable housing.

Commissioner Karavitis spoke in favor of the proposed development project. He expressed concern regarding the following: lack of parking, school impacts, exposed utility lines, and bike racks.

Commissioner Morgen spoke in favor of the proposed development project. He expressed concern regarding the following: lack of guest parking and increased density.

Commissioner Walden recognized that there could be an impact on area schools. Furthermore, he requested a commitment from the developer regarding the number of bedrooms for affordable housing units. Lastly, he recognized the applicant for incorporating affordable housing.

Commissioner Braiman spoke in favor of the proposed development project. He expressed concern regarding the following: lack of sidewalks, school impact, increased density, private streets, and lack of parking. Furthermore, he requested the applicant modify the site plan to decrease density.

Chairman Elisco concurs with his fellow Commissioners. He recommended the following: address guest parking issues, underground utility lines along Shermer Road, establishing public sidewalks (southside of Julian Terrace), 3-4” caliber parkway trees along Beaumont Place, and clarifying the stormwater detention labels on plans. Furthermore, he recognized the Applicant for incorporating affordable housing and Climate Action Plan items.

Commissioner Morgen made a motion to open the public hearing; seconded by Commissioner Halperin. On roll call vote, all were in favor. (6 Yes Votes, 0 No Votes)

Hal Francke, Applicant’s Attorney, advised the Commission that the Applicant is complying with multiple Village ordinances.

Amy McEwan, Director of Development & Planning Services, clarified the parking relief for affordable housing and density for developments in the surrounding area.

Chairman Elisco explained how the Commission plays a critical role in evaluating applications to determine what level of density is appropriate.

Mr. Francke discussed modifying the site plan to incorporate public parking.

Commissioner Halperin anticipates the development will have a high number of students.

Mr. Wynsma clarified snow removal maintenance with the Commission.

Commissioner Morgen made a motion to continue the public hearing to the next meeting scheduled on October 21, 2025; seconded by Commissioner Walden. On roll call vote, all were in favor. (6 Yes Votes, 0 No Votes)

6) Review of Draft Resolutions

7) Discussion Topics

Chairman Elisco spoke on how the Commission plays a critical role in evaluating applications.

Amy McEwan, Director of Development & Planning Services, clarified the Village ordinances.

8) Remarks for the Good of the Order

Chairman Elisco congratulated the Board and staff on the Downtown streetscape that looks good.

9) Adjourn

Commissioner Halperin made a motion, seconded by Commissioner Karavitis to adjourn. On voice vote, a motion to adjourn passed unanimously. Adjourned at 10:33 p.m.

MEMORANDUM

To: Plan Commission
From: Senior Planner Swati Pandey
Cc: Deputy Director Michaela Kohlstedt
Date: October 7, 2025
Subject: PCD-24-06: 1825 Shermer Road – Concept Plan Approval for Lexington Townhomes

INTRODUCTION

On October 7, 2025, the Plan Commission will conduct a public hearing for an application submitted by 1825 Shermer Road, LLC, an affiliate of Lexington Homes (the "Applicant") as owner of the property commonly known as 1825 Shermer Road (the "Subject Property"). The applicant wants to construct a new multi-family residential development consisting of 53 townhomes on the Subject Property. Based upon staff's review of the application, the application has been noticed for the following relief:

A. Rezoning from the I-1 Restricted Industrial District to the RLC Residential and Limited Commercial District;

B. Special Permit for Concept Plan for a Planned Development with 53 townhomes;

C. Special Permit for Townhomes (SIC 9862.00) in RLC District;

D. Approval of Tentative Plat of Subdivision;

E. Variation to reduce the required corner side (Stanley Street) yard from 100 feet to 10 feet and rear (East) yard from 25 feet to 6 feet;

F. Variation to reduce the required corner side (Stanley Street) setback from 100 feet to 10 feet and rear (East) setback from 25 feet to 15 feet;

G. Parking Variation to reduce the requirement from 239 spaces to 217 spaces (9.21%);

H. Variation of the Subdivision Code to allow a private road system;

I. Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development;

J. Variation of the Subdivision Code to Waive the Requirement to Bury Overhead Utility Lines along the Shermer Road frontage of the Subject Property;

K. Exception from the Affordable Housing requirements to restrict all affordable units to a single income tier and location of affordable units on the Subject Property;

L. Site Plan Approval; and

M. Approval of any such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant.

A sign has been posted on the Subject Property indicating the time and date of the Plan Commission public hearing. The Applicant has submitted evidence that the mailed notice requirements of the Zoning Code have been satisfied. The Plan Commission hearing was properly noticed in the September 18, 2025 edition of the *Northbrook Star*. To date staff has received one written comment stating concerns regarding traffic, property maintenance, parking, etc.; the comment is attached.

PROPERTY DESCRIPTION

The Subject Property is:

- is zoned I-1 Restricted Industrial District;
- is located on the northeast corner of Shermer Road and Stanley Street;
- the Subject Property is 4.69 acres in size ;
- is surrounded by:
    - North: RLC Residential and Limited Commercial District (the Shermer Place subdivision)
    - East: I-1 Restricted Industrial
    - South: I-1 Restricted Industrial
    - West: R-3 Single Family Residential and IB Institutional Buildings (a fire station) to the west of Shermer Road
- is designated as appropriate for Major Corridor Multi-Use in the Comprehensive Plan; the purpose of which is to accommodate a mixture of higher density multi-family housing as well as retail and business services;
- is not located within the 100-year flood plain;
- is not located within a stormwater project area as identified in the Master Stormwater Management Plan;
- The Master Bicycle and Pedestrian Plan designate Shermer Road in front of the Subject Property as appropriate for a side path.

BACKGROUND INFORMATION

Previously, there was a single story, 106,000 square feet concrete block and metal frame industrial building which was demolished in the past two years by the Owner.

Preliminary Review

On February 13, 2024 the Board of Trustees conducted a preliminary review of the request for a residential planned development on the Subject Property. The majority of the Board found the request to be appropriate as presented. Some members of the Board requested that the Plan Commission closely review the requested right of way width reductions and the proposal for sidewalks to be on only one side of the street.

A copy of the Board of Trustees minutes is attached for reference, and the meeting can be viewed on the Village website as well to hear the full commentary from the Trustees. The following is a table of the comments made by members of the Board of Trustees:

Trustee	Title	Status	Comments
Kathryn Ciesla	Village President	Present	Private street to be reviewed by PC
Robert Israel	Trustee	Absent	N/A
Heather Ross	Trustee	Absent	N/A
Daniel Pepoon	Trustee	Present	provide on-site affordable housing units; ACC review req.; parking should be reviewed
Johannah Hebl	Trustee	Present	Rezoning to RLC is acceptable; private street not desirable but to be reviewed by PC; parking variation is acceptable; green space should be provided as an amenity; ACC review required; provide on-site affordable housing units.

Joy Ebhomielen	Trustee	Present	Sustainability items should be addressed; green space should be emphasized; Affordable housing should be provided.
Michelle Kohler	Trustee	Present	Affordable housing should be built on-site; impact on schools should be assessed; parking should be reviewed.

Following the preliminary review, the Applicant submitted a formal application. The formal application submitted is similar to that which underwent preliminary review.

Staff Review

Prior to scheduling a public hearing the application underwent the standard review process and was reviewed by the following departments/entities:

- Development and Planning Services (Planning & Zoning)
- Sustainability
- Public Works (Engineering and Tree Preservation)
- Fire
- Police
- Village Attorney
- Community Partners for Affordable Housing (CPAH), the Village's affordable housing consultant
- Village Traffic Consultant
- Village Engineering Consultant
- Northbrook Taxing Districts (Library, Park District, and School Districts 30 and 225)

At this time all of the reviewers have approved or conditionally approved the proposed concept plan as presented.

Compliance with Village Plans

- Comprehensive Plan: The Comprehensive Plan identifies the property for Major Corridor Multi-Use which is intended to accommodate a mixture of higher density multi-family housing, retail, restaurant, business and professional offices.
- Master Bicycle and Pedestrian Plan: The Master Bicycle and Pedestrian Plan designates Shermer Road in front of the Subject Property as appropriate for a side path. A sidepath is a path used for bicyclists and pedestrians adjacent to a roadway. This pedestrian and bicycle infrastructure is currently under construction.

Architectural Control Commission (ACC):

On September 11, 2025, the ACC reviewed the application from design perspective and found the overall proposal acceptable. The Commission members asked about the color scheme of the buildings. The Commission stated that they liked the layout and the water feature (detention) aligned with Shermer Place; separation between buildings; break in rooflines; and elevation design. The members recommended decorative panels on the rear façade of the Row Homes and metal seam roof above entrances for the units – the Applicant has stated that they would consider these changes when submitting the Final Plan application, as recommended by the ACC. The ACC recommended approval for the Concept Plan application as presented. The approved minutes from this meeting were not available at the time of drafting of this report.

Housing Committee:

On September 9, 2025, the Housing Committee of the Board of Trustees reviewed a request for exceptions from the Affordable Housing Ordinance for a proposed 53-unit townhome development. The Applicant's Affordable Housing Compliance Plan proposes the required eight units (15%) on-site, however, the plan is requesting an exception from the Affordable Housing requirements to restrict all affordable units to a single income tier (required to be split 50/50 between Eligible Income Tier I and Tier II) and location of affordable units (required to be distributed throughout the development) on the Subject Property. The Board of Trustees

upon recommendation from the Housing Committee will take the final decision regarding the requested exceptions for Affordable Housing.

PROPOSED PROJECT

The Applicant is proposing to construct a planned development which consists of three-story townhome buildings with a total of 53 units on an existing 4.69 acre Subject Property. The development will be accessed off of Stanley Street, with an on-site detention pond and additional common area. The proposal consists of two styles of townhomes, one inclusive of detached garages with private backyard spaces (Row Homes), and the other model consisting of attached garages on the first floor with living quarters above the garage (Mews Homes). Both types of townhomes will be three-story, consisting of 2-4 bedrooms ranging in size between 1,600 – 2,500 square feet. Additional details regarding the proposed development are outlined in the attached material submitted by the Applicant.

Site Design: The development will be located at the corner of Shermer Road and Stanley Street, with access provided solely off of Stanley Street through two curb-cuts. Both would be a two-way access to a private street (called Julian Terrace). The Row Homes garages would have access onto the private street, while the Mews Homes garages would be accessed off of shared driveways.

There is an existing sidewalk in front of the Subject Property along Shermer Road. The Applicant is proposing to install a sidewalk within the public right-of-way along Stanley Street to the south, and on the north side along Beaumont Place, connecting to the sidewalk on Tudor Lane and Beaumont Place within the Shermer Place Subdivision. These sidewalks will be connected to a system of proposed walkways to the individual proposed townhome units. The maximum width of Julian Terrace (private road) will be 27' back-of-curb to back-of-curb. The Applicant is requesting variations of the Subdivision Code to allow private road; and sidewalk on one side of the street.

The proposed Row Homes townhome units are facing Shermer Road and Beaumont Place, while Mews Homes are perpendicular to Stanley Street. There are five off-street guest parking proposed at the southeast corner of the site. The Applicant is proposing a six-foot tall privacy fence between the Row Homes rear yards. A small portion of an existing fence along the north property line would be retained. A three-foot tall fence will be installed along Stanley Street to screen the motor court terminus for the Mews townhomes. The location for all the fences have been identified on a fence plan with details, which is attached. There is no perimeter fence proposed for the development. Mailbox pads are shown on the site plan in between buildings for convenient access. The proposed site plan complies with the RLC district yard and setback requirements along Shermer Road and north property line; however it requires variation along Stanley Street and east property line.

Parking. As noted earlier in the report, the townhomes will all have two car garages and driveway space to park two additional cars. The driveways are a minimum of 20 feet deep. There are also five guest parking stalls along the east property line including one ADA parking stall. The total number of required parking spaces for 53 townhomes would be 239 spaces (4.50 space per unit). The total number of parking spaces provided is 217 (4.09 space per unit), with a deficit of 22 spaces. The Applicant is requesting a parking variation to reduce the required parking by 9.21%; where 25% maximum can be requested. There is no on-street public parking available on Shermer Road or Stanley Street.

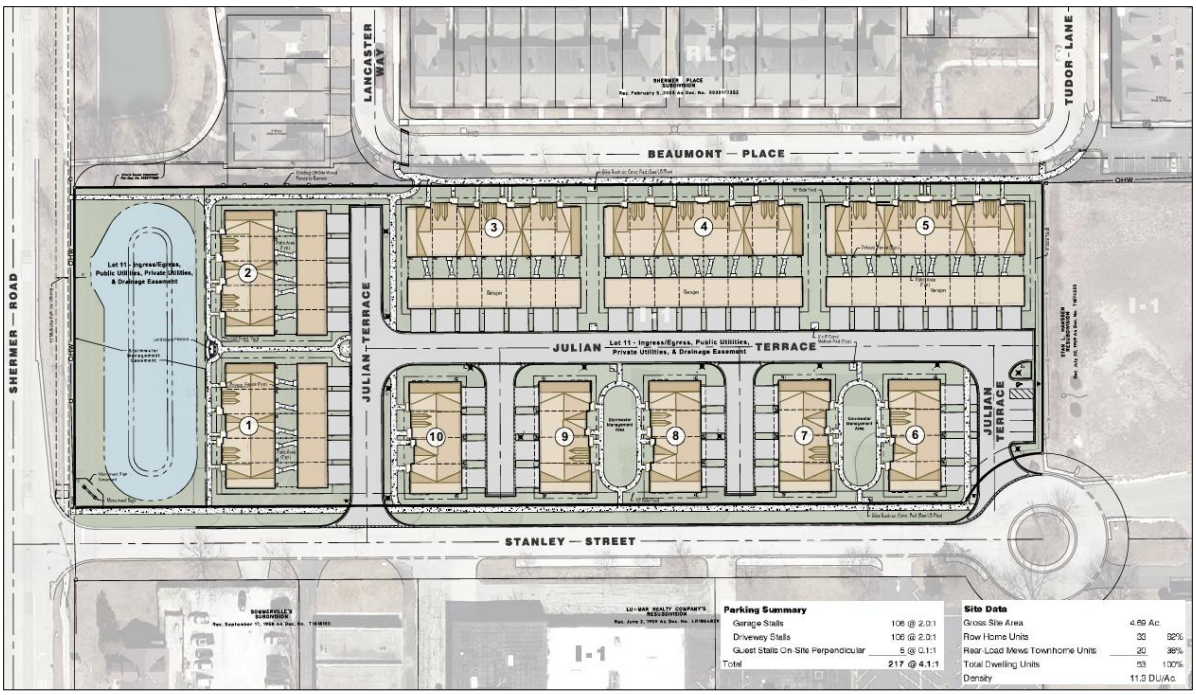


Figure 1: Proposed Site Plan

Townhomes: As stated earlier, there are two styles of townhomes proposed:

Row Homes: The proposed Row Homes will be three stories with a total height of 44'2", in compliance with the RLC district. There would be five Row Homes buildings with 5 to 7 units each. The front door for the townhomes connect to the sidewalk with detached garage and a private backyard.

Mews Homes: The proposed Mews Homes will be three stories with a total height of 39'8", in compliance with the RLC district. There would be five Mews Homes buildings with four units each.

The architectural characteristics including material are consistent on all sides of the buildings. The primary exterior materials for the buildings are brick, siding, cast stone sill, asphalt shingle roof, and steel garage doors for both building types. The elevation plans also show projecting second story windows. Mews Homes would also have a balcony overhanging the garage. The design for the buildings follows a pattern to keep a unified look for the entire subdivision. Attached are the proposed architectural plans and renderings, which include the color and building material details.



Figure 2: Row Homes Elevations



Figure 3: Mews Homes Elevations

Landscaping: The Applicant has submitted a Preliminary Landscape Plan showing proposed landscaping for the private property as well as trees within the public right-of way adjacent to proposed development. A mix of trees and plantings are proposed to assist in creating a landscaped buffer around the site to the extent there is available open space; which includes parkway trees. There will be a naturalized detention basin with native plantings, which is located along Shermer Road; including a pergola with a bench adjacent to the detention basin. The pergola will be a nine-foot tall cedar canopy mounted over concrete and brick piers that will match the brick of the buildings. There will be two bike racks installed along the north property line as shown on the landscape plan.

There will be two smaller detention basins adjacent to Mews Homes that would be naturalized as well. The individual buildings will also have foundation landscaping. Details will be provided at the time of final plan submittal.

Signage: The Applicant has proposed a development sign located at the corner of Shermer Road and Stanley Street. The sign is a concrete base with a brick and mortar structure to match the brick on the buildings. There will be landscaping around the base of the ground sign. The sign will be in compliance with the zoning code requirements. A sign permit will be required prior to installation.



Figure 4: Development Sign

SUSTAINABILITY

Following the adoption of the Climate Action Plan (CAP), it is important to reference action items found in the CAP as they relate to development proposals. The Village's Sustainability Coordinator has drafted a Sustainability Addendum attached to this report, which goes into further detail on CAP items that are relevant to the Subject Property and the proposed plan.

REQUIRED ZONING RELIEF

The application was filed prior to the adoption of the new Zoning Code on September 9, 2025, and therefore, this application has been reviewed and is seeking relief per the requirements of the Northbrook Zoning Code adopted in 1988 as amended.

Rezoning

The Applicant is requesting that the Subject Property be rezoned from the I-1 Restricted Industrial District to the RLC Residential and Limited Commercial District. The RLC district is predominantly intended "*to provide a diversity of residential uses and certain limited community-based commercial uses that complement the Village's Central Business District*". As proposed, the 53 units situated on 4.69 acres of land would result in a density of 11.30 units per acre. The Comprehensive Plan identifies the property for Major Corridor Multi-Use which is intended for higher density multi-family housing and commercial activity.

The table on the following page compares the proposed development with the RLC districts' bulk, space, and yard requirements. The townhouse dwellings are a special permit in the RLC District.

Tentative Plat of Subdivision

The Subject Property currently consists of two parcels. The Applicant proposes resubdividing the property and creating a lot for each Row townhome, each Mew townhome building, and the remainder for the common areas including the detention ponds.

There are overhead utility lines running along the frontage of the property on Shermer Road. The Applicant is requesting a waiver from the requirement to bury the overhead utility lines. This relief will be opined upon by the Board of Trustees, but the Applicant has included a statement of justification in their application materials for the requested relief.

The Applicant is requesting three Subdivision Code variations for the development:

- Variation of the Subdivision Code to allow a private road system;
- Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development;
- Variation of the Subdivision Code to Waive the Requirement to Bury Overhead Utility Lines along the Shermer Road frontage of the Subject Property.

It is not uncommon for planned developments to request the above listed variation of the Subdivision Code. The items have been reviewed by the Village Engineer and has been conditionally approved as presented for concept plan approval.

As depicted in the below table, the proposed development is compliant with the bulk standards in the RLC

Residential and Limited Commercial District.

BULK, SPACE AND YARD REQUIREMENTS	RLC	PROPOSED
A. Maximum Height (whichever is less)		
1. Feet		
a. Townhouse Dwelling	65	44'2"
2. Stories		
a. Townhouse Dwelling	4	3
B. Minimum Lot Area and Dimensions (1) (2) (3) (4) (10)		
1. Total Lot Area (square feet)		
a. Planned Development	100,000	204,081
2. Lot Area Per Dwelling Unit (sq. ft.) (2) (11)		
a. Townhouse Dwelling	4,150	4,342
3. Lot Depth (feet)		
All Uses	N/A	N/A
4. Lot Width (feet)		
a. Townhouse Dwelling	N/A	N/A
C. Minimum Yard and Setback Requirements (feet) (1) (3) (4) (5) (6) (7) (8) (9) (12)		
1. Front (Shermer) and Corner Side (Stanley)		
a. Front Yard	100	109
b. Front Setback	100	120
a. Corner Side Yard	100	***10***
b. Corner Side Setback	100	***10***
2. Interior Side (North)		
a. Yard	6	10.8
b. Setback	6	15
3. Rear (East)		

BULK, SPACE AND YARD REQUIREMENTS	RLC	PROPOSED
a. Yard	25	***6***
b. Setback	25	***15***
D. Maximum Floor Area Ratio (11)		
1. Planned Development	65%	63%
E. Maximum Lot Coverage (% of Lot)		
1. Townhouse Dwelling	70%	46%

Special Permit for Concept Planned Development and Townhomes

As previously stated the Applicant is requesting special permit approval of the planned development concept plan and townhomes in the RLC district. The planned development process consists of a two-step process: 1) development concept plan approval and 2) final plan approval. This two-step process is similar to the subdivision process which includes tentative and final plat approvals. The concept plan approval stage is intended to provide the applicant an opportunity to submit a plan showing the basic scope, character and nature of the entire proposed planned development. The final plan approval stage is intended to refine and implement the development concept plan and to serve as a complete, thorough and permanent public record of the planned development.

As a reminder to the Plan Commission, the planned development technique is intended to allow the relaxation of certain standard Zoning Code regulations to help achieve other important community objectives, such as design and protection of open space or other natural resources. In a standard subdivision, each residential lot must comply with the bulk, space, and yard requirements of its designated zoning district. However, in a planned development, these standards are applied across the entire property. This means that when applying the minimum lot area, minimum lot width, and minimum yards for the proposed planned development, the Village uses the perimeter property lines of the entire site when determining these minimum development standards.

The maximum gross floor area, maximum lot coverage, and maximum building coverage area are also spread across the entire site in a planned development. By relaxing these regulations, the developer is given the tools to provide the public benefits mentioned above. With the proposed development, the Commission will need to determine if the size and placement of townhomes, both the distance between the homes and proximity to the street, on the site is appropriate.

To approve the special permit requests, the Village Plan Commission and Board of Trustees must consider the general standards for such special permits established in Paragraph 11-602 E1 of the Zoning Code. These standards include the following:

1) Is the proposal in compliance with the Zoning Code and Official Comprehensive Plan?
2) Will there be any adverse impact upon adjacent properties?
3) Will the proposed use interfere with the orderly development of adjacent properties?
4) Are there adequate public facilities to serve the development?
5) Will the use cause undue traffic congestion?
6) Will the development cause loss of significant environmental or historical features?
7) Will the use comply with other applicable Village standards?

All of the above criteria are relevant in considering whether or not the requested special permit should be granted for the proposed use. The Applicant's response to all of the standards is included in their attached submittal.

As the Plan Commission reviews the proposed plan, they will want to evaluate how the development complies

with the special permit standards, as well as how the development relates to its surroundings. Below are some items to pay particular attention to while assessing the planned development as it relates to the surrounding uses.

- On-Site Vehicular and Pedestrian Access.
- Off-Site Vehicular and Pedestrian Access
- Density, Layout and Spacing of Homes
- Architectural Design
- Parking
- Open Space and Perimeter Buffer

Zoning Code Variations

In addition to the above noted relief, the Applicant would also need to secure variations to accommodate the existing development on the Subject Property in the RLC District. These requested variations, include the following:

A. Variation to reduce the required corner side (Stanley Street) yard from 100 feet to 10 feet and rear (East) yard from 25 feet to 6 feet; (to accommodate townhome buildings and guest parking lot);

B. Variation to reduce the required corner side (Stanley Street) setback from 100 feet to 10 feet and rear (East) setback from 25 feet to 15 feet; (to accommodate townhome buildings); and

C. Variation to reduce the parking requirement for 239 spaces to 217 spaces (9.21%).

The Applicant is requesting a variation to reduce the required number of off-street parking spaces on the Subject Property from 239 to 217; 9.21% parking. The total minimum required is 4.5 spaces per unit requirement. As noted earlier in this report, all units have two garage spaces, and all units are supposed to accommodate two cars in the driveway apron. The additional off-street guest spaces, bringing the total off-street parking to 217. There the Applicant is requesting a variation for the deficit of 22 spaces.

The Applicant has stated that the shape and size of the parcel creates a hardship and does not allow for an expansion of parking on the property. The Applicant has also stated that as part of the Affordable Housing ordinance, the proposal can request to reduce the parking minimum given the proximity to public transportation.

PROVIDED PARKING	
Townhome Garages	106
Garage Driveway Pads	106
Guest Parking Spaces	5
Total	239

AFFORDABLE HOUSING

As noted earlier in this report, the Applicant is providing eight affordable units located in four different Mews buildings. The attached affordable housing compliance plan submitted by the Applicant includes a location map depicting the location of the affordable units. The restriction of eligible income tier and locating the units clustered in only Mews buildings requires the Applicant to request an exception for Affordable Housing.

Besides the exceptions, the overall design of the affordable units will be the same in appearance on the exterior as the market rate units. The affordable units will pay reduced HOA fees while maintaining the same access to the open space areas in the development as the market rate units. The Applicant has requested a waiver all fees associated with affordable units, including development impact fees.

Village Staff and Community Partners for Affordable Housing (CPAH) have both reviewed the Affordable Housing Compliance Plan and the requested exceptions. As stated earlier, the Housing Committee and Board of Trustees would review and consider the request.

IMPACTS ON SCHOOL DISTRICTS & MUNICIPAL SERVICES

As noted at the beginning of the staff report, the application underwent review by the Park District, Library, and both School Districts 30 and 225. Attached to this report are the responses from the Park District and School District 30. The Park District found the proposal acceptable while District 30 has concerns regarding impact on enrollment. The Library and High School District 225 did not respond with any questions or concerns. The proposed development will comply with the Village of Northbrook Impact Fees noted in the below table.

Village of Northbrook

Park, School & Library Impact Fees

for New Subdivisions & Developments

	Single Family Detached				2-Family & Townhome		Condominium/Apartment		
	5 BR	4 BR	3 BR	2 BR	4 BR	3 BR	3 BR	2 BR	1 BR
Northbrook Park District	$ 9,425.00	$ 9,410.00	$ 7,222.50	$ 5,042.50	$ 7,862.50	$ 5,980.00	$ 7,632.50	$ 4,785.00	$ 4,395.00
Elementary School District	$ 4,612.22	$ 6,440.00	$ 4,215.56	$ 1,431.11	$ 3,702.22	$ 2,271.11	$ 2,776.67	$ 995.56	$ 23.33
High School District	$ 4,125.00	$ 4,950.00	$ 2,530.00	$ 275.00	$ 2,378.75	$ 811.25	$ 1,622.50	$ 632.50	$ 13.75
Northbrook Public Library	$ 378.24	$ 377.64	$ 289.85	$ 202.37	$ 315.54	$ 239.99	$ 306.31	$ 192.03	$ 176.38

Note: Impact fees are paid on the net increase in the number of lots as a result of the subdivision.

SUMMARY

In reviewing this request, staff suggests the Plan Commission consider the following policy questions:

1) Is it appropriate to rezone the Subject Property from the I-1 to the RLC District?
2) If the rezoning is appropriate, then is also appropriate to grant special permit approval for concept planned development and townhomes for the 53-unit townhome development?
3) Is it appropriate to grant tentative plat approval for the proposed residential development?
4) Is it appropriate to grant the following zoning code variations:
   a) Variation to reduce the required corner side (Stanley Street) yard from 100 feet to 10 feet and rear (East) yard from 25 feet to 6 feet;
   b) Variation to reduce the required corner side (Stanley Street) setback from 100 feet to 10 feet and rear (East) setback from 25 feet to 15 feet;
   c) Parking Variation to reduce the requirement from 239 spaces to 217 spaces (9.21%);
5) Is it appropriate to grant the following subdivision variations:
   a) Variation of the Subdivision Code to allow a private road system;
   b) Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development;
   c) Variation of the Subdivision Code to Waive the Requirement to Bury Overhead Utility Lines along the Shermer Road frontage of the Subject Property;
6) Is the proposed site access and interior circulation of the Subject Property appropriate?
7) Is there adequate green space and buffering around the Subject Property?
8) Is it appropriate to grant an exception from the Affordable Housing requirements to restrict all affordable units to a single income tier and location of affordable units on the Subject Property?

Consistent with the recent request by the Plan Commission that applications are presented with draft resolutions at the time of the first public hearing, staff has prepared the attached draft resolution for consideration. If action is taken during the meeting, this would be **Resolution No. 25-PC-22**.

The Applicant and staff will attend the October 7, 2025 Plan Commission meeting to answer any questions.

MEMORANDUM

To: Plan Commission
From: Senior Planner Swati Pandey
Cc: Deputy Director Michaela Kohlstedt
Date: October 21, 2025
Subject: PCD-24-06: 1825 Shermer Road – Concept Plan Approval for Lexington Townhomes

INTRODUCTION

On October 21, 2025, the Plan Commission has continued the public hearing to a second meeting for an application submitted by 1825 Shermer Road, LLC, an affiliate of Lexington Homes (the "Applicant") as owner of the property commonly known as 1825 Shermer Road (the "Subject Property"). The applicant proposes to construct a new multi-family residential development consisting of 53 townhomes inclusive of 8 affordable units. The Applicant has modified the plan to address comments from the Plan Commission during the public hearing on October 7, 2025. Based upon staff's review of the application, the application has been noticed for the following relief:

A. Rezoning from the I-1 Restricted Industrial District to the RLC Residential and Limited Commercial District;

B. Special Permit for Concept Plan for a Planned Development with 53 townhomes;

C. Special Permit for Townhomes (SIC 9862.00) in RLC District;

D. Approval of Tentative Plat of Subdivision;

E. Variation to reduce the required corner side (Stanley Street) yard from 100 feet to 10 feet and rear (East) yard from 25 feet to 6 feet;

F. Variation to reduce the required corner side (Stanley Street) setback from 100 feet to 10 feet and rear (East) setback from 25 feet to 15 feet;

~~G. Parking Variation to reduce the requirement from 239 spaces to 217 spaces (9.21%);~~ [NOTE: Relief is no longer required, details discussed later in the report]

H. Variation of the Subdivision Code to allow a private road system;

I. Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development;

J. Variation of the Subdivision Code to Waive the Requirement to Bury Overhead Utility Lines along the Shermer Road frontage of the Subject Property; (Not subject to Plan Commission review)

K. Exception from the Affordable Housing requirements to restrict all affordable units to a single income tier and location of affordable units on the Subject Property (Not subject to Plan Commission review);

L. Site Plan Approval; and

M. Approval of any such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant.

SUMMARY OF OCTOBER 7, 2025 PLAN COMMISSION PUBLIC HEARING

One written public comment was received prior to the meeting and was provided to the Plan Commission. On October 7, 2025, a public hearing was held regarding the requested zoning relief and the proposed plan. Presentations were provided by staff and the Applicant. At the public hearing, members of the public raised

concerns related to density and parking; increase in traffic; landscape screening and removal of existing fence and mature trees on Beaumont Place; bike rack locations; and burial of utility lines. The Applicant responded to questions from the public and the Plan Commission. The public hearing was then closed to discuss the application.

The Plan Commission discussed the application and requests for relief and asked the Applicant to consider redesigning some aspects of the plan and provide additional information on the following:

- Add guest parking;
- Add sidewalk along the south side of Julian Terrace;
- Add fence and safety signs near stormwater management area along Shermer Road;
- Increase in the caliper of parkway trees along Beaumont Place;
- Burial of overhead utility lines along Shermer Road.

The Plan Commission reopened the public hearing and continued it to October 21, 2025 at 7:30 p.m. The approved minutes for the public hearing held on October 7, 2025, were not available at the drafting of this report.

RESPONSE TO QUESTIONS RAISED BY PLAN COMMISSION

The Applicant has submitted additional information and revised plans in response to the questions and comments from the Commission and letters received on October 14, 2025 (see attached).

Staff have attached one public comment which was received following the public hearing. The concerns include parking, fence and screening on Beaumont Place, and location of bike racks near north property line.

The following is an overview of the questions asked by the Commission, the Applicant's response and staff comments.

1) **The Commission requested the developer provide additional guest parking spaces for future residents.**
   - ***Applicant Response:*** *The Applicant has submitted a revised site plan showing seven additional guest parking spaces within the development. The previous plan showed five guest parking spaces, and with the new spaces, the total would be twelve guest parking spaces on the Subject Property. Two spaces each have been added on the south side of Julian Terrace with an indent near the Stormwater Management Area and three parallel spaces will be added on the east side of Building 10 (Mews Home).*

Table 1: Applicant Proposal

PROVIDED PARKING	
Townhome Garages	106
Garage Driveway Pads	106
Guest Parking Spaces	12
Total Parking Provided	224
Total Parking Required	239
Parking Deficit	15 (6.2%)

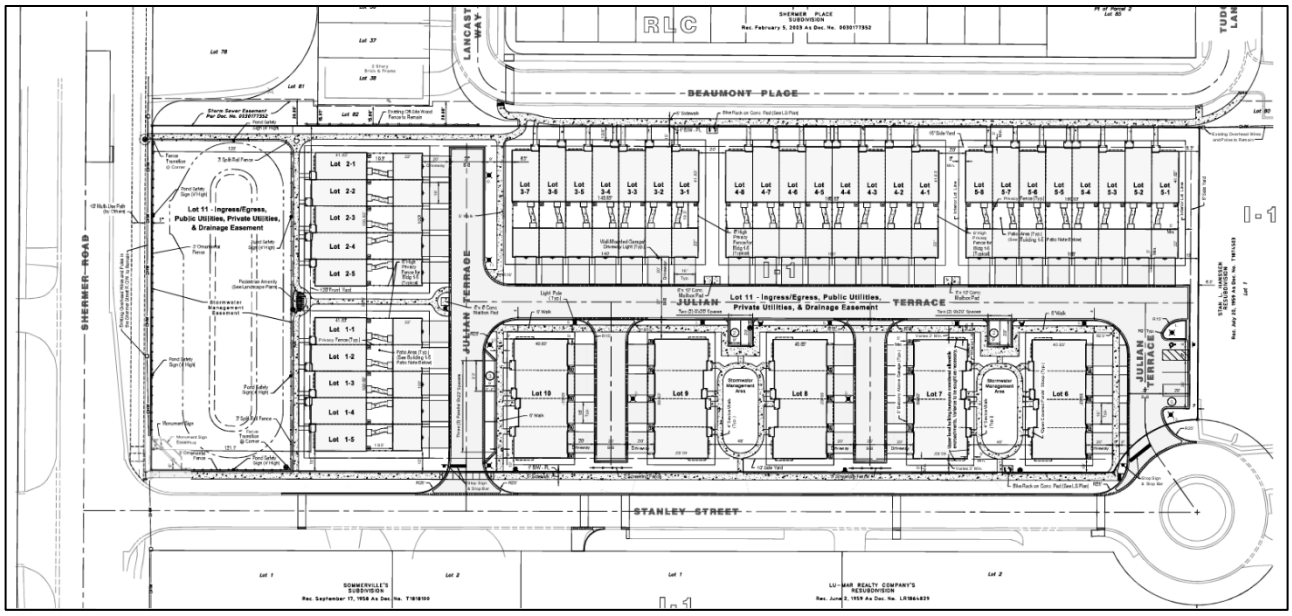


Figure 1: Proposed Site Plan

- ***Staff Comments:*** *The proposed parking spaces are in compliance with the Zoning Code in terms of location and dimensional requirements. The Applicant continues to request the incentive offered in Paragraph 9-307 B7 to reduce the required number of off-street parking spaces on the Subject Property, from the required 4.5 spaces per unit (total of 239 spaces) for 53 townhomes to 4.23 spaces per unit (total of 224 spaces).*

  This is a request for implementation of Paragraph 9-307 B7 of Article 9: Affordable Housing in New Developments. It should be noted that the original legal notice was incorrect to state that the application includes a request for a parking variation since Subsection 9-307 B states:

  > *Any governed development providing the minimum number of affordable housing units pursuant to this Part will be eligible to obtain greater flexibility in development design through application of the following options without need for special zoning relief, but only if such flexibility is necessary to accommodate the required affordable units within the physical envelope of the governed development:*
  >
  > *…*
  >
  > *7. Reduced Off-street Parking Minimums. In considering a proposed governed development with affordable housing units, the Plan Commission may recommend and the Board of Trustees may approve a reduction in the otherwise applicable off-street parking minimums for the affordable housing units. In considering the merits of such a reduction, the Village shall consider the availability of alternative means of transportation, including mass transit and bicycle facilities in the vicinity of the governed development and any unique transportation needs of the expected residents…*

  The above-mentioned excerpt indicates that when a development is providing affordable housing units on site the applicant can request to reduce the off-street parking minimum without requiring additional zoning relief such as a variation. This relief request has been eliminated from the list and should be reviewed as an incentive for construction of affordable housing units on site. In addition, the Powers and Duties of the Plan Commission per the Northbrook Municipal Code includes *"…promoting appropriate affordable housing initiatives as directed by the Village Board…"* of which this request would fall within.

Staff does not support the inclusion of the proposed four perpendicular spaces on the south side of Julian Terrace as it reduces native landscaped space and stormwater management area which can be beneficial, and the additional impervious surface in lieu of landscaping contradicts the goals of the Climate Action Plan, including best stormwater management practices. Staff supports the addition of three parallel spaces on the east side of Julian Terrace in addition to the originally proposed 5 guest spaces on the east side of the lot. Village staff met to discuss on street parking along Stanley and if there is a need for additional guest parking, there is a process in place to request consideration for on-street parking on Stanley, or to request to amend the approved development plan and construct the four additional spaces proposed as depicted below, as well as any other spaces as may be accommodated.

Table 2: Staff Proposal

PROVIDED PARKING	
Townhome Garages	106
Garage Driveway Pads	106
Guest Parking Spaces	8
Total Parking Provided	220
Total Parking Required	239
Parking Deficit	19 (7.9%)

2) **The Commission stated that a sidewalk should be added on the south side of Julian Terrace.**

- ***Applicant Response:*** *The Applicant has provided a revised site plan showing a five-foot sidewalk along the south side of Julian Terrace (which runs east-west across the development). The sidewalk jogs around the new guest parking spaces that have been added in this area. The proposed sidewalk connects to the previously proposed sections of the sidewalk within and adjacent to the development on the north and south side of the property.*

- ***Staff Comments:*** *The Applicant is requesting a subdivision variation to allow sidewalk on one side of the street. However, the Applicant has responded to sidewalk related comment and improved upon the previous plan.*

  An increase in impervious coverage due to additional parking spaces and sidewalk has been assessed by the Village Engineer and stated that the design change is acceptable, which will be further reviewed at the time of site work permit application.

3) **The Commission requested that the Applicant install a fence and safety related signage near the stormwater management area along Shermer Road.**

- ***Applicant Response:*** *The Applicant has provided a revised site plan showing a three-foot high metal picket fence along the west and south side of the stormwater management area. A three-foot high split rail fence is proposed on the north and east side of the stormwater management area along Shermer Road. The Applicant has also proposed six 4-foot high (from grade) safety message signs around this area.*

- ***Staff Comments:*** *The proposed fences comply with the permitted fence height in the front yard. The safety message signs comply with the Zoning Code.*

4) **The Commission requested that the Applicant install parkway trees along the south side of Beaumont Place, higher in caliper size than previously proposed.**

- ***Applicant Response:*** *The Applicant has submitted a revised Landscape Plan showing that the caliper size of parkway trees along Beaumont Place would increase from 2" to 4". The Landscape Plan is attached.*

- ***Staff Comments:*** *The proposed Landscape Plan has been reviewed by the Tree Preservation*

Officer and found to be acceptable. The details of plantings will be addressed during the site work permit review process.

5) **The Commission requested that the Applicant bury the overhead utility lines along Shermer Road.**

- ***Applicant Response:*** *The Applicant has stated that they continue to request the waiver and state that within half-mile radius of the property, there are overhead utility lines that have not been buried, and that it is a feasibility challenge for the Applicant to bury the utility lines.*
- ***Staff Comments:*** *The Applicant has requested a waiver and the Board of Trustees has the authority to waive the requirement.*

SUMMARY

In reviewing this request, staff suggests the Plan Commission consider the following policy questions:

1) Is it appropriate to rezone the Subject Property from the I-1 to the RLC District?
2) If the rezoning is appropriate, then is it also appropriate to grant special permit approval for concept planned development and townhomes for the 53-unit townhome development?
3) Is it appropriate to grant tentative plat approval for the proposed residential development?
4) Is it appropriate to grant the following zoning code variations:
   a) Variation to reduce the required corner side (Stanley Street) yard from 100 feet to 10 feet and rear (East) yard from 25 feet to 6 feet; and
   b) Variation to reduce the required corner side (Stanley Street) setback from 100 feet to 10 feet and rear (East) setback from 25 feet to 15 feet?
5) Is it appropriate to grant the following subdivision variations:
   a) Variation of the Subdivision Code to allow a private road system;
   b) Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development;
6) Is the proposed site access and interior circulation of the Subject Property appropriate?
7) Is there adequate green space and buffering around the Subject Property?

Consistent with the recent request by the Plan Commission that applications are presented with draft resolutions at the time of the first public hearing, staff has prepared the attached draft resolution for consideration. If action is taken during the meeting, this would be **Resolution No. 25-PC-22**.

The Applicant and staff will attend the October 21, 2025 Plan Commission meeting to answer any questions.

MEMORANDUM

To: Plan Commission
From: Kate Carney, Sustainability Coordinator
cc: Amy McEwan, DPS Director
Date: October 7, 2025
Subject: PCD-24-06: 1825 Shermer Road – Townhomes – Sustainability Addendum

Northbrook's Climate Action Plan (CAP) calls to foster sustainability and reduce 80% of community-wide carbon emissions by 2050 through strategic planning and action item implementation. With CAP adoption, development proposals are reviewed with respect to best environmental practices.

Village staff provided Sustainability Comments in response to all submittals for the proposed planned development solely regarding applicable measures from the CAP. Under each section are a list of Climate Action Plan items as they relate to the proposed development. Staff confirms the proposed project partially addresses CAP items requested of the Applicant.

Of the items presented to the Applicant 84% were fully realized according to CAP standards, to the extent detailed below in italics. **Staff comments below in bold**.

TRANSPORTATION AND LAND USE
In the Transportation and Land Use section of the CAP, recommendations are made to enhance active mobility and fossil fuel-free transit:

TL 3-1 Identify locations where bike parking could be installed.

Applicant response: Lexington action item: We will construct dwelling unit garages that are large enough to accommodate bicycle parking and provide exterior bike racks for resident and guest use in the locations depicted on the site development plans.

TL 5-2 Consider including wiring capacity to charge electric vehicles.

Applicant response: Lexington action item: We will include capabilities for future electric vehicle charging installation, including conduit and junction boxes in each dwelling unit garage. Installation of wiring, EV charging ports and outlets will be offered as purchase options to homebuyers.

TL 7- 1 The Village has enacted a ban on gas powered leaf blowers – ensure compliance on site.

Applicant response: Lexington action item: Once Northbrook Row is ready for landscape maintenance, we will advise our landscape contractors that they are not to use gas powered leaf blowers. We will also include provisions in the Northbrook Row Homeowners Association Declaration which informs homeowners of this Village regulation and prohibits the use of such equipment.

TL 2- 1 Advance improved mobility options with the promotion of services such as the PACE dial-a-ride, PACE Paratransit, and Senior Cap services.

Applicant response: Lexington action items: Our marketing materials for Northbrook Row will highlight the proximity of the community to the downtown Metra Station and the public transportation opportunity it affords residents. We will construct sidewalks in the community and to the north of the community south of Beaumont Place which will connect to presently existing sidewalks on Shermer Road and in the adjacent Shermer Place residential community which will encourage pedestrian travel to the Metra Station.

BUILDING AND ENERGY
The Building Energy section of the CAP provides the following items pertaining to reducing our community-wide carbon footprint and preserving wildlife:

BE 2- 1 Consider including a Solar PV Site Assessment as a part of building permit submission. Assessment should include estimated installation cost, and projections for both energy generation potential and economic payback potential over a minimum 20-year timeframe.

Applicant response: Lexington action item: We will provide electrical "rough-ins" in each dwelling which will make it possible to install solar panels in the future.

BE 2- 2 If the site is suitable, make the buildings solar ready.

Applicant response: Lexington action item: We will provide electrical "rough-ins" in each dwelling which will make it possible to install solar panels in the future.

BE 4- 1 Promote green power purchase options such as those provided by ComEd and Nicor for future residents.

Applicant response: Lexington action items: Lexington will promote green power purchase options such as those provided by ComEd and Nicor.

BE 5- 1 Explore opportunities for the property to utilize smart lights that can save energy through conservation. Achieve 100% LED installation if possible.

Applicant response: We will install LED ceiling light fixtures in each dwelling unit and LED exterior light fixtures on the exterior of each unit and in the common areas of Northbrook Row.

BE 5- 4 Provide ENERGY STAR appliances for all residences when possible.

Applicant response: Each dwelling unit will include an energy efficient HVAC system, water heater and washer and dryer, and a full ENERGY STAR electric kitchen appliance package. All gas furnaces will be 96% efficient.

BE 6- 1 Consider establishing operation and maintenance practices that improve affordability, comfort, indoor air quality, energy efficiency, and smart metering in development.

Applicant response: We will prioritize the use of sustainable materials throughout the development and maximize recycled content, domestic production, and lower embodied carbon costs of materials, including utilizing warm mix asphalt and low or zero-VOC paints.

BE 6- 3 Identify and promote available energy efficiency and weatherization programs serving under-resourced households.

Applicant response: Each building envelope will be held to the standard of under four air exchanges per hour. All dwelling unit windows will be at 0.30 or below for their U-factor. All dwelling unit water closets will utilize a gallon per flush rate of 1.6.

Staff understands that these design decisions and actions will reduce the need for access to energy efficiency and weatherization programs.

BE 7- 2 Consider the benefits of replacing fossil fuel burning heating equipment and with air-source heat-pumps, or other efficient electric heating options in development. Strive for zero on-site fossil fuel combustion with air-source heat-pumps, geo-thermal systems, solar thermal, electric cooktops, etc.

Applicant response: Each dwelling unit will include an energy efficient HVAC system, water heater and washer and dryer, and a full ENERGY STAR electric kitchen appliance package. All gas furnaces will be 96% efficient.

BE 8- 1 Provide interior LED lighting development-wide if possible. Promote and distribute education and information to residents on advantages of and options for LED technology. In addition to energy cost savings, maintenance costs are greatly reduced.

Applicant response: We will install LED ceiling light fixtures in each dwelling unit and LED exterior light fixtures on the exterior of each unit and in the common areas of Northbrook Row.

WASTE MANAGEMENT
The CAP points to procedures that may facilitate waste reduction (with a goal of at least 50% landfill waste diverted by 2030) in its Waste Management section:

WM 2- 3 Reduce construction and demolition waste by ensuring that strong recycling and reuse requirements are met. Compliance with Cook County's construction and demolition requirements to divert 70% of construction debris through recycling is required.

Applicant response: Lexington action item: We will be complying with Cook County requirements for construction waste management as construction activities at Northbrook Row are occurring.

WM 2- 7 Consider offering recycling and compost collection services to all residences in development.

Applicant response: All residents of Northbrook Row will be provided with recycling containers for use in weekly pickup. Once the community is ready for landscape maintenance to commence, the developer will work with the landscape contractor to explore opportunities to utilize compost collection for landscape debris, further diverting unnecessary waste to landfills.

Please note: The Village of Northbrook has an All-In Composting program for residences participating in the Village franchise agreement with LRS. Accommodations may be needed for the 35-gallon composting cart in addition to the refuse and recycling carts. Refer to https://www.northbrook.il.us/829/Recycling-Refuse-Services for further details.

WATER AND WASTEWATER
In the Water and Wastewater category, the CAP states to prioritize mitigating stormwater before it enters the sewer system through multiple capture techniques:

WW 1- 2 Reduce landscaping water use by encouraging water-efficient irrigation systems, grass replacement, and planting native and drought-resistant trees and vegetation.

Applicant response: We will install plant materials that are conducive to the area's climate zone and are largely drought-tolerant, eliminating the need for permanent irrigation and reducing overall water consumption.
Applicant states that the developer will coordinate potential opportunities to promote the Village's discounted rain barrels.

WW 1- 4 Consider creating a water conservation program that focuses on outdoor irrigation, which may also support better identification of water-related carbon sequestering opportunities such as using soil amendments, native grasses and proper tree watering.

Applicant response: We will install plant materials that are conducive to the area's climate zone and largely drought-tolerant, eliminating the need for permanent irrigation and reducing overall water consumption.
Applicant states native wetland species will be utilized in all stormwater management areas.

WW 2- 1 Prioritize managing stormwater before it enters the sewer system through a combination of overland flow, detention, and infiltration strategies (for example, permeable surfaces)

Applicant response: Lexington action items: We will control stormwater runoff by implementing forward thinking detention and infiltration strategies which satisfy the Village's release rate and design requirements. Our system prioritizes managing stormwater flows, encourages infiltration and will improve water quality before it enters the Village's storm sewer system.
Our plans contemplate the use of native species in all stormwater detention facilities and bioswales in the manner depicted on our site development plans. These native plantings will absorb water and aid in water purification.
Applicant states that two bioswales will be utilized for stormwater management. All areas will be naturalized with native plantings.

WW 2- 3 Adopt policies to incentivize building owners and developers to explore revegetation, tree preservation planting and maintenance, de-paving and porous pavement, green infrastructure like bioswales and Eco-roofs and site development performance standards.

Applicant response: Bioswales have been incorporated into our engineering plans for Northbrook Row between Buildings 6 and 7 and Buildings 8 and 9, which will function as an alternative to turf grass. A bioswale will also be created in the bottom of the detention basin we will be constructing at the west end of the community. These bioswales and the plantings described above will provide plant material that is conducive to creating pollinator habitat.
Lexington action item: Our site development plans contemplate the planting of 98 new trees. This is an increase of 53 trees over the number of trees that previously existed on-site and in adjacent rights-of-way. These new tree plantings will increase the overall tree coverage of the site, offering beneficial shade and carbon dioxide sequestration.
Finally, we will use light-colored pavement in constructing the sidewalks depicted on our site development plans and install permeable pavers in the area surrounding the enhanced common area amenity depicted on those plans.

WW 3- 1 Conduct a stormwater management study exploring full range of methods of stormwater management including permeable pavements, bioswales, rain gardens, biochar amendments in soils with high clay content, and flood-tolerant plantings. Establish a recommended percentage goal of stormwater from Village-controlled impervious surfaces with sustainable stormwater strategies by 2030. Findings of study to be integrated into updated Village Master Stormwater Management Plan with recommended implementation projects.

Applicant response: We will incorporate native and nativar plant species into the proposed plant palette for the community which will add to the biodiversity of the site. The plant palette will contain no more than 30% of any one species.
Finally, we will use light-colored pavement in constructing the sidewalks depicted on our site development plans and install permeable pavers in the area surrounding the enhanced common area amenity depicted on those plans.
Applicant states one enhanced common area will utilize permeable pavers and all areas will be naturalized with native plantings.

WW 3- 3 The Climate Action Plan states: Reduce or offset impervious surfaces where possible and use lighter colored pavements and building materials to lessen the impact of urban heat island effect.

Applicant response: Finally, we will use light-colored pavement in constructing the sidewalks depicted on our site development plans and install permeable pavers in the area surrounding the enhanced common area amenity depicted on those plans
Applicant states all sidewalks will consist of light-colored concrete pavement. One enhanced common area will utilize permeable pavers.

CLIMATE HEALTH AND SAFETY
The CAP's section on Climate Health and Safety outlines how development planning may shape comfort and quality of life:

HS 3- 7 In project design, consider plantings and infrastructure specifications and materials that will be resilient to heat-related climate change impacts and be cost-effective over the lifetime of the asset.

Applicant response: Lexington action items: Our site development plans contemplate naturalizing all stormwater management improvements with native plantings and the planting of native and nativar plant species throughout the community. The variety of plant species noted on these plans will add to the biodiversity of the site. These plantings will be deep rooted and tolerant of wet and dry climate cycles. Many of the shade trees mentioned above will be planted in the townhome alleyways to reduce heat island effect from the alleyway driveway pavements.

GREENSPACE

The Plan's Greenspace category includes the following for expansion of tree canopy coverage, transforming beneficial lawns, and mitigation of heat island impacts:

GS 1- 12 Promote diversity of native tree cover and performance-based tree island within parking lots with goals on percentage of pavement shaded. Utilize a mix of canopy trees, shrubs, groundcovers, and raingarden components appropriate to the lot and its surroundings.

Applicant response: Lexington action items: Our site development plans contemplate naturalizing all stormwater management improvements with native plantings and the planting of native and nativar plant species throughout the community. The variety of plant species noted on these plans will add to the biodiversity of the site. These plantings will be deep rooted and tolerant of wet and dry climate cycles. Applicant states 82 new trees proposed, increasing existing tree total by 37 trees. New trees/shrubs will include a variety of native, shade, ornamental and other trees.

GS 1- 14 Contribute to village-wide tree canopy coverage goals (village wide average 40.8% by 2040) as well as consideration of on-site solar utilization in a manner that minimizes conflict between solar and trees.

Applicant response: Lexington action item: Our site development plans contemplate the planting of 98 new trees. This is an increase of 53 trees over the number of trees that previously existed on-site and in adjacent rights-of-way. These new tree plantings will increase the overall tree coverage of the site, offering beneficial shade and carbon dioxide sequestration.
Applicant states shade trees will be incorporated into the townhome alleyways to reduce head island effect from driveway pavement; proses 82 new trees, increasing existing trees total by 37 trees. New trees/shrubs will include a variety of native, shade, ornamental and other trees.

GS 2- 1 Implement invasive species control programs including Integrated Pest Management, Protect the Best, Early Detection and Rapid Response and public and private invasive species identification and control.

Applicant response: The majority of the trees, shrubs and open space in Northbrook Row will be under the care of a professional landscape maintenance contractor that is employed either by Lexington Home or the Northbrook Row Homeowners Association.

Applicant states that when the community is ready for landscape maintenance to commence, the developer will work with the landscape contractor to explore utilization of non-gas-powered lawn equipment and integrated pest management.

GS 2- 2 Increase the ability of green space to withstand drought conditions through replacement of turf with native prairie, wildflower, and native savanna plantings where applicable.

Applicant response: Lexington action items: Our site development plans contemplate naturalizing all stormwater management improvements with native plantings and the planting of native and nativar plant species throughout the community. The variety of plant species noted on these plans will add to the biodiversity of the site. These plantings will be deep rooted and tolerant of wet and dry climate cycles. Applicant states all areas will be naturalized with native plantings.

GS 2- 3 Establish and effectively manage native-habitat corridors along sidewalks, trails and utility easement areas to restore and maintain landscape connectivity.

Applicant response: Lexington response: Approximately 37% of the Northbrook Row site will be open space, approximately 31% of which will be common open space and approximately 6% of which will be private open space.
Applicant states all areas will be naturalized with native plantings.

GS 2- 5 Consider in exterior lighting design a policy to protect native plants, species, biodiversity, and improve night sky quality.

Applicant response: All external light fixtures at Northbrook Row will offer components of Dark Sky compliance improving night sky quality.

GS 3- 2 Promote “Carbon Gardening” and "landscaping for absorption" practices among residents for lawns, ornamental gardens, and produce gardens. Strategies include native moisture tolerant perennial plantings and shrubs, elimination of synthetic fertilizer and pesticide use, high mow deck settings, use of biochar amendments, and polyculture lawn mixture.

Applicant response: Lexington action items: Our site development plans contemplate naturalizing all stormwater management improvements with native plantings and the planting of native and nativar plant species throughout the community. The variety of plant species noted on these plans will add to the biodiversity of the site. These plantings will be deep rooted and tolerant of wet and dry climate cycles. Applicant states that when the community is ready for landscape maintenance to commence, the developer will work with the landscape contractor to explore potential opportunities to utilize non-gas-powered lawn equipment and integrated pest management.

GS 3- 4 Develop or promote existing guidelines and recommendations for types of vegetation for particular areas, such as parks, other open areas, and household backyards.

Applicant response: Lexington response: Approximately 37% of the Northbrook Row site will be open space, approximately 31% of which will be common open space and approximately 6% of which will be private open space.
Lexington response: The bioswales mentioned above will function as an alternative to turf grass (i.e., lawn). Applicant states native wetland species will be utilized in all stormwater management areas; native and nativar plant species will be incorporated into the plant palette for the community.

GS 4- 7 Explore inclusion of cool roofs in development.

Applicant response: Lexington response: Approximately 37% of the Northbrook Row site will be open space, approximately 31% of which will be common open space and approximately 6% of which will be private open space. Many of the shade trees mentioned above will be planted in the townhome alleyways to reduce heat island effect from the alleyway driveway pavements.

Archived: Monday, September 29, 2025 2:09:24 PM
From: Marie Junkmann
Sent: Monday, September 29, 2025 1:50:48 PM
To: Pandey, Swati
Cc: Tom Len; Tricia Len; Beth Cohen
Subject: 1825 Shermer Rd. Property- Support w. Concerns
Sensitivity: Normal

Beware External Email - Think Before You Act

On behalf of Tom Len, owner of Tom Len Custom Homes, please see below. Additionally, please respond back to this email acknowledging that this letter has been received.

Dear Members of the Northbrook Plan Commission,

I am writing to express support for the proposed development, 1825 Shermer Rd (next door to my business on Shermer/Stanley); however, I would like to raise several concerns that I believe should be addressed as part of the approval process to ensure that the impact on neighboring properties is considered and properly managed.

1. **Traffic and Accessibility**
   We are concerned about how traffic will be affected—both during construction and after completion. Specifically, how will this development impact our accessibility to our office? Increased congestion or blocked access during construction could seriously hinder our day-to-day operations.

2. **Curb Cuts and Access Points**
   Will the entrance and exit points for the development be located on Shermer, Stanley, or both? We would appreciate more clarity on this, as changes to curb cuts or traffic flow could directly impact how we and others access our property.

3. **Property Maintenance**
   The site in question is currently not being maintained. We have contacted the Village multiple times regarding overgrown weeds—some reaching 5–6 feet high—but the property continues to be neglected. This raises concerns about whether the developer will begin maintaining the property now and throughout the construction process. To date, they have not demonstrated responsible property management or good neighbor practices.

4. **Parking on Stanley**
   Stanley Street is currently a no-parking zone. We would like clarification on whether this will remain in effect during and after construction. Specifically, how will parking by construction workers be managed and enforced to avoid overflow or illegal parking on our street?

5. **Cleanliness and Use of the Street**
   Presently, the street is being treated as a dumping ground due to the ongoing work by A Lamp on Shermer. We've seen concrete debris, parked equipment, and generally poor site cleanliness, all of which negatively impact our property's value and curb appeal. We are concerned this development may result in the same issues. We would like to know what assurances can be made to prevent this—including whether street sweepers will be used regularly, and what measures will be in place to ensure that construction crews do not use our private driveways for turnaround or storage.

As a local builder myself, I take care to meet high standards for cleanliness, safety, and neighborhood courtesy on every job site. I believe I should be afforded the same level of consideration and professionalism in return.

I appreciate the Plan Commission's attention to these concerns and respectfully ask that appropriate conditions be included in any development approval to ensure a workable and respectful outcome for all parties involved.

Thank you for your time and consideration.

Sincerely,

Tom Len

--
Marie Junkmann
Project Administrator
Director of Marketing/Social Media/Public Relations
Tom Len Custom Homes
[redacted]

Archived: Wednesday, October 8, 2025 12:30:45 PM
From: Stephanie Geitner
Sent: Wednesday, October 8, 2025 12:19:11 PM
To: Stephanie Geitner Pandey, Swati;
Subject: Board meeting
Sensitivity: Normal

Beware External Email - Think Before You Act

Hello Ms. Pandey,

I was at last nights board meeting. I wanted to attach the statement that I had made. I don't believe that some of the questions were covered or resolved. I have highlighted them in yellow.

Fence/Trees

The fence has been here since the inception of Shermer Place The fence and trees divide us as a neighborhood to whatever is on the other side. We have many types of trees such as large pine trees that have been growing for over 20 years. (see picture) These trees give Beaumont place separation and privacy from whatever is beyond the fence. If you are taking the fence down, and removing the trees, where is our privacy now? I would like to ask, what are your intentions on planting? What type of tress? Spaced how far apart? How tall? Spacing parkway trees out every few feet does not give the residents of Shermer Place separation or privacy from the new community that you are building. These trees will take another 20 years to grow. Residents on Beaumont Place, including myself, bought their home because of privacy and separation, regardless of whether the usage was industrial or new homes.

Parking

We have two “no parking” signs on the south side of the street. There is no way to park on both sides of the street, it is a safety issue. We are very concerned about the parking situation on Beaumont Place. It doesn’t appear that the new community has any parking planned in their blueprint. We have a lot of elderly people and children on Beaumont Place and in the community. Safety is a huge concern with additional people now driving down Beaumont Place and using it as their parking space. As it is, cars are flying around the corner onto Beaumont Place and it is dangerous. Just a few years ago a child was hit on a bike. There isn't room room for parking on both sides of the street and there certainly isn’t room to have two neighborhoods of people parking on one side of the street on Beaumont Place.

Bike Racks

There was no mention of bike racks until last night. If they have to follow village code and include them, then PLEASE make them place racks inside of their community near side walks or green space. Not on Beaumont Place which is in my front yard and on the outside of their community where they have $800k plus townhomes

Thank you for your time,

Stephanie Denenberg
1934 Beaumont Place.

Archived: Thursday, October 9, 2025 8:43:51 AM
From: noreply@civicplus.com
Sent: Wednesday, October 8, 2025 7:14:58 PM
To: Managers Office Public Comments; Kohlstedt, Michaela; Pandey, Swati; McEwan, Amy; Trustees
Subject: Online Form Submittal: Public Comment Form
Sensitivity: Normal

Beware External Email - Think Before You Act

Public Comment Form

The Village Board likes hearing from you and encourages you to provide our board, committees, and commissions with your thoughts and ideas. We make better decisions when you get involved.

Because we know you can't always get to a meeting, we've created a way for you to share your comments with us via this web form. Comments will be delivered to all members of your selected board, committee, or commission if applicable.

Written comments will not be read aloud during a public meeting. If you want to make a 'live' comment, you can do so by attending a meeting and asking to be heard during public comment time.

Thank you for providing your valuable feedback.

(Section Break)

Select the Board, Committee, or Commission you wish to address:	Plan Commission, Planning & Economic Development Committee, Village Board of Trustees
Name	Sally R Stone
Email Address	drsstone@me.com
Address	2010 Plymouth Lane
City	Northbrook
State	IL
Zip Code	60062
Comment:	Dear Elected and Volunteer Officials, I'm a lifelong Northbrook resident, having grown up here since 1958. I returned to Northbrook after university because I love this town.

What endeared me to Northbrook was the small town feeling and open spaces. Today, most of that open space has vanished into developments. This is what I'd like to address in this comment. In particular, there is a planned development at 1825 Shermer Road, which is across the street from my home. I'm a resident of the Northbrook Commons.

Northbrook is a popular residential destination for many because of good schools, convenient commuting, safe neighborhoods, access to diverse shopping experiences both in Northbrook and Glenview, a great park district focused on both restoration and recreation, and a fundamentally good neighbor experience. However, from my perspective, the dense housing developments that have become characteristic of Northbrook in the past five to ten years are eating away at what makes Northbrook a good place to live.

Most of the housing going up over the years were and still are large volume homes replacing the small split levels like the one I grew up in. Some housing that's been built in the past is higher density, but with good setback and plenty of open space and landscaping.

Then came the teardowns on Shermer Road near Waukegan, including a beautiful restored Victorian home, to make way for Gateway. These homes have close to zero setback and little greenery to make up for their towering presence.

Ironically, I once thought Northbrook could be as charming as Long Grove with the restoration of older homes on Shermer near Waukegan, but once Gateway once built, I realized Northbrook was on the road to urban development at the expense of charm and spaciousness.

I understand the need and desire to make money, both for the Village and the developers. But at what cost to the well-being of Northbrook and its residents?

At the Plan Commission meeting on Tuesday, October 7, my thoughts were expressed to varying degrees by myself and others. For example, schools are concerned about rising enrollment from high-density housing developments. Northbrook has great schools. But will they remain great if they face overcrowding?

Our neighbors are concerned about the conflict that will arise over parking in their neighborhood as they are faced with a development that is planning high-density living at the expense of parking (and so much more).

The 1825 Shermer developers are planning to cut down mature trees, which shade our town in its long settlement history.

In the morning and afternoon, I struggle to enter and exit my street at the Northbrook Commons, Plymouth Lane, when commuters come and go, and high school and elementary school are in session. What will happen when 53 homes are built with two-car garages and 53 to 100+ cars are added to the burden of our small-town rush hour, not just daily, but on holidays? Not to mention the pollution.

It's my belief that if our zoning regulations allow for these high-density housing developments to continue to be built in our Northbrook without end, then we need to reassess our zoning

regulations. If we let this continue, our Northbrook will be lost to congestion, and what we love here will have been sacrificed for what? The bottom line? I hope you'll agree that it's just not worth it.

The action I hope you'll take is to deny the development at 1825 Shermer and keep it industrially zoned. However, if a housing development is imminent, then I implore you to require that development in this already crowded Shermer Road corridor to cut their development in half and build a neighborhood with sidewalks, adequate parking, spacious setback, and open space that is more characteristic of the Northbrook we live here for.

Thank you,

Sally Stone, Ed.D.

Email not displaying correctly? View it in your browser.

MEMORANDUM

To: Architectural Control Commission
From Senior Planner, Swati Pandey
Cc: Deputy Director, Michaela Kohlstedt
Date: September 11, 2025
Subject: PCD-24-06: 1825 Shermer Road – Concept Plan Approval Northbrook Row Townhomes

INTRODUCTION

On September 11, 2025 the Architectural Control Commission (ACC) will consider an application filed by 1825 Shermer Road, LLC, an affiliate of Lexington Homes (the "Applicant") as owner of the property commonly known as 1825 Shermer Road (the "Subject Property"). The applicant proposes to construct a new multi-family residential planned development consisting of 53 townhomes on the Subject Property. The Applicant is requesting a design review of the Concept Plan for the Residential Planned Development.

PROPERTY DESCRIPTION

The Subject Property is described as being:

- located on the northeast corner of Shermer Road and Stanley Street;
- 4.69 acres in size ;
- surrounded by:
    - North: RLC Residential and Limited Commercial District (the Shermer Place subdivision)
    - East: I-1 Restricted Industrial
    - South: I-1 Restricted Industrial
    - West: R-3 Single Family Residential and IB Institutional Buildings (a fire station) to the west of Shermer Road; and
- designated as appropriate for Major Corridor Multi-Use in the Comprehensive Plan; the purpose of which is to accommodate a mixture of higher density multi-family housing as well as retail and business services.
- The Master Bicycle and Pedestrian Plan designates Shermer Road in front of the Subject Property as appropriate for a side path which is currently under construction.

BACKGROUND INFORMATION

Previously, there was a single story, 106,000 square feet concrete block and metal frame industrial building which was demolished in the past two years by the Owner.

Preliminary Review

On February 13, 2024, the Board of Trustees conducted a preliminary review of the request for a townhome development. The majority of the Board found the request to be appropriate but had questions related to issues specific to zoning relief, such as parking, green space, affordable housing, and sustainability. An excerpt of the Board of Trustees minutes is attached for reference, and the meeting can be viewed on the Village website as well to hear the actual commentary from the Trustees linked here.

The proposal and the general layout of the plan (attached) presented at preliminary review have not changed with the formal application, however, the level of detail in the design has been improved which is discussed later in the report.

The following is a table of the comments made by members of the Board of Trustees during the preliminary review:

Trustee	Title	Status	Comments
Kathryn Ciesla	Village President	Present	Private street to be reviewed; Joint PC & BOT meeting is recommended.
Robert Israel	Trustee	Absent	N/A
Heather Ross	Trustee	Absent	N/A
Daniel Pepoon	Trustee	Present	provide on-site affordable housing units; ACC review req.; parking should be reviewed
Johannah Hebl	Trustee	Present	Rezoning to RLC is acceptable; private street not desirable but to be reviewed by PC; parking variation is acceptable; green space should be provided as an amenity; ACC review required; provide on-site affordable housing units.
Joy Ebhomielen	Trustee	Present	Sustainability items should be addressed; green space should be emphasized; Affordable housing should be provided.
Michelle Kohler	Trustee	Present	Affordable housing should be built on-site; impact on schools should be assessed; parking should be reviewed.

Staff Review

Prior to scheduling a Commission review, the application underwent the standard review process and was reviewed by the following departments/entities:

- Development and Planning Services (Planning & Zoning)
- Sustainability
- Public Works (Engineering and Tree Preservation)
- Fire
- Police
- Village Attorney
- Community Partners for Affordable Housing (CPAH), the Village's affordable housing consultant
- Village Traffic Consultant
- Village Engineering Consultant
- Northbrook Taxing Districts (Library, Park District, and School Districts 30 and 225)

At this time all of the reviewers have approved or conditionally approved the proposed concept plan as presented.

PROPOSED PROJECT

The Applicant is proposing to construct a planned development which consists of three-story townhome buildings with a total of 53 units on an existing 4.69 acre Subject Property. The development will be accessed off of Stanley Street, with an on-site detention pond and additional common area. The proposal consists of two styles of townhomes, one inclusive of detached garages with private backyard spaces (Row Homes), and

the other model consisting of attached garages on the first floor with living quarters above the garage (Mews Homes). Both types of townhomes will be three-story, consisting of 2-4 bedrooms ranging in size between 1,600 – 2,500 square feet. Additional details regarding the proposed development are outlined in the attached material submitted by the Applicant.

- Site Design: The development will be located at the corner of Shermer Road and Stanley Street, with access provided solely off of Stanley Street through two curb-cuts. Both would be a two-way access to a private street (called Julian Terrace). The Row Homes garages would have access onto the private street, while the Mews Homes garages would be accessed off of shared driveways.

  There is an existing sidewalk in front of the Subject Property along Shermer Road. The Applicant is proposing to install a sidewalk within the public right-of-way along Stanley Street to the south, and on the north side along Beaumont Place, connecting to the sidewalk on Tudor Lane and Beaumont Place within the Shermer Place Subdivision. These sidewalks will be connected to a system of proposed walkways to the individual proposed townhome units.

  The proposed Row Homes townhome units are facing Shermer Road and Beaumont Place, while Mews Homes are perpendicular to Stanley Street. There are five off-street guest parking proposed at the southeast corner of the site. The Applicant is proposing a six-foot tall privacy fence between the Row Homes rear yards. A small portion of an existing fence along the north property line would be retained. A three-foot tall fence will be installed along Stanley Street to screen the motor court terminus for the Mews townhomes. The location for all the fences have been identified on a fence plan with details, which is attached. There is no perimeter fence proposed for the development.

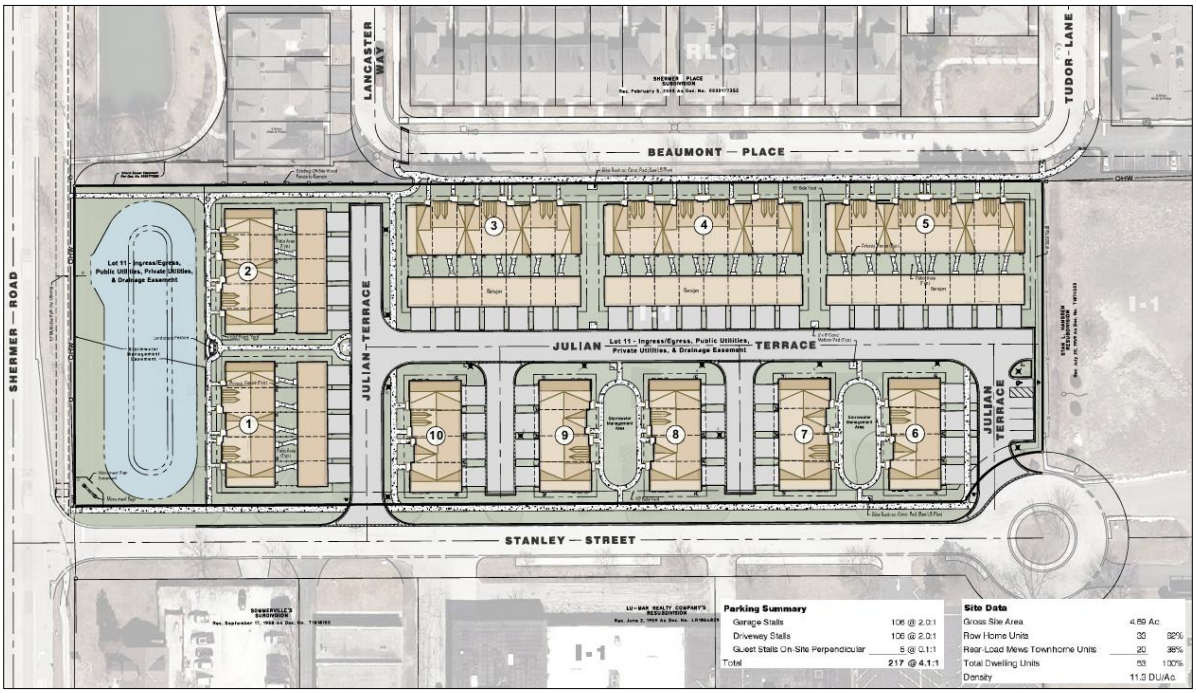


Figure 1: Proposed Site Plan

- Townhomes: As stated earlier, there are two styles of townhomes proposed:

  Row Homes: The proposed Row Homes will be three stories with a total height of 44'2". There would be five Row Homes buildings with 5 to 7 units each. The front door for the townhomes connect to the sidewalk with detached garage and a private backyard. The primary exterior materials for the buildings are brick, siding, cast stone sill, asphalt shingle roof, and steel garage doors.

  Mews Homes: The proposed Mews Homes will be three stories with a total height of 39'8". There would be five Mews Homes buildings with four units each. The primary exterior materials for the buildings are brick, siding, cast stone sill, asphalt shingle roof, and steel garage doors.

The building façades have been accentuated with varying depth and different materials for visual interest to help break up the expanse of the large overall structure. The architectural design includes covered entries for all unit entrances with metal roof, and decorative louver. The architectural characteristics including material are consistent on all sides of the buildings. The elevation plans also show projecting second story windows. Mews Homes would also have a balcony overhanging the garage. The design for the buildings follows a pattern to keep a unified look for the entire subdivision.

Attached are the proposed architectural plans and renderings, which include the color and building material details. The Applicant will expand upon the specific building colors and materials during the public meeting.



Figure 2: Row Homes Elevations



Figure 3: Mews Homes Elevations

- Landscaping: The Applicant has submitted a Preliminary Landscape Plan showing proposed landscaping for the private property as well as trees within the public right-of way adjacent to proposed development. A mix of trees and plantings are proposed to assist in creating a landscaped buffer around the site to the extent there is available open space; which includes parkway trees. There will be a naturalized detention basin with native plantings, which is located along Shermer Road; including a pergola with a bench adjacent to the detention basin. The pergola will be a nine-foot tall cedar

canopy mounted over concrete and brick piers that will match the brick of the buildings. There will be two bike racks installed along the north property line as shown on the landscape plan.

There will be two smaller detention basins adjacent to Mews Homes that would be naturalized as well. The individual buildings will also have foundation landscaping. Details will be provided at the time of final plan submittal.

- Signage: The Applicant has proposed a development sign located at the corner of Shermer Road and Stanley Street. The sign is a concrete base with a brick and mortar structure to match the brick on the buildings. The sign face is precast concrete cap with black lettering inset in stone. There will be landscaping around the base of the ground sign. The sign will be in compliance with the zoning code requirements. A sign permit will be required prior to installation.

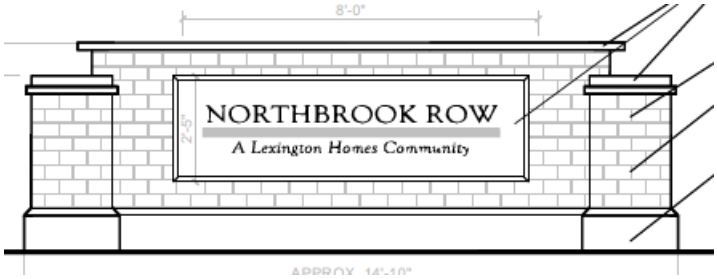


Figure 4: Development Sign

SUSTAINABILITY

The Village has adopted the Climate Action Plan (CAP), it is important to reference action items found in the CAP as they relate to development proposals. Sustainability Coordinator has reviewed the application and the memo is attached.

SUMMARY

In reviewing this request, staff suggests the Commission consider the following policy questions:

1. Is the overall design of the project appropriate, such as the layout of the development?
2. Are the proposed architectural designs of the townhomes adequate?
3. Is the variety of building elevations within the development acceptable? Are the varied rooflines and façade depths of the individual buildings satisfactory?
4. Are the materials proposed for the development acceptable? Are the color choices desirable? Do the materials and colors prevent monotony?
5. Is the proposed landscaping appropriate, specifically the common areas and proposed entryway and signage?

The Applicant and staff will attend the September 11, 2025 Architectural Control Commission meeting to answer any questions.

Northbrook | Glenview
School District 30

Maple | Wescott | Willowbrook

2374 Shermer Road
Northbrook, Illinois 60062

Phone: 847-498-4190
Fax: 847-498-8981

August 5, 2025

Village of Northbrook
Development & Planning Services
c/o Swati Pandey, AICP
1225 Cedar Lane
Northbrook, IL 60062

RE: Response to Johnson Research Group Memorandum - Northbrook Row Development

Dear Village of Northbrook:

Northbrook | Glenview District 30 acknowledges receipt of the Johnson Research Group (JRG) memorandum dated June 30, 2025. While we appreciate their response, it reinforces rather than addresses our concerns about the Northbrook Row development's impact on District 30.

JRG's reliance on 1996 multipliers based on 1990 Census data ignores three decades of educational improvements that have transformed our district into a destination for families seeking exceptional schools. The families attracted to our community today represent a reality not captured by 1990 demographic patterns.

JRG dismisses Sterling Place as "not statistically sufficient," yet it represents our only current, local evidence. Sterling Place generated 33 students versus the projected 15, a 120% underestimation that reflects the reality of families who choose our community for its schools. When similar underestimations occur with Northbrook Row, District 30 expects these actual generation rates to become the standard for evaluating future developments.

Current methodologies focus solely on immediate per-pupil costs while ignoring capacity constraints that force expensive referenda long after developers have left town. Wescott School is already approaching capacity. When enrollment exceeds sustainable levels, taxpayers, not developers, fund the multi-million dollar building expansions needed to accommodate growth.

While District 30 will continue providing exceptional education for all students, our community deserves transparency about development impacts. Each new residential project approved under current methodologies likely means higher taxes for existing residents, overcrowded facilities, and future referenda to address capacity issues created by cumulative development growth.

We respectfully request that this letter become part of the public record regarding Northbrook Row, ensuring our community understands the long-term educational and fiscal consequences of development decisions based on outdated assumptions rather than current realities.

Sincerely,

Emily K. Tammaru, Ed.D
Superintendent
Northbrook | Glenview District 30

cc: Board of Education, Northbrook | Glenview District 30
Nate Wynsma, Lexington Homes
Harold Francke, Meltzer, Purtill & Stelle LLC
Ann Moroney, Johnson Research Group, Inc.

Northbrook | Glenview
School District 30

Maple | Wescott | Willowbrook

2374 Shermer Road
Northbrook, Illinois 60062

Phone: 847-498-4190
Fax: 847-498-8981

May 29, 2025

Village of Northbrook
Development & Planning Services
c/o Swati Pandey, AICP
1225 Cedar Lane
Northbrook, IL 60062

RE: Lexington Homes Proposed New Development

Village of Northbrook:

Northbrook | Glenview District 30 is writing to express our concerns regarding the potential impact of the Lexington Homes development on our public schools. We are particularly concerned about the methodology used to determine financial and enrollment impact of the development on District 30, as well as the impact on facility capacity at Wescott School that would result in the need for future referenda to meet the needs of the expanding enrollment.

A substantial discrepancy has been identified in the financial methodologies utilized to analyze the impact of various developments upon District 30. The study pertaining to Northbrook Row employs a "Residential Property Share" calculation, resulting in a 46.3% reduction in student costs (from $447,858 to $240,382). This methodology generates an artificial positive fiscal impact of $48,102. However, absent this adjustment, the actual fiscal impact would be a negative $159,374 annually ($447,858 in costs versus $288,484 in tax revenue). District 30 has not seen this type of calculation used by previous developers when factoring the financial impact. It is believed that presenting the financial impact in this matter falsely represents to the community and taxpayers that the development would be beneficial to the school district.

Additionally, District 30 strongly feels the enrollment calculation used to calculate new student enrollment grossly underestimates the actual impact. Using the recent Sterling Place development as a reference for predicted to actual new enrollment, there is concrete evidence that the calculation underestimates new student enrollment. Sterling Place is a similar Townhome development with similar-sized units and potential buyers. The developers estimated 15 new school-aged children, but District 30 actually gained 33 new students from the Sterling Place development. This was an underestimate of actual student enrollment by a factor of 2.2. Northbrook Row utilizes identical student multipliers without acknowledging this prior inaccuracy. Should a similar underestimation occur, District 30 may receive 40 students rather than 18, each incurring an approximate cost to the district of $24,881. This scenario would result in actual costs substantially exceeding the projected property tax revenue.

Significant strain upon the resources of Wescott School is anticipated should the proposed development proceed. Concerns extend to spatial constraints, encompassing shared public facilities such as cafeterias, libraries, and gymnasiums, as well as instructional spaces. In order to maintain current class sizes, additional classrooms will be

required. It is our considered opinion that the projected estimate for new students is materially underestimated, especially in light of the precedent established by the Sterling Place development.

A request is hereby made for the Developer to reconsider the financial methodology used. The availability of accurate fiscal impact data is of paramount importance for informed community decision-making. Furthermore, acknowledgment of the prior underestimation of the student generation is requested, along with the suggestion of adjusted calculations based on the empirical experience District 30 has just actualized with the Sterling Place development.

It is imperative that District 30 and the Northbrook community have accurate and timely information to fully assess the impact that the proposed new Lexington Homes development will have on the schools and community. We respectfully request the opportunity for further dialogue on these critical matters.

Sincerely,



Emily K. Tammaru, Ed.D
Superintendent
Northbrook | Glenview District 30

NORTHBROOK
PARK DISTRICT

Joe Doud Administration Building
545 Academy Drive
Northbrook, IL 60062-2426

847-291-2960

nbparks.org

May 28, 2025

Michaela Kohlstedt, AICP
Village of Northbrook
1225 Cedar Lane
Northbrook, IL 60062

Dear Michaela:

I am writing in response to a request for comment on: PCD-24-06 – 1825 Shermer Road – Lexington Townhomes.

Thank you for sharing the application for the proposed development at 1825 Shermer Road. The Board of Commissioners recognizes and supports the Village's goal of encouraging and attracting affordable housing developments while also preserving the community's character and environment.

As the project progresses, the Board is open to considering a potential partial waiver of impact fees for the proposed eight (8) affordable housing units. This consideration is specific to the development at 1825 Shermer Road and its affordable housing opportunities.

Sincerely,

Chris Leiner
Executive Director
Northbrook Park District

Village Board of Trustees Agenda

Sandra "Sandy" Frum Board Room
1225 Cedar Lane Northbrook, IL 60062
Tuesday, February 13, 2024

Village President Kathryn Ciesla called the meeting to order at 7:39 PM

1. **ROLL CALL**

Attendee Name	Title	Status
Kathryn Ciesla	Village President	Present
Robert Israel	Trustee	Absent
Heather Ross	Trustee	Absent
Daniel Pepoon	Trustee	Present
Johannah Hebl	Trustee	Present
Joy Ebhomielen	Trustee	Present
Michelle Kohler	Trustee	Present

2. **PLEDGE OF ALLEGIANCE**

3. **MINUTES APPROVAL**
   A. January 23, 2024 Regular Board Meeting Minutes for Approval

Village President Ciesla read Trustee Israel's comments regarding amending the minutes.

RESULT:	**APPROVED AS AMENDED [4 – 0]**
MOVER:	Johannah Hebl, Trustee
SECONDER:	Dan Pepoon Trustee
AYES:	Hebl, Pepoon, Ebhomielen, Kohler
NAYES:	None
ABSTAIN:	Kathryn Ciesla, President
ABSENT:	Robert Israel, Trustee and Heather Ross, Trustee

4. **PUBLIC COMMENT TIME –** None

5. **MANAGER'S REPORT**

Village Manager Cara Pavlicek reported Village offices will be closed next Monday, due to employee training.
Village Hall will serve as a voting site for the public.
The Village established a donation site in the front of the building to respectfully retire flags.

9. ADMINISTRATION AND FINANCE

A. Motion to approve the transfer an additional $1,000,000 each to the Police and Firefighters' Pension Funds.

Added to Consent Agenda

10. PLANNING AND ECONOMIC DEVELOPMENT

A. Preliminary Review of a Request for Zoning Relief from Lexington Homes LLC for a Proposed 53-Unit Multi-Family Residential Planned Development at 1825 Shermer Road.

Jonathan Mendel, Director of Development and Planning Services, discussed an application submitted by Lexington Homes, LLC, for the property located at 1825 Shermer Road.

The applicant is requesting zoning relief to allow a residential planned unit development of 53 townhomes. He provided a brief overview of the following: the property's history, zoning, and proposed plan. He noted the requested relief/primary issues the Village Board should consider.

Trustee Pepoon asked if private streets are held to the same standards as public streets.

Director Mendel responded yes; public and private streets must comply with the Zoning Code regulations.

Director Mendel clarified the target price points with Trustee Kohler.

President Ciesla read several questions and comments from Trustee Ross.

Director Mendel addressed several written questions from Trustee Ross.

The applicant believes the fee in lieu will suffice for the affordable housing requirement. President Ciesla responded the Village Board would like the applicant to address the questions.

Trustee Hebl favors the rezoning. She expressed concern regarding the following: increased density, private roads, and lack of green space. Furthermore, she has no concerns regarding the parking variation or detention and requested the Architectural Control Commission review the application. Lastly, she suggested scheduling a joint meeting to consider the application.

Trustee Pepoon concurs with Trustee Hebl. Additionally, he spoke on the importance of building affordable housing units and requested the Architectural Control Commission review the application.

Trustee Ebhomielen concurs with her fellow Trustees. She spoke on the importance of building affordable housing units. Also, she requested the applicant increase green space and implement the CAP Plan.

Trustee Kohler concurs with her fellow Trustees. She spoke on the importance of building affordable housing units. Also, she requested information regarding school impacts and parking.

President Ciesla requested the Village evaluate the use of private roads. She favors

Trustee Hebl's comments regarding a joint meeting to consider the application, due to the affordable housing issue.

RESULT:	**MOTION TO HOLD A JOINT MEETING WITH THE PLAN COMMISSION [4 – 0]**
MOVER:	Joy Ebhomielen, Trustee
SECONDER:	Dan Pepoon, Trustee
AYES:	Hebl, Pepoon, Ebhomielen, Kohler
NAYES:	None
ABSTAIN:	Kathryn Ciesla, President
ABSENT:	Robert Israel, Trustee and Heather Ross, Trustee

11. COMMUNITY AND SUSTAINABILITY

A. January 23, 2024 Community and Sustainability Meeting Minutes for Approval

Not enough members of the Community and Sustainability Committee were present

12. PUBLIC WORKS AND FACILITIES – None

13. PUBLIC SAFETY – None

14. COMMUNICATIONS AND OUTREACH – None

15. REMARKS FOR THE GOOD OF THE ORDER – None

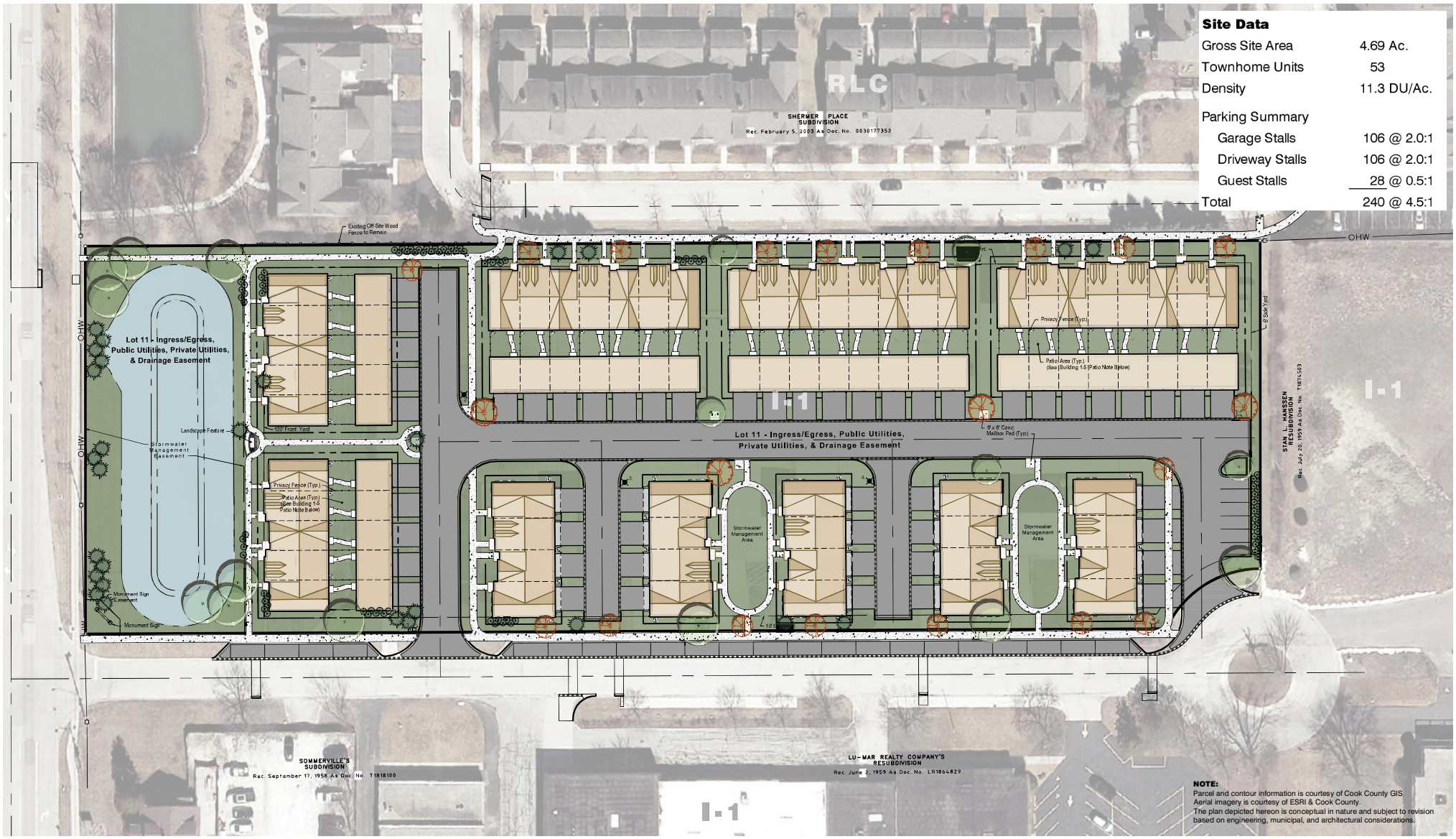
16. CLOSED SESSION

President Cielsa led the Board of Trustees into a Closed Session pursuant to 5 ILCS 120/2(a) to discuss agenda items regarding security procedures and minutes review. These agenda items are permitted subjects to be considered in Closed Session and are enumerated exceptions under the Open Meetings Act, with the exceptions being 5 ILCS 120/2(a) c(8) and c(21).

RESULT:	**APPROVED [4 – 0]**
MOVER:	Johannah Hebl, Trustee
SECONDER:	Michelle Kohler, Trustee
AYES:	Hebl, Pepoon, Ebhomielen, Kohler
NAYES:	None
ABSTAIN:	Kathryn Ciesla, President
ABSENT:	Robert Israel, Trustee and Heather Ross, Trustee

17. ADJOURN

RESULT:	**ADJOURN AT 8:52 P.M. [4 TO 0]**
MOVER:	Dan Pepoon, Trustee
SECONDER:	Joy Ebhomielen, Trustee
AYES:	Hebl, Pepoon, Ebhomielen, Kohler
NAYES:	None
ABSTAIN:	Kathryn Ciesla, President
ABSENT:	Robert Israel, Trustee and Heather Ross, Trustee



Site Data

Gross Site Area	4.69 Ac.
Townhome Units	53
Density	11.3 DU/Ac.
Parking Summary	
Garage Stalls	106 @ 2.0:1
Driveway Stalls	106 @ 2.0:1
Guest Stalls	28 @ 0.5:1
Total	240 @ 4.5:1

NOTE:
Parcel and contour information is courtesy of Cook County GIS.
Aerial imagery is courtesy of ESRI & Cook County.
The plan depicted hereon is conceptual in nature and subject to revision based on engineering, municipal, and architectural considerations.

NORTH
0 60
Scale: 1" = 60'

No.	Date	Revision

PRELIMINARY PD SITE PLAN
NORTHBROOK ROW

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152 www.HaegerEngineering.com

Project Manager:	TAS
Engineer:	PAC
Date:	2-8-2023
Project No.	20-122
Sheet	1 / 1

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Village of
Northbrook

FORMAL APPLICATION – ZONING & SUBDIVISION RELIEF**

Prior to submitting this formal application, the matter must first be reviewed as a preliminary application by the Village Board of Trustees. If the Board has not yet reviewed your preliminary application, please contact the Department of Development & Planning Services to learn what is required. The following materials are the minimum required for the processing of a formal application by the Village of Northbrook's Plan Commission and Board of Trustees. A public hearing or public meeting for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. If you have questions regarding the completion of this application please contact the Development & Planning Services Department at 847-664-4050.
Applications for zoning relief from the Zoning Board of Appeals must use a different application form.

The initial submittal MUST contain:

- ☐ **8 collated copies of complete sets** of all application materials, including the application form, required attachments, and folded full size plat/plan sheets
- ☐ **1 electronic version (PDF)** of ALL application materials **(refer to application section regarding instructions).**

Applicant Information

Legal Name
1825 Shermer Road LLC
Company c/o Lexington Homes
Address 1731 N. Marcy St.
City, State, Zip Chicago, IL 60614
[redacted]

Primary Contact Person

Name Nate Wynsma
Company Lexington Homes
Address 1731 N. Marcy St.
City, State, Zip Chicago, IL 60614
[redacted]

Consultants *(as applicable)*

Attorney

Name Harold W. Francke
Company Meltzer, Purtill & Stelle LLC
Address 1515 Woodfield Rd., Ste. 250
City, State, Zip Schaumburg, IL 60173
[redacted]

Architect/Planner

Name Jeff Mulcrone
Company BSB Design, Inc. - Chicago
Address 1540 E. Dundee Rd., Ste. 310
City, State, Zip Palatine, IL 60074
[redacted]

Civil Engineer

Name Todd A. Shaffer
Company Haeger Engineering
Address 100 E. State Pkwy
City, State, Zip Schaumburg, IL 60173
[redacted]

Other

Name Sharon L. Dickson (Landscape Architect)
Company Dickson Design Studio
Address 526 Skyline Dr.
City, State, Zip Algonquin, IL 60102
[redacted]

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

Site Location/Address: Northeast corner of Shermer Road and Stanley Street / 1825 N. Shermer Road

Property Index Numbers: 04-15-102-002 and 04-15-102-003

Size of Property: 4.69Acres (square feet/acres)

Size of Building Space, if applicable: N/A (square feet)

Comprehensive Plan Land Use Designation[1]:

Current Zoning: I-1 Restricted Industrial District

Current Use of the Property: Vacant

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

Requested Action(s) *(check all that are applicable)*

- ☐ Comprehensive Plan Amendment
- ☐ Annexation (*separate form required*)
- ☑ Rezoning from I-1 to RLC
- ☑ Special Permit for Planned Development; Special Permit for Townhomes
- ☐ Renewal of Special Permit Ord. No. _____
- ☐ Amendment to Existing Special Permit
  Ord. No. _____
- ☑ Site Plan Approval
- ☐ Zoning Code Text Amendment
- ☑ Zoning Variation (in conjunction with other relief) for yards and parking
- ☑ Planned Development - Concept Plan
- ☐ Planned Development - Final Plan
- ☑ Subdivision - Tentative Plat
- ☐ Subdivision - Final Plat
- ☑ Subdivision - Variations/Waiver for private street and waiver of existing overhead burial requirement
- ☐ Exception for _____ ☐
- Other _____

☑ **Plat of Survey & Parcel Legal Description(s)**

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

☑ **Conformity with Comprehensive Plan--See Exhibit A**

Include a written statement explaining the conformity, or lack of conformity, of the approval being requested to the Village's Official Comprehensive Plan and Official Map. Where the approval being requested does not conform to the Official Comprehensive Plan or Official Map, provide reasons justifying the requested approval.

See Exhibit A

☑ **Surrounding Property Owners Addresses**

Please attach the names and mailing addresses of all property owners of record (not tenants) within 250 feet of the property, excluding public rights-of-way, based on current County tax records. See page10 of this document for instructions on how to obtain the addresses.

[1] As found on the Village website www.northbrook.il.us/Government/Departments/Planning/GIS/index.php

Site Ownership and Control

Current Property Owner Information

Legal Name: 1825 Shermer Road LLC
Primary Contact: Nate Wynsma
Address 1731 N. Marcy St.
City, State, Zip Chicago, IL 60614
[redacted]

Proposed Property Owner Information

Legal Name: 1825 Shermer Road LLC
Primary Contact: Nate Wynsma
Address 1731 N. Marcy St.
City, State, Zip Chicago, IL 60614
[redacted]

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

- ☐ Deed
- ☑ Title Policy or Title Commitment ***(Required for Subdivision Applications & Plats of Consolidation Applications)***
- ☐ Certified Copy of Trust Agreement OR a simple Affidavit Identifying Trust Beneficiaries

☐ **Complete Attachment A, listing all individuals/entities that have a beneficial interest in the legal entity that currently owns the property**

☐ **Complete Attachment B, listing all individuals/entities that have a beneficial interest in the legal entity that is proposed to own the property upon receiving necessary approvals.**

Applicants Involvement with the Property

If the Applicant does not own the property, please also provide documentation showing the applicant's interest in the property *(Check which document is attached. The dollar amounts in documents may be blacked-out)*:

- ☑ Owner (see the previous box)
- ☐ Real Estate Contract
- ☐ Lease
- ☐ Other _____

☐ **Complete Attachment C, listing all individuals/entities that have a beneficial interest in the legal entity that is the Applicant.**

Additional Required Attachment(s)

Submit all relevant attachments specified in the below worksheet(s) that correspond with your application request(s) selected on page two of this application; the worksheets can be found on the Village of Northbrook website www.northbrook.il.us, as well as in the Community Planning Department in the Village Hall. *(Check all that are applicable)*

- ☐ Comprehensive Plan Amendment Worksheet
- ☐ Annexation Worksheet
- ☑ Rezoning Worksheet
- ☑ Special Permit Worksheet
- ☑ Site Plan Approval Worksheet
- ☐ Zoning Code Text Amendment Worksheet
- ☑ Zoning Variation Worksheet
- ☑ Planned Development Worksheet- Concept Plan
- ☐ Planned Development Worksheet- Final Plan
- ☑ Subdivision Worksheet – Tentative Plat
- ☐ Subdivision Worksheet - Final Plat
- ☐ Subdivision Worksheet - Variations/Waiver
- ☐ Zoning Exception Worksheet
- ☐ Condominium Conversion Worksheet

☐ Plat of Consolidation Worksheet

Filing Fees

All applications require payment of a non-refundable fee, as well as additional funds that are held in escrow to off-set anticipated recoverable expenses. Please attach a check with your application and indicate below the amount of the fee submitted. A copy of the fee schedule is attached to the application form.

$_____ Amount of Non-Refundable Fee

$_____ Amount of Escrow

$_____ Total Application Fee (Non-Refundable Fee plus Escrow)

The escrow covers such items as Village attorney time (currently billing at approx. $400.00 per hour), public notice expenses, public meetings ($50.00 per mtg), & staff review time. If these expenses exceed the initial escrow deposit, the applicant is responsible for additional payment to the Village prior to completing approval process. If the expenses are less than the escrow deposit, the applicant will be issued a refund.

Northbrook Ethics Code *(potential conflicts of interest)*
On a separate sheet of paper list the name, address, nature, and extent of any current or potential interest that any Village officer or employee may have in, or with respect to the owner, the applicant, or the property. **If none, check here:** ____
(For more information, see Sections 2-71 through 2-85 of the Northbrook Municipal Code located on our website, or pick-up a copy of the Northbrook Ethics Code booklet in the Development & Planning Services Department at the Village Hall)

Repeat Application

Has any other application for this property been submitted to the Village and denied within the last two years?
____ yes __x__ no (check one)
If yes, attach a statement of the grounds justifying reconsideration (See Zoning Code Sec. 11-302).

Applicant/Owner Acknowledgments

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

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

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

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

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

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

Signature of Applicant: _____ **Date** _____
Print Name & Title: Nate Wynsma, duly authorized agent
Signatures of Property Owner(s): _____ **Date** _____
Print Name & Title: same **Property Address:** _____
****If more than one applicant or property owner, please copy this page and have additional applicants/property owners sign form.**

Note: Village review and approval of rezoning, special permit, and subdivision applications may be dependent upon the Applicant first receiving necessary approvals from State and County regulatory agencies such as, but not limited to, the Illinois Department of Transportation, Illinois Environmental Protection Agency, the Metropolitan Water Reclamation District of Greater Chicago, & the Cook County Highway Department.

ATTACHMENT A: Current Property Owner – Beneficial Interest

Please check which of the following describes the current property owner's beneficial interest in the property and complete this sheet as instructed for each type of beneficial interest:

☐ Corporation	If **current property owner** is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
☑ Partnership or LLC	If **current property owner** is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
☐ Trust	If **current property owner** is a trust, please provide the trust number _____ and name and address of the Trustee _____ _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the **current property owner** in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: Ronald J. Benach Trust (100%)
Address: c/o Lexington Homes
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Village of
Northbrook

REZONING & ZONING MAP WORKSHEET

In addition to submitting the *Formal Application* form for a rezoning request, also known as a zoning map amendment, the Applicant must include the following information with your application. A Plan Commission public hearing for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. All of the required application materials must be submitted to the Department of Development & Planning Services.

The initial submittal MUST contain:

- ❑ **7 collated copies of complete sets** of all application materials including the application form, required attachments, and folded full size plat/plan sheets
- ❑ **1 electronic version (PDF)** of all application materials submitted in a format as described on the last page of the Formal Application form.

REQUIRED MATERIALS FOR SUBMISSION

- ❑ **Specify Current Zoning District(s):** I-1
- ❑ **Specify Requested Zoning District(s):** RLC
- ❑ **Statement of Justification**

A written statement of need for the requested rezoning and zoning map amendment is required. The statement of justification shall address the following factors as outlined in Subsection 11-301 E of the Zoning Code. The staff, Plan Commission and Board of Trustees will use these standards in making a determination whether or not the proposed rezoning is appropriate. Please complete the below form (use additional paper if needed) and submit this form with the formal application.

a) The existing uses and zoning classifications of properties in the vicinity of the subject property.

See Exhibit "A"

b) The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present plan designation or zoning classification.

See Exhibit "A"

c) The extent to which the value of the subject property is diminished by the existing plan designation or zoning classification applicable to it.

See Exhibit "A"

d) The extent to which such diminution in value is offset by an increase in the public health, safety and welfare.

See Exhibit "A"

e) The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

See Exhibit "A"

OVER→

f) The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.

See Exhibit "A"

g) The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

See Exhibit "A"

h) The suitability of the subject property for uses permitted or permissible under its present plan designation and zoning classification.

See Exhibit "A"

i) The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.

See Exhibit "A"

j) The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under its present plan designation and zoning classification.

See Exhibit "A"

k) The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

See Exhibit "A"

l) The community need for the proposed map amendment and for the uses and development it would allow.

See Exhibit "A"

EXHIBIT "A"

NORTHBROOK ROW/LEXINGTON HOMES
Rezoning & Zoning Map Worksheet
Statement of Justification

(a) *The existing uses and zoning classifications in properties in the vicinity of the subject property*.

North: Shermer Place Residential Community/RLC Residential and Limited Commercial District

East: Metra train tracks, Anetsberger Golf Course, and Techny Prairie Activity Center/OS Open Space District, IB Institutional Building District, and ICS Institutional and Commercial Services District

South: Townhome, office and retail uses/R-8 Multiple Family Residential District; IB Institutional Building District, and O-2 Limited Office District

West of Shermer Road: Single-family homes and fire station/R-2 Single Family Residential District, IB Institutional Building District and R-7 Single Family Residential District.

(b) The trend of development in the vicinity of the subject property, including changes, if any in such trend since the subject property was placed in its present plan designation or zoning classification.

The trend of development in the vicinity of the subject property has changed dramatically since the property was zoned in an industrial zoning district classification. The Shermer Place residential development situated to the north of the subject property was constructed many years ago. Since then, M/I Homes has constructed the 84-unit Sterling Place townhome development just south of the subject property, and Lennar Residential Communities has been approved to construct a mixed-use development, containing both multi-family residential and commercial uses, on the former Grainger property situated north of Shermer Place on a parcel previously zoned in the I-1 Restricted Industrial District.

In addition, since the subject property was zoned for industrial use, the Village has amended its Comprehensive Plan to designate the property as being appropriate for Major Corridor Multi-Use and to locate the property in the South Shermer Road Corridor. Multiple goals and objectives for new development in the South Shermer Road Corridor will be furthered by Lexington Homes proposed development of the property.

(c) The extent to which the value of the subject property is diminished by the existing plan designation or zoning classification applicable to it.

The value of the subject property is significantly diminished by the existing I-1Restricted Industrial zoning district classification as market forces now support a residential use of the property as its highest and best use.

(d) The extent to which such diminution in value is offset by an increase in the public health, safety and welfare.

The aforesaid diminution in value and the current status of the subject property as a vacant parcel does nothing to increase the public health, safety and welfare of either the Village and its residents or other affected taxing jurisdictions, such as local school and park districts. On the other hand, the development of the subject property in the manner being proposed will increase the public health, safety and welfare of both the Village and its residents and those other taxing jurisdictions.

(e) The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

The use and enjoyment of adjacent properties would be enhanced if the proposed rezoning request was approved as its approval would lead to the construction of a new attached single-family home community with beautiful streetscape improvements on an abutting parcel of land which currently stands vacant, new sidewalk improvements which will improve pedestrian mobility in the neighborhood, and new on-site and off-site stormwater management improvements which will help reduce the risks of flooding in the neighborhood.

(f) The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.

The value of the adjacent properties would be positively affected by the proposed rezoning amendment as it would eliminate the possibility of a new industrial use being established in a part of the Village that has significantly transformed over time to benefit the Village, generally, and downtown Northbrook, in particular.

(g) The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

The properties adjacent to the subject property have already been substantially developed. The future orderly development of adjacent properties would be enhanced by the proposed rezoning amendment as it would eliminate the uncertainty surrounding the potential use and development of an adjacent parcel that is currently vacant and zoned in the I-1 Restricted Industrial District.

(h) The suitability of the subject property for uses permitted or permissible under its present plan designation and zoning classification.

The subject property is not suited for its current zoning classification based upon its proximity to adjacent residential properties and the Village's intended development of the South Shermer Road Corridor, as set forth in the Comprehensive Plan.

(i) The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.

The applicant has submitted a Traffic Impact Study prepared by KLOA, Inc. which concludes traffic conditions in the immediate vicinity of the subject property would not be adversely affected by the construction and occupancy of the proposed Northbrook Row community.

(j) The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under its present plan designation and zoning classification.

Adequate utilities and essential public services exist to serve the subject property, both as it is presently zoned and as it is proposed to be developed by Lexington Homes.

(k) The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

The industrial building that previously existed on the subject property had been vacant for a significant period of time prior to Lexington Homes' acquisition of the property in May, 2021. After it acquired the property, Lexington demolished that building. The property has remained vacant ever since.

(l) The community need for the proposed map amendment and for the uses and development it would allow

The recent success of the Sterling Place townhome community confirms that there is a significant demand for high quality, appropriately priced townhome residences in the community, especially those that are situated in close proximity to downtown Northbrook. The construction and occupancy of the proposed Northbrook Row community would benefit businesses in downtown Northbrook.

Village of
Northbrook

PLANNED DEVELOPMENT CONCEPT PLAN WORKSHEET

In addition to submitting the *Formal Application* form for a planned development concept plan approval application, the Applicant must include the following information with your application. A Plan Commission public hearing for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. All of the required application materials must be submitted to the Community Planning Department.

The initial submittal MUST contain:

- ❑ **7 collated copies of complete sets** of all application materials including the application form, required attachments, and folded full size plat/plan sheets
- ❑ **1 electronic version (PDF)** of all application materials submitted in a format as described on the last page of the Formal Application form.

This worksheet summarizes the planned development concept plan requirements of the Northbrook Zoning Code. An applicant is responsible for referring to the Northbrook Zoning Code and other Village Codes to ensure that the application is complete and in compliance with all regulations.

REQUIRED MATERIALS FOR SUBMISSION

❑ **Development Name**
Select a name which is unique to the Northbrook area for identification purposes: Northbrook Row

❑ **Map Depicting the Municipal & Special District Boundaries where adjacent to or within the Subject Property**

❑ **Written Statement – Project Description: See accompanying Project Description**
Attach a written statement explaining a general description of the proposed planned development, the planning objectives to be achieved by it, including the rationales and assumptions of the applicant supporting the proposed planned development, and the market it is intended to serve. Also explain how the proposed planned development is to be designed, arranged and operated so as not to adversely affect the development and use of neighboring property in accordance with applicable regulations of this Code.

The written statement must also include an outline of the Applicant's intent with respect to ownership, sale, and leasing of the various completed units, structures, spaces, and areas within the proposed development.

The statement must also include a development schedule for the phases of development that will occur. This schedule must include an approximated start and completion date for all phases of the proposed development.

Lastly the written statement must identify existing natural and environmental resources and features on the subject property, including its topography, vegetation, soils, geology, and scenic view, and the impact of the proposed planned development on such resources and features, including proposals to preserve or protect such resources and features.

Schematic Graphic Depiction of Proposed Plan

- ❑ Submit schematic graphic drawings, drawn to scale, of the proposed site plan depicting the below items:
  - Public and/or Private rights-of-way on or adjacent to the Subject Property
  - Proposed dimensions and locations of vehicular and pedestrian circulation and parking elements
  - Public and private open space
  - Residential, commercial, office, and/or industrial and other land use designation locations
  - General location and purpose of all easements
- ❑ Submit Preliminary Engineering Plans depicting the adequacy of the existing and proposed sanitary sewer, storm sewer, and water distribution systems
- ❑ Submit soft-line architectural elevations indicating the general style of architecture and typical building materials.

❑ Tax Impact Study

The Tax Impact Study should indicate the possible tax consequences and/or benefits the proposed planned development will have upon the Village of Northbrook and other affected taxing bodies.

❑ Traffic & Transit Study

The Traffic Study must include a list of new street construction and traffic control improvements necessary to accommodate the estimated increase in traffic and traffic related problems occasioned by the proposed development, as well as a statement of the Applicant's proposals for providing those needed improvements.

Natural and Environmental Resources and Features

- ❑ Copy of an application for Natural Resource Assessment to the North Cook County Soil and Water Conservation District *(this is solely for parcels over 2 acres in size)*
- ❑ Written description of natural and environmental resources and features on the subject property including its topography, vegetation, soils, geology, and scenic view, and the impact of the proposed planned development on such resources and features, including proposals to preserve or protect such resources. This includes providing a Tree Survey for the existing conditions.

❑ Detailed Financial Assurance – Financing Plan

Submit a detailed description of the financial assurances to be presented to guarantee completion of all public improvements and private open space to be provided in connection with the proposed planned development. The Applicant must also submit evidence of the financing plan proposed to use to complete the proposed development (an applicant's prior success in completing projects of similar scope may be offered in support of this requirement).

❑ Tentative Plat of Subdivision Worksheet (if required)

❑ Special Permit Worksheet

❑ Statements of Justification Satisfying the Standards for a Planned Development

In addition to submitting a statement of justification for the special permit associated with the Planned Development, all applicants must submit additional responses to ALL of the below listed items. The responses must be submitted on an additional sheet of paper with as detailed answers as possible.

a) **Unified Ownership Required.** The entire property proposed for planned development treatment shall be in single ownership or under such unified control as to ensure that the entire property will be developed as a unified whole. All owners of the property shall be included as joint applicants on all applications and all approvals shall bind all owners. The violation of any owner as to any tract shall be deemed a violation as to all owners and all tracts.

b) **Minimum Area.** The district regulations of this Code establishing standards for particular types of planned development specify the minimum area required for same planned development. In addition to meeting that specific standard, or where no specific standard is set, the applicant shall have the burden of establishing that the subject property is of sufficient size and shape to be planned and developed as a unified whole capable of meeting the objectives for which planned developments may be established pursuant to this Section.

c) **Covenants and Restrictions to be Enforceable by Village.** All covenants, deed restrictions, easements and similar restrictions to be recorded in connection with the planned development shall provide that they may not be modified, removed or released without the express consent of the Board of Trustees and that they may be enforced by the Village as well as by future landowners within the proposed development.

d) **Public Open Space and Contributions.** Whenever the Official Comprehensive Plan or Official Map indicates that development of a planned development will create a need for land for public purposes of the Village within the proposed planned development, the Board of Trustees may require that such area be designated and to the extent such need is specifically and uniquely attributable to the proposed development, dedicated to the Village for such use. In addition, the Board of Trustees may require evidence that all requirements of Village ordinances pertaining to the dedication of land or the contribution of cash in connection with subdivisions or developments of land have been met as respects the proposed planned development.

e) **Common Open Space.**

(1) Amount, Location and Use. The failure of a planned development to provide common open space shall be considered to be an indication that it has not satisfied the objectives for which such developments may be approved pursuant to this Code. When common open space is provided in a planned development, the amount and location of such open space shall be consistent with its intended function as set forth in the application and planned development plans. No such open space shall be used for the construction of any structure or improvement except such structures and improvements as may be approved in the Final Plan as appropriate to the intended leisure and recreational uses for which such open space is intended.

(2) Preservation. Adequate safeguards, including recorded covenants or dedication of development rights, shall be provided to prevent the subsequent use of common open space for any use, structure, improvement or development other than that shown on the approved Final Plan. The restrictions must be permanent and not for a given period of years and must run with the land.

(3) Ownership and Maintenance. The Final Plan shall include such provisions for the ownership and maintenance of such open space and improvements as are reasonably necessary to ensure their continuity, care, conservation, maintenance and operation in accordance with predetermined standards and to ensure that remedial measures will be available to the Village if such open space or improvements are permitted to deteriorate or are not maintained in a condition consistent with the best interests of the planned development or the Village.

(4) Property Owners' Association. When the requirements of the preceding Subparagraph are to be satisfied by the ownership or maintenance of such open space or improvements by a property owners' association, such association shall meet each of the following standards:

(i) The by-laws and rules of the association and all declarations, covenants and restrictions to be recorded must be approved as part of the Detailed Plan prior to becoming effective. Each such document shall provide that it shall not be amended in any manner that would result in it being in violation of the requirements of this Subparagraph.

(ii) The association must be established and all covenants and restrictions recorded prior to the sale of any property within the area of the planned development designated to have the exclusive use of the proposed open space or improvements.

(iii) The association must be responsible for casualty and liability insurance, taxes, and the maintenance of the open space and improvements to be deeded to it.

(iv) Membership in the association must be mandatory for each property owner, and any successive owner, having a right to the use or enjoyment of such open space or improvements.

(v) Every property having a right to the use or enjoyment of such open space or improvements

must pay its pro rata share of the cost of the association by means of an assessment to be levied by the association that meets the requirements for becoming a lien on the property in accordance with statutes of the State of Illinois.

(vi) The association must have the right to adjust the assessment to meet changed needs. The membership vote required to authorize such adjustment shall not be fixed at more than 51 percent of the members voting on the issue.

(vii) The Village must be given the right to enforce the covenants.

(viii) The Village must be given the right, after ten days' written notice to the association, to perform any maintenance or repair work that the association has neglected to perform, to assess the membership for such work and to have a lien against the property of any member failing to pay such assessment. For this purpose alone, the Village shall have all the rights and powers of the association and its governing body under the agreements and declarations creating the association.

f) **Landscaping and Perimeter Treatment.** Any area of a planned development not used for structures or circulation elements shall be landscaped or otherwise improved. The perimeter of the planned development shall be treated so as to ensure compatibility with surrounding uses by means such as provision of compatible uses and structures; setbacks; screening; or natural or manmade buffers. Every planned development shall provide a perimeter landscaped open space along each of its boundaries; each such open space shall have a minimum depth equal to the minimum applicable yard required in the district in which it is located.

g) **Private Streets.** Private streets shall be permitted in a planned development provided that:

(1) Said streets shall be treated as public streets and rights of way for purposes of all setbacks, yards and calculations under this Code.

(2) Said streets shall be owned and maintained by a property owners' association meeting the requirements set forth in Subparagraph E2(e)(4) above; and

(3) A covenant shall be recorded against the subject property acknowledging that the Village shall at no time be under any obligation to provide maintenance for or accept dedication of said streets.

h) **Utilities.** All utility lines shall be installed underground.

Where district regulations authorizing a planned development use in a particular district impose additional standards, a special permit for such development shall not be granted unless the applicant establishes compliance with such standards.

COMPLIANCE WITH VILLAGE REGULATIONS

All applications will be reviewed to determine compliance with the following Village codes and regulations:

- Zoning Code
- Subdivision & Development Code
- Standards and Specifications Manual
- Tree Protection and Tree Preservation Ordinance
- Restrictive Covenants
- Development Agreements
- All other applicable Village codes and regulations

The applicant is responsible for ensuring a submitted application includes all of the necessary submittal requirements and meets all applicable standards and requirements of the Village codes.

Village Departments Involved with the Review of Community Planning Applications

- Development & Planning Services
- Fire
- Police
- Public Works and Engineering
- Village Attorney

EXHIBIT "A" TO
PLANNED DEVELOPMENT CONCEPT PLAN WORKSHEET

NORTHBROOK ROW/LEXINGTON HOMES

Statements of Justification Satisfying the Standards for a Planned Development

1825 Shermer Road LLC, an Illinois limited liability company ("Applicant"), by and through Lexington Homes, makes the following statements in support of the conclusion that its request for planned development concept plan approval for the Northbrook Row residential community satisfies the standards for a planned development:

a) **Unified Ownership Required**. The entire property proposed for planned development treatment shall be in single ownership or under such unified control as to ensure that the entire property will be developed as a unified whole. All owners of the property shall be included as joint applicants on all applications and all approvals shall bind all owners. The violation of any owner as to any tract shall be deemed a violation as to all owners and all tracts.

Response: The entirety of the property is owned by Applicant.

b) **Minimum Area**. The district regulations of this Code establishing standards for particular types of planned development specify the minimum area required for same planned development. In addition to meeting that specific standard, or where no specific standard is set, the applicant shall have the burden of establishing that the subject property is of sufficient size and shape to be planned and developed as a unified whole capable of meeting the objectives for which planned developments may be established pursuant to this Section.

Response: The subject property has a gross area of approximately 4.69 acres (204,296 square feet), which meets the minimum area required for the proposed planned development (100,000 square feet). The subject property is of sufficient size and shape to be planned and developed as a unified whole capable of meeting the following objectives for which planned developments may be established:

1. Creation of a more desirable environment than would be possible through strict application of other Village land use regulations.
2. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities.
3. Combination and coordination of architectural styles, building forms, and building relationships.
4. Encouragement of land uses that promote the public health, safety and general welfare.

c) **Covenants and Restrictions to be Enforceable by Village**. All covenants, deed restrictions, easements and similar restrictions to be recorded in connection with the planned development shall provide that they may not be modified, removed or released without the express consent of the Board of Trustees and that they may be enforced by the Village as well as by future landowners within the proposed development.

Response: All covenants, deed restrictions, easements and similar restrictions to be recorded in connection with the Northbrook Row planned development will provide that they may not be modified, removed or released without the express consent of

the Board of Trustees and that they may be enforced by the Village as well as by future landowners within the proposed Northbrook Row planned development.

d) **Public Open Space and Contributions**. Whenever the Official Comprehensive Plan or Official Map indicates that development of a planned development will create a need for land for public purposes of the Village within the proposed planned development, the Board of Trustees may require that such area be designated and to the extent such need is specifically and uniquely attributable to the proposed development, dedicated to the Village for such use. In addition, the Board of Trustees may require evidence that all requirements of Village ordinances pertaining to the dedication of land or the contribution of cash in connection with subdivisions or developments of land have been met as respects the proposed planned development.

Response: Applicant, in its construction of the Northbrook Row planned development, will be satisfying all requirements of Village ordinances pertaining to the dedication of land or the contribution of cash in connection with the subdivision or development of land.

e) **Common Open Space**.

(1) Amount, Location and Use. The failure of a planned development to provide common open space shall be considered to be an indication that it has not satisfied the objectives for which such developments may be approved pursuant to this Code. When common open space is provided in a planned development, the amount and location of such open space shall be consistent with its intended function as set forth in the application and planned development plans. No such open space shall be used for the construction of any structure or improvement except such structures and improvements as may be approved in the Final Plan as appropriate to the intended leisure and recreational uses for which such open space is intended.

Response:

1. *The plans for Northbrook Row provide for common open space, as identified on the Open Space Exhibit prepared by Haeger Engineering dated February 26, 2024, which accompanies Applicant's application to the Village. As can be seen, the amount of open space to be provided has been increased in response to comments made by the Board of Trustees at the first preliminary review meeting, which occurred in January 2022.*
2. *Adequate safeguards for provided common open space will be provided in the Northbrook Row Declaration.*
3. *The Final Plans and the Northbrook Row Declaration will reflect the ownership and maintenance of all improvements that will be constructed in provided common open space.*

(2) Preservation. Adequate safeguards, including recorded covenants or dedication of development rights, shall be provided to prevent the subsequent use of common open space for any use, structure, improvement or development other than that shown on the approved Final Plans. The restrictions must be permanent and not for a given period of years and must run with the land.

Response: Adequate safeguards to prevent the subsequent use of common open space for any use, structure, improvement or development other than that which is shown on the approved Final Plans for Northbrook Row will be included in the Northbrook Row Declaration.

(3) Ownership and Maintenance. The Final Plan shall include such provisions for the ownership and maintenance of such open space and improvements as are reasonably necessary to ensure their continuity, care, conservation, maintenance and operation in accordance with predetermined standards and to ensure that remedial measures will be available to the Village if such open space or improvements are permitted to deteriorate or are not maintained in a condition consistent with the best interests of the planned development or the Village.

Response: The provisions noted above will be included in the Northbrook Row Declaration.

(4) Property Owners' Association. When the requirements of the preceding Subparagraph are to be satisfied by the ownership or maintenance of such open space or improvements by a property owners' association, such association shall meet each of the following standards:

(i) The by-laws and rules of the association and all declarations, covenants and restrictions to be recorded must be approved as part of the Detailed Plan prior to becoming effective. Each such document shall provide that it shall not be amended in any manner that would result in it being in violation of the requirements of this Subparagraph.

Response: The operating agreement (by-laws) is attached as Exhibit C to the Declaration for Northbrook Row. Section 10.02 of the Declaration provides that no amendment to the Declaration which affects the rights of the Village shall be effective unless the Village has given its prior written consent thereto.

(ii) The association must be established and all covenants and restrictions recorded prior to the sale of any property within the area of the planned development designated to have the exclusive use of the proposed open space or improvements.

Response: The association will be established, and the Declaration recorded, prior to the conveyance of the first dwelling unit in the subdivision.

(iii) The association must be responsible for casualty and liability insurance, taxes, and the maintenance of the open space and improvements to be deeded to it.

Response: The association is obligated to maintain casualty and liability insurance with respect to common area/open space owned by the association, and improvements located thereon, pursuant to Article Four of the Declaration. Pursuant to Section 2.16 of the Declaration, the Declarant is responsible for tax bills levied against common area until the date such common area is made subject to the Declaration, and the association is responsible for any and all future tax bills levied with respect to common area. The association is responsible for maintaining all common areas/open space pursuant to Section 3.02 of the Declaration.

(iv) Membership in the association must be mandatory for each property owner, and any successive owner, having a right to the use or enjoyment of such open space or improvements.

Response: Membership in the association is mandatory for each owner pursuant to Section 5.02 of the Declaration. Each owner has the right to use and enjoy the common area/open space, and such right passes with title to every townhome unit, pursuant to Section 2.06 of the Declaration.

(v) Every property having a right to the use or enjoyment of such open space or improvements must pay its pro rata share of the cost of the association by means of an assessment to be levied by the association that meets the requirements for becoming a lien on the property in accordance with statutes of the State of Illinois.

Response: Pursuant to Sections 6.02, 6.08, and 7.01 of the Declaration, each owner of a dwelling unit, by acceptance of a deed thereto, is deemed to covenant and agree to pay the association an equal share of the common expenses incurred by the association, and such amount will be a continuing lien on upon the owner's dwelling unit until paid.

(vi) The association must have the right to adjust the assessment to meet changed needs. The membership vote required to authorize such adjustment shall not be fixed at more than 51 percent of the members voting on the issue.

Response: The Managers have the right to adjust assessments to meet changed needs pursuant to Section 6.04 of the Declaration.

(vii) The Village must be given the right to enforce the covenants.

Response: The Village has the right to enforce the covenants under the Declaration pursuant to Section 7.10 of the Declaration.

(viii) The Village must be given the right, after ten days' written notice to the association, to perform any maintenance or repair work that the association has neglected to perform, to assess the membership for such work and to have a lien against the property of any member failing to pay such assessment. For this purpose alone, the Village shall have all the rights and powers of the association and its governing body under the agreements and declarations creating the association.

Response: The above described rights and powers are granted to the Village in Section 7.10 of the Declaration.

f) Landscaping and Perimeter Treatment. Any area of a planned development not used for structures or circulation elements shall be landscaped or otherwise improved. The perimeter of the planned development shall be treated so as to ensure compatibility with surrounding uses by means such as provision of compatible uses and structures; setbacks; screening; or natural or manmade buffers. Every planned development shall provide a perimeter landscaped open space along each of its boundaries; each such open space shall have a minimum depth equal to the minimum applicable yard required in the district in which it is located.

Response: The portions of the development not used for structures or circulation will be landscaped in accordance with the Landscape Architecture Design Narrative prepared by Dickson Design Studio that Applicant has submitted to the Village with its formal application for zoning and subdivision relief. The perimeter of the planned development will be treated so as to ensure compatibility with surrounding uses by means such as the provision of compatible setbacks, screenings or manmade buffers. The development will satisfy the requirements for the provision of open space, as such requirements may be modified by the Board of Trustees through the consideration of Applicant's application for zoning and subdivision relief.

g) Private Streets. Private streets shall be permitted in a planned development provided that:

(1) Said streets shall be treated as public streets and rights of way for purposes of all setbacks, yards and calculations under this Code.

(2) Said streets shall be owned and maintained by a property owners' association meeting the requirements set forth in Subparagraph E2(e)(4) above; and

(3) A covenant shall be recorded against the subject property acknowledging that the Village shall at no time be under any obligation to provide maintenance for or accept dedication of said streets.

Response: Applicant is seeking to establish the internal drive which will serve Northbrook Road-Julian Terrace-as a private street. See accompanying Tentative Plat of Subdivision Worksheet to see support for grant of variation to allow for the construction and maintenance of Julian Terrace as a private street in Northbrook Row.

As noted in our Project Description, Northbrook Row homebuyers will be informed, in both the Northbrook Row Homeowners Declaration and the Subdivision and Development Agreement for Northbrook Row, both of which will be recorded against title to the subject property, that Julian Terrace is a private drive which is to be maintained by the Northbrook Row Homeowners Association, and that at no time will the Village be under any obligation to provide maintenance for or accept dedication of Julian Terrace.

h) Utilities. All utility lines shall be installed underground.

Response: All new utility lines that will be constructed to serve the Northbrook Row planned development will be installed underground.

Village of
Northbrook

SPECIAL PERMIT WORKSHEET

In addition to submitting the *Formal Application* form for a special permit application, the Applicant must include the following information with your application. A public hearing for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. All of the required application materials must be submitted to the Department of Development & Planning Services.

The initial submittal MUST contain:

- ❑ **7 collated copies of complete sets** of all application materials including the application form, required attachments, and folded full size plat/plan sheets
- ❑ **1 electronic version (PDF)** of all application materials submitted in a format as described on the last page of the Formal Application form.

REQUIRED MATERIALS FOR SUBMISSION

- **Written Explanation of Application Request**
  Attach a written statement explaining the proposed application. This letter should include the following applicable items, as well as any other pertinent detailed information pertaining to the request: hours of operation, number of employees, number of existing parking spaces on site, if the building has multiple tenants please list what the other tenant businesses are, if any existing buildings are being demolished, will the site be reconfigured, and if there will there be any included outdoor activity or uses. **See accompanying Project Description.**

- **Standard Industrial Classification Number & Description**
  Include on the line provided below the SIC (Standard Industrial Classification) number and description for the requested Special Permit Use. This number and description can be found in the Village of Northbrook Zoning Code or by contacting the Development & Planning Department. Every use contains a related SIC number and description.
  SIC Number & Description: 9862.00 - Special Permit or Conditional Permit for Townhomes

- **Visual Representation of Special Permit Request**
  - ❑ **Applications without Site Improvements Include: Graphic Depiction of Application Request**
    Attach a graphic depiction of the following, as appropriate, to illustrate the proposed special permit being requested:
    - parking information (location of spaces in relation to use;)
    - general floor plan;
    - building elevations (if the exterior is to be modified);
    - proposed exterior signs.

  -or-

  - ❑ **Applications with Site Improvements Include: Site Plan Approval Worksheet Requirements**
    If the requested Special Use Permit application involves any site modifications (i.e. construction or renovation of any structure(s), addition or expansion of a parking lot, relocation of driveway(s), removal or addition of trees, etc.) the Applicant must also submit a **Site Plan Approval Worksheet**.

REQUIRED MATERIALS FOR SUBMISSION *(continued)*

- **Statement of Justification SEE EXHBIT "A"**

A written statement of need for the requested special permit is required. The statement should address each of the below Standards for Special Permit Applications established in Subsection 11-602 E of the Zoning Code and listed below. The staff, Plan Commission and Board of Trustees will use these standards in making a determination whether or not the proposed activity is appropriate. ***Please complete the below form (use additional paper if needed) and submit this form with the Formal Application. Please provide detailed responses for each item. Do not merely state for instance for Item (b) that "Our proposed project will not have substantial or undue adverse effect....." You must state what specifically about your project will not have undue adverse effect.***

(a) Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.

(b) No Undue Adverse Impact. The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.

(c) No Interference with Surrounding Development. The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

(d) Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

(e) No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

(f) No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic feature of significant importance.

(g) Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

COMPLIANCE WITH VILLAGE REGULATIONS

All applications will be reviewed to determine compliance with the following Village codes and regulations:

- Zoning Code
- Subdivision & Development Code
- Standards and Specifications Manual
- Tree Protection and Tree Preservation Ordinance
- Existing Conditions
- Restrictive Covenants
- Development Agreements
- All other applicable Village codes and regulations

The applicant is responsible for ensuring a submitted application includes all of the necessary submittal requirements and meets all applicable standards and requirements of the Village codes.

Village Departments Involved with the Review of Community Planning Applications

- Development & Planning Services
- Fire
- Police
- Public Works and Engineering
- Village Attorney

EXHIBIT "A" TO
SPECIAL PERMIT WORKSHEET

NORTHBROOK ROW/LEXINGTON HOMES

Statement of Justification

(a) Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.

The proposed Northbrook Row residential community will be in harmony with the general purposes of the Zoning Code in that it will be (i) providing a new market-rate housing opportunity in the Village that is compatible with existing uses and developments in the South Shermer Road Corridor, and (ii) furthering the Village's goal of providing new affordable housing opportunities in the community. Northbrook Row will also be consistent with the specific purposes of the RLC Residential and Limited Commercial District, which include providing a diversity of residential uses that complement the Village's Central Business District and strengthening the identify and importance of one of the gateways to the Village's downtown by improving an area adjacent to the right-of-way of Shermer Road and enhancing pedestrian movement along that right-of-way and between residential developments (Northbrook Row and Shermer Place). Northbrook Row will also be in harmony with the general purpose and intent of the Village's Official Comprehensive Plan in that its construction will further the redevelopment of the northern portion of the South Shermer Road Corridor in a manner that is beneficial to the Central Business District and adjacent residential neighborhoods and similar in nature to the adjacent Shermer Place residential community.

(b) No Undue Adverse Impact. The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.

The proposed use and development of the subject property will be consistent and compatible with nearby residential uses. Such use and development will not have a substantial or undue adverse impact effect upon adjacent property, the character of the area or the public health, safety and general welfare of the community given the site, traffic management, utility, stormwater management and landscaping improvements Lexington Homes will be constructing as part of the development.

Among other things, Lexington Homes will be constructing stormwater management improvements which fully comply with applicable Village and MWRD codes and regulations, and it is offering to work with the Shermer Place Association and the Village to improve the functionality of stormwater management improvements which presently exist in the southeast corner of the Shermer Place Planned Development. In short, from the standpoint of stormwater management, the proposed development will have no adverse effect upon adjacent property and the public health, safety and general welfare, and, in fact, it may actually lead to an improvement in existing conditions which could lessen the risk of flooding in the future to existing residents in the Shermer Place Planned Development and the future residents of Northbrook Row.

(c) No Interference with Surrounding Development. The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

Northbrook Row will be constructed, arranged and operated so as not to dominate the immediate vicinity or interfere with the use and development of neighboring property. As indicated in the Project Description and the Rezoning and Zoning Map Worksheet which accompanies Lexington Homes' Application for Special Permit, Northbrook Row has been designed to take into account, be respectful of, and be consistent with recently constructed and older residential developments in the South Shermer Road Corridor.

(d) Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

Adequate public facilities, services and roads exist to serve the proposed Northbrook Row community. In fact, as noted above, Lexington Homes is proposing to improve an existing drainage structure in the area which, if accomplished, will benefit not only the residents of Shermer Place but the future residents of Northbrook Row. In addition, Lexington will be paying all impact fees required by Village ordinances except to the extent relief from those ordinances is afforded by the Zoning Ordinance for the provision of affordable housing units in the Village.

(e) No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

The existing road system in the vicinity of the subject property has the capacity to accommodate the traffic that is expected to be generated by the Northbrook Row community. In addition, site-generated traffic, which will be directed to Stanley Street and Shermer Road and not nearby residential streets, will be able to be safely integrated into the existing traffic without causing undue traffic congestion on Shermer Road or on those residential streets. These conclusions are supported by the KLOA, Inc. Traffic Impact Study Lexington Homes submitted with its applications to the Village for Northbrook Row.

(f) No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic feature of significant importance.

The construction of Northbrook Row will occur on vacant land that was previously used for industrial purposes. Such construction will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance.

(g) Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

The proposed use and development of the subject property will comply with all additional standards imposed on it by the particular provisions of the Zoning Code authorizing such use except to the extent relief from those provisions is expressly granted by the Village Board of Trustees.

northbrook

DEVELOPMENT & PLANNING SERVICES DEPARTMENT

SUBDIVISION VARIATION WORKSHEET Northbrook Row- 1825 Shermer Road

In addition to submitting the *Plan Commission Application* form **for a subdivision variation**, the Applicant must include the following information with your application. A public hearing for a Subdivision Variation application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. All of the required application materials must be submitted to the Department of Development & Planning Services.

The initial submittal MUST contain:

- ❑ **5 collated copies of complete sets** of all application materials including the application form, required attachments, and folded full size plat/plan sheets
- ❑ **1 electronic version (PDF)** of all application materials submitted in a format as described on the last page of the Formal Application form.

REQUIRED MATERIALS FOR SUBMISSION

❑ **Describe Variation Being Requested:** To allow Julian Terrace to be a private street;To waive the requirement to bury existing overhead utility lines on Shermer Road; To allow a sidewalk on only one side of a private street.

❑ **Statement of Justification** See Exhibit "A"

Every application filed pursuant to Article III of the Subdivision Code shall provide a statement of how the variation sought would satisfy the standards set forth in Section 2-102:A. of this Code. The staff, Board of Trustees, and Plan Commission, will use these standards in making a determination whether or not the proposed variation is appropriate. Please complete the below form (use additional paper if needed) and submit this form with the formal application.

1. The requested variation is in keeping with the overall purpose and intent of the Subdivision and Development Code.

2. The granting of the variation will not be to the detriment of adjacent properties.

3. The granting of the variation will not be contrary to the public health, safety and general welfare.

4. The situation of the applicant is not of a general or recurring nature for similarly situated properties within the Village or its jurisdiction.

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COMPLIANCE WITH VILLAGE REGULATIONS

All applications will be reviewed to determine compliance with the following Village codes and regulations:

- Zoning Code
- Subdivision & Development Code
- Standards and Specifications Manual
- Tree Protection and Tree Preservation Ordinance
- Existing Conditions
- Restrictive Covenants
- Development Agreements
- All other applicable Village codes and regulations

The applicant is responsible for ensuring a submitted application includes all of the necessary submittal requirements and meets all applicable standards and requirements of the Village codes.

Village Departments Involved with the Review of Community Planning Applications

- Development & Planning Services
- Fire
- Police
- Public Works/Engineering
- Village Attorney

EXHIBIT "A" TO
SUBDIVISION VARIATION WORKSHEET

NORTHBROOK ROW/LEXINGTON HOMES

1825 Shermer Road LLC, an Illinois limited liability company ("Applicant"), by and through Lexington Homes, is requesting approval of the subdivision variations identified below in furtherance of its construction of the Northbrook Row planned development and in support of such request submits these responses for how its variation requests satisfy the standards for the approval of a variation:

A. Variations Being Requested

1. To allow Julian Terrace to be a private street (public street otherwise required by Section 4-102(C) of the Subdivision and Development Code (referred to herein as the "Code"));

2. To waive the requirement that the existing overhead utility lines on Shermer Road be buried (burial otherwise required by Section 4-104(F) of the Code; and

3. To allow a sidewalk on only one side of a private street (sidewalks otherwise required on both sides of private streets by Section 4-102(N) of the Code).

B. Statements of Justification / Standards for Variation Approval

1. Variation to allow Julian Terrace to be a private street.

(a) Responses to Statements of Justification set forth in Section 2-102(A) of the Code:

i. The requested variation is in keeping with the overall purpose and intent of the Code.

Response: Allowing Julian Terrace to be a private street is in keeping with the overall purpose and intent of the Code, which is to provide a means of safe and efficient vehicular access to the residents of a residential community and their guests, and ensure the proper location and construction of the utilities that will be needed to serve the community. In addition, the Code seeks to ensure that streets be constructed in a manner that minimizes the need for future maintenance and repair, and this intent will be satisfied by Lexington Homes' commitment to construct Julian Terrace in accordance with the standards for a dedicated local street that are set forth in Section 4-102(A) of that code.

It is also worth noting that establishing Julian Terrace as a private street is consistent with the provisions of Section 11-603E2(g) of the Zoning Code, which allow for the establishment of private streets within a planned development provided certain conditions are satisfied (all of which Lexington Homes will satisfy) except that the Zoning Code only requires a 24-foot back-to-back pavement width for a private street in a planned development, and Julian Terrace will be constructed with a back-to-back pavement width of 27 feet, which is the same pavement width required for a dedicated public street.

ii. The granting of the variation will not be to the detriment of adjacent properties.

Response: Constructing and maintaining Julian Terrace as a private street will have no detrimental impact on adjacent properties. In fact, as noted in our Project Description, the immediately adjacent residential community of Shermer Place also has private streets. In addition, both points of entry and exit from Julian Terrace will be on Stanley Street so, again, the construction of Julian Terrace will have no detrimental impact on the residents of Shermer Place.

iii. The granting of the variation will not be contrary to the public health, safety and general welfare.

Response: Allowing Julian Terrace to be private street will not be contrary to the public health, safety and welfare because, as noted above, it will be constructed in accordance with the standards for a dedicated public street and afford safe and adequate means of vehicular and pedestrian access to the future residents of Northbrook Row and their guests. In addition, it will have two points of ingress and egress, which will ensure that safe access to the community by police, fire and other emergency personnel is always available.

iv. The situation of the applicant is not of a general or recurring nature for similarly situated properties within the Village or its jurisdiction.

Response: As noted in the justifications statement we submitted with our request for zoning variations, the subject property is unique in condition and uniquely situated. The situation and facts confronting Lexington Homes in the construction of Northbrook Row would not be generally found throughout the Village. That being said, it should be noted that private streets can be found in other parts of the Village (for example, Shermer Place and the Gateway Townhome Projects, as noted above, and the recently approved Northbrook Pointe, the planned development situated on Lake Cook Road near Interstate 294).

(b) Responses to Standards of Approval for Private Streets set forth in Section 4-102(C):

i. No private street shall be permitted which serves through traffic or is deemed to be contrary to the Official Comprehensive Plan.

Response: Julian Terrace will be constructed to serve only the Northbrook Row development, will not permit any through traffic to the nearby Shermer Place development to the north and will not be contrary to the Official Comprehensive Plan.

ii. No private street shall be created which does not satisfy the minimum pavement requirements for public streets, as established in the Village Standards and Specifications Manual, current edition. All approved private streets shall incorporate the cost estimate for such streets in the performance guarantee and shall be inspected by the Village of Northbrook.

Response: Julian Terrace will satisfy the minimum pavement requirements for public streets set forth in the most recent edition of the Village Standards and Specifications Manual. Furthermore, the full value of constructing Julian Terrace, in accordance with the plans submitted to staff, will be included in the performance guarantee for the same and the roadway shall be made available for inspection by the Village following its completion.

iii. Private streets shall be maintained and repaired by or on behalf of a duly established property owners' association in accordance with Subsection 4-105(E) of the Code.

Response: Julian Terrace will be owned, maintained and repaired, as needed, by the Northbrook Row Homeowners Association as required by the Code.

iv. Private street rights-of-way shall be established as outlots, as defined herein, and shall not be included in any minimum lot area or setback calculations for individual lots.

Response: Julian Terrace will be located in Lot 11 which contains all common elements, open space, public and private utilities, and stormwater management facilities servicing Northbrook Row. The area within the private street is excluded from the calculation of minimum lot area or setbacks applicable to individual lots.

v. In recognition of the fact that private streets may be approved with rights-of-way which are less than those required for an equivalent public street, all lots abutting a duly approved private street shall have building restriction lines established and recorded in such a manner as to create a setback from the edge of pavement equal to that which would have existed were a public street established. The Village Engineer shall verify the location of all such building restriction lines for compliance with this standard.

Response: All building setbacks shall be determined and established by utilizing a 60-foot right-of-way overlay of the proposed roadway.

vi. A covenant shall be recorded against the subject property acknowledging that the Village shall at no time be under any obligation to provide maintenance for or accept dedication of said private streets.

Response: A covenant to this effect is included on the preliminary plat of subdivision provided to staff and will be identified on the final plat of subdivision for recording.

2. <u>Variation to waive the requirement to bury the overhead utility lines on Shermer Road</u>.

(a) The requested variation is in keeping with the overall purpose and intent of the Code.

Response: Although the purpose and intent of the Code is to require the underground installation of new utilities, over time the Village has shown more latitude in the requirement to bury existing overhead utility lines.

(b) The granting of the variation will not be to the detriment of adjacent properties.

Response: Granting the waiver will not be detrimental to the residents of Shermer Place or other residents in the area as those residents have been living with the existing condition of having overhead utility lines for decades. In fact, allowing the utility lines to remain overhead will make them more easily accessible and easier to repair in the event of an emergency, which will be a benefit to residents and businesses in the area.

(c) The granting of the variation will not be contrary to the public health, safety and general welfare.

Response: Again, the overhead utility lines on Shermer Road in the vicinity of the subject property have existed for decades. Allowing them to remain in that condition will not adversely impact either the safety and welfare of the future residents of Northbrook Row, as their homes will be substantially set back from the Shermer Road right-of-way, or other residents in the area. It is also worth noting that other utilities exist in the Shermer Road right-of-way which could make the undergrounding of the existing overhead utility lines a significant challenge.

(d) The situation of the applicant is not of a general or recurring nature for similarly situated properties within the Village or its jurisdiction.

*Response: Applicant's situation arises out of the fact that the subject property is located on a significant arterial road in the Village that has overhead utility lines running alongside it (i.e., Shermer Road), which is not a condition that recurs regularly within the Village. That being said, M/I Homes, which recently developed a parcel that was similarly situated (albeit on Techny Road) was granted a waiver of this requirement when it pursued its approvals for its Sterling Place townhome development. (*See also separately submitted letter*).*

3. <u>Variation to allow a sidewalk on only one side of a private street.</u>

(a) The requested variation is in keeping with the overall purpose and intent of the Code.

Response: Permitting construction of a sidewalk on only one side of the proposed street is in keeping with the overall purpose and intent of the Code as doing so will promote orderly development of the sidewalk network throughout the Northbrook Row development and support connectivity with the existing sidewalk system in the Shermer Place development to the north.

(b) The granting of the variation will not be to the detriment of adjacent properties.

Response: The granting of this variation will not be to the detriment of adjacent properties. As stated above, the proposed sidewalk system is designed to complement the existing sidewalk system within the Shermer Place development and promote pedestrian connectivity throughout both properties for the benefit of existing Shermer Place residents as well as future residents of the Northbrook Row development.

(c) The granting of the variation will not be contrary to the public health, safety and general welfare.

Response: The granting of the variation will improve pedestrian safety by minimizing pedestrian foot traffic along the interior of the development and decreasing designed road crossings which would otherwise be needed to create a continuous sidewalk network on both sides of the proposed street.

(d) The situation of the applicant is not of a general or recurring nature for similarly situated properties within the Village or its jurisdiction.

Response: Applicant's situation is very unique due to the property's history (industrial use in an area being redeveloped for residential use), the small site with its rectangular and elongated shape, and the fact that it is bounded by streets on three sides.

ZONING VARIATION WORKSHEET

Northbrook Row - 1825 Shermer Road

In addition to submitting the *Plan Commission Application* form **for a zoning variation in conjunction with a special permit, subdivision, or rezoning application**, the Applicant must include the following information with your application. A Plan Commission public hearing for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. All of the required application materials must be submitted to the Department of Development & Planning Services.

The initial submittal MUST contain:

- ❑ **5 collated copies of complete sets** of all application materials including the application form, required attachments, and folded full size plat/plan sheets
- ❑ **1 electronic version (PDF)** of all application materials submitted in a format as described on the last page of the Formal Application form.

REQUIRED MATERIALS FOR SUBMISSION

❑ **Describe Variation Being Requested: SEE EXHIBIT "A"**

❑ **Statement of Justification SEE EXHIBIT "A"**

Every application filed pursuant to Section 11-503 of the Zoning Code shall provide a statement of how the variation sought would satisfy the standards set forth in Subsection 11-503 F of this Code. The staff, Plan Commission and Board of Trustees will use these standards in making a determination whether or not the proposed variation is appropriate. Please complete the below form (use additional paper if needed) and submit this form with the formal application.

(a) General Standard. No variation of the Zoning Code shall be granted unless the applicant shall establish that carrying out the strict letter of the provisions of Zoning Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth below.

(b) Unique Physical Condition. The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.

(c) Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner or his predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of the Zoning Code, for which no compensation was paid.

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(d) Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

(e) Not Merely Special Privilege. The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the sale of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.

(f) Code and Plan Purposes. The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which the Zoning Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

(g) Essential Character of the Area. The variation would not result in a use or development on the subject property that:

1. Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development value of property or improvements permitted in the vicinity;
2. Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity;
3. Would substantially increase congestion in the public streets due to traffic or parking;
4. Would unduly increase the danger of flood or fire;
5. Would unduly tax public utilities and facilities in the area; or
6. Would endanger the public health or safety.

COMPLIANCE WITH VILLAGE REGULATIONS

All applications will be reviewed to determine compliance with the following Village codes and regulations:

- Zoning Code
- Subdivision & Development Code
- Standards and Specifications Manual
- Tree Protection and Tree Preservation Ordinance
- Existing Conditions
- Restrictive Covenants
- Development Agreements
- All other applicable Village codes and regulations

The applicant is responsible for ensuring a submitted application includes all of the necessary submittal requirements and meets all applicable standards and requirements of the Village codes.

Village Departments Involved with the Review of Community Planning Applications

- Development & Planning Services
- Fire
- Police
- Public Works/Engineering
- Village Attorney

EXHIBIT "A" TO
ZONING VARIATION WORKSHEET

NORTHBROOK ROW/LEXINGTON HOMES

1825 Shermer Road LLC, an Illinois limited liability company ("Applicant"), by and through Lexington Homes, is requesting approval of the zoning variations identified below in furtherance of its construction of the Northbrook Row planned development and in support of such request submits these responses for how its variation requests satisfy the standards for the approval of a variation:

A. Variations Being Requested

1. To allow a corner side yard and side setback of 10 feet along Stanley Street (100 feet otherwise required by Section 8-711 C(1)(a) and (b) of the Zoning Code), and for a rear yard of 6 feet (25 feet otherwise required by Section 8-711 C(3)(a) of the Zoning Code) and a rear setback of 15 feet (25 feet otherwise required by Section 8-711 (3)(b) of the Zoning Code) along the east boundary of the subject property;

2. To reduce the required number of off-street parking spaces from 239 to 217 and provide a parking ratio of 4.09 parking spaces per unit (4.5 parking spaces per unit otherwise required by Section 9-104 F1(a)(7) of the Zoning Code).

B. Statements of Justification / Standards for Variation Approval

1. Request for a Corner Side Yard and Side Setback Variation (Stanley Street) and for a Rear Yard and Rear Setback Variation on the East Boundary of the Property

(a) **General Standard**. No variation of the Zoning Code shall be granted unless the applicant shall establish that carrying out the strict letter of the provisions of Zoning Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth below.

Response: The small size of the development parcel, its rectangular and elongated shape, the fact that it is a corner lot bounded by streets on three sides--on the west by Shermer Road; on the south by Stanley Street; and on the north by Beaumont Place--and by a business zoned in the I-1 Restricted Industrial District on the east, the desire to construct a new stormwater detention facility on the western portion of the property that is complementary to the detention pond that exists to the north in the Shermer Place planned development, and the desire to zone the property in the same zoning district in which the Shermer Place planned development is zoned (i.e., the RLC District) collectively create hardships which make it difficult to develop the subject property with attached single-family residential uses in a reasonable manner.

(b) **Unique Physical Condition**. The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.

Response: See above. In addition, the subject property is unique in that it was previously improved with an industrial building which has since been demolished and yet remains zoned in the I-1 Restricted Industrial District.

(c) **Not Self-Created**. The aforesaid unique physical condition is not the result of any action or inaction of the owner or his predecessors in title and existed at the time of the enactment of the

provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of the Zoning Code, for which no compensation was paid.

Response: The aforesaid unique physical conditions of the subject property are not the result of any action or inaction taken by either the current owner of the property or its predecessors in title. They have existed for a long time.

(d) **Denied Substantial Rights**. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Response: Applicant's requests for relief from the yard and setback requirements of the Zoning Code are needed to construct necessary and desirable stormwater management and landscaping improvements. Given that the subject property is only 4.69 acres, requiring a 100-foot corner side yard and corner side building setback along Stanley Street and a 25-foot rear yard and 25-foot building setback along the eastern boundary of the property, which is what the regulations of the RLC District require, would make it impossible for the Applicant to develop the property in a manner similar to how others have been able to construct similar developments in the area (for example, Sterling Place). The requests for yard and setback relief are not dissimilar to the relief granted to the owners of other lots in the South Shermer Road Corridor. For example, the owner of the property situated at 1657 Shermer Road (the LMC/HODC Mixed-Use Project) was granted front yard, interior yard and rear yard variations.

(e) **Not Merely Special Privilege.** The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the sale of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.

Response: Development of the subject property in an economically feasible manner would not be possible if the regulations at issue were strictly enforced given Village planning objectives relative to affordable housing, off-street parking, open space, landscaping and stormwater management. Again, the Applicant is not seeking to enjoy a special privilege or additional right not available to owners of other lots in the area. As noted above, other owners of properties in the area have been granted similar zoning relief so that they could develop their properties in a similar manner.

(f) **Code and Plan Purposes**. The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which the Zoning Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

Response: The requested variations, if granted, will result in the construction of a development which is in harmony with the purposes of the Zoning Code and complementary to the Shermer Place planned development situated to the north. Additionally, the proposed residential use of the subject property is a use of the property that is contemplated by the Village's Comprehensive Plan.

(g) ***Essential Character of the Area****. The variation would not result in a use or development on the subject property that:*

1. Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development or value of property or improvements permitted in the vicinity;
2. Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity;
3. Would substantially increase congestion in the public streets due to traffic or parking;
4. Would unduly increase the danger of flood or fire;
5. Would unduly tax public utilities and facilities in the area; or
6. Would endanger the public health or safety.

Response: The requested variations, if granted, will not result in the establishment of a use or the construction of a development that would:

(1) be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development or value of property or improvements permitted in the vicinity;

In fact, the construction of Northbrook Row will improve the public welfare and further the enjoyment and use of property and improvements in the vicinity by creating new housing units in close proximity to the Village's downtown business district, furthering the Village's affordable housing objectives, constructing new sidewalks which enhance pedestrian mobility in the area, and undertaking the construction of stormwater management improvements which will reduce the risk of flooding for nearby properties.

(2) materially impair an adequate supply of light and air to the properties and improvements in the vicinity;

The construction of Northbrook Row will not impair an adequate supply of light and air to Shermer Place or other properties situated on Stanley Street or west of Shermer Road. The residential units Applicant is proposing to construct will be only three stories in height (four stories permitted in the RLC District) and approximately 36'10" in height (65 feet permitted in the RLC District).

(3) substantially increase congestion in the public streets due to traffic or parking;

As indicated in the Traffic Study Applicant has included with its application, the proposed development will generate a minimal increase in traffic, the existing roadway system has sufficient capacity to accommodate that traffic; the total volume of traffic that will be generated is likely to be reduced due to the proximity of the proposed development to public transportation; and adequate parking for the residents of the proposed development and their guests will be provided on-site and in the 22 parallel parking spaces that will be available on Stanley Street. In short, the development will not substantially increase congestion in the public streets.

(4) unduly increase the danger of flood or fire;

As noted in Applicant's Project Description, the proposed development will be constructed in accordance with all current Village and MWRD stormwater management regulations. In addition, Applicant hopes to work with the Shermer Place Association and the Village to improve the functionality of a detention pond that presently exists in the southeast portion of the Shermer Place development. Thus, there will not only be no increase in the danger of flood in the area. The risk

of flooding should diminish.

The risk of fire will also not increase due to the fact that the proposed development will be constructed in accordance with all current Village fire codes and regulations.

(5) unduly tax public utilities and facilities in the area; or

Adequate public utilities and facilities exist in the area to serve the proposed development. The proposed development will enhance the tax bases of the Village, local school districts, the Northbrook Park District and the Northbrook Public Library District, and create positive annual and recurring fiscal benefits to those bodies. In addition, Applicant will be paying the impact fees required by the Subdivision and Development Code which will benefit Northbrook schools, the Northbrook Park District and the Northbrook Public Library District.

(6) endanger the public health or safety.

For all of the reasons set forth above, the proposed development will benefit the public health and safety, not endanger it.

2. Variation to reduce the required number of off-street parking spaces from 239 to 217 and provide a parking ratio of 4.09 parking spaces per unit (4.5 parking spaces per unit otherwise required by Section 9-104 F1(a)(7) of the Zoning Code).

(a) **General Standard**. No variation of the Zoning Code shall be granted unless the applicant shall establish that carrying out the strict letter of the provisions of Zoning Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth below.

Response: The small size of the development parcel, its rectangular and elongated shape, the desire to construct a new stormwater detention facility on the western portion of the property that is complementary to the detention pond that exists to the north in the Shermer Place planned development, and the desire to advance the Village's goals with respect to the provision of affordable housing collectively create hardships which make it difficult to develop the subject property with attached single-family residential uses with a parking ratio of 4.5 parking spaces per unit.

(b) **Unique Physical Condition**. *The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.*

Response: See above. The subject property is also exceptional in that it is surrounded on three sides by streets-Shermer Road on the west, Beaumont Place on the north, and Stanley Street on the south.

(c) **Not Self-Created**. The aforesaid unique physical condition is not the result of any action or inaction of the owner or his predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of the Zoning Code, for which no compensation was paid.

Response: The aforesaid unique physical conditions of the subject property are not the result of any action or inaction taken by either the current owner of the property or its predecessors in title. They have existed for a long time.

(d) **Denied Substantial Rights**. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Response: The developer of the Sterling Place residential community also received a variation for parking, albeit a smaller one than the Applicant is requesting, but the developer of that community did not have to comply with the requirements of the Village's recently adopted Affordable Housing Ordinance. Section 9-301 B(7) of that ordinance specifically provides as follows:

> ***Reduced Off-street Parking Minimums**. In considering a proposed governed development with affordable housing units, the Plan Commission may recommend and the Board of Trustees may approve a reduction in the otherwise applicable off-street parking minimums for the affordable housing units. In considering the merits of such a reduction, the Village shall consider the availability of alternative means of transportation, including mass transit and bicycle facilities in the vicinity of the governed development and any unique transportation needs of the expected residents.*

Additionally, Section 9-308G(1) of that ordinance provides as follows:

> ***Parking Amenities**. Regular access to at least one parking space per affordable housing unit must be included with the occupancy of the unit without any additional charge to the occupant above the maximum permitted housing expenses for that unit. Additional parking spaces must be made available at the same price and using the same method for allocation for market rate housing units. Premium parking spaces, such as indoor parking, will not be required to be allocated to the affordable housing units free of charge, provided that required parking is provided elsewhere within the governed development.*

With respect to the proposed development, there are several facts worth considering.

First, the Village's downtown Metra train station parking lots are located in walking distance of the proposed development. Those lots offer free parking after 10:00 a.m. on weekdays and on weekends and federal holidays.

Second, 22 parking spaces on Stanley Street will be available for parking to guests of the development's residents. If those parking spaces are included in the calculation of provided parking spaces, the parking ratio provided for the proposed development will be 4.51 spaces per unit, which is consistent with the Zoning Code's requirement to provide 4.50 parking space per unit.

Finally, if the applicable parking requirement was reduced to one space for each affordable unit in accordance with the forgoing provisions (even though the affordable housing units, like the market-rate units, will have two-car garages and two-car wide driveways), the number of required on-site parking spaces would drop from 239 to 211[1] (note: 217 parking spaces are being provided), which would mean that the current proposal would exceed the minimum parking requirement by 6 spaces. Furthermore, even if the required spaces were reduced to a lesser degree to two parking spaces per affordable unit to more accurately reflect unit parking in this proposal, the number of required parking spaces would drop from 239 to 219. This would result in the need for a variation for only two spaces, translating to a parking variation of approximately 1%, which is less than the parking variation approved for Sterling Place.

(e) **Not Merely Special Privilege.** The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the sale of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.

[1] *45 DUs x 4.5 PS/DU = 203 spaces + 8 DUs x 1.0 PS/DU = 8 spaces; 203 + 8 = 211 spaces.*

Response: Applicant is not requesting the parking variation to enjoy some special privilege or additional right. It is seeking to creatively address the constraints created by the physical conditions of the development parcel, as described above, and the Village's interest in creating affordable housing units on the subject property.

(f) **Code and Plan Purposes**. The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which the Zoning Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

Response: Granting the requested parking variation would be in harmony with the general and specific purposes of the Zoning Code relative to the provision of adequate parking for residential development residents and guests as adequate parking would be available via on-site parking spaces, the 22 parallel parking spaces on Stanley Street, and the parking that will be available to the guests of the development's residents in the nearby Metra station parking lots.

(g) **Essential Character of the Area**. The variation would not result in a use or development on the subject property that:

1. Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development value of property or improvements permitted in the vicinity;
2. Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity;
3. Would substantially increase congestion in the public streets due to traffic or parking;
4. Would unduly increase the danger of flood or fire;
5. Would unduly tax public utilities and facilities in the area; or
6. Would endanger the public health or safety.

Response: The requested variations, if granted, will not:

(1) be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development or value of property or improvements permitted in the vicinity;

Granting the requested parking variation will not be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development or value of property or improvements permitted in the vicinity because adequate parking for residents of the proposed development and their guests will exist on-site, in the 22 parallel parking spaces that will exist on Stanley Street and in the nearby Metra train station parking lots. As noted in Applicant's Project Description, those lots afford free parking after 10:00 a.m. on weekdays, on weekends and on federal holidays.

(2) materially impair an adequate supply of light and air to the properties and improvements in the vicinity;

Granting the requested parking variation will not impair an adequate supply of light and air to the properties and improvements in the vicinity.

(3) substantially increase congestion in the public streets due to traffic or parking;

Granting the requested parking variation will not substantially increase congestion in the public streets due to traffic or parking. As indicated in the Traffic Study Applicant has included with its application, the proposed development will generate a minimal increase in traffic, the existing roadway system has sufficient capacity to accommodate that traffic; the total volume of traffic that will be generated is likely to be reduced due to the proximity of the proposed development to public transportation; and adequate parking for the

residents of the proposed development and their guests will be provided on-site and in the 22 parallel parking spaces that will be available on Stanley Street.

(4) unduly increase the danger of flood or fire;

Granting the requested parking variation will not unduly increase the danger of flood or fire.

(5) unduly tax public utilities and facilities in the area; or

Granting the requested parking variation will not unduly tax public utilities and facilities in the area given the availability of convenient and nearby parking opportunities on Stanley Street and in the nearby Metra train station parking lots, as noted above.

(6) endanger the public health or safety.

For the reasons set forth above, granting the requested parking variation will not endanger the public health or safety.

MPSLAW
MELTZER, PURTILL & STELLE LLC

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October 13, 2025

Swati Pandey, Senior Planner
Department of Development & Planning Services
Village of Northbrook
1225 Cedar Lane,
Northbrook, Illinois 60062

RE: ***Northbrook Row* – Docket No. PCD-14-06 – 1825 Shermer Road**

Dear Ms. Pandey,

We are sending you this letter on behalf of 1825 Shermer Road, LLC, the entity that has applied for the approval of various requests for relief in furtherance of the construction of the proposed *Northbrook Row* townhome community on the property located at 1825 Shermer Road (the "Property"), to supplement the summary memorandum of PD Site Plan and Landscape Plan changes you received today from Haeger Engineering.

Specifically, this letter provides further detail on the manner in which our client has responded to the following Plan Commissioner and neighbor requests we heard at the October 7 public hearing:

1. **Can an east-west sidewalk be installed on the south side of Julian Terrace?**

Response: Yes, please see the Updated Preliminary PD Site Plan (the "Updated Site Plan") forwarded to you by Haeger Engineering. The proposed sidewalk will be five feet wide, which will be consistent with the widths of the other sidewalks in Northbrook Row. This sidewalk jogs near the proposed stormwater management areas between Buildings 6 and 7 and Buildings 8 and 9 to allow for additional guest parking spaces on the south side of Julian Terrace, as discussed below. To accommodate the construction of the new sidewalk and guest parking spaces, the mailboxes serving Buildings 6-9, which were previously located on the south side of Julian Terrace, have been relocated to the north side of the street and added to the mailbox structures for Buildings 3, 4 and 5, as shown on the Updated Site Plan.

2. **Can the proposed tree plantings along Beaumont Place be changed to more closely resemble the existing trees?**

Response: Yes, please see the updated Landscape Plan forwarded to you by Haeger Engineering. As you will see, the updated Landscape Plan provides for the planting of 4" caliper trees along Beaumont Place instead of the 2" caliper trees that were originally proposed. This will allow the appearance of the newly planted trees to more closely align with the appearance of the existing streetscape, while preserving an adequate rate of survivability.

3. **The site plan should provide for additional guest parking to better accommodate the needs of future residents of *Northbrook Row*.**

Response: The Updated Site Plan provides for seven additional guest parking spaces--two 9' x 20' spaces on the south side of Julian Terrace between Buildings 6 and 7, two 9' x 20' spaces on the south side of Julian Terrace between Buildings 8 and 9, and three 9' x 23' parallel spaces on Julian Terrace along the west side of Building 10. This will increase the total number of parking spaces on site from 217 spaces to 224 spaces, increase the parking ratio of Northbrook Row from 4.0 spaces per unit to 4.23 spaces per unit, and decrease the requested parking variation from 9.21% to 6.28%. These changes will result in minor reductions to proposed open space and stormwater management areas between Buildings 6 and 7 and between Buildings 8 and 9, but they will not negatively impact drainage on the Property or violate any applicable requirements for stormwater management.

4. A fence will need to be installed along the west boundary of the stormwater management basin on the west side of the Property as has been required for other residential developments in the Village for safety.

Response: The Updated Site Plan provides for the installation of fencing around the full perimeter of the stormwater management basin on the west side of the Property as a safety measure for pedestrians traveling along Shermer Road and future residents of Northbrook Row. Two different fence types are identified. Fence/Barrier A ("Fence A") will run along the west side of the basin adjacent to Shermer Road and will be a black ornamental-style fence, to conform with the existing streetscape provided to the north by Shermer Place; Fence/Barrier B will be of a split rail design and run along the north and east sides of the stormwater management area and connect to Fence A at the southeast corner of the basin. Finally, six new safety signs are proposed along the fence, each of which will feature similar design and typeface to the signs that currently exist on the Sterling Place and Shermer Place properties.

5. The overhead utilities along Shermer Road should be buried for consistency with the Shermer Place development.

Response: Lexington Homes representatives appreciate the desire expressed by certain Plan Commissioners that the existing overhead utility lines along Shermer Road be buried, but for the reasons previously identified in our application materials and the reason set forth below, our client is still requesting that relief. As depicted on the enclosed Overhead Utility Exhibit, numerous overhead utility lines exist within a half-mile radius of the Property. As you will see, overhead utility lines extend from the northwest and northeast corners of the Shermer Place property to and beyond Walters Avenue to the north, sporadically throughout the residential neighborhood to the west, from the southwest and southeast corners of the Shermer Place property to and beyond Techny Road to the south, and they run east-west along Techny Road within the half-mile radius in either direction. Furthermore, overhead utility lines still exist around the east and south perimeters of the Sterling Place property, which lies directly southeast of the Property and adjacent to Techny Road. Therefore, if the Village required the burial of overhead utility lines along the southeast perimeter of Shermer Place[1] and along the frontage of Northbrook Row it would create a unique situation, not a condition of consistency.

We thank you for your consideration of these responses and look forward to appearing again before the Plan Commission on October 21.

Very truly yours,

MELTZER, PURTILL & STELLE LLC

Brendan Penny

Brendan Penny

cc: Michaela Kohlstedt
Nate Wynsma
Todd Shaffer
Sharon Dickson
Hal Francke

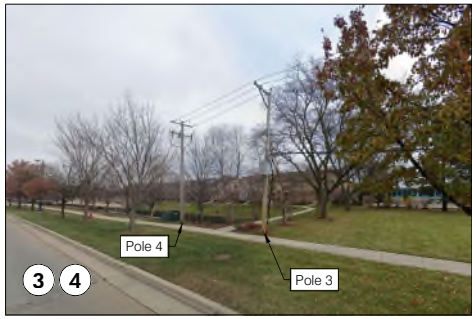
[1] Respectfully, we note that the prior burial of utility lines along the perimeter of Shermer Place stopped short of the Shermer Place property line, most likely due to the same feasibility challenges that confront *Northbrook Row* and other projects throughout the Village.



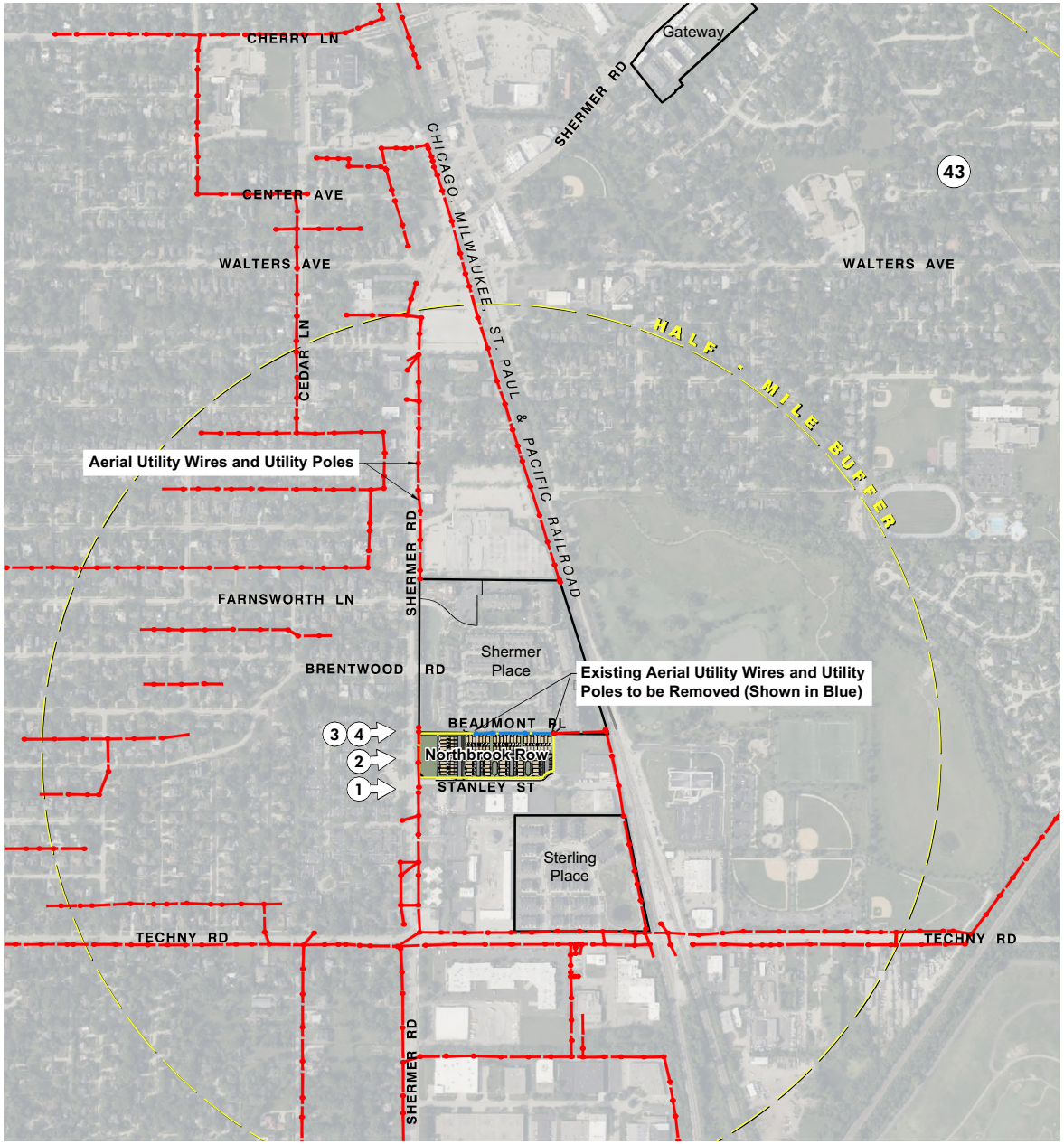
Off-site utility pole at the Southeast corner of Shermer Road and Stanley Street.



Utility pole on the East side of Shermer Road near the middle of the project frontage.



Off-site utility poles on the East side of Shermer Road near the Northwest corner of the Northbrook Row site.



NORTH
0 1/8 mile
Scale: 1" = 1/8 mile

No.	Date	Revision

HAEGER ENGINEERING
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OVERHEAD UTILITY EXHIBIT

NORTHBROOK ROW

VILLAGE OF NORTHBROOK, COOK COUNTY, ILINOIS

Project Manager:	TAS
Engineer:	PAC
Date:	04/28/2025
Project No.	20122
Sheet	1 / 1

P:\2020\20122\Drawings\Preliminary\20122-OHW Exhibit.dwg | Apr 28, 2025 - 3:05pm | todd-s
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HAEGER ENGINEERING
consulting engineers · land surveyors

100 East State Parkway
Schaumburg, Illinois 60173-4546
tel: 847.394.6600
fax: 847.394.6608

Memorandum

To: Swati Pandey, AICP
Senior Planner, Development & Planning Services
1225 Cedar Lane
Northbrook, IL 60062
T: 847-664-4052
E: Swati.Pandey@northbrook.il.us

From: Todd A. Shaffer, P.E.

Date: October 13, 2025

Subject: Northbrook Row (Haeger File #20-122)
PD Site Plan and Landscape Plan Revision Summary

Below is a summary of the revisions to the following documents to be responsive to various comments received by the members of the Plan Commission and Public from the October 7, 2025 Plan Commission Meeting.

Revised Documents:

1. Preliminary PD Site Plan, prepared by Haeger Engineering, with the latest revised date of October 13, 2025 consisting of 1 Sheet

2. Preliminary Landscape Plan, prepared by Dickson Design Studio, with latest revised date of October 13, 2025 consisting of 7 sheets.

   Note:
   This includes the fencing plan on Sheet L2.0

Summary of Revisions:

- Preliminary PD Site Plan
  1. Parking Additions (+7)
     a. Added four (4) 90 degree 9' x 20' parking spaces in two (2) groups of two (2) on the south side of Julian Terrace between buildings 6/7 and buildings 8/9. The east-west sidewalk noted below jogs around these added parking spaces
     b. Added three (3) 9' x 23' parallel parking spaces on the southern portion of Julian Terrace west of building 10.

  2. Sidewalk Modifications
     a. Added an east-west sidewalk on the south side of Juliam Terrace
     b. Shifted the north-south sidewalk on the east side of Julian Terrace 9-ft to the east to accommodate the added parallel parking spaces.
     c. Modified the courtyard service walks between buildings 6/7 and buildings 8/9 to accommodate the added 90 degree 9' x 20' parking spaces

  3. Mailbox Modifications
     a. Relocated the mailboxes on the south side of Julian Terrace to the north side of Julian Terrace to accommodate the added 90 degree 9' x 20' parking spaces

4. Fence Modifications
    a. Added the location of the 3-ft high fencing around the limits of the western stormwater management area to include:
        i. ornamental fence adjacent to the Shermer Road and Stanley Street R.O.W.
        ii. split-rail fence adjacent to the interior private walk

5. Signs
    a. Added six (6) 4-ft high pond safety signs around the perimeter of the western stormwater management area

- Preliminary Landscape Plan
    1. Revised the landscape plan to incorporate the revisions to the Preliminary PD Site Plan noted above. This includes the addition of Sheet L3.1. L3.0 includes the fence details and L3.1 includes the amenity details (monument sign, feature and bike rack)

    2. Replaced the text “NATURALIZED DETENTION BASIN” with “NATURALIZED STORMWATER MANAGEMENT BASIN” in 3 locations.

    3. Revised the note for the BEAUMONT PLACE PARKWAY TREES to indicate that these (12) trees shall be 4” caliper. This is only for the (12) Beaumont Place R.O.W. parkway trees.

    4. Incorporated the 3-ft high ornamental fence and 3-ft high split-rail fence locations and details to the plans.

NORTHBROOK ROW

PROJECT DESCRIPTION

July 24, 2025 – UPD September 8, 2025

Lexington Homes Illinois, Inc. is pleased to submit to the Village of Northbrook its revised plans for *Northbrook Row*, a new 53-unit attached single-family home development it seeks to construct on the property situated at the northeast corner of the intersection of Shermer Road and Stanley Street. The subject property has a gross area of 4.68506 acres (204,081 square feet), is currently zoned I-1 Restricted Industrial District, and is owned by 1825 Shermer Road LLC, a Lexington Homes affiliate.

In furtherance of the construction of *Northbrook Row*, Lexington is seeking the following relief from the Village's Zoning Code and Subdivision and Development Code:

1. Rezoning of the property to the RLC District;
2. Approval of a Special Permit for a Residential Planned Development;
3. Site Plan Approval;
4. Planned Development Concept Plan Approval;
5. Approval of variations from the Zoning Code for minimum corner setback and yard, minimum rear setback and yard; and
6. Approval of variations from the Subdivision and Development Code to allow for the construction and maintenance of a private street with less than a 60-foot wide right-of-way and with a sidewalk on only one side of a street, and to waive the requirement to bury existing overhead utility lines; and
7. Tentative Plat of Subdivision Approval.

Northbrook Row will consist of 10 buildings, each of which sits on its own legal lot of record (Lots 1 through 10). An eleventh lot (Lot 11) will contain an on-site private street (Julian Terrace) with two points of ingress and egress, an on-site detention pond and additional common area. The buildings will contain 33 attached single-family Row Homes, with detached two-car garages and private rear yards, and 20 attached single-family Mews Homes, with attached two-car garages that are accessed by motor courts.

The Row Homes will be three stories in height and include between 2,300 and 2,500 square feet of living space (on average), a garage containing approximately 400 square feet, three bedrooms, and three or three and a half bathrooms. Initial selling prices for the Row Homes are anticipated to be in the $750,000 to $810,000 price range.

The Mews Homes will also be three stories in height and include between 1,600 and 2,300 square feet of living space (on average), a garage containing between 400 and 500 square feet, two, three or four bedrooms, and two, three or three and a half bathrooms. Initial selling prices for the market-rate Mews Homes are anticipated to be in the $590,000 to $675,000 price range. The Mews Homes that will be marketed as affordable units will be priced at $380,000 (in accordance with the Affordable Housing Compliance Plan separately submitted to staff, and which reflects the maximum price the Village's July 1, 2024 Technical Guide - Village of Northbrook Affordable Unit Pricing Schedule), or at such other price as might be permitted by later-dated versions of that Technical Guide.

Building 1 through 5, inclusive, will be platted with one lot per unit, as indicated on our revised plat of subdivision. Each dwelling unit will share a party wall with at least one other dwelling unit. Each conveyance lot will consist of a dwelling unit (including approximately one-half of each party wall which divides the unit from an adjacent dwelling unit), landscaped areas and portions of driveways and walkways.

Buildings 6 through 10, inclusive, will be platted with one lot per building and the conveyance parcels will include a portion of the lot (e.g., the west 28' of Lot XX). Each subdivided lot will be divided into four or more parcels that will be defined by party walls, as extended to the front and rear lot lines. Each such parcel will consist of a dwelling unit (including approximately one-half (1/2) of each party wall which divides the unit from an adjacent dwelling unit), landscaped areas, and portions of driveways and walkways. Each conveyance parcel will be legally described by metes and bounds in the deed which conveys the parcel to the first purchaser of the dwelling unit that has been constructed thereon.

Resident access to *Northbrook Row* and its on-site private drive of Julian Terrace will be provided via Stanley Street, the abutting public street. Julian Terrace will be constructed in accordance with the standards for a dedicated local street set forth in Section 4-102.A of the Subdivision and Development Code, but within the reduced easement area depicted on the project preliminary engineering plans. Among other things, this means that it will be constructed with a 27-foot pavement width (back-to-back) rather than a 24-foot pavement width (back-to-back), the latter being the minimum pavement width required for a local private street in a planned development.

In many respects, the design, use and maintenance of Julian Terrace will be similar to the design, use and maintenance of the private drives that serve the townhome portions of the Shermer Place planned development to the north and the Gateway Townhome community situated just north of downtown, as shown on **Exhibit "A"** attached hereto.

Northbrook Row homebuyers will be informed, in both the *Northbrook Row* Homeowners Declaration and the *Northbrook Row* Subdivision and Development Agreement, both of which will be recorded against title to the subject property, that Julian Terrace is a private drive which is to be maintained by the *Northbrook Row* Homeowners Association, and that at no time will the Village be under any obligation to provide maintenance for or accept a dedication of Julian Terrace. In short, Lexington will satisfy the requirements for the establishment of a private street in a planned development that are set forth in Section 11-603E2(g) of the Zoning Code and in Section 4-102C of the Subdivision and Development Code.

The treatment of the Shermer Road frontage will be similar to that of the Shermer Place planned development to the north. A detention pond will be constructed and improved so that it serves as an amenity to the residents of the new community. In addition, new sidewalks will be constructed which create connectivity to Shermer Place and enhance pedestrian mobility in the area.

Our site plan faces residences outward along the perimeter of the property, which again is similar to the design of Shermer Place. Building front elevations face Beaumont Place to the north and Shermer Road to the west; building side elevations face Stanley Street to the south.

The individual homes within each building have a variety of architectural design treatments to distinguish themselves from one another. The individual entries, bay windows, dormer windows, fenestration patterns, brick detailing, and roofscape elements enhance the caliber of the atypical townhome design.

Off-street parking will be provided at a ratio of 4.09 stalls per unit (217 total spaces, including the ADA-compliant space referenced below) in the following manner: 2 interior garage spaces and a 2 driveway parking spaces will be provided for each dwelling unit, and 5 guest parking spaces (one of which is an ADA-compliant parking space, and all of which will be located off the easterly access drive at the Stanley Street cul-de-sac). Since the Zoning Code would ordinarily require the provision of 239 spaces (that is, 4.5 spaces per dwelling unit), we have applied for a parking variation. In considering

this variation request, it should be noted that Sections 9-307B(7)[1] and 9-308G(1)[2] of Part III of Article IX of the Zoning Code (Affordable Housing in New Developments) (the "Affordable Housing Ordinance") specifically allow for a reduction in the number of required off-street parking spaces for affordable housing units. As noted below, we are proposing to satisfy the requirements of the Affordable Housing Ordinance by constructing eight affordable housing units. Therefore, if in accordance with the foregoing provisions, the parking requirement was reduced to the minimum allowable requirement of one parking space per unit for each of these affordable units, the result would be a reduced total parking requirement of 211 parking spaces for the site[3]. As noted above, 217 parking spaces are being provided, which would obviate the need for a parking variation altogether. For this reason, we believe our parking variation request should be deemed to be a reasonable one, especially given the proximity of the free guest parking that will be available to Northbrook Row residents and their guests in the nearby train station parking lots after 10:00 a.m. on weekdays and on weekends and federal holidays.

Lexington proposes to satisfy the requirements of the Affordable Housing Ordinance by constructing eight on-site affordable units at *Northbrook Row* in accordance with the separately submitted Affordable Housing Compliance Plan. The number of required affordable housing units has been determined pursuant to the following calculation, as contemplated by Part III of the Affordable Housing Ordinance:

- Market-rate units (proposed): 41 (note: 49 permitted by RLC District regulations)
- Affordable units (required): 6 (.15 x 41 = 6.15)
- Sub-total number of units (provided): 47
- Market-rate bonus units (authorized): 6
- Sub-total number of units (provided): 53
- Affordable units (required): 8 (.15 x 53 = 7.95)

Total No. of Units Constructed: 53

Since Sections 9-305 A(1) and 9-307 A of the Affordable Housing Ordinance provide that market-rate bonus units are not to be included in density calculations, the 47 non-bonus market-rate units and affordable units proposed for construction translates to a density of 10.02 dwelling units per acre, which is less than the 10.45 dwelling units per acre permitted by the regulations of the RLC District, and less than the 11.96 dwelling units per acre density of the adjacent Shermer Place development (also zoned in the RLC District). While the proposed density is greater than the 7.50 dwelling units per acre density of the recently constructed Sterling Place townhome development, that development is located in a different residential zoning district (the R-8 District) and provided no affordable housing units.

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[1] Section 9-307B(7) reads as follows: *"Reduced Off-street Parking Minimums. In considering a proposed governed development with affordable housing units, the Plan Commission may recommend and the Board of Trustees may approve a reduction in the otherwise applicable off-street parking minimums for the affordable housing units. In considering the merits of such a reduction, the Village shall consider the availability of alternative means of transportation, including mass transit and bicycle facilities in the vicinity of the governed development and any unique transportation needs of the expected residents.*"

[2] Section 9-308G(1) reads as follows: "*Parking Amenities. Regular access to at least one parking space per affordable housing unit must be included with the occupancy of the unit without any additional charge to the occupant above the maximum permitted housing expenses for that unit. Additional parking spaces must be made available at the same price and using the same method for allocation for market rate housing units. Premium parking spaces, such as indoor parking, will not be required to be allocated to the affordable housing units free of charge, provided that required parking is provided elsewhere within the governed development."*

[3] 45 DUs x 4.5 PS/DU = 203 spaces + 8 DUs x 1.0 PS/DU = 8 spaces; 203 + 8 = 211 spaces.

Stormwater management for the eastern 3.70 acres (C-Factor = 0.95) of the subject property was permitted by the MWRD under MWRD Permit #03-093 for the Shermer Place planned development. Pursuant to that permit, a stormwater management system consisting of a wet pond plus an underground concrete vault was constructed in the southeast corner of Shermer Place. According to the Shermer Place plans, the southeast stormwater management system ("SE SWMS") discharges to the northeast into the railroad ROW and continues to the north via a ditch. Our design team has determined that the SE SWMS does not provide the storage volume as permitted due to an elevated normal water level. *Northbrook Row* has been engineered to utilize the available storage volume in the SE SWMS and to provide the remaining required storage in a proposed wetland bottom pond located in the western +/-106-ft of the proposed development. That wetland bottom pond will discharge the restricted release and overflow to the Shermer Road right-of-way and storm sewer system. In addition, two bioretention basins are proposed in the courtyards for Buildings 6 and 7 and Buildings 8 and 9. Additional information is provided in the Preliminary Stormwater Management Report included with this resubmission.

Detail on some of the proposed stormwater management improvements and on the proposed tree preservation and tree removal plan, the preliminary landscape plan and anticipated signage improvements is provided on the Landscape Architecture Design Narrative prepared by Dickson Design Studio which is attached as **Exhibit "B".**

All stormwater management and site improvements required for *Northbrook Row* will be constructed in compliance with applicable ordinances, controls, and best practices, except to the extent relief from those ordinances is approved by the Village.

Lexington Homes has included a Sustainability Plan for *Northbrook Row* and a tax impact study in its resubmission to the Village. The tax impact study projects the number of students *Northbrook Row* will generate and the anticipated fiscal impact this residential community will have on Northbrook/Glenview School District 30 and Glenbrook High School District 225.

Finally, Lexington Homes is seeking to commence construction of the planned residential community this fall, and plans to construct the community in a single phase.

EXHIBIT "A" TO NORTHBROOK ROW PROJECT DESCRIPTION

STREET COMPARISON EXHIBIT

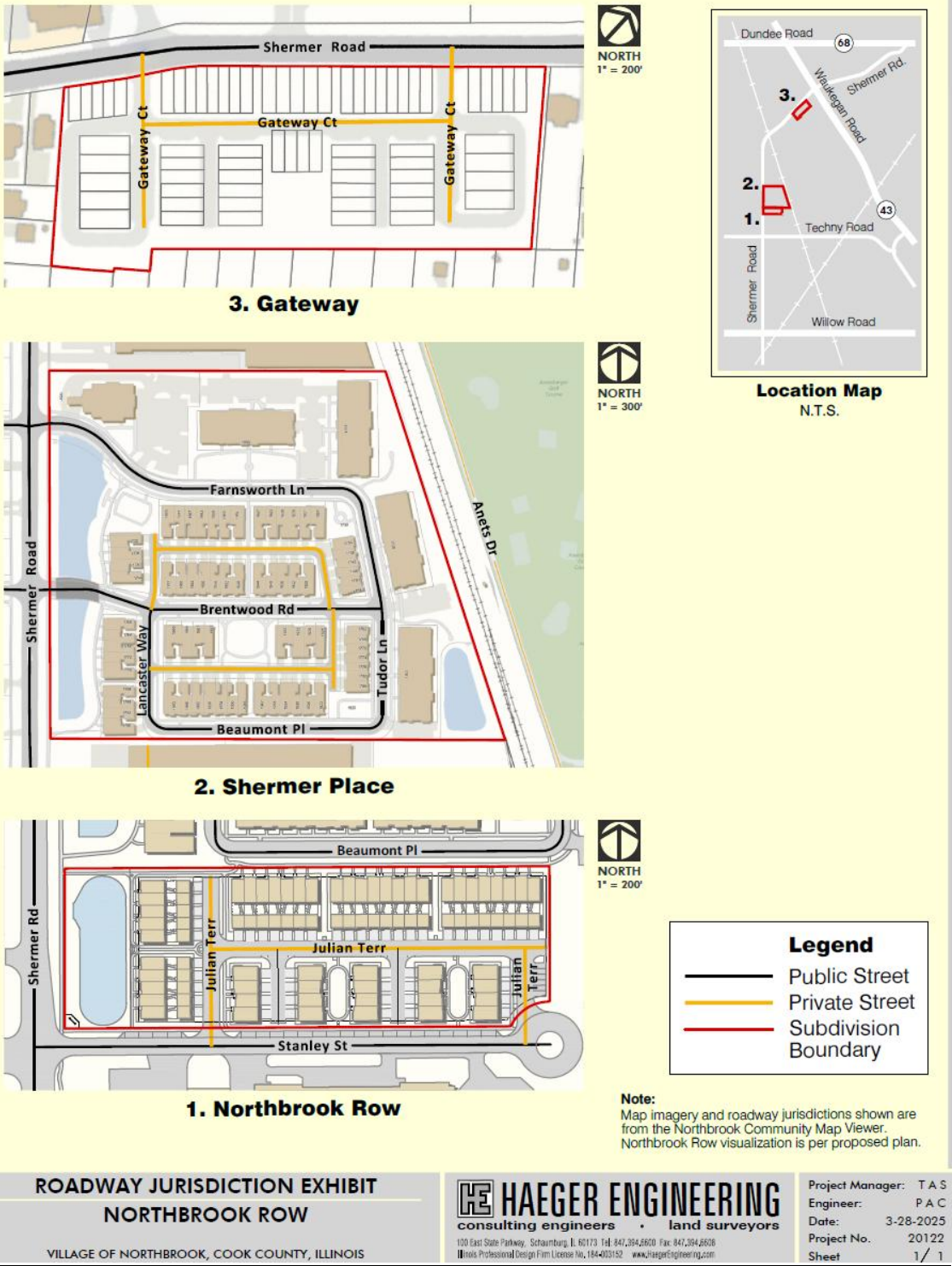

EXHIBIT "B" TO NORTHBROOK ROW PROJECT DESCRIPTION

LANDSCAPE ARCHITECTURE DESIGN NARRATIVE

dickson design STUDIO

Updated July 23, 2025

Village of Northbrook
Lexington Homes | Northbrook Row

Landscape Architecture Design Narrative:

In order to prepare a Tree Preservation & Removal / Preliminary Landscape Plan, a tree survey and tree inventory were completed. The inventory was completed by a certified arborist of the *Davey Resource Group*. The arborist compared each existing tree with a like species of specimen quality, in order to determine the condition and overall health of each tree. Updated findings included that there are (150) existing trees onsite, offsite, and in the Shermer Road, Stanley Street and Beaumont Place rights-of-way. Existing trees include a mix of deciduous and evergreen species. Norway Maple, Crabapple, and Austrian Pine are the most prevalent trees on the subject site, followed by Scots Pine and Red Maple. There are no Oak, Sugar Maple, nor Hickory trees on-site; there are two, on-site trees classified as "landmark" per Village definition, both are Red Maples. Trees located offsite or within rights-of-way include (27) different tree varieties. A complete listing of existing trees both onsite and offsite is include within the tree inventory on the landscape plan set.

Due to the proposed grading, utilities, and site layout for the new development, a tree preservation and removal plan has been provided indicating trees to remain and trees that need to be removed.

The proposed landscape is conducive to the site climate zone, will offer multiple seasons of interest, and will include a diversity of plant species, sizes, textures, bloom times, and colors. All plants will be selected for quality, long-term sustainability, disease-resistance, and desired growth habits. Proposed plant material will enhance the overall development and the proposed building architecture. Plant material will be carefully and purposely sited, taking into consideration pedestrian travel and vehicular visibility (both for aesthetics and safety). The proposed landscape plan will include shade, ornamental and evergreen trees, deciduous and evergreen shrubs, ornamental grasses, and perennials. For the initial project phase, the preliminary plan depicts locations of all proposed plant material and site enhancements. At the time of final project phase, all proposed materials and site enhancements will be individually labeled with a corresponding Plant & Materials List. This list will indicate quantities, sizes, species (botanic and common plant names), and/or descriptions of all proposed materials.

Stormwater management for the project will be handled via a large basin located along Shermer Road and two bioswales located in the center courtyards between buildings 6 & 7 and 8 & 9. All areas will be naturalized with native plantings that are able to withstand periods of wet and dry times. Native plantings will aid in water storage and water purification, along with providing habitat for pollinators and other beneficial insects. The monitoring and care of the stormwater management areas will be handled by the development homeowner's association (HOA).

The proposed development will have one entry monument, located at the southwest corner of Shermer Road and Stanley Street. The monument will include the name of the development, *Northbrook Row*, and will complement the architectural style and materials of the proposed homes. It will consist of brick with limestone-like caps and a single-sided sign panel. The sign measures approximately 15' long, 5' tall, and 2.5' deep. Evergreen trees provide a backdrop for the sign, while lower-growing plant material flanks the base of the sign. The proposed sign and surrounding plant material will provide a pleasing and welcoming entrance to the development.

Between buildings 1 & 2, at the west end, is an enhanced common area amenity overlooking the basin, including a cozy seating bench and a small pergola. Beyond the basin, further to the west, is a berm flanking Shermer Road, proposed with trees atop for some roadway buffering.

All homes will have foundation landscape flanking their front and side elevations (where applicable, as some homes are attached to one another and thus do not have side yards). In order to provide continuity and cohesion throughout the entire development, each home will receive a similar planting design at its foundation, in terms of scale, type, and quantity of plantings proposed. The planting design will remain fairly consistent building-to-building, but actual plant species will vary. Each foundation landscape for each unit will include a mixture of deciduous and evergreen shrubs and some may include perennials, ornamental grasses, and an ornamental/understory tree. Proposed plant material has been chosen to complement the architecture, to pay careful attention to window placement and height, and to offer 4-seasons of interest with a variety of plant types and species.

The rear yards for the homes along Shermer Road and Beaumont Place will be fenced with a 6' high, board-on-board, wood fence, separating each individual yard. Fencing is also proposed at the ends of each motor court along Stanley Street. This fencing will be 3' high, decorative wood, with its purpose being to screen the alleys and to shield vehicle headlights.

Any fencing currently located on the subject property and in the rights-of-way of Stanley Street and Beaumont Place will be removed to allow for the construction of the new parkways and homes. All existing, off-site fencing will remain.

Another aspect of the proposed landscape plan for *Northbrook Row* is the incorporation of goals and initiatives of the Climate Action Plan for the Village of Northbrook:

- Proposed sidewalks link to existing and new pedestrian accessways, encouraging more pedestrian travel as opposed to vehicular. All sidewalks will consist of light-colored concrete pavement. The enhanced common area amenity will utilize permeable pavers surrounding the seating area and pergola.
- Native wetland species will be utilized in all stormwater management areas (for water absorption and to aid in water purification).
- Native and nativar plant species will be incorporated into the proposed plant palette for the community. A good variety of plant species will also add to the biodiversity of the site.
- Bioswales have been incorporated into the site plan, they will function as an alternative to turf grass, i.e. lawn. They and the stormwater basin offer plant material conducive to creating pollinator habitat. (Plant palettes will be provided at time of final plans.)
- Expanded green space areas, reduce impervious coverage.
- Shade trees incorporated into the townhome alleyways reduce the heat island effect from driveway pavement.
- New trees will consist of evergreen trees, deciduous shade/canopy, and deciduous ornamental/understory, adding canopy coverage and offering beneficial shade and carbon dioxide sequestration.
- Once the community is ready for landscape maintenance to commence, the developer will work with the landscape contractor to explore potential opportunities to utilize non-gas-powered lawn equipment and integrated pest management.
- Once a unit is sold, the homeowner has the ability to take advantage of the Village's discounted rain barrels, for use in the rear yards of any row home. (Rain barrels aid in rooftop stormwater runoff collection and provide irrigation that is not dependent upon Village water.)

Dickson Design Studio, Inc.

Sharon L. Dickson PLA | ASLA

dicksondesignstudio.com

MELTZER, PURTILL & STELLE LLC

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August 28, 2025

Michaela Kohlstedt, Deputy Director
Swati Pandey, Senior Planner
Department of Development and Planning Services
Village of Northbrook
1225 Cedar Lane
Northbrook, Illinois 60062

RE: *Northbrook Row* – 1825 Shermer Road – Affordable Housing Compliance Plan

Dear Michaela and Swati,

We are sending you this response to the comments received from Amy Kaufman at Community Partners for Affordable Housing concerning the Affordable Housing Compliance Plan ("Plan") Lexington Homes has submitted for its *Northbrook Row* residential community pursuant to the Village's Affordable Housing Ordinance (the "Ordinance"). We appreciate CPAH's review of the Plan and its support for one of the Plan's deviations from the minimum requirements of the Ordinance. We also fully understand why CPAH does not support the other two Plan deviations and why it suggests that there be full compliance with the minimum requirements of the Ordinance. With this letter, we will explain why we believe all three deviations are reasonable and why the Plan should be recommended for approval by the Housing Committee and approved by the Village Board.

As described in detail in the updated *Northbrook Row* Project Description, Lexington has agreed to construct on site the eight for-sale affordable units required by the Ordinance[1]. Its Plan, however, deviates from the requirements of the Ordinance in three respects. As you know, any deviations from the minimum affordable housing requirements of the Ordinance must be approved by the Village Board as an alternate method of compliance.

[1] As you will recall, Lexington initially proposed to seek approval of an alternate method of compliance which contemplated the construction of four affordable units on site and the payment of an in-lieu affordable housing fee of $500,000 for four additional affordable units even though Lexington was then required to provide a total of only seven affordable units on site. Lexington has since agreed to construct eight affordable units on site in response to the feedback it received from the Village Board at the February 13, 2024 Preliminary Review meeting.

This is the first requested deviation from the minimum requirements of the Ordinance.

Section 9-305 B of the Ordinance states that half of the affordable units Lexington markets to the public as affordable must be offered to Tier 1 households (i.e., households with income less than 80% of AMI), and that the other half must be offered to Tier 2 households (i.e., households with income equal to or greater than 80% but less than 120% of AMI). In its Plan, Lexington proposes to offer all eight affordable units to households with income equal to or greater than 80% of AMI, but less than 120% of AMI[2]. This means that all eight affordable units will be offered at a maximum purchase for a four-bedroom unit of $380,000[3]. If Lexington is required to market half of the affordable units to Tier 1 households, it means the maximum purchase price for a four-bedroom affordable unit will be $210,000. CPAH does not support this requested deviation. As noted in its updated Project Description, Lexington anticipates selling the market-rate Row Homes in *Northbrook Row* in the $750,000 to $810,000 price range, and market-rate Mews Homes in *Northbrook Row* in the $590,000 to $675,000 price range. Based on the foregoing and CPAH's suggested compliance with the dispersion requirement described below, and assuming an average sales price for a four-bedroom Row Home of $800,000 and an average sales price for a four- bedroom Mews Home of $635,000, full compliance with this Ordinance requirement and the dispersion requirement described below, would require a pro forma budget "write-down" of approximately $3,380,000, or more.

This is the second requested deviation from the minimum of the Ordinance.

The Plan states that the affordable units will have four bedrooms and approximately 1,650 square feet, and that all of the affordable units will be Mews Homes. The market rate units are two to four bedrooms ranging from 1,600 square feet to 2,500 square feet and are a combination of Mews Homes and Row Homes. Sections 9-308 B and 9-308 F of the Ordinance state that the affordable unit housing size must be "generally representative" of the market rate units, and the bedroom mix must be "in equal proportion to the bedroom mix of the market rate housing units." CPAH has said it believes that offering 1,650 square feet four-bedroom affordable owner-occupied units will provide significant affordable housing opportunities, and ones that "accommodate family living needs for common space and dining areas" (Section 9-313 D(3). For that reason, CPAH supports this requested deviation.

This is the third requested deviation from the minimum requirements of the Ordinance.

Section 9-308 A of the Ordinance states that "affordable housing units must be dispersed among the market rate housing units throughout the governed development and not clustered together or segregated from the market rate housing units unless there is a therapeutic or other justification particular to the populations to be served by the affordable housing unit." Lexington's Plan contemplates the dispersion of the proposed eight affordable units throughout the Mews Homes portion of *Northbrook Row*. It does not intend to construct any of the Row Homes as

[2] This reflects a correction made to the Plan in response to an appropriate comment Amy Kaufman made in her letter.
[3] Per Table 4, 2025 Technical Guide-Village of Northbrook Affordable Housing Unit Pricing Schedule

affordable units. CPAH does not support this deviation because Lexington has offered no therapeutic or other justification for making this distinction.

Lexington Homes believes it has made a significant commitment to advancing the community's goal of creating more affordable housing opportunities in the Village, while at the same time balancing the Village's interests in that goal with many of the other goals the Village has established for the community.

For example, Lexington's plan for the rezoning of the property at 1825 Shermer Road and its construction of the *Northbrook Row* community on a parcel that is proximate to Northbrook's downtown, a parcel which is currently zoned in the I-1 Restricted Industrial District, will further the following goals of the Village's Comprehensive Plan:

- Overall Community Goal 3 - Promote sustainable development
- Overall Community Goal 10 – Encourage the redevelopment of key areas in the Village
- Environmental Quality & Natural Resource Protection Goal 1 – "Improve and maintain the Village's stormwater system to protect Village property owners from unnecessary property damage
- Environmental Quality & Natural Resource Protection Goal 2 – Integrate sustainable storm water management solutions into the community's infrastructure
- Environmental Quality & Natural Resource Protection Goal 7 – Evaluate opportunities for utilizing sustainable building and development practices
- Neighborhoods, Housing & Community Diversity Goal 1 – Provide housing that meets the needs of the entire population of Northbrook
- Neighborhoods, Housing & Community Diversity Goal 3 - Encourage an increase in the supply of housing in the vicinity of shopping and mass transit opportunities
- Neighborhoods, Housing & Community Diversity Goal 5 - Encourage land development patterns and site/landscape designs to ensure that infill development does not detract from the quality and character of surrounding neighborhoods

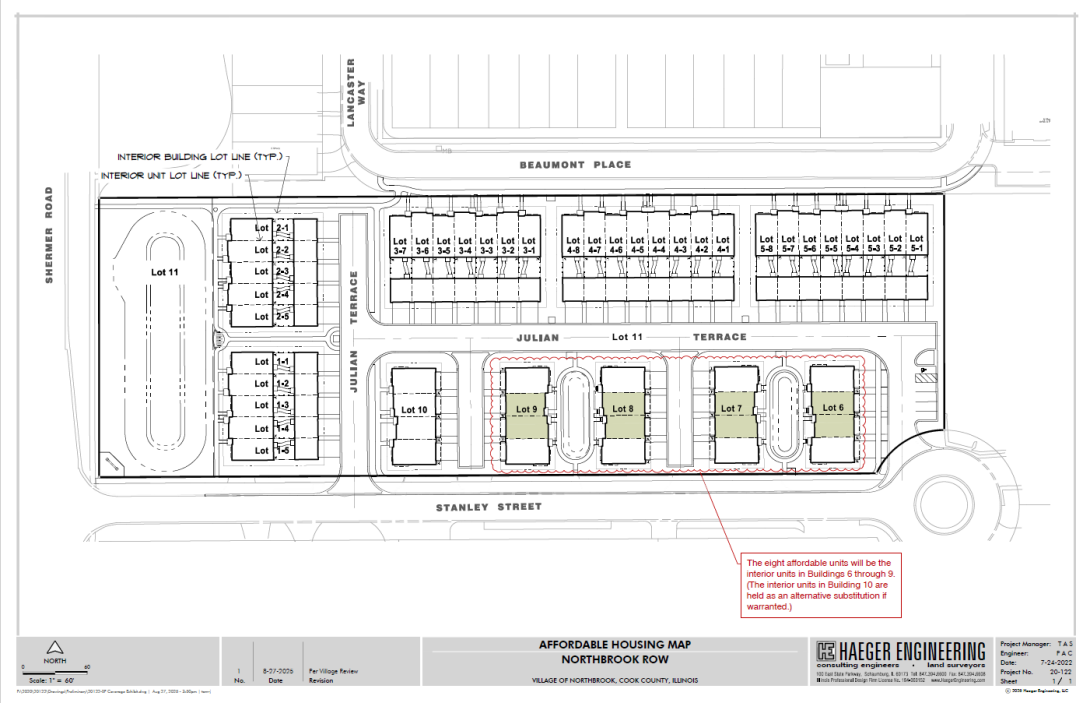
Lexington's redevelopment plan will also advance goals of the South Shermer Road Corridor Special Study Area component of the Comprehensive Plan, such as promoting the redevelopment of properties in the Shermer Road Mutli-Use Area in a way that complements nearby businesses and single-family areas.

It should also be noted that, for *Northbrook Row* to become a reality, the redevelopment proposal must be economically feasible. In that regard, we would ask you to consider that, unlike certain other recently approved redevelopment projects in the Village for which affordable housing compliance plans have been approved, the land upon which *Northbrook Row* is to be constructed has not been donated to the developer or owned by the developer for decades. It was purchased in the relatively recent past in an arm's length commercial transaction. In other words, the developer here will have a significant cost basis in the land.

In addition, unlike other recently approved residential projects that have approved Affordable Housing Compliance Plans, *Northbrook Row* will not be a rental community, for which tax credits and other government incentives are available, nor will it be an age-targeted or age restricted community. It will be a traditional, owner-occupied family oriented residential community.

While the economic realities of the costs of acquisition, development, and sales and marketing make it impractical for Lexington to offer for-sale housing units to Tier 1 households, Lexington's willingness to offer eight new affordable units to Tier 2 households will still, to quote the CPAH response referred to above, "*provide significant affordable housing opportunities"* to Village residents.

Finally, we believe the intent of Section 9-308 A of the Ordinance (which again requires that affordable housing units be dispersed among the market rate housing units throughout the governed development and not clustered together or segregated from the market rate housing units) will be achieved by Lexington's plan to disperse the proposed affordable housing units among the Mews Homes in *Northbrook Row*. Specifically, Lexington plans to locate the affordable units in the interior portions of Buildings 6 through 9, as depicted on its updated Affordable Housing Compliance Plan location map, a copy of which is set forth below:



In short, we believe the owners and occupants of these homes will feel no sense of special treatment or segregation. Again, the economic realities referred to above make it infeasible to include affordable units within that portion of *Northbrook Row* that is to contain the Row Homes.

We appreciate your consideration of the foregoing matters and look forward to appearing before the Housing Committee to discuss them at the earliest opportunity.

Sincerely,

MELTZER, PURTILL & STELLE LLC



Harold W. Francke

cc: Nate Wynsma, Lexington Homes
Brendan Penny, Meltzer, Purtill & Stelle LLC

For over 50 years
LexingtonHomes

April 25, 2025

Jack Bielak, Village Engineer
Village of Northbrook
1225 Cedar Lane
Northbrook, IL 60062

RE: Northbrook Row – 1825 Shermer Road –Maintenance of On-Site Sanitary Sewers, Storm Sewers, Watermains and Detention Areas

Mr. Bielak:

1825 SHERMER ROAD LLC, the owner and proposed developer of the captioned residential community, acknowledges that the maintenance of the on-site sanitary sewers, storm sewers, watermains and detention areas we are proposing to construct will be its responsibility until the date those maintenance responsibilities are turned over to the Northbrook Row Townhome Owners Association, LLC, an Illinois limited liability company, pursuant to the terms of the Declaration which has been included with our resubmittal to the Village.

Sincerely,

1825 Shermer Road, LLC

By: Nathan J Wynsma

Nathan Wynsma, it's representative

NORTHBROOK ROW

FINANCING PLAN

April 25, 2025

1825 Shermer Road, LLC, the owner of the parcel situated at 1825 Shermer Road, intends to finance the construction of the *Northbrook Row* community through a combination of equity contributions, provided directly from Lexington Homes, and debt financing, provided through an established borrowing agreement with Associated Bank. Our ability to finance and successfully construct a new residential community such as *Northbrook Row* is evidenced by our successful undertaking and/or completion of the following nearby single-family home communities:

***Metro on Main (Morton Grove)*: –** 89 townhome units on Lehigh Avenue with similar product to what we propose to build at *Northbrook Row*. Currently, 85% sold out. $45-50 million dollars in project gross revenues.

***Gateway of Northbrook*: –** 25 townhomes on Shermer Road with similar product to what we propose to build at *Northbrook Row*. Lexington has acquired the remaining finished lots and will begin sales and construction this spring. $17-18 million dollars in project gross revenues.

***Parkside of Glenview*: –** 29 age-targeted single family homes south of Willow Road west of Landwehr Road. Completed in 2023. $33-35 million dollars in gross revenues.

NORTHBROOK ROW

SUSTAINABILITY PLAN

April 22, 2025

(1) Introduction

In 2021, the Northbrook Village Board adopted a Climate Action Plan (CAP) with goals for community-wide greenhouse gas emission reduction and environmental sustainability. Set forth below are the actions Lexington Homes Illinois, Inc. is committed to taking as its Sustainability Plan for the *Northbrook Row* residential development to advance the strategies of the CAP. It should be noted that *Northbrook Row* will be replacing a previous industrial/manufacturing facility that generated a significant level of truck traffic. It should also be noted that, when that facility existed on the property, the majority of the property consisted of building improvements and other impervious areas.

(2) Section 02:TRANSPORTATION AND LAND USE

Strategy TL 2: Increase Public Transit Ridership.

Lexington action items: Our marketing materials for Northbrook Row will highlight the proximity of the community to the downtown Metra Station and the public transportation opportunity it affords residents. We will construct sidewalks in the community and to the north of the community south of Beaumont Place which will connect to presently existing sidewalks on Shermer Road and in the adjacent Shermer Place residential community which will encourage pedestrian travel to the Metra Station.

Strategy TL 3: Increase Walk/Bike Transportation and Expand Discretionary Walk/Bike Infrastructure.

Lexington action item: We will construct dwelling unit garages that are large enough to accommodate bicycle parking and provide exterior bike racks for resident and guest use in the locations depicted on the site development plans.

Strategy TL 5: Support and Encourage Alternative Fuel Vehicles.

Lexington action item: We will include capabilities for future electric vehicle charging installation, including conduit and junction boxes in each dwelling unit garage. Installation of wiring, EV charging ports and outlets will be offered as purchase options to homebuyers.

Strategy TL 7: Reduce village wide off-road and lawn equipment emissions [Note: The Village has enacted a ban on the use of gas powered leaf blowers].

Lexington action item: Once Northbrook Row is ready for landscape maintenance, we will advise our landscape contractors that they are not to use gas powered leaf blowers. We will also include provisions in the Northbrook Row Homeowners Association Declaration which informs homeowners of this Village regulation and prohibits the use of such equipment.

(3) Section 02: BUILDING AND ENERGY

Strategy BE 2: Improve Renewable Energy Policy and Incentives.

Lexington action item: We will provide electrical "rough-ins" in each dwelling which will make it possible to install solar panels in the future.

Strategy BE 6: Improve total Community wide residential, commercial, and industrial building energy efficiency.

Lexington action items: Lexington will promote green power purchase options such as those provided by ComEd and Nicor.

Each dwelling unit will include an energy efficient HVAC system, water heater and washer and dryer, and a full ENERGY STAR electric kitchen appliance package. All gas furnaces will be 96% efficient.

Each building envelope will be held to the standard of under four air exchanges per hour.

All dwelling unit windows will be at 0.30 or below for their U-factor.

All dwelling unit water closets will utilize a gallon per flush rate of 1.6.

We will install LED ceiling light fixtures in each dwelling unit and LED exterior light fixtures on the exterior of each unit and in the common areas of Northbrook Row.

We will prioritize the use of sustainable materials throughout the development and maximize recycled content, domestic production, and lower embodied carbon costs of materials, including utilizing warm mix asphalt and low or zero-VOC paints.

(4) Section 04: WASTE MANAGEMENT

Strategy WM 2: Increase landfill waste diversion.

Lexington action item: We will be complying with Cook County requirements for construction waste management as construction activities at Northbrook Row are occurring.

All residents of Northbrook Row will be provided with recycling containers for use in weekly pickup.

Once the community is ready for landscape maintenance to commence, the developer will work with the landscape contractor to explore opportunities to utilize compost collection for landscape debris, further diverting unnecessary waste to landfills.

(5) Section 05: WATER AND WASTEWATER

Strategy WW 1: Promote increased water conservation.

Lexington action items: Where possible and practical, we will install low-flow water fixtures in the dwelling units.

We will install plant materials that are conducive to the area's climate zone and largely drought-tolerant, eliminating the need for permanent irrigation and reducing overall water consumption.

Strategy WW 2: Mitigate the projected increased flood hazards and impacts due to climate change.

See below.

Strategy WW 3: Update design standards and plans to meet project climate change flood mitigation requirements.

Lexington action items: We will control stormwater runoff by implementing forward thinking detention and infiltration strategies which satisfy the Village's release rate and design requirements. Our system prioritizes managing stormwater flows, encourages infiltration and will improve water quality before it enters the Village's storm sewer system.

Our plans contemplate the use of native species in all stormwater detention facilities and bioswales in the manner depicted on our site development plans. These native plantings will absorb water and aid in water purification.

We will incorporate native and nativar plant species into the proposed plant palette for the community which will add to the biodiversity of the site. The plant palette will contain no more than 30% of any one species.

Finally, we will use light-colored pavement in constructing the sidewalks depicted on our site development plans and install permeable pavers in the area surrounding the enhanced common area amenity depicted on those plans.

(6) Section 08: GREENSPACE AND ECOSYSTEM

Strategy GS 1: Increase Tree Cover and Diversity.

Lexington action item: Our site development plans contemplate the planting of 98 new trees. This is an increase of 53 trees over the number of trees that previously existed on-site and in adjacent rights-of-way. These new tree plantings will increase the overall tree coverage of the site, offering beneficial shade and carbon dioxide sequestration.

All new trees and shrubs will include a variety of types, sizes, textures, and bloom times, greatly increasing the plant palette biodiversity of our site.

The majority of the trees, shrubs and open space in Northbrook Row will be under the care of a professional landscape maintenance contractor that is employed either by Lexington Home or the Northbrook Row Homeowners Association.

Strategy GS 2: Increase the resilience and use of Native Species and Pollinator Restorations Areas.

Lexington action items: Our site development plans contemplate naturalizing all stormwater management improvements with native plantings and the planting of native and nativar plant species throughout the community. The variety of plant species noted on these plans will add to the biodiversity of the site. These plantings will be deep rooted and tolerant of wet and dry climate cycles.

Bioswales have been incorporated into our engineering plans for Northbrook Row between Buildings 6 and 7 and Buildings 8 and 9 which will function as an alternative to turf grass. A bioswale will also be created in the bottom of the detention basin we will be constructing at the west end of the community. These bioswales and the plantings described above will provide plant material that is conducive to creating pollinator habitat.

All external light fixtures at Northbrook Row will offer components of Dark Sky compliance improving night sky quality.

Strategy GS 3: Reduce, repurpose, and reimagine lawn space.

Lexington response: The bioswales mentioned above will function as an alternative to turf grass (i.e., lawn).

Strategy GS 4: Reduce Heat Island Effect through Village Wide impervious surface reduction.

Lexington response: Approximately 37% of the Northbrook Row site will be open space, approximately 31% of which will be common open space and approximately 6% of which will be private open space.

Many of the shade trees mentioned above will be planted in the townhome alleyways to reduce heat island effect from the alleyway driveway pavements.

JRG JOHNSON RESEARCH GROUP

Via Electronic Copy Only

MEMORANDUM

DATE: June 30, 2025

TO: Nate Wynsma, Lexington Homes

FROM: Ann Moroney, Johnson Research Group, Inc.
David Miller, Johnson Research Group, Inc.

CC: Harold Francke, Meltzer, Purtill & Stelle LLC

RE: School District 30 Letter Regarding Northbrook Row Tax Impact Study

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This memorandum addresses issues raised by Dr. Emily Tammaru, Superintendent of Northbrook-Glenview School District 30 ("SD 30" or "District") in a May 29, 2025, letter to the Village of Northbrook ("Village") regarding the Tax Impact Study ("Study") prepared for Lexington Homes by Johnson Research Group, Inc. ("JRG") for a proposed residential development at 1825 Shermer Road called Northbrook Row.

Residential Multipliers

The Village of Northbrook's Municipal Code cites a set of multipliers for use in determining the size of land donations for additional school and park facilities for new residential development. Those multipliers, as noted in JRG's report, are from a 1996 study prepared by the Illinois School Consulting Service ("ISCS") and based on 1990 Census data. When specific multipliers are set in the municipal code for school and park impacts, it is JRG's practice to utilize those same multipliers to determine potential student generation from new residential developments unless otherwise directed by municipal officials.

For municipalities that do not require using a specific set of multipliers, JRG frequently relies on a 2006 study released by the *Center for Urban Policy Research in the Edward J. Bloustein School of Planning and Public Policy at Rutgers University*. The study is based on 2000 decennial census and provides differentiation within housing products by tenure, value, density, and public/private school enrolment.

JRG recognizes that both sets of multipliers are dated. Due to changes in data collection methods by the US Census Bureau, it is no longer possible to easily update the Rutgers report with decennial Census data.

The single data point of the Sterling Place Development, while more current, is not a statistically sufficient sample size to determine if Sterling Place is an outlier or presents a "new norm". We believe that the matter warrants further study and would be interested in enrollment data for other residential developments in SD 30's attendance boundaries to increase the sample size for an analysis.

Methodology

The objective of a fiscal impact study is to determine the marginal or incremental cost of providing additional municipal and education services to residents of a new development. A simple and convenient approach is to use the average cost per resident/student as a proxy for marginal cost. However, using an average cost figure tends to overstate the marginal cost for smaller residential developments, especially in the near term, because it includes fixed costs (i.e. existing staff salaries, benefits and pension costs) that

would not change with additional residents or students — unless the increase in residents or students necessitates increasing staffing levels. Instead of a fixed and all-inclusive value like average cost, true marginal costs follow a curve, with the incremental cost of providing an additional unit increasing as demand increases.

For example, Northbrook Row would be expected to impact Village expenditures in areas of public safety, fire protection, and emergency medical services but have little to no impact on Village administration and public works, among others. However, an average cost per resident includes all costs in that figure and overstates the cost to the Village from the addition of 53 new households.

SD 30 contends that the JRG report and methodology artificially understates the cost of potential student generation from Lexington Row by 46.3%. The JRG report states that based on an inflation adjusted operating expense per pupil ("OEPP") figure that the projected operating expenses in the first year of stabilization is $447,858. We do not dispute the assertion that $288,484 in property tax revenue generated by the Project for District 30 minus fully-loaded, inflation-adjusted operating expenses of $477,858, that the result would be negative. What our model attempts to illustrate is the portion of SD 30's operating expenses funded by residential property taxes.

Our model estimates residential property taxes funded 53.7% of SD 30's operating expenses, relative to non-residential property tax as well as other local, state, and federal sources. The calculation appears in Table 8 of the JRG Study with additional detail provided in Tables 9 and 10.

The figures in Table 9 come from the Illinois State Board of Education ("ISBE") Report Card dataset and show that local property taxes accounted for 90.8% of all revenue sources. The figures in Table 10 come from the *Abstract of Valuations, Levies, Tax Rates and Tax Extensions – Equalized Assessed Value Less Exemptions* published by the Cook County Clerk. It shows that residential property accounted for 59.1% of the equalized assessed value in SD 30 for Tax Year 2023, which means non-residential uses accounted for the remaining 40.9% of SD 30's property tax revenue for Tax Year 2023.

The calculation in Table 8 accounts for the proportion of SD 30 revenue that comes from property taxes (90.8%) and the proportion of property taxes that come from residential development (59.1%). When the two figures are multiplied the product (53.7%) approximates how much residential property taxes fund the District's operating expenses. So as a practical matter, no single residential development funds 100% of the operating expenses for the public-school students it generates. New residential developments should be required to meet a similar threshold.

Affordable Housing Requirement

It is important to note that the Village of Northbrook has an inclusionary housing ordinance, adopted in 2020, that requires new developments like Northbrook Row to make 15% of the units affordable. The ordinance allows for providing all required affordable units onsite, paying a fee of $125,000 per unit in lieu of providing units onsite, or a combination of both. For Northbrook Row, this requires providing eight affordable units onsite, paying up to $1.0 million in fees, or some combination of onsite units and fees.

As our report notes, Lexington Homes, in response to input it received from the Board of Trustees at the Preliminary Review meeting, has agreed to provide the required eight units onsite as four-bedroom townhomes. The maximum sale price for a household with income between 80% and 100% of the area median is capped at $350,000 for a four-bedroom townhome.

This requirement reduces potential property tax revenues for SD 30 as well as other taxing districts. If the eight affordable units were market rate units, the average sale price for those units would be $559,000 and total property taxes for SD 30 would be $302,685. We also note that the compounding effect from triennial reassessment over time would be greater if all the units were sold at market rates.

MELTZER, PURTILL & STELLE LLC

MPSLAW

ATTORNEYS AT LAW

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September 8, 2025

Via Email
Swati Pandey, Senior Planner
Department of Development & Planning Services
Village of Northbrook
1225 Cedar Lane,
Northbrook, Illinois 60062
Email: swati.pandey@northbrook.il.us

Re: *Response to Village Third Review Comments - PCD-24-06 - 1825 Shermer Road*

Dear Ms. Pandey,

We are pleased to send you this letter in response to the comments received from the Village following the third review of our application materials, dated between August 5 and August 12, 2025. Those comments are consolidated below, with our responses noted in red.

DPS Comments - August 12, 2025

1. Project Narrative:
    a. Revise parking information on the narrative given the change in the guest parking lot.
    Response: Done. Please see the revised Project Description included with this letter.

    b. Remove all references to "planting of required parkway trees on private property" and resubmit.
    Response: Done. Please see the revised Project Description included with this letter.

2. Provide the legal description of the subject property in a Word document.
    Response: Please see enclosed legal description.

3. Subdivision Variation Worksheet:
    a. Revise the subdivision variation worksheet to include information related to the three variations listed below. Remove reference to "parkway trees on private property".
    Response: Done. Please see the revised Subdivision Variation Worksheet included with this letter.
        i. Variation of the Subdivision Code to allow a private road system;
        Response: Please see the revised Subdivision Variation Worksheet included with this letter.

MPSLAW

ii. Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development;
Response: Please see the revised Subdivision Variation Worksheet included with this letter.

iii. Variation of the Subdivision Code to Waive the Requirement to Bury Overhead Utility Lines along the Shermer Road frontage of the Subject Property.
Response: Please see the revised Subdivision Variation Worksheet included with this letter and the previously submitted accompanying letter.

b. Provide responses to the standards for variation to allow private street. See attached.
Response: Please see the revised Subdivision Variation Worksheet included with this letter.

4. Zoning Variation Worksheet: Revise per comments below:

a. The zoning variation worksheet references a variation request to allow for a six-foot fence in the corner side yard. The Fence Plan shows that the screening fence along Stanley Street will be three feet in height. If the only six-foot section is the privacy fence between units, then remove reference to the fence variation request (this is covered with the setback variation). Staff believes that there is no six-foot perimeter fence along Stanley Street. Confirm and revise.
Response: Confirmed. Please see the revised Zoning Variation Worksheet included with this letter.

b. Revise the parking variation number from 218 to 217 (given an ADA space in guest parking lot).
Response: Done. Please see the revised materials included with this letter which now identify 217 parking spaces.

5. Submit the following:

a. One fee check made to the Village of Northbrook for $1,600 for the following items – these zoning relief items were identified after the initial payment was received, and therefore are due:

i. Parking Variation ($350 Non-Refundable)
Response: We understand that payment was received and that no further action is required with respect to this item.

ii. Variations of the Subdivision Code ($250 Non-Refundable & $1,000 Escrow)
Response: We understand that payment was received and that no further action is required with respect to this item.

6. Affordable Housing Plan:
    a. The proposed eight affordable units should be split equally between Tier I and Tier II of the Eligible Income Tier and Maximum Prices as listed in Section 9-305.B. of the Zoning Code. See the applicable Pricing Schedule in the Table below (excerpt) and/or refer to the Technical Guide for the Affordable Unit Pricing Schedule. Revise the Affordable Housing Compliance Plan accordingly.
    Response: Please see response letter separately sent to you dated August 28, 2025.
    b. Provide a map exhibit attached to the Affordable Housing plan showing the location of the affordable units marked on the plan. The affordable units should be dispersed within the entire development.
    Response: An updated location map is included with the revised Affordable Housing Compliance Plan submitted with this letter. It is also referred to in the response letter referred to above.
    c. Please be advised that a Final Affordable Housing plan will be required during Final Planned Development approval application whereby further detailed information regarding the affordable units will be required. There will be restricted scope for deviation from the proposal made at the Concept Plan stage.
    Response: Noted.

7. The FAR noted on the Preliminary PUD Site Plan is 61%. Please be advised that as part of the Final PUD application, an exhibit showing the breakdown of the square footage (with a total of 61%) for the building area will be required.

    Response: Noted, this will be included with that application.

8. Based on any revisions made to the plans, all documents should match the details and all documents/plan sets revised should be resubmitted.

    Response: Noted.

CPAH Comments - August 11, 2025

1. Section II of the Plan states that "These affordable units will be offered to eligible households from the Tier B Eligible Income Tier…." However, Section 9-305 B. of the inclusionary housing ordinance, "Eligible Income Tiers and Maximum Prices", states that "affordable units in governed developments may only be offered to eligible households from the income tiers…. listed in the chart below." The chart specifies that half of the owner-occupied units must be offered to Tier 1 households with income below 80% AMI, and half the owner-occupied units must be offered to Tier 2 households with income below 120% AMI. The Northbrook Row proposal has all the units being sold only to the higher income tier (Tier 2), and none to the lower income tier (Tier 1.)* That will also result in all of the units being sold at the higher price point that is commensurate with the higher income tier. Section II of the Plan does not comply with the ordinance, and the Developer has not demonstrated that the affordable housing units will accommodate the needs of the target households which include those with household income below 80% AMI. Based on the

information provided, CPAH does not support the Developer's request for an exception to the requirements of Section 9- 305 B.

Response: Please see response letter separately sent to you dated August 28, 2025.

Elrod Friedman LLP Comments - August 5, 2025

1. We have no further comments on this application. Our only comment on the second submittal was that the Declarations does not address or provide for reduced or modified assessments for the affordable units. The applicant provided a response that they plan on having assessments remain the same for all units and explained the reasoning for that policy.

   Response: See revised Affordable Housing Compliance Plan included with this letter. The Applicant agrees to limit the amount of the assessment to $200 per month for affordable units in accordance with the Village's 2025 Technical Guide - Village of Northbrook Affordable Unit Pricing Schedule.

Tree Preservation Comments - August 11, 2025

1. Provide documentation that the residents to the North of the proposed development have been provided with written notice of the proposed removal of the parkway trees along the south side of Beaumont Place at time of building permit submittal.

   Response: Copies of this notice will be provided to the Village at the time of building permit submittal.

2. Provide list/table of all proposed plantings on site with type, size and quantities of plants/trees at time of building permit submittal.

   Response: Noted.

3. Native planting areas will require a 3-year maintenance plan by a qualified native landscape contractor. Provide 3-year maintenance plan at time of building permit submittal.

   Response: Noted.

4. This plan has approval to proceed to the plan commission. Additional comments will be forthcoming with building permit submittal.

   Response: Noted.

Glenview School District 30 Comments - August 5, 2025

1. Northbrook | Glenview District 30 acknowledges receipt of the Johnson Research Group (JRG) memorandum dated June 30, 2025. While we appreciate their response, it reinforces rather than addresses our concerns about the Northbrook Row development's impact on District 30.

2. JRG's reliance on 1996 multipliers based on 1990 Census data ignores three decades of educational improvements that have transformed our district into a destination for families seeking exceptional schools. The families attracted to our community today represent a reality not captured by 1990 demographic patterns.

MPSLAW

3. JRG dismisses Sterling Place as "not statistically sufficient," yet it represents our only current, local evidence. Sterling Place generated 33 students versus the projected 15, a 120% underestimation that reflects the reality of families who choose our community for its schools. When similar underestimations occur with Northbrook Row, District 30 expects these actual generation rates to become the standard for evaluating future developments.
4. Current methodologies focus solely on immediate per-pupil costs while ignoring capacity constraints that force expensive referenda long after developers have left town. Wescott School is already approaching capacity. When enrollment exceeds sustainable levels, taxpayers, not developers, fund the multi-million dollar building expansions needed to accommodate growth.
5. While District 30 will continue providing exceptional education for all students, our community deserves transparency about development impacts. Each new residential project approved under current methodologies likely means higher taxes for existing residents, overcrowded facilities, and future referenda to address capacity issues created by cumulative development growth.

Response: JRG analyzed potential student generation utilizing Table 4-1 (the "Table of Estimated Ultimate Population Per Dwelling Unit") in the Village's Subdivision and Development Code, as required by the Village Code. Additionally, the Applicant has agreed to pay all required school impact fees required by the Code for all dwelling units in *Northbrook Row* other than the affordable units.

We appreciate the continued review of our plans and look forward to continuing our work with you on this project.

Yours very truly,

MELTZER PURTILL & STELLE LLC

Brendan Penny

cc: Michaela Kohlstedt, Deputy Director – Development & Planning Services Dept.
Caitlyn Culbertson, Elrod Friedman LLP
Nate Wynsma, Lexington Homes
Hal Francke, Meltzer, Purtill & Stelle LLC

MEMORANDUM

To: 1825 SHERMER ROAD LLC
From SWATI PANDEY, SENIOR PLANNER
Date: MAY 27, 2025

Subject: PCD-24-06 – 1825 SHERMER ROAD – LEXINGTON TOWNHOMES

Below are the comments generated by the Development & Planning Services Department from the second review of your application.

1. Project Narrative:
    a. Does 2,500 square feet noted for Row Homes and 2,300 square feet noted for Mews Homes include the garage square footage? If not, revise the Project Narrative and note the garage space as well.

       Response: It does not. Project Description has been revised to note the garage space as well. The revised Project Description is being delivered concurrently with the delivery of these responses.

    b. Page one of the document lists relief and states, "allow for planting of required parkway trees on private property" – is this still accurate? Confirm and revise, if required.

       Response (from Applicant's Landscape Architect): This is still accurate. Please see revised Project Description.

    c. See page 5 of this document with the heading, "Landscape Code Requested Variations" – foundation landscaping and perimeter landscape open space will not require variations. Parking lot screening is required to comply with the six-foot screening requirement – since it will be a controlled egress with a stop sign, it is not required to meet the sight triangle requirement. Fence has been reduced to three feet and complies. Check with staff for further clarification.

       Response (from Applicant's Landscape Architect): Noted and thank you. Please see revised Project Description.

2. Submit the following:
    a. One fee check for $1,600 for the following items:
        i. Parking Variation ($350 Non-Refundable)
        ii. Variations of the Subdivision Code ($250 Non-Refundable & $1,000 Escrow)

            Response: This has been submitted to the Village.

    b. Subdivision Variations worksheet – Revise the worksheet, and address the standards to include the following applicable requests and resubmit: ***Response: Done***
        i. Variation of the Subdivision Code to allow a private road system;
        ii. Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development;
        iii. Variation of the Subdivision Code to Waive the Requirement to Bury Overhead Utility Lines along the Shermer Road frontage of the Subject Property.
    c. Provide responses to the standards for variation to allow private street. See attached. ***Response: Done.***

d. Provide responses to the factors considering a waiver for utility burial. See attached. ***Response: It is now included.***

3. Confirm if the Homeowner's Association requirements will prohibit recreation facilities such as swing sets, basketball hoops, playground equipment, etc. Direct where in the HOA document is this noted? Revise appropriately if required.

   Response: It will and this is provided for in Section 8.14.

4. The Secretary of State of Illinois website shows a Trust is managing 1825 Shermer LLC. Provide the Trust documents. Confirm the names of authorized signatories that sign on behalf of 1825 Shermer LLC and provide documents as proof. ***Response: This has now been provided with these responses.***

Managers	Address
RONALD J. BENACH TRUST DTD 10/6/97, AS AMENDED AND RESTATED*	PO BOX 7500 DETROIT, MI 442750000

5. Preliminary PUD Site Plan:
   a. The ground sign is required to be a minimum of six feet from all property lines. Revise the preliminary PUD plan, color Illustrative plan, and landscape plan to show and label the minimum setback from the property lines to be six feet. Match all relevant plans. ***Response: Done.***
   b. Provide and label one ADA parking space within the guest parking area. At permitting the ADA space will be reviewed in compliance with the IL ADA parking requirements. ***Response: Done and understood.***

6. Landscape Plan:
   a. Include a bike loop detail on the plan. Label material and color. ***Response: Done.***
   b. Fence Plan: "Existing Fence (Off-Site) to be removed" – Is this referring to removing a fence on Shermer Place property? Does the Applicant have authorization to remove this fence? ***Response: Applicant intends to enter into a Cooperation Agreement with the Shermer Place Master Association which will permit this.***
   c. Please be advised that a future Final Landscape Plan should include detailed Plant List noting name, quantity, size, type, height at maturity, and whether the species is native or not in a tabular format for the proposed landscaping. ***Response: Noted.***

7. Photometric Plan:
   a. Highlight the property line in bold and note the foot-candle reading at the property line and five feet beyond in all directions. ***Response: Done.***
   b. Provide details of the proposed lights showing compliance that the lights will have cut-off shield and will prevent glare on to any public or private property or streets. ***Response: Done.***

8. Affordable Housing Plan:
   a. If the applicant is requesting a Development Impact Fee waiver for the affordable units then the request should be part of the Affordable Housing Compliance plan. Revise accordingly.
      Response: Applicant is requesting this relief and a note to that effect has been added to the revised Affordable Housing Compliance Plan being submitted concurrently with these responses.
   b. The proposed eight affordable units should be split equally between Tier I and Tier II of the Eligible Income Tier and Maximum Prices as listed in Section 9-305.B. of the Zoning Code. See the applicable Pricing Schedule in the Table below (excerpt) and/or refer to the Technical Guide for the Affordable Unit Pricing Schedule. Revise the Affordable Housing Compliance Plan accordingly. ***Response: Applicant has responded to this comment in its response to the CPAH comment letter.***

**Table 4: Village of Northbrook Affordable Ownership Unit Pricing Schedule*
Effective July 1, 2024**

	Tier A (0% to 80% AMI) Maximum price based on 65% AMI	Tier B (80% to 120% AMI) Maximum price based on 100% AMI
Efficiency	$85,000	$188,000
One	$115,000	$230,000
Two	$140,000	$273,000
Three	$168,000	$315,000
Four	$187,000	$350,000

c. Provide a map exhibit attached to the Affordable Housing plan showing the location of the affordable units marked on the plan. The affordable units should be dispersed within the entire development.

Response: The affordable units will be dispersed throughout Buildings 6 through 10. They will all be Mews units. The requested map has been added.

d. Please be advised that a Final Affordable Housing plan will be required during Final Planned Development approval application whereby further detailed information regarding the affordable units will be required. There will be restricted scope for deviation from the proposal made at the Concept Plan stage.

Response: Noted.

9. Based on any revisions made to the plans, all documents should match the details and all documents/plan sets revised should be resubmitted.

Response: Noted and done.

C. **Private Streets; Variation Required** It is the intent of this Code to require the construction and dedication of appropriate public streets and rights-of-way as part of the review and approval of Subdivision and Development applications. The Plan Commission may recommend and the Board of Trustees may approve a variation pursuant to Section 3-201 of this Code, authorizing the establishment of private streets. If approved, all such private streets shall comply with the following standards:

1. No private street shall be permitted which serves through traffic or is deemed to be contrary to the Official Comprehensive Plan.

2. No private street shall be created which does not satisfy the minimum pavement requirements for public streets, as established in the Village Standards and Specifications Manual, current edition. All approved private streets shall incorporate the cost estimate for such streets in the performance guarantee and shall be inspected by the Village of Northbrook.

3. Private streets shall be maintained and repaired by or on behalf of a duly established property owners' association in accordance with Subsection 4-105 E of this Code.

4. Private street rights-of-way shall be established as outlots, as defined herein, and shall not be included in any minimum lot area or setback calculations for individual lots.

5. In recognition of the fact that private streets may be approved with rights-of-way which are less than those required for an equivalent public street, all lots abutting a duly approved private street shall have building restriction lines established and recorded in such a manner as to create a setback from the edge of pavement equal to that which would have existed were a public street established. The Village Engineer shall verify the location of all such building restriction lines for compliance with this standard.

6. A covenant shall be recorded against the subject property acknowledging that the Village shall at no time be under any obligation to provide maintenance for or accept dedication of said private streets.

Village of Northbrook – Subdivision Code: Section 4-104.F.2.(d)

(d) The underground installation of electric, telecommunications, internet, broadband, cable service, and video service, utility facilities may be waived with the approval of the Board of Trustees upon a written request from the applicant for subdivision relief and a finding by the Board of Trustees that the strict enforcement of this Subsection F would constitute an undue hardship on the applicant and that minimal benefit to the Village and the public would accrue from the waiver of underground installation. The Board of Trustees' decision shall include, without limitation, consideration and analysis of the following factors:

(1) The extent of existing overhead utility facilities in the immediate area of the subdivision;

(2) The location and heights of such utility facilities and their relationship to present or planned future streets and other rights-of-way;

(3) The crossing of such utility lines over streets and other rights-of-way with significant levels of traffic;

(4) The proximity of such utility facilities to schools, religious or community institutions, commercial areas, or other places where people congregate;

(5) The expected aesthetic appearance of that portion of the Village should the utility facilities be installed overhead instead of underground;

(6) The impact of overhead utility facilities on future development in the area of the subdivision;

(7) The practicality and feasibility of underground installation with due regard for the comparative costs between underground and overhead installation; however, a mere showing that an underground installation is more costly than overhead installation shall not be the sole criterion for granting a waiver.

HAEGER ENGINEERING
consulting engineers · land surveyors

100 East State Parkway
Schaumburg, Illinois 60173-4546
tel: 847.394.6600
fax: 847.394.6608

Memorandum

Date: July 24, 2025
Project: Northbrook Row, 1825 Shermer Road, Northbrook, IL
Project No. 20-122

Subject: Responses to Village of Northbrook Development & Planning Services Department Engineering Comments dated 5/29/2025 (1)

Instructions:

a. *Return this sheet with the revised drawings/documents to Permit Coordinators at Development & Planning Services, 2nd floor Village Hall. ELECTRONIC SUBMITTALS WILL NOT BE ACCEPTED.*

b. *The design professional must indicate the location of each revision (sheet/detail number) & respond to every comment in the Response spaces provided below; do NOT submit a separate response letter, USE THIS FORM*

.

c. *The design professional must include on each new drawing: their seal, signature, date of signing and date of license expiration.*

d. *Identify all drawing revisions with a BUBBLE.*

e. *Any revisions that are in addition to the review comments must be bubbled and explained in a separate narrative.*

Building Code Review Comments

1. *Sanitary service was never properly disconnected from prior demo permit. Old sanitary service will be required to be abandoned properly prior to permit issuance.*

   Noted. The sanitary service disconnection has been identified on the preliminary plans, and we will coordinate the abandonment prior to permit issuance.

Memo

To: Swati Pandey

From: Mark Cacioppo

CC: Kelly Hamill, Aram Beladi, Terry Cichocki

Date: 6/3/25

Re: 1825 Shermer – Townhomes – PCD24-0006 Tree Preservation Review 2

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1. Provide documentation that the residents to the North of the proposed development have been provided written notice of the proposed removal of the parkway trees along the south side of Beaumont Place.

   Response (from Applicant's attorney): Applicant intends to enter into a Cooperation Agreement with the Shermer Place Master Association which, among other things, will describe the plan to remove these trees in conjunction with the work Applicant intends to undertake in the Beaumont Place right-of-way. Pursuant to that agreement, Applicant will provide individual notice of Applicant's intent to remove these trees to the residents who live on the north side of Beaumont Place.

2. Provide list/table of all proposed plantings on site with type, size and quantities of plants/trees. No quantities of trees have been shown or the location of each tree type. There are trees proposed that are currently on the Village's do not plant list. Change out these trees with approved trees from the attached list.

   Response (from Applicant's Landscape Architect): Please refer to revised Landscape Plan being submitted concurrently with this response. Trees in the representative plant list have been modified to remove and/or replace species from the do not plant list with other species from the approved tree list. Species types, and quantities will be provided on the Final Landscape Plan and will meet the Village's diversity requirements.

3. Native planting areas will require a 3-year maintenance plan by a qualified native landscape contractor. Provide 3-year maintenance plan in future submittals. Not provided with this submittal.

   Response (from Applicant's Landscape Architect): A 3-year maintenance and monitoring plan with performance standards will be provided on the Final Landscape Plan.

4. Use Village detail for wooden slat or chain link tree protection.

   Response (from Applicant's Landscape Architect): Please refer to revised Landscape Plan being submitted concurrently with this response. The Tree Protection Fence Detail has been replaced with the Village's detail.

5. This plan does not have approval to proceed to the plan commission. Additional comments will be forthcoming with future submittals.

   Applicant response: Noted



Village of Northbrook
Tree Replacement List



It is the goal of the Village of Northbrook to promote species diversity throughout the Village. With the help of our residents and quality service providers we hope to establish and sustain a healthy and long lived urban forest that will benefit both the residents and visitors to the Village of Northbrook.

Large Trees (Mature Height Over 45 feet)

Plant 30 to 50 feet apart and no closer than 15 to 20 feet from a building (Spacing may vary depending on tree choice)



Species	Preferred Cultivar
American Linden (Tilia americana)	American Sentry
Bald Cypress (Taxodium distichum)	Common, Shawnee Brave (narrow variety)
Bitternut Hickory (Carya cordiformis)	
Black Locust (Robinia pseudoacacia)	'Chicago Blues'
Black Tupelo (Nyssa sylvatica)	
Bur Oak (Quercus macrocarpa)	
Chinquapin Oak (Quercus muehlenbergii)	
Chestnut Oak (Quercus montana)	
Dawn Redwood (Metasequoia glyptostroboides)	
European Larch (Larix decidua)	
Ginkgo (Ginkgo biloba)	Princeton Sentry, Autumn Gold, Magyar
Hackberry (Celtis occidentalis)	Chicagoland, Windy City
Hardy Rubber Tree (Eucommia ulmoides)	
Harvest Gold Linden (cordata x mongolica)	Harvest Gold
Hill's Oak (Quercus ellipsoidalis)	
Hybrid Elm (Ulmus species)	Accolade, Commendation, Emerald Sunshine, Frontier, Homestead, New Horizon, Patriot, Pioneer, Regal, Triumph, Princeton, Prospector
Jordan Street Oak (Q. alba x macrocarpa 'Atwood')	
Katsura Tree (Cercidiphyllum japonicum)	
Kentucky Coffeetree (Gymnocladus dioicus)	'Prairie Titan', 'Espresso'
Lacebark Elm (Ulmus parvifolia)	
Northern Catalpa (Catalpa speciosa)	
Planetree (Platanus x acerifolia)	Exclamation 'Morton Circle', Ovation
Regal Prince Oak (Quercus robur x xbicolor 'Long')	
Scarlet Letter Oak (Quercus x 'Scarlet Letter')	
Shantung Maple (Acer truncatum)	Norwegian Sunset, Pacific Sunset
Shagbark Hickory (Carya ovata)	
Shingle Oak (Quercus imbricaria)	
Shumard Oak (Quercus shumardii)	
Silver Linden (Tilia tomentosa)	
Sugar Berry (Celtis laevigata)	
Swamp Bur Oak (Quercus x schuettii)	
Swamp White Oak (Quercus bicolor)	
Swamp Chestnut Oak (Quercus michauxii)	
Sweetgum (Liquidambar styraciflua)	Common, Slender Silhouette
Triple Crown Oak (Quercus 'Taylor')	
Tulip Tree (Liriodendron tulipifera)	'Emerald City' (narrow), 'Arnold' (narrow)
Turkish Filbert (Corylus colurna)	

White Oak (Quercus alba)	
Yellow Buckeye (Aesculus flava)	
Zelkova (Zelkova serrata)	Green Vase, Village Green

Medium Trees (Mature Height 30 feet to 45 feet)



Plant 20 to 30 feet apart and no closer than 12 to 15 feet from a building (Spacing may vary depending on tree choice)

Species	Preferred Cultivar
American Hornbeam (Carpinus caroliniana)	
American Yellowwood (Cladrastis kentukea)	'Perkins Pink'
Amur Corktree (Phellodendron amurense)	Shademaster, Macho
Autumn Splendor Buckeye (Aesculul arnoldiana)	
Black Locust (Robinia pseudoacacia)	Purple Robe
Crimson Sunset Maple (A. truncatum X platanoides)	
European Hornbeam (Carpinus betulus)	Fastigiata, 'Emerald Avenue'
Hedge Maple (Acer campestre)	
Ironwood (Ostrya virginiana)	
State Street ® Miyabe Maple (Acer miyabe)	Morton, Rugged Ridge
Ohio Buckeye (Aesculus glabra)	
Osage Orange (Maclura pomifera)	White Shield (seedless)
Persimmon (Diospyros virginiana)	
Purple Catalpa (Catalpa x erubescens)	'Purpurea'
Red Horsechestnut (Aesculus x carnea)	Briotii, Fort McNair
River Birch (Betula nigra)	Heritage
Witchhazel (Hamamelis virginiana)	Fall blooming (not a cultivar name)
Witchhazel (Hamamelis vernalis)	Spring blooming (not a cultivar name)

Small Trees (Mature Height Under 30 feet)



Plant 10 to 15 feet apart and no closer than 8 to 10 feet from a building (Spacing may vary depending on tree choice)

Species	Preferred Cultivar
Allegheny Serviceberry (Amelanchier laevis)	
Apple Serviceberry (Amelanchier x grandiflora)	
Amur Maple (Acer ginnala)	
Amur maackia (Maackia amurensis)	
China Snow ® Peking Lilac (Syringa pekinensis)	Morton
Cockspur Hawthorn (Crataegus crus-galli)	
Crabapple (Malus species)	Any disease resistant variety
Eastern Wahoo (Euonymus atropurpureus)	
Fox Valley ® River Birch (Betula nigra)	Little King
Japanese Tree Lilac (Syringa reticulata)	Ivory Silk, Summer Snow
Magnolia (magnolia spp)	Kobus 'Elizabeth', Butterflies, Cucumbertree 'Summer Pleasures', Star 'Royal Star'
Paw Paw (Asimina triloba)	
Redbud (Cercis canadensis)	Common, alba (Royal White)
Sassafras (Sassafras albidum)	
Shadblow Serviceberry (Amelanchier arborea)	
Tatarian Maple (Acer tataricum)	
Three Flower Maple (Acer triflorum)	

Conifers

Plant 10 to 20 feet apart and no closer than 8 to 15 feet from a building (Spacing may vary depending on tree choice)



Species	Preferred Cultivar
Balsam Fir (Abies balsamea)	
Black Spruce (Picea mariana)	
Concolor Fir (Abies concolor)	
Douglas Fir (Pseudotsuga menziesii)	
Eastern Hemlock (Tsuga canadensis)	
Eastern Red Cedar (Juniperus virginiana)	
Korean Pine (Pinus koraiensis)	
Limber Pine (Pinus flexilis)	
Serbian Spruce (Picea omorika)	
Swiss Stone Pine (Pinus cembra)	
White Fir (Abies concolor)	
White Pine (Pinus strobus)	
White Spruce (Abies glauca)	

Overplanted (Do Not Plant)

These trees have been overplanted and are prone to both pests and diseases that will ultimately shorten their life span in the landscape.

*Trees listed as do not plant will **not** count towards any required replacement inches.*

Species	Cultivar (not all cultivars listed)
American Linden (Tilia americana)	Redmond, Wandell
Arborvitae (Thuja occidentalis)	
Austrian Pine (Pinus nigra)	
Callery Pear (Pyrus calleryana)[2]	Chanticleer, Aristocrat, Jack, Silver Ball, Bradford
Colorado Spruce (Picea pungens)	Common, Hoopsii, Thompsenii
Freeman Maple (Acer x freemanii)	Armstrong, Autumn Blaze, Marmo, Morgan, Redpointe
Honey Locust (Gleditsia triacanthos)	Shademaster, Skyline, Moraine
Juniper (Juniperus spp)	
Littleleaf Linden (Tilia cordata)	Greenspire
Northern Red Oak (Quercus rubra)	
Norway Spruce (Picea abies)	
Norway Maple (Acer platanoides)	Emerald Lustre, Crimson King
Red Maple (Acer rubrum)	Northwood, Red Sunset
Scotch Pine (Pinus sylvestris)	
Silver Maple (Acer saccharinum)	
Sugar Maple (Acer saccharum)	Morton, Crescendo, Fairview

Nuisance Trees (Do Not Plant)

Species	Comments
Ash (all Species)	Emerald ash borer insect
Boxelder (Acer negundo)	Brittle wood, decay, insects
Buckthorn (Rhamnus cathartica)	Very aggressive invasive species
Cottonwood Female Only (Populus deltoides)	Brittle wood, decay, seeds
Ginkgo Female Only (Ginkgo biloba)	Fowl smelling fruit
Mountain Ash (Sorbus spp)	Short lived, disease prone
Russian Olive (Elaegnus augustifolia)	Disease prone, poor form
Siberian Elm (Ulmus pumila)	Brittle Wood, insects
Tree of Heaven (Ailanthus altissima)	Weak wood, very aggressive species
White Mulberry (Morus alba)	Fruit, shallow roots
Willow (Salix species)	Weak wood, decay

Tree Size Requirements

Single stem trees should be $2^{1/2}$ to 3 inches in caliper. Conifers and multi-stemmed ornamentals that measure 8-10 feet tall will count as $2^{1/2}$ caliper inches, 10-12 feet tall as 3 caliper inches, 12-14 feet tall as 3.5 caliper inches, 14-16 feet tall as 4.0 caliper inches.

Diversity Requirement

No one genus of tree should be used for more than 10% of your replanting commitment
No one species of tree should be used for more than 5% or your replanting commitment
No one cultivar of tree should be used for more than 1% of your replanting commitment

Soils

Soil type in the Northbrook area consists largely of an urban complex with an average pH from 5.6 to 7.4 based on a soil survey performed by the USDA Soil Conservation Service in 1979. To verify your specific soil type and pH we recommend having it tested by a qualified individual.

Landscape Design Recommendations

Please make allowances for the type of land area you are reforesting. Example: an oak hickory woodland should be replanted with more local varieties of trees and shrubs like oaks, hickories, serviceberries, and redbuds and fewer varieties of conifers and ornamental trees that may become invasive like pears (Pyrus spp.) and Burning bush (Euonymous alatus).

We encourage all reforestation questions to be made prior to procurement and planting of landscape materials. In many cases we will require approval of your landscape plan in order to return escrow monies put down as your tree replacement guarantee per your tree replacement agreement with the Village.

This replacement list is not all inclusive and does not include all available cultivars. If you would like to plant a tree not shown on the above list please contact the Village Forester or Tree Preservation Officer at 847-272-4711 to discuss your options.

For additional information regarding trees within the Village please reference Chapter 25 of the Northbrook Municipal Code.

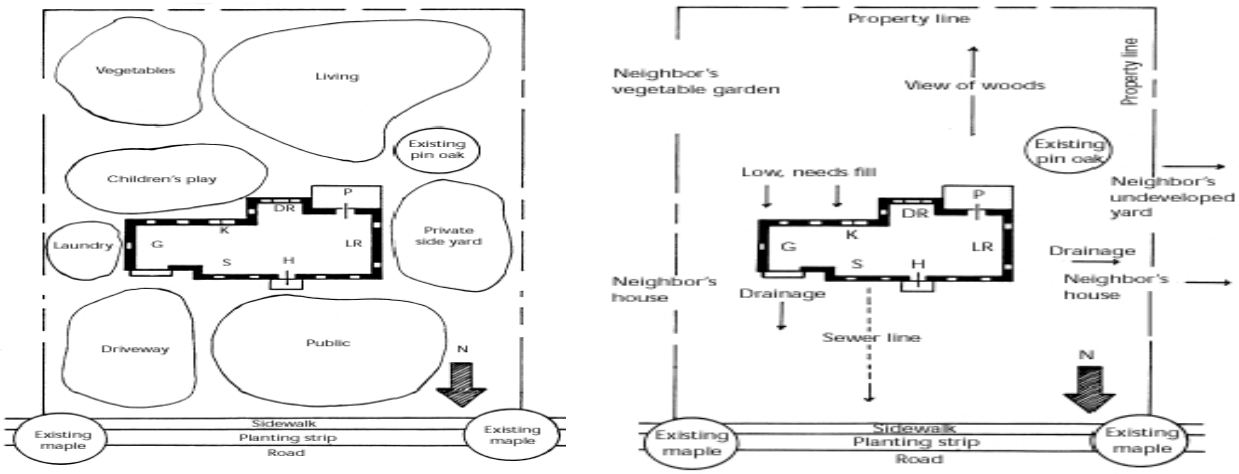
Landscape Planting Guidelines

These guidelines are suggestions for you to consider when planting your new landscape trees and shrubs. Your replanting is an investment in your new home. Whether you do it yourself or hire someone to do your planting, these guidelines will give you the information you need to make good choices to ensure your landscape is properly planted.

10 MOST COMMON PLANTING MISTAKES

1. Failure to Have a Landscape Plan

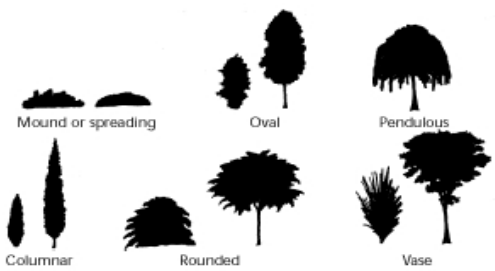
Many home landscapes are designed helter-skelter. A plant or tree is planted somewhere in the yard because there is room at the time. It is better to draw a plan for the whole yard and stick to it.

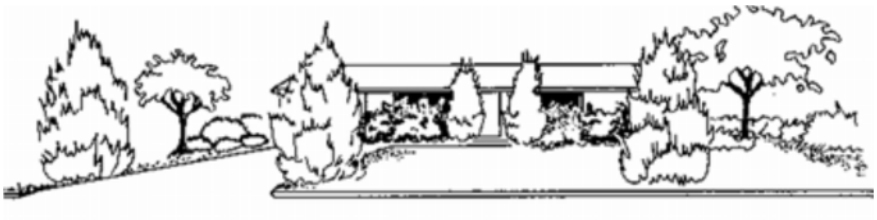


Examples of General Concept Plans

2. Planting Trees or Shrubs Too Close to Structures or to Each Other

- Consider the trees ***MATURE*** height and width. An example of an incorrect planting is planting a Riverbirch (Mature Height 40'xWidth 15') or Blue Spruce (Mature Height 50'xWidth 25') three feet away from your house or 3' away from each other.
- Consider the form of the plant. How will it occupy space?
- Different forms of trees and shrubs.





Example of plants improperly spaced. Notice how you can hardly see the home or entry.

3. Improper Planting Practices

- **Planting too deep or too high.** The soil of the planting container should be in direct line with the natural soil level. Be sure the hole dug for planting is deep and wide enough to leave a space around the root ball to adequately tamp soil down around the plant into the planting hole.
- **Remove the top portion of the ball and burlap container to be sure the basal flare (the area where the trunk flares out) shows.** If it doesn't show, remove soil until you find this flare. Container plants need to have roots scored before placing the root ball into the planting hole.
- **Planting at the wrong time** can create a situation where your new tree or shrub falters and cannot properly establish. Avoid planting in mid-summer, during drought or at the wrong time of year. An example is planting an oak or pear in the fall when they are better established if planted in spring. The only exception to this is oaks grown in Gro-Bags which establish better if planted in August.
- **Planting too many of the same plant.** An example is to plant all of your shade trees as Pears or Maples and have all of your evergreens planted as rows of Arborvitaes or White pines. Monocultures spell trouble for a landscape if a pest or disease that specifically affects a particular plant comes into an area. Plant diverse species of trees or shrubs.

4. Not Considering the Primary View of the Landscape

View your proposed planting from your most used living areas. Who will be viewing the landscape? Do you want "curb appeal" or the best view from your kitchen window or deck? Where will you enjoy the landscape? Will you be seated outdoors or view the landscape from your most used indoor areas?

5. Lack of Attention to Soil Preparation and Care

- Most new building sites have poor soil due to compaction and changed soil profiles that happen during excavation and other construction impacts.
- If you do have a new construction site, it is best to aerate your soil and incorporate 2 inches of new pulverized soil and compost to the top layer of soil before planting. You may want to add gypsum or perlite to improve heavy clay soil. Use mulch as a top dressing on all of your beds after planting to further improve your soil. Be sure not to pile too much mulch around the trunk of the tree!
- Be sure that you don't till or dig in wet soil since that will alter the soil structure permanently and you will have difficulty restoring the porosity to the soil.
- It is <u>not</u> necessary to add soil amendments to your planting holes unless the soil you are planting into is heavy, clay soil that is not responding to your previous treatment. Keep in mind that the plant will not grow into a very clay-filled, water-logged soil, even if you have put in an amendment into the planting hole.

6. **Not Working with What you Have**
    - Preserved trees may require extra attention the first 3-5 years after construction. Maintaining a mulch ring around the tree and aerating the soil with radial trenches may be the most importance maintenance that you do for the mature trees on the property after the construction is completed or you have purchased a new construction home.
    - Your yard may have a lot of shade or scorching sun. It may be wetter in some areas due to the terrain of your landscape. There are plants more suited for these micro-environments. Be sure you know the growing requirements of the plants you have in your yard and the conditions required by the plants you intend to add to your landscape.

7. **Failure to Irrigate or Irrigating too Much**

    We enjoy our landscapes but we don't have the time to water as required. You may need to consider an automatic irrigation system that allows you to set the timing individually for your lawn and your planting beds.

    - New woody landscape plants or stressed plants require 1 inch of water per week
    - New herbaceous plants (perennials and annuals) require 2 inches of water per week

    If you want to establish or maintain a green lawn for the summer, be sure that the same every day watering schedule is not followed for your woody or herbaceous plants in your planting beds.

    If you water your woody or herbaceous plants the same as your lawn, you will overwater and drown your trees, shrubs and perennials. Trees are especially sensitive to overwatering. Drain tiles may need to be placed around your trees to move excess irrigation water away.

8. **Improper Pruning Practices**
    - Pruning tree limbs flush with the trunk
    - Allowing shade trees to be headed back (topped) for size control
    - Removing leaves from flowering bulbs before the leaves have yellowed
    - Pruning spring-blooming plants after July. (Buds set on shrubs like lilacs, forsythia in August or September for next year's bloom).

9. **Poorly Timed Programs**
    - Pruning and fertilizing woody plants between mid-July and mid-October. This can stimulate new growth that will not harden off by fall.
    - Lawn seeding in mid-summer or late fall. Late August/early September (best) or late winter/early spring are much more effective times of year to seed large areas of the lawn.
    - Pruning on trees like American elms and Oaks is prohibited by ordinance between April 1st and October 31st to prevent disease. Ash trees will require special handling, too.

10. **Not Consulting Information Sources**
    - The Chicago Botanic Garden (www.chicagobotanic.org) and The Morton Arboretum (www.mortonarbo.org) have professional plant experts to help you with questions about your landscape and tree care.
    - Your local extension service may also be helpful because they have a staff of Master Gardeners that can assist you with questions. (www.extension.uiuc.edu)
    - The Northbrook Garden Club also has many experienced gardeners who can help.
    - For tree questions or concerns, contact Northbrook Public Works at 847-272-4711.

SUMMARY

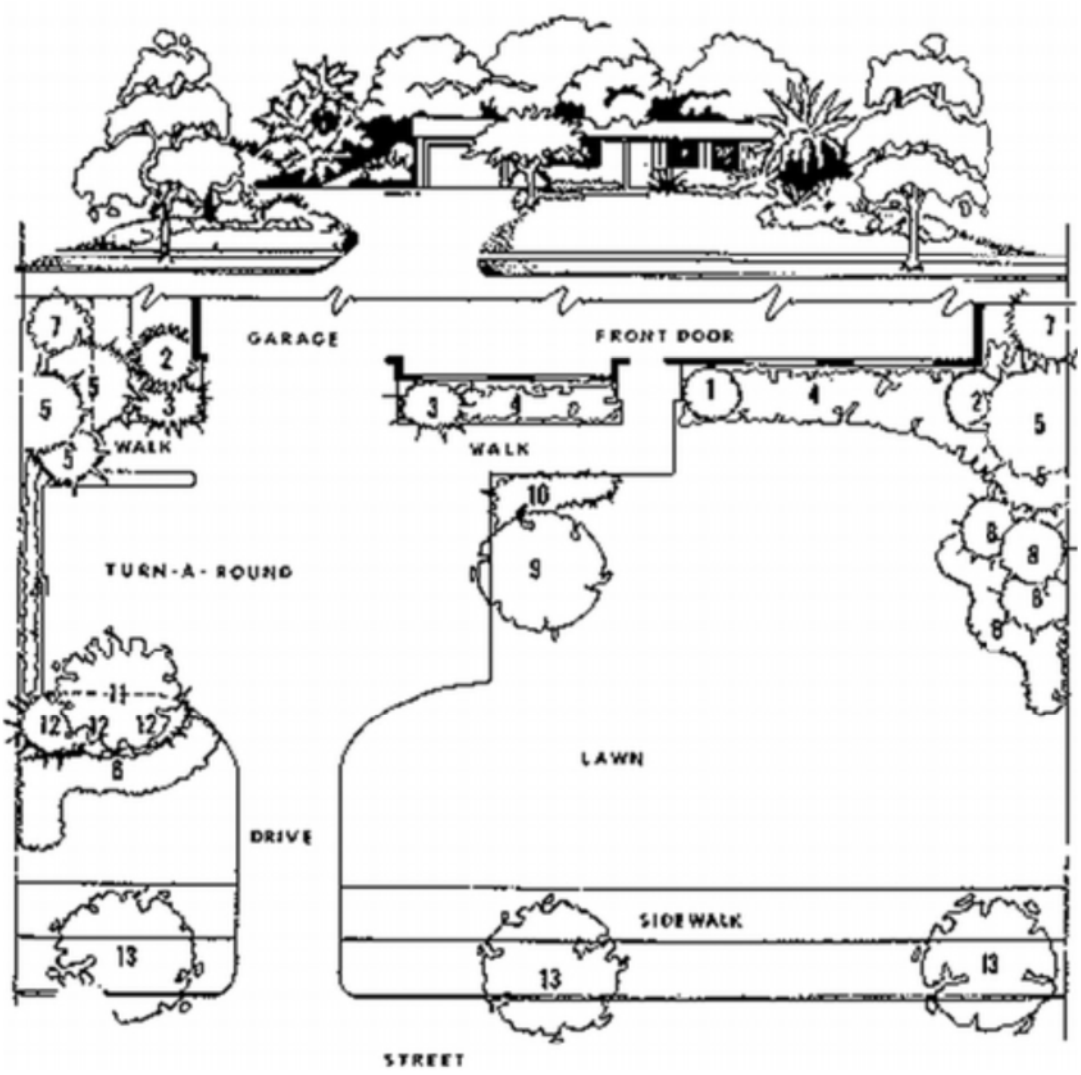
Primary considerations for selecting your landscape plants:

- Height and width-mature size
- Form-shape and how it will occupy the space
- Texture of the plants. Plants with finer textures should be used in greater numbers than plants with coarse textures.
- Seasonal interest and color. Foliage, fruit, flowers, winter features, changing colors.

Secondary considerations for selection:

- Insect and disease resistance
- Sun or shade
- Moisture tolerance
- Drought resistance
- Soil type

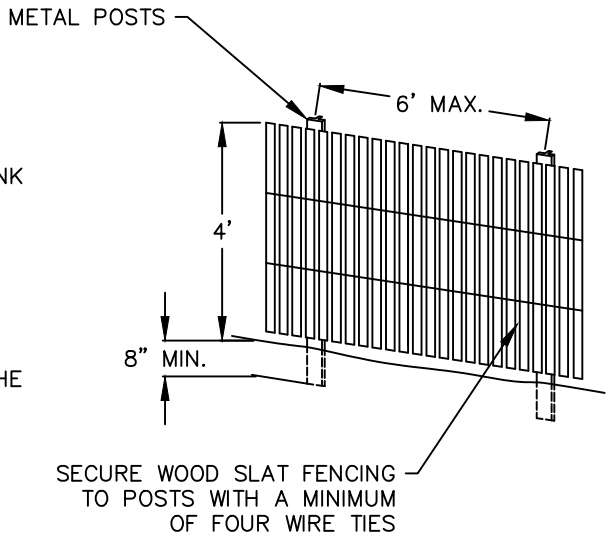
Plant in groups of 3's, 5's, and 7's, etc. to give a sense of intentional design, balance and unity.



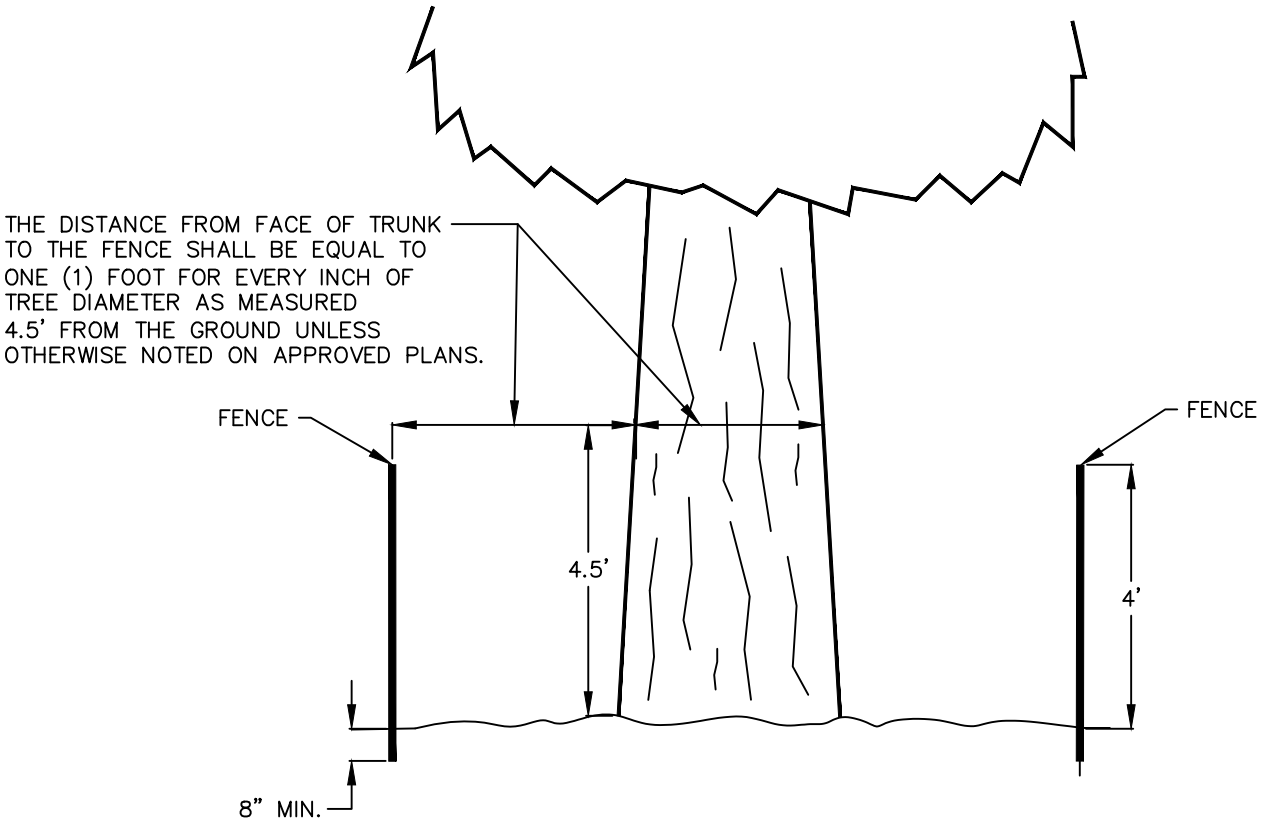
A well-balanced landscape design

NOTES:

1. INSTALL & MAINTAIN 4' TALL WOODEN SLAT OR CHAIN LINK METAL FENCE SECURED TO METAL POSTS SPACED A MAXIMUM DISTANCE OF 6' APART.
2. CHAIN LINK FENCE TO HAVE POSTS SECURED AT EACH SECTION TO MAINTAIN AN UPRIGHT AND STATIONARY POSITION THROUGHOUT CONSTRUCTION.
3. FAILURE TO INSTALL AND MAINTAIN PROTECTIVE TREE FENCING IN ACCORDANCE WITH VILLAGE STANDARDS WILL RESULT IN THE ISSUANCE OF A STOP WORK ORDER ON THE PROJECT.



WOOD SLAT FENCE DETAIL



WOODEN SLAT OR CHAIN LINK TREE PROTECTION DETAIL

northbrook
Public Works Department

DATE	REVISIONS
4-30-20	Revised Notes
4-1-21	Added Plan Note

STANDARD DETAIL
G-3 (02)

1000

MEMORANDUM

To: 1825 Shermer Road, LLC (Lexington Homes)
From: Kate Carney, Sustainability Coordinator
cc: Swati Pandey, Senior Planner
Date: May 29, 2025
Subject: PCD-24-06: 1825 Shermer Road – Townhomes – Sustainability Comments 2

Northbrook's Climate Action Plan (CAP) calls to foster sustainability and reduce 80% of community-wide carbon emissions by 2050 through strategic planning and action item implementation. With CAP adoption, development proposals are reviewed with respect to best environmental practices.

Village staff provided Sustainability Comments in response to all submittals for the proposed planned development solely regarding applicable measures from the CAP. Under each section are a list of Climate Action Plan items as they relate to the proposed development. Staff confirms the proposed project partially addresses CAP items requested of the Applicant.

Of the items presented to the Applicant 84% were fully realized according to CAP standards, to the extent detailed below in italics. ***Staff comments below in bold italics***. ***Applicant responses below in blue italics.***

TRANSPORTATION AND LAND USE
In the Transportation and Land Use section of the CAP, recommendations are made to enhance active mobility and fossil fuel-free transit:

TL 3-1 Identify locations where bike parking could be installed.

Applicant response: Lexington action item: We will construct dwelling unit garages that are large enough to accommodate bicycle parking and provide exterior bike racks for resident and guest use in the locations depicted on the site development plans.

TL 5-2 Consider including wiring capacity to charge electric vehicles.

Applicant response: Lexington action item: We will include capabilities for future electric vehicle charging installation, including conduit and junction boxes in each dwelling unit garage. Installation of wiring, EV charging ports and outlets will be offered as purchase options to homebuyers.

TL 7- 1 The Village has enacted a ban on gas powered leaf blowers – ensure compliance on site.

Applicant response: Lexington action item: Once Northbrook Row is ready for landscape maintenance, we will advise our landscape contractors that they are not to use gas powered leaf blowers. We will also include provisions in the Northbrook Row Homeowners Association Declaration which informs homeowners of this Village regulation and prohibits the use of such equipment.

TL 2- 1 Advance improved mobility options with the promotion of services such as the PACE dial-a-ride, PACE Paratransit, and Senior Cap services.

Applicant response: Lexington action items: Our marketing materials for Northbrook Row will highlight the proximity of the community to the downtown Metra Station and the public transportation opportunity it affords residents. We will construct sidewalks in the community and to the north of the community south of Beaumont Place which will connect to presently existing sidewalks on Shermer Road and in the adjacent Shermer Place residential community which will encourage pedestrian travel to the Metra Station.

BUILDING AND ENERGY
The Building Energy section of the CAP provides the following items pertaining to reducing our community-wide carbon footprint and preserving wildlife:

BE 2- 1 Consider including a Solar PV Site Assessment as a part of building permit submission. Assessment should include estimated installation cost, and projections for both energy generation potential and economic payback potential over a minimum 20-year timeframe.

Applicant response: Lexington action item: We will provide electrical "rough-ins" in each dwelling which will make it possible to install solar panels in the future.

BE 2- 2 If the site is suitable, make the buildings solar ready.

Applicant response: Lexington action item: We will provide electrical "rough-ins" in each dwelling which will make it possible to install solar panels in the future.

BE 4- 1 Promote green power purchase options such as those provided by ComEd and Nicor for future residents.

Applicant response: Lexington action items: Lexington will promote green power purchase options such as those provided by ComEd and Nicor.

BE 5- 1 Explore opportunities for the property to utilize smart lights that can save energy through conservation. Achieve 100% LED installation if possible.

Applicant response: We will install LED ceiling light fixtures in each dwelling unit and LED exterior light fixtures on the exterior of each unit and in the common areas of Northbrook Row.

BE 5- 4 Provide ENERGY STAR appliances for all residences when possible.

Applicant response: Each dwelling unit will include an energy efficient HVAC system, water heater and washer and dryer, and a full ENERGY STAR electric kitchen appliance package. All gas furnaces will be 96% efficient.

BE 6- 1 Consider establishing operation and maintenance practices that improve affordability, comfort, indoor air quality, energy efficiency, and smart metering in development.

Applicant response: We will prioritize the use of sustainable materials throughout the development and maximize recycled content, domestic production, and lower embodied carbon costs of materials, including utilizing warm mix asphalt and low or zero-VOC paints.

BE 6- 3 Identify and promote available energy efficiency and weatherization programs serving under-resourced households.

Applicant response: Each building envelope will be held to the standard of under four air exchanges per hour. All dwelling unit windows will be at 0.30 or below for their U-factor. All dwelling unit water closets will utilize a gallon per flush rate of 1.6.

Staff understands that these design decisions and actions will reduce the need for access to energy efficiency and weatherization programs. ***Applicant Response: Noted.***

BE 7- 2 Consider the benefits of replacing fossil fuel burning heating equipment and with air-source heat-pumps, or other efficient electric heating options in development. Strive for zero on-site fossil fuel combustion with air-source heat-pumps, geo-thermal systems, solar thermal, electric cooktops, etc.

Applicant response: Each dwelling unit will include an energy efficient HVAC system, water heater and washer and dryer, and a full ENERGY STAR electric kitchen appliance package. All gas furnaces will be 96% efficient.

BE 8- 1 Provide interior LED lighting development-wide if possible. Promote and distribute education and information to residents on advantages of and options for LED technology. In addition to energy cost savings, maintenance costs are greatly reduced.

Applicant response: We will install LED ceiling light fixtures in each dwelling unit and LED exterior light fixtures on the exterior of each unit and in the common areas of Northbrook Row.

WASTE MANAGEMENT
The CAP points to procedures that may facilitate waste reduction (with a goal of at least 50% landfill waste diverted by 2030) in its Waste Management section:

WM 2- 3 Reduce construction and demolition waste by ensuring that strong recycling and reuse requirements are met. Compliance with Cook County's construction and demolition requirements to divert 70% of construction debris through recycling is required.

Applicant response: Lexington action item: We will be complying with Cook County requirements for construction waste management as construction activities at Northbrook Row are occurring.

WM 2- 7 Consider offering recycling and compost collection services to all residences in development.

Applicant response: All residents of Northbrook Row will be provided with recycling containers for use in weekly pickup. Once the community is ready for landscape maintenance to commence, the developer will work with the landscape contractor to explore opportunities to utilize compost collection for landscape debris, further diverting unnecessary waste to landfills.

Please note: The Village of Northbrook has an All-In Composting program for residences participating in the Village franchise agreement with LRS. Accommodations may be needed for the 35-gallon composting cart in addition to the refuse and recycling carts. Refer to https:// www.northbrook.il.us/829/Recycling-Refuse-Services for further details. Applicant Response: Noted.

WATER AND WASTEWATER
In the Water and Wastewater category, the CAP states to prioritize mitigating stormwater before it enters the sewer system through multiple capture techniques:

WW 1- 2 Reduce landscaping water use by encouraging water-efficient irrigation systems, grass replacement, and planting native and drought-resistant trees and vegetation.

Applicant response: We will install plant materials that are conducive to the area's climate zone and are largely drought-tolerant, eliminating the need for permanent irrigation and reducing overall water consumption.
Applicant states that the developer will coordinate potential opportunities to promote the Village's discounted rain barrels.

WW 1- 4 Consider creating a water conservation program that focuses on outdoor irrigation, which may also support better identification of water-related carbon sequestering opportunities such as using soil amendments, native grasses and proper tree watering.

Applicant response: We will install plant materials that are conducive to the area's climate zone and largely drought-tolerant, eliminating the need for permanent irrigation and reducing overall water consumption.
Applicant states native wetland species will be utilized in all stormwater management areas.

WW 2- 1 Prioritize managing stormwater before it enters the sewer system through a combination of overland flow, detention, and infiltration strategies (for example, permeable surfaces)

Applicant response: Lexington action items: We will control stormwater runoff by implementing forward thinking detention and infiltration strategies which satisfy the Village's release rate and design requirements. Our system prioritizes managing stormwater flows, encourages infiltration and will improve water quality before it enters the Village's storm sewer system.
Our plans contemplate the use of native species in all stormwater detention facilities and bioswales in the manner depicted on our site development plans. These native plantings will absorb water and aid in water purification.
Applicant states that two bioswales will be utilized for stormwater management. All areas will be naturalized with native plantings.

WW 2- 3 Adopt policies to incentivize building owners and developers to explore revegetation, tree preservation planting and maintenance, de-paving and porous pavement, green infrastructure like bioswales and Eco-roofs and site development performance standards.

Applicant response: Bioswales have been incorporated into our engineering plans for Northbrook Row between Buildings 6 and 7 and Buildings 8 and 9 which will function as an alternative to turf grass. A bioswale will also be created in the bottom of the detention basin we will be constructing at the west end of the community. These bioswales and the plantings described above will provide plant material that is conducive to creating pollinator habitat.

Lexington action item: Our site development plans contemplate the planting of 98 new trees. This is an increase of 37 trees (Applicant comment: This is a correction. Previous number was 53)over the number of trees that previously existed on-site and in adjacent rights-of-way. These new tree plantings will increase the overall tree coverage of the site, offering beneficial shade and carbon dioxide sequestration. Finally, we will use light-colored pavement in constructing the sidewalks depicted on our site development plans and install permeable pavers in the area surrounding the enhanced common area amenity depicted on those plans.

WW 3- 1 Conduct a stormwater management study exploring full range of methods of stormwater management including permeable pavements, bioswales, rain gardens, biochar amendments in soils with high clay content, and flood-tolerant plantings. Establish a recommended percentage goal of stormwater from Village-controlled impervious surfaces with sustainable stormwater strategies by 2030. Findings of study to be integrated into updated Village Master Stormwater Management Plan with recommended implementation projects.

Applicant response: We will incorporate native and nativar plant species into the proposed plant palette for the community which will add to the biodiversity of the site. The plant palette will contain no more than 30% of any one species. Finally, we will use light-colored pavement in constructing the sidewalks depicted on our site development plans and install permeable pavers in the area surrounding the enhanced common area amenity depicted on those plans.

Applicant states one enhanced common area will utilize permeable pavers and all areas will be naturalized with native plantings.

WW 3- 3 The Climate Action Plan states: Reduce or offset impervious surfaces where possible and use lighter colored pavements and building materials to lessen the impact of urban heat island effect.

Applicant response: Finally, we will use light-colored pavement in constructing the sidewalks depicted on our site development plans and install permeable pavers in the area surrounding the enhanced common area amenity depicted on those plans
Applicant states all sidewalks will consist of light-colored concrete pavement. One enhanced common area will utilize permeable pavers.

CLIMATE HEALTH AND SAFETY
The CAP's section on Climate Health and Safety outlines how development planning may shape comfort and quality of life:

HS 3- 7 In project design, consider plantings and infrastructure specifications and materials that will be resilient to heat-related climate change impacts and be cost-effective over the lifetime of the asset.

Applicant response: Lexington action items: Our site development plans contemplate naturalizing all stormwater management improvements with native plantings and the planting of native and nativar plant species throughout the community. The variety of plant species noted on these plans will add to the biodiversity of the site. These plantings will be deep rooted and tolerant of wet and dry climate cycles. Many of the shade trees mentioned above will be planted in the townhome alleyways to reduce heat island effect from the alleyway driveway pavements.

GREENSPACE

The Plan's Greenspace category includes the following for expansion of tree canopy coverage, transforming beneficial lawns, and mitigation of heat island impacts:

GS 1- 12 Promote diversity of native tree cover and performance-based tree island within parking lots with goals on percentage of pavement shaded. Utilize a mix of canopy trees, shrubs, groundcovers, and raingarden components appropriate to the lot and its surroundings.

Applicant response: Lexington action items: Our site development plans contemplate naturalizing all stormwater management improvements with native plantings and the planting of native and nativar plant species throughout the community. The variety of plant species noted on these plans will add to the biodiversity of the site. These plantings will be deep rooted and tolerant of wet and dry climate cycles.

Applicant states 98 new trees proposed (Applicant response: previous number was 82), increasing existing tree total by 37 trees. New trees/shrubs will include a variety of native, shade, ornamental and other trees.

GS 1- 14 Contribute to village-wide tree canopy coverage goals (village wide average 40.8% by 2040) as well as consideration of on-site solar utilization in a manner that minimizes conflict between solar and trees.

Applicant response: Lexington action item: Our site development plans contemplate the planting of 98 new trees. This is an increase of 37 (Applicant comment: This is a correction). trees over the number of trees that previously existed on-site and in adjacent rights-of-way. These new tree plantings will increase the overall tree coverage of the site, offering beneficial shade and carbon dioxide sequestration. Applicant states shade trees will be incorporated into the townhome alleyways to reduce head island effect from driveway pavement; proposes 98 new trees (Applicant response: previous number was 82), increasing existing trees total by 37 trees. New trees/shrubs will include a variety of native, shade, ornamental and other trees.

GS 2- 1 Implement invasive species control programs including Integrated Pest Management, Protect the Best, Early Detection and Rapid Response and public and private invasive species identification and control.

Applicant response: The majority of the trees, shrubs and open space in Northbrook Row will be under the care of a professional landscape maintenance contractor that is employed either by Lexington Home or the Northbrook Row Homeowners Association.

Applicant states that when the community is ready for landscape maintenance to commence, the developer will work with the landscape contractor to explore utilization of non-gas-powered lawn equipment and integrated pest management.

GS 2- 2 Increase the ability of green space to withstand drought conditions through replacement of turf with native prairie, wildflower, and native savanna plantings where applicable.

Applicant response: Lexington action items: Our site development plans contemplate naturalizing all stormwater management improvements with native plantings and the planting of native and nativar plant species throughout the community. The variety of plant species noted on these plans will add to the biodiversity of the site. These plantings will be deep rooted and tolerant of wet and dry climate cycles. Applicant states all areas will be naturalized with native plantings.

GS 2- 3 Establish and effectively manage native-habitat corridors along sidewalks, trails and utility easement areas to restore and maintain landscape connectivity.

Applicant response: Lexington response: Approximately 37% of the Northbrook Row site will be open space, approximately 31% of which will be common open space and approximately 6% of which will be private open space.
Applicant states all areas will be naturalized with native plantings.

GS 2- 5 Consider in exterior lighting design a policy to protect native plants, species, biodiversity, and improve night sky quality.

Applicant response: All external light fixtures at Northbrook Row will offer components of Dark Sky compliance improving night sky quality.

GS 3- 2 Promote “Carbon Gardening” and "landscaping for absorption" practices among residents for lawns, ornamental gardens, and produce gardens. Strategies include native moisture tolerant perennial plantings and shrubs, elimination of synthetic fertilizer and pesticide use, high mow deck settings, use of biochar amendments, and polyculture lawn mixture.

Applicant response: Lexington action items: Our site development plans contemplate naturalizing all stormwater management improvements with native plantings and the planting of native and nativar plant species throughout the community. The variety of plant species noted on these plans will add to the biodiversity of the site. These plantings will be deep rooted and tolerant of wet and dry climate cycles.
Applicant states that when the community is ready for landscape maintenance to commence, the developer will work with the landscape contractor to explore potential opportunities to utilize non-gas-powered lawn equipment and integrated pest management.

GS 3- 4 Develop or promote existing guidelines and recommendations for types of vegetation for particular areas, such as parks, other open areas, and household backyards.

Applicant response: Lexington response: Approximately 37% of the Northbrook Row site will be open space, approximately 31% of which will be common open space and approximately 6% of which will be private open space.
Lexington response: The bioswales mentioned above will function as an alternative to turf grass (i.e., lawn).
Applicant states native wetland species will be utilized in all stormwater management areas; native and nativar plant species will be incorporated into the plant palette for the community.

GS 4- 7 Explore inclusion of cool roofs in development.

Applicant response: Lexington response: Approximately 37% of the Northbrook Row site will be open space, approximately 31% of which will be common open space and approximately 6% of which will be private open space.
Many of the shade trees mentioned above will be planted in the townhome alleyways to reduce heat island effect from the alleyway driveway pavements.

Archived: Wednesday, May 28, 2025 10:54:01 AM
From: Caitlyn R. Culbertson
Sent: Wednesday, May 28, 2025 10:53:18 AM
To: Pandey, Swati
Cc: Pavlicek, Cara; McEwan, Amy; Kohlstedt, Michaela
Subject: RE: Second Submittal: PCD-24-06: 1825 Shermer Road - Lexington Townhomes 1 of 2
Sensitivity: Normal

Beware External Email - Think Before You Act

Swati-

The applicant has addressed the concerns raised in our attorney comments to the first submittal. The only outstanding concern is that the Declarations does not seem to address or provide for reduced or modified assessments for the affordable h

Thank you

Caitlyn R. Culbertson
Office: 312.528.5206 | **Mobile:** 630.862.4527
Download Vcard | Connect on LinkedIn

Elrod Friedman LLP
350 North Clark Street, Second Floor, Chicago, IL 60654
www.elrodfriedman.com | News & Insights

Applicant Response: Since the dwelling units in Northbrook Row will all be fee simple single family units, the assessments will be the same for all units, including the affordable ones. We do not believe it will further the seamless integration of the owners of the affordable units into this residential community, which is what the Village's Affordable Housing Ordinance strives for, to provide for a lower or reduced level of assessment for the affordable units. In that same vein, we are not contemplating a lower level of assessment for the smaller units within the community, as you might see in a condominium development which often bases the assessment amount on the amount of square footage a condominium contains.

COMMUNITY PARTNERS for AFFORDABLE HOUSING

Office
800 S. Milwaukee Ave., Suite 201
Libertyville, IL 60048

May 28, 2025

Michaela Kohlstedt,
AICP
Deputy Director of Development & Planning
Services Village of Northbrook
1225 Cedar Lane
Northbrook, IL 60062
Ref: 3700 Dundee

Michaela,

Thank you for forwarding the Northbrook Row April 25, 2025 Affordable Housing Compliance Plan ("Plan").

While the number of affordable units proposed for the development complies with the Village's inclusionary housing ordinance ('ordinance"), the Developer is seeking exceptions to several requirements in the ordinance.

1. Section II of the Plan states that "These affordable units will be offered to eligible households from the Tier B Eligible Income Tier…." However, Section 9-305 B. of the inclusionary housing ordinance, "Eligible Income Tiers and Maximum Prices", states that "affordable units in governed developments may only be offered to eligible households from the income tiers…. listed in the chart below." The chart specifies that half of the owner-occupied units must be offered to Tier 1 households with income below 80% AMI, and half the owner-occupied units must be offered to Tier 2 households with income below 120% AMI. The Northbrook Row proposal has all the units being sold only to the higher income tier (Tier 2), and none to the lower income tier (Tier 1.)* That will also result in all of the units being sold at the higher price point that is commensurate with the higher income tier. Section II of the Plan does not comply with the ordinance, and the Developer has not demonstrated that the affordable housing units will accommodate the needs of the target households which include those with household income below 80% AMI. Based on the information provided, CPAH does not support the Developer's request for an exception to the requirements of Section 9-305 B.

Applicant Response: Applicant believes it has reasonably responded to the requests Village Trustees expressed at the Preliminary Review meeting to provide 100% of the number of affordable units required by the Affordable Housing Ordinance on-site, rather than provide 50% of the required units on-site and pay an in-lieu fee for the remaining 50% of the required units. Applicant would welcome the opportunity to discuss with CPAH why it believes its revised proposal to address the requirements of the Affordable Housing Ordinance is reasonable and why it believes CPAH should support Applicant's request for the requested departure from the requirements of Section 9-305.B. Applicant would also welcome the opportunity to participate in a joint meeting of the Village Board and Plan Commission, as was suggested at the Preliminary Review meeting, to discuss the many challenges which confront Applicant as it attempts to satisfy all requirements of the Affordable Housing Ordinance.

*The Plan states that Tier 2 is for households with income above 80% AMI and below 100% AMI. However, the range of income in Tier 2 as defined in the ordinance is equal to or greater than 80% AMI and below 120% AMI. Prices in Tier 2 are based on what is attainable to

households at 100% AMI. While the Plan inaccurately states the income range, that does not affect the analysis and recommendation above.

2. Section III C of the Plan states that the affordable units will have 4 bedrooms and approximately 1650 square feet. In addition, all of the affordable units will be Mews Homes. The market rate units are 2 – 4 bedrooms ranging from 1600 – 2500 square feet and are a combination of Mews and Row Homes. The ordinance states in Section 9-308 B. and F. that the affordable unit housing size must be "generally representative" of the market rate units, and the bedroom mix must be "in equal proportion to the bedroom mix of the market rate housing units." However, CPAH believes that offering 1650 square ft. 4-bedroom affordable owner-occupied units will provide significant affordable housing opportunities, and ones that "accommodate family living needs for common space and dining areas" (Section 9-313 D 3). CPAH supports the developer's request for an exception to the requirements in Section 9-308 B. an F.

   Applicant Response: Noted and appreciated.

3. Section III D. of the Plan states that the affordable units will be dispersed throughout Buildings 6 through 10. However, the ordinance states in Section 9-308 A that "affordable housing units must be dispersed among the market rate housing units throughout the governed development and not clustered together or segregated from the market rate housing units unless there is a therapeutic or other justification particular to the populations to be served by the affordable housing unit." The proposed location of the affordable units will result in the units being clustered and not dispersed throughout the development, and the Developer has not provided a therapeutic or other justification for not doing so other than proposing that all the affordable units be smaller Mews Homes. Therefore, CPAH does not currently support the Developer's request for an exception to the requirements stated in Section 9-308 A.

   Applicant Response: See response to Comment No. 1 above.

Please feel free to reach out with questions.

Sincerely,

Amy Kaufman
Vice President, Community Relations

Northbrook | Glenview
School District 30

Maple | Wescott | Willowbrook

2374 Shermer Road
Northbrook, Illinois 60062

Phone: 847-498-4190
Fax: 847-498-8981

May 29, 2025

Village of Northbrook
Development & Planning Services
c/o Swati Pandey, AICP
1225 Cedar Lane
Northbrook, IL 60062

RE: Lexington Homes Proposed New Development

Village of Northbrook:

Northbrook | Glenview District 30 is writing to express our concerns regarding the potential impact of the Lexington Homes development on our public schools. We are particularly concerned about the methodology used to determine financial and enrollment impact of the development on District 30, as well as the impact on facility capacity at Wescott School that would result in the need for future referenda to meet the needs of the expanding enrollment.

A substantial discrepancy has been identified in the financial methodologies utilized to analyze the impact of various developments upon District 30. The study pertaining to Northbrook Row employs a "Residential Property Share" calculation, resulting in a 46.3% reduction in student costs (from $447,858 to $240,382). This methodology generates an artificial positive fiscal impact of $48,102. However, absent this adjustment, the actual fiscal impact would be a negative $159,374 annually ($447,858 in costs versus $288,484 in tax revenue). District 30 has not seen this type of calculation used by previous developers when factoring the financial impact. It is believed that presenting the financial impact in this matter falsely represents to the community and taxpayers that the development would be beneficial to the school district.

Additionally, District 30 strongly feels the enrollment calculation used to calculate new student enrollment grossly underestimates the actual impact. Using the recent Sterling Place development as a reference for predicted to actual new enrollment, there is concrete evidence that the calculation underestimates new student enrollment. Sterling Place is a similar Townhome development with similar-sized units and potential buyers. The developers estimated 15 new school-aged children, but District 30 actually gained 33 new students from the Sterling Place development. This was an underestimate of actual student enrollment by a factor of 2.2. Northbrook Row utilizes identical student multipliers without acknowledging this prior inaccuracy. Should a similar underestimation occur, District 30 may receive 40 students rather than 18, each incurring an approximate cost to the district of $24,881. This scenario would result in actual costs substantially exceeding the projected property tax revenue.

Significant strain upon the resources of Wescott School is anticipated should the proposed development proceed. Concerns extend to spatial constraints, encompassing shared public facilities such as cafeterias, libraries, and gymnasiums, as well as instructional spaces. In order to maintain current class sizes, additional classrooms will be

required. It is our considered opinion that the projected estimate for new students is materially underestimated, especially in light of the precedent established by the Sterling Place development.

A request is hereby made for the Developer to reconsider the financial methodology used. The availability of accurate fiscal impact data is of paramount importance for informed community decision-making. Furthermore, acknowledgment of the prior underestimation of the student generation is requested, along with the suggestion of adjusted calculations based on the empirical experience District 30 has just actualized with the Sterling Place development.

It is imperative that District 30 and the Northbrook community have accurate and timely information to fully assess the impact that the proposed new Lexington Homes development will have on the schools and community. We respectfully request the opportunity for further dialogue on these critical matters.

Sincerely,



Emily K. Tammaru, Ed.D
Superintendent
Northbrook | Glenview District 30

Applicant Response:

Please see memorandum prepared by Johnson Research Group (JRG) dated June 30, 2025, submitted concurrently with this response, responding to the above comments.

Applicant representatives would be happy to participate in further dialogue on the issue of Northbrook Row's anticipated impacts on District 30.

NORTHBROOK PARK DISTRICT

Joe Doud Administration Building
545 Academy Drive
Northbrook, IL 60062-2426

847-291-2960

nbparks.org

May 28, 2025

Michaela Kohlstedt, AICP
Village of Northbrook
1225 Cedar Lane
Northbrook, IL 60062

Dear Michaela:

I am writing in response to a request for comment on: PCD-24-06 – 1825 Shermer Road – Lexington Townhomes.

Thank you for sharing the application for the proposed development at 1825 Shermer Road. The Board of Commissioners recognizes and supports the Village's goal of encouraging and attracting affordable housing developments while also preserving the community's character and environment.

As the project progresses, the Board is open to considering a potential partial waiver of impact fees for the proposed eight (8) affordable housing units. This consideration is specific to the development at 1825 Shermer Road and its affordable housing opportunities.

Sincerely,

Chris Leiner
Executive Director
Northbrook Park District

Applicant Response: In consideration of the Applicant's agreement to satisfy the requirements of the Affordable Housing Ordinance by constructing all of the required affordable housing units on-site, as opposed to providing some of the required affordable units on-site and paying a fee-in-lieu for the remaining amount of required affordable units as the Applicant originally proposed, the Applicant seeks the maximum amount of fee waiver possible under Section 9-307.C of the ordinance.

HAEGER ENGINEERING
consulting engineers · land surveyors

100 East State Parkway
Schaumburg, Illinois 60173-4546
tel: 847.394.6600
fax: 847.394.6608

DOCKET REVIEW CHECKLIST – REVIEW #1
VILLAGE OF NORTHBROOK – DEVELOPMENT & PLANNING DEPT.
DOCKET NO.: PCD-24-06: 1825 Shermer Road – Lexington Townhomes DATE OF REVIEW: 3-26-2024
Residential Planned Development

STAFF REVIEWER: Swati Pandey ESCROW ACCOUNT: BPZ-24-06

ZONING CODE COMPLIANCE

***** RESPONSE TO COMMENTS IN BOLD BELOW (05/06/2025) *****

(A/B) MEETS PURPOSE AND ALLOWED USES OF I-1 ZONING DISTRICT

The applicant has requested rezoning of the property from I-1 to RLC district.

A/B1 Approved subject to the Board approving the following necessary zoning and subdivision relief. The below identified items, are the relief requested by the Applicant and identified by staff to date; there may be additional items following the review of more detailed revised plans. Also, there are blanks as there was insufficient information for some of the items:

a) Rezoning from the I-1 Restricted Industrial District to the RLC Residential and Limited Commercial District;
Noted

b) Special permit for Concept Plan for a Planned Development with 53 townhomes;
Noted

c) Special Permit for Townhomes (SIC 9862.00);
Noted

d) Approval of Tentative Plat of Subdivision;
Noted

e) Subdivision Variation to allow a private road system;
Noted. Stanley Street is the existing public road that will serve the proposed development. On-site circulation is a provided by private drives.

f) Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed public street within the development;
The drive within the development is proposed to be private. Sidewalk is only proposed on one side of the north-south private drives. No sidewalks are proposed adjacent to the east-west private drive. Please refer to the Sidewalk Connectivity Exhibit included in the resubmittal for additional information.

g) Request for Alternative Means of Compliance with Affordable Housing Ordinance;
The applicant is now planning to comply with requirements of this Ordinance. See accompanying Affordable Housing Compliance Plan.

h) Variation to reduce the required corner side (Stanley Street) yard from 100 feet to 5 feet and rear (East) yard from 25 feet to 6 feet;
Noted

i) Variation to reduce the required corner side (Stanley Street) setback from 100 feet to 10 feet and rear (East) setback from 25 feet to 15 feet;
Noted

j) Variation to reduce the required perimeter landscaped open space in the corner side (Stanley Street) yard from 100 feet to 5 feet and rear (East) yard from 25 feet to 6 feet;
Noted

k) Parking Variation to reduce the requirement from 239 spaces to 218 spaces (8.79%);
Noted

l) Loading space variation to reduce the requirement from 1 to 0;
Noted

m) Variation to increase the fence height in the required corner side yard from 3' to 4';
Noted

n) Waiver of the requirement for burial of the overhead utility lines; and
Noted

o) Site Plan Approval.
Noted

(C) BULK, SPACE, YARD REQUIREMENTS

C1 Maximum Height – Not Approved
a) Max height = 44'2" (65' max)
b) No. of Stories = 3 (4 max)
c) Detached garage height = 16'8"
d) Provide a color and material specification table for each building on the elevation plans.
A table has been added to the building elevations.

e) Please be advised that the material samples for the proposed buildings will be required at the time of the ACC meeting.
Noted

C2 Minimum Lot Area and Dimensions – Approved
a) Total Lot Area = 204,081 s.f. or 4.685 acres(100,000 s.f. req)
Noted

b) Gross Lot Area per Dwelling Unit = 4,164 s.f. (4,150 s.f. req); [Notes: *The Gross Lot Area per Dwelling Unit is calculated based on 49 units, excluding four bonus units for Affordable Housing*].
There are eight (8) affordable housing units now proposed. The revised Gross Lot Area per Dwelling Unit is now 4,535 s.f. (4,150 s.f. required). [204,081 s.f. / (53 Units – 8 Affordable)]

c) Lot Width = N/A
Noted

d) Lot Depth = N/A
Noted.

C3 Minimum Yards & Setbacks – Not Approved: As noted variations are necessary as listed below.

		Yard	Setback
a)	Front – Shermer Road	116' (100' req)	120' (100' req)
b)	Corner Side – Stanley Street	*5'* (100' req) [due to A/C units]	*10'* (100' req)
c)	Interior Side – North prop. line	10.8' (6' req)	15' (6' req)
d)	Rear – East property line	*6'* (25' req)	*15'* (25' req)

We will be seeking variances for the Corner Side (Stanley Street) Yard and Setback; and the Rear (East) Yard and Setback as delineated in the table above.

C4 Maximum Floor Area Ratio – Approved
a) FAR = 0.64 (0.65 max)
[Notes: *Based on maximum square footage for Row homes (2,500 sf) and maximum square footage of Mew Homes (2,400 sf) for all units*]
The maximum SF for the Row Homes is 2,500 sf. The maximum SF for the Mew Homes is 2,300 sf. Based on this, the updated FAR is 0.63 that is below the 0.65 Max.

[(33 x 2,500 s.f.) + (20 x 2,300 s.f.)] / 204,081 s.f. = 0.63 < 0.65 max.

C5 Maximum Lot Coverage – Not Approved
a) Lot coverage = _____(70% max.)
Lot Coverage was calculated at 46%. See the Lot Coverage Exhibit included with the resubmittal

b) Provide a lot coverage exhibit showing a breakdown of the impervious data on the plan. The lot coverage data must include the building footprint including the stoop, steps, ground mounted equipment, and other impervious. Refer to the 'lot coverage' definition, if required in Section 12-206.
A Lot Coverage Exhibit and Impervious Area Exhibit are included in this submittal.

LOT COVERAGE.
The percentage of a lot's area covered by any building or structure or any impermeable surface other than streets, whether public or private, public sidewalks, private sidewalks under common ownership, or water bodies. See also Subsection 12-206 B, "Building Coverage" of this Section.

BUILDING COVERAGE.
The percentage of a lot area covered by any building or structure. See also Subsection 12-206 L, "Lot Coverage," of this Section.

C6 Maximum Building Coverage - – Not Applicable
Comment noted.

(D) SPECIAL DISTRICT REGULATIONS

D1 Village Green Overlay – Not Applicable
Comment noted.
D2 Flood Hazard Overlay – Not Applicable
Comment noted.

D3 Redevelopment Overlay – Not Applicable

Comment noted.

D4 Techny Overlay – Not Applicable

Comment noted.

(E) ACCESSORY AND TEMPORARY STRUCTURES/USES (ARTICLE IX, PART 1-A)

E1 Accessory Structures and Uses – Not Approved

a) Pergola – setback 109' from front property line

The west edge of the proposed pergola is setback +/-109' from the west property line

b) Height = 9'4" (15' max.)

The height of the proposed pergola is 9'-4" above the adjacent sidewalk that is less than the 15' max.

c) Please be advised that the material samples for the proposed pergola will be required at the time of the ACC meeting.

Comment Noted.

d) Light Poles - Confirm the maximum height for the proposed light poles on the property from grade to the top of the lights.

Refer to the photometric plan for additional information. The mounting height is proposed to be 15-ft

e) Confirm all proposed lights shall prevent direct glare of beams onto any public or private property or streets; and all lighting shall be reduced to security levels at all times of non-use.

Refer to the photometric plan for additional information.

E2 Temporary Uses – Not Applicable

Comment noted.

(F) OFF-STREET PARKING

F1 Location – Not Approved

a) Parking variation required. The variation being requested does not include counting the proposed on-street parking located on Stanley.

Parking is no longer being proposed on Stanley Street. A parking variation is being requested.

b) See engineering comments regarding the parallel parking proposed in the public right-of-way.

We are seeking a variance on the required guest parking from 239 spaces to 218 spaces. Parking is no longer being proposed in the public right-of-way.

F2 Design & Maintenance – Approved

a) Is the guest parking lot going to be lighted with a light pole? If not, how will it maintain minimum security light levels?

Refer to the photometric plan for additional information.

F3 Landbanking of Required Parking Spaces – Not Applicable

Comment noted.

F4 Required Spaces by Land Use – Not Approved

a) Required = 4.5 spaces per dwelling unit (239 spaces)

b) Provided = 4.11 spaces per dwelling unit (218 spaces including guest parking – street parking does not satisfy the off-street parking requirement) Parking Variation of 8.79% is required.

We are requesting a variance on the required parking from 239 spaces to 218 spaces.

F5 Required Handicapped Spaces – Not Applicable

Comment noted.

(G) OFF- STREET LOADING (ARTICLE IX, PART I-B, SECTION 9-105)

G1. Location – Not Approved

a) Loading space variation required

We are seeking a variance on the loading space requirement from 1 to 0.

G2. Screening – Not Applicable

Comment noted.

G3. Design & Dimensions – Not Applicable

Comment noted.

(H) SIGNS (ARTICLE IX, I-C)

H1. Colors – Not Approved

a) Signage will be reviewed by the Architectural Control Commission. At the time of the ACC meeting, color and material sample board will be required for all building materials and sign materials.

Comment noted.

H2. Functional Types – Approved

a) Identification Sign

Comment noted.

H3. Structural Types – Approved

a) Ground Sign

Comment noted.

H4. Number of Signs Per Lot – Approved

Comment noted.

H5. Maximum Total Sign Area Per Lot – Approved

Comment noted.

H6. Maximum Sign Area Per Sign – Approved

a) Sign Area = 19.33sf (25sf max.)

Comment noted.

H7. Sign Height – Approved

a) Height = 4'9" (8' max.)

Comment noted.

H8. Setback – Approved

a) Setback = 6' (6' min.)

9-101. Illumination – Not Approved

D. 16) Exterior Lighting. Any permitted accessory lighting fixtures shall be so designed, arranged and operated as to prevent direct rays of light from being cast onto any adjacent property or street and so as not to produce excessive sky-reflected glare. Except for street lights, no exterior light in or adjacent to any residential district shall be so designed, arranged or operated to produce an intensity of light exceeding one-half foot candle at any residential lot line.

b) Provide information if the identification sign will be non-illuminated or externally illuminated. Provide details.
The monument sign will be illuminated externally. See included photometric plan.

c) If illuminated, confirm that they may only be illuminated by indirect white light not exceeding fifty (50) candle power when measured with a standard light meter.
Comment Noted. See included photometric plan.

d) The Applicant must submit a photometric plan for the development that complies with the above requirements.
See Included Photometric Plan.

(I) BUFFERS AND LANDSCAPING REQUIREMENTS (ARTICLE IX, I-D)

I1. Foundation Landscaping – Not Approved

a) Show a ten-foot foundation landscaping as required per the Zoning Code. A variation request for landscaping is not an allowable variation request per Section 11-503.E. Revise the landscape plan accordingly.
Noted. All Row-homes and Townhomes shall receive foundation plantings to a depth of 10 feet wherever possible in front and side conditions where not limited by pavement for ingress/egress or attachment to adjacent units. Note that rear elevations are garage prominent and only the landscaped areas between and at ends of garages will receive plantings to screen A/C units.

I2. Parking Lots & Garages – Not Approved

a) Provide a detailed Plant List noting name, quantity, size, type, and whether the species is native or not in a tabular format for the proposed landscaping, especially the landscape material proposed as screening for the guest parking spaces.
Noted. A Plant Mix Matrix has been provided for review. Native vs Non-Native plants will be indicated on Final Landscape Plans.

b) The guest parking lot should be screened with landscape material of minimum six-foot height. Variation for this requirement is not allowed per Section 11-503.E. Revise the landscape plan accordingly.
The shrubs shown at the guest parking have been replaced with an upright 6' minimum height evergreen hedgerow.

c) Note: The curb-cut adjacent to the parking lot could have a stop sign, which would remove the requirement for a sight triangle planting heights if the intersection becomes a controlled intersection.
Stop signs and stop bars have been added to both of the proposed Julian Terrace access points.

I3. Loading Spaces – Not Applicable
Comment noted.

I4. Perimeter Landscaped Open Space – Not Approved

a) The perimeter landscaped open space requirement is addressed with the requested yard variations.

Comment noted.

I5. Special Protective Requirements for Non-Dwelling Uses Abutting Residential Use – Not Applicable

Comment noted.

I6. Rooftop Mechanical Equipment – Not Approved

a) Confirm that there will be no rooftop mechanical units.

Confirmed.

I7. Residential Recreational Facilities – Not Approved

a) Confirm if the Homeowner's Association requirements will prohibit recreation facilities such as swing sets, basketball hoops, playground equipment, etc.

Confirmed.

I8. Refuse Containers, Outdoor Storage – Not Approved

a) Explain the plan for the residential garbage cans pick-up.

b) Confirm if there will be any centralized refuse disposal and recycling enclosures for dumpsters. If yes, provide details and show the location on the site plan.

Refuse containers for both household and recyclable waste will be stored interior to the unit garages and rolled to the curb for collection on designated days.

I9. Screening and Landscaping within Sight Triangles – Not Applicable

Comment noted.

I10. Fences & Walls – Not Approved

a) Provide a fence exhibit and show the location of any existing; proposed four-foot; and proposed six-foot fence on the site plan. Label appropriately.

Refer to Sheet L2.0

b) Sheet L1.1 shows that a section of the existing fence on the northwest side of the site will be removed. Is this fence on the Subject Property or off-site? The fence related information sheet L1.1 is unclear – clarify this information on the fence exhibit and align with sheet L1.1.

The fence labels have been revised for clarity.

c) Revise the fence plan to show a maximum of a three-foot fence in the required front and corner side yard.

The Landscape Plan has been updated accordingly.

(J) SUPPLEMENTAL REGULATIONS FOR PARTICULAR USES (ARTICLE IX, PART X)

J1. Cell Towers & Antennas – Not Applicable

Comment noted.

(K) AFFORDABLE HOUSING IN NEW DEVELOPMENTS

K1. Applicability- Is this a Qualifying Development – Not Approved

a) 15% of new development required. Applicant requesting alternative means of compliance – Village

Board review.
Applicant is no longer requesting an alternative means of compliance. See accompanying Affordable Housing Compliance Plan.

K2. Requirement for Governed Development – Not Approved
a) Eight (8) units. Village Board to review.
See above

K3. Income Tier Breakdown of Governed Units – Not Approved

Affordable Owner-Occupied Units	Proportion of Included Units	Eligible Income Tier	Maximum Purchase Price for Eligible Income Tiers
	1/2 (50%)	Tier 1: Households with income less than 80% AMI	Attainable to household with income equal to 65% AMI
	1/2 (50%)	Tier 2: Households with income equal to or greater than 80% AMI but less than 120% AMI.	Attainable to household with income equal to than 100% AMI

a) Provide an Affordable Housing Compliance Plan with the income tier breakdown of the units
See accompanying Affordable Housing Compliance Plan.

K4. Request for Alternate Methods – Not Approved
a) Applicant has proposed four units on-site and fee-in-lieu for four units. Village Board to review.
Applicant is no longer requesting an alternative means of compliance. See accompanying Affordable Housing Compliance Plan.

K5. Incentives for Development of Affordable Units – Not Approved
a) Applicant has proposed four bonus units.
See updated Project Narrative

b) Applicant has requested parking variation considering there is proximity to mass transit.
Comment noted.

K6. Location and Design Attributes of Affordable Units – Not Approved
a) Submit an Affordable Housing Compliance Plan including a map showing location of the proposed units.
See accompanying Affordable Housing Compliance Plan.

K7. Affordability Controls –Not Approved
a) Submit an Affordable Housing Plan.
See accompanying Affordable Housing Compliance Plan.

K8. Marketing Plan –Not Approved
a) Submit an Affordable Housing Plan.
See accompanying Affordable Housing Compliance Plan.

K2. Compliance with Standards for Review –Not Approved
a) Submit an Affordable Housing Plan.
See accompanying Affordable Housing Compliance Plan.

(L) OTHER ITEMS
K3. Tax Impact Study – Not Approved
a) Provide a Tax Impact Study report for the proposed development with the second submittal.
See accompanying Tax Impact Study

K4. Affordable Housing Compliance Plan – Not Approved

a) Provide a Affordable Housing Compliance Plan for the proposed development.
See accompanying Affordable Housing Compliance Plan.

K5. Ownership Information – Not Approved

a) The Secretary of State of Illinois website shows a Trust is managing 1825 Shermer LLC. Provide the Trust documents and confirm all signatories that need to sign on behalf of the LLC.

Managers	Address
RONALD J. BENACH TRUST DTD 10/6/97, AS AMENDED AND RESTATED*	PO BOX 7500 DETROIT, MI 442750000

An Owner Authorization Letter has been included in our resubmission.

K6. Surrounding Property Owners Addresses – Not Approved

a) Provide a surrounding property owner list. See a handout attached.
Surrounding property owner list has been updated and included in the resubmittal.

K7. Climate Action Plan – Not Approved

a) The project narrative notes that "a comprehensive Climate Action Plan for Northbrook Row will be delivered". Is that the narrative from Dickson Design Studio or under another cover? If it's a separate document, provide with the second submittal.
A Climate Action/Sustainability Plan is included in the resubmittal.

K8. Photometric Plan – Not Approved

a) Provide a photometric plan showing no more than 0.5 footcandles at the residential lot line.
A photometric plan is included in the resubmittal

K9. Soil & Water Conservation District – Not Approved

a) Provide a copy of the North Cook County Soil & Water Conservation District application.
A copy of the transmittal letter dated 03/10/2025, check and application is included in the resubmittal.

K10. Financing Plan – Not Approved

a) Provide a financing plan as detailed in the Planned Development worksheet.
See separately submitted plan from Lexington Homes.

K11. Title Insurance Policy & Title Policy report – Not Approved

a) Provide the title insurance policy and the title policy report as requested in the Tentative Plat of Subdivision worksheet.
A title insurance policy and the title policy report are included in the resubmittal.

K12. Plat of Subdivision – Not Approved

a) The narrative states that "each tract conveyed" for each townhome; however the plat shows that each building will be a lot, which means that there will be multiple owners of the same lot. Explain how each tract will be conveyed to each owner and revise appropriately.

Refer to the revised Preliminary Plat of Subdivision and Declaration included with the resubmittal. The Rowhomes are proposed to be platted one lot per unit (for expedited tax division purposes) and the Mews are proposed to be platted with one lot per building (because the unit widths may change).

The Declaration has been drafted to reflect the following separate and distinct conveyance parcels:

1. **Townhome Lots – subdivided lots improved with the Rowhome product.**
2. **Townhome Parcels – portions of subdivided lots which are improved with the Mews product.**

Building 1 through 5, inclusive, will be platted with one lot per unit, as indicated on the revised plat of subdivision being submitted with this response.

Buildings 6 through 10, inclusive, will be platted with one lot per building and the conveyance parcels will include a portion of the lot (e.g., the west 28' of Lot xx). Each subdivided lot will be divided into four parcels that will be defined by party walls extended to the lot line. Each such parcel will consist of a townhome unit (including approximately one-half (1/2) of the party wall which divides the townhome unit from an adjacent townhome unit), landscaped areas, and portions of driveways and walkways. Each parcel will be legally described by metes and bounds in the deed which conveys the parcel to the first purchaser of the townhome unit that is constructed thereon.

K13. Worksheets – Not Approved

a) Please be advised a complete review of worksheets and any additional fees will be done at the next round of submittal considering there are several new requests identified in this review. It is yet to be determined if the Applicant will make changes to plans and not request additional zoning relief or whether it will be required.
Comment noted.

K14. Architectural Control Commission – Not Approved

a) Please note that the application will also be reviewed by the ACC subsequent to conclusion of staff review. Prior to the ACC meeting a material board for the proposed building and signage must be submitted to staff showing the color and material details of the proposed development.
Comment noted.

SUBDIVISION & DEVELOPMENT CODE COMPLIANCE

(A) General Standards

A1. Implementation of Official Comprehensive Plan – Approved

a) Major Corridor Multi-Use
Comment noted.

A2. Lot Standards– Approved

a) Total Lot Area = 204,081 s.f. or 4.685 acres (100,000 s.f. req)
Comment noted.

A3. Block Standards– Approved

a) Block Length = 790.06' (1,320' max)
Comment noted.

A4. Easement Standards– Not Approved

a) See Engineering and Village Attorney comments
Refer to Applicant response memorandum for responses to these comments.

A5. Public Land Dedication/Contribution Standards– Not Approved

a) Please see attached the development impact fee summary table. Based on the proposed bedroom types and townhome units, the impact fee shall be applicable and noted in the development agreement.
Comment noted.

(B) Transportation & Circulation

B1. Public Streets & R-O-W Standards– Not Approved

a) Private road with 27' pavement width is proposed. Applicant requesting subdivision variation for private road.
Comment noted.

B2. General Transportation & Circulation Systems– Not Applicable
Comment noted.

B3. Private Streets – Variation Required–Not Approved

a) Private road variation requested
Comment noted.

B4. Intersection Design Improvement – Not Applicable
Comment noted.

B5. Cul-de-Sac Streets– Not Applicable
Comment noted.

B6. Street Names & Lights– Not Applicable
Comment noted.

B7. Sidewalks, Trails, and Bike Paths– Not Approved

a) The plans show off-site sidewalk connections to the north (Shermer Place) and south (right-of-way) side of the property. Is there a cross-access easement available?
The sidewalk connection from the development to Shermer Place is currently shown within public R.O.W. The Applicant will work with Shermer Place to request an easement to straighten out the sidewalk.

b) Public sidewalks shall be required along both sides of all streets (Section 4-102.N of the Subdivision Code). Considering the sidewalk is proposed only on one side of the street, a variation from the Subdivision code shall be required.
We are seeking a variance to permit the sidewalk configuration as shown on the Site Plan and supporting documents.

c) See Engineering comments
Refer to Applicant response memorandum for responses to these comments.

B8. Consideration of Mass Transit Service– Approved

a) Metra train station is approximately half a mile from the development.
Comment noted.

B9. Off-Street Parking & Loading Requirements– Not Approved

a) Parking variation requested
Comment noted.

B10. Driveways– Approved
Comment noted.

B11. Parkway Tree Plantings– Not Approved
a) See Tree Preservation comments
Refer to Applicant response memorandum for responses to these comments.

b) A Subdivision Code variation cannot be requested for the required parkway trees since it is a requirement of the Municipal Code. Remove reference to parkway tree variation request from all documents. Parkway trees should be shown on the landscape plan.
See Revised Landscape Plan included in this resubmittal.

(C) Environmental Protection Design & Improvements

C1. Streams & Natural Drainage Courses– Not Applicable
Comment noted.

C2. Other Natural or Cultural Features– Not Applicable
Comment noted.

(D) Public Utility Design & Improvement Standards

D1. Stormwater Detention– Not Approved
a) See Engineering comments
Refer to Applicant response memorandum for responses to these comments.

D2. Solid Waste Storage & Disposal System– Not Approved
a) See comments I8 above
Comment noted.

(E) Common Facilities

E1. Subdivision & Development Entrance Signs– Not Approved
a) Entrance sign proposed. See sign comments above
Comment noted.

E2. Common Landscape Areas– Not Approved
a) See Tree Preservation comments
Refer to Applicant response memorandum for responses to these comments.

E3. Common Fencing & Screening– Not Approved
a) Is there a common perimeter fence proposed for the new residential development? Clarify through a fence exhibit.
See Revised Landscape Plan (including Fencing Plan)

b) See fence comments above (I10)
Comment noted.

E4. Common Recreational Facilities– Not Approved

a) Is there any other recreational feature besides the pergola with the bench?
The pedestrian amenity (pergola and bench), bike racks and sidewalks around the stormwater management area and interconnection to the sidewalk system to Shermer Place and Shermer Road are the proposed recreational features for this site.

E5. Standards for Establishment of Associations– Not Approved

a) For your information, the by-laws and rules of the association and all declarations, covenants and restrictions must be approved by the Village Manager prior to recordation and should meet each standard as listed in Section 4-105.E of the Subdivision and Development Code.
The revised Declaration is included in this resubmittal.

b) See Village Attorney comments.
Refer to Applicant response memorandum for responses to these comments.

(F) Other

F1. Burial of Overhead Utility Lines – Not Approved

a) In order to request a waiver of the requirement to bury the overhead utility line, provide a written response to each factor as listed in Section 4-104.F.2.(d) of the Subdivision and Development Code.
Refer to the enclosed "Requested waiver of requirement to bury overhead utility lines"

F2. Sustainable Development – Not Approved

a) See Sustainability Comments
Comment noted.

F3. Other– Not Applicable
Comment noted.

VILLAGE PLAN COMPLIANCE

A. Comprehensive Plan– Approved

1) Major Corridor Multi-Use
Comment noted.

B. Affordable Housing Plan– Not Approved

1) Affordable Housing Compliance Plan required. Comments noted above.
See accompanying Affordable Housing Compliance Plan.

C. Central Business Area Plan– Not Applicable
Comment noted.

D. Central Business Redevelopment Plan– Not Applicable
Comment noted.

E. Skokie Boulevard Redevelopment Plan– Not Applicable
Comment noted.

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Memorandum

Date: May 6, 2025
Project: Northbrook Row, 1825 Shermer Road, Northbrook, IL
Project No. 20-122

Subject: Responses to Village of Northbrook Development & Planning Services Department Sustainability Comments dated 3/27/2024 (2)

TRANSPORTATION AND LAND USE

In the Transportation and Land Use section of the CAP, recommendations are made to enhance active mobility and fossil fuel-free transit:

Refer to the Sustainability Plan for Northbrook Row included with this resubmittal for responses to the below "Transportation and Land Use" comments.

- *TL 3-1 Identify locations where bike parking could be installed.*
- *TL 5-2 Consider including wiring capacity to charge electric vehicles.*
- *TL 7- 1 The Village has enacted a ban on gas powered leaf blowers – ensure compliance on site.*
- *TL 2- 1 Advance improved mobility options with the promotion of services such as the PACE dial-a-ride, PACE Paratransit, and Senior Cap services.*

BUILDING AND ENERGY

The Building Energy section of the CAP provides the following items pertaining to reducing our community- wide carbon footprint and preserving wildlife:

Refer to the Sustainability Plan for Northbrook Row included with this resubmittal for responses to the below "Building and Energy" comments.

- *BE 2- 1 Consider including a Solar PV Site Assessment as a part of building permit submission. Assessment should include estimated installation cost, and projections for both energy generation potential and economic payback potential over a minimum 20 year timeframe.*
- *BE 2- 2 If the site is suitable, make the buildings solar ready.*
- *BE 4- 1 Promote green power purchase options such as those provided by ComEd and Nicor for future residents.*
- *BE 4- 2 Community solar development may be within or outside of Village boundary. Provide communications and subscription procurement support to future residents interested in community solar subscriptions.*
- *BE 5- 1 Explore opportunities for the property to utilize smart lights that can save energy through conservation. Achieve 100% LED installation if possible.*
- *BE 5- 4 Provide ENERGY STAR appliances for all residences when possible.*
- *BE 6- 1 Consider establishing operation and maintenance practices that improve affordability, comfort, indoor air quality, energy efficiency, and smart metering in development.*
- *BE 6- 2 Work with ComED, Nicor, and other potential partners to promote the residential and multi-family energy efficiency audit and upgrade program, ComEd's "Home Energy assessments".*
- *BE 6- 3 Identify and promote available energy efficiency and weatherization programs serving under-resourced households.*
- *BE 7- 2 Consider the benefits of replacing fossil fuel burning heating equipment and with air-source heat-pumps, or other efficient electric heating options in development. Strive for zero on-site fossil fuel combustion with air-source heat-pumps, geo-thermal systems, solar thermal, electric cooktops, etc.*

- *BE 8- 1 Provide interior LED lighting development-wide if possible. Promote and distribute education and information to residents on advantages of and options for LED technology. In addition to energy cost savings, maintenance costs are greatly reduced.*

WASTE MANAGEMENT

The CAP points to procedures that may facilitate waste reduction (with a goal of at least 50% landfill wasted diverted by 2030) in its Waste Management section:

Refer to the Sustainability Plan for Northbrook Row included with this resubmittal for responses to the below "Waste Management" comments.

- *WM 2- 3 Reduce construction and demolition waste by ensuring that strong recycling and reuse requirements are met. Compliance with Cook County's construction and demolition requirements to divert 70% of construction debris through recycling is required.*
- *WM 2- 7 Consider offering recycling and compost collection services to all residences in development.*

WATER AND WASTEWATER

In the Water and Wastewater category, the CAP states to prioritize mitigating stormwater before it enters the sewer system through multiple capture techniques:

Refer to the Sustainability Plan for Northbrook Row included with this resubmittal for responses to the below "Waste and Water" comments.

- *WW 1- 2 Reduce landscaping water use by encouraging water-efficient irrigation systems, grass replacement, and planting native and drought-resistant trees and vegetation.*
- *WW 1- 4 Consider creating a water conservation program that focuses on outdoor irrigation, which may also support better identification of water-related carbon sequestering opportunities such as using soil amendments, native grasses and proper tree watering.*
- *WW 2- 1 Prioritize managing stormwater before it enters the sewer system through a combination of overland flow, detention, and infiltration strategies (for example, permeable surfaces)*
- *WW 2- 3 Adopt policies to incentivize building owners and developers to explore revegetation, tree preservation planting and maintenance, de-paving and porous pavement, green infrastructure like bioswales and Eco-roofs and site development performance standards.*
- *WW 3- 1 Conduct a stormwater management study exploring full range of methods of stormwater management including permeable pavements, bioswales, rain gardens, biochar amendments in soils with high clay content, and flood-tolerant plantings. Establish a recommended percentage goal of stormwater from Village-controlled impervious surfaces with sustainable stormwater strategies by 2030. Findings of study to be integrated into updated Village Master Stormwater Management Plan with recommended implementation projects.*
- *WW 3- 3 The Climate Action Plan states: Reduce or offset impervious surfaces where possible, and use lighter colored pavements and building materials to lessen the impact of urban heat island effect.*

LOCAL FOOD AND AGRICULTURE

The CAP's section on Local Food and Agriculture states that strengthening local food sources can address both climate change relationship with food and also support Northbrook's small business local economy:

Refer to the Sustainability Plan for Northbrook Row included with this resubmittal for responses to the below "Local Food and Agriculture" comments.

- *LF 4- 1 Promote composting options for residents such as expanded curbside organics collection, back-yard composting, workplace composting, and organics-to-compost partnerships with community gardens. Include a focus on options which support local gardening and food production.*

CLIMATE HEALTH AND SAFETY

The CAP's section on Climate Health and Safety outlines how development planning may shape comfort and quality of life:

Refer to the Sustainability Plan for Northbrook Row included with this resubmittal for responses to the below "Climate Health and Safety" comments.

- *HS 1- 3 Consider how vegetation management of trees can reduce storm-related power outages.*
- *HS 3- 7 In project design, consider plantings and infrastructure specifications and materials that will be resilient to heat-related climate change impacts and be cost-effective over the lifetime of the asset.*

GREENSPACE

The Plan's Greenspace category includes the following for expansion of tree canopy coverage, transforming beneficial lawns, and mitigation of heat island impacts:

Refer to the Sustainability Plan for Northbrook Row included with this resubmittal for responses to the below "Greenspace" comments.

- *GS 1- 12 Promote diversity of native tree cover and performance-based tree island within parking lots with goals on percentage of pavement shaded. Utilize a mix of canopy trees, shrubs, groundcovers, and raingarden components appropriate to the lot and its surroundings.*
- *GS 1- 14 Contribute to village-wide tree canopy coverage goals (village wide average 40.8% by 2040) as well as consideration of on-site solar utilization in a manner that minimizes conflict between solar and trees.*
- *GS 2- 1 Implement invasive species control programs including Integrated Pest Management, Protect the Best, Early Detection and Rapid Response and public and private invasive species identification and control.*
- *GS 2- 2 Increase the ability of green space to withstand drought conditions through replacement of turf with native prairie, wildflower, and native savanna plantings where applicable.*
- *GS 2- 3 Establish and effectively manage native-habitat corridors along sidewalks, trails and utility easement areas to restore and maintain landscape connectivity.*
- *GS 2- 5 Consider in exterior lighting design a policy to protect native plants, species, biodiversity, and improve night sky quality.*
- *GS 3- 2 Promote "Carbon Gardening" and "landscaping for absorption" practices among residents for lawns, ornamental gardens, and produce gardens. Strategies include native moisture tolerant perennial plantings and shrubs, elimination of synthetic fertilizer and pesticide use, high mow deck settings, use of biochar amendments, and polyculture lawn mixture.*
- *GS 3- 4 Develop or promote existing guidelines and recommendations for types of vegetation for particular areas, such as parks, other open areas, and household backyards.*
- *GS 4- 7 Explore inclusion of cool roofs in development.*

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Memorandum

Date: May 6, 2025
Project: Northbrook Row, 1825 Shermer Road, Northbrook, IL
Project No. 20-122

Subject: Response to Village of Northbrook Public Works Department Engineering Comments Dated 03/28/2024 (3A)

Northbrook Public Works Department Review Comments

PRIMARY ISSUES:

1. *Per our Engineering Standards 60' Right of way is acceptable however a 66' Right of way dedication is preferred for a neighborhood street.*

   The existing right-of-way width for Stanley Street is 60'. No right-of-way dedication is proposed. The proposed onsite roads are private located within a common area.

2. *Ownership of particular roadways is still under discussion. Any roadways that will be dedicated to the Village shall be 27 feet. Local private streets are okay to remain 24 feet.*

   The onsite proposed road is privately owned. The roadway dimension is 27' back-to-back.

3. *What is the intended signage/traffic control within the development? Are all of the intersections stop sign controlled?*

   The exits will be under stop sign controlled. Stop signs have been added to the plans.

4. *What is the intent for the parallel parking along Stanley Street? What will be the future ownership and maintenance of these spots? These spots are proposed in public right of way.*

   This parking has been removed.

5. *Please provide typical sections for the proposed pavement. The minimum thickness of the Pavement is 2 inches surface course with a 4 inch binder course and 9 inches of aggregate for dedicated streets.*

   The onsite proposed road is privately owned. The roadway dimension is 27' back-to-back. Typical sections have been added to the Preliminary Engineering Plans.

6. *A side path is to be built by the Village along Shermer Road. The Village will provide current plan sheet for area so the developer can plan other improvements accordingly.*

   Noted, the side path has been included in the plans as an improvement by others and the plans have been revised accordingly.

GENERAL COMMENTS:

7. *FFR: Provide a letter for the file from the owner of the development stating that all proposed sanitary, storm sewer, and detention areas are to be maintained/replaced by the property owner. (Discussions regarding ownership of utilities still taking place)*

   A letter has been included with the resubmittal.

8. *The Developer's engineer will need to provide a report describing the existing and proposed flow from the development and certify that the sanitary sewer can handle the additional flow. In order to provide certification, the sanitary sewer will need to be monitored during dry weather and during wet weather so that infiltration can be accounted for. Upon request, I can provide example reports.*

   This information will be provided during final engineering. Please provide us with sample reports.

9. *No site work (with the exception of perimeter safety fencing, soil erosion & sedimentation control, tree protective fencing) can take place prior to issuance of the Village Site Work Permit. A Village Site Work Permit will not be issued until Final Engineering is approved by the Village Engineer. Final Engineering cannot be approved until the MWRD-WMO comments have been incorporated into the Final Engineering Submittal to Northbrook and the MWRD has issued their permit.*

   Noted. A note has been added to the cover sheet.

10. *The Village cannot release a Site Work permit with only an MWRD Earthwork/Foundation Limited Permit. The MWRD-WMO permit is required.*

    Noted. A note has been added to the cover sheet.

11. *All detention shall be complete and operational prior to construction of the buildings or other impervious surface. Include a note on the Cover Sheet indicating this.*

    Noted. A note has been added to the cover sheet.

12. *The Drainage Certificate needs to be added to the cover sheet with a signature location for the engineer and owner. This can be provided via email if required.*

    Drainage Certificate has been added to sheet C1.0.

13. *The Plans must be signed/sealed by a State of Illinois Professional Civil Engineer separate of the Drainage Certificate signature.*

    The plans have been signed and sealed.

14. *Provide stationing for Roadways.*

    Stationing has been added to the roadways on the Geometry Plan.

15. *List all permitting agencies on the cover page along with permit numbers. If the permit has not been acquired at the time of Final Engineering Approval from Northbrook, indicate "Pending" next to the permitting agency.*

    Permit list has been added to the Title Sheet.

16. *FFR: An Engineer's Estimate of Probable Costs is required. The developer must provide construction estimates or accepted contractor bids for the site improvements to calculate the amount of the required Performance Guarantee and Engineering Review/Inspection fees. The developer should read the Subdivision Development Code Section 3-501 to understand the Performance Guarantee Amount. After the EOPC or signed contracts have been provided to the Village Engineer, the developer should expect about 3 weeks before the improvement guarantee and engineering fees are determined.*

    An EOPC will be provided during final engineering.

17. *Does the developer propose any onsite recycling of existing parking lots or the building to use as recycled aggregate or other material? Onsite recycling needs to be approved by the Village during the design phase. If no onsite recycling is to be performed, indicate so in the "Demolition Plan".*

    No on-site recycling is proposed.

STORMWATER MANAGEMENT REPORT:

18. *CBBEL will provide review of the stormwater report under separate letter.*

    Noted.

19. *Conveyance pipes are generally not to be used for detention storage.*

    Noted, the stormwater design has been revised to remove the conveyance pipe storage.

20. *Is there a reason for the connection of storm sewer to Stanley? Generally water from the development should first be directed to the detention storage then out to Shermer.*

    The storm sewer in Stanley captures and conveys runoff to the detention storage to provide trade-off storage for the development. The site discharges to two (2) separate stormwater management areas. The eastern portion of the site discharges to an existing storm sewer to an existing SWM basin located in the southeast corner of Shermer Place. The storm sewer and SWM basin are located within existing easements. The central and western portions of the site discharge to a proposed SWM basin in which the restricted release and overflow are directed to Shermer Road.

GENERAL NOTES:

21. *Village hours of construction shall be strictly enforced according to the municipal code (Section 16-52). No operations shall take place on the property that create noise outside of allowable hours. This includes starting diesel engines or dump trucks arriving prior to the designated time. Add a GN. to identify these restrictions.*

    General Notes have been added to the Title Sheet on Sheet C1.0.

22. *Add a note to read, "The developer shall provide a site engineer to monitor the installation of underground utilities, roadway, curb/gutter, sidewalk, witness sewer and water main pressure tests, etc. including creation of daily reports and verify installation requirements have been met. The site engineer will be onsite full time while these work items are taking place. The Developer shall also provide a geotechnical engineer onsite for the roadway proof roll. Nuclear density tests shall be performed during the HMA work.*

    Note has been added to General Notes on Sheet C1.0.

23. *Add the following GN as the first GN:*

    CONFLICT BETWEEN COMPONENT PARTS OR SPECIFICATIONS

    IN THE EVENT THAT ANY PROVISION IN ANY OF THE FOLLOWING COMPONENT PARTS OF THESE SPECIFICATIONS CONFLICT WITH ANY PROVISION IN ANY OTHER OF THE COMPONENT PARTS, THE PROVISION IN THE COMPONENT PART FIRST ENUMERATED BELOW SHALL GOVERN OVER ANY OTHER COMPONENT PART WHICH FOLLOWS IT NUMERICALLY, EXCEPT AS MAY OTHERWISE SPECIFICALLY BE STATED. SAID COMPONENT PARTS ARE THE FOLLOWING:

    1. VILLAGE OF NORTHBROOK STANDARD DETAILS
    2. NORTHBROOK STANDARD SPECIFICATIONS FOR PUBLIC AND PRIVATE IMPROVEMENTS
    3. PLANS
    4. ADDENDUM TO SPECIFICATIONS
    5. SPECIAL PROVISIONS

    Note has been added to General Notes on Sheet C1.0.

DEMO PLAN:

24. *The entire site is required to have 6' tall chain link fence surrounding the construction area with access gates identified. Please show the proposed fence and access gate locations.*

    Construction fence and access gates have been added to the Demolition Plan.

25. *The access locations need to have aggregate construction entrances as identified in the Northbrook standards. Existing HMA or concrete driveways are not accepted as an erosion control BMP, but can be incorporated into the aggregate entrance. The area of aggregate entrance needs to be shown on the plan as the dimensions listed on the standard.*

    Construction Entrance has been added to the Demolition Plan on sheet C3.0.

26. *There will need to be a phasing plan for utility removal and implementation to ensure that the utilities in Shermer place are still functioning throughout the course of demolition and implementation.*

    Noted, phasing will be provided during final engineering.

LAYOUT/GEOMETRIC PLAN:

27. *Show ADA raised domes where the sidewalk exits into the parking lot or where the sidewalks cross the street. ADA curb ramps on Beaumont Place will need to be upgraded at the time this development occurs to ensure ADA compliance along with any other crossings impacted.*

    ADA Raised Domes have been added to the public sidewalk crossing locations. ADA raised domes are not proposed within the private development. Additional information regarding ADA compliant grading will be provided during final engineering.

28. *A 10' wide multi-use path should be included in lieu of 5' sidewalk on Shermer road. The path needs to be shown on the plans.*

    The 10' wide multi-use path has been added to the plans. It is our understanding that this path will be constructed by others. Please provide construction plans and schedule for coordination purposes.

29. *The sidewalk on the public street needs to continue through the driveway at proper cross and running slopes. Draw the sidewalk showing the 10'x10' squares through the driveway. Provide elevations at the sidewalks to make sure this gets built correctly. There have been a couple developments in town that did not provide enough detail and during final inspections large areas of sidewalk and driveway needed to be removed to fix the sidewalk slopes. Refer to Northbrook standards P4 and P5.*

    Sidewalks have been revised to be continuous through driveways. Additional grading and slope information will be provided during engineering to provide enough detail to the contractor(s) for the areas to be built to meet the ADA standards.

30. *Include an individual note in a box saying, "A pre-paving inspection shall be schedule with Northbrook Public Works at 847-2724711. A Materials Engineer (P.E.) hired by the contractor or developer shall attend the meeting and shall be present during the proof roll. The Materials Engineer shall provide a written determination of the suitability of the subgrade."*

    The Paving note has been added to the Geometry Plan.

GRADING PLAN:

31. *FFR: Show slopes of parking lots to verify that grades are no greater than 5% in any location.*

    Slopes have been added to the Grading Plan.

32. *FFR: The pedestrian path of travel needs to be indicated for all ADA parking spots and should not have more than 1.5% cross slope and 4.5% running slope. This item shall be strictly enforced during inspections. The designer needs to bring attention to these areas in the plans.*

    There are no ADA parking spots proposed.

33. *FFR: What is the overland flow route of the detention ponds should a pipe stop operating? Include the path on the plans and indicate the intent of the arrow. It should be a different style arrow than the overland route going to the ponds.*

    Overland flow arrows have been added as requested. We provided an overland flow arrow legend as well.

UTILITY PLANS:

34. *Provide a Fire Hydrant Detail showing the roadways, parking lots, buildings, and hydrants. The hydrants need 150' radius circles drawn around each hydrant. There should not be any gaps between the hydrants. Include Siamese connections on the buildings in the detail with 100' radius around them. The detail does not need to be part of the plan set. Leeds to fire hydrants shall be a maximum of 5 feet.*

    A Fire Hydrant Coverage Exhibit has been included in this submittal. Please note that this project will be utilizing a 13D sprinkler system, and therefore buildings will not have individual fire department connections (FDC). No Siamese connections are proposed.

35. *Developer needs to consider the phasing of Utilities to ensure that Shermer Place subdivision directly north of the Development continues to have Water main, Sanitary and Storm connections.*
    Noted, phasing will be provided during final engineering.

36. *Water main valves shall be spaced no further than 660'.*
    The spacing provided on the plans does not exceed 660'.

37. *The Village has a water model maintained by Stantec Consultants. Once a final water main design is determined, the developer will need to hire Stantec Consultants to run the model to verify flows and update the model.*
    Noted.

38. *FFR: A note needs to be added to the Utility sheet that all proposed water main shall be maintained by the property owner. (Discussions regarding ownership of utilities still taking place)*
    We have provided a UTILITY OWNERSHIP & MAINTENANCE EXHIBIT as part of the resubmittal.

39. *FFR: Are there any potential environmental issues that need to be considered on the property? Underground utilities will need additional protection and consideration once the environmental concerns are better known.*
    No

40. *FFR: Once the utilities are final, provide a Utility Crossing table for all utilities. An example is below.*
    This will be provided during final engineering.

41. *FFR: Show 24" separation from water main to sewer. IEPA allows 18", but 24" gives a factor of safety.*
    Noted. A note has been added to the Utility Plan for tracking purposes.

42. *Water service connections for townhouses are proposed to be bundled and off to the North. Would it be possible to install a watermain north south along the private access drives and make service connections off that?*
    The developer prefers the banked services shown on the plans rather than additional water main through the private drives.

PLAT REVIEW:

43. *FFR: Are there existing easements that need to be vacated?*
    There are no existing easements to be vacated.

44. *FFR: When new plats are created, include language identifying the sanitary sewer and water main as owned by the Village of Northbrook (an MWRD and IEPA requirement on the permits) but maintained by the property owner. Language can be provided upon request via e-mail. (Ownership of Utilities still under discussion with the Village)*
    The easement language for the proposed BLANKET UTILITY EASEMENTS will be incorporated in the Final Plat of Subdivision during the final engineering phase of the project. We are requesting word documents of the easement language for all utility easement provisions.

45. *FFR: Identify all existing easements and documents on the Plat (if all easements are already included then disregard).*
    There are no existing easements on the property per the ALTA Survey.

46. *FFR: How does the owner want to address proposed easements for watermain, sanitary sewer, storm sewer and detention areas? The Village will be required to own the sanitary and watermain as a requirement of the MWRD and IEPA respectively, however the owner of the property will maintain the utilities. The Village must have the ability to access the utilities in emergency situations. Typically, the Village has been granted a blanket easement over all property not including the building locations.*
    Lot 11 is a proposed Blanket Easement for Ingress/ Egress, Public Utilities, Private Utilities, & Drainage. See the Preliminary Plat of Northbrook Row.

47. *Check subdivision code for required signatories. Village President, Village Treasurer, Village Engineer, and Owner will need to have signature blocks.*

    Signature blocks will be included on the Final Plat.

EROSION CONTROL PLAN:

48. *FFR: SWPPP plan will need to be prepared and provided.*

    SWPPP will be prepared during final engineering.

49. *Ends of all silt fences shall show a J-hook of a 20' radius for 180 degrees. Refer to the Illinois Urban Manual for the distance between J-hooks. Include the Northbrook detail. If fencing is on hard surface, silt logs shall be used along with construction fence.*

    A detail illustrating the J-hooks will be provided during final engineering.

50. *FFR: Include the aggregate construction entrances on the Erosion Control sheets as well as the Demo sheets. Include a note that the Construction Entrances will periodically need to be replaced as the void space is filled with sediment. Follow the Northbrook detail for construction entrance. Draw and dimension the entrance to the correct size.*

    This will be detailed during final engineering.

51. *Include the following notes on the first page of the Erosion Control Plan:*

    NORTHBROOK SEDIMENT AND EROSION CONTROL REQUIREMENTS

    1. *All Erosion and Sediment Control (ESC) measures will be maintained in accordance with the SWPPP and IDOT Erosion and Sediment Control Field Guide for Construction Inspection. The Guide can be found on the IDOT website.*
    2. *The Contractor will assume responsibility for maintenance of all soil erosion control during construction.*
    3. *The contractor shall check all ESC measures weekly and after each rainfall 0.5 inches or greater in a 24 hour period, or equivalent snowfall. Additionally, during winter months, all measures shall be checked by the contractor after each significant snowmelt. These reports shall be provided to the Village each week.*
    4. *The contractor shall provide the Village Engineer a plan to ensure that a stabilized flow line will be provided during storm sewer construction. The use of a stabilized flow line between installed storm sewer and open disturbance will reduce the potential for the offsite discharge of sediment-bearing waters, especially when rain is forecasted, so that flow will not erode.*
    5. *Any loose material deposited in the flow line of drainage structures, which obstructs the natural flow of water, shall be removed at the close of each working day. Prior to acceptance of the improvement, all drainage structures shall be free of dirt and debris.*
    6. *Temporary or permanent stabilization shall be enacted immediately upon completion of disturbance or if the work area is to be left undisturbed for 7 days or more.*
    7. *Under no circumstances shall the contractor prolong final grading and shaping so that the entire project can be permanently seeded at one time.*
    8. *The IEPA NPDES Permit and Storm Water Pollution Prevention Plan shall be maintained at the project field office and available for viewing by any Village of Northbrook Employee upon request.*
    9. *Silt fence logs are to be available on-site in case of silt fence damage and installed when sections of the silt fence are down. Silt fence shall be repaired with-in 7 days of damage.*
    10. *Dewatering operations for storm sewer shall be through a Siltation Bag of the appropriate size for the pump.*
    11. *Should these requirements above not be adhered to, requests for inspection (water main, driveway, storm sewer, etc.) by the contractor shall be denied*

    Notes have been added to the Erosion Control Plan.

DETAILS:

52. *A maximum of eight (8.5"x11") detail sheets shall be on one full size plan sheet. When printed full size, the detail will be the full 8.5"x11". When printed at 11"x17" the details are still legible. Some pages in the provided full size plan set are not legible because they are so small. They will be completely illegible printed at 11"x17" size.*
    Noted.

SITE LIGHTING PLAN:

53. *Lighting plans need to be included as part of the final engineering submittal.*
    Lighting/ Photometric Plan is included with this resubmittal

54. *Verify that all parking lot areas have a minimum of 0.6 foot-candles and every property line adjacent to a residential area has no more than 0.5 foot-candles.*
    Lighting/ Photometric Plan is included with this resubmittal

55. *Create a numbering system for each pole and include the pole number with the Fixture Schedules.*
    Lighting/ Photometric Plan is included with this resubmittal

56. *Include the Uniformity Ratio on these sheets. The Northbrook allowed Average/Minimum is 4:1 or better and the Maximum/Minimum is 9:1 or better.*
    Lighting/ Photometric Plan is included with this resubmittal

57. *Include cut sheets in the Details for every item installed concerning lighting. Typically, cut sheets have multiple versions of the same item on the sheet. Red line out the items not used.*
    Lighting/ Photometric Plan is included with this resubmittal

58. *Create a schedule similar to this one that includes each type of light and combination of poles.*
    Lighting/ Photometric Plan is included with this resubmittal

TRAFFIC IMPACT STUDY:

59. *The traffic consultant will provide comments in a separate letter.*
    Noted. An updated Traffic Impact Study in included in this resubmittal.

ENVIRONMENTAL REPORT:

60. *FFR: Are there any environmental issues to consider from the previous use of the site? Are there any soils that need special care or processing?*
    No.

LANDSCAPE PLANS:

61. *FFR: Refer to Mark Cacioppo's comments.*
    Response to landscape comments is provided in a separate letter.

SPECIFICATIONS:

62. *Add the note below as the first specification:*

CONFLICT BETWEEN COMPONENT PARTS OR SPECIFICATIONS

IN THE EVENT THAT ANY PROVISION IN ANY OF THE FOLLOWING COMPONENT PARTS OF THESE SPECIFICATIONS CONFLICT WITH ANY PROVISION IN ANY OTHER OF THE COMPONENT PARTS, THE PROVISION IN THE COMPONENT PART FIRST ENUMERATED BELOW SHALL GOVERN OVER ANY OTHER COMPONENT PART WHICH FOLLOWS IT NUMERICALLY, EXCEPT AS MAY OTHERWISE SPECIFICALLY BE STATED. SAID COMPONENT PARTS ARE THE FOLLOWING:

1. VILLAGE OF NORTHBROOK STANDARD DETAILS
2. NORTHBROOK STANDARD SPECIFICATIONS FOR PUBLIC AND PRIVATE IMPROVEMENTS
3. PLANS
4. ADDENDUM TO SPECIFICATIONS
5. SPECIAL PROVISIONS

    This note will be added to the specifications when we prepare final engineering plans.

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100 East State Parkway
Schaumburg, Illinois 60173-4546
tel: 847.394.6600
fax: 847.394.6608

Memorandum

Date: May 6, 2025
Project: Northbrook Row, 1825 Shermer Road, Northbrook, IL
Project No. 20-122

Subject: Responses to Christopher B. Burke Engineering, Ltd. (CBBEL) Engineering Review Comments dated 3/22/2024 (3c)

1. *The subdivision will be required to provide the required School and Park land donations. We presume that cash in lieu of land will be acceptable.*

   The Applicant is requesting cash in lieu of land.

2. *There are currently only 28 guest parking spots for 47 units.*

   There are 53 units proposed. The parking stalls previously proposed on the north side of Stanley Street were eliminated. Six (6) guest spaces are being provided on the east end of the project. In addition, each unit has two (2) garage spaces and two (2) driveway spaces. The overall parking count is:

   - Garage Stalls: 106
   - Driveway Stalls: 106
   - On-Site Guest Stalls: 6

     TOTAL: 218

   The required parking for the 53 units is 239 spaces (4.5:1 ratio). We are requesting a variance on the required parking from 239 to 218 representing a parking variation of 8.79%.

3. *Specify if Julien Terrace will be dedicated as a private or public street.*

   Julien Terrace is proposed to be a private drive.

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Memorandum

Date: May 6, 2025
Project: Northbrook Row, 1825 Shermer Road, Northbrook, IL
Project No. 20-122

Subject: Responses to Christopher B. Burke Engineering, LTD (CBBEL) Stormwater Review Comments dated 3/22/2024 (3d)

1. *The Village-required detention calculations were based on the following assumptions:*
   a) *0.15 cfs/acre release rate*
   b) *Bulletin 70 rainfall depths*
   c) *Adjusted curve number for provided volume control*
   d) *115% multiplier per Village regulations*

   While the correct release rate was used, the methodology currently used by the Village requires Bulletin 75 rainfall depths in conjunction with the composite curve number for the development (no adjustment). The 115% multiplier is no longer required in these situations. The Village's stormwater regulations (updated September 2023) can be found here: NBK STANDARDS COVER SHEET (northbrook.il.us).

   The Village detention calculations have been revised in accordance with the updated regulations.

2. *Please note that the Village standards require the overflow weir to be set at least 0.1 feet above the 100-year HWL, and the top of berm must be at least 0.5 feet above the peak WSEL within the overflow weir.*

   The overflow has been revised to 0.1 feet above the HWL. The top of berm is 1.0 feet above the HWL.

3. *The Village standards require the HWL to be offset at least 10 feet from any property line, structure, or right-of-way. By our measurements, the HWL is only offset 5 feet from the Stanley Street right-of-way.*

   The HWL has been revised to 10' from the ROW.

4. *Please provide some additional explanation on how the net unrestricted release rate was determined for the MWRD detention calculations. It appears to be acknowledged that the 0.49-acre upstream trade area is not hydrologically equivalent (i.e., same 100-year, 24-hour runoff volume) to the 0.63 acres of unrestricted onsite area, but it isn't clear how that was converted into a release rate.*

   The unrestricted and trade-off areas have been revised such that the unrestricted has no impact on the net release rate.

5. *A review of the stormwater conveyance (storm sewer/overland flow route) calculations will be done at the final engineering stage of the design.*

   Noted. We are requesting concurrence from Northbrook that the main drainage components of the proposed system are acceptable during the preliminary engineering phase that includes:
   - Discharge to the existing SWM basin located in the southeast portion of Shermer Place within existing easements
   - Discharge to a proposed SWM basin located on the west edge of the proposed development that discharges the restricted release and overflow to Shermer Road
   - Unrestricted area that is being traded-off with Stanley Street ROW drainage

   Refer to the stormwater report included in this submittal for additional information.

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Memorandum

Date: May 6, 2025
Project: Northbrook Row, 1825 Shermer Road, Northbrook, IL
Project No. 20-122

Subject: Response to Tree Comments dated 4/1/2024 (4)

1. *Provide an updated tree inventory. Trees are missing from the Beaumont Place parkway and current conditions of trees on and off site have likely changed from last inventory in 2022. In the inventory table, denote which trees are parkway trees and which trees are private trees.*
   The Tree Inventory has been updated to include current conditions of trees on and off-site as of July 5, 2024; and a column has been added to indicate which off-site trees are within the parkway.

2. *Engineering plans show all existing trees as preserved. This conflicts with the landscape plan.*
   The Engineering Plans and Landscaping Plans have been updated to remove conflicts between the plans.

3. *Provide list/table of all proposed plantings on site with type, size and quantities of plants/trees.*
   A matrix of plants has been added to the Landscape Plans. Specifics with quantities will be provided on Final Landscape Plans.

4. *Native planting areas will require a 3-year maintenance plan by a qualified native landscape contractor. Provide 3-year maintenance plan in future submittals.*
   Native plant palettes and maintenance plans will be provided on Final Landscape Plans.

5. *There are currently 36 established trees providing screening to the properties on the north side of Beaumont Place. Is there an alternative design where the trees in the parkway can be preserved? Is there an agreement between Shermer place and Lexington Homes allowing for the use of the south side of Beaumont Place by Lexington Homes? Were the existing parkway trees taken into account with this design or was it assumed by the builder they could remove any trees in the Village owned parkway they wanted to for this project?*
   Unfortunately, the trees and fencing on the south side of Beaumont Place will need to be removed due to grading. Note that the subject property, which lies immediately south of Beaumont Place was previously zoned I1 (Restricted Industrial) and that the 36 trees and fence were in place to screen an incompatible land use. The proposed plan extends the residential character to the site which now requires more streetscape friendly plantings (parkway trees).

6. *The request for variation on the parkway tree plantings along Stanley Street should not be granted. Parkway trees should be planted in the Stanley Street right of way in lieu of losing the green space for off site parking. The parkway trees should not be planted on private property and should not include evergreens as proposed.*
   The revised land plan has eliminated the proposed parking along Stanley, restoring the parkway. Parkway trees have been added at approximately 45 feet on-center per village code.

7. *Use Village details for tree and shrub planting.*
   The Landscape Plan has been revised to show the Village's details for tree and shrub plantings.

8. *This plan does not have approval to proceed to the plan commission. Additional comments will be forthcoming with future submittals.*
   Acknowledged.

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Memorandum

Date: May 6, 2025
Project: Northbrook Row, 1825 Shermer Road, Northbrook, IL
Project No. 20-122

Subject: Responses to Northbrook Fire Department Fire Comments dated 3/18/2024 (5)

Specific Comments:

1. *Provide adequate fire hydrants on the south end of the plan. The north side of Stanley St spacing exceeds the required 300ft between hydrants.*

Please see the 150' Radius Fire Hydrant Coverage Exhibit included with this submittal. We have shifted the location of the relocated hydrant on the north side of Stanley Street and added another hydrant to maintain a hydrant spacing of 300-ft or less.

Reference Comments:

1. *Plans and specifications for the installation / modification of the automatic sprinkler system shall be submitted for review and approval. Provide automatic sprinkler contractor shop drawings for review. Indicate all new or modified existing pipe routing, material catalog cut sheets, and hydraulic calculations (as required by NFPA 13D).*

Noted. Sprinkler plans will be provided with the building permit submittal.

2. *Fire hydrants shall be installed so that any portion of the property will not be further than one hundred and fifty (150) feet from a fire hydrant. Fire hydrants shall be provided so as to provide the required fire flows to structures as described in the "Fire Suppression Rating Schedule," latest edition, published by the Insurance Service Office. Additionally the fire department connection shall be located not greater than 100 feet from a fire hydrant and be located on the east facing side of the building.*

Please see the 150' Radius Fire Hydrant Coverage Exhibit included with this submittal. As shown on the Hydrant Coverage Exhibit, with the exception of the following two (2) areas, all buildings are located within the 150-ft radius of existing or proposed hydrants:

- Small triangular area at the northwest corner of Building 2
- A portion of the easternmost end unit and adjacent unit of Building 5

Please note that this project will be utilizing a 13D sprinkler system, and therefore buildings will not have individual fire department connections (FDC).

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Memorandum

Date: May 6, 2025
Project: Northbrook Row, 1825 Shermer Road, Northbrook, IL
Project No. 20-122

Subject: Responses to Elrod Friedman LLP Village Attorney Comments dated 3/21/2024 (7)

- *Declarations: The Declarations, as submitted, do not fully comply with the minimum requirements of Section 4-105 E of the Subdivision and Development Code. Specifically, the Declarations does not comply with the following requirements:*
    - *The Declarations must provide that it will not be amended in any manner that would result in a violation of the requirements of the Subdivision Code.*
      Done. See modified Section 10.02.
    - *Confirm with Village Engineer that the Village's easement/maintenance rights to the Private Road are sufficient.*
      No response required.
    - *The association must have the right to adjust the assessment to meet changed needs and the membership vote required to authorize such adjustment shall not be fixed at more than 51 percent of the members voting on the issue.*
        - *The Declaration allows for a revised assessment approved by the Managers and a special assessment approved by 2/3 vote. The revised assessment seems to comply with this requirement but please confirm that the Managers can revise the assessment without any further action of the Voting Members.*

          This will confirm that the Managers have the power, pursuant to Section 6.04, to revise assessments without action of the Voting Members.

- *Preliminary Plat: The submittal includes a preliminary plat of subdivision. Please note that a final plat of subdivision will need to be approved and must comply with all requirements of the Village Code, Zoning Ordinance and Subdivision Ordinance. The Final Plat will need to include stormwater detention easement language for emergency maintenance and repair of these improvements. We have included the Village's draft form language with this letter.*
  Noted.

- *Subdivision and Development Agreement: The Village will require Developer to enter into a Subdivision and Development Agreement with the Village. The Village will provide more information on this as the review of the application continues.*
  Noted

October 2, 2025

Michaela Kohlstedt, Deputy Director
Department of Development and Planning Services
Village of Northbrook
1225 Cedar Lane
Northbrook, Illinois 60062

RE: *Northbrook Row*-Proposed Modification to Affordable Housing Compliance Plan

Dear Michaela:

I would like to thank the members of the Village Board's Housing Committee and the representatives of Community Partners for Affordable Housing for supporting the fundamental elements of the Affordable Housing Compliance Plan we have proposed for *Northbrook Row*. As all parties clearly appreciate, in preparing that plan we have strived to balance the requirements and objectives of the Village's Affordable Housing Ordinance with other community goals and objectives, our concerns about project economic feasibility, and the interests of all future *Northbrook Row* homebuyers. In the end, we believe our updated plan to offer eight affordable four bedroom townhomes, which will be dispersed throughout the Mews Home portion of our community and offered for sale to eligible households from the Tier 2 Eligible Income Tier (i.e., households having annual incomes that are equal to or greater than 80% but less than 120% of AMI) at a price of $380,000, which is the maximum purchase price allowed for a four bedroom unit by the current Village Affordable Housing Pricing Schedule Technical Guide, will provide a great benefit to both the homeowners who purchase those dwelling units and the larger community. As you know, we currently contemplate that the initial base market-rate prices for those units will range from $590,000 to $675,000.

The purpose of this letter is to offer a compromise to the last issue which appears to remain unresolved regarding our Affordable Housing Plan, that being, the fact that our plan does not contemplate offering any affordable housing units to eligible households from the Tier 1 Eligible Income Tier (i.e., households having annual incomes that are less than 80% of AMI). As you also know, if such units were to be offered for sale to Tier 1 Eligible Income Tier households today, and assuming they were all four bedroom units, the current version of the Village's Affordable Housing Pricing Schedule Technical Guide would limit the maximum purchase price for each unit to $210,000.

Please know that, after we met with the Housing Committee on September 9, we did discuss with our architects ways in which we might be able to creatively create some affordable units that could be marketed to households in the Tier 1 Eligible Income Tier in accordance with the maximum purchase limits of the Affordable Housing Pricing Schedule Technical Guide. For the reasons mentioned at that meeting, we remain of the opinion that there is no feasible way of doing that.

Given the foregoing, and in response to the desire expressed by members of the Housing Committee and CPAH representatives that we provide some units which will be available to households in the Tier 1 Eligible Income Tier, this will confirm that we will agree to include in our Affordable Housing Plan a commitment to offer one of our four bedroom Mews Homes for sale to a Tier 1 Eligible Income Tier household at the maximum purchase price authorized by the Village's Affordable Housing Pricing Schedule Technical Guide, as it may be updated from time to time.

We hope everyone appreciates our commitment to advancing the goals of the Affordable Housing Ordinance and the spirit in which this compromise is being offered.

Very truly yours,

Lexington Homes

Nate Wynsma
Nathan Wynsma
Vice President

MELTZER, PURTILL & STELLE LLC

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August 28, 2025

Michaela Kohlstedt, Deputy Director
Swati Pandey, Senior Planner
Department of Development and Planning Services
Village of Northbrook
1225 Cedar Lane
Northbrook, Illinois 60062

RE: *Northbrook Row* – 1825 Shermer Road – Affordable Housing Compliance Plan

Dear Michaela and Swati,

We are sending you this response to the comments received from Amy Kaufman at Community Partners for Affordable Housing concerning the Affordable Housing Compliance Plan ("Plan") Lexington Homes has submitted for its *Northbrook Row* residential community pursuant to the Village's Affordable Housing Ordinance (the "Ordinance"). We appreciate CPAH's review of the Plan and its support for one of the Plan's deviations from the minimum requirements of the Ordinance. We also fully understand why CPAH does not support the other two Plan deviations and why it suggests that there be full compliance with the minimum requirements of the Ordinance. With this letter, we will explain why we believe all three deviations are reasonable and why the Plan should be recommended for approval by the Housing Committee and approved by the Village Board.

As described in detail in the updated *Northbrook Row* Project Description, Lexington has agreed to construct on site the eight for-sale affordable units required by the Ordinance[1]. Its Plan, however, deviates from the requirements of the Ordinance in three respects. As you know, any deviations from the minimum affordable housing requirements of the Ordinance must be approved by the Village Board as an alternate method of compliance.

[1] As you will recall, Lexington initially proposed to seek approval of an alternate method of compliance which contemplated the construction of four affordable units on site and the payment of an in-lieu affordable housing fee of $500,000 for four additional affordable units even though Lexington was then required to provide a total of only seven affordable units on site. Lexington has since agreed to construct eight affordable units on site in response to the feedback it received from the Village Board at the February 13, 2024 Preliminary Review meeting.

This is the first requested deviation from the minimum requirements of the Ordinance.

Section 9-305 B of the Ordinance states that half of the affordable units Lexington markets to the public as affordable must be offered to Tier 1 households (i.e., households with income less than 80% of AMI), and that the other half must be offered to Tier 2 households (i.e., households with income equal to or greater than 80% but less than 120% of AMI). In its Plan, Lexington proposes to offer all eight affordable units to households with income equal to or greater than 80% of AMI, but less than 120% of AMI[2]. This means that all eight affordable units will be offered at a maximum purchase for a four-bedroom unit of $380,000[3]. If Lexington is required to market half of the affordable units to Tier 1 households, it means the maximum purchase price for a four-bedroom affordable unit will be $210,000. CPAH does not support this requested deviation. As noted in its updated Project Description, Lexington anticipates selling the market-rate Row Homes in *Northbrook Row* in the $750,000 to $810,000 price range, and market-rate Mews Homes in *Northbrook Row* in the $590,000 to $675,000 price range. Based on the foregoing and CPAH's suggested compliance with the dispersion requirement described below, and assuming an average sales price for a four-bedroom Row Home of $800,000 and an average sales price for a four- bedroom Mews Home of $635,000, full compliance with this Ordinance requirement and the dispersion requirement described below, would require a pro forma budget "write-down" of approximately $3,380,000, or more.

This is the second requested deviation from the minimum of the Ordinance.

The Plan states that the affordable units will have four bedrooms and approximately 1,650 square feet, and that all of the affordable units will be Mews Homes. The market rate units are two to four bedrooms ranging from 1,600 square feet to 2,500 square feet and are a combination of Mews Homes and Row Homes. Sections 9-308 B and 9-308 F of the Ordinance state that the affordable unit housing size must be "generally representative" of the market rate units, and the bedroom mix must be "in equal proportion to the bedroom mix of the market rate housing units." CPAH has said it believes that offering 1,650 square feet four-bedroom affordable owner-occupied units will provide significant affordable housing opportunities, and ones that "accommodate family living needs for common space and dining areas" (Section 9-313 D(3). For that reason, CPAH supports this requested deviation.

This is the third requested deviation from the minimum requirements of the Ordinance.

Section 9-308 A of the Ordinance states that "affordable housing units must be dispersed among the market rate housing units throughout the governed development and not clustered together or segregated from the market rate housing units unless there is a therapeutic or other justification particular to the populations to be served by the affordable housing unit." Lexington's Plan contemplates the dispersion of the proposed eight affordable units throughout the Mews Homes portion of *Northbrook Row*. It does not intend to construct any of the Row Homes as

[2] This reflects a correction made to the Plan in response to an appropriate comment Amy Kaufman made in her letter.
[3] Per Table 4, 2025 Technical Guide-Village of Northbrook Affordable Housing Unit Pricing Schedule

affordable units. CPAH does not support this deviation because Lexington has offered no therapeutic or other justification for making this distinction.

Lexington Homes believes it has made a significant commitment to advancing the community's goal of creating more affordable housing opportunities in the Village, while at the same time balancing the Village's interests in that goal with many of the other goals the Village has established for the community.

For example, Lexington's plan for the rezoning of the property at 1825 Shermer Road and its construction of the *Northbrook Row* community on a parcel that is proximate to Northbrook's downtown, a parcel which is currently zoned in the I-1 Restricted Industrial District, will further the following goals of the Village's Comprehensive Plan:

- Overall Community Goal 3 - Promote sustainable development
- Overall Community Goal 10 – Encourage the redevelopment of key areas in the Village
- Environmental Quality & Natural Resource Protection Goal 1 – "Improve and maintain the Village's stormwater system to protect Village property owners from unnecessary property damage
- Environmental Quality & Natural Resource Protection Goal 2 – Integrate sustainable storm water management solutions into the community's infrastructure
- Environmental Quality & Natural Resource Protection Goal 7 – Evaluate opportunities for utilizing sustainable building and development practices
- Neighborhoods, Housing & Community Diversity Goal 1 – Provide housing that meets the needs of the entire population of Northbrook
- Neighborhoods, Housing & Community Diversity Goal 3 - Encourage an increase in the supply of housing in the vicinity of shopping and mass transit opportunities
- Neighborhoods, Housing & Community Diversity Goal 5 - Encourage land development patterns and site/landscape designs to ensure that infill development does not detract from the quality and character of surrounding neighborhoods

Lexington's redevelopment plan will also advance goals of the South Shermer Road Corridor Special Study Area component of the Comprehensive Plan, such as promoting the redevelopment of properties in the Shermer Road Mutli-Use Area in a way that complements nearby businesses and single-family areas.

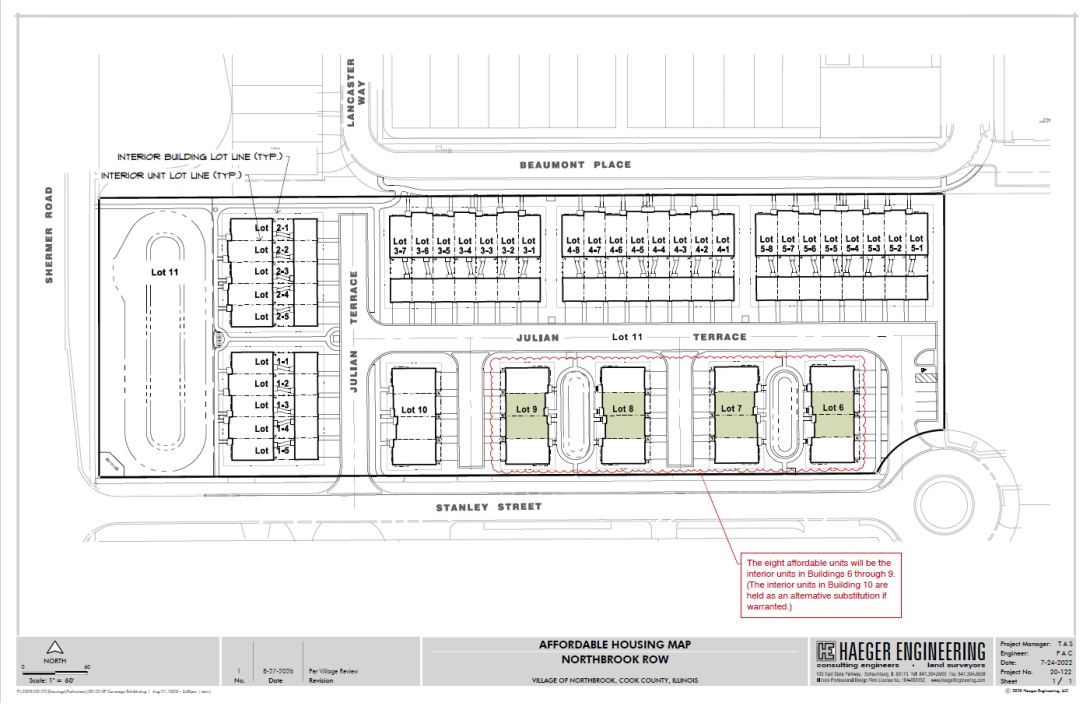
It should also be noted that, for *Northbrook Row* to become a reality, the redevelopment proposal must be economically feasible. In that regard, we would ask you to consider that, unlike certain other recently approved redevelopment projects in the Village for which affordable housing compliance plans have been approved, the land upon which *Northbrook Row* is to be constructed has not been donated to the developer or owned by the developer for decades. It was purchased in the relatively recent past in an arm's length commercial transaction. In other words, the developer here will have a significant cost basis in the land.

MPSLAW

In addition, unlike other recently approved residential projects that have approved Affordable Housing Compliance Plans, *Northbrook Row* will not be a rental community, for which tax credits and other government incentives are available, nor will it be an age-targeted or age restricted community. It will be a traditional, owner-occupied family oriented residential community.

While the economic realities of the costs of acquisition, development, and sales and marketing make it impractical for Lexington to offer for-sale housing units to Tier 1 households, Lexington's willingness to offer eight new affordable units to Tier 2 households will still, to quote the CPAH response referred to above, "*provide significant affordable housing opportunities"* to Village residents.

Finally, we believe the intent of Section 9-308 A of the Ordinance (which again requires that affordable housing units be dispersed among the market rate housing units throughout the governed development and not clustered together or segregated from the market rate housing units) will be achieved by Lexington's plan to disperse the proposed affordable housing units among the Mews Homes in *Northbrook Row*. Specifically, Lexington plans to locate the affordable units in the interior portions of Buildings 6 through 9, as depicted on its updated Affordable Housing Compliance Plan location map, a copy of which is set forth below:



In short, we believe the owners and occupants of these homes will feel no sense of special treatment or segregation. Again, the economic realities referred to above make it infeasible to include affordable units within that portion of *Northbrook Row* that is to contain the Row Homes.

We appreciate your consideration of the foregoing matters and look forward to appearing before the Housing Committee to discuss them at the earliest opportunity.

Sincerely,

MELTZER, PURTILL & STELLE LLC

Harold W. Francke

cc: Nate Wynsma, Lexington Homes
Brendan Penny, Meltzer, Purtill & Stelle LLC

NORTHBROOK ROW

AFFORDABLE HOUSING COMPLIANCE PLAN

July 15, 2025; UPD August 28, 2025

I. Description of the Community

A general description of the development, including whether the development will contain rental units or owner-occupied units, or both.

Northbrook Row will consist of 53 owner-occupied dwelling units situated in 10 buildings, each of which sits on its own legal lot of record (Lots 1 through 10). The buildings will contain 33 attached single-family Row Homes, with detached two-car garages and private rear yards, and 20 attached single-family Mews Homes, with attached two-car garages that are accessed by motor courts. Each dwelling unit will share a perimeter wall as a party wall with at least one other dwelling unit. Each lot will be divided into tracts which will be defined by the party walls, extended to the front and rear lot lines. Each tract will be conveyed to a purchaser and will consist of a dwelling unit, landscape areas and portions of driveways and walkways.

II. Manner of Compliance with Village Affordable Housing Ordinance

The total number of market rate units and affordable housing units in the development.

Lexington proposes to satisfy the requirements of the Affordable Housing Ordinance by constructing, offering for sale and maintaining eight affordable units at *Northbrook Row*.

These affordable units will be offered to eligible households from the Tier B Eligible Income Tier (equal to or greater than 80% but less than 120% AMI)(*See* Section III(G) below).

The interior appearances and finishes of the affordable units will be substantially similar to the market rate housing units. All interior finish materials used in the construction of the affordable housing units will be better than contractor grade.

In compliance with Period of Affordability requirements, the affordable units will be subject to a recorded deed restriction which ensures that they will be owned by, initially sold to, and over time resold only to eligible households.

Additionally, the assessment for each affordable unit will be limited to $200.00 per month, in accordance with the Village's 2025 Technical Guide - Village of Northbrook Affordable Unit Pricing Schedule.

Pursuant to Section 9-307(C) of the Affordable Housing Ordinance, Lexington is requesting a waiver of all application fees, building permit fees, plan review fees, inspection fees, impact fees and other development fees and costs which would otherwise be payable for the eight affordable units being proposed for Northbrook Row, up to a maximum of 15% of all of the fees that would otherwise be payable.

III. Number and Description of Housing Units.

A. The total number of attached and detached residential units.

All 53 dwelling units at *Northbrook Row* will be attached-single family homes. As noted

above, every unit will either be Row Home or a Mews Home.

B. The number of bedrooms in each market rate unit and each affordable housing unit.

All dwelling units will contain either two, three or four bedrooms and two, three or three and a half bathrooms.

C. The floor area of each market rate unit and each affordable housing unit.

The Row Homes will be three stories in height and include between 2,300 and 2,500 square feet of living space, on average. The Mews Homes will also be three stories in height and include between 1,600 and 2,300 square feet of living space, on average.

The affordable housing unit sizes will generally correspond to the size of the market-rate housing units at approximately 1,650 square feet and include four bedrooms.

D. The location within any multiple-family residential structure and any single-family residential development of each market-rate unit and each affordable housing units.

The affordable units will be dispersed throughout Buildings 6 through 10. The exterior appearance of all buildings will be the same, with affordable units being indistinguishable from market-rate units. A map showing the location of the affordable units is attached to this Plan as an exhibit.

E. Floor plans for each affordable housing unit.

Floor plans for each unit type are included in our resubmittal to the Village.

F. The amenities that will be provided to and within each market rate unit and affordable housing unit.

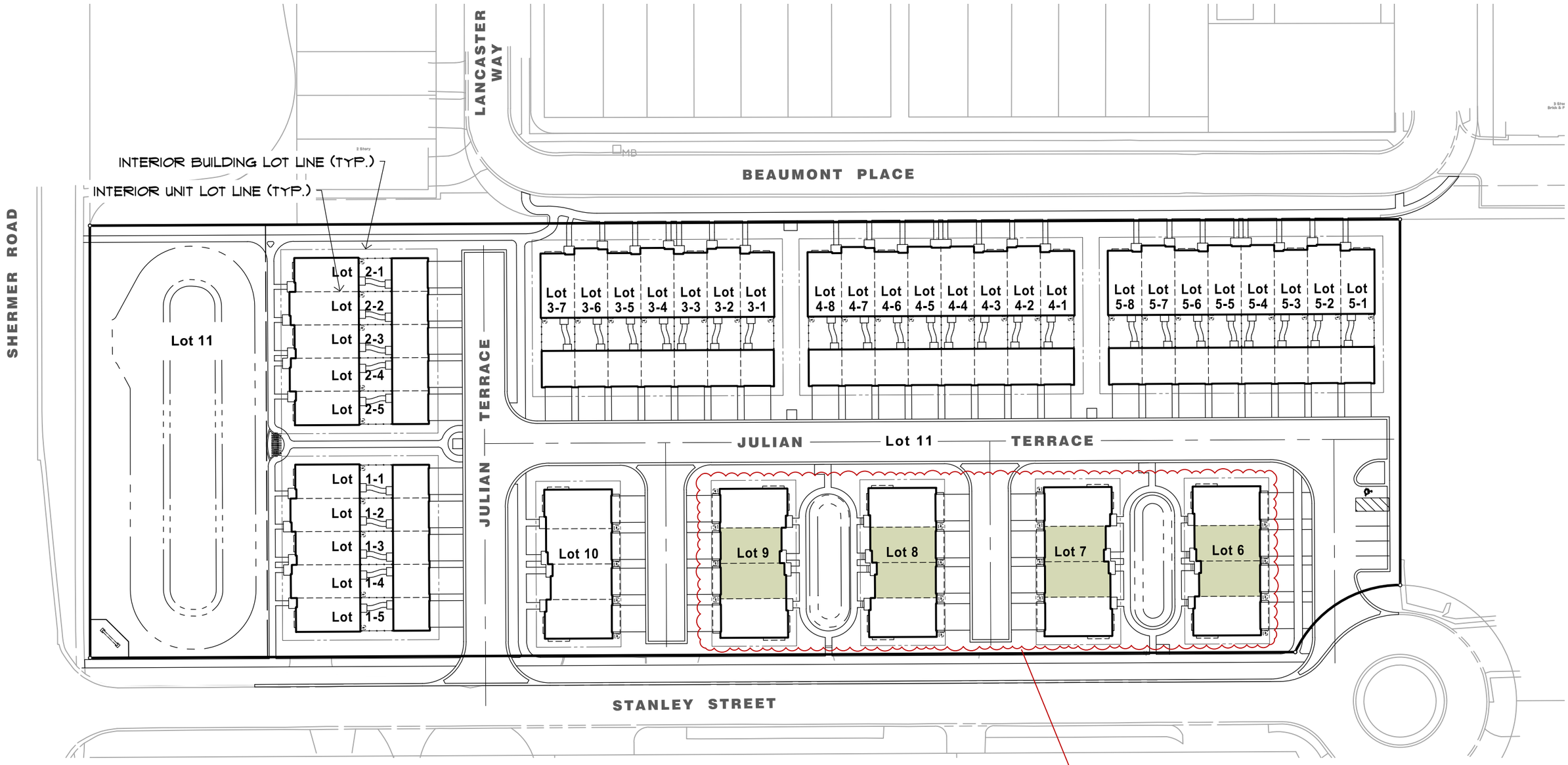
The following amenities will be provided to and within each market-rate unit and each affordable housing unit: 2-4 bedrooms, 2.5-3.5 bathrooms, fully-equipped kitchens, open floor plans, two-car garages and private entries.

G. The pricing for each market rate unit and each affordable housing unit.

Initial unit pricing will be as follows:

Unit	Initial Market Rate Unit Purchase Prices	Affordable Unit Purchase Prices
Mews 2-BR	$590,000-$620,000	N/A
Mews 3-BR	$621,000-$650,000	N/A
Mews 4-BR	$651,000-$675,000	$380,000***
Row Home-3BR	$750,000-$810,000	N/A

***Based on 2025 Technical Guide - Village of Northbrook Affordable Unit Pricing Schedule. Initial pricing for affordable units will ultimately be determined through consultation with Community Partners for Affordable Housing.



The eight affordable units will be the interior units in Buildings 6 through 9. (The interior units in Building 10 are held as an alternative substitution if warranted.)

NORTH

0 60

Scale: 1" = 60'

No.	Date	Revision
1	8-27-2025	Per Village Review

AFFORDABLE HOUSING MAP
NORTHBROOK ROW

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152 www.HaegerEngineering.com

Project Manager:	T A S
Engineer:	P A C
Date:	7-24-2022
Project No.	20-122
Sheet	1 / 1

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April 29, 2025

Swati Pandey, Senior Planner
Development and Planning Services Department
Village of Northbrook
1225 Cedar Lane
Northbrook, Illinois 60062

RE: *Northbrook Row* / Request to Waive the Requirement to Bury Existing Overhead Utility Lines

Dear Ms. Pandey:

Pursuant to Section 4-104.F.2(d) of the Village's Subdivision and Development Code, we submit to you this request to waive the requirement to bury certain overhead wires ("OHW") that exist in the rights-of-way ("ROW") adjacent to the property situated at 1825 Shermer Road ("Subject Property").

The waiver we are requesting relates specifically to the existing OHW located along the east side of the Shermer Road ROW adjacent to the Subject Property. It does not include the existing OHW located along the south side of the Beaumont Place ROW immediately adjacent to the Subject Property, which OHW served the building which previously existed on the Subject Property. Those utility poles and OHW are proposed to be removed as part of our construction of the *Northbrook Row* community on the Subject Property.

The OHW adjacent to the Subject Property along the east side of Shermer Road are summarized below. The OHW adjacent to the Subject Property consist of the four utility poles and associated wires described below. It is important to note that "Shermer Road Utility Pole 3" and "Shermer Road Utility Pole 4" are located on or adjacent to the Shermer Place Planned Development.

The dry utilities (electric, telephone, CATV and gas) we will be installing for the *Northbrook Row* community will be installed underground. We are not requesting a waiver for those facilities.

For the reasons set forth below, we believe that waiving the requirement to bury the existing OHW described above will not be detrimental to adjacent properties or negatively affect the public health, safety or general welfare.

First, OHW are present throughout the Village of Northbrook. The Subject Property is located along Shermer Road in a transition area. Based on the Village's zoning map, the portion of Shermer Road located within the limits of Northbrook is between Old Willow Road on the south and Dundee Road on the north and extends for an approximate distance of 3.4 miles (18,000 lineal feet). The majority (+/-77%) of Shermer Road within these limits has OHW present. The only locations where this is not the case are the following areas from south to north, which collectively measure approximately 4,060 lineal feet:

- +/-200-ft section at the railroad crossing between St. Peter Cemetery (2785 Shermer Road) and Harvard Court
- +/-860-ft section adjacent to the western boundary of the Shermer Place Subdivision[1]
- +/-2,600-ft section between Walters Avenue (+/-100-ft south of Walters Avenue) & Angle Avenue (+/-120-ft south of Angle Avenue).
- +/-400-ft section at the intersection with Waukegan Road

[1] Arguably, this section was required to be buried by the Developer of Shermer Place per the Shermer Place Subdivision and Development Agreement. Note that this section excludes the +/- southern 45 feet of the Shermer Place Planned Development.

Shermer Road ROW Existing Utility Poles and OHW Adjacent to the Subject Property:

- **Shermer Road - Utility Pole 1 (refer to attached "Overhead Utility Exhibit")**
  This pole is off property and located in the southeast quadrant of the intersection of Shermer Road and Stanley Street next to a pole with a warning siren and light mast arm. This pole would be required to be converted to a down feed pole for all utilities. There are two fiber/CATV power supplies attached that could possibly remain pending further engineering assessment.
- **Shermer Road - Utility Pole 2 (refer to attached "Overhead Utility Exhibit")**
  ComEd will require an at grade switchgear installation to accommodate the extension of the existing overhead primary utility line and the down-feed primary crossing to the west of Shermer Road serving Northbrook Fire Department Station #12. The location of this switchgear is TBD by ComEd.
- **Shermer Road - Utility Pole 3 (refer to attached "Overhead Utility Exhibit")**
  This pole is located north of the northwest corner of the Subject Property adjacent to the Shermer Place Planned Development and has both AT&T and CATV down feeds that appear to cross Shermer Road. There is a CATV power supply that requires a ComEd service.
- **Shermer Road - Utility Pole 4 (refer to attached "Overhead Utility Exhibit")**
  This pole is located north of the Shermer Road Utility Pole 3 adjacent to the Shermer Place Planned Development and is a terminal pole for the remaining Shermer Road ROW west side overhead. This pole has a primary down-feed to an adjacent switchgear. The switchgear should remain and not be affected.

We have been told that the cost of burying all of the Shermer Road overhead facilities adjacent to the Subject Property, which burial may impact the Shermer Place Planned Development and Northbrook Fire Department Station #12, will exceed $200,000.

Beaumont Place ROW Existing Utility Poles and OHW Adjacent to the Subject Property:

Our dry utility consultant, after inspecting the utility poles and OHW on the south side of the Beaumont Place ROW adjacent to the Subject Property, concluded that ComEd electrical service is the only remaining overhead utility on these utility poles. That consultant also noted as follows:

1. At the locations of the two 3-phase transformer bank locations, all the fuses are open and secondaries have all been removed.
2. It does not appear that this overhead primary service adjacent to the north property line of the Subject Property is a source for any other customer(s). Unless ComEd argues otherwise, it is doubtful that these lines are looped with any other overhead feed(s). It appears that the overhead terminates at the northeast corner of the Subject Property near the adjacent property to the east.
3. The assumption is that these facilities can all be removed and/or be reconfigured to a single pole (location northeast of Subject Property) underground down feed to serve the Subject Property if ComEd requires that to be the source and/or if the primary feed must remain as part of their primary loop.

Section 4-104.F.2(d) of the Village's Subdivision and Development Code

The underground installation of electric, telecommunications, internet, broadband, cable service, and video service, utility facilities may be waived with the approval of the Board of Trustees upon a written request from the applicant for subdivision relief and a finding by the Board of Trustees that the strict enforcement of this Subsection F would constitute an undue hardship on the applicant and that minimal benefit to the Village and the public would accrue from the waiver of underground installation. The Board of Trustees' decision shall include, without limitation, consideration and analysis of the following factors:

(1) The extent of existing overhead utility facilities in the immediate area of the subdivision;

The attached exhibit titled "Overhead Utility Exhibit" illustrates the location of the overhead utilities in the vicinity of the Subject Property. Photos of the four utility poles that would be impacted along the east side of the Shermer Road ROW are also included.

(2) The location and heights of such utility facilities and their relationship to present or planned future streets and other rights-of-way;

The existing OHW are located on the east side of Shermer Road and run north-south over the Stanley Street ROW. There are no proposed access drives or roads under the existing OHW. There is one utility pole which is the drop pole for providing dry utilities to Northbrook Fire Department Station #12 on the west side of Shermer Road. The height of the existing OHW was established when the OHW were needed to provide service to the Maurice Sporting Goods building which formerly existed on the Subject Property.

(3) The crossing of such utility lines over streets and other rights-of way with significant levels of traffic;

According to IDOT, the Annual Average Daily Traffic on Shermer Road is 11,900 vehicles, so it does carry a significant level of traffic. However, the construction of Northbrook Row will not increase the number of overhead lines crossing over either Shermer Road or Stanley Street.

(4) The proximity of such utility facilities to schools, religious or community institutions, commercial areas, or other places where people congregate;

Northbrook Fire Department Station #12 is located immediately west of the Subject Property. As noted above, it is served by existing OHW that are adjacent to the Subject Property. The existing OHW are not proximate to any nearby schools, religious or community institutions, commercial areas, or other places where people congregate.

(5) The expected aesthetic appearance of that portion of the Village should the utility facilities be installed overhead instead of underground;

Again, we are not proposing to install any overhead utility lines in our construction of Northbrook Row.

With respect to the existing OHW, maintaining them would maintain the existing aesthetic. Burying them would require additional at-grade structures such as switchgear and transformers. In addition, the 45-ft length of OHW located in the southwest portion of Shermer Place will remain as it is located adjacent to the Shermer Place Planned Development and not the Subject Property.

(6) The impact of overhead utility facilities on future development in the area of the subdivision;

The area in the vicinity of the Subject Property is already fairly developed. We do not believe that allowing the existing OHW to remain in place will negatively impact future development in the area

(7) The practicality and feasibility of underground installation with due regard for the comparative costs between underground and overhead installation; however, a mere showing that an underground installation is more costly than overhead installation shall not be the sole criterion for granting a waiver.

Again, we will be installing all newly required dry utilities (electric, telephone, CATV and gas) for the Northbrook Row community underground. The estimated costs associated with the burial of the existing OHW on the east side of the Shermer Road ROW is disproportionate to any aesthetic benefit that would be realized from such burial. In addition, requiring the burial of the existing the OHW would introduce additional at-grade facilities, such as switchgear, pedestals and transformers, which some may view as not being aesthetically pleasing.

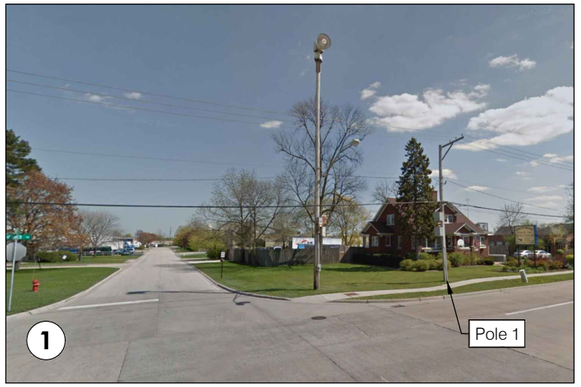
In conclusion, requiring us to bury the off-site OHW described above will create an undue hardship for us as we proceed to construct *Northbrook Row*, a residential community that will include eight "for sale" affordable housing units, and that minimal benefit to the Village and the public will accrue from requiring us to bury these OHW.

We appreciate the Village Board's consideration of this waiver request.

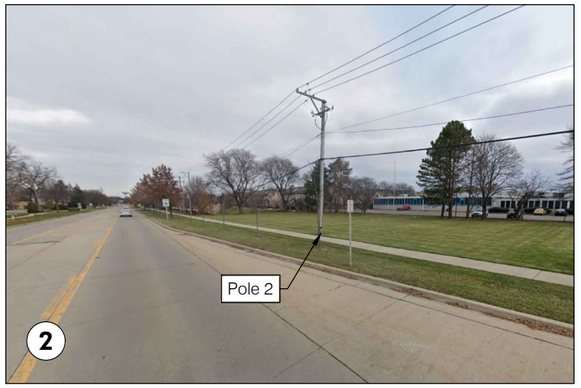
Sincerely,

1825 Shermer Road, LLC

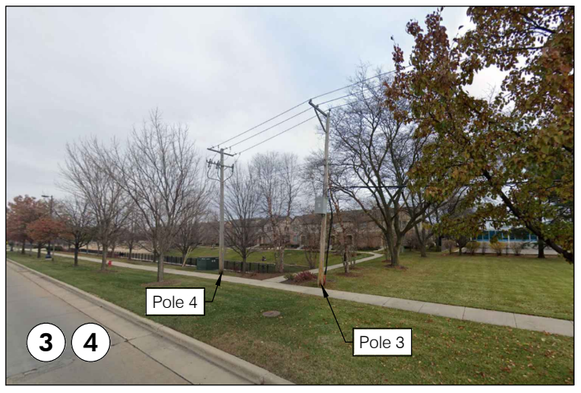
By: _____
Nathan Wynsma, its representative



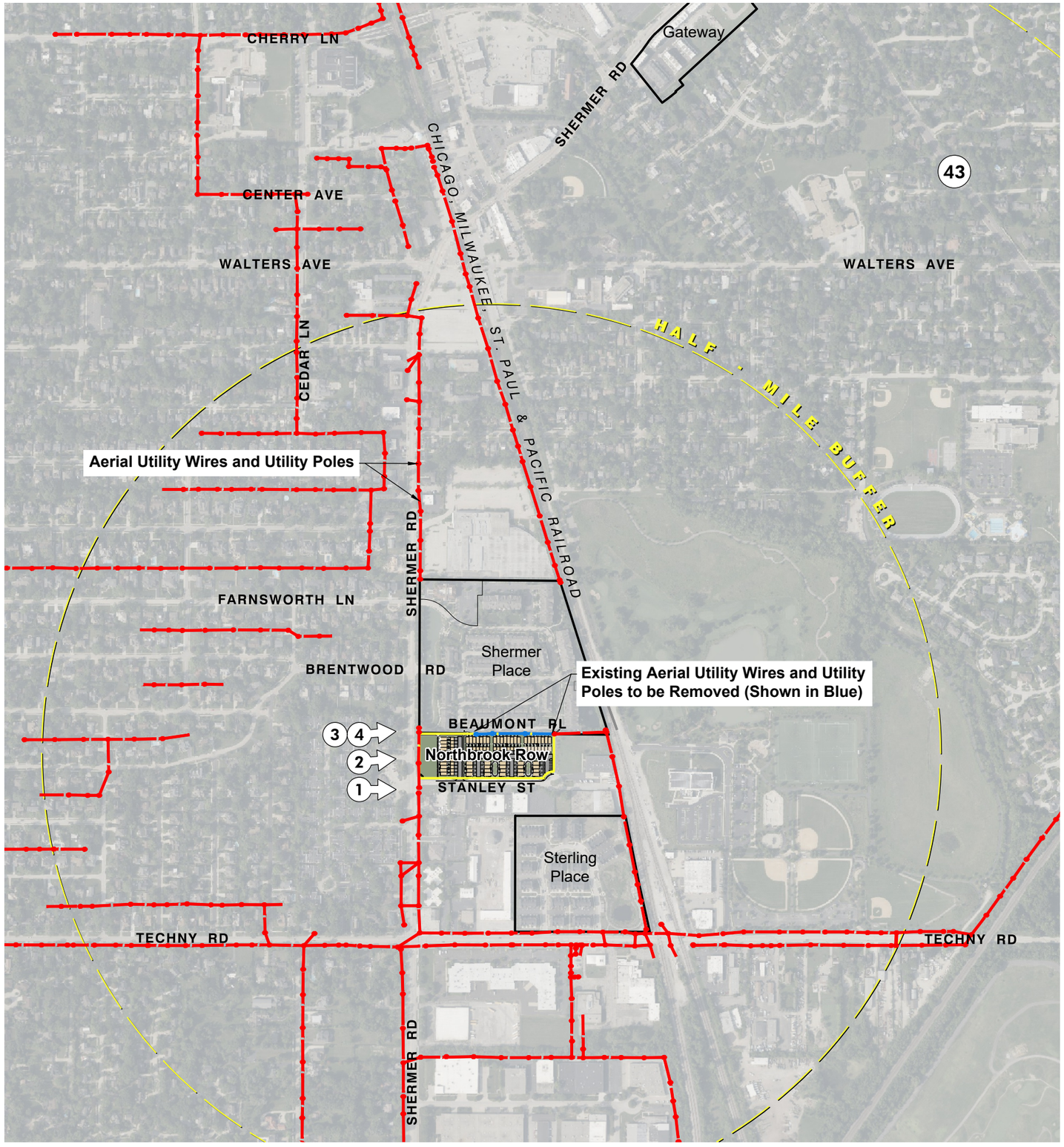
Off-site utility pole at the Southeast corner of Shermer Road and Stanley Street.



Utility pole on the East side of Shermer Road near the middle of the project frontage.



Off-site utility poles on the East side of Shermer Road near the Northwest corner of the Northbrook Row site.



NORTH

0 1/8 mile

Scale: 1" = 1/8 mile

1053

No.	Date	Revision

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.HaegerEngineering.com

OVERHEAD UTILITY EXHIBIT

NORTHBROOK ROW

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

Project Manager:	T A S
Engineer:	P A C
Date:	04/28/2025
Project No.	20122
Sheet	1 / 1

P:\2020\20122\Drawings\Preliminary\20122-OHW Exhibit.dwg | Apr 28, 2025 - 3:05pm | todd-s

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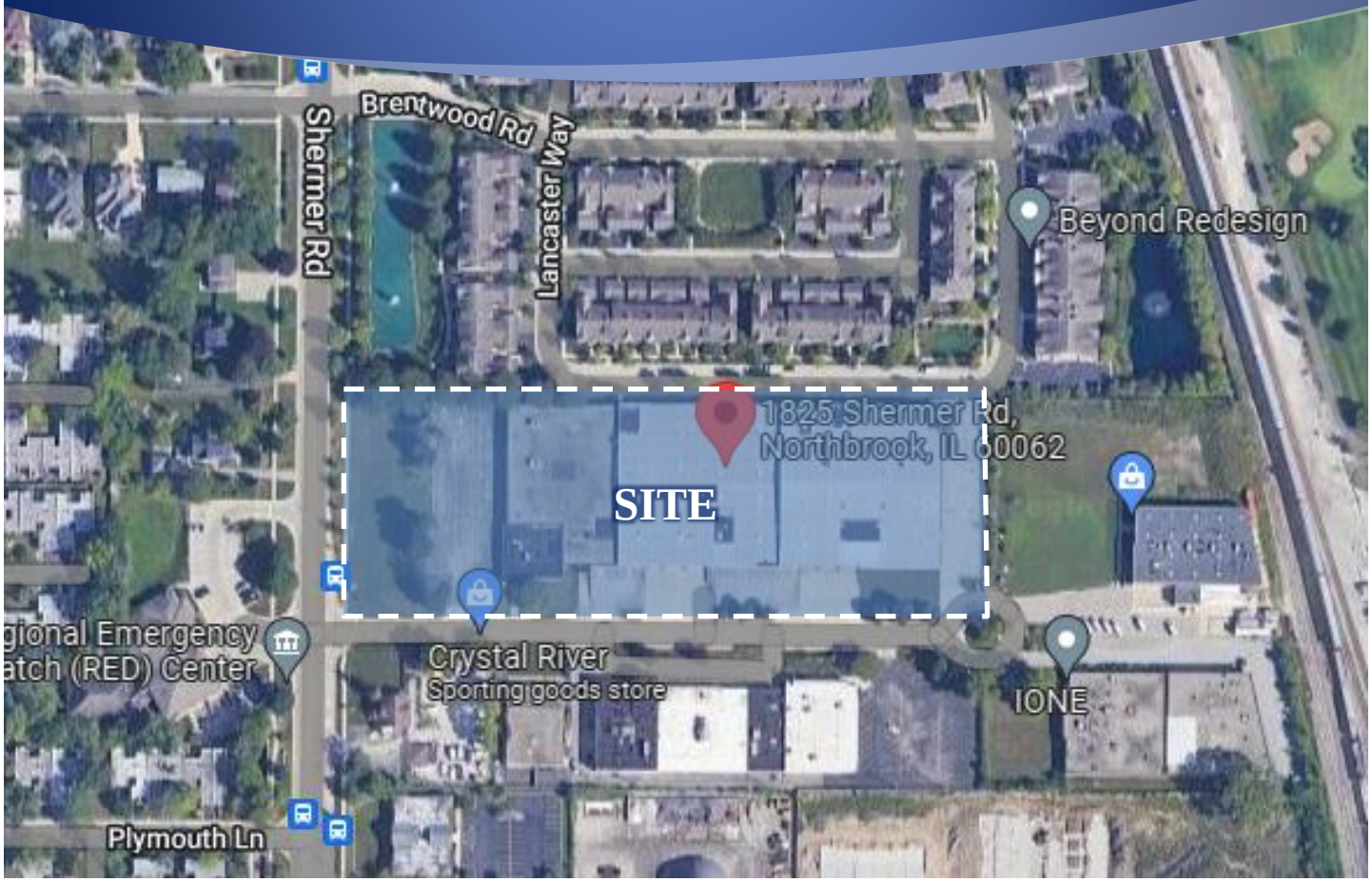
Traffic Impact Study
Proposed Northbrook Row

Northbrook, Illinois



Prepared For:

For over 50 years
Lexington Homes

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

April 24, 2025

1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed residential development to be located in Northbrook, Illinois.

This site, which was previously occupied by an industrial office building, is located at 1825 Shermer Road. The plans call for a residential development containing 53 attached single-family units. Parking for the proposed residential development will be provided via approximately 218 on-street parking spaces consisting of 106 garage spaces, 106 driveway spaces, and six on-site parking spaces for guests. Access will be provided off Stanley Street.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate the traffic generated by the proposed development. **Figure 1** shows the location of the site in relation to the area roadway system and **Figure 2** shows an aerial view of the site. The sections of this report present the following:

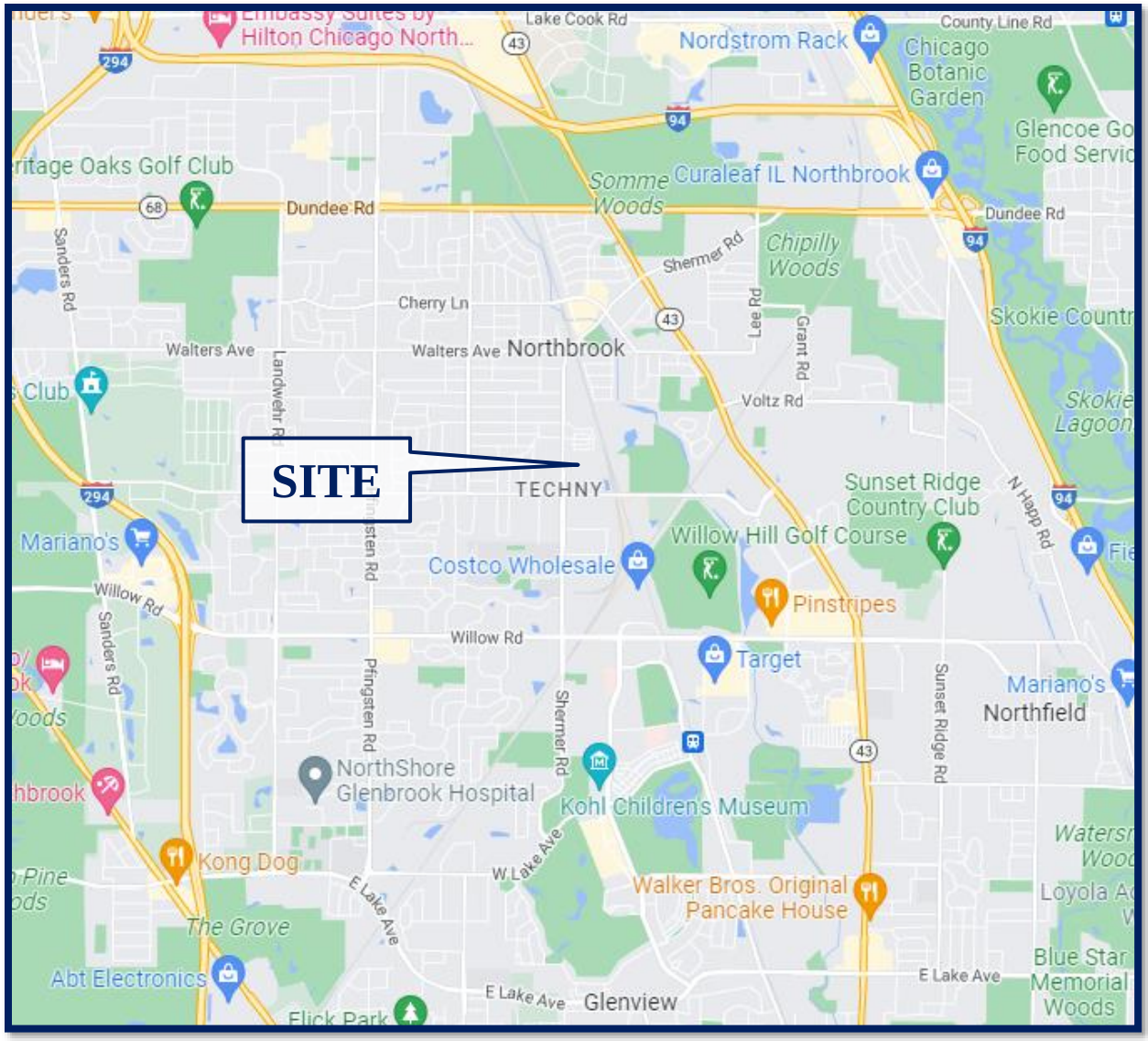
- Existing roadway conditions
- A description of the proposed development
- Directional distribution of the development traffic
- Vehicle trip generation for the development
- Future traffic conditions including access to the development
- Traffic analyses for the weekday morning and weekday evening peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system
- Evaluation of on-site circulation
- Evaluation of the proposed parking supply

Traffic capacity analyses were conducted for the weekday morning and weekday evening peak hours for the following conditions:

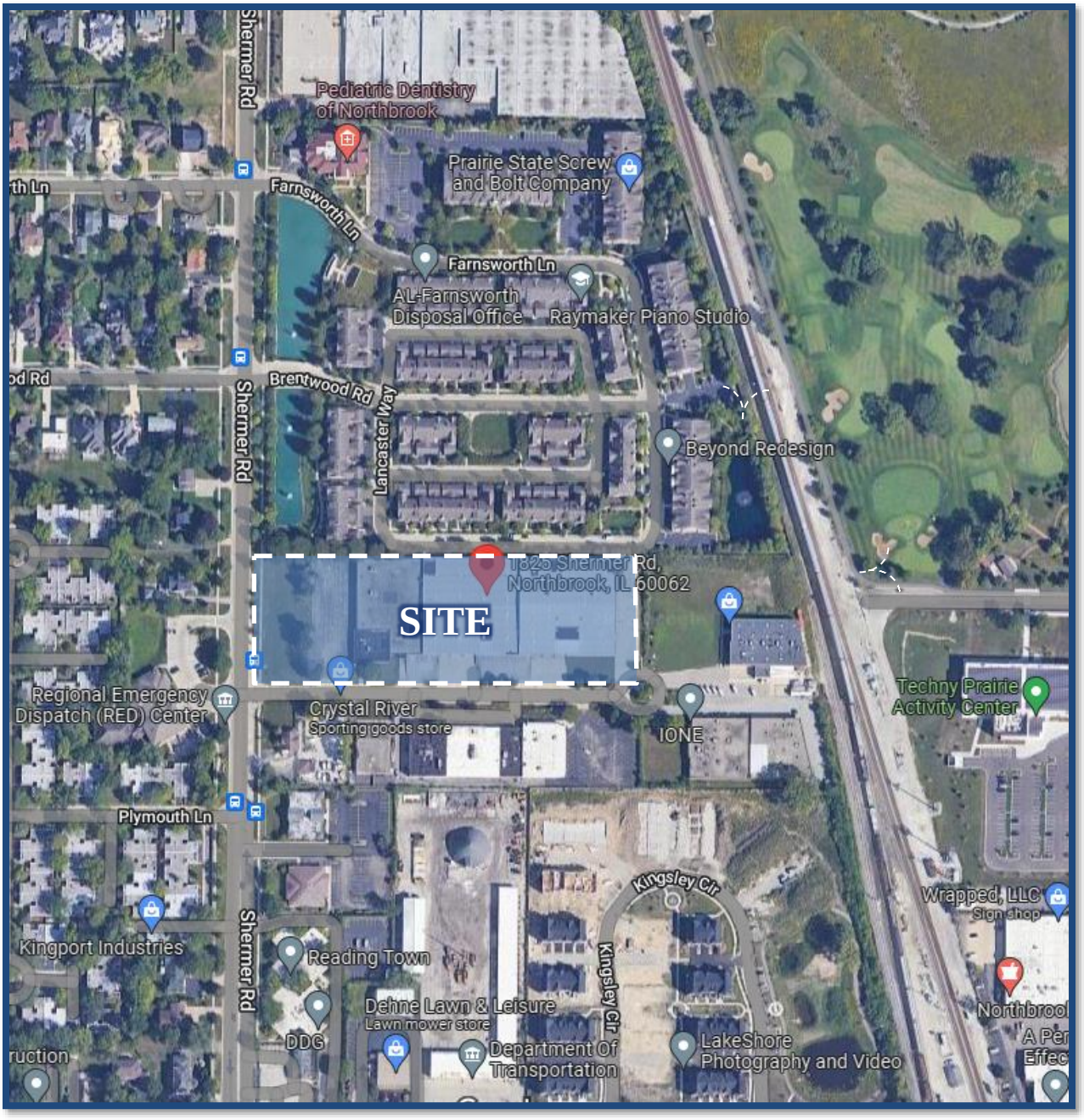
1. Existing Conditions – Analyzes the capacity of the existing roadway system using existing peak hour traffic volumes in the surrounding area.

2. Year 2028 No-Build Conditions – Analyzes the capacity of the future roadway system using the no-build traffic volumes which include the existing traffic volumes and an ambient traffic growth factor.

3. Year 2028 Total Projected Conditions – Analyzes the capacity of the future roadway system using the projected traffic volumes that include the existing traffic volumes, ambient traffic growth, and the traffic estimated to be generated by the full buildout of the proposed development.



Site Location **Figure 1**



Aerial View of Site **Figure 2**

2. Existing Conditions

Existing transportation conditions in the vicinity of the site were documented in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

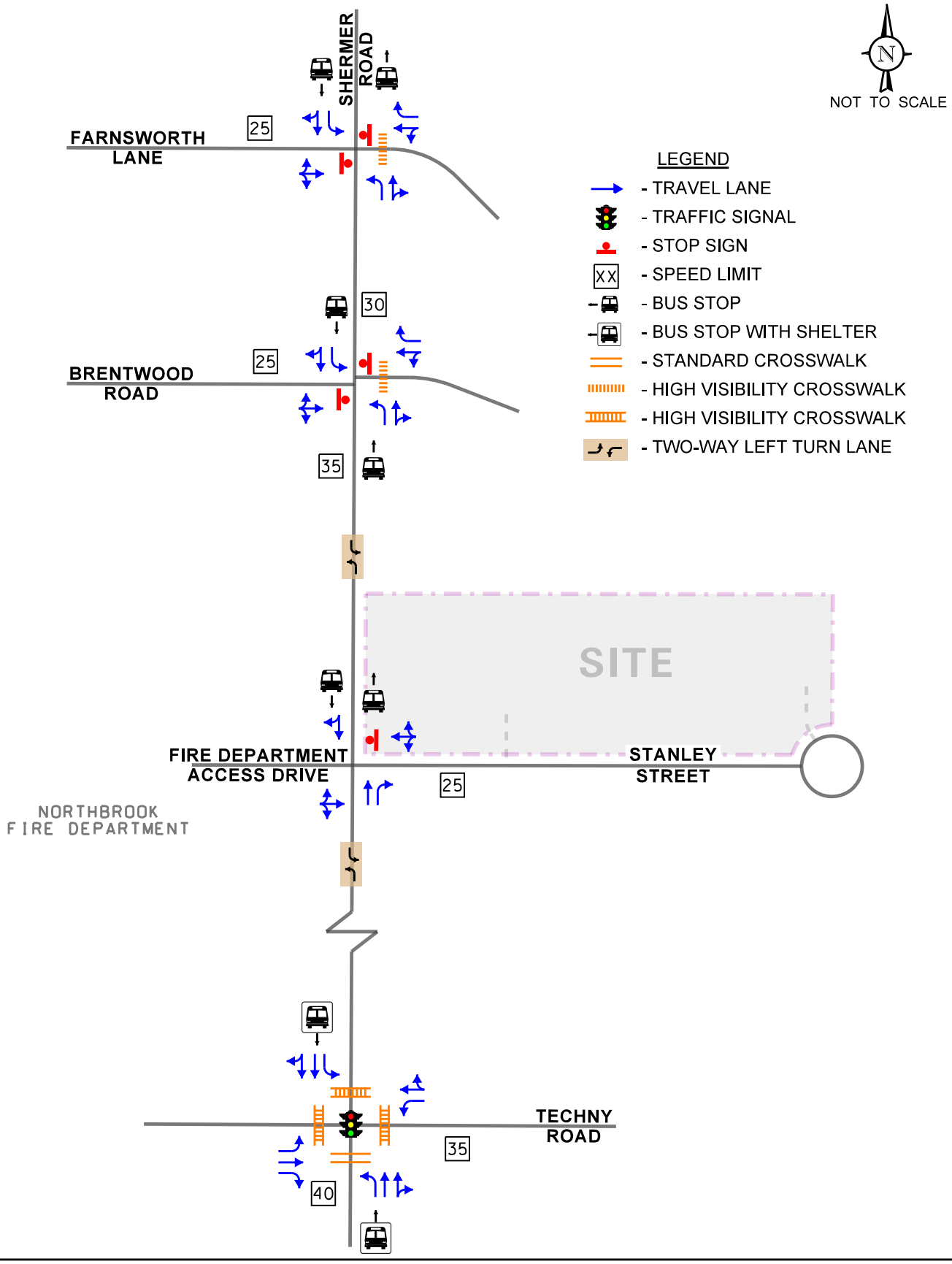
Site Location

The site is located in the northeast quadrant of the intersection of Shermer Road with Stanley Street. Land uses in the vicinity of the site include Shermer Place to the north, an office building to the south, and the Northbrook Fire Department to the west. It should be noted that the Milwaukee District North Metra commuter railroad borders the east side of the site and Glenbrook North High School is located approximately one-half mile south of the site.

Existing Roadway System Characteristics

The characteristics of the existing roadways near the development are described below and illustrated in **Figure 3**.

Shermer Road is a north-south major collector roadway that in the vicinity of the site provides one travel lane in each direction and a two-way left-turn lane. At its signalized intersection with Techny Road, Shermer Road provides an exclusive left-turn lane, a through lane, and a shared through/right-turn lane on the northbound and southbound approaches. The north leg provides a high visibility crosswalk and the south leg provides a standard style crosswalk. At its unsignalized intersection with Farnsworth Lane, Shermer Road provides an exclusive left-turn lane and a shared through/right-turn lane on both the northbound and southbound approaches. At its unsignalized intersection with Brentwood Road, Shermer Road provides an exclusive left-turn lane and a shared through/right-turn lane on both the northbound and southbound approaches. At its unsignalized intersection with Stanley Street, Shermer Road provides a shared through/right-turn lane on the southbound approach and an exclusive right-turn lane and a through lane on the northbound approach. Left turns onto both Stanley Road and the Fire Department access drive are accommodated via the center two-way left-turn lane. North of Willow Road, Shermer Road is under the jurisdiction of the Village of Northbrook and carries an annual average daily traffic (AADT) volume of 13,100 vehicles (IDOT 2021). South of Willow Road, Shermer Road is under the jurisdiction of the Illinois Department of Transportation (IDOT) and carries an AADT volume of 7,750 vehicles (IDOT 2021). Shermer Road has a posted speed limit of 25 miles per hour north of Maple Avenue, 30 miles per hour between Farnsworth Lane and Brentwood Road, and 35 miles per hour between Brentwood Road and Techny Road.



Northbrook Row
Northbrook, Illinois

Existing Roadway Characteristics

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 22-241 Figure: 3

Techny Road is an east-west major collector roadway that in the vicinity of the site provides one travel lane in each direction. At its signalized intersection with Shermer Road, Techny Road provides an exclusive left-turn lane, a through lane, and an exclusive right-turn lane on the eastbound approach and an exclusive left-turn lane and a shared through/right-turn lane on the westbound approach. Both approaches provide a high visibility crosswalk. Techny Road is under the jurisdiction of the Village of Northbrook, carries an AADT volume of 7,750 vehicles (IDOT 2018) east of Shermer Road and 6,100 vehicles (IDOT 2018) west of Shermer Road, and has a posted speed limit of 35 miles per hour.

Farnsworth Lane is an east-west local roadway that in the vicinity of the site provides one travel lane in each direction. At its unsignalized intersection with Shermer Road, Farnsworth Lane provides a shared left-turn/through lane and an exclusive right-turn lane on the westbound approach and a shared left-turn/through/right-turn lane on the eastbound approach with both approaches under stop sign control. The east leg provides a high visibility crosswalk. Farnsworth Lane is under the jurisdiction of the Village of Northbrook and has a posted speed limit of 25 miles per hour.

Brentwood Road is an east-west local roadway that in the vicinity of the site provides one travel lane in each direction. At its unsignalized intersection with Shermer Road, Brentwood Road provides a shared left-turn/through lane and an exclusive right-turn lane on the westbound approach and a shared on the eastbound approach with both approaches under stop sign control. The east leg provides a high visibility crosswalk. Brentwood Road is under the jurisdiction of the Village of Northbrook and has a posted speed limit of 25 miles per hour.

Stanley Street is an east-west local roadway that in the vicinity of the site provides one travel lane in each direction. At its unsignalized intersection with Shermer Road, Stanley Street provides a shared left-turn/through/right-turn lane on the eastbound approach under stop sign control. The westbound approach of this intersection is the Northbrook Fire Department access drive which provides a shared left-turn/through/right-turn lane. Stanley Street is under the jurisdiction of the Village of Northbrook and has a posted speed limit of 25 miles per hour

Public Transportation

The study area is also served by Pace Suburban Bus Route 422, which provides weekday service from Wilmette to Northbrook. Service operates from the Linden CTA Purple Line station to Northbrook Court and it has several bus stops along Shermer Road. Notable stops include the Shermer Road/Techny Road, Shermer Road/Farnsworth Lane, and Shermer Road/Stanley Street intersections, which will benefit the proposed residential development.

Furthermore, the Northbrook Metra station is located in the southeast quadrant of the Shermer Road/Walters Avenue intersection one-quarter mile north of the site. This station is for the Metra Milwaukee District North (MD-N) commuter railroad and, as of July 12, 2021, this railroad carries approximately 38 trains per day of which nine trains are during the weekday morning peak period and six trains are during the weekday evening peak period.

Existing Traffic Volumes

In order to determine current traffic conditions in the vicinity of the site, KLOA, Inc. conducted peak period traffic counts utilizing Miovision Scout Collection Units during the weekday morning (7:00 to 9:00 A.M.) and evening (4:00 to 6:00 P.M.) peak periods, at the following intersections:

- Shermer Road with Farnsworth Lane (May 12, 2022)
- Shermer Road with Brentwood Road (May 12, 2022)
- Shermer Road with Stanley Street (August 2, 2022)
- Shermer Road with Techny Road (August 2, 2022)

The results of the traffic counts indicated that the weekday morning peak hour of traffic occurs from 7:30 A.M. to 8:30 A.M. and the weekday evening peak hour of traffic occurs from 4:30 P.M. to 5:30 P.M.

It should be noted that on the days the counts were conducted, the schools within the vicinity of the site were in session, including Glenbrook North High School, and the weekday morning and weekday afternoon peak hours coincide with the Glenbrook North High School start and dismissal times.

In order to ensure that the traffic counts conducted reflect typical traffic conditions, the Year 2022 traffic counts at the intersection of Techny Road with Shermer Road were compared to counts previously conducted at the intersection by KLOA, Inc. in 2019, increased by a regional growth factor, as discussed later. The results of the comparison indicated that the Year 2022 traffic volumes were higher than the adjusted Year 2019 traffic volumes and, as such, no adjustment was made.

Figure 4 illustrates the existing peak hour traffic volumes. Copies of the traffic count summary sheets are included in the Appendix.

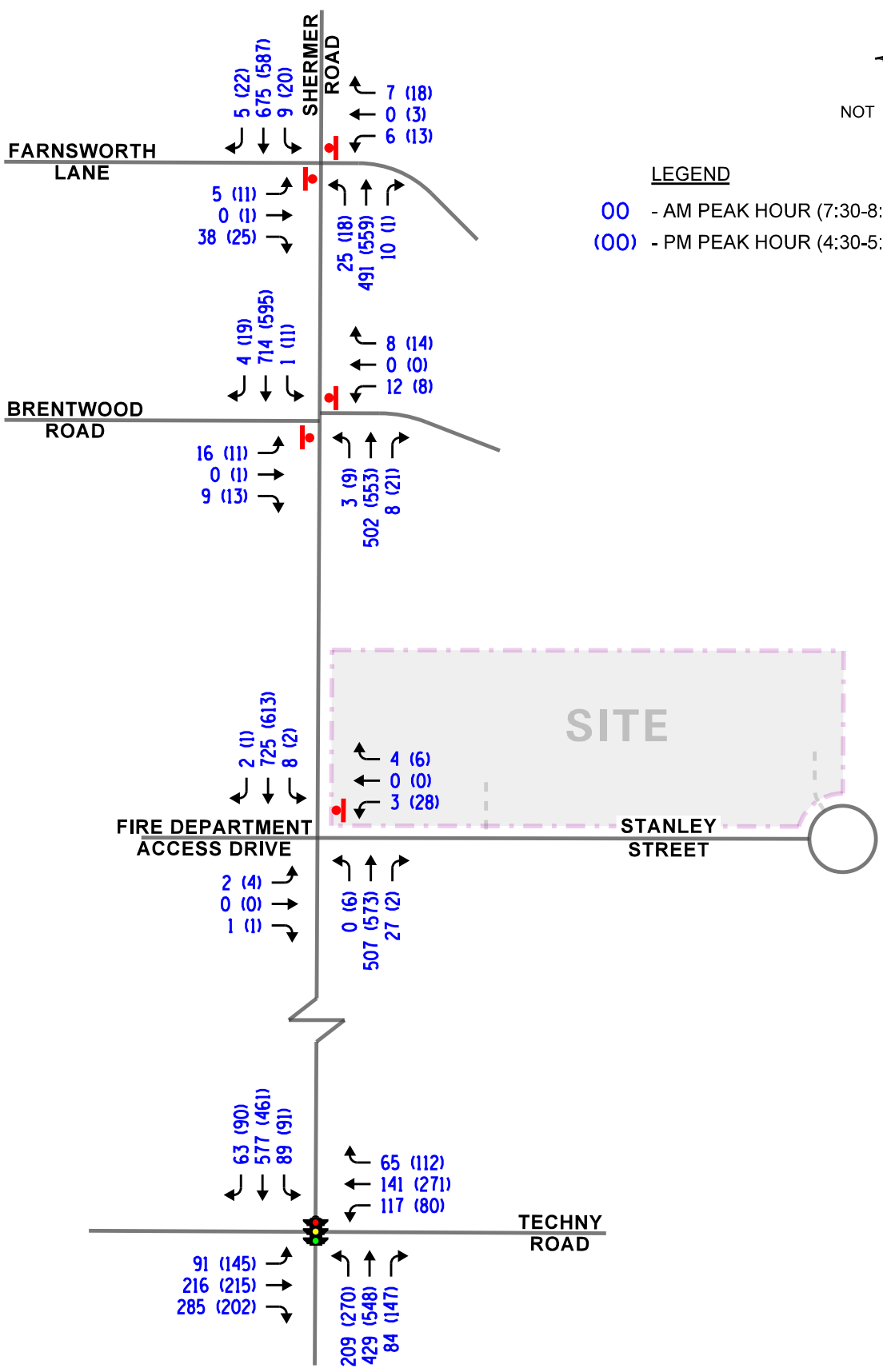
Crash Data Summary

KLOA, Inc. obtained crash data[1] for the most recent available past five years (2017 to 2021) for the following intersections:

- Shermer Road with Farnsworth Lane
- Shermer Road with Brentwood Road
- Shermer Road with Stanley Street
- Shermer Road with Techny Road

The crash data for the Shermer Road intersections are summarized in **Tables 1** through **3**. No crashes were reported at the intersection of Shermer Road with Stanley Street. A review of the crash data indicated that no fatalities were reported during the reviewed period.

[1] IDOT DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. The author is responsible for any data analyses and conclusions drawn.



Northbrook Row
Northbrook, Illinois

Existing Traffic Volumes

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

Job No: 22-241 Figure: 4

Table 1
SHERMER ROAD WITH FARNSWORTH LANE – CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	Total
2017	0	0	0	0	0	0	0	0
2018	0	0	0	0	0	0	0	0
2019	0	0	0	0	0	0	0	0
2020	2	0	0	0	0	1	0	3
2021	0	0	0	0	0	0	0	0
Total	**2**	**0**	**0**	**0**	**0**	**1**	**0**	**3**
Average	**<1.0**	**--**	**--**	**--**	**--**	**<1.0**	**--**	**<1.0**

Table 2
SHERMER ROAD WITH BRENTWOOD ROAD – CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	Total
2017	0	0	0	0	0	0	1	1
2018	0	0	0	0	0	0	0	0
2019	0	0	0	0	0	1	0	1
2020	0	0	0	0	0	0	0	0
2021	0	0	0	0	0	0	0	0
Total	**0**	**0**	**0**	**0**	**0**	**1**	**1**	**2**
Average	**--**	**--**	**--**	**--**	**--**	**<1.0**	**<1.0**	**<1.0**

Table 3
SHERMER ROAD WITH TECHNY ROAD – CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	Total
2017	0	0	0	2	0	3	0	5
2018	1	0	0	3	0	1	1	5
2019	0	0	0	4	0	2	0	6
2020	0	0	1	3	0	0	0	4
2021	0	0	0	2	0	1	0	3
Total	**1**	**0**	**1**	**14**	**0**	**6**	**1**	**23**
Average	**<1.0**	**--**	**<1.0**	**2.8**	**--**	**1.2**	**<1.0**	**4.6**

3. Traffic Characteristics of the Proposed Development

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

Proposed Site and Development Plan

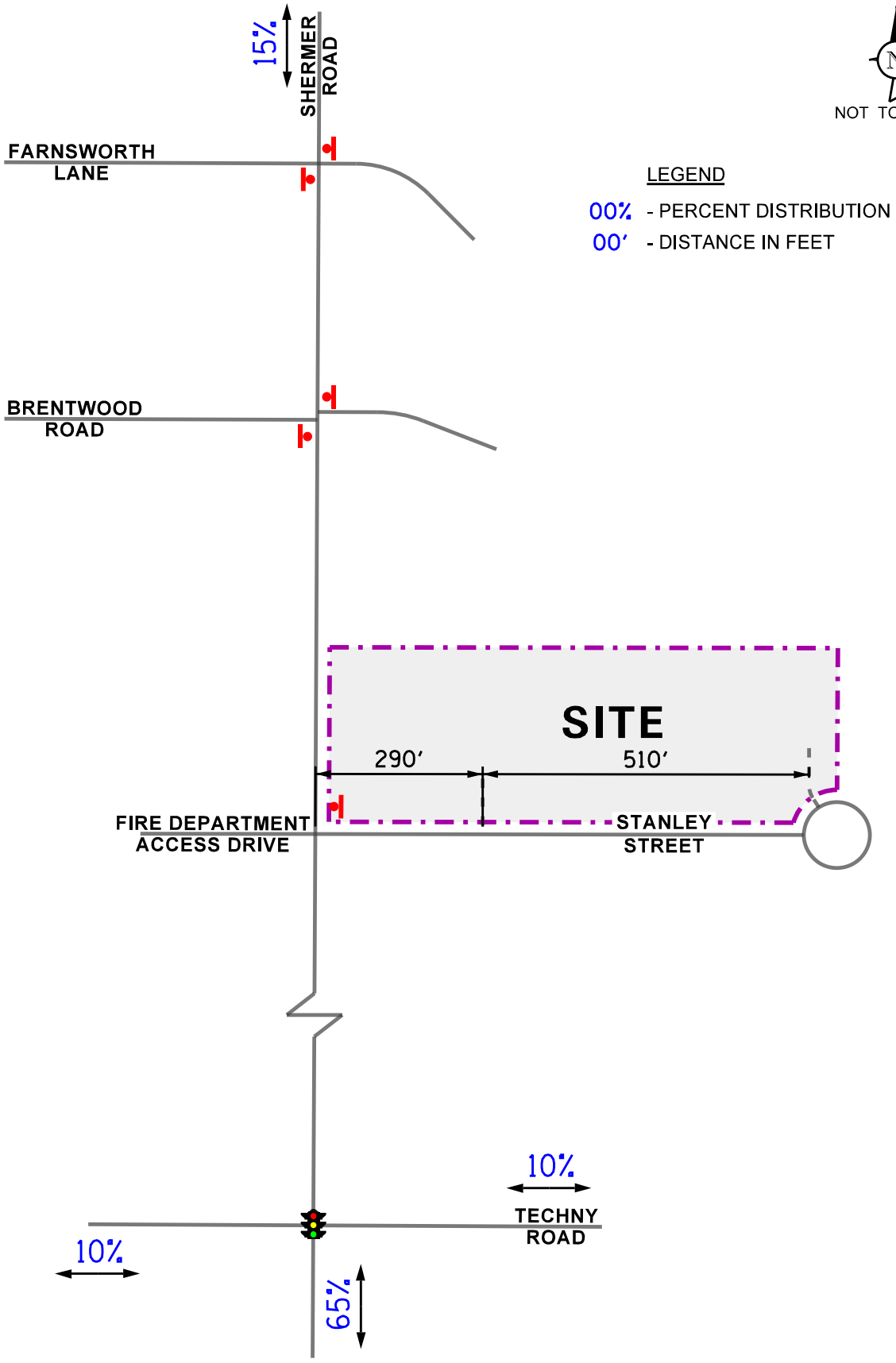
As proposed, the development includes ten three-story buildings consisting of a total of 33 attached single-family "Row" homes and 20 attached single-family "Mews" homes for a total of 53 units. Each "Row" home will have three bedrooms while "Mews" homes will have two, three or four bedrooms. Each row home will have a detached two-car garage and a private yard. Each Mews home will have an attached two-car garage that is accessed by a motor court. Access to the proposed development will be provided via two full movement access drives off Stanley Street which has a stop sign-controlled intersection with Shermer Road.

Parking for the proposed residential development will be provided via approximately 218 on-site parking spaces consisting of 106 garage spaces, 106 driveway spaces, and six on-site parking spaces for guests.

A site plan depicting the proposed site and development plan is included in the Appendix.

Directional Distribution

The directions from which residents will approach and depart the site were estimated based on existing travel patterns, as determined from the traffic counts. **Figure 5** illustrates the directional distribution of the development-generated traffic.



Northbrook Row
Northbrook, Illinois

Directional Distribution

KLOA
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Job No: 22-241 Figure: 5

Peak Hour Traffic Volumes

The number of peak hour trips estimated to be generated by the proposed development was based on vehicle trip generation rates contained in *Trip Generation Manual*, 11th Edition, published by the Institute of Transportation Engineers (ITE). The "Single Family Attached Housing" (Land-Use Code 215) rate was utilized for the proposed residential units.

It is important to note that the number of trips generated by the development may be reduced based on the proximity of the site to the Northbrook Metra station and the Pace Suburban bus route. Based on census data for residents that live within one-half mile of the Northbrook Metra station, approximately 20 percent take public transportation, bicycle, or walk to work.

However, in order to provide a conservative analysis, no trip generation reductions were applied. **Table 4** summarizes the number of trips estimated to be generated by the full buildout of the proposed development.

Table 4
ESTIMATED SITE-GENERATED TRAFFIC VOLUMES

ITE Land Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Two-Way Trips
		In	Out	Total	In	Out	Total	
215	Single Family Attached Housing (53 Units)	9	30	39	27	16	43	415

4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to growth, and the traffic estimated to be generated by the proposed subject development.

Development Traffic Assignment

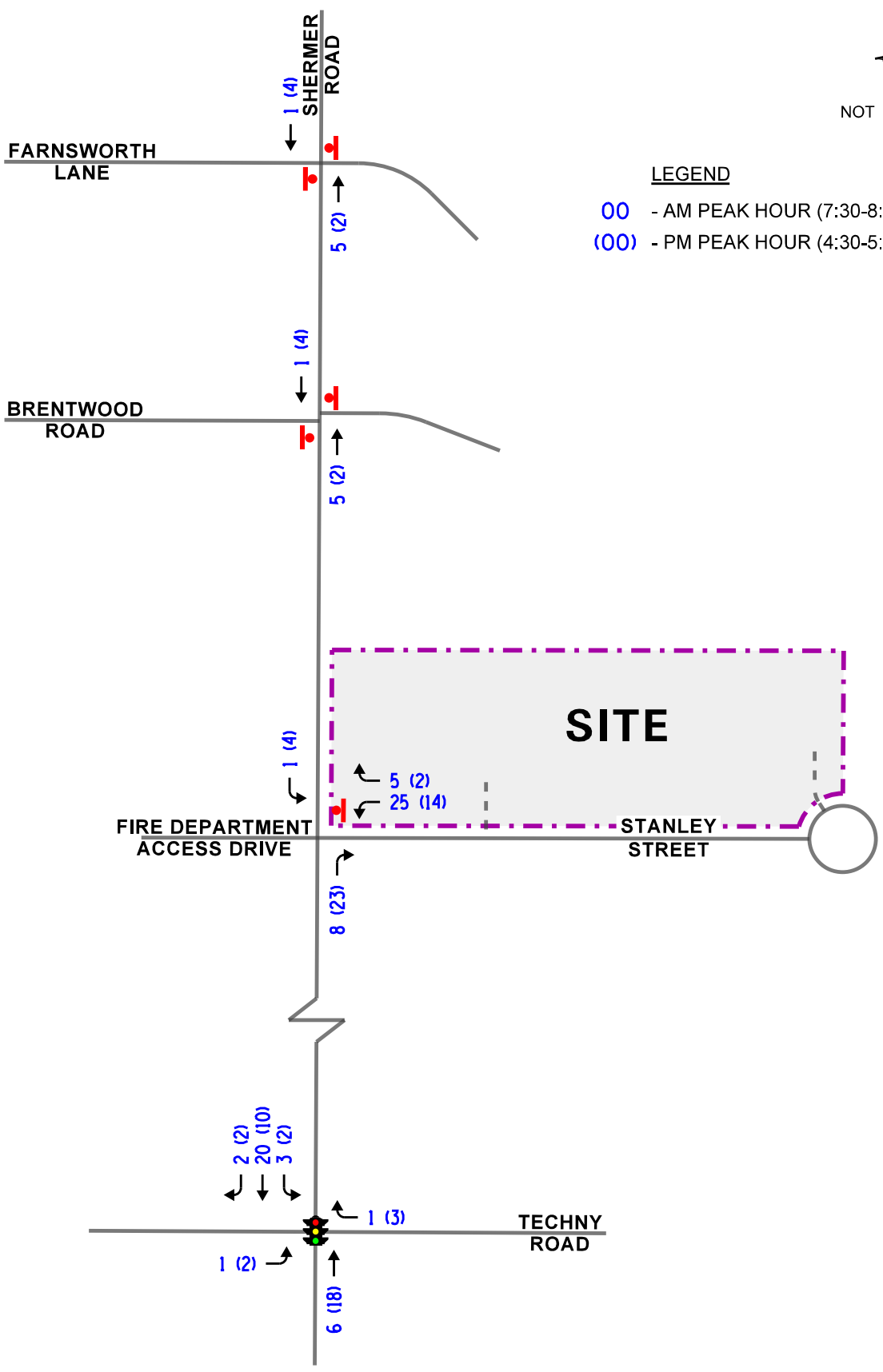
The estimated weekday morning and weekday evening peak hour traffic volumes that will be generated by the proposed development were assigned to the roadway system in accordance with the previously described directional distribution (Figure 5). **Figure 6** illustrates the traffic assignment of the new passenger vehicle trips for the development.

Background (No-Build) Traffic Conditions

The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on Annual Average Daily Traffic (AADT) projections provided by the Chicago Metropolitan Agency for Planning (CMAP), the existing traffic volumes are projected to increase by an annual compounded growth rate of approximately 0.3 percent. As such, traffic volumes were increased by three percent to represent Year 2028 no-build conditions. Additionally, the Year 2028 no-build traffic volumes include the traffic estimated to be generated by an under-construction 7-Eleven fuel center to be located in the northeast corner of the intersection of Shermer Road with Techny Road and a proposed mixed-use development to be located on the east side of Shermer Road at Woodlawn Road (redevelopment of the W.W. Grainger office building). The Year 2028 no-build traffic volumes, which include the existing traffic volumes increased by the regional growth factor and the traffic generated by the 7-Eleven fuel center and the mixed-use development, are illustrated in **Figure 7**. A copy of the CMAP projections letter is included in the Appendix.

Total Projected Traffic Volumes

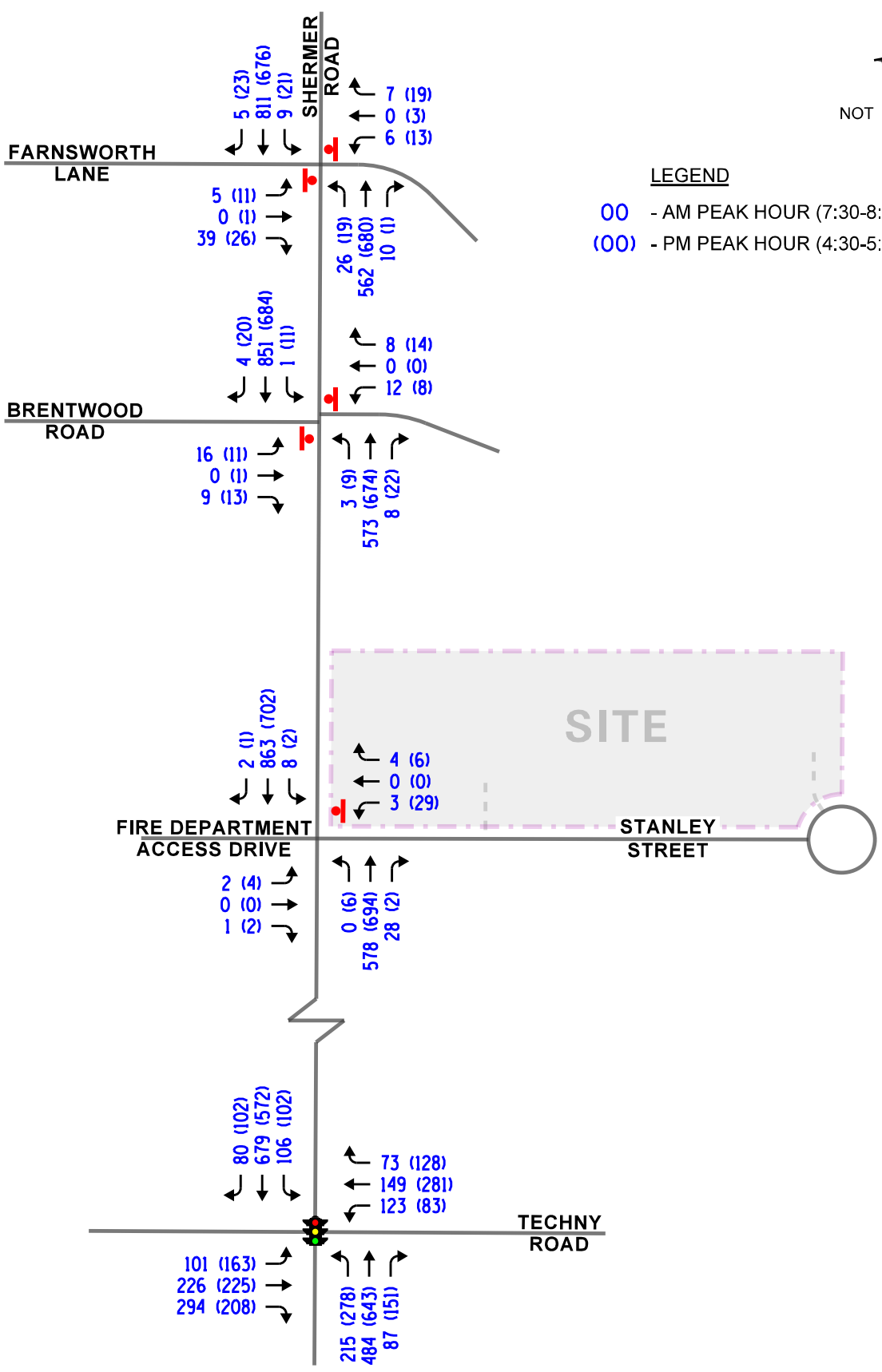
The development-generated traffic (Figure 6) was added to the existing traffic volumes taking into account background growth and the traffic generated by the 7-Eleven fuel center and the mixed-use development to determine the Year 2028 projected traffic volumes, as shown in **Figure 8.**



Site-Generated Traffic Volumes

KLOA Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 22-241 Figure: 6



Northbrook Row
Northbrook, Illinois

Year 2028 No-Build Traffic Volumes

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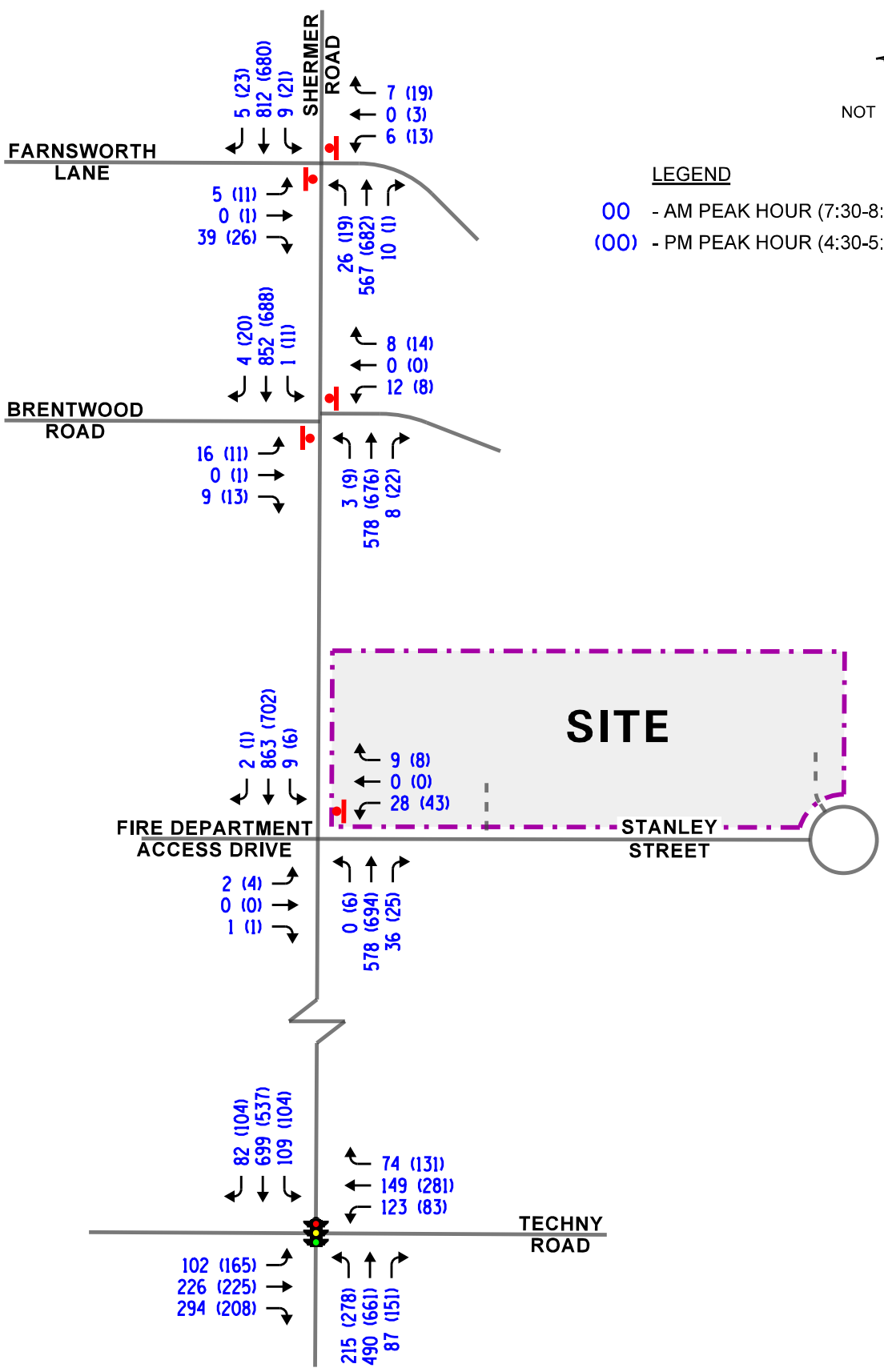
Job No: 22-241 Figure: 7



Northbrook Row
Northbrook, Illinois

Year 2028 Total Projected Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 22-241 Figure: 8

5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning and weekday evening peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modifications are required.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning and weekday evening peak hours for the existing, Year 2028 no-build, and Year 2028 projected traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM)*, 6th Edition and analyzed using the Synchro/SimTraffic 11 software. The analysis for the traffic-signal controlled intersection, to determine the average overall vehicle delay and levels of service, were accomplished using field measured cycle lengths and phasings.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the existing, no-build, and total projected conditions are presented in **Tables 5** through **9**. A discussion of each intersection follows. Summary sheets for the capacity analyses are included in the Appendix

Table 5
CAPACITY ANALYSIS RESULTS – SHERMER ROAD WITH TECHNY ROAD – SIGNALIZED

	Peak Hour	Eastbound			Westbound		Northbound		Southbound		Overall
		L	T	R	L	T/R	L	T/R	L	T/R	
Existing Conditions	Weekday Morning Peak Hour	B 17.5	C 30.2	B 13.5	C 20.9	C 34.0	E 64.4	C 28.4	B 16.6	D 35.2	C 31.0
		C – 20.2			C – 29.2		D – 38.8		C – 32.9		
	Weekday Evening Peak Hour	B 17.8	C 23.7	A 2.4	B 15.3	D 40.7	D 40.3	C 31.4	B 18.9	C 32.6	C 29.4
		B – 14.5			D – 36.3		C – 33.9		C – 30.6		
Year 2028 No-Build	Weekday Morning Peak Hour	B 18.1	C 30.3	B 14.6	C 21.7	D 35.6	F 86.5	C 31.3	B 18.8	D 47.6	D 37.5
		C – 20.9			C – 30.6		D – 46.4		D – 44.1		
	Weekday Evening Peak Hour	C 26.9	C 24.8	A 5.5	B 16.0	E 59.0	F 99+	D 52.9	C 23.9	D 39.6	D 51.8
		B – 18.6			D – 51.8		F – 80.0		D – 37.4		
Year 2028 Total Projected	Weekday Morning Peak Hour	B 18.1	C 30.2	B 14.7	C 21.6	D 35.8	F 86.8	C 31.7	B 19.2	D 52.4	D 39.1
		C – 20.9			C – 30.7		D – 46.7		D – 48.4		
	Weekday Evening Peak Hour	C 28.2	C 24.8	A 5.5	B 16.0	E 60.5	F 99+	E 57.3	C 24.3	D 40.5	D 54.4
		B – 19.0			D – 53.0		F – 85.5		D – 38.2		

Letter denotes Level of Service L – Left Turns R – Right Turns
Delay is measured in seconds. T – Through

Table 6
CAPACITY ANALYSIS RESULTS – EXISTING CONDITIONS – UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Shermer Road with Farnsworth Lane				
• Eastbound Approach	C	19.5	C	15.7
• Westbound Approach	C	20.2	C	16.0
• Northbound Left Turn	A	10.0	A	8.9
• Southbound Left Turn	A	9.1	A	8.8
Shermer Road with Brentwood Road				
• Eastbound Approach	C	19.7	C	16.6
• Westbound Approach	C	17.5	B	14.9
• Northbound Left Turn	A	9.4	A	8.9
• Southbound Left Turn	A	8.6	A	8.7
Shermer Road with Stanley Street				
• Eastbound Approach	C	18.9	C	20.0
• Westbound Approach	C	16.3	C	19.7
• Northbound Left Turn	A	--	A	8.9
• Southbound Left Turn	A	8.8	B	10.8

LOS = Level of Service
Delay is measured in seconds.

Table 7
CAPACITY ANALYSIS RESULTS – NO-BUILD CONDITIONS – UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Shermer Road with Farnsworth Lane				
• Eastbound Approach	C	24.7	D	28.5
• Westbound Approach	D	25.5	D	32.4
• Northbound Left Turn	B	10.9	A	9.2
• Southbound Left Turn	A	9.5	A	9.2
Shermer Road with Brentwood Road				
• Eastbound Approach	C	23.7	C	18.9
• Westbound Approach	C	20.3	C	17.0
• Northbound Left Turn	B	10.1	A	9.2
• Southbound Left Turn	A	8.9	A	9.2
Shermer Road with Stanley Street				
• Eastbound Approach	C	22.2	C	23.3
• Westbound Approach	C	18.5	C	23.7
• Northbound Left Turn	A	--	A	9.2
• Southbound Left Turn	A	9.0	B	11.7

LOS = Level of Service
Delay is measured in seconds.

Table 8
CAPACITY ANALYSIS RESULTS – PROJECTED CONDITIONS – UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Shermer Road with Farnsworth Lane				
• Eastbound Approach	C	24.7	D	28.8
• Westbound Approach	D	25.5	D	32.7
• Northbound Left Turn	B	10.9	A	9.2
• Southbound Left Turn	A	9.5	A	9.3
Shermer Road with Brentwood Road				
• Eastbound Approach	C	23.7	C	19.0
• Westbound Approach	C	20.3	C	17.0
• Northbound Left Turn	B	10.1	A	9.2
• Southbound Left Turn	A	8.9	A	9.2
Shermer Road with Stanley Street				
• Eastbound Approach	C	22.3	C	24.0
• Westbound Approach	D	25.6	D	26.2
• Northbound Left Turn	A	--	A	9.2
• Southbound Left Turn	A	9.1	B	11.9

LOS = Level of Service
Delay is measured in seconds.

Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identifies any roadway and traffic control improvements necessary to accommodate the development-generated traffic.

Shermer Road with Techny Road

The results of the capacity analysis indicate that overall, this intersection currently operates at LOS C during the weekday morning and weekday evening peak hours. All the approaches operate at LOS D or better during both peak hours.

Under Year 2028 no-build conditions, this intersection is projected to operate at LOS D during the weekday morning and weekday evening peak hours with increases in delay of approximately seven and twenty-two seconds, respectively. All of the approaches are projected to operate at LOS D or better during both peak hours except for the northbound approach, which will operate at LOS F during the weekday evening peak hour.

Under Year 2028 total projected conditions, this intersection overall is projected to operate at an acceptable LOS D during the weekday morning and weekday evening peak hours with increase in delay of less than two and less than three seconds, respectively, over no-build conditions. All of the approaches are projected to continue operating at the same levels of service as under no-build conditions with increases in delay of less than two seconds except for the northbound approach during the weekday evening peak hour and the southbound approach during the weekday morning peak hour, which will experience increases in delay of approximately six seconds and four seconds, respectively.

It should be noted that located approximately 1,520 feet east of Shermer Road on Techny Road is an at-grade railroad crossing of the Canadian Pacific Railroad and the Metra – Milwaukee District North Line. Based on available information of train activity by the Illinois Commerce Commission (ICC) prior to modified schedules as part of the COVID-19 pandemic, the Canadian Pacific Railroad tracks carried an average number of 24 freight trains per day. Additionally, the Metra – Milwaukee District North Line railroad tracks carried an average number of 74 passenger trains and 28 freight trains per day. Observations conducted at the intersection of Shermer Road with Techny Road during the peak periods during normal traffic and train schedule conditions indicated that eastbound traffic on Techny Road queued past Shermer Road during train events. However, these queues cleared within one to two green cycles following the train event.

While this intersection can experience some increased delays and queueing as a result in the surge of school traffic for Glenbrook North High School and during freight train events, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed development, which will increase traffic traversing this intersection by only approximately one percent during the peak hours.

Shermer Road with Farnsworth Lane

The results of the capacity analysis indicate that the eastbound and westbound approaches currently operate at LOS C during the weekday morning and weekday evening peak hours. Northbound and southbound left-turn movements operate at LOS A during both peak hours.

Under Year 2028 no-build conditions, the eastbound and westbound approaches will operate at LOS D or better during both peak hours with increases in delay of approximately seventeen seconds or less. The northbound and southbound left-turn movements are projected to operate at LOS B or better during both peak hours.

Under Year 2028 total projected conditions, both the eastbound and westbound approaches will continue to operate at the same levels of service with increases in delay of less than one second. The northbound and southbound left-turn movements are projected to continue operating at LOS B or better during both peak hours with increases in delay of less than one second. As such, the traffic that will be generated by the proposed development will have a limited impact on the operation of this intersection.

Shermer Road with Brentwood Road

The results of the capacity analysis indicate that the eastbound and westbound approaches currently operate at LOS C or better during the weekday morning and weekday evening peak hours. In addition, the northbound and southbound left-turn movements operate at LOS A during both peak hours.

Under Year 2028 no-build conditions, the eastbound and westbound approaches will operate at LOS C during both peak hours with increases in delay of less than four seconds. The northbound and southbound left-turn movements will operate at LOS B or better during both peak hours with increases in delay of less than one second.

Under Year 2028 total projected conditions, the eastbound and westbound approaches are projected to continue operating at LOS C during both peak hours with increases in delay of less than one second over no-build conditions. In addition, the northbound and southbound left-turn movements will continue to operate at the same levels of service during both peak hours with increases in delay of less than one second over no-build conditions.

As such, the traffic that will be generated by the proposed development will have a limited impact on the operation of this intersection.

Shermer Road with Stanley Street

The results of the capacity analysis indicate that the eastbound and westbound approaches currently operate at LOS C during the weekday morning and weekday evening peak hours. The northbound and southbound left-turn movements operate at LOS B or better during both peak hours.

Under Year 2028 no-build conditions, the eastbound and westbound approaches will continue to operate at LOS C during both peak hours with increases in delay of approximately four seconds or less. The northbound and southbound left-turn movements will continue to operate at the same levels of service during both peak hours with increases in delay of less than one second.

Under Year 2028 total projected conditions, the eastbound approach will continue to operate at LOS C during both peak hours with an increase in delay of less than one second. The westbound approach is projected to operate at LOS D during both the weekday morning and weekday evening peak hours with increases in delay of approximately seven and less than three seconds, respectively, over no-build conditions. The northbound and southbound left-turn movements will continue operating at the same levels of service during both peak hours with increases in delay of less than one second over no-build conditions.

Parking Evaluation

As proposed, the development (on-site) will provide a total of 218 parking spaces (4.11 spaces per unit) including 106 garage spaces, 106 driveway spaces and six perpendicular guest parking spaces. Based on the Village of Northbrook Zoning Code, the development is required to provide parking at a ratio of 4.5 spaces per unit for a total of 239 required parking spaces. As such, the proposed 218 parking spaces results in a deficit of 21 parking spaces compared to Village code. A parking variance is being requested.

As previously indicated, the "Row" homes will have three bedrooms while the "Mews" homes will have two, three or four bedrooms. Therefore, for the purpose of the analysis, it was assumed that the development will have a total of 179 bedrooms. Based on information published in the ITE *Parking Generation Manual*, 5th Edition, low rise multi-family housing developments have average peak parking demands of 0.66 spaces per bedroom on a weekday and 0.80 spaces per bedroom on Saturday. As such, this results in a projected average peak parking demand of 118 and 143 spaces, respectively. It should be noted that the single family attached housing category is not separate in the latest edition of the ITE *Parking Generation Manual* and as such, the multifamily housing category (which is inclusive of townhome developments) was utilized.

Overall, the proposed 218 parking spaces will be adequate in accommodating the estimated peak parking demand for the proposed development.

6. Conclusion

Based on existing conditions and the traffic capacity analyses for the full buildout of the development, the findings and recommendations of this study are outlined below:

- The total volume of traffic that will be generated by the proposed development will be reduced due to its proximity to public transportation.

- The results of the capacity analyses indicated that the existing roadway system will generally have sufficient reserve capacity to accommodate the traffic that will be generated by the proposed development.

- While the intersection of Shermer Road with Techny Road can experience some increased delays and queueing as a result in the surge of school traffic for Glenbrook North High School and during freight train events, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed development especially, given the minimal increase in traffic resulting from the proposed development.

- The intersection of Shermer Road with Stanley Street has sufficient reserve capacity to accommodate the traffic that will be generated by the proposed development, since the access to the proposed residential development will be provided via two access drives off Stanley Street.

- The proposed 218 parking spaces will be adequate in accommodating the estimated peak parking demand for the proposed development.

Appendix

Traffic Count Summary Sheets
Site Plan
CMAP 2050 Projections Letter
Level of Service Criteria
Capacity Analysis Summary Sheets

Traffic Count Summary Sheets

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 sainkeshavarzi@kloainc.com

Count Name: Shermer Rd with Brentwood Rd
TMC
Site Code:
Start Date: 08/02/2022

Turning Movement Data

Start Time	Brentwood Rd Eastbound						Brentwood Rd Westbound						Shermer Rd Northbound						Shermer Rd Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
7:00 AM	0	0	0	1	2	1	0	2	1	2	1	5	1	0	44	0	0	45	0	1	60	1	0	62	113
7:15 AM	0	3	0	0	0	3	0	2	0	4	0	6	0	0	71	2	1	73	0	2	57	0	0	59	141
7:30 AM	0	3	0	2	1	5	0	2	0	1	0	3	0	0	56	1	0	57	0	1	48	1	0	50	115
7:45 AM	0	4	0	3	2	7	0	4	0	1	0	5	0	1	70	2	0	73	0	0	99	0	0	99	184
Hourly Total	0	10	0	6	5	16	0	10	1	8	1	19	1	1	241	5	1	248	0	4	264	2	0	270	553
8:00 AM	0	4	0	3	1	7	0	1	0	3	2	4	0	1	66	2	1	69	0	0	94	2	0	96	176
8:15 AM	0	5	0	1	1	6	0	5	0	3	0	8	0	1	62	3	0	66	0	0	85	1	0	86	166
8:30 AM	0	5	0	6	1	11	0	6	0	3	0	9	0	0	79	4	0	83	0	1	74	0	0	75	178
8:45 AM	0	2	1	3	0	6	0	4	0	3	0	7	0	0	98	2	0	100	0	0	93	1	0	94	207
Hourly Total	0	16	1	13	3	30	0	16	0	12	2	28	0	2	305	11	1	318	0	1	346	4	0	351	727
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	2	1	1	1	4	0	1	0	3	0	4	0	4	109	5	0	118	0	2	87	3	0	92	218
4:15 PM	0	5	0	7	0	12	0	5	0	1	0	6	0	2	107	1	0	110	0	3	88	4	0	95	223
4:30 PM	0	0	0	4	0	4	0	2	0	5	0	7	0	0	88	2	0	90	0	3	112	6	0	121	222
4:45 PM	0	5	1	4	2	10	0	3	0	4	0	7	0	4	98	6	0	108	0	1	109	3	0	113	238
Hourly Total	0	12	2	16	3	30	0	11	0	13	0	24	0	10	402	14	0	426	0	9	396	16	0	421	901
5:00 PM	0	2	0	4	0	6	0	3	0	2	1	5	0	3	106	9	1	118	0	2	124	3	0	129	258
5:15 PM	0	4	0	1	0	5	0	0	0	3	0	3	0	2	112	4	0	118	0	5	113	7	0	125	251
5:30 PM	0	3	0	2	1	5	0	4	0	4	0	8	0	1	100	2	0	103	0	5	117	3	0	125	241
5:45 PM	0	1	0	3	0	4	0	1	1	4	0	6	0	3	124	4	0	131	0	4	98	3	0	105	246
Hourly Total	0	10	0	10	1	20	0	8	1	13	1	22	0	9	442	19	1	470	0	16	452	16	0	484	996
Grand Total	0	48	3	45	12	96	0	45	2	46	4	93	1	22	1390	49	3	1462	0	30	1458	38	0	1526	3177
Approach %	0.0	50.0	3.1	46.9	-	-	0.0	48.4	2.2	49.5	-	-	0.1	1.5	95.1	3.4	-	-	0.0	2.0	95.5	2.5	-	-	-
Total %	0.0	1.5	0.1	1.4	-	3.0	0.0	1.4	0.1	1.4	-	2.9	0.0	0.7	43.8	1.5	-	46.0	0.0	0.9	45.9	1.2	-	48.0	-
Lights	0	46	1	43	-	90	0	45	2	45	-	92	1	22	1335	47	-	1405	0	30	1397	36	-	1463	3050
% Lights	-	95.8	33.3	95.6	-	93.8	-	100.0	100.0	97.8	-	98.9	100.0	100.0	96.0	95.9	-	96.1	-	100.0	95.8	94.7	-	95.9	96.0
Buses	0	1	2	0	-	3	0	0	0	0	-	0	0	0	3	1	-	4	0	0	8	1	-	9	16
% Buses	-	2.1	66.7	0.0	-	3.1	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.2	2.0	-	0.3	-	0.0	0.5	2.6	-	0.6	0.5
Single-Unit Trucks	0	1	0	1	-	2	0	0	0	1	-	1	0	0	36	1	-	37	0	0	50	0	-	50	90
% Single-Unit Trucks	-	2.1	0.0	2.2	-	2.1	-	0.0	0.0	2.2	-	1.1	0.0	0.0	2.6	2.0	-	2.5	-	0.0	3.4	0.0	-	3.3	2.8
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	15	0	-	15	0	0	2	0	-	2	17
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0	0.0	1.1	0.0	-	1.0	-	0.0	0.1	0.0	-	0.1	0.5
Bicycles on Road	0	0	0	1	-	1	0	0	0	0	-	0	0	0	1	0	-	1	0	0	1	1	-	2	4

% Bicycles on Road	-	0.0	0.0	2.2	-	1.0	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.1	0.0	-	0.1	-	0.0	0.1	2.6	-	0.1	0.1
Pedestrians	-	-	-	-	12	-	-	-	-	-	4	-	-	-	-	-	3	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-

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9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 sainkeshavarzi@kloainc.com

Count Name: Shermer Rd with Brentwood Rd
TMC
Site Code:
Start Date: 08/02/2022

Turning Movement Peak Hour Data (7:30 AM)

Start Time	Brentwood Rd Eastbound						Brentwood Rd Westbound						Shermer Rd Northbound						Shermer Rd Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
7:30 AM	0	3	0	2	1	5	0	2	0	1	0	3	0	0	56	1	0	57	0	1	48	1	0	50	115
7:45 AM	0	4	0	3	2	7	0	4	0	1	0	5	0	1	70	2	0	73	0	0	99	0	0	99	184
8:00 AM	0	4	0	3	1	7	0	1	0	3	2	4	0	1	66	2	1	69	0	0	94	2	0	96	176
8:15 AM	0	5	0	1	1	6	0	5	0	3	0	8	0	1	62	3	0	66	0	0	85	1	0	86	166
Total	0	16	0	9	5	25	0	12	0	8	2	20	0	3	254	8	1	265	0	1	326	4	0	331	641
Approach %	0.0	64.0	0.0	36.0	-	-	0.0	60.0	0.0	40.0	-	-	0.0	1.1	95.8	3.0	-	-	0.0	0.3	98.5	1.2	-	-	-
Total %	0.0	2.5	0.0	1.4	-	3.9	0.0	1.9	0.0	1.2	-	3.1	0.0	0.5	39.6	1.2	-	41.3	0.0	0.2	50.9	0.6	-	51.6	-
PHF	0.000	0.800	0.000	0.750	-	0.893	0.000	0.600	0.000	0.667	-	0.625	0.000	0.750	0.907	0.667	-	0.908	0.000	0.250	0.823	0.500	-	0.836	0.871
Lights	0	15	0	9	-	24	0	12	0	8	-	20	0	3	234	7	-	244	0	1	307	4	-	312	600
% Lights	-	93.8	-	100.0	-	96.0	-	100.0	-	100.0	-	100.0	-	100.0	92.1	87.5	-	92.1	-	100.0	94.2	100.0	-	94.3	93.6
Buses	0	1	0	0	-	1	0	0	0	0	-	0	0	0	1	1	-	2	0	0	1	0	-	1	4
% Buses	-	6.3	-	0.0	-	4.0	-	0.0	-	0.0	-	0.0	-	0.0	0.4	12.5	-	0.8	-	0.0	0.3	0.0	-	0.3	0.6
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	12	0	-	12	0	0	17	0	-	17	29
% Single-Unit Trucks	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	4.7	0.0	-	4.5	-	0.0	5.2	0.0	-	5.1	4.5
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	7	0	-	7	0	0	0	0	-	0	7
% Articulated Trucks	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	2.8	0.0	-	2.6	-	0.0	0.0	0.0	-	0.0	1.1
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	1
% Bicycles on Road	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.3	0.0	-	0.3	0.2
Pedestrians	-	-	-	-	5	-	-	-	-	-	2	-	-	-	-	-	1	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-

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Rosemont, Illinois, United States 60018
(847)518-9990 sainkeshavarzi@kloainc.com

Count Name: Shermer Rd with Brentwood Rd
TMC
Site Code:
Start Date: 08/02/2022

Turning Movement Peak Hour Data (4:30 PM)

Start Time	Brentwood Rd Eastbound						Brentwood Rd Westbound						Shermer Rd Northbound						Shermer Rd Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
4:30 PM	0	0	0	4	0	4	0	2	0	5	0	7	0	0	88	2	0	90	0	3	112	6	0	121	222
4:45 PM	0	5	1	4	2	10	0	3	0	4	0	7	0	4	98	6	0	108	0	1	109	3	0	113	238
5:00 PM	0	2	0	4	0	6	0	3	0	2	1	5	0	3	106	9	1	118	0	2	124	3	0	129	258
5:15 PM	0	4	0	1	0	5	0	0	0	3	0	3	0	2	112	4	0	118	0	5	113	7	0	125	251
Total	0	11	1	13	2	25	0	8	0	14	1	22	0	9	404	21	1	434	0	11	458	19	0	488	969
Approach %	0.0	44.0	4.0	52.0	-	-	0.0	36.4	0.0	63.6	-	-	0.0	2.1	93.1	4.8	-	-	0.0	2.3	93.9	3.9	-	-	-
Total %	0.0	1.1	0.1	1.3	-	2.6	0.0	0.8	0.0	1.4	-	2.3	0.0	0.9	41.7	2.2	-	44.8	0.0	1.1	47.3	2.0	-	50.4	-
PHF	0.000	0.550	0.250	0.813	-	0.625	0.000	0.667	0.000	0.700	-	0.786	0.000	0.563	0.902	0.583	-	0.919	0.000	0.550	0.923	0.679	-	0.946	0.939
Lights	0	10	1	12	-	23	0	8	0	13	-	21	0	9	400	21	-	430	0	11	442	18	-	471	945
% Lights	-	90.9	100.0	92.3	-	92.0	-	100.0	-	92.9	-	95.5	-	100.0	99.0	100.0	-	99.1	-	100.0	96.5	94.7	-	96.5	97.5
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	0	0	2	0	-	2	3
% Buses	-	0.0	0.0	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.2	0.0	-	0.2	-	0.0	0.4	0.0	-	0.4	0.3
Single-Unit Trucks	0	1	0	0	-	1	0	0	0	1	-	1	0	0	3	0	-	3	0	0	14	0	-	14	19
% Single-Unit Trucks	-	9.1	0.0	0.0	-	4.0	-	0.0	-	7.1	-	4.5	-	0.0	0.7	0.0	-	0.7	-	0.0	3.1	0.0	-	2.9	2.0
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	1	-	1	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	1	-	1	2
% Bicycles on Road	-	0.0	0.0	7.7	-	4.0	-	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	5.3	-	0.2	0.2
Pedestrians	-	-	-	-	2	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-

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Count Name: Shermer Rd with Farnsworth Ln
TMC
Site Code:
Start Date: 05/12/2022

Turning Movement Data

Start Time	Farnsworth Ln Eastbound						Farnsworth Ln Westbound						Shermer Rd Northbound						Shermer Rd Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:00 AM	0	0	0	3	1	3	0	0	0	1	0	1	0	0	62	1	0	63	0	1	72	1	0	74	141
7:15 AM	0	2	0	5	0	7	0	0	0	2	0	2	0	3	83	0	0	86	0	3	120	0	0	123	218
7:30 AM	0	2	0	9	0	11	0	1	0	4	0	5	0	1	97	3	0	101	0	0	236	1	0	237	354
7:45 AM	0	2	0	15	3	17	0	2	0	2	0	4	0	8	154	4	0	166	0	4	217	1	0	222	409
Hourly Total	0	6	0	32	4	38	0	3	0	9	0	12	0	12	396	8	0	416	0	8	645	3	0	656	1122
8:00 AM	0	0	0	3	2	3	0	1	0	0	0	1	0	4	142	1	0	147	0	5	95	1	0	101	252
8:15 AM	0	1	0	11	0	12	0	2	0	1	0	3	0	12	98	2	0	112	0	0	90	2	0	92	219
8:30 AM	0	3	0	5	2	8	0	3	1	4	0	8	0	14	90	3	0	107	0	3	89	1	0	93	216
8:45 AM	0	3	0	5	1	8	0	0	0	1	0	1	0	0	64	5	0	69	0	3	91	1	0	95	173
Hourly Total	0	7	0	24	5	31	0	6	1	6	0	13	0	30	394	11	0	435	0	11	365	5	0	381	860
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2:00 PM	0	1	0	2	0	3	0	1	0	5	0	6	0	4	108	3	0	115	0	7	110	2	0	119	243
2:15 PM	0	2	0	6	0	8	0	2	0	6	0	8	0	3	97	3	0	103	0	6	101	6	0	113	232
2:30 PM	0	1	0	0	0	1	0	3	0	4	0	7	0	4	110	2	0	116	0	4	96	2	0	102	226
2:45 PM	0	2	1	2	1	5	0	3	0	3	0	6	0	2	106	3	0	111	0	5	128	5	0	138	260
Hourly Total	0	6	1	10	1	17	0	9	0	18	0	27	0	13	421	11	0	445	0	22	435	15	0	472	961
3:00 PM	0	6	0	4	0	10	0	5	1	3	0	9	0	5	120	5	0	130	0	6	150	2	0	158	307
3:15 PM	0	2	1	14	1	17	0	4	2	5	0	11	0	17	247	8	0	272	0	5	133	4	0	142	442
3:30 PM	0	8	1	4	2	13	0	2	1	3	0	6	0	10	210	4	1	224	0	6	125	4	0	135	378
3:45 PM	0	4	1	5	0	10	0	3	0	8	0	11	0	10	144	7	0	161	0	5	123	3	0	131	313
Hourly Total	0	20	3	27	3	50	0	14	4	19	0	37	0	42	721	24	1	787	0	22	531	13	0	566	1440
4:00 PM	0	1	1	2	2	4	0	8	0	5	0	13	0	6	117	2	0	125	0	3	103	1	0	107	249
4:15 PM	0	4	0	1	4	5	0	3	2	4	0	9	0	3	127	3	0	133	0	6	129	1	0	136	283
4:30 PM	0	6	0	7	1	13	0	2	1	2	0	5	0	2	136	0	0	138	0	6	159	5	0	170	326
4:45 PM	0	2	1	6	0	9	0	2	1	3	0	6	0	6	111	1	1	118	0	6	132	7	0	145	278
Hourly Total	0	13	2	16	7	31	0	15	4	14	0	33	0	17	491	6	1	514	0	21	523	14	0	558	1136
5:00 PM	0	1	0	5	2	6	0	4	1	8	0	13	0	5	167	0	0	172	0	3	141	2	0	146	337
5:15 PM	0	2	0	7	2	9	0	5	0	5	0	10	0	5	145	0	0	150	0	5	153	8	0	166	335
5:30 PM	0	2	1	5	0	8	0	4	1	1	0	6	0	4	154	0	0	158	0	5	121	2	0	128	300
5:45 PM	0	4	0	7	2	11	0	1	1	3	0	5	0	3	142	0	0	145	0	2	122	4	0	128	289
Hourly Total	0	9	1	24	6	34	0	14	3	17	0	34	0	17	608	0	0	625	0	15	537	16	0	568	1261
Grand Total	0	61	7	133	26	201	0	61	12	83	0	156	0	131	3031	60	2	3222	0	99	3036	66	0	3201	6780
Approach %	0.0	30.3	3.5	66.2	-	-	0.0	39.1	7.7	53.2	-	-	0.0	4.1	94.1	1.9	-	-	0.0	3.1	94.8	2.1	-	-	-
Total %	0.0	0.9	0.1	2.0	-	3.0	0.0	0.9	0.2	1.2	-	2.3	0.0	1.9	44.7	0.9	-	47.5	0.0	1.5	44.8	1.0	-	47.2	-
Lights	0	61	6	131	-	198	0	60	11	82	-	153	0	128	2928	57	-	3113	0	95	2905	64	-	3064	6528

% Lights	-	100.0	85.7	98.5	-	98.5	-	98.4	91.7	98.8	-	98.1	-	97.7	96.6	95.0	-	96.6	-	96.0	95.7	97.0	-	95.7	96.3
Buses	0	0	1	0	-	1	0	0	0	0	-	0	0	1	20	1	-	22	0	1	34	1	-	36	59
% Buses	-	0.0	14.3	0.0	-	0.5	-	0.0	0.0	0.0	-	0.0	-	0.8	0.7	1.7	-	0.7	-	1.0	1.1	1.5	-	1.1	0.9
Single-Unit Trucks	0	0	0	0	-	0	0	1	0	0	-	1	0	2	52	1	-	55	0	2	74	0	-	76	132
% Single-Unit Trucks	-	0.0	0.0	0.0	-	0.0	-	1.6	0.0	0.0	-	0.6	-	1.5	1.7	1.7	-	1.7	-	2.0	2.4	0.0	-	2.4	1.9
Articulated Trucks	0	0	0	2	-	2	0	0	0	1	-	1	0	0	29	1	-	30	0	1	20	1	-	22	55
% Articulated Trucks	-	0.0	0.0	1.5	-	1.0	-	0.0	0.0	1.2	-	0.6	-	0.0	1.0	1.7	-	0.9	-	1.0	0.7	1.5	-	0.7	0.8
Bicycles on Road	0	0	0	0	-	0	0	0	1	0	-	1	0	0	2	0	-	2	0	0	3	0	-	3	6
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	8.3	0.0	-	0.6	-	0.0	0.1	0.0	-	0.1	-	0.0	0.1	0.0	-	0.1	0.1
Pedestrians	-	-	-	-	26	-	-	-	-	-	0	-	-	-	-	-	2	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-

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Count Name: Shermer Rd with Farnsworth Ln
TMC
Site Code:
Start Date: 05/12/2022

Turning Movement Peak Hour Data (7:30 AM)

Start Time	Farnsworth Ln Eastbound						Farnsworth Ln Westbound						Shermer Rd Northbound						Shermer Rd Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
7:30 AM	0	2	0	9	0	11	0	1	0	4	0	5	0	1	97	3	0	101	0	0	236	1	0	237	354
7:45 AM	0	2	0	15	3	17	0	2	0	2	0	4	0	8	154	4	0	166	0	4	217	1	0	222	409
8:00 AM	0	0	0	3	2	3	0	1	0	0	0	1	0	4	142	1	0	147	0	5	95	1	0	101	252
8:15 AM	0	1	0	11	0	12	0	2	0	1	0	3	0	12	98	2	0	112	0	0	90	2	0	92	219
Total	0	5	0	38	5	43	0	6	0	7	0	13	0	25	491	10	0	526	0	9	638	5	0	652	1234
Approach %	0.0	11.6	0.0	88.4	-	-	0.0	46.2	0.0	53.8	-	-	0.0	4.8	93.3	1.9	-	-	0.0	1.4	97.9	0.8	-	-	-
Total %	0.0	0.4	0.0	3.1	-	3.5	0.0	0.5	0.0	0.6	-	1.1	0.0	2.0	39.8	0.8	-	42.6	0.0	0.7	51.7	0.4	-	52.8	-
PHF	0.000	0.625	0.000	0.633	-	0.632	0.000	0.750	0.000	0.438	-	0.650	0.000	0.521	0.797	0.625	-	0.792	0.000	0.450	0.676	0.625	-	0.688	0.754
Lights	0	5	0	37	-	42	0	6	0	7	-	13	0	25	454	9	-	488	0	8	619	4	-	631	1174
% Lights	-	100.0	-	97.4	-	97.7	-	100.0	-	100.0	-	100.0	-	100.0	92.5	90.0	-	92.8	-	88.9	97.0	80.0	-	96.8	95.1
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	6	0	-	6	0	1	5	1	-	7	13
% Buses	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	1.2	0.0	-	1.1	-	11.1	0.8	20.0	-	1.1	1.1
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	18	0	-	18	0	0	7	0	-	7	25
% Single-Unit Trucks	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	3.7	0.0	-	3.4	-	0.0	1.1	0.0	-	1.1	2.0
Articulated Trucks	0	0	0	1	-	1	0	0	0	0	-	0	0	0	13	1	-	14	0	0	6	0	-	6	21
% Articulated Trucks	-	0.0	-	2.6	-	2.3	-	0.0	-	0.0	-	0.0	-	0.0	2.6	10.0	-	2.7	-	0.0	0.9	0.0	-	0.9	1.7
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	1
% Bicycles on Road	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.2	0.0	-	0.2	0.1
Pedestrians	-	-	-	-	5	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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Count Name: Shermer Rd with Farnsworth Ln
TMC
Site Code:
Start Date: 05/12/2022

Turning Movement Peak Hour Data (3:00 PM)

Start Time	Farnsworth Ln Eastbound						Farnsworth Ln Westbound						Shermer Rd Northbound						Shermer Rd Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
3:00 PM	0	6	0	4	0	10	0	5	1	3	0	9	0	5	120	5	0	130	0	6	150	2	0	158	307
3:15 PM	0	2	1	14	1	17	0	4	2	5	0	11	0	17	247	8	0	272	0	5	133	4	0	142	442
3:30 PM	0	8	1	4	2	13	0	2	1	3	0	6	0	10	210	4	1	224	0	6	125	4	0	135	378
3:45 PM	0	4	1	5	0	10	0	3	0	8	0	11	0	10	144	7	0	161	0	5	123	3	0	131	313
Total	0	20	3	27	3	50	0	14	4	19	0	37	0	42	721	24	1	787	0	22	531	13	0	566	1440
Approach %	0.0	40.0	6.0	54.0	-	-	0.0	37.8	10.8	51.4	-	-	0.0	5.3	91.6	3.0	-	-	0.0	3.9	93.8	2.3	-	-	-
Total %	0.0	1.4	0.2	1.9	-	3.5	0.0	1.0	0.3	1.3	-	2.6	0.0	2.9	50.1	1.7	-	54.7	0.0	1.5	36.9	0.9	-	39.3	-
PHF	0.000	0.625	0.750	0.482	-	0.735	0.000	0.700	0.500	0.594	-	0.841	0.000	0.618	0.730	0.750	-	0.723	0.000	0.917	0.885	0.813	-	0.896	0.814
Lights	0	20	2	27	-	49	0	14	4	18	-	36	0	41	702	23	-	766	0	22	506	12	-	540	1391
% Lights	-	100.0	66.7	100.0	-	98.0	-	100.0	100.0	94.7	-	97.3	-	97.6	97.4	95.8	-	97.3	-	100.0	95.3	92.3	-	95.4	96.6
Buses	0	0	1	0	-	1	0	0	0	0	-	0	0	0	5	1	-	6	0	0	7	0	-	7	14
% Buses	-	0.0	33.3	0.0	-	2.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.7	4.2	-	0.8	-	0.0	1.3	0.0	-	1.2	1.0
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	1	7	0	-	8	0	0	12	0	-	12	20
% Single-Unit Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	2.4	1.0	0.0	-	1.0	-	0.0	2.3	0.0	-	2.1	1.4
Articulated Trucks	0	0	0	0	-	0	0	0	0	1	-	1	0	0	6	0	-	6	0	0	6	1	-	7	14
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	5.3	-	2.7	-	0.0	0.8	0.0	-	0.8	-	0.0	1.1	7.7	-	1.2	1.0
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	0	0	0	0	-	0	1
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.1	0.0	-	0.1	-	0.0	0.0	0.0	-	0.0	0.1
Pedestrians	-	-	-	-	3	-	-	-	-	-	0	-	-	-	-	-	1	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-

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Count Name: Shermer Rd with Farnsworth Ln
TMC
Site Code:
Start Date: 05/12/2022

Turning Movement Peak Hour Data (4:30 PM)

Start Time	Farnsworth Ln Eastbound						Farnsworth Ln Westbound						Shermer Rd Northbound						Shermer Rd Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
4:30 PM	0	6	0	7	1	13	0	2	1	2	0	5	0	2	136	0	0	138	0	6	159	5	0	170	326
4:45 PM	0	2	1	6	0	9	0	2	1	3	0	6	0	6	111	1	1	118	0	6	132	7	0	145	278
5:00 PM	0	1	0	5	2	6	0	4	1	8	0	13	0	5	167	0	0	172	0	3	141	2	0	146	337
5:15 PM	0	2	0	7	2	9	0	5	0	5	0	10	0	5	145	0	0	150	0	5	153	8	0	166	335
Total	0	11	1	25	5	37	0	13	3	18	0	34	0	18	559	1	1	578	0	20	585	22	0	627	1276
Approach %	0.0	29.7	2.7	67.6	-	-	0.0	38.2	8.8	52.9	-	-	0.0	3.1	96.7	0.2	-	-	0.0	3.2	93.3	3.5	-	-	-
Total %	0.0	0.9	0.1	2.0	-	2.9	0.0	1.0	0.2	1.4	-	2.7	0.0	1.4	43.8	0.1	-	45.3	0.0	1.6	45.8	1.7	-	49.1	-
PHF	0.000	0.458	0.250	0.893	-	0.712	0.000	0.650	0.750	0.563	-	0.654	0.000	0.750	0.837	0.250	-	0.840	0.000	0.833	0.920	0.688	-	0.922	0.947
Lights	0	11	1	25	-	37	0	13	3	18	-	34	0	18	554	1	-	573	0	19	577	22	-	618	1262
% Lights	-	100.0	100.0	100.0	-	100.0	-	100.0	100.0	100.0	-	100.0	-	100.0	99.1	100.0	-	99.1	-	95.0	98.6	100.0	-	98.6	98.9
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	1
% Buses	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.2	0.0	-	0.2	0.1
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	4	0	-	4	0	1	7	0	-	8	12
% Single-Unit Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.7	0.0	-	0.7	-	5.0	1.2	0.0	-	1.3	0.9
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	0	0	0	0	-	0	1
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.2	0.0	-	0.2	-	0.0	0.0	0.0	-	0.0	0.1
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	5	-	-	-	-	-	0	-	-	-	-	-	1	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-

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(847)518-9990 sainkeshavarzi@kloainc.com

Count Name: Shermer Rd with Stanley St TMC
Site Code:
Start Date: 08/02/2022

Turning Movement Data

Start Time	Access Dr Eastbound						Stanley St Westbound						Shermer Rd Northbound						Shermer Rd Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:00 AM	0	1	0	1	0	2	0	0	0	0	0	0	0	0	41	4	0	45	0	3	61	0	0	64	111
7:15 AM	0	1	0	1	0	2	0	4	0	0	2	4	0	0	72	2	0	74	0	1	55	1	0	57	137
7:30 AM	0	0	0	0	2	0	0	1	0	1	0	2	0	0	56	5	0	61	0	0	50	0	0	50	113
7:45 AM	0	2	0	0	3	2	0	0	0	0	2	0	0	0	71	8	0	79	0	3	103	0	0	106	187
Hourly Total	0	4	0	2	5	6	0	5	0	1	4	6	0	0	240	19	0	259	0	7	269	1	0	277	548
8:00 AM	0	0	0	1	2	1	0	2	0	2	2	4	0	0	69	6	0	75	0	4	93	2	0	99	179
8:15 AM	0	0	0	0	3	0	0	0	0	1	1	1	0	0	65	8	0	73	0	1	89	0	0	90	164
8:30 AM	0	2	0	0	2	2	0	1	0	2	2	3	0	0	79	7	0	86	0	3	80	1	0	84	175
8:45 AM	0	1	0	1	0	2	0	1	0	2	0	3	0	0	96	6	0	102	0	1	96	0	1	97	204
Hourly Total	0	3	0	2	7	5	0	4	0	7	5	11	0	0	309	27	0	336	0	9	358	3	1	370	722
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	0	0	0	2	0	0	2	0	2	0	4	0	0	111	0	0	111	0	0	89	0	0	89	204
4:15 PM	0	0	0	1	0	1	0	1	0	1	1	2	0	0	111	1	0	112	0	0	100	0	0	100	215
4:30 PM	0	0	0	0	0	0	0	4	0	0	0	4	0	0	95	1	0	96	0	2	117	0	0	119	219
4:45 PM	0	1	0	0	2	1	0	1	0	1	1	2	0	0	106	1	0	107	0	0	118	0	0	118	228
Hourly Total	0	1	0	1	4	2	0	8	0	4	2	12	0	0	423	3	0	426	0	2	424	0	0	426	866
5:00 PM	0	2	0	0	0	2	0	11	0	4	1	15	0	0	111	0	0	111	0	0	130	0	0	130	258
5:15 PM	0	1	0	1	0	2	0	12	0	1	0	13	0	0	116	0	0	116	0	0	114	1	0	115	246
5:30 PM	0	0	0	1	1	1	0	7	0	2	0	9	0	1	104	2	0	107	0	1	120	1	0	122	239
5:45 PM	0	0	0	0	0	0	0	1	0	1	0	2	0	0	128	0	0	128	0	0	99	0	0	99	229
Hourly Total	0	3	0	2	1	5	0	31	0	8	1	39	0	1	459	2	0	462	0	1	463	2	0	466	972
Grand Total	0	11	0	7	17	18	0	48	0	20	12	68	0	1	1431	51	0	1483	0	19	1514	6	1	1539	3108
Approach %	0.0	61.1	0.0	38.9	-	-	0.0	70.6	0.0	29.4	-	-	0.0	0.1	96.5	3.4	-	-	0.0	1.2	98.4	0.4	-	-	-
Total %	0.0	0.4	0.0	0.2	-	0.6	0.0	1.5	0.0	0.6	-	2.2	0.0	0.0	46.0	1.6	-	47.7	0.0	0.6	48.7	0.2	-	49.5	-
Lights	0	7	0	6	-	13	0	44	0	17	-	61	0	1	1382	46	-	1429	0	17	1461	6	-	1484	2987
% Lights	-	63.6	-	85.7	-	72.2	-	91.7	-	85.0	-	89.7	-	100.0	96.6	90.2	-	96.4	-	89.5	96.5	100.0	-	96.4	96.1
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	4	0	-	4	0	0	9	0	-	9	13
% Buses	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.3	0.0	-	0.3	-	0.0	0.6	0.0	-	0.6	0.4
Single-Unit Trucks	0	4	0	1	-	5	0	3	0	3	-	6	0	0	33	4	-	37	0	2	40	0	-	42	90
% Single-Unit Trucks	-	36.4	-	14.3	-	27.8	-	6.3	-	15.0	-	8.8	-	0.0	2.3	7.8	-	2.5	-	10.5	2.6	0.0	-	2.7	2.9
Articulated Trucks	0	0	0	0	-	0	0	1	0	0	-	1	0	0	12	1	-	13	0	0	2	0	-	2	16
% Articulated Trucks	-	0.0	-	0.0	-	0.0	-	2.1	-	0.0	-	1.5	-	0.0	0.8	2.0	-	0.9	-	0.0	0.1	0.0	-	0.1	0.5
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	2	0	-	2	2

% Bicycles on Road	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.1	0.0	-	0.1	0.1
Pedestrians	-	-	-	-	17	-	-	-	-	-	12	-	-	-	-	-	0	-	-	-	-	-	1	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-

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Count Name: Shermer Rd with Stanley St TMC
Site Code:
Start Date: 08/02/2022

Turning Movement Peak Hour Data (7:30 AM)

Start Time	Access Dr Eastbound						Stanley St Westbound						Shermer Rd Northbound						Shermer Rd Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
7:30 AM	0	0	0	0	2	0	0	1	0	1	0	2	0	0	56	5	0	61	0	0	50	0	0	50	113
7:45 AM	0	2	0	0	3	2	0	0	0	0	2	0	0	0	71	8	0	79	0	3	103	0	0	106	187
8:00 AM	0	0	0	1	2	1	0	2	0	2	2	4	0	0	69	6	0	75	0	4	93	2	0	99	179
8:15 AM	0	0	0	0	3	0	0	0	0	1	1	1	0	0	65	8	0	73	0	1	89	0	0	90	164
Total	0	2	0	1	10	3	0	3	0	4	5	7	0	0	261	27	0	288	0	8	335	2	0	345	643
Approach %	0.0	66.7	0.0	33.3	-	-	0.0	42.9	0.0	57.1	-	-	0.0	0.0	90.6	9.4	-	-	0.0	2.3	97.1	0.6	-	-	-
Total %	0.0	0.3	0.0	0.2	-	0.5	0.0	0.5	0.0	0.6	-	1.1	0.0	0.0	40.6	4.2	-	44.8	0.0	1.2	52.1	0.3	-	53.7	-
PHF	0.000	0.250	0.000	0.250	-	0.375	0.000	0.375	0.000	0.500	-	0.438	0.000	0.000	0.919	0.844	-	0.911	0.000	0.500	0.813	0.250	-	0.814	0.860
Lights	0	2	0	1	-	3	0	3	0	3	-	6	0	0	241	26	-	267	0	8	315	2	-	325	601
% Lights	-	100.0	-	100.0	-	100.0	-	100.0	-	75.0	-	85.7	-	-	92.3	96.3	-	92.7	-	100.0	94.0	100.0	-	94.2	93.5
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	2	0	-	2	0	0	2	0	-	2	4
% Buses	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	-	0.8	0.0	-	0.7	-	0.0	0.6	0.0	-	0.6	0.6
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	1	-	1	0	0	12	1	-	13	0	0	17	0	-	17	31
% Single-Unit Trucks	-	0.0	-	0.0	-	0.0	-	0.0	-	25.0	-	14.3	-	-	4.6	3.7	-	4.5	-	0.0	5.1	0.0	-	4.9	4.8
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	6	0	-	6	0	0	0	0	-	0	6
% Articulated Trucks	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	-	2.3	0.0	-	2.1	-	0.0	0.0	0.0	-	0.0	0.9
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	1
% Bicycles on Road	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	-	0.0	0.0	-	0.0	-	0.0	0.3	0.0	-	0.3	0.2
Pedestrians	-	-	-	-	10	-	-	-	-	-	5	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 sainkeshavarzi@kloainc.com

Count Name: Shermer Rd with Stanley St TMC
Site Code:
Start Date: 08/02/2022

Turning Movement Peak Hour Data (4:30 PM)

Start Time	Access Dr Eastbound						Stanley St Westbound						Shermer Rd Northbound						Shermer Rd Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
4:30 PM	0	0	0	0	0	0	0	4	0	0	0	4	0	0	95	1	0	96	0	2	117	0	0	119	219
4:45 PM	0	1	0	0	2	1	0	1	0	1	1	2	0	0	106	1	0	107	0	0	118	0	0	118	228
5:00 PM	0	2	0	0	0	2	0	11	0	4	1	15	0	0	111	0	0	111	0	0	130	0	0	130	258
5:15 PM	0	1	0	1	0	2	0	12	0	1	0	13	0	0	116	0	0	116	0	0	114	1	0	115	246
Total	0	4	0	1	2	5	0	28	0	6	2	34	0	0	428	2	0	430	0	2	479	1	0	482	951
Approach %	0.0	80.0	0.0	20.0	-	-	0.0	82.4	0.0	17.6	-	-	0.0	0.0	99.5	0.5	-	-	0.0	0.4	99.4	0.2	-	-	-
Total %	0.0	0.4	0.0	0.1	-	0.5	0.0	2.9	0.0	0.6	-	3.6	0.0	0.0	45.0	0.2	-	45.2	0.0	0.2	50.4	0.1	-	50.7	-
PHF	0.000	0.500	0.000	0.250	-	0.625	0.000	0.583	0.000	0.375	-	0.567	0.000	0.000	0.922	0.500	-	0.927	0.000	0.250	0.921	0.250	-	0.927	0.922
Lights	0	2	0	1	-	3	0	25	0	6	-	31	0	0	425	1	-	426	0	0	468	1	-	469	929
% Lights	-	50.0	-	100.0	-	60.0	-	89.3	-	100.0	-	91.2	-	-	99.3	50.0	-	99.1	-	0.0	97.7	100.0	-	97.3	97.7
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	0	0	2	0	-	2	3
% Buses	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	-	0.2	0.0	-	0.2	-	0.0	0.4	0.0	-	0.4	0.3
Single-Unit Trucks	0	2	0	0	-	2	0	2	0	0	-	2	0	0	2	0	-	2	0	2	8	0	-	10	16
% Single-Unit Trucks	-	50.0	-	0.0	-	40.0	-	7.1	-	0.0	-	5.9	-	-	0.5	0.0	-	0.5	-	100.0	1.7	0.0	-	2.1	1.7
Articulated Trucks	0	0	0	0	-	0	0	1	0	0	-	1	0	0	0	1	-	1	0	0	0	0	-	0	2
% Articulated Trucks	-	0.0	-	0.0	-	0.0	-	3.6	-	0.0	-	2.9	-	-	0.0	50.0	-	0.2	-	0.0	0.0	0.0	-	0.0	0.2
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	1
% Bicycles on Road	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	-	0.0	0.0	-	0.0	-	0.0	0.2	0.0	-	0.2	0.1
Pedestrians	-	-	-	-	2	-	-	-	-	-	2	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 sainkeshavarzi@kloainc.com

Count Name: Techny+and+Shermer TMC
Site Code:
Start Date: 05/12/2022

Turning Movement Data

Start Time	Techny Rd Eastbound						Techny Rd Westbound						Shermer Rd Northbound						Shermer Rd Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:00 AM	0	22	31	47	0	100	0	11	19	10	1	40	0	23	38	13	0	74	0	8	62	11	0	81	295
7:15 AM	0	21	46	47	0	114	0	17	26	13	0	56	0	36	51	14	0	101	0	18	94	19	0	131	402
7:30 AM	0	13	47	73	0	133	0	36	32	8	0	76	0	43	95	19	0	157	0	21	195	13	0	229	595
7:45 AM	0	28	53	98	0	179	0	57	41	14	0	112	0	61	147	28	0	236	0	23	218	18	0	259	786
Hourly Total	0	84	177	265	0	526	0	121	118	45	1	284	0	163	331	74	0	568	0	70	569	61	0	700	2078
8:00 AM	0	29	55	47	0	131	0	13	34	18	0	65	0	47	111	24	0	182	0	31	78	10	0	119	497
8:15 AM	0	21	61	67	0	149	0	11	34	25	0	70	0	58	76	13	0	147	0	14	86	22	1	122	488
8:30 AM	0	20	67	61	0	148	0	2	40	23	0	65	0	57	68	23	2	148	0	21	67	22	0	110	471
8:45 AM	0	15	38	42	0	95	0	6	34	18	0	58	1	32	55	16	0	104	0	15	61	12	0	88	345
Hourly Total	0	85	221	217	0	523	0	32	142	84	0	258	1	194	310	76	2	581	0	81	292	66	1	439	1801
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2:00 PM	0	13	48	40	0	101	0	9	55	17	0	81	0	50	89	18	0	157	0	16	76	21	0	113	452
2:15 PM	0	14	40	27	0	81	0	12	50	17	0	79	0	66	66	14	0	146	0	10	82	17	0	109	415
2:30 PM	0	12	23	30	0	65	0	11	52	24	0	87	0	69	90	10	0	169	0	14	69	22	0	105	426
2:45 PM	0	18	36	35	1	89	0	5	60	11	0	76	0	58	83	13	0	154	0	16	94	25	0	135	454
Hourly Total	0	57	147	132	1	336	0	37	217	69	0	323	0	243	328	55	0	626	0	56	321	85	0	462	1747
3:00 PM	0	27	31	40	0	98	0	10	86	21	0	117	0	67	76	11	0	154	0	15	112	31	0	158	527
3:15 PM	0	48	58	60	1	166	0	24	53	34	0	111	0	58	213	58	0	329	0	30	130	23	0	183	789
3:30 PM	0	46	73	58	1	177	0	20	42	28	0	90	0	71	160	53	0	284	0	27	95	17	0	139	690
3:45 PM	0	24	53	44	2	121	0	26	90	29	0	145	0	74	99	25	0	198	0	19	89	19	1	127	591
Hourly Total	0	145	215	202	4	562	0	80	271	112	0	463	0	270	548	147	0	965	0	91	426	90	1	607	2597
4:00 PM	0	20	29	43	1	92	0	16	82	25	0	123	0	60	92	26	1	178	0	21	73	30	2	124	517
4:15 PM	0	28	51	56	4	135	0	33	82	26	0	141	0	32	75	17	1	124	0	15	94	24	0	133	533
4:30 PM	0	21	42	44	1	107	0	45	69	24	0	138	0	52	94	26	0	172	0	28	113	22	0	163	580
4:45 PM	0	20	47	45	0	112	0	27	99	20	0	146	0	42	86	11	2	139	0	20	103	32	0	155	552
Hourly Total	0	89	169	188	6	446	0	121	332	95	0	548	0	186	347	80	4	613	0	84	383	108	2	575	2182
5:00 PM	0	23	65	34	3	122	0	22	94	37	0	153	0	44	102	17	0	163	0	32	100	42	3	174	612
5:15 PM	0	21	48	52	0	121	0	38	104	36	0	178	0	65	87	17	0	169	0	29	100	30	0	159	627
5:30 PM	0	16	55	27	0	98	0	20	88	19	0	127	0	59	113	28	0	200	0	32	84	25	0	141	566
5:45 PM	0	26	45	38	1	109	0	21	69	17	0	107	0	55	100	18	0	173	0	25	83	19	0	127	516
Hourly Total	0	86	213	151	4	450	0	101	355	109	0	565	0	223	402	80	0	705	0	118	367	116	3	601	2321
Grand Total	0	546	1142	1155	15	2843	0	492	1435	514	1	2441	1	1279	2266	512	6	4058	0	500	2358	526	7	3384	12726
Approach %	0.0	19.2	40.2	40.6	-	-	0.0	20.2	58.8	21.1	-	-	0.0	31.5	55.8	12.6	-	-	0.0	14.8	69.7	15.5	-	-	-
Total %	0.0	4.3	9.0	9.1	-	22.3	0.0	3.9	11.3	4.0	-	19.2	0.0	10.1	17.8	4.0	-	31.9	0.0	3.9	18.5	4.1	-	26.6	-
Lights	0	533	1125	1069	-	2727	0	449	1392	498	-	2339	1	1177	2178	479	-	3835	0	491	2246	504	-	3241	12142

% Lights	-	97.6	98.5	92.6	-	95.9	-	91.3	97.0	96.9	-	95.8	100.0	92.0	96.1	93.6	-	94.5	-	98.2	95.3	95.8	-	95.8	95.4
Buses	0	3	3	45	-	51	0	1	6	3	-	10	0	42	21	3	-	66	0	1	33	2	-	36	163
% Buses	-	0.5	0.3	3.9	-	1.8	-	0.2	0.4	0.6	-	0.4	0.0	3.3	0.9	0.6	-	1.6	-	0.2	1.4	0.4	-	1.1	1.3
Single-Unit Trucks	0	10	7	28	-	45	0	33	15	5	-	53	0	31	41	24	-	96	0	6	62	16	-	84	278
% Single-Unit Trucks	-	1.8	0.6	2.4	-	1.6	-	6.7	1.0	1.0	-	2.2	0.0	2.4	1.8	4.7	-	2.4	-	1.2	2.6	3.0	-	2.5	2.2
Articulated Trucks	0	0	6	13	-	19	0	7	14	6	-	27	0	29	24	3	-	56	0	2	15	3	-	20	122
% Articulated Trucks	-	0.0	0.5	1.1	-	0.7	-	1.4	1.0	1.2	-	1.1	0.0	2.3	1.1	0.6	-	1.4	-	0.4	0.6	0.6	-	0.6	1.0
Bicycles on Road	0	0	1	0	-	1	0	2	8	2	-	12	0	0	2	3	-	5	0	0	2	1	-	3	21
% Bicycles on Road	-	0.0	0.1	0.0	-	0.0	-	0.4	0.6	0.4	-	0.5	0.0	0.0	0.1	0.6	-	0.1	-	0.0	0.1	0.2	-	0.1	0.2
Pedestrians	-	-	-	-	15	-	-	-	-	-	1	-	-	-	-	-	6	-	-	-	-	-	7	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-

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Rosemont, Illinois, United States 60018
(847)518-9990 sainkeshavarzi@kloainc.com

Count Name: Techny+and+Shermer TMC
Site Code:
Start Date: 05/12/2022

Turning Movement Peak Hour Data (7:30 AM)

Start Time	Techny Rd Eastbound						Techny Rd Westbound						Shermer Rd Northbound						Shermer Rd Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
7:30 AM	0	13	47	73	0	133	0	36	32	8	0	76	0	43	95	19	0	157	0	21	195	13	0	229	595
7:45 AM	0	28	53	98	0	179	0	57	41	14	0	112	0	61	147	28	0	236	0	23	218	18	0	259	786
8:00 AM	0	29	55	47	0	131	0	13	34	18	0	65	0	47	111	24	0	182	0	31	78	10	0	119	497
8:15 AM	0	21	61	67	0	149	0	11	34	25	0	70	0	58	76	13	0	147	0	14	86	22	1	122	488
Total	0	91	216	285	0	592	0	117	141	65	0	323	0	209	429	84	0	722	0	89	577	63	1	729	2366
Approach %	0.0	15.4	36.5	48.1	-	-	0.0	36.2	43.7	20.1	-	-	0.0	28.9	59.4	11.6	-	-	0.0	12.2	79.1	8.6	-	-	-
Total %	0.0	3.8	9.1	12.0	-	25.0	0.0	4.9	6.0	2.7	-	13.7	0.0	8.8	18.1	3.6	-	30.5	0.0	3.8	24.4	2.7	-	30.8	-
PHF	0.000	0.784	0.885	0.727	-	0.827	0.000	0.513	0.860	0.650	-	0.721	0.000	0.857	0.730	0.750	-	0.765	0.000	0.718	0.662	0.716	-	0.704	0.753
Lights	0	89	212	267	-	568	0	108	133	62	-	303	0	193	398	77	-	668	0	87	561	60	-	708	2247
% Lights	-	97.8	98.1	93.7	-	95.9	-	92.3	94.3	95.4	-	93.8	-	92.3	92.8	91.7	-	92.5	-	97.8	97.2	95.2	-	97.1	95.0
Buses	0	1	1	8	-	10	0	0	1	2	-	3	0	2	4	1	-	7	0	0	5	2	-	7	27
% Buses	-	1.1	0.5	2.8	-	1.7	-	0.0	0.7	3.1	-	0.9	-	1.0	0.9	1.2	-	1.0	-	0.0	0.9	3.2	-	1.0	1.1
Single-Unit Trucks	0	1	0	9	-	10	0	5	1	0	-	6	0	8	16	5	-	29	0	1	7	0	-	8	53
% Single-Unit Trucks	-	1.1	0.0	3.2	-	1.7	-	4.3	0.7	0.0	-	1.9	-	3.8	3.7	6.0	-	4.0	-	1.1	1.2	0.0	-	1.1	2.2
Articulated Trucks	0	0	3	1	-	4	0	3	4	1	-	8	0	6	11	1	-	18	0	1	3	1	-	5	35
% Articulated Trucks	-	0.0	1.4	0.4	-	0.7	-	2.6	2.8	1.5	-	2.5	-	2.9	2.6	1.2	-	2.5	-	1.1	0.5	1.6	-	0.7	1.5
Bicycles on Road	0	0	0	0	-	0	0	1	2	0	-	3	0	0	0	0	-	0	0	0	1	0	-	1	4
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.9	1.4	0.0	-	0.9	-	0.0	0.0	0.0	-	0.0	-	0.0	0.2	0.0	-	0.1	0.2
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	1	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-

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9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 sainkeshavarzi@kloainc.com

Count Name: Techny+and+Shermer TMC
Site Code:
Start Date: 05/12/2022

Turning Movement Peak Hour Data (3:00 PM)

Start Time	Techny Rd Eastbound						Techny Rd Westbound						Shermer Rd Northbound						Shermer Rd Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
3:00 PM	0	27	31	40	0	98	0	10	86	21	0	117	0	67	76	11	0	154	0	15	112	31	0	158	527
3:15 PM	0	48	58	60	1	166	0	24	53	34	0	111	0	58	213	58	0	329	0	30	130	23	0	183	789
3:30 PM	0	46	73	58	1	177	0	20	42	28	0	90	0	71	160	53	0	284	0	27	95	17	0	139	690
3:45 PM	0	24	53	44	2	121	0	26	90	29	0	145	0	74	99	25	0	198	0	19	89	19	1	127	591
Total	0	145	215	202	4	562	0	80	271	112	0	463	0	270	548	147	0	965	0	91	426	90	1	607	2597
Approach %	0.0	25.8	38.3	35.9	-	-	0.0	17.3	58.5	24.2	-	-	0.0	28.0	56.8	15.2	-	-	0.0	15.0	70.2	14.8	-	-	-
Total %	0.0	5.6	8.3	7.8	-	21.6	0.0	3.1	10.4	4.3	-	17.8	0.0	10.4	21.1	5.7	-	37.2	0.0	3.5	16.4	3.5	-	23.4	-
PHF	0.000	0.755	0.736	0.842	-	0.794	0.000	0.769	0.753	0.824	-	0.798	0.000	0.912	0.643	0.634	-	0.733	0.000	0.758	0.819	0.726	-	0.829	0.823
Lights	0	141	214	197	-	552	0	77	258	111	-	446	0	256	534	139	-	929	0	90	409	87	-	586	2513
% Lights	-	97.2	99.5	97.5	-	98.2	-	96.3	95.2	99.1	-	96.3	-	94.8	97.4	94.6	-	96.3	-	98.9	96.0	96.7	-	96.5	96.8
Buses	0	1	1	3	-	5	0	1	5	0	-	6	0	2	5	0	-	7	0	1	5	0	-	6	24
% Buses	-	0.7	0.5	1.5	-	0.9	-	1.3	1.8	0.0	-	1.3	-	0.7	0.9	0.0	-	0.7	-	1.1	1.2	0.0	-	1.0	0.9
Single-Unit Trucks	0	3	0	1	-	4	0	2	4	1	-	7	0	5	5	7	-	17	0	0	9	3	-	12	40
% Single-Unit Trucks	-	2.1	0.0	0.5	-	0.7	-	2.5	1.5	0.9	-	1.5	-	1.9	0.9	4.8	-	1.8	-	0.0	2.1	3.3	-	2.0	1.5
Articulated Trucks	0	0	0	1	-	1	0	0	2	0	-	2	0	7	3	0	-	10	0	0	3	0	-	3	16
% Articulated Trucks	-	0.0	0.0	0.5	-	0.2	-	0.0	0.7	0.0	-	0.4	-	2.6	0.5	0.0	-	1.0	-	0.0	0.7	0.0	-	0.5	0.6
Bicycles on Road	0	0	0	0	-	0	0	0	2	0	-	2	0	0	1	1	-	2	0	0	0	0	-	0	4
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.7	0.0	-	0.4	-	0.0	0.2	0.7	-	0.2	-	0.0	0.0	0.0	-	0.0	0.2
Pedestrians	-	-	-	-	4	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	1	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

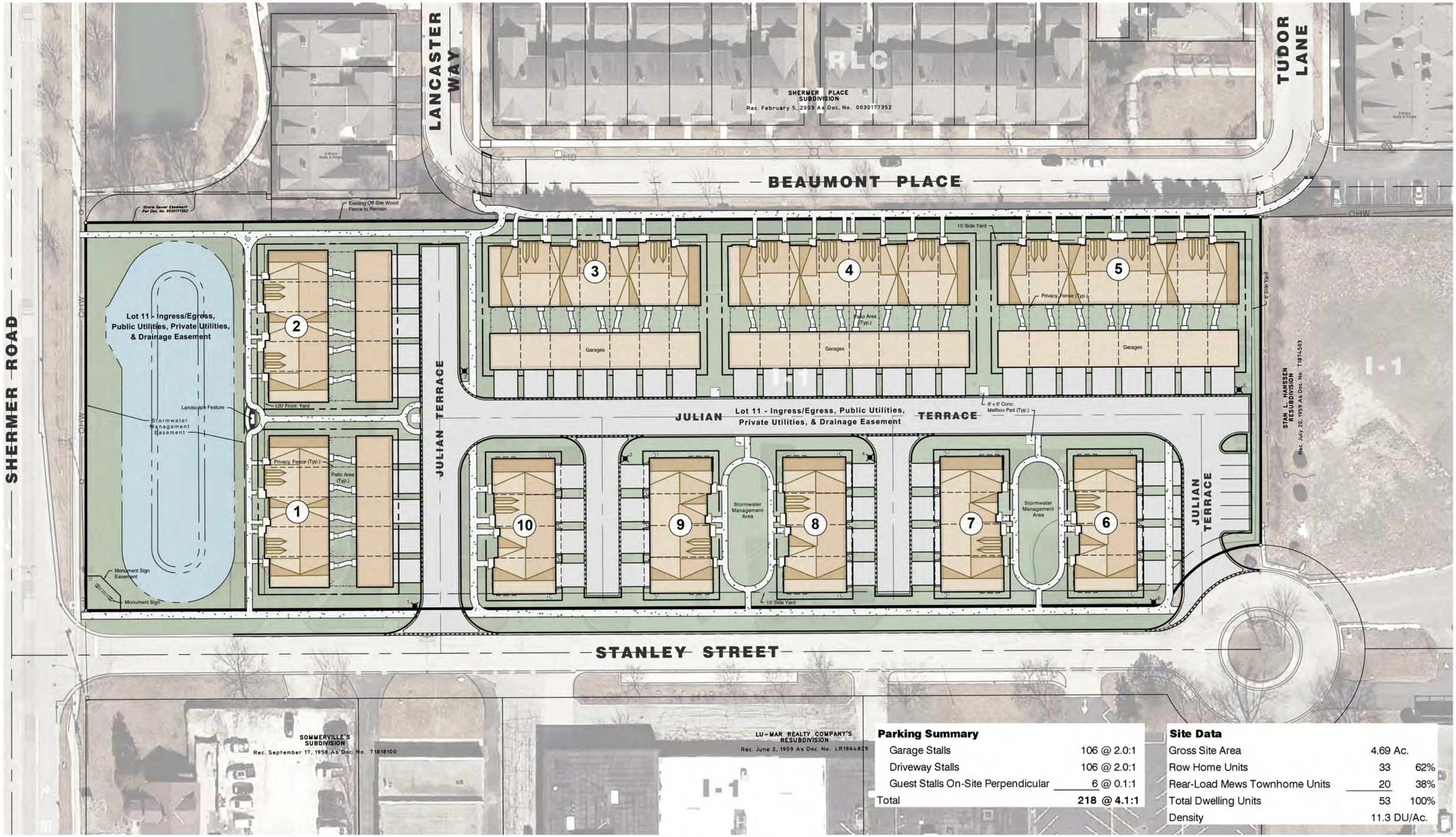
Rosemont, Illinois, United States 60018
(847)518-9990 sainkeshavarzi@kloainc.com

Count Name: Techny+and+Shermer TMC
Site Code:
Start Date: 05/12/2022

Turning Movement Peak Hour Data (4:30 PM)

Start Time	Techny Rd Eastbound						Techny Rd Westbound						Shermer Rd Northbound						Shermer Rd Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
4:30 PM	0	21	42	44	1	107	0	45	69	24	0	138	0	52	94	26	0	172	0	28	113	22	0	163	580
4:45 PM	0	20	47	45	0	112	0	27	99	20	0	146	0	42	86	11	2	139	0	20	103	32	0	155	552
5:00 PM	0	23	65	34	3	122	0	22	94	37	0	153	0	44	102	17	0	163	0	32	100	42	3	174	612
5:15 PM	0	21	48	52	0	121	0	38	104	36	0	178	0	65	87	17	0	169	0	29	100	30	0	159	627
Total	0	85	202	175	4	462	0	132	366	117	0	615	0	203	369	71	2	643	0	109	416	126	3	651	2371
Approach %	0.0	18.4	43.7	37.9	-	-	0.0	21.5	59.5	19.0	-	-	0.0	31.6	57.4	11.0	-	-	0.0	16.7	63.9	19.4	-	-	-
Total %	0.0	3.6	8.5	7.4	-	19.5	0.0	5.6	15.4	4.9	-	25.9	0.0	8.6	15.6	3.0	-	27.1	0.0	4.6	17.5	5.3	-	27.5	-
PHF	0.000	0.924	0.777	0.841	-	0.947	0.000	0.733	0.880	0.791	-	0.864	0.000	0.781	0.904	0.683	-	0.935	0.000	0.852	0.920	0.750	-	0.935	0.945
Lights	0	84	202	160	-	446	0	117	359	116	-	592	0	197	366	67	-	630	0	106	409	123	-	638	2306
% Lights	-	98.8	100.0	91.4	-	96.5	-	88.6	98.1	99.1	-	96.3	-	97.0	99.2	94.4	-	98.0	-	97.2	98.3	97.6	-	98.0	97.3
Buses	0	0	0	7	-	7	0	0	0	0	-	0	0	1	1	0	-	2	0	0	1	0	-	1	10
% Buses	-	0.0	0.0	4.0	-	1.5	-	0.0	0.0	0.0	-	0.0	-	0.5	0.3	0.0	-	0.3	-	0.0	0.2	0.0	-	0.2	0.4
Single-Unit Trucks	0	1	0	4	-	5	0	15	1	1	-	17	0	3	1	3	-	7	0	3	5	3	-	11	40
% Single-Unit Trucks	-	1.2	0.0	2.3	-	1.1	-	11.4	0.3	0.9	-	2.8	-	1.5	0.3	4.2	-	1.1	-	2.8	1.2	2.4	-	1.7	1.7
Articulated Trucks	0	0	0	4	-	4	0	0	2	0	-	2	0	2	1	1	-	4	0	0	1	0	-	1	11
% Articulated Trucks	-	0.0	0.0	2.3	-	0.9	-	0.0	0.5	0.0	-	0.3	-	1.0	0.3	1.4	-	0.6	-	0.0	0.2	0.0	-	0.2	0.5
Bicycles on Road	0	0	0	0	-	0	0	0	4	0	-	4	0	0	0	0	-	0	0	0	0	0	-	0	4
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	1.1	0.0	-	0.7	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.2
Pedestrians	-	-	-	-	4	-	-	-	-	-	0	-	-	-	-	-	2	-	-	-	-	-	3	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-

Site Plan



Parking Summary

Garage Stalls	106 @ 2.0:1
Driveway Stalls	106 @ 2.0:1
Guest Stalls On-Site Perpendicular	6 @ 0.1:1
Total	**218 @ 4.1:1**

Site Data

Gross Site Area	4.69 Ac.	
Row Home Units	33	62%
Rear-Load Mews Townhome Units	20	38%
Total Dwelling Units	53	100%
Density	11.3 DU/Ac.	

NORTH
0 60
Scale: 1" = 60'

No.	Date	Revision

PRELIMINARY PD SITE PLAN
NORTHBROOK ROW

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

HAEGER ENGINEERING
consulting engineers · land surveyors
100 East State Parkway, Schaumburg, IL 60173 Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152 www.HaegerEngineering.com

Project Manager:	TAS
Engineer:	PAC
Date:	9-24-2024
Project No.	20-122
Sheet	1102

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Chicago Metropolitan Agency for Planning

433 West Van Buren Street
Suite 450
Chicago, IL 60607

312-454-0400
cmap.illinois.gov

July 7, 2022

Shahrzad Ainkeshavarzi
Consultant
Kenig, Lindgren, O'Hara, Aboona, Inc.
9575 West Higgins Road, Suite 400
Rosemont, IL, 60018

Subject: ***1657 Shermer Road Residential Development***
IDOT

Dear Mr. Ainkeshavarzi:

In response to a request made on your behalf and dated July 6, 2022, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT (2018)	Year 2050 ADT
Walters Avenue west of Shermer Road	4,000	5,000
Shermer Road	15,800	18,500
Techny Road east of Shermer Road	7,750	9,200
Techny Road west of Shermer Road	6,100	7,400
Willow Road east of Shermer Road	42,500	47,000
Willow Road west of Shermer Road	35,700	42,000
Western Avenue	1,400	1,700

Traffic projections are developed using existing ADT data provided in the request letter and the results from the December 2021 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806.

Sincerely,

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Rios (IDOT)
2022_ForecastTraffic\Northbrook\ck-90-22\ck-90-22.docx

Level of Service Criteria

LEVEL OF SERVICE CRITERIA

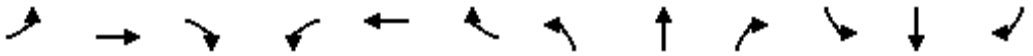
Signalized Intersections		
Level of Service	Interpretation	Average Control Delay (seconds per vehicle)
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	>10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	>20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective, or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	>35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high, and the cycle length is long. Individual cycle failures are frequent.	>55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.	>80.0

Unsignalized Intersections	
Level of Service	Average Total Delay (SEC/VEH)
A	0 - 10
B	> 10 - 15
C	> 15 - 25
D	> 25 - 35
E	> 35 - 50
F	> 50

Source: *Highway Capacity Manual*, 2010.

Capacity Analysis Summary Sheets

Existing Weekday Morning Peak Hour

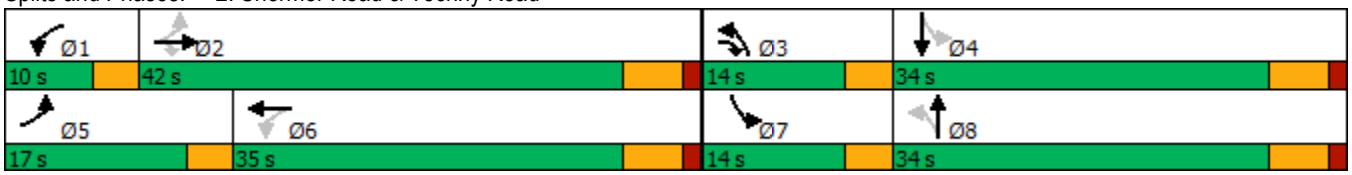


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	91	216	285	117	141	65	209	429	84	89	577	63
Future Volume (vph)	91	216	285	117	141	65	209	429	84	89	577	63
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	145		195	120		0	205		0	100		0
Storage Lanes	1		1	1		0	1		0	1		0
Taper Length (ft)	180			180			160			80		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt			0.850		0.953			0.975			0.985	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1961	1524	1687	1736	0	1671	3284	0	1770	3446	0
Flt Permitted	0.377			0.497			0.148			0.297		
Satd. Flow (perm)	702	1961	1524	883	1736	0	260	3284	0	553	3446	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			107		23			23			12	
Link Speed (mph)		35			35			40			35	
Link Distance (ft)		674			553			1982			470	
Travel Time (s)		13.1			10.8			33.8			9.2	
Peak Hour Factor	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75
Heavy Vehicles (%)	2%	2%	6%	7%	4%	5%	8%	7%	8%	2%	3%	5%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	121	288	380	156	275	0	279	684	0	119	853	0
Turn Type	pm+pt	NA	pm+ov	pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	5	2	3	1	6		3	8		7	4	
Permitted Phases	2		2	6			8			4		
Detector Phase	5	2	3	1	6		3	8		7	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0	3.0	3.0	15.0		3.0	8.0		3.0	8.0	
Minimum Split (s)	6.5	21.0	6.5	6.5	21.0		6.5	14.0		6.5	14.0	
Total Split (s)	17.0	42.0	14.0	10.0	35.0		14.0	34.0		14.0	34.0	
Total Split (%)	17.0%	42.0%	14.0%	10.0%	35.0%		14.0%	34.0%		14.0%	34.0%	
Yellow Time (s)	3.5	4.5	3.5	3.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	0.0	1.5	0.0	0.0	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0	3.5	3.5	6.0		3.5	6.0		3.5	6.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	None	None	None	None		None	Min		None	Min	
Act Effct Green (s)	35.9	24.6	41.3	30.8	21.7		42.3	29.4		38.4	27.3	
Actuated g/C Ratio	0.41	0.28	0.47	0.35	0.25		0.48	0.33		0.43	0.31	
v/c Ratio	0.30	0.53	0.49	0.43	0.62		0.95	0.62		0.33	0.79	
Control Delay	17.5	30.2	13.5	20.9	34.0		64.4	28.4		16.6	35.2	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	17.5	30.2	13.5	20.9	34.0		64.4	28.4		16.6	35.2	
LOS	B	C	B	C	C		E	C		B	D	
Approach Delay		20.2			29.2			38.8			32.9	
Approach LOS		C			C			D			C	
Queue Length 50th (ft)	41	136	99	54	126		97	159		34	222	
Queue Length 95th (ft)	61	167	124	76	168		#219	207		64	268	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		594			473			1902			390	
Turn Bay Length (ft)	145		195	120			205			100		
Base Capacity (vph)	460	806	769	367	590		293	1109		399	1110	
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0		0	0	
Storage Cap Reductn	0	0	0	0	0		0	0		0	0	
Reduced v/c Ratio	0.26	0.36	0.49	0.43	0.47		0.95	0.62		0.30	0.77	

Intersection Summary			
Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 88.3			
Natural Cycle: 65			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.95			
Intersection Signal Delay: 31.0		Intersection LOS: C	
Intersection Capacity Utilization 65.2%		ICU Level of Service C	
Analysis Period (min) 15			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			

Splits and Phases: 2: Shermer Road & Techny Road



Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	16	0	9	12	0	8	3	502	8	1	714	4
Future Vol, veh/h	16	0	9	12	0	8	3	502	8	1	714	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	0	55	-	-	55	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	87	87	87	87	87	87	87	87	87
Heavy Vehicles, %	6	0	0	0	0	0	0	8	13	0	6	0
Mvmt Flow	18	0	10	14	0	9	3	577	9	1	821	5

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1418	1418	824	1419	1416	582	826	0	0	586	0	0
Stage 1	826	826	-	588	588	-	-	-	-	-	-	-
Stage 2	592	592	-	831	828	-	-	-	-	-	-	-
Critical Hdwy	7.16	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.16	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.16	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.554	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	112	138	376	115	139	517	813	-	-	999	-	-
Stage 1	360	389	-	499	499	-	-	-	-	-	-	-
Stage 2	486	497	-	367	389	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	110	137	376	111	138	517	813	-	-	999	-	-
Mov Cap-2 Maneuver	236	260	-	237	260	-	-	-	-	-	-	-
Stage 1	359	389	-	497	497	-	-	-	-	-	-	-
Stage 2	476	495	-	357	389	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	19.7	17.5	0.1	0
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	813	-	-	273	237	517	999	-	-
HCM Lane V/C Ratio	0.004	-	-	0.105	0.058	0.018	0.001	-	-
HCM Control Delay (s)	9.4	-	-	19.7	21.1	12.1	8.6	-	-
HCM Lane LOS	A	-	-	C	C	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.3	0.2	0.1	0	-	-

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	0	38	6	0	7	25	491	10	9	675	5
Future Vol, veh/h	5	0	38	6	0	7	25	491	10	9	675	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	100	50	-	-	75	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	75	75	75	75	75	75	75	75	75	75	75	75
Heavy Vehicles, %	0	0	3	0	0	0	0	8	10	11	3	20
Mvmt Flow	7	0	51	8	0	9	33	655	13	12	900	7

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1660	1662	904	1681	1659	662	907	0	0	668	0	0
Stage 1	928	928	-	728	728	-	-	-	-	-	-	-
Stage 2	732	734	-	953	931	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.23	7.1	6.5	6.2	4.1	-	-	4.21	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.327	3.5	4	3.3	2.2	-	-	2.299	-	-
Pot Cap-1 Maneuver	78	98	334	76	99	465	759	-	-	881	-	-
Stage 1	324	349	-	418	432	-	-	-	-	-	-	-
Stage 2	416	429	-	314	348	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	73	93	334	62	93	465	759	-	-	881	-	-
Mov Cap-2 Maneuver	188	211	-	159	203	-	-	-	-	-	-	-
Stage 1	310	344	-	400	413	-	-	-	-	-	-	-
Stage 2	390	411	-	263	343	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	19.5	20.2	0.5	0.1
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	759	-	-	306	159	465	881	-	-
HCM Lane V/C Ratio	0.044	-	-	0.187	0.05	0.02	0.014	-	-
HCM Control Delay (s)	10	-	-	19.5	28.8	12.9	9.1	-	-
HCM Lane LOS	A	-	-	C	D	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.7	0.2	0.1	0	-	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↑	↗		↰	
Traffic Vol, veh/h	2	0	1	3	0	4	0	507	27	8	725	2
Future Vol, veh/h	2	0	1	3	0	4	0	507	27	8	725	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	90	-	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	86	86
Heavy Vehicles, %	0	0	0	0	0	25	0	8	4	0	6	0
Mvmt Flow	2	0	1	3	0	5	0	590	31	9	843	2

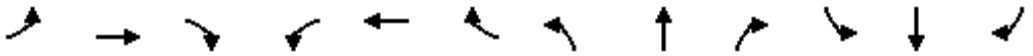
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1470	1483	844	1453	1453	590	-	0	0	621	0	0
Stage 1	862	862	-	590	590	-	-	-	-	-	-	-
Stage 2	608	621	-	863	863	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.45	-	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.525	-	-	-	2.2	-	-
Pot Cap-1 Maneuver	106	126	366	109	132	467	0	-	-	969	-	-
Stage 1	353	375	-	497	498	-	0	-	-	-	-	-
Stage 2	486	482	-	352	374	-	0	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	103	124	366	107	130	467	-	-	-	969	-	-
Mov Cap-2 Maneuver	230	244	-	233	250	-	-	-	-	-	-	-
Stage 1	353	368	-	497	498	-	-	-	-	-	-	-
Stage 2	481	482	-	345	367	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	18.9	16.3	0	0.1
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	-	-	263	326	969	-	-
HCM Lane V/C Ratio	-	-	0.013	0.025	0.01	-	-
HCM Control Delay (s)	-	-	18.9	16.3	8.8	0	-
HCM Lane LOS	-	-	C	C	A	A	-
HCM 95th %tile Q(veh)	-	-	0	0.1	0	-	-

Capacity Analysis Summary Sheets

Existing Weekday Evening Peak Hour

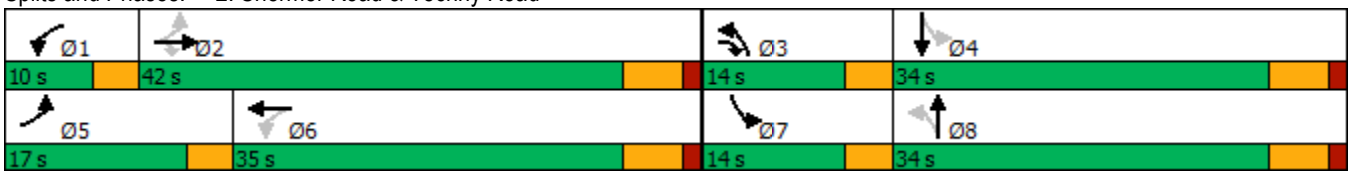


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	145	215	202	80	271	112	270	548	147	91	461	90
Future Volume (vph)	145	215	202	80	271	112	270	548	147	91	461	90
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	145		195	120		0	205		0	100		0
Storage Lanes	1		1	1		0	1		0	1		0
Taper Length (ft)	180			180			160			80		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt			0.850		0.956			0.968			0.975	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	2000	1583	1736	1761	0	1719	3405	0	1787	3390	0
Flt Permitted	0.242			0.617			0.260			0.261		
Satd. Flow (perm)	446	2000	1583	1127	1761	0	470	3405	0	491	3390	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			213		21			34			23	
Link Speed (mph)		35			35			40			35	
Link Distance (ft)		674			553			1982			470	
Travel Time (s)		13.1			10.8			33.8			9.2	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	3%	0%	2%	4%	4%	1%	5%	2%	5%	1%	4%	3%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	153	226	213	84	403	0	284	732	0	96	580	0
Turn Type	pm+pt	NA	pm+ov	pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	5	2	3	1	6		3	8		7	4	
Permitted Phases	2		2	6			8			4		
Detector Phase	5	2	3	1	6		3	8		7	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0	3.0	3.0	15.0		3.0	8.0		3.0	8.0	
Minimum Split (s)	6.5	21.0	6.5	6.5	21.0		6.5	14.0		6.5	14.0	
Total Split (s)	17.0	42.0	14.0	10.0	35.0		14.0	34.0		14.0	34.0	
Total Split (%)	17.0%	42.0%	14.0%	10.0%	35.0%		14.0%	34.0%		14.0%	34.0%	
Yellow Time (s)	3.5	4.5	3.5	3.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	0.0	1.5	0.0	0.0	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0	3.5	3.5	6.0		3.5	6.0		3.5	6.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	None	None	None	None		None	Min		None	Min	
Act Effct Green (s)	43.2	33.1	49.9	35.1	26.1		39.2	28.7		34.8	23.9	
Actuated g/C Ratio	0.47	0.36	0.55	0.39	0.29		0.43	0.32		0.38	0.26	
v/c Ratio	0.41	0.31	0.22	0.18	0.78		0.82	0.67		0.31	0.64	
Control Delay	17.8	23.7	2.4	15.3	40.7		40.3	31.4		18.9	32.6	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	17.8	23.7	2.4	15.3	40.7		40.3	31.4		18.9	32.6	
LOS	B	C	A	B	D		D	C		B	C	
Approach Delay		14.5			36.3			33.9			30.6	
Approach LOS		B			D			C			C	
Queue Length 50th (ft)	51	99	0	27	209		113	201		34	157	
Queue Length 95th (ft)	91	163	33	55	#361		#224	282		66	219	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		594			473			1902			390	
Turn Bay Length (ft)	145		195	120			205			100		
Base Capacity (vph)	408	803	963	480	583		348	1110		352	1074	
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0		0	0	
Storage Cap Reductn	0	0	0	0	0		0	0		0	0	
Reduced v/c Ratio	0.38	0.28	0.22	0.17	0.69		0.82	0.66		0.27	0.54	

Intersection Summary			
Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 91.1			
Natural Cycle: 60			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.82			
Intersection Signal Delay: 29.4		Intersection LOS: C	
Intersection Capacity Utilization 76.4%		ICU Level of Service D	
Analysis Period (min) 15			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			

Splits and Phases: 2: Shermer Road & Techny Road



Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	11	1	13	8	0	14	9	553	21	11	595	19
Future Vol, veh/h	11	1	13	8	0	14	9	553	21	11	595	19
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	0	55	-	-	55	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	9	0	0	0	0	7	0	1	0	0	3	0
Mvmt Flow	12	1	14	9	0	15	10	588	22	12	633	20

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1294	1297	643	1294	1296	599	653	0	0	610	0	0
Stage 1	667	667	-	619	619	-	-	-	-	-	-	-
Stage 2	627	630	-	675	677	-	-	-	-	-	-	-
Critical Hdwy	7.19	6.5	6.2	7.1	6.5	6.27	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.19	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.19	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.581	4	3.3	3.5	4	3.363	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	135	163	477	141	164	492	943	-	-	979	-	-
Stage 1	437	460	-	480	483	-	-	-	-	-	-	-
Stage 2	460	478	-	447	455	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	129	159	477	134	160	492	943	-	-	979	-	-
Mov Cap-2 Maneuver	255	281	-	264	282	-	-	-	-	-	-	-
Stage 1	432	454	-	475	478	-	-	-	-	-	-	-
Stage 2	441	473	-	428	450	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	16.6	14.9	0.1	0.2
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	943	-	-	338	264	492	979	-	-
HCM Lane V/C Ratio	0.01	-	-	0.079	0.032	0.03	0.012	-	-
HCM Control Delay (s)	8.9	-	-	16.6	19.1	12.5	8.7	-	-
HCM Lane LOS	A	-	-	C	C	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.3	0.1	0.1	0	-	-

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	11	1	25	13	3	18	18	559	1	20	587	22
Future Vol, veh/h	11	1	25	13	3	18	18	559	1	20	587	22
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	100	50	-	-	75	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	0	0	1	0	5	1	0
Mvmt Flow	12	1	26	14	3	19	19	588	1	21	618	23

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1310	1299	630	1312	1310	589	641	0	0	589	0	0
Stage 1	672	672	-	627	627	-	-	-	-	-	-	-
Stage 2	638	627	-	685	683	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.15	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.245	-	-
Pot Cap-1 Maneuver	137	163	485	137	160	512	953	-	-	972	-	-
Stage 1	449	458	-	475	479	-	-	-	-	-	-	-
Stage 2	468	479	-	441	452	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	127	156	485	125	153	512	953	-	-	972	-	-
Mov Cap-2 Maneuver	254	276	-	250	273	-	-	-	-	-	-	-
Stage 1	440	448	-	466	469	-	-	-	-	-	-	-
Stage 2	439	469	-	407	442	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	15.7	16	0.3	0.3
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	953	-	-	376	254	512	972	-	-
HCM Lane V/C Ratio	0.02	-	-	0.104	0.066	0.037	0.022	-	-
HCM Control Delay (s)	8.9	-	-	15.7	20.2	12.3	8.8	-	-
HCM Lane LOS	A	-	-	C	C	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.3	0.2	0.1	0.1	-	-

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↑	↗		↰	
Traffic Vol, veh/h	4	0	1	28	0	6	6	573	2	2	613	1
Future Vol, veh/h	4	0	1	28	0	6	6	573	2	2	613	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	90	-	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	50	0	0	11	0	0	0	1	50	100	2	0
Mvmt Flow	4	0	1	30	0	7	7	623	2	2	666	1

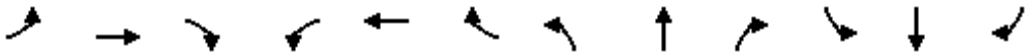
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1313	1310	667	1308	1308	623	667	0	0	625	0	0
Stage 1	671	671	-	637	637	-	-	-	-	-	-	-
Stage 2	642	639	-	671	671	-	-	-	-	-	-	-
Critical Hdwy	7.6	6.5	6.2	7.21	6.5	6.2	4.1	-	-	5.1	-	-
Critical Hdwy Stg 1	6.6	5.5	-	6.21	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.6	5.5	-	6.21	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.95	4	3.3	3.599	4	3.3	2.2	-	-	3.1	-	-
Pot Cap-1 Maneuver	108	160	462	131	161	490	932	-	-	620	-	-
Stage 1	376	458	-	451	475	-	-	-	-	-	-	-
Stage 2	391	474	-	432	458	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	105	157	462	129	158	490	932	-	-	620	-	-
Mov Cap-2 Maneuver	219	282	-	257	281	-	-	-	-	-	-	-
Stage 1	371	456	-	446	469	-	-	-	-	-	-	-
Stage 2	381	468	-	429	456	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	20	19.7	0.1	0
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	932	-	-	245	281	620	-	-
HCM Lane V/C Ratio	0.007	-	-	0.022	0.132	0.004	-	-
HCM Control Delay (s)	8.9	-	-	20	19.7	10.8	0	-
HCM Lane LOS	A	-	-	C	C	B	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.4	0	-	-

Capacity Analysis Summary Sheets

Year 2028 No-Build Weekday Morning Peak Hour



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	101	226	294	123	149	73	215	484	87	106	679	80
Future Volume (vph)	101	226	294	123	149	73	215	484	87	106	679	80
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	145		195	120		0	205		0	100		0
Storage Lanes	1		1	1		0	1		0	1		0
Taper Length (ft)	180			180			160			80		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt			0.850		0.951			0.977			0.984	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1961	1524	1687	1732	0	1671	3292	0	1770	3442	0
Flt Permitted	0.337			0.489			0.134			0.240		
Satd. Flow (perm)	628	1961	1524	868	1732	0	236	3292	0	447	3442	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			92		25			20			13	
Link Speed (mph)		35			35			40			35	
Link Distance (ft)		674			553			1982			470	
Travel Time (s)		13.1			10.8			33.8			9.2	
Peak Hour Factor	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75
Heavy Vehicles (%)	2%	2%	6%	7%	4%	5%	8%	7%	8%	2%	3%	5%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	135	301	392	164	296	0	287	761	0	141	1012	0
Turn Type	pm+pt	NA	pm+ov	pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	5	2	3	1	6		3	8		7	4	
Permitted Phases	2		2	6			8			4		
Detector Phase	5	2	3	1	6		3	8		7	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0	3.0	3.0	15.0		3.0	8.0		3.0	8.0	
Minimum Split (s)	6.5	21.0	6.5	6.5	21.0		6.5	14.0		6.5	14.0	
Total Split (s)	17.0	42.0	14.0	10.0	35.0		14.0	34.0		14.0	34.0	
Total Split (%)	17.0%	42.0%	14.0%	10.0%	35.0%		14.0%	34.0%		14.0%	34.0%	
Yellow Time (s)	3.5	4.5	3.5	3.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	0.0	1.5	0.0	0.0	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0	3.5	3.5	6.0		3.5	6.0		3.5	6.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	None	None	None	None		None	Min		None	Min	
Act Effct Green (s)	37.5	25.9	42.6	31.5	22.5		42.8	29.8		39.7	28.2	
Actuated g/C Ratio	0.41	0.29	0.47	0.35	0.25		0.47	0.33		0.44	0.31	
v/c Ratio	0.35	0.54	0.51	0.45	0.66		1.03	0.69		0.43	0.94	
Control Delay	18.1	30.3	14.6	21.7	35.6		86.5	31.3		18.8	47.6	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	18.1	30.3	14.6	21.7	35.6		86.5	31.3		18.8	47.6	
LOS	B	C	B	C	D		F	C		B	D	
Approach Delay		20.9			30.6			46.4			44.1	
Approach LOS		C			C			D			D	
Queue Length 50th (ft)	46	143	111	57	139		~126	193		42	290	
Queue Length 95th (ft)	67	174	136	79	183		#242	237		75	#353	

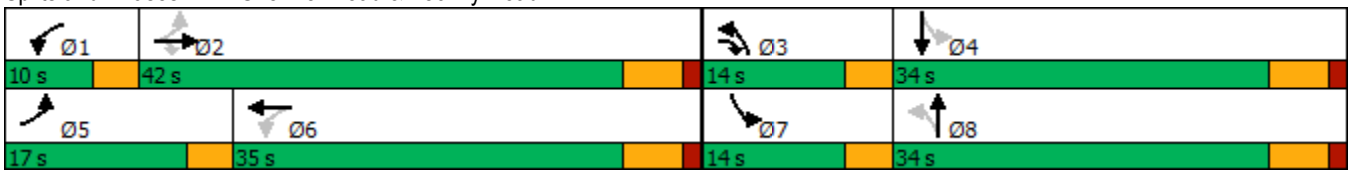
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		594			473			1902			390	
Turn Bay Length (ft)	145		195	120			205			100		
Base Capacity (vph)	439	786	766	362	576		279	1099		359	1082	
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0		0	0	
Storage Cap Reductn	0	0	0	0	0		0	0		0	0	
Reduced v/c Ratio	0.31	0.38	0.51	0.45	0.51		1.03	0.69		0.39	0.94	

Intersection Summary			
Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 90.4			
Natural Cycle: 70			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 1.03			
Intersection Signal Delay: 37.5		Intersection LOS: D	
Intersection Capacity Utilization 69.2%		ICU Level of Service C	
Analysis Period (min) 15			

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 2: Shermer Road & Techny Road



Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	16	0	9	12	0	8	3	573	8	1	851	4
Future Vol, veh/h	16	0	9	12	0	8	3	573	8	1	851	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	0	55	-	-	55	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	87	87	87	87	87	87	87	87	87
Heavy Vehicles, %	6	0	0	0	0	0	0	8	13	0	6	0
Mvmt Flow	18	0	10	14	0	9	3	659	9	1	978	5

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1657	1657	981	1658	1655	664	983	0	0	668	0	0
Stage 1	983	983	-	670	670	-	-	-	-	-	-	-
Stage 2	674	674	-	988	985	-	-	-	-	-	-	-
Critical Hdwy	7.16	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.16	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.16	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.554	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	76	99	305	79	99	464	711	-	-	931	-	-
Stage 1	294	329	-	450	459	-	-	-	-	-	-	-
Stage 2	438	457	-	300	329	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	74	99	305	76	99	464	711	-	-	931	-	-
Mov Cap-2 Maneuver	191	218	-	192	217	-	-	-	-	-	-	-
Stage 1	293	329	-	448	457	-	-	-	-	-	-	-
Stage 2	428	455	-	290	329	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	23.7	20.3	0.1	0
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	711	-	-	221	192	464	931	-	-
HCM Lane V/C Ratio	0.005	-	-	0.13	0.072	0.02	0.001	-	-
HCM Control Delay (s)	10.1	-	-	23.7	25.2	12.9	8.9	-	-
HCM Lane LOS	B	-	-	C	D	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.4	0.2	0.1	0	-	-

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	0	39	6	0	7	26	562	10	9	811	5
Future Vol, veh/h	5	0	39	6	0	7	26	562	10	9	811	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	100	50	-	-	75	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	75	75	75	75	75	75	75	75	75	75	75	75
Heavy Vehicles, %	0	0	3	0	0	0	0	8	10	11	3	20
Mvmt Flow	7	0	52	8	0	9	35	749	13	12	1081	7

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1939	1941	1085	1961	1938	756	1088	0	0	762	0	0
Stage 1	1109	1109	-	826	826	-	-	-	-	-	-	-
Stage 2	830	832	-	1135	1112	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.23	7.1	6.5	6.2	4.1	-	-	4.21	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.327	3.5	4	3.3	2.2	-	-	2.299	-	-
Pot Cap-1 Maneuver	50	66	262	48	66	411	649	-	-	811	-	-
Stage 1	257	288	-	369	389	-	-	-	-	-	-	-
Stage 2	367	387	-	248	287	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	46	62	262	36	62	411	649	-	-	811	-	-
Mov Cap-2 Maneuver	148	172	-	114	162	-	-	-	-	-	-	-
Stage 1	243	284	-	349	368	-	-	-	-	-	-	-
Stage 2	339	366	-	196	283	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	24.7	25.5	0.5	0.1
HCM LOS	C	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	649	-	-	241	114	411	811	-	-
HCM Lane V/C Ratio	0.053	-	-	0.243	0.07	0.023	0.015	-	-
HCM Control Delay (s)	10.9	-	-	24.7	38.9	14	9.5	-	-
HCM Lane LOS	B	-	-	C	E	B	A	-	-
HCM 95th %tile Q(veh)	0.2	-	-	0.9	0.2	0.1	0	-	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↑	↗		↰	
Traffic Vol, veh/h	2	0	1	3	0	4	0	578	28	8	863	2
Future Vol, veh/h	2	0	1	3	0	4	0	578	28	8	863	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	90	-	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	86	86
Heavy Vehicles, %	0	0	0	0	0	25	0	8	4	0	6	0
Mvmt Flow	2	0	1	3	0	5	0	672	33	9	1003	2

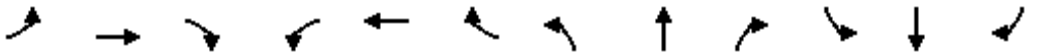
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1713	1727	1004	1695	1695	672	-	0	0	705	0	0
Stage 1	1022	1022	-	672	672	-	-	-	-	-	-	-
Stage 2	691	705	-	1023	1023	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.45	-	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.525	-	-	-	2.2	-	-
Pot Cap-1 Maneuver	72	90	296	74	94	418	0	-	-	902	-	-
Stage 1	287	316	-	449	458	-	0	-	-	-	-	-
Stage 2	438	442	-	287	316	-	0	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	70	88	296	72	92	418	-	-	-	902	-	-
Mov Cap-2 Maneuver	187	203	-	188	208	-	-	-	-	-	-	-
Stage 1	287	309	-	449	458	-	-	-	-	-	-	-
Stage 2	433	442	-	279	309	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	22.2	18.5	0	0.1
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	-	-	213	274	902	-	-
HCM Lane V/C Ratio	-	-	0.016	0.03	0.01	-	-
HCM Control Delay (s)	-	-	22.2	18.5	9	0	-
HCM Lane LOS	-	-	C	C	A	A	-
HCM 95th %tile Q(veh)	-	-	0.1	0.1	0	-	-

Capacity Analysis Summary Sheets

Year 2028 No-Build Weekday Evening Peak Hour



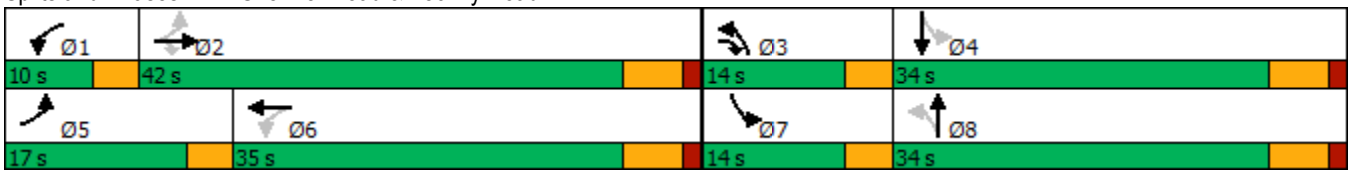
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	163	225	208	83	281	128	278	643	151	102	527	102
Future Volume (vph)	163	225	208	83	281	128	278	643	151	102	527	102
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	145		195	120		0	205		0	100		0
Storage Lanes	1		1	1		0	1		0	1		0
Taper Length (ft)	180			180			160			80		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt			0.850		0.953			0.971			0.976	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	2000	1583	1736	1757	0	1719	3417	0	1787	3393	0
Flt Permitted	0.135			0.591			0.157			0.147		
Satd. Flow (perm)	249	2000	1583	1080	1757	0	284	3417	0	277	3393	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			166		23			28			22	
Link Speed (mph)		35			35			40			35	
Link Distance (ft)		674			553			1982			470	
Travel Time (s)		13.1			10.8			33.8			9.2	
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Heavy Vehicles (%)	3%	0%	2%	4%	4%	1%	5%	2%	5%	1%	4%	3%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	199	274	254	101	499	0	339	968	0	124	767	0
Turn Type	pm+pt	NA	pm+ov	pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	5	2	3	1	6		3	8		7	4	
Permitted Phases	2		2	6			8			4		
Detector Phase	5	2	3	1	6		3	8		7	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0	3.0	3.0	15.0		3.0	8.0		3.0	8.0	
Minimum Split (s)	6.5	21.0	6.5	6.5	21.0		6.5	14.0		6.5	14.0	
Total Split (s)	17.0	42.0	14.0	10.0	35.0		14.0	34.0		14.0	34.0	
Total Split (%)	17.0%	42.0%	14.0%	10.0%	35.0%		14.0%	34.0%		14.0%	34.0%	
Yellow Time (s)	3.5	4.5	3.5	3.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	0.0	1.5	0.0	0.0	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0	3.5	3.5	6.0		3.5	6.0		3.5	6.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	None	None	None	None		None	Min		None	Min	
Act Effct Green (s)	47.4	37.0	53.5	38.0	29.0		41.6	28.7		38.7	27.2	
Actuated g/C Ratio	0.48	0.38	0.55	0.39	0.30		0.42	0.29		0.39	0.28	
v/c Ratio	0.65	0.36	0.27	0.22	0.93		1.24	0.95		0.50	0.80	
Control Delay	26.9	24.8	5.5	16.0	59.0		157.5	52.9		23.9	39.6	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	26.9	24.8	5.5	16.0	59.0		157.5	52.9		23.9	39.6	
LOS	C	C	A	B	E		F	D		C	D	
Approach Delay		18.6			51.8			80.0			37.4	
Approach LOS		B			D			F			D	
Queue Length 50th (ft)	71	128	27	34	299		~212	311		46	231	
Queue Length 95th (ft)	112	176	55	57	#427		#336	#385		74	267	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		594			473			1902			390	
Turn Bay Length (ft)	145		195	120			205			100		
Base Capacity (vph)	327	760	938	462	536		274	1018		275	985	
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0		0	0	
Storage Cap Reductn	0	0	0	0	0		0	0		0	0	
Reduced v/c Ratio	0.61	0.36	0.27	0.22	0.93		1.24	0.95		0.45	0.78	

Intersection Summary			
Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 98.1			
Natural Cycle: 70			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 1.24			
Intersection Signal Delay: 51.8		Intersection LOS: D	
Intersection Capacity Utilization 81.5%		ICU Level of Service D	
Analysis Period (min) 15			

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 2: Shermer Road & Techny Road



Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	11	1	13	8	0	14	9	674	22	11	684	20
Future Vol, veh/h	11	1	13	8	0	14	9	674	22	11	684	20
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	0	55	-	-	55	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	9	0	0	0	0	7	0	1	0	0	3	0
Mvmt Flow	12	1	14	9	0	15	10	717	23	12	728	21

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1519	1523	739	1519	1522	729	749	0	0	740	0	0
Stage 1	763	763	-	749	749	-	-	-	-	-	-	-
Stage 2	756	760	-	770	773	-	-	-	-	-	-	-
Critical Hdwy	7.19	6.5	6.2	7.1	6.5	6.27	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.19	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.19	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.581	4	3.3	3.5	4	3.363	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	94	119	421	98	120	415	869	-	-	876	-	-
Stage 1	386	416	-	407	422	-	-	-	-	-	-	-
Stage 2	390	417	-	396	412	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	89	116	421	93	117	415	869	-	-	876	-	-
Mov Cap-2 Maneuver	210	238	-	217	239	-	-	-	-	-	-	-
Stage 1	381	410	-	402	417	-	-	-	-	-	-	-
Stage 2	372	412	-	377	406	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	18.9	17	0.1	0.1
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	869	-	-	286	217	415	876	-	-
HCM Lane V/C Ratio	0.011	-	-	0.093	0.039	0.036	0.013	-	-
HCM Control Delay (s)	9.2	-	-	18.9	22.3	14	9.2	-	-
HCM Lane LOS	A	-	-	C	C	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.3	0.1	0.1	0	-	-

Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	11	1	26	13	3	19	19	680	1	21	676	23
Future Vol, veh/h	11	1	26	13	3	19	19	680	1	21	676	23
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	100	50	-	-	75	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	0	0	1	0	5	1	0
Mvmt Flow	12	1	27	14	3	20	20	716	1	22	712	24

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1536	1525	724	1539	1537	717	736	0	0	717	0	0
Stage 1	768	768	-	757	757	-	-	-	-	-	-	-
Stage 2	768	757	-	782	780	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.15	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.245	-	-
Pot Cap-1 Maneuver	96	119	429	95	117	433	879	-	-	870	-	-
Stage 1	397	414	-	403	419	-	-	-	-	-	-	-
Stage 2	397	419	-	390	409	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	86	113	429	85	112	433	879	-	-	870	-	-
Mov Cap-2 Maneuver	86	113	-	85	112	-	-	-	-	-	-	-
Stage 1	388	404	-	394	409	-	-	-	-	-	-	-
Stage 2	367	409	-	355	399	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	28.5	32.4	0.2	0.3
HCM LOS	D	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	879	-	-	193	89	433	870	-	-
HCM Lane V/C Ratio	0.023	-	-	0.207	0.189	0.046	0.025	-	-
HCM Control Delay (s)	9.2	-	-	28.5	54.7	13.7	9.2	-	-
HCM Lane LOS	A	-	-	D	F	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.8	0.7	0.1	0.1	-	-

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	4	0	1	29	0	6	6	694	2	2	702	1
Future Vol, veh/h	4	0	1	29	0	6	6	694	2	2	702	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	90	-	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	50	0	0	11	0	0	0	1	50	100	2	0
Mvmt Flow	4	0	1	32	0	7	7	754	2	2	763	1

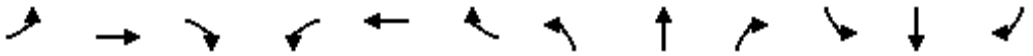
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1541	1538	764	1536	1536	754	764	0	0	756	0	0
Stage 1	768	768	-	768	768	-	-	-	-	-	-	-
Stage 2	773	770	-	768	768	-	-	-	-	-	-	-
Critical Hdwy	7.6	6.5	6.2	7.21	6.5	6.2	4.1	-	-	5.1	-	-
Critical Hdwy Stg 1	6.6	5.5	-	6.21	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.6	5.5	-	6.21	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.95	4	3.3	3.599	4	3.3	2.2	-	-	3.1	-	-
Pot Cap-1 Maneuver	73	117	407	90	117	412	858	-	-	541	-	-
Stage 1	330	414	-	381	414	-	-	-	-	-	-	-
Stage 2	328	413	-	381	414	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	71	115	407	88	115	412	858	-	-	541	-	-
Mov Cap-2 Maneuver	179	239	-	211	238	-	-	-	-	-	-	-
Stage 1	325	412	-	376	408	-	-	-	-	-	-	-
Stage 2	318	407	-	378	412	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	23.3	23.7	0.1	0
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	858	-	-	202	230	541	-	-
HCM Lane V/C Ratio	0.008	-	-	0.027	0.165	0.004	-	-
HCM Control Delay (s)	9.2	-	-	23.3	23.7	11.7	0	-
HCM Lane LOS	A	-	-	C	C	B	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.6	0	-	-

Capacity Analysis Summary Sheets

Year 2028 Total Projected Weekday Morning Peak Hour



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	102	226	294	123	149	74	215	490	87	109	699	82
Future Volume (vph)	102	226	294	123	149	74	215	490	87	109	699	82
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	145		195	120		0	205		0	100		0
Storage Lanes	1		1	1		0	1		0	1		0
Taper Length (ft)	180			180			160			80		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt			0.850		0.950			0.977			0.984	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1961	1524	1687	1730	0	1671	3292	0	1770	3442	0
Flt Permitted	0.334			0.492			0.134			0.233		
Satd. Flow (perm)	622	1961	1524	874	1730	0	236	3292	0	434	3442	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			90		25			20			12	
Link Speed (mph)		35			35			40			35	
Link Distance (ft)		674			553			1982			470	
Travel Time (s)		13.1			10.8			33.8			9.2	
Peak Hour Factor	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75
Heavy Vehicles (%)	2%	2%	6%	7%	4%	5%	8%	7%	8%	2%	3%	5%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	136	301	392	164	298	0	287	769	0	145	1041	0
Turn Type	pm+pt	NA	pm+ov	pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	5	2	3	1	6		3	8		7	4	
Permitted Phases	2		2	6			8			4		
Detector Phase	5	2	3	1	6		3	8		7	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0	3.0	3.0	15.0		3.0	8.0		3.0	8.0	
Minimum Split (s)	6.5	21.0	6.5	6.5	21.0		6.5	14.0		6.5	14.0	
Total Split (s)	17.0	42.0	14.0	10.0	35.0		14.0	34.0		14.0	34.0	
Total Split (%)	17.0%	42.0%	14.0%	10.0%	35.0%		14.0%	34.0%		14.0%	34.0%	
Yellow Time (s)	3.5	4.5	3.5	3.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	0.0	1.5	0.0	0.0	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0	3.5	3.5	6.0		3.5	6.0		3.5	6.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	None	None	None	None		None	Min		None	Min	
Act Effct Green (s)	37.6	26.1	42.7	31.6	22.5		42.8	29.8		39.7	28.2	
Actuated g/C Ratio	0.42	0.29	0.47	0.35	0.25		0.47	0.33		0.44	0.31	
v/c Ratio	0.35	0.53	0.51	0.45	0.66		1.03	0.70		0.45	0.96	
Control Delay	18.1	30.2	14.7	21.6	35.8		86.8	31.7		19.2	52.4	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	18.1	30.2	14.7	21.6	35.8		86.8	31.7		19.2	52.4	
LOS	B	C	B	C	D		F	C		B	D	
Approach Delay		20.9			30.7			46.7			48.4	
Approach LOS		C			C			D			D	
Queue Length 50th (ft)	47	143	112	57	140		~128	197		44	303	
Queue Length 95th (ft)	67	174	137	79	183		#242	240		77	#371	

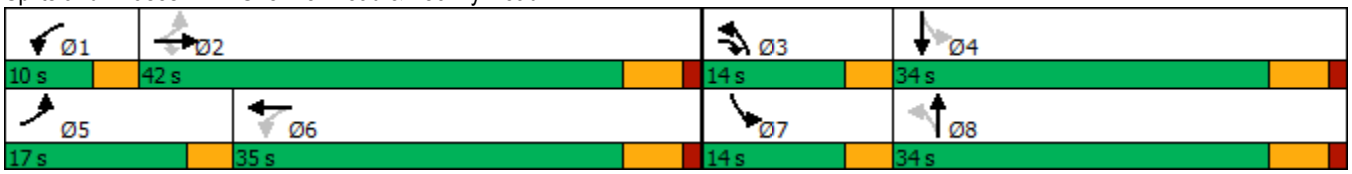
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		594			473			1902			390	
Turn Bay Length (ft)	145		195	120			205			100		
Base Capacity (vph)	438	785	766	363	574		279	1097		354	1080	
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0		0	0	
Storage Cap Reductn	0	0	0	0	0		0	0		0	0	
Reduced v/c Ratio	0.31	0.38	0.51	0.45	0.52		1.03	0.70		0.41	0.96	

Intersection Summary			
Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 90.5			
Natural Cycle: 80			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 1.03			
Intersection Signal Delay: 39.1		Intersection LOS: D	
Intersection Capacity Utilization 69.8%		ICU Level of Service C	
Analysis Period (min) 15			

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 2: Shermer Road & Techny Road



Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	16	0	9	12	0	8	3	578	8	1	852	4
Future Vol, veh/h	16	0	9	12	0	8	3	578	8	1	852	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	0	55	-	-	55	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	87	87	87	87	87	87	87	87	87
Heavy Vehicles, %	6	0	0	0	0	0	0	8	13	0	6	0
Mvmt Flow	18	0	10	14	0	9	3	664	9	1	979	5

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1663	1663	982	1664	1661	669	984	0	0	673	0	0
Stage 1	984	984	-	675	675	-	-	-	-	-	-	-
Stage 2	679	679	-	989	986	-	-	-	-	-	-	-
Critical Hdwy	7.16	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.16	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.16	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.554	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	75	98	305	78	98	461	710	-	-	927	-	-
Stage 1	294	329	-	447	456	-	-	-	-	-	-	-
Stage 2	435	454	-	300	328	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	73	98	305	75	98	461	710	-	-	927	-	-
Mov Cap-2 Maneuver	190	217	-	191	216	-	-	-	-	-	-	-
Stage 1	293	329	-	445	454	-	-	-	-	-	-	-
Stage 2	425	452	-	290	328	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	23.8	20.4	0.1	0
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	710	-	-	220	191	461	927	-	-
HCM Lane V/C Ratio	0.005	-	-	0.131	0.072	0.02	0.001	-	-
HCM Control Delay (s)	10.1	-	-	23.8	25.3	13	8.9	-	-
HCM Lane LOS	B	-	-	C	D	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.4	0.2	0.1	0	-	-

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	0	39	6	0	7	26	567	10	9	812	5
Future Vol, veh/h	5	0	39	6	0	7	26	567	10	9	812	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	100	50	-	-	75	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	75	75	75	75	75	75	75	75	75	75	75	75
Heavy Vehicles, %	0	0	3	0	0	0	0	8	10	11	3	20
Mvmt Flow	7	0	52	8	0	9	35	756	13	12	1083	7

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1948	1950	1087	1970	1947	763	1090	0	0	769	0	0
Stage 1	1111	1111	-	833	833	-	-	-	-	-	-	-
Stage 2	837	839	-	1137	1114	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.23	7.1	6.5	6.2	4.1	-	-	4.21	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.327	3.5	4	3.3	2.2	-	-	2.299	-	-
Pot Cap-1 Maneuver	49	65	261	47	65	408	648	-	-	806	-	-
Stage 1	256	287	-	366	386	-	-	-	-	-	-	-
Stage 2	364	384	-	248	286	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	45	61	261	36	61	408	648	-	-	806	-	-
Mov Cap-2 Maneuver	146	170	-	114	161	-	-	-	-	-	-	-
Stage 1	242	283	-	346	365	-	-	-	-	-	-	-
Stage 2	336	363	-	196	282	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	24.8	25.5	0.5	0.1
HCM LOS	C	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	648	-	-	240	114	408	806	-	-
HCM Lane V/C Ratio	0.053	-	-	0.244	0.07	0.023	0.015	-	-
HCM Control Delay (s)	10.9	-	-	24.8	38.9	14	9.5	-	-
HCM Lane LOS	B	-	-	C	E	B	A	-	-
HCM 95th %tile Q(veh)	0.2	-	-	0.9	0.2	0.1	0	-	-

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↑	↗		↰	
Traffic Vol, veh/h	2	0	1	28	0	9	0	578	36	8	863	2
Future Vol, veh/h	2	0	1	28	0	9	0	578	36	8	863	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	90	-	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	86	86
Heavy Vehicles, %	0	0	0	0	0	25	0	8	4	0	6	0
Mvmt Flow	2	0	1	33	0	10	0	672	42	9	1003	2

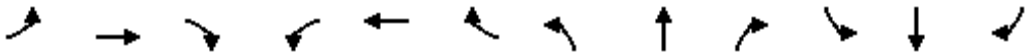
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1720	1736	1004	1695	1695	672	-	0	0	714	0	0
Stage 1	1022	1022	-	672	672	-	-	-	-	-	-	-
Stage 2	698	714	-	1023	1023	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.45	-	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.525	-	-	-	2.2	-	-
Pot Cap-1 Maneuver	71	88	296	74	94	418	0	-	-	895	-	-
Stage 1	287	316	-	449	458	-	0	-	-	-	-	-
Stage 2	434	438	-	287	316	-	0	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	68	86	296	72	92	418	-	-	-	895	-	-
Mov Cap-2 Maneuver	184	202	-	188	208	-	-	-	-	-	-	-
Stage 1	287	309	-	449	458	-	-	-	-	-	-	-
Stage 2	423	438	-	279	309	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	22.3	25.6	0	0.1
HCM LOS	C	D		

Minor Lane/Major Mvmt	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	-	-	211	217	895	-	-
HCM Lane V/C Ratio	-	-	0.017	0.198	0.01	-	-
HCM Control Delay (s)	-	-	22.3	25.6	9.1	0	-
HCM Lane LOS	-	-	C	D	A	A	-
HCM 95th %tile Q(veh)	-	-	0.1	0.7	0	-	-

Capacity Analysis Summary Sheets

Year 2028 Total Projected Weekday Evening Peak Hour



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	165	225	208	83	281	131	278	661	151	104	537	104
Future Volume (vph)	165	225	208	83	281	131	278	661	151	104	537	104
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	145		195	120		0	205		0	100		0
Storage Lanes	1		1	1		0	1		0	1		0
Taper Length (ft)	180			180			160			80		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt			0.850		0.952			0.972			0.976	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	2000	1583	1736	1755	0	1719	3421	0	1787	3393	0
Flt Permitted	0.128			0.591			0.149			0.147		
Satd. Flow (perm)	236	2000	1583	1080	1755	0	270	3421	0	277	3393	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			164		24			27			22	
Link Speed (mph)		35			35			40			35	
Link Distance (ft)		674			553			1982			470	
Travel Time (s)		13.1			10.8			33.8			9.2	
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Heavy Vehicles (%)	3%	0%	2%	4%	4%	1%	5%	2%	5%	1%	4%	3%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	201	274	254	101	503	0	339	990	0	127	782	0
Turn Type	pm+pt	NA	pm+ov	pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	5	2	3	1	6		3	8		7	4	
Permitted Phases	2		2	6			8			4		
Detector Phase	5	2	3	1	6		3	8		7	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0	3.0	3.0	15.0		3.0	8.0		3.0	8.0	
Minimum Split (s)	6.5	21.0	6.5	6.5	21.0		6.5	14.0		6.5	14.0	
Total Split (s)	17.0	42.0	14.0	10.0	35.0		14.0	34.0		14.0	34.0	
Total Split (%)	17.0%	42.0%	14.0%	10.0%	35.0%		14.0%	34.0%		14.0%	34.0%	
Yellow Time (s)	3.5	4.5	3.5	3.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	0.0	1.5	0.0	0.0	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0	3.5	3.5	6.0		3.5	6.0		3.5	6.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	None	None	None	None		None	Min		None	Min	
Act Effct Green (s)	47.4	37.0	53.5	37.9	29.0		41.6	28.6		38.7	27.2	
Actuated g/C Ratio	0.48	0.38	0.55	0.39	0.30		0.42	0.29		0.39	0.28	
v/c Ratio	0.66	0.36	0.27	0.22	0.94		1.26	0.97		0.51	0.82	
Control Delay	28.2	24.8	5.5	16.0	60.5		167.8	57.3		24.3	40.5	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	28.2	24.8	5.5	16.0	60.5		167.8	57.3		24.3	40.5	
LOS	C	C	A	B	E		F	E		C	D	
Approach Delay		19.0			53.0			85.5			38.2	
Approach LOS		B			D			F			D	
Queue Length 50th (ft)	72	128	28	34	302		~218	321		47	237	
Queue Length 95th (ft)	118	176	56	57	#432		#342	#400		75	273	

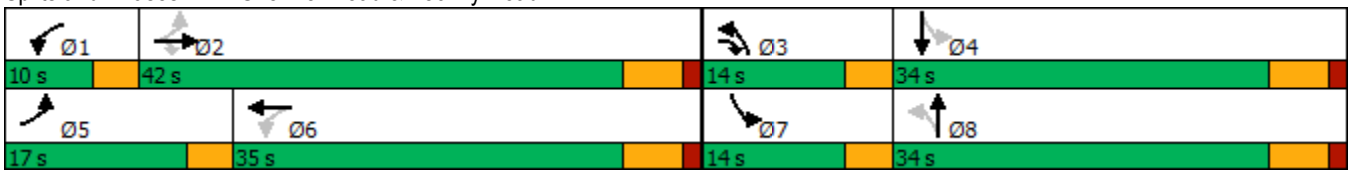
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		594			473			1902			390	
Turn Bay Length (ft)	145		195	120			205			100		
Base Capacity (vph)	323	761	937	462	535		269	1017		275	984	
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0		0	0	
Storage Cap Reductn	0	0	0	0	0		0	0		0	0	
Reduced v/c Ratio	0.62	0.36	0.27	0.22	0.94		1.26	0.97		0.46	0.79	

Intersection Summary			
Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 98.1			
Natural Cycle: 80			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 1.26			
Intersection Signal Delay: 54.4		Intersection LOS: D	
Intersection Capacity Utilization 82.1%		ICU Level of Service E	
Analysis Period (min) 15			

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 2: Shermer Road & Techny Road



Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	11	1	13	8	0	14	9	676	22	11	688	20
Future Vol, veh/h	11	1	13	8	0	14	9	676	22	11	688	20
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	0	55	-	-	55	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	9	0	0	0	0	7	0	1	0	0	3	0
Mvmt Flow	12	1	14	9	0	15	10	719	23	12	732	21

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1525	1529	743	1525	1528	731	753	0	0	742	0	0
Stage 1	767	767	-	751	751	-	-	-	-	-	-	-
Stage 2	758	762	-	774	777	-	-	-	-	-	-	-
Critical Hdwy	7.19	6.5	6.2	7.1	6.5	6.27	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.19	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.19	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.581	4	3.3	3.5	4	3.363	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	93	118	418	97	119	414	866	-	-	874	-	-
Stage 1	384	414	-	406	421	-	-	-	-	-	-	-
Stage 2	389	416	-	394	410	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	88	115	418	92	116	414	866	-	-	874	-	-
Mov Cap-2 Maneuver	208	237	-	216	238	-	-	-	-	-	-	-
Stage 1	379	408	-	401	416	-	-	-	-	-	-	-
Stage 2	371	411	-	375	404	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	19	17	0.1	0.1
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	866	-	-	283	216	414	874	-	-
HCM Lane V/C Ratio	0.011	-	-	0.094	0.039	0.036	0.013	-	-
HCM Control Delay (s)	9.2	-	-	19	22.3	14	9.2	-	-
HCM Lane LOS	A	-	-	C	C	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.3	0.1	0.1	0	-	-

Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	11	1	26	13	3	19	19	682	1	21	680	23
Future Vol, veh/h	11	1	26	13	3	19	19	682	1	21	680	23
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	100	50	-	-	75	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	0	0	1	0	5	1	0
Mvmt Flow	12	1	27	14	3	20	20	718	1	22	716	24

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1542	1531	728	1545	1543	719	740	0	0	719	0	0
Stage 1	772	772	-	759	759	-	-	-	-	-	-	-
Stage 2	770	759	-	786	784	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.15	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.245	-	-
Pot Cap-1 Maneuver	95	118	427	94	116	432	876	-	-	869	-	-
Stage 1	395	412	-	402	418	-	-	-	-	-	-	-
Stage 2	396	418	-	388	407	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	85	112	427	84	111	432	876	-	-	869	-	-
Mov Cap-2 Maneuver	85	112	-	84	111	-	-	-	-	-	-	-
Stage 1	386	402	-	393	408	-	-	-	-	-	-	-
Stage 2	366	408	-	353	397	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	28.8	32.7	0.2	0.3
HCM LOS	D	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	876	-	-	191	88	432	869	-	-
HCM Lane V/C Ratio	0.023	-	-	0.209	0.191	0.046	0.025	-	-
HCM Control Delay (s)	9.2	-	-	28.8	55.3	13.7	9.3	-	-
HCM Lane LOS	A	-	-	D	F	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.8	0.7	0.1	0.1	-	-

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↑	↗		↰	
Traffic Vol, veh/h	4	0	1	43	0	8	6	694	25	6	702	1
Future Vol, veh/h	4	0	1	43	0	8	6	694	25	6	702	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	90	-	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	50	0	0	11	0	0	0	1	50	100	2	0
Mvmt Flow	4	0	1	47	0	9	7	754	27	7	763	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1564	1573	764	1546	1546	754	764	0	0	781	0	0
Stage 1	778	778	-	768	768	-	-	-	-	-	-	-
Stage 2	786	795	-	778	778	-	-	-	-	-	-	-
Critical Hdwy	7.6	6.5	6.2	7.21	6.5	6.2	4.1	-	-	5.1	-	-
Critical Hdwy Stg 1	6.6	5.5	-	6.21	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.6	5.5	-	6.21	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.95	4	3.3	3.599	4	3.3	2.2	-	-	3.1	-	-
Pot Cap-1 Maneuver	70	111	407	89	116	412	858	-	-	528	-	-
Stage 1	325	410	-	381	414	-	-	-	-	-	-	-
Stage 2	322	402	-	376	410	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	67	107	407	86	112	412	858	-	-	528	-	-
Mov Cap-2 Maneuver	173	229	-	207	234	-	-	-	-	-	-	-
Stage 1	320	401	-	376	408	-	-	-	-	-	-	-
Stage 2	311	396	-	366	401	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	24	26.2	0.1	0.1
HCM LOS	C	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	858	-	-	195	225	528	-	-
HCM Lane V/C Ratio	0.008	-	-	0.028	0.246	0.012	-	-
HCM Control Delay (s)	9.2	-	-	24	26.2	11.9	0	-
HCM Lane LOS	A	-	-	C	D	B	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.9	0	-	-

Illinois Department of
Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
http://dnr.state.il.us

JB Pritzker, Governor
Natalie Phelps Finnie, Director

February 26, 2025

Jenny Nunez
Haeger Engineering
100 East State Parkway
Schaumburg, IL 60173 6173

RE: Lexington Northbrook Shermer Road
Project Number(s): 2510012 [20122, 2111386]
County: Cook

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

Isabella Newingham

Isabella Newingham
Division of Ecosystems and Environment
217-785-5500

Illinois Department of Natural Resources
JB Pritzker, Governor • Natalie Phelps Finnie, Director
One Natural Resources Way • Springfield, Illinois 62702-1271
www.dnr.illinois.gov

Cook County
Northbrook
1825 Shermer Road
HE-20-122, IEPA
Demolition and New Construction of Single Family Townhomes

PLEASE REFER TO: SHPO LOG #026032221

March 18, 2025

Phil Ceratto
Haeger Engineering LLC
100 E. State Parkway
Schaumburg, IL 60173-4546

The Illinois State Historic Preservation Office is required by the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420, as amended, 17 IAC 4180) to review all state funded, permitted, or licensed undertakings for their effect on cultural resources. Pursuant to this, we have received information regarding the referenced project for our comment.

Our staff has reviewed the specifications under the state law and assessed the impact of the project as submitted by your office. We have determined, based on the available information, that no significant historic, architectural, or archaeological resources will be affected within the proposed project area.

According to the information you have provided there is no federal involvement in your project. Be aware that the state law is less restrictive than the federal cultural resource laws concerning archaeology. If your project will use federal loans or grants, need federal agency permits, use federal property, or involve assistance from a federal agency then your project must be reviewed under the National Historic Preservation Act of 1966, as amended. Please notify us immediately if such is the case.

This approval remains in effect for two (2) years from date of issuance. It does not pertain to any discovery during construction, nor is it a clearance for purposes of the Illinois Human Remains Protection Act (20 ILCS 3440).

Please retain this letter in your files as evidence of compliance with the Illinois State Agency Historic Resources Preservation Act.

If further assistance is needed, please contact Jeff Kruchten, Principal Archaeologist, at 217/785-1279 or jeff.kruchten@illinois.gov.

Sincerely,

Carey L. Mayer

Carey L. Mayer, AIA
Deputy State Historic Preservation Officer

c: Jenny Nunez, Haeger Engineering, LLC

NATURAL RESOURCE INFORMATION REPORT

NRI: 25-1685

Petitioner:

1825 Shermer Road LLC.
1731 N. Marcey Road Street
Suite 200
Chicago, Il. 60614

Project:
1825 Shermer Road
Twnshp.42N, Range 12E Sec. 15
Northbrook, Illinois

North Cook County
Soil and Water Conservation District
640 Cosman Road
Elk Grove Village, Illinois 60007
Phone: (224) 875-7580

Reviewed By: Board of Directors

April, 2025

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Description of Project & Current Land Use, Surrounding Land Use. Wetlands & Floodplains, Woodlands & Natural Vegetation, Detention/Retention, Soil Erosion & Sediment Control Plan, Web Soil Survey Summary, These pages include a review of the materials provided by the Petitioner and of natural resource information from by various agencies.

TOPOGRAPHIC MAPS-Cook County Viewer 16
Topographic maps can indicate depressional stormwater storage areas on a site and if multiple watershed boundaries are present.

WETLAND INFORMATION..... 17
Potential project impact on regulatory wetlands.

FEMA FIRM MAP..... 18

Note areas designated as flood plain, flood fringe, special hazard areas.

HYDROLOIGIC ATLAS-Floods of Record..... 17

These documents also provide delineations of watershed boundaries

SITE PHOTOS
Pictures taken during site visit to assist with assessment of 18
current conditions.

DATA SOURCES..... 19

SOILS INFORMATION - WEB SOIL SURVEY PROVIDED

Provides information as to Limitations for the Proposed Use based on soil properties, erodible soils, hydric soils, etc. The Soil Survey also provides information on depth to the water table.

PURPOSE and INTENT

The purpose of this report is to present to officials of the local governing body and to the other decision makers, natural resource information which may be useful when undertaking land use decisions concerning variations, amendments or relief of local zoning ordinances, the proposed subdivision of vacant or agricultural lands and the subsequent development of the lands. This report is a requirement under Section 22.02 of the Illinois Soil and Water Conservation Districts Act.
The intent of this report is to present the most current resource information available and in such a manner as to be readily understood. It contains a description of the present conditions, resources available, proposed development and the impact that each have on the other. This report must be read in its entirety so that the relationship of the natural resource factors considered can be coordinated and inter-related. This report when used properly will provide the basis for good land use decisions and controlled development while protecting natural resources.

HAEGER ENGINEERING
consulting engineers · land surveyors

100 E State Pkwy
Schaumburg, Illinois 60173-4546
tel: 847.394.6600
fax: 847.394.6608

VIA EMAIL & UPS GROUND

March 10, 2025

North Cook County SWCD
640 Cosman Road
Elk Grove, IL 60007
T : 224-875-7580
E : R.McAndless@northcookswcd.org

RE: **Northbrook Row at 1825 Shermer Road, Northbrook, IL**
NRI Application
Our File#: 20-122

Rick:

Enclosed please find the initial preliminary submittal package for the proposed multi-family residential townhome development located at 1825 Shermer Road, Northbrook, IL. Attached for your review are the following:

- Preliminary Engineering Plans, revised 08/26/2024
- ALTA / NSPS Land Title Survey, dated 07/07/2022
- Preliminary Landscape Plans, revised 08/21/2024
- Preliminary Stormwater Management Report, revised 08/26/2024
- Geotechnical Report, dated 04/01/2021
- NRI Application Narrative, dated 02/28/2025
- Signed NRI Application & Fee Payment Check #6342

This concludes our submittal. Please do not hesitate to contact me with any questions or concerns.

Sincerely,
HAEGER ENGINEERING, LLC

Phil Ceratto, PE
Project Manager

NORTH COOK COUNTY SOIL & WATER CONSERVATION DISTRICT

NATURAL RESOURCE INVENTORY REPORT APPLICATION

Owner's Name:	1825 Shermer Road LLC
Address:	1731 N Marcey St. Suite 200 Chicago, IL 60614

Petitioner's Name:	1825 Shermer Road LLC
Address:	1731 N Marcey St. Suite 200 Chicago, IL 60614

Contact Person:	Wayne Moretti
Phone/Fax Number:	773 457 8563
Email:	jagenlian@lexingtonchicago.com

City or local unit of government responsible for subdivisions, annexation and Zoning:

Village of Northbrook

Real Estate Tax Index #:

See Plat

Legal Description: (Lot#, Block# - Attach Legal Description-Optional)

See Plat

Township(s)	42	N Range(s)	12	E Section(s)	15	

Street Address/Location:

1825 Shermer Road

Zoning District:

Existing	I-1	Requested:	Planned Development RLC

Land Use:

Existing	Vacant	Proposed:	Townhome Development

Total Acres of Parcel:

Acre (s)	4.69	Fee:	$792.25

Fee Schedule:

0 to 3.0 Acres: $750.00

Add $25.00 for each additional Acre or Fraction thereof OVER 3.0 Acres

Make Checks Payable to:

North Cook County SWCD
640 Cosman Road Elk Grove, IL. 60007

NORTH COOK COUNTY SOIL & WATER CONSERVATION DISTRICT

PLEASE CHECK ALL APPLICABLE ITEMS

EXISTING SITE CHARACTERISTICS:

Be sure to check all that apply:

☐	Ponds & Lakes	☐	Floodplain (Flood Zone:)
☐	Perennial Streams (s)	☐	Floodway
☐	Intermittent Stream (s)	☐	Flood Fringe
☐	Drainage Tiles	☐	Wetland (s)
☐	Cropland	☐	Disturbed Land (landfill, excavation)
☐	Woodland	☐	Natural Area (native plant community)
☑	Vacant Land	☐	Highly Erodible Soils

REQUESTED ZONING/PLANNING CHANGE(S):

☑	Zoning Variance	☑	New Development	x	Subdivision	☐	Annexation
☑	Zoning Change	☐	Redevelopment	☐	Re-subdivision	☐	Other

PROPOSED LAND USE:

Planned Structures:

☐	Commercial Building	☑	Residential Dwelling	☐	Industrial Building

Foundation Type

☑	Slab	☐	Crawlspace	☐	Basement

Open Space:

☐	Park/Playground Areas	☑	Common Open Space Areas	☐	Conservancy Easements
☐	Other:				

Water Supply:

☑	Community Water	☐	Individual Well

Wastewater Treatment:

☐	Individual On-site Waste Water Disposal	☑	Sanitary Sewers/Collection for Municipal Treatment
☐	Homeowner's Association	☐	Other:

Stormwater Management:

☐	Drainage Ditches and Swales	☑	Storm Sewers		
☐	Detention Pond (Dry Basin)	☑	Retention Pond (Wet Basin)	☐	Vault Detention (Underground)
☐	Other:				

Floodplain Management:

☐	Flood Fringe Modification	☐	Floodway Modification
☐	Floodplain Map Revision	☐	Wetland Modifications

NORTH COOK COUNTY SOIL & WATER CONSERVATION DISTRICT

REQUIRED NARRATIVE REPORT

The Natural Resource Information Report Application is not complete until all of the following information is submitted in a narrative form for the proposed construction activity.	
1 ☑	Project description - Briefly describes the nature and purpose of the land disturbing activity, and the area of the parcel (acres) to be disturbed during the site construction phases
2 ☑	Existing site conditions- Describe (1) existing topography, vegetation, drainageways, drainage outlets, subsurface drain tile, buildings, roads and utilities, (2) soil erosion, flooding, stream scour, etc. and (3) sensitive receptors, including wetlands, ponds, groundwater, drainage outlets and Best Management Practices
3 ☑	Adjacent areas- A description of neighboring, adjacent potentially sensitive receptors such as streams, lakes, wetlands, ponds, residential areas, roads, etc. which might be affected by the land disturbance.
4 ☑	Critical areas- A description of areas on the site which have potentially serious problems such as steep or long slopes, channels, intermittent streams, highly erodible soils and side hill seeps.
7 ☑	Soil erosion and sediment control measures- (1) Describe Best Management Practices which will be used to control erosion and sedimentation on and off-site. Site. Control methods should, as a minimum, meet the standards in Section 4 of the Illinois Urban Manual. (2) Detail drawings- Include detail drawings from the Illinois Urban Manual. Any structural practices used that are not referenced to the Illinois Urban Manual or local handbooks should be explained and illustrated with detail drawings or reference to other sources included in the petition.
6 ☑	Stormwater Management- Describe (1) BMP(s) taken to minimize/reduce impacts both on site and off site during both construction of the project and after construction such as temporary & permanent sediment basins, stormwater detention/retention basins, channel armoring, treating/filtering site discharge, including construction staging for implemented measures. (2) Schematics and/or detailed plans that illustrate SWM facilities including high-water/100yr, normal, low flow, and pool elevations.
5 ☑	Soil suitability, dewatering, groundwater – Describe (1) foundation soil support adequacy, dewatering requirements (during and after construction) considering Soil Boring Report recommendations and groundwater levels encountered. (2) treatment of highly erodible soils, infiltration to and from wetlands, ponds, wet bottom detention basins on site dewatering, filtering of site discharge, dewatering of site depressions/staged sediment basins…

NORTH COOK COUNTY SOIL & WATER CONSERVATION DISTRICT

DATA MATERIALS REQUIRED BEFORE PROCESSING APPLICATION:

Submittal MUST Include one copy enclosed of the following:	
1 ☑	Completed Narrative (Please see Narrative Report on page 4)
2 ☑	Plat of Survey/Existing Conditions Topographic Survey
3 ☑	Soil Boring Report (Including Groundwater Table and Geo-technical Recommendations)
4 ☑	Concept or Development Plans
5 ☑	Preliminary Grading and Landscaping Plans
6 ☑	Drainage Plan/Drainage Concept with Stormwater Management Information
7 ☑	Soil Erosion and Sedimentation Control Plan
8 ☑	Inspection/Maintenance Information (Retention/Detention/Volume Control Facility)
9 ☑	Stormwater Pollution Prevention Plan
10 ☑	Tree Survey/ Tree Preservation Plan

Please check off all applicable permits required for the proposed development:	
☑	Illinois Environmental Protection Agency NPDES ILR-10 Permit:
☐	US Army Corps of Engineers Permit:
☐	Illinois Department of Natural Resources
☐	FEMA (Letter of Map Amendment, Letter of Map Change, Letter of Map Revision)

It is understood that this request allows a District representative the right to inspect the parcel or parcels described in the above application. It is also understood that all required data materials listed above must be submitted one week prior to monthly NCCSWCD Board meeting to be considered for review by NCCSWCD or a delay in review may occur.

PETITIONER'S SIGNATURE: _____ **DATE:** 3-5-2025

This review will be issued on a non-discriminatory basis without regard to race, color, religion, national origin, age, gender, handicap or marital status. The North Cook County Soil and Water Conservation District is a non-taxing nonprofit local government.

1825 SHERMER ROAD

NATURAL RESOURCE INVENTORY REPORT APPLICATION



ENGINEERING | SURVEYING | CONSTRUCTION

Contents:

1 Project Description
2 Existing Conditions
3 Adjacent Areas
4 Critical Areas
5 Soil Suitability, Dewatering & Groundwater
6 Stormwater Management
7 Soil Erosion & Sediment Control Measures

Project:
Northbrook Row

Location:
1825 Shermer Road
Northbrook, Illinois

Prepared For:
Lexington Homes

Date:
February 28, 2025

Prepared By:
Phil Ceratto, P.E.
Haeger Project No.: 20-122

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 tel 847 394 6600 fax 847 394 6608
haegerengineering.com

PROJECT DESCRIPTION

Northbrook Row is an attached single-family home development in a 4.69 acre lot located at 1825 Shermer Road in Northbrook, Cook County, Illinois. This residential development will consist of 10 buildings with a total of 53 single-family units. These units will contain 33 attached single-family Row Homes, with detached two-car garages and private rear yards, and 20 attached single-family Mews Homes, with attached two-car garages that are accessed by motor courts. These surrounding common area with consist of an on-site private street as well as stormwater management to provide detention and BMP storage compliant with all Village and County regulations.

EXISTING CONDITIONS

The proposed site location is currently vacant surrounded by construction fence with majority of the property covered by gravel. The site was previously occupied by a large industrial building with multiple entrances off Stanley Street at the south end of the property. Stormwater management was previously provided in an off-site basin to the northeast of the parcel, which was designed as a wetland bottom retention basin.

ADJACENT AREAS

The property to the north is Shermer Place a townhome development with roadways, common areas and ponds. The previously noted off-site basin is located to the east of the Shermer Place development, adjacent to the railroad tracks. The properties to the east and south across Stanley Street are occupied by commercial buildings. West of the property across Shermer Road is the Northbrook Fire Department Station #12 and north of that are single-family homes.

CRITICAL AREAS

There are no known "Critical Areas" on the site.

SOIL SUITABILITY, DEWATERING & GROUNDWATER

Refer to the Report of Soils Exporation prepared by Testing Service Corporation, dated 04/01/2021.

STORMWATER MANAGEMENT

The Preliminary Stormwater Management Report includes a summary of required and provided stormwater detention volumes. Detailed calculations will be provided during the Final Engineering stage to demonstrate compliance with all Village and County stormwater regulations. The proposed volume control will be provided in several distinct bioretention facilities throughout the development. Detention storage for the development will be provided in the wetland bottom basin at the west end of the property, with additional storage being credited in the existing basin northeast of the parcel on Shermer Place. A restrictor and outlet control structure will also be designed during the final engineering phase to comply with the allowable release rate.

SOIL EROSION AND SEDIMENT CONTROL MEASURES

The contractor shall employ the following soil erosion and sediment control measures as indicated in the engineering plans and any more measures per the Illinois Urban Manual that may become necessary during the construction process. The entrance to the southeast corner of the site off Stanley Street will have a stabilized construction entrance to reduce any offsite tracking. Dust control measures will be implemented as necessary. Construction and silt fences will be used around the perimeter of the site and double rows will be used adjacent to all critical areas and proposed volume control facilities. The side slopes of the ponds and any other steep and easily erodible areas of the site will be covered with erosion control blanket during the grass growing process. Inlet protection baskets will be used in the storm inlets after they are constructed. The temporary topsoil stockpile will be located by the contractor away from the critical areas of the site and will be enclosed in silt fence. Temporary concrete washout facility will be located on site.

PRELIMINARY STORMWATER NARRATIVE

Northbrook Row is a proposed residential subdivision located at 1825 Shermer Road in Northbrook, IL. The parcel is bounded to the north by the Shermer Place residential subdivision, to the east and south by existing commercial spaces and to the west by Shermer Road. The purpose of this stormwater management report is to summarize the development of Northbrook Row in accordance with the MWRD WMO & Village of Northbrook Engineering Standards.

Stormwater management was previously provided for this site during the development of Shermer Place under MWRD Permit #03-093. At that time, detention was provided for 5.97 acres, including 3.70 acres of the subject property based on MWRD Permit #76-815, now Northbrook Row. The #03-093 permit calculations indicate that 1.91 ac-ft of storage was to be provided between elevations 644.00 and 648.00, discharging to the adjacent railroad R.O.W. Storage was provided using both a surface detention pond and underground StormTrap vault. The storage provided for Shermer Place and Northbrook Row respectively was calculated based on the development area of each parcel. The 2.27 acres of Shermer Place represent 38% of the detention service area and requires 0.73 ac-ft of the provided storage.

A survey of the basin and outlet control structure completed by Haeger Engineering on 07/18/2022 determined that the outlet to the railroad R.O.W. is partially buried beneath approximately 1.5' of sediment and debris. The buried outlet is consistent with the water surface elevation of approx. 645.5 at the time of survey. The provided storage in the surface detention pond and underground StormTrap vault were re-calculated based on a new pond bottom of 645.50. The verified existing volume from 645.50 to 648.00 is 1.40 ac-ft, of which 0.73 ac-ft remains allocated to Shermer Place. The remaining 0.67 ac-ft of available storage is allocated to the Northbrook Row development. Additional calculations and details of the existing Shermer Place calculations are provided at the end of this report, with a breakdown of the volume credited to MWRD and Northbrook requirements, respectively.

Development Summary (MWRD)

The proposed stormwater management system was designed using the following criteria:

Runoff Control design will be completed during final engineering

Volume Control

- Proposed impervious area of the development = 2.958 Ac.
  - Required Volume Control Storage = 0.247 ac-ft
- Proposed volume control storage will be provided via bioretention basins and storage below the outlet of the detention basin
  - Volume Control Storage = 0.273 Ac-Ft

Detention (New Development Tributary to WMO Nomograph Pond)

- Development Area = 3.944 Ac. [Adj. CN = 87]
  - Watershed Planning Area = North Branch
  - Watershed Planning Area Release Rate = 0.30 cfs/ac
  - Gross Allowable Release Rate for Development = 1.183 cfs
- Unrestricted Area = 0.40 Ac. [CN = 89]
- Upstream Tributary Area (Trade-off & Bypass) = 0.49 Ac. [CN = 92]
- Net Allowable Release Rate = 1.183 cfs
- **Required Detention Volume = 1.236 ac-ft**
- **Proposed Detention Volume = 1.337 ac-ft**
  - Restrictor and outlet control structure design will be completed during final engineering.

Detention (Legacy Redevelopment Tributary to Shermer Place Pond)

- Development Area = 0.74 Ac.
  - Watershed Planning Area = North Branch
  - Watershed Planning Area Release Rate = 0.30 cfs/ac
  - Gross Release Rate per MWRD #03-093 = 0.18 cfs/ac
  - Gross Allowable Release Rate for Redevelopment = 0.133 cfs
- Existing Required Detention Volume for Redevelopment = 0.176 ac-ft
- **Proposed Required Detention Volume for Redevelopment = 0.241 ac-ft**
- **Existing Detention Volume in Shermer Place Pond for Development = 0.670 ac-ft**

Development Summary (Village of Northbrook)

The proposed stormwater management system was designed using the following criteria:

Detention

- Property Area = 4.685 Ac.
  - 100-Year Allowable Release Rate = 0.15 cfs/ac
  - Gross Allowable Release Rate for Development = 0.703 cfs
- **Required Detention Volume = 2.224 ac-ft**
- **Provided Detention Volume = 2.275 ac-ft**
  - Existing Detention Volume in Shermer Place Pond for Development = 0.670 ac-ft
  - Provided Detention Volume (Wetland Bottom Basin) = 1.337 ac-ft
  - Provided Detention Volume (Bioretention Areas) = 0.268 ac-ft



PROJECT: 1825 Shermer Road
Northbrook, Illinois

NRI NO: 25-1685

DATE: April, 2025

TITLE: Project Location

Description of Project & Current Land Use

The petitioner is proposing the redevelopment of a former 4.69 acre industrial site at 1825 Shermer Road in Northbrook. A residential development is proposed that will will consist of 10 buildings with a total of 53 single -family units, 33 of which will be attached single family row homes and 20 attached single family MEWS Homes. The former industrial building on the site has been demolished.

Surrounding Land Use

The surrounding land use to the north consists of a townhome development. The areas to the east and south are commercial properties and there is a fire station to the west across Shermer Road.

Wetlands & Floodplains

There are no wetlands designated on the subject site.

Woodlands, Natural Vegetation

The site is covered in gravel and turf grass

Detention/Retention

Volume control will be provided in several bioretention facilities throughout the development. Detention storage will be provided in a wetland bottom basin at the west end of the property with additional storage credited in the existing basin northeast of the subject parcel.

Watershed

North Branch of the Chicago River

Soil Erosion & Sediment Control

A Soil Erosion & Sediment Control Plan was submitted

Summary-Web Soil Survey

805 ,Orthents clayey, undulating, Moderately well drained, Depth To Water Table about 24-42 inches, **Frequency of Flooding-** None, **Frequency of Ponding-** None

854B- Markham-Asdhkum-Beecher complex 1-6 % slopes Moderately well drained, Depth To Water Table about 24-42 inches, **Frequency of Flooding-** None, **Frequency of Ponding-** None

Considerations

Stormwater Management facilities planted with native species require ecological management in perpetuity, therefore a management plan should be developed for that purpose, with parties responsible for management activities identified.

Recommendations

As Biorention facilities are planned, a copy of the Bioretention Standard from the Illinois Urban Manual (IUM) has been included in this report. At minimum, the design standards of the proposed bioretention facilities for his project should meet those of the IUM.

Any construction site dewatering on the site should follows the Dewatering Standard in the Illinois Urban Manual; https://illinoisurbanmanual.org/wp-content/uploads/2025/02/Code-813-Dewatering.pdf

Conclusion

Based on a review of materials submitted by the petitioner and the best available natural resource information, the Board of Directors Supports the petitioners Request.

Respectfully Submitted,

Board of Directors
North Cook County Soil & Water Conservation District



PROJECT: 1825 Shermer Road Northbrook, Illinois	NRI NO: 258-1685 DATE: April, 2025 TITLE: Cook County Viewer

PROJECT: 1825 Shermer Road Northbrook, Illinois	NRI NO: 24-1685 DATE: April, 2025 TITLE: F& W Service- Wetland

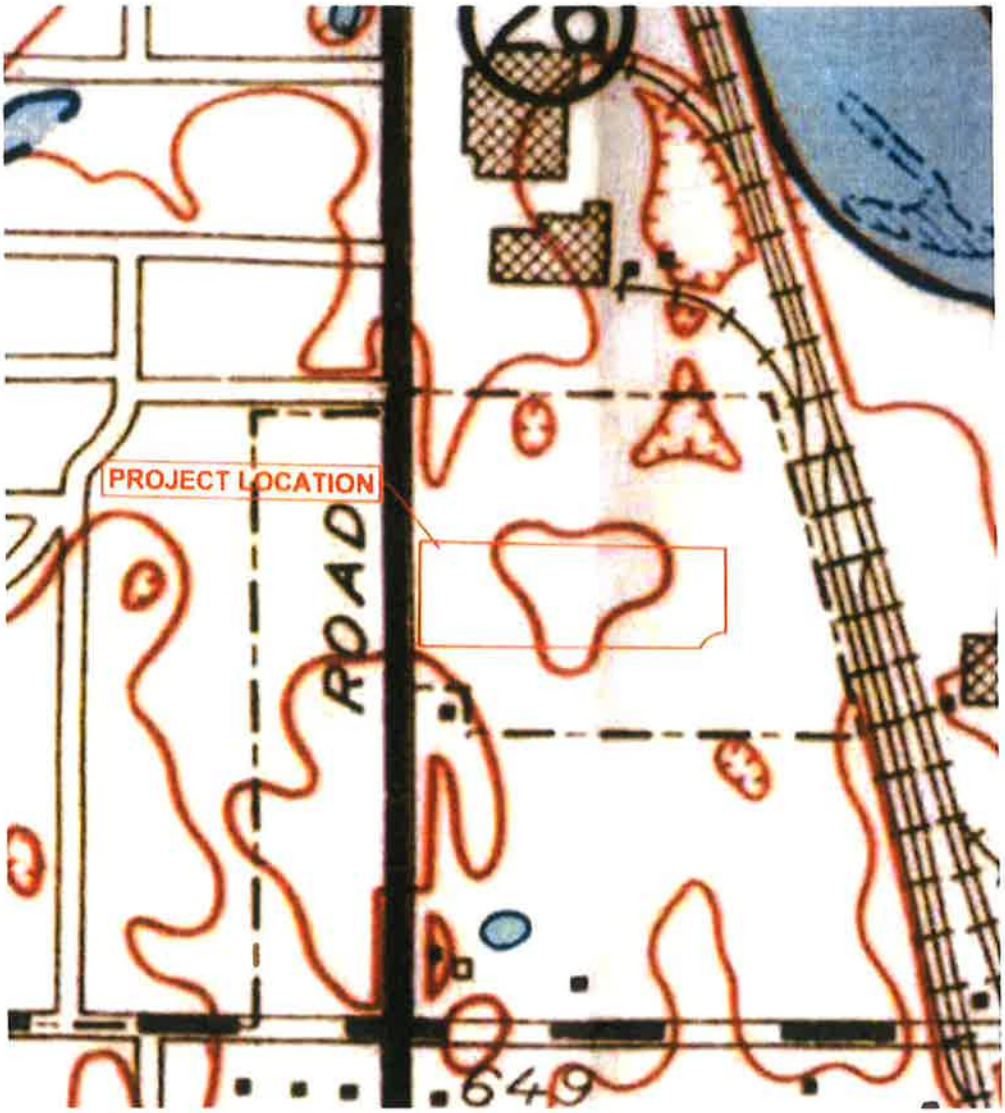


PROJECT: 1825 Shermer Road
Northbrook, Illinois

NRI NO: 25-1685

DATE: April, 2025

TITLE: FIRM Map- Rev.August 2008
Panel Number # 227 of 832



PROJECT: 1825 Shermer Road Northbrook, Illinois	NRI NO: 25-1685 DATE: April,2025 TITLE: Hydrologic Atlas - Quad Sheet Park Ridge



View of site east to west



Retention basin to the northeast of the site

DATA SOURCES

This report was developed from natural resource information and data selected from some of the following agencies and organizations.

Natural Resources Conservation Service

U.S. & Illinois State Geological Surveys

North Cook County Soil & Water Conservation District

Metropolitan Sanitary District of Greater Chicago

Illinois Department of Natural Resources

Chicago Metropolitan Agency for Planning

Illinois State Water Survey

U.S. Army Corps of Engineers

Illinois Department of Transportation

Illinois Division of Water Resources

U.S. Department of the Interior

Federal Emergency Management Agency - National Flood Insurance Program

U.S. and State of Illinois Environmental Protection Agencies

It should be noted that the presentation of this data is only meant to provide guidance to those making decisions on land use. It is not the intent of this report to provide the engineering required for development. It provides the basis for discussion between the governing authorities and the developer. It is the responsibility of the developer to provide necessary changes in the proposed development to overcome the precautions and limitations of the resources on the site. By its conclusion, the report in no way indicates that a certain land use is impossible, but it does alert the petitioner and the appropriate municipal agency to the probable consequences should natural resource protection be ignored.

PRELIMINARY STORMWATER MANAGEMENT REPORT

Contents:

1 Stormwater Narrative
2 MWRD Calculations
3 Village Calculations

Project:
Northbrook Row

Location:
1825 Shermer Road
Northbrook, IL

Prepared For:
Lexington Homes

Date:
October 10, 2022

Revised:

Prepared By:
Phil Ceratto, P.E.
Haeger Project No.: 20-122



ENGINEERING | SURVEYING | CONSTRUCTION

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haegerengineering.com

PRELIMINARY STORMWATER NARRATIVE

Northbrook Row is a proposed residential subdivision located at 1825 Shermer Road in Northbrook, IL. The parcel is bounded to the north by the Shermer Place residential subdivision, to the east and south by existing commercial spaces and to the west by Shermer Road. The purpose of this stormwater management report is to summarize the development of Northbrook Row in accordance with the MWRD WMO & Village of Northbrook Engineering Standards.

Development Summary (MWRD)

The proposed stormwater management system was designed using the following criteria:

Runoff Control design will be completed during final engineering

Volume Control

- Proposed impervious area of the development = 2.958 Ac.
    - Required Volume Control Storage = 0.247 ac-ft
- Proposed volume control storage will be provided via bioretention basins and storage below the outlet of the detention basin
    - Volume Control Storage = 0.273 Ac-Ft

Detention

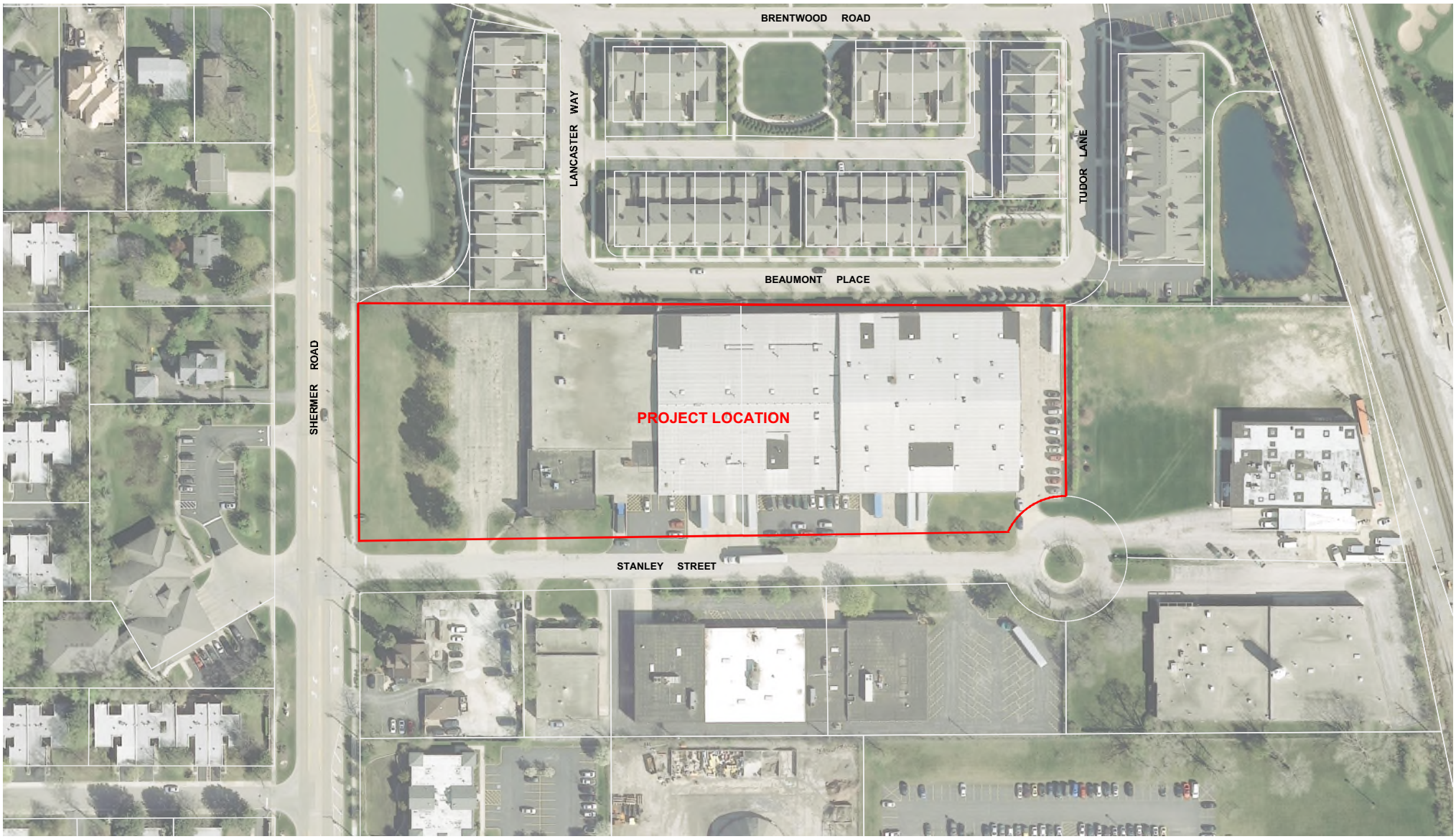
- Development Area = 4.685 Ac. [Adj. CN = 86]
    - Watershed Planning Area = North Branch
    - Watershed Planning Area Release Rate = 0.30 cfs/ac
    - Gross Allowable Release Rate for Development = 1.406 cfs
- Unrestricted Area = 0.63 Ac. [CN = 89]
- Upstream Tributary Area (Trade-off & Bypass) = 0.49 Ac. [CN = 95]
- Net Unrestricted Area = 0.098 Ac. [CN = 98]
- Unrestricted Release Rate = 0.08 cfs
- Net Allowable Release Rate = 1.32 cfs
- Required Detention Volume = 1.470 ac-ft
- Proposed Detention Volume = 1.582 ac-ft
    - Includes 36” main line storm sewer as detention volume
    - Restrictor and outlet control structure design will be completed during final engineering.

Development Summary (Village of Northbrook)

The proposed stormwater management system was designed using the following criteria:

Detention

- Property Area = 4.685 Ac.
    - 100-Year Allowable Release Rate = 0.15 cfs/ac
    - Gross Allowable Release Rate for Development = 0.703 cfs
- Required Detention Volume = 1.595 ac-ft
- 115% of Required Detention Volume = 1.834 ac-ft
- Provided Detention Volume = 1.841 ac-ft
    - Includes 36” main line storm sewer and MWRD volume control as detention volume
    - Restrictor and outlet control structure design will be completed during final engineering.



NORTH
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Scale: 1" = 100'

No.	Date	Revision

AERIAL EXHIBIT

1825 SHERMER ROAD
VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 Tel. 847.394.6600 Fax. 847.394.6608
Illinois Professional Design Firm License No. 184-003152 www.HaegerEngineering.com

Project Manager:	TAS
Engineer:	CJB
Date:	03/24/2021
Project No.	20-122
Sheet	1 / 6

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NORTH

0 250

Scale: 1" = 250'

No.	Date	Revision

FEMA FIRM EXHIBIT

1825 SHERMER ROAD

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

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Project Manager:	TAS
Engineer:	CJB
Date:	03/24/2021
Project No.	20-122
Sheet	2 / 6

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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
69A	Milford silty clay loam, 0 to 2 percent slopes	39.1	12.5%
189A	Martinton silt loam, 0 to 2 percent slopes	17.6	5.6%
192A	Del Rey silt loam, 0 to 2 percent slopes	11.3	3.6%
223B	Varna silt loam, 2 to 4 percent slopes	1.9	0.6%
290B	Warsaw silt loam, 2 to 4 percent slopes	12.4	4.0%
805B	Orthents, clayey, undulating	106.3	34.0%
854B	Markham-Ashkum-Beecher complex, 1 to 6 percent slopes	104.9	33.5%
W	Water	4.4	1.4%

NORTH
0 250
Scale: 1" = 250'

No.	Date	Revision

SOILS MAP EXHIBIT

1825 SHERMER ROAD
VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

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100 East State Parkway, Schaumburg, IL 60173 Tel: 847.394.6600 Fax: 847.394.6608
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Project Manager:	TAS
Engineer:	CJB
Date:	03/24/2021
Project No.	20-122
Sheet	3 / 6

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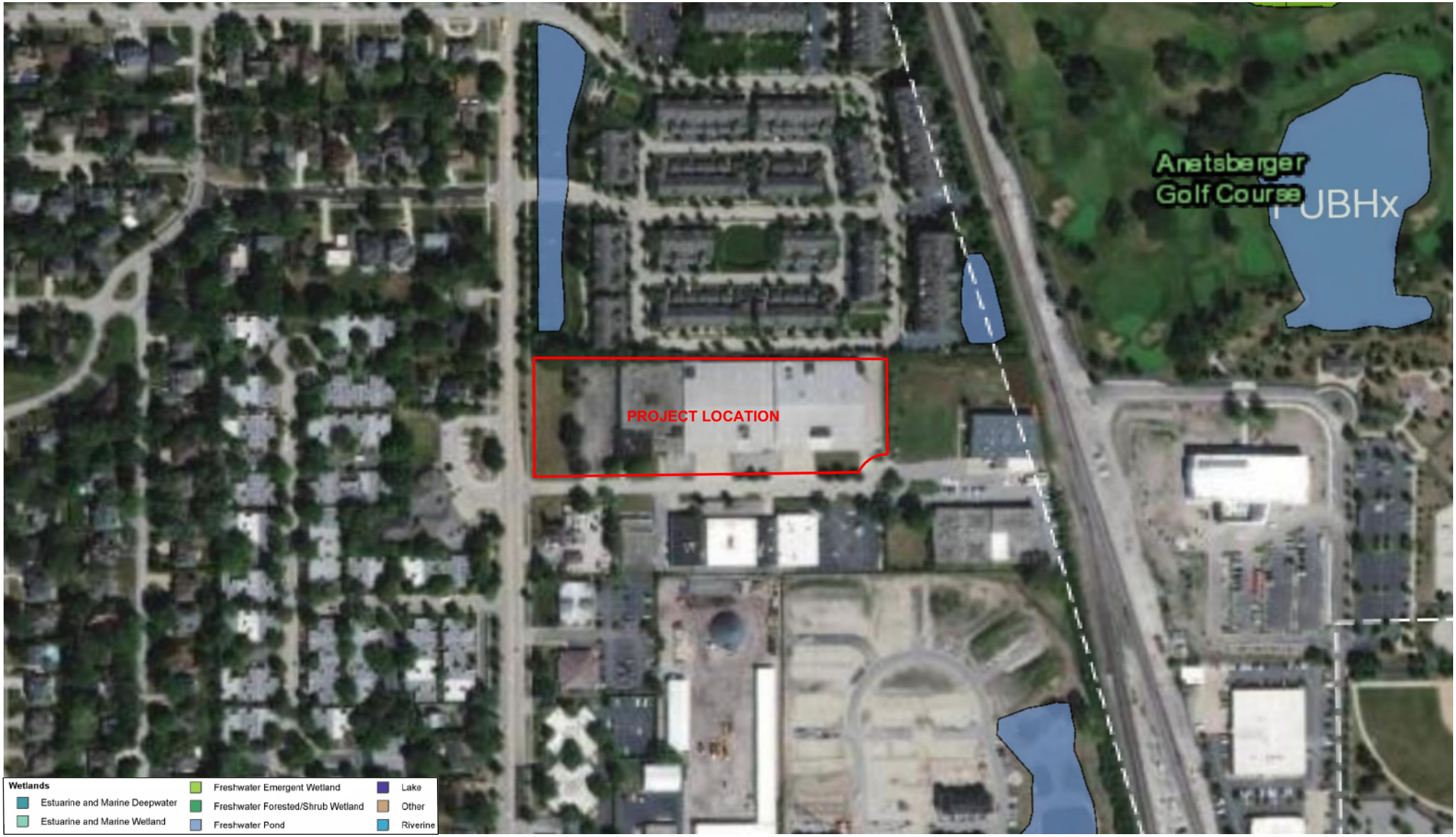

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No.	Date	Revision

WETLANDS MAP EXHIBIT

1825 SHERMER ROAD

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

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100 East State Parkway, Schaumburg, IL 60173 Tel. 847.394.6600 Fax. 847.394.6608
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Project Manager:	T A S
Engineer:	C J B
Date:	03/24/2021
Project No.	20-122
Sheet	4 / 6

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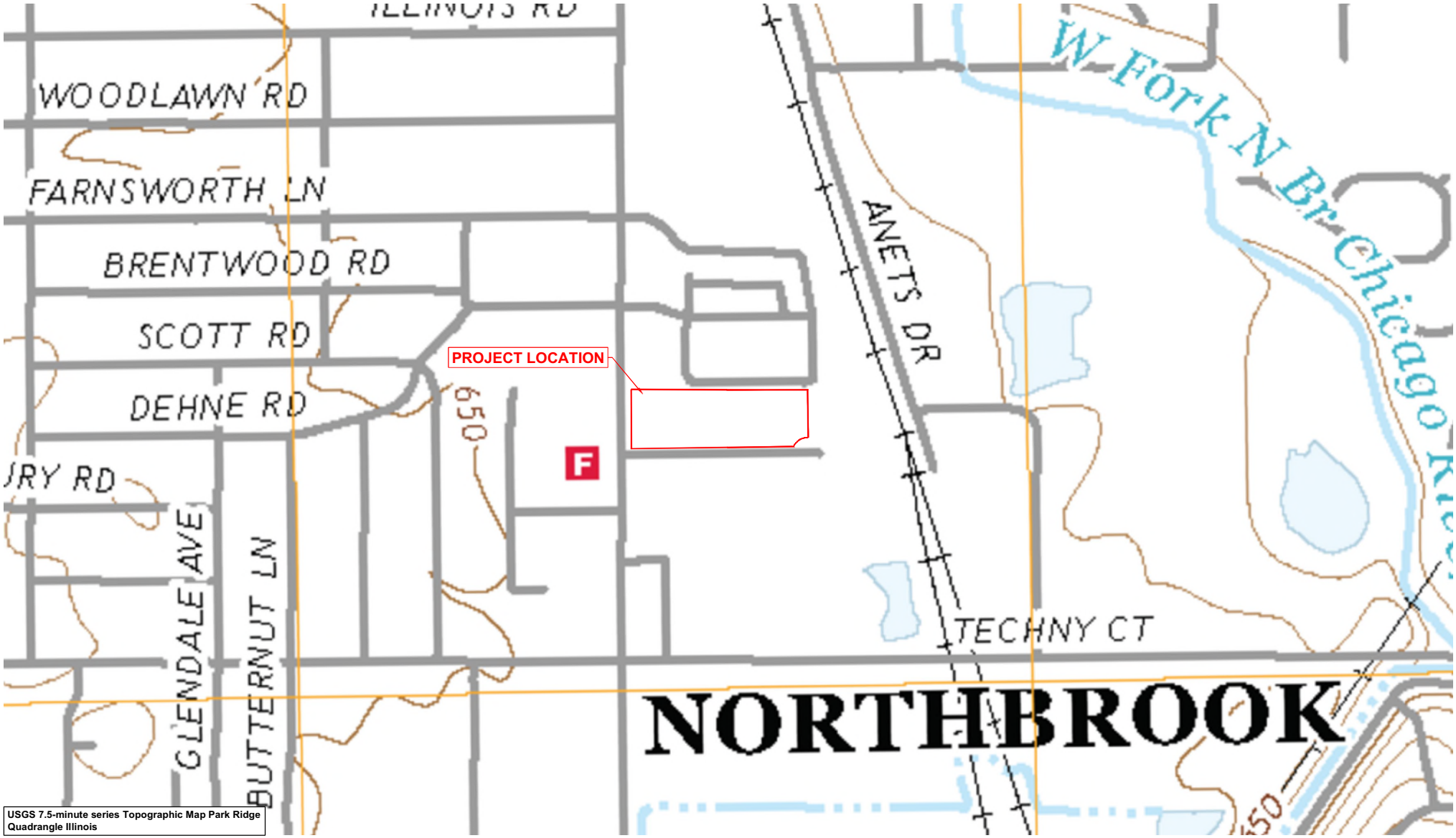

USGS 7.5-minute series Topographic Map Park Ridge Quadrangle Illinois

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No.	Date	Revision

USGS TOPO MAP EXHIBIT

1825 SHERMER ROAD
VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

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Project Manager:	TAS
Engineer:	CJB
Date:	03/24/2021
Project No.	20-122
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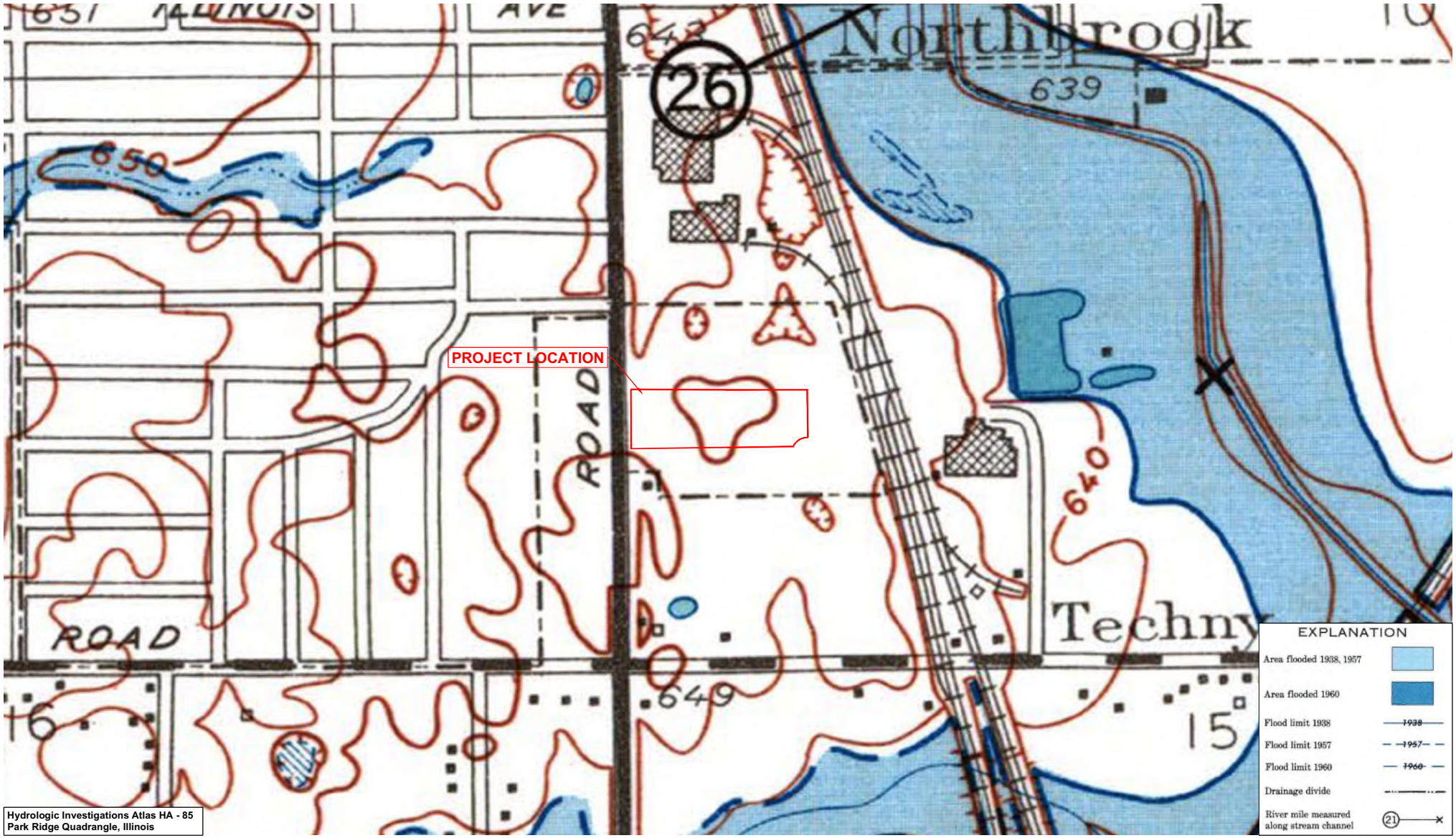

Hydrologic Investigations Atlas HA - 85
Park Ridge Quadrangle, Illinois

NORTH
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No.	Date	Revision

HYDROLOGIC ATLAS EXHIBIT

1825 SHERMER ROAD
VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

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Project Manager:	TAS
Engineer:	CJB
Date:	03/24/2021
Project No.	20-122
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DRAINAGE EXHIBIT

NORTHBROOK PLACE
PRELIMINARY ENGINEERING PLANS
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	C J B
Date:	09/12/2022
Project No.	20-122
Sheet	1/1

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Plot Date: Sep 12, 2022 - 10:21am Plotted By: phil-c
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MWRD Calculations

COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: **Northbrook Row (DEVELOPMENT AREA)** **PERMIT NUMBER:**

LOCATION: **1825 Shermer Road, Northbrook, IL** **DATE:** 9/12/2022

TYPE OF AREA (SELECT WITH DROP-DOWN)

X DETAINED AREA

X UNRESTRICTED AREA

UPSTREAM AREA

MAJOR STORMWATER SYSTEM

OTHER:

CONDITION (SELECT WITH DROP-DOWN)

X PROPOSED CONDITION

EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Water Surface	D	100	0.16	15.99
Impervious Surface	D	98	2.97	290.83
Pervious Surface	D	80	1.56	124.60
		TOTALS:	4.69	431.42

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{431.42}{4.69} \rightarrow \textbf{Composite CN} = \textbf{92.08}$$

COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: **Northbrook Row (Tributary Development Area)** **PERMIT NUMBER:**

LOCATION: **1825 Shermer Road, Northbrook, IL** **DATE:** 9/12/2022

TYPE OF AREA (SELECT WITH DROP-DOWN)

- **X** DETAINED AREA
- ___ UNRESTRICTED AREA
- ___ UPSTREAM AREA
- ___ MAJOR STORMWATER SYSTEM
- ___ OTHER:

CONDITION (SELECT WITH DROP-DOWN)

- **X** PROPOSED CONDITION
- ___ EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Water Surface	D	100	0.16	15.99
Impervious Surface	D	98	2.64	258.55
Pervious Surface	D	80	1.26	100.46
		TOTALS:	4.05	375.00

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{375.00}{4.05} \rightarrow \textbf{Composite CN} = \textbf{92.50}$$

COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: **Northbrook Row (Unrestricted Development Area)** **PERMIT NUMBER:**

LOCATION: **1825 Shermer Road, Northbrook, IL** **DATE:** 9/12/2022

TYPE OF AREA (SELECT WITH DROP-DOWN)

___ DETAINED AREA

___ MAJOR STORMWATER SYSTEM

X UNRESTRICTED AREA

___ OTHER: ___

___ UPSTREAM AREA

CONDITION (SELECT WITH DROP-DOWN)

X PROPOSED CONDITION

___ EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Water Surface	D	100	0.00	0.00
Impervious Surface	D	98	0.33	32.28
Pervious Surface	D	80	0.30	24.14
		TOTALS:	0.63	56.42

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{56.42}{0.63} \rightarrow \textbf{Composite CN} = \textbf{89.39}$$

COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: **Northbrook Row (Upstream Trade-off Area)** **PERMIT NUMBER:**

LOCATION: **1825 Shermer Road, Northbrook, IL** **DATE:** 9/12/2022

TYPE OF AREA (SELECT WITH DROP-DOWN)

___ DETAINED AREA

___ UNRESTRICTED AREA

X UPSTREAM AREA

___ MAJOR STORMWATER SYSTEM

___ OTHER:

CONDITION (SELECT WITH DROP-DOWN)

X PROPOSED CONDITION

___ EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Water Surface	D	100	0.00	0.00
Impervious Surface	D	98	0.41	39.78
Pervious Surface	D	80	0.09	7.04
TOTALS:			0.49	46.83

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{46.83}{0.49} \rightarrow \textbf{Composite CN} = \textbf{94.79}$$

ADJUSTED COMPOSITE RUNOFF CURVE NUMBER (CN_{ADJ})

PROJECT: Northbrook Row **PERMIT NUMBER:**

LOCATION: 1825 Shermer Road, Northbrook, IL **DATE:** 9/12/2022

DEVELOPMENT INFORMTION

1.	Area Detained, *A*	4.685	acres
2.	Total Impervious Area	2.968	acres
3.	Composite CN	92.08	
4.	Volume Control Storage Provided, VC_P	0.247	ac-ft
5.	Depth of Rainfall, *P*	8.57	inches

RUNOFF VOLUME (NRCS EQUATIONS)

6.	Maximum Retention, *S*	$S = \frac{1000}{CN} - 10$	0.86	inches
7.	Runoff Depth, Q_D	$Q_D = \frac{(P - 0.2S)^2}{(P + 0.8S)}$	7.62	inches
8.	Runoff Volume, V_R	$V_R = Q_D A \left(\frac{1}{12\frac{in}{ft}}\right)$	2.97	ac-ft

VOLUME CONTROL STORAGE

9.	Volume Control Storage Required, VC_R	0.247	ac-ft
10.	Additional Volume Control Storage Provided	0.000	ac-ft

ADJUSTED RUNOFF VOLUME

11.	Adjusted Runoff Volume, V_{ADJ}	$V_{ADJ} = V_R - VC_P$	2.727	ac-ft
12.	Adjusted Runoff Depth, Q_{ADJ}		6.98	inches
13.	Adjusted Maximum Retention, S_{ADJ}		1.52	inches

ADJUSTED COMPOSITE RUNOFF CURVE NUMBER

14.	Adjusted Runoff Curve Number, CN_{ADJ}	86.83	

NOMOGRAPH: BULLETIN 75 RAINFALL DATA

PROJECT: Northbrook Row (Nomograph for MWRD Calc.) **PERMIT NUMBER:**

LOCATION: 1825 Shermer Road, Northbrook, IL **DATE:** 9/12/2022

DEVELOPMENT INFORMATION

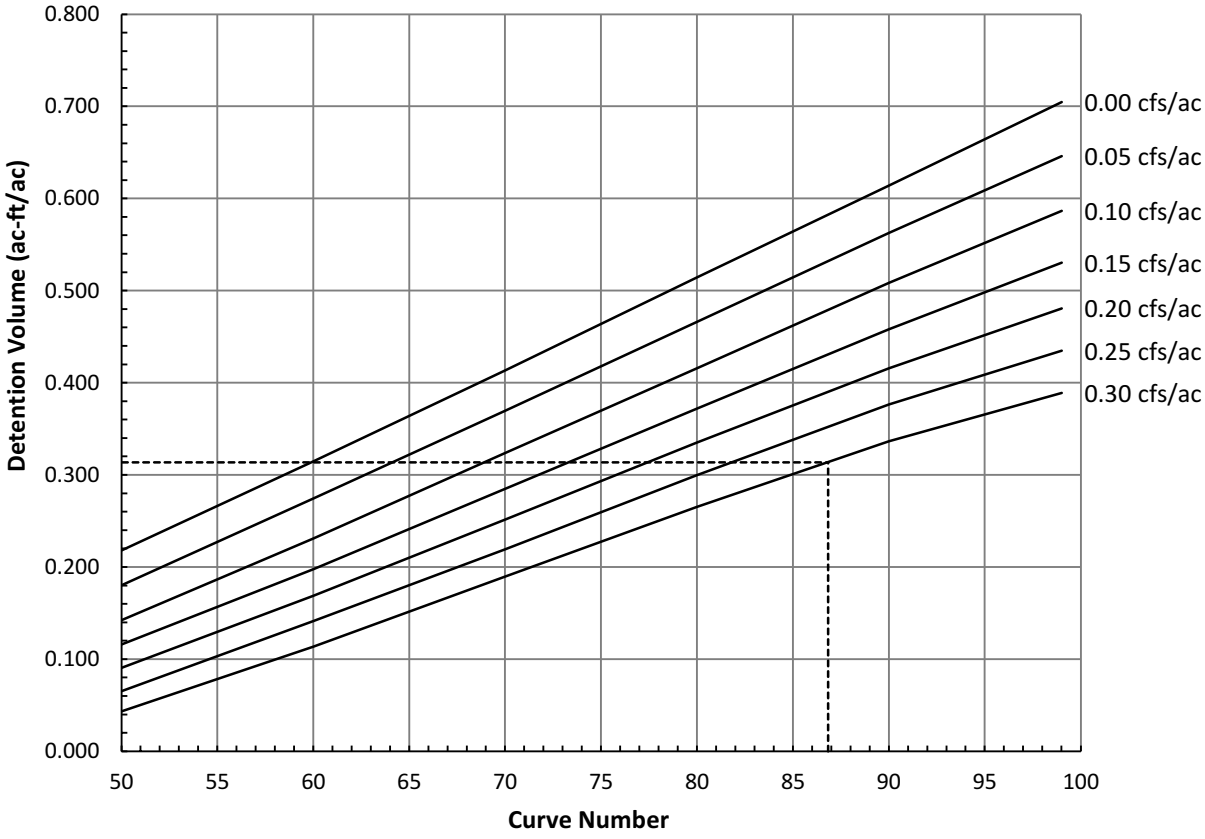
1.	Detained Area	4.685	acres
2.	Curve Number	86.83	
3.	Actual Release Rate	1.406	cfs

REQUIRED DETENTION VOLUME

4.	Required Detention Volume	1.470	ac-ft

NOMOGRAPH

NOMOGRAPH: BULLETIN 75



VOLUME CONTROL CALCULATIONS

PROJECT: Northbrook Row (BLDG 6/7 Courtyard) **PERMIT NUMBER:**

LOCATION: 1825 Shermer Road, Northbrook, IL **DATE:** 9/12/2022

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: ft^2

SURFACE VOLUME CONTROL

Elevation (ft)	Area (ft^2)	Average Area (ft^2)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
648.00	826.00			0.000
		1246.50	0.03	
649.00	1667.00			0.029

TOTAL VOLUME CONTROL

Volume Type	Porosity	MWRD Factor	Area (SF)	Depth (ft)	Media Volume (CF)	Storage Volume (CF)
Surface Storage	1.00	1.00	N/A	N/A	1246.50	1246.50
Soil Media Mix	0.25	0.50	826.00	1.50	1239.00	154.88
Coarse Aggregate (Above UD)	0.36	0.50	826.00	0.50	413.00	74.34
Coarse Aggregate (Below UD)	0.36	1.00	826.00	0.50	413.00	148.68
Total						**1624.40**
Total (ac-ft)						**0.037**

VOLUME CONTROL CALCULATIONS

PROJECT: Northbrook Row (BLDG 8/9 Courtyard) **PERMIT NUMBER:**

LOCATION: 1825 Shermer Road, Northbrook, IL **DATE:** 9/12/2022

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: ft²

SURFACE VOLUME CONTROL

Elevation (ft)	Area (ft²)	Average Area (ft²)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
648.00	931.00			0.000
		1359.00	0.03	
649.00	1787.00			0.031

TOTAL VOLUME CONTROL

Volume Type	Porosity	MWRD Factor	Area (SF)	Depth (ft)	Media Volume (CF)	Storage Volume (CF)
Surface Storage	1.00	1.00	N/A	N/A	1359.00	1359.00
Soil Media Mix	0.25	0.50	931.00	1.50	1396.50	174.56
Coarse Aggregate (Above UD)	0.36	0.50	931.00	0.50	465.50	83.79
Coarse Aggregate (Below UD)	0.36	1.00	931.00	0.50	465.50	167.58
Total						**1784.93**
Total (ac-ft)						**0.041**

VOLUME CONTROL CALCULATIONS

PROJECT: Northbrook Row (Pond Bottom) **PERMIT NUMBER:**

LOCATION: 1825 Shermer Road, Northbrook, IL **DATE:** 9/12/2022

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: ft²

SURFACE VOLUME CONTROL

Elevation (ft)	Area (ft²)	Average Area (ft²)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
642.00	5222.00			0.000
		6094.50	0.14	
643.00	6967.00			0.140

TOTAL VOLUME CONTROL

Volume Type	Porosity	MWRD Factor	Area (SF)	Depth (ft)	Media Volume (CF)	Storage Volume (CF)
Surface Storage	1.00	1.00	N/A	N/A	6094.50	6094.50
Soil Media Mix	0.25	0.50	5222.00	1.50	7833.00	979.13
Coarse Aggregate (Above UD)	0.36	0.50	5222.00	0.50	2611.00	469.98
Coarse Aggregate (Below UD)	0.36	1.00	5222.00	0.50	2611.00	939.96
Total						**8483.57**
Total (ac-ft)						**0.195**

DETENTION VOLUME PROVIDED

PROJECT: Northbrook Row (MWRD Calculation) **PERMIT NUMBER:**

LOCATION: 1825 Shermer Road, Northbrook, IL **DATE:** **9/12/2022**

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: ft²

POND / VAULT / SURFACE DETENTION VOLUME

Elevation (ft)	Area (ft²)	Average Area (ft²)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
643.00	6967.00			0.00
		7890.50	0.18	
644.00	8814.00			0.18
		9787.00	0.22	
645.00	10760.00			0.41
		11784.00	0.27	
646.00	12808.00			0.68
		13882.00	0.32	
647.00	14956.00			1.00
		16080.00	0.37	
648.00	17204.00			1.36

STORM SEWER DETENTION VOLUME

Diameter (in)	Length (ft)	Volume (ac-ft)
36	1256	0.20

TOTAL DETENTION VOLUME

Pond / Vault / Surface Detention Volume (ac-ft)	1.36
Storm Sewer Detention Volume (ac-ft)	0.20
Total Detention Volume (ac-ft)	**1.57**

Village of Northbrook Calculations

NOMOGRAPH: BULLETIN 70 RAINFALL DATA

PROJECT: Northbrook Row (Nomograph for Village Calc.) **PERMIT NUMBER:**

LOCATION: 1825 Shermer Road, Northbrook, IL **DATE:** 9/12/2022

DEVELOPMENT INFORMATION

1. Detained Area	4.685	acres
2. Curve Number	86.83	
3. Actual Release Rate	0.703	cfs

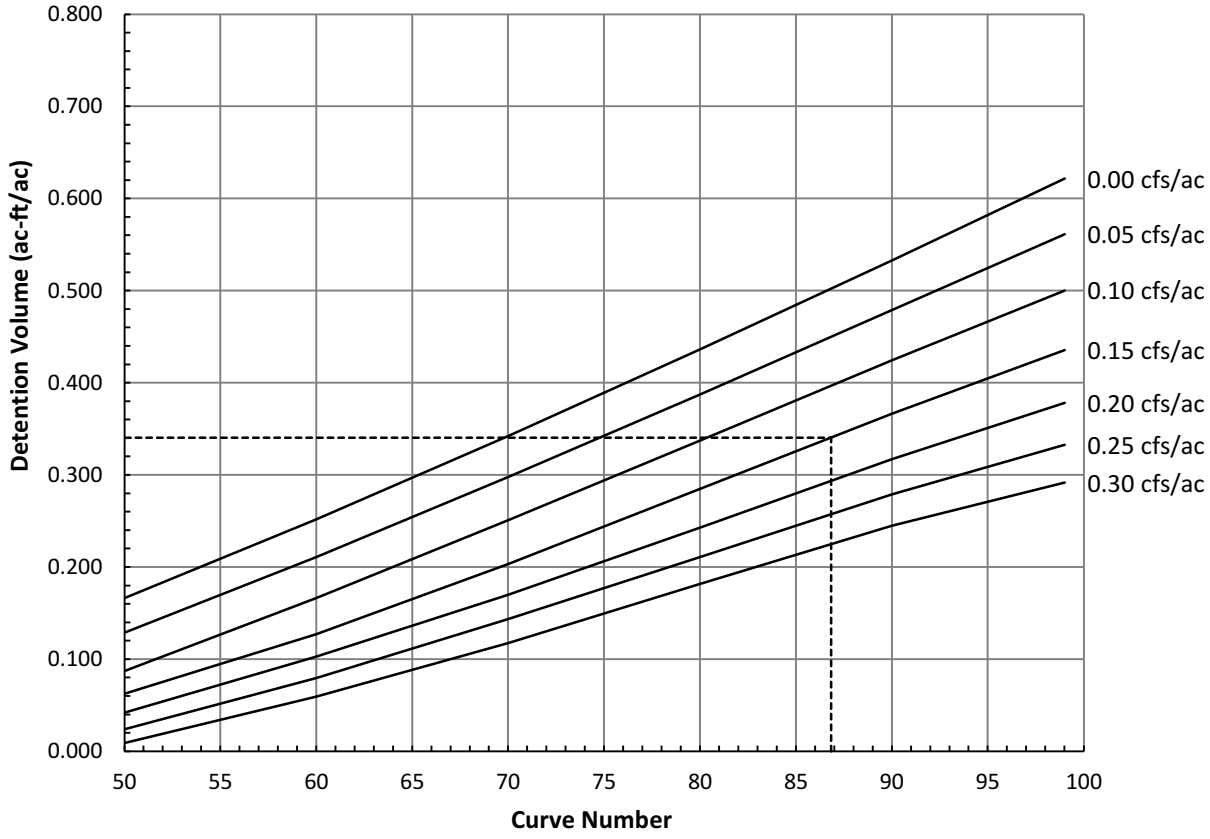
.

REQUIRED DETENTION VOLUME

4. Required Detention Volume	1.595	ac-ft

NOMOGRAPH

NOMOGRAPH: BULLETIN 70



DETENTION VOLUME PROVIDED

PROJECT: Northbrook Row (Northbrook Calculation) **PERMIT NUMBER:**

LOCATION: 1825 Shermer Road, Northbrook, IL **DATE:** 9/12/2022

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: ft²

POND DETENTION VOLUME

Elevation (ft)	Area (ft²)	Average Area (ft²)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
643.00	6967.00			0.00
		7890.50	0.18	
644.00	8814.00			0.18
		9787.00	0.22	
645.00	10760.00			0.41
		11784.00	0.27	
646.00	12808.00			0.68
		13882.00	0.32	
647.00	14956.00			1.00
		16080.00	0.37	
648.00	17204.00			1.36

STORM SEWER DETENTION VOLUME

Diameter (in)	Length (ft)	Volume (ac-ft)
36	1256	0.20

TOTAL DETENTION VOLUME

Pond Detention Volume (ac-ft)	1.364
Volume Control Credited as Detention (ac-ft)	0.273
Storm Sewer Detention Volume (ac-ft)	0.204
Total Detention Volume (ac-ft)	**1.841**

Northbrook Row
1825 Shermer Road
Northbrook, IL

Tax Impact Study

April 28, 2025

Prepared for

Lexington Homes

By

Johnson Research Group, Inc.

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Appendices

A. Methodology for Estimating Property Tax Revenues

1 Executive Summary

Introduction

Johnson Research Group, Inc. ("JRG") was engaged by Lexington Homes (the "Developer") to prepare an estimate of the fiscal impacts on two public school districts from a proposed residential development featuring 53 "for sale" units at 1825 Shermer Road in the Village of Northbrook, Illinois ("Village"). This study addresses the net fiscal impacts to Northbrook / Glenview School District 30 ("SD 30") and Glenbrook High School District 225 ("HSD 225").

The Project

The Developer proposes a residential development located at 1825 Shermer Road with 53 "for sale" townhome units featuring 33 market-rate three-bedroom Row Homes, with an average sales price of $771,970, 12 market-rate Mews Homes, with optional two, three, and four-bedroom floor plans and an average sales price of $640,000, and eight affordable-rate four-bedroom Mews Homes, with a sales price of $350,000 (the "Project"). For the purposes of this study, the 12 market-rate Mews Homes with optional bedroom floor plans are assumed to be three-bedroom units.

Net Fiscal Impact

Key impacts of the Project for the school districts following stabilization are as follows:

Northbrook / Glenview School District 30

- The annual net fiscal impact for SD 30 is estimated to be a positive $48,102.
- The Project will generate an estimated $288,484 in annual property tax revenue and $102,245 in one-time impact fees for SD 30.
- The Project's 53 households could generate as many as 18 school-age children in grades K-8, including 14 students in grades K-5 and four students in grades 6-8 based on the residential multipliers in the Village's Municipal Code.

Glenbrook High School District 225

- The annual net fiscal impact for HSD 225 is estimated to be a positive $112,701.
- The Project will generate an estimated $187,800 in annual property tax revenue and $36,506 in one-time impact fees for HSD 225.
- The Project's 53 households are expected to generate approximately four students in grades 9-12 based on the residential multipliers in the Village's Municipal Code.

2 Introduction

Lexington Homes (the "Developer") engaged Johnson Research Group, Inc. ("JRG") to prepare an estimate of the fiscal impacts on affected school districts from a proposed "for sale" residential development featuring 33 Row Home units and 20 Mews Home units located at 1825 Shermer Road in the Village of Northbrook, Illinois ("Village"). This study addresses the net fiscal impacts to Northbrook / Glenview School District 30 ("SD 30") and Glenbrook High School District 225 ("HSD 225").

2.1 The Project

The proposed residential development will feature 53 townhome units, of which 33 are market-rate three-bedroom Row Homes, with an average sales price of $771,970, 12 market-rate Mews Homes, with optional two, three, and four-bedroom floor plans with an average sales price of $640,000, and eight affordable-rate four-bedroom Mews Homes with a sales price of $350,000 (the "Project"). For the purposes of this study, the 12 market-rate Mews Homes with optional bedroom floor plans are assumed to be three-bedroom units. Also, the affordable unit price is established by the Village pursuant to its affordable housing technical manual for pricing, whereas market-rate sale prices reflect the base sales price set by the Developer (although final sales prices are typically higher and vary based on buyers' preferences for upgrades over the base model). The bedroom mix and average sales prices for each unit type are presented in Table 1 below.

The Village requires developers of new residential units to make 15% of total units affordable to households or pay a fee in lieu of providing affordable units onsite. The Developer will provide the required eight affordable units on-site. According to the Village's affordable housing technical manual for pricing, the maximum sale price for a four-bedroom townhome unit for households with income between 80% and 100% of area median income is capped at $350,000. The final sales prices for the affordable units will be determined after consultation with Community Partners for Affordable Housing and may differ from the figure used in this study.

Table 1. 1825 Shermer Road - Unit Mix and Sale Prices

Unit Type	Market Rate Units	Market Rate Average Sale Price ($)	Affordable Units	Affordable Sale Price ($)
3 BR – Row Homes	33	771,970	–	–
3 BR – Mews Homes*	12	640,00	–	–
4 BR – Mews Homes	–	–	8	350,000
Total	**45**	**736,778**	**8**	**350,000**

Sources: Lexington Homes, Village of Northbrook, JRG.
* Buyers have the option of choosing 2, 3, or 4 bedroom floor plans.

Consistent with other fiscal impact analyses, the impacts are presented in today's dollars (2025), rather than dollars inflated to a point in time that the Project is anticipated to be fully stabilized. Because JRG's estimates are in uninflated dollars, every year after the first year is assumed to have the same impact as this first stabilized year.

3 Projected Public School District Property Tax Revenues

3.1 Methodology

Annual property tax estimates for the Project are based on the assumptions described below. The Developer provided information about the Project components, quantities, base sales prices, and timing of construction and absorption. JRG gathered all other relevant information from the following sources: Cook County Assessor, Cook County Clerk, and the Cook County Treasurer. Appendix A provides a detailed explanation of how property taxes are calculated in Cook County.

3.2 Current Equalized Assessed Value and Property Taxes

The Project site currently generates $79,189 in total property taxes (tax year 2023). Of that amount, $27,201 (40.7%) is generated by the SD 30 tax extension and $26,006 (26.5%) is generated by the HSD 225 tax extension.

The Project site consists of two PINs, listed in Table 2, which also includes the most recent (tax year 2023) certified assessed values ("AV") for both the land and improvements, as well as the equalized assessed value ("EAV") and aggregate property tax extension for all taxing agencies for each PIN.

Table 2. Current Assessed Value, Equalized Assessed Value and Property Tax by PIN (Tax Year 2023)

PIN	Land AV ($)	Improved AV ($)	Current EAV ($)	Total Property Taxes ($)
04-15-102-002-0000	184,324	0	558,996	43,802.93
04-15-102-003-0000	149,711	0	451,579	35,385.73
Totals	**334,035**	**0**	**1,010,575**	**79,188.66**

Sources: Lexington Homes, Cook County Clerk, Village of Northbrook, JRG.

3.3 Project Valuation

Following stabilization, the EAV of the Project will be approximately $9.05 million, compared to $1.18 million in tax year 2021 before Project construction began, and $1.01 million for tax year 2023. Total annual property taxes from the completed Project are estimated to be $708,863 compared to $159,036 in tax year 2021 and $79,189 in tax year 2023.

Table 3. Project Valuation Assumptions and Estimates

Assumptions / Calculations	3 Bedroom Row Homes	3 Bedroom Mews Homes	4 Bedroom Mews Homes	Project Totals
Per Unit				
Average Sale Price ($)	771,970	640,000	350,000*	
Assessor Discount Factor (%)	12.00	12.00	12.00	
Assessor Fair Market Value ($)	681,649	565,120	309,050	
Assessment Level (%)	10.00	10.00	10.00	
Assessed Value ($)	68,165	56,512	30,905	
Cook County Equalizer	3.0163	3.0163	3.0163	
Equalized Assessed Value ($)	205,606	170,457	93,219	
EAV with Homeowner Exemptions ($)	195,606	160,457	83,219	
Aggregate Property Tax Rate (%)	7.836	7.836	7.836	
Property Tax Amount ($)	15,328	12,573	6,521	
Project Totals				
Unit Count	33	12	8	**53**
Assessed Value ($)	2,249,443	678,144	247,240	**3,174,827**
EAV After Exemptions ($)	6,454,993	1,925,486	665,750	**9,046,229**
Property Tax Amount ($)	505,813	150,881	52,168	**708,863**

Source: JRG

*Affordable sale price based on Village technical manual for pricing affordable units, final price may vary.

3.4 Estimated Property Taxes for School District 30 and High School District 225

Using the 2023 tax rates of 3.189% for SD 30 and 2.076% for HSD 225, the Project is estimated to generate annual property taxes of $288,484 for SD 30 and $187,800 for HSD 225 following full stabilization. As shown in Table 4, these amounts, when compared to 2023 levels, mark a net increase in property tax revenue of $261,283 for SD 30 and $161,794 for HSD 225. Table 4 also shows the current and potential property taxes for all other taxing agencies.

Table 4. Comparison of 2023 Property Taxes and Estimated Property Taxes by Taxing Agency

Taxing Agency	2023 Rate (%)	Proportion (%)	2023 Taxes ($)	Total Project Taxes ($)	Delta ($)
Northbrook / Glenview School District 30	3.189	40.70	27,201	288,484	261,283
Glenbrook High School District 225	2.076	26.49	26,006	187,800	161,794
Oakton Community College District Skokie Des Plaines	0.227	2.90	2,294	20,535	18,241
Village of Northbrook	0.685	8.74	6,922	61,967	55,044
Northbrook Library Fund	0.309	3.94	3,123	27,953	24,830
Northbrook Park District	0.420	5.36	4,244	37,994	33,750
Town of Northfield	0.024	0.31	243	2,171	1,929
Road & Bridge Northfield	0.051	0.65	515	4,614	4,098
General Assistance Northfield	0.009	0.11	91	814	723
Cook County	0.170	2.17	1,718	15,379	13,661
Cook County Forest Preserve	0.075	0.96	758	6,785	6,027
Cook County Public Safety	0.139	1.77	1,405	12,574	11,170
Cook County Consolidated Elections	0.032	0.41	323	2,895	2,571
Cook County Health Facilities	0.077	0.98	778	6,966	6,187
Water Reclamation District of Chicago	0.345	4.40	3,486	31,209	27,723
North Shore Mosquito Abatement District	0.008	0.10	81	724	643
Total	**7.836**	**100.00**	**79,189**	**708,863**	**629,674**

Sources: Cook County, JRG

4 Impact Fee Revenue

The Village of Northbrook Municipal Code requires that new residential developments help reduce the impact on the capital costs of applicable school districts, the Northbrook Park District, and the Northbrook Library system by making either a donation of land for additional facilities or a monetary contribution based a fee schedule in the Municipal Code. This section presents a calculation of impact fees generated by the Project based on a fee schedule in the Village of Northbrook Municipal Code. The Village's Municipal Code states that impact fees for affordable units can be waived by the Village and are assumed so in the estimates below.

Impact fees from the Project will accrue to SD 30, HSD 225, the Northbrook Park District and the Northbrook Library Fund. Table 5 shows the fee per unit for the 45 market rate units and total amount for each recipient. It is assumed that Impact fees will not be required to be paid for the eight affordable units.

Table 5. Impact Fee Revenue for Market Rate Units

District / Bedrooms	Fee / Unit ($)	Market Rate Unit Count	Total Fees ($)
Northbrook / Glenview School District 30			
3 Bedroom	2,272.11	45	102,244.95
4 Bedroom	3,702.22	0	0.00
Subtotal		*45*	*102,244.95*
Glenbrook High School District 225			
3 Bedroom	811.25	45	36,506.25
4 Bedroom	2,378.75	0	0.00
Subtotal		*45*	*36,506.25*
Northbrook Park District			
3 Bedroom	5,980.00	45	269,100.00
4 Bedroom	7,862.50	0	0.00
Subtotal		*45*	*269,100.00*
Northbrook Library Fund			
3 Bedroom	239.99	45	10,799.55
4 Bedroom	315.54	0	0.00
Subtotal		*45*	*10,799.55*
Total			**418,650.75**

Sources: Village of Northbrook Municipal Code, Lexington Homes, JRG

The Project will generate an estimated $102,245 in one-time impact fees for SD 30 and $36,507 for HSD 225 based on the per unit rate of $2,272.11 being applied to 45 three-bedroom market rate units.

5 Student Population Estimates

5.1 Methodology

This section presents estimates of school-age children who will reside at the Project and might attend school at SD 30 and HSD 225 based on residential unit multipliers in the Village's Municipal Code. The multipliers were published in 1996 by the Illinois School Consulting Service/Associated Municipal Consultants, Inc. using data from the 1990 Census. The multipliers for school-age children are grouped by grade levels that allow for aggregation by school type. For purposes of this study, estimates are aggregated by grade for elementary school (grades K-5), junior high (grades 6-8) and high school (grades 9-12).

5.2 Public School Student Population Estimates

Table 6 below includes estimates of residents per unit, including adults and children by grade and age for each unit based on the number of bedrooms.

Table 6. Estimated Population Per Individual Dwelling Unit

Bedrooms	Pre-School (0-4 yrs.)	Grades K-5 (5-10 yrs.)	Grades 6-8 (11-13 yrs.)	Grades 9-12 (14-17 yrs.)	Adults (18+ yrs.)	Total
3	0.212	0.234	0.058	0.059	1.829	2.392
4	0.323	0.322	0.154	0.173	2.173	3.145

Source: Village of Northbrook Municipal Code

Table 7 shows the total estimated population (rounded to the nearest whole number), including adults and school-age children for the whole Project, based on the total number of units and number of bedrooms.

Table 7. Project Estimated Population by Number of Bedrooms

Bedrooms	Units	Pre-School (0-4 yrs.)	Gr. K-5 (5-10 yrs.)	Gr. 6-8 (11-13 yrs.)	Gr. K-8 (5-13 yrs.)	Gr. 9-12 (14-17 yrs.)	Adults (18+ yrs.)	Total
3	45	10	11	3	14	3	82	109
4	8	3	3	1	4	1	17	25
Total	**53**	**13**	**14**	**4**	**18**	**4**	**99**	**134**

Sources: Village of Northbrook Municipal Code, Lexington Homes, JRG.

6 Public School District Expenditures

6.1 Total Expenditures Per Pupil

The projected marginal operating costs for SD 30 and HSD 225 from potential student generation by the Project are estimated to be $447,858 and $118,840, respectively. However, in FY 2024 property tax revenue from residential properties only funded 53.7% of SD 30's annual operating costs and 63.2% of HSD 225's annual costs (see Table 8). As a result, the share of operating costs that can be fairly attributable to the Project are $240,382 for SD 30 and $75,099 for HSD 225.

The estimates of additional expenses from enrollment of school-age children living at the Project for SD 30 and HSD 225 are based on each district's operating expenditures per pupil ("OEPP") reported to, and published by, the Illinois State Board of Education ("ISBE"). Estimates for the Project are based on FY 2023-24 OEPP, which are the most recent figures available, and adjusted for inflation (1.79%) to align with the property tax estimates described in Section 5 of this study. FY 2023-24 OEPP for SD 34 was $24,444, which equates to $24,881 after adjusting for inflation and it was $29,188 for HSD 225, which is $29,710 after adjusting for inflation.

Table 8. Total Expenditures Per Pupil ("OEPP") by School District from New Students

School District	New Students	OEPP ($)	Total Op. Exp. ($)	Prop. Tax / All Revenue (%)	Res. Share of Prop. Tax (%)	Res. Eff. Share (%)	Project Share ($)
	A	*B*	*C = A x B*	*D*	*E*	*F = D x E*	*G = C x F*
SD 30	18	24,881	447,858	90.8	59.1	53.7	240,382
HSD 225	4	29,710	118,840	88.8	71.2	63.2	75,099
Total	**22**		**566,698**				**315,481**

Sources: Illinois State Board of Education, Cook County Clerk, JRG.

Local property taxes account for 90.8% of SD 30's funding sources and 88.8% of HSD 225's funding sources (see Table 9). The remainder comes from other local, state and federal sources.

Table 9. School District Revenue by Source (FY23-24)

Funding Source	SD 30 (%)	HSD 225 (%)
Local Property Taxes	90.8	88.8
Other Local Funding	4.0	5.5
Evidence Based Funding	2.4	2.0
Other State Funding	1.0	1.2
Federal Funding	1.8	2.5
Total	**100.0**	**100.0**

Sources: Illinois State Board of Education, JRG.

Property tax revenue from residential property accounts for 59.1% of property tax funding for SD 30 and 71.2% for HSD 225 (see Table 10).

Table 10. School District Equalized Assessed Value by Valuation Type (Tax Year 2023)

Valuation Type	EAV in SD 30 ($)	EAV in SD 30 (%)	EAV in HSD 225 ($)	EAV in HSD 225 (%)
Residential	637,259,908	59.1	5,314,436,091	71.2
Commercial	313,975,741	29.1	1,659,367,669	22.2
Industrial	125,522,995	11.6	490,115,161	6.6
Railroad	1,294,990	0.1	3,998,085	0.1
Total	**1,078,053,634**	**100.0**	**7,467,917,006**	**100.0**

Sources: Cook County Clerk, JRG.

7 Net Fiscal Impact on School District 30 and High School District 225

This section presents a brief recap of the revenues and operating expenses resulting from student generation by the Project and finishes with a comparison of the figures to produce the net fiscal impact for each school district.

7.1 School District Revenues

As noted earlier, the Project is estimated to generate annual property taxes of $288,484 for SD 30 and $187,800 for HSD 225. These figures are used to estimate the Net Fiscal Impact to the school districts in Table 11 below.

The Project is also expected to generate one-time impact fees of $102,245 for SD 30 and $36,506 for HSD 225.

7.2 School District Expenditures

The Project is estimated to generate 18 students for SD 30 and additional operating expenses of $447,858, with 53.7% or $240,382 anticipated to be funded with property tax revenue from the Project. For HSD 225, the Project is estimated to generate four students and $118,840 of

additional operating expenses, with 63.2% or $75,099 anticipated to be funded with property tax revenue from the Project.

7.3 School District Net Fiscal Impact

Table 11 shows that annual net fiscal impact for SD 30 will be a positive $48,102 and a positive $112,701 for HSD 225.

Table 11. Project's Net Fiscal Impact on SD 30 and HSD 225

Annual Project Impacts	**SD 30 Amounts ($)**	**HSD 225 Amounts ($)**
Property Tax Revenue	288,484	187,800
Residential Property Share of Operating Expenses	(240,382)	(75,099)
Annual Net Fiscal Impact	**48,102**	**112,701**

Source: JRG

Appendices

A. Methodology for Estimating Property Tax Revenues

Appendix A

Methodology for Estimating Property Tax Revenues

Annual property tax estimates for the Project are based on the assumptions described below. The Developer provided information about the Project components, quantities, residential rent levels, construction timing and leasing absorption. JRG gathered all other relevant information from the following sources: Cook County Assessor, Cook County Treasurer, Cook County Clerk, and CoStar.

Property Tax Calculation. The formula for calculation of property taxes is shown in Figure 1 below.

Figure A-1. Property Tax Calculation

Property Tax	=	Assessor's Fair Market Value	X	Assessment Rate	X	Equalization Factor	X	Tax Rate

Assessor's Fair Market Value (FMV). The Project's FMV was estimated using the sales approach for residential components of the Project. An Assessor Discount Factor of 12% is then applied to the estimated market value to estimate the Assessor's Fair Market Value (e.g. estimated market value x 88% = Assessor's Fair Market Value).

Assessment Level. The residential units are assessed at 10% of FMV.

State Equalization Factor. The most recent (2023) State Equalization Factor for Cook County is 3.0163.

Tax Rates. For purposes of these estimates, the most recent tax rates (2023) for SD 30 and HSD 225 and other taxing districts extensions utilized. The property tax rates for tax assessment year 2023, for taxes payable in 2024, were as follows:

Table A-1. Tax Year 2023 Tax Rates by Taxing Agency

Taxing Agency	2023 Rate (%)
Northbrook / Glenview School District 30	3.189
Glenbrook High School District 225	2.076
Oakton Community College District Skokie Des Plaines	0.227
Village of Northbrook	0.685
Northbrook Library Fund	0.309
Northbrook Park District	0.420
Town of Northfield	0.024
Road & Bridge Northfield	0.051
General Assistance Northfield	0.009
Cook County	0.170
Cook County Forest Preserve	0.075
Cook County Public Safety	0.139
Cook County Consolidated Elections	0.032
Cook County Health Facilities	0.077
Water Reclamation District of Chicago	0.345
North Shore Mosquito Abatement District	0.008
Total	**7.836**

Source: Cook County Clerk

Fully Assessed Taxes. Based on these assumptions, the Project will have a total EAV of $9,046,229 the first full year following full stabilization and generate $708,863 in property taxes.

THIS INSTRUMENT PREPARED BY AND SHOULD BE RETURNED TO:

Brian Meltzer
MELTZER, PURTILL & STELLE LLC
1515 East Woodfield Road
Second Floor
Schaumburg, Illinois 60173-5431

PIN: See Exhibit A

ABOVE SPACE FOR RECORDER'S USE ONLY

DECLARATION FOR NORTHBROOK ROW

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DECLARATION FOR NORTHBROOK ROW

This Declaration is made by Northbrook Row LLC, an Illinois limited liability company ("Declarant").

R E C I T A L S

The Development Area is legally described in Exhibit A hereto. Some or all of the Development Area shall be the subject of a phased development called Northbrook Row (the "Development"). The Development shall include townhome units (each a “Home” hereunder) and other areas which will be maintained by the Association.

Initially, the Declarant shall subject the real estate which is legally described in Exhibit B hereto to the provisions of this Declaration as the Premises. From time to time the Declarant may subject additional portions of the Development Area to the provisions of this Declaration as Added Premises, as more fully described in Article Twelve.

All portions of the Premises not improved with a Home (including outlots owned by the Association, if any, and those portions of each Dwelling Unit which are not improved with a Home), shall be designated as a Common Area hereunder. In order to provide for the orderly and proper administration and maintenance of the Premises, the Declarant has formed (or will form) the Association under the Illinois Limited Liability Company Act. The Association shall have the responsibility for administering and maintaining the Common Area and certain portions of the Dwelling Units and Home Exteriors and shall set budgets and fix assessments to pay the expenses incurred in connection with such duties. Each Owner of a Dwelling Unit shall be a member of the Association and shall be responsible for paying assessments with respect to the Dwelling Unit owned by such Owner.

During the construction and marketing of the Development, the Declarant shall retain certain rights set forth in this Declaration, which rights shall include, without limitation, the right, prior to the Turnover Date, to manage the affairs of the Association or to designate the Managers of the Association, as more fully described in Article Nine and in the Operating Agreement, and the right to come upon the Premises in connection with Declarant's efforts to sell Homes and other rights reserved in Article Nine.

NOW, THEREFORE, the Declarant hereby declares as follows:

ARTICLE ONE
Definitions

For the purpose of brevity and clarity, certain words and terms used in this Declaration are defined as follows:

1.01 ASSOCIATION: The Northbrook Row Townhome Owners Association, LLC, an Illinois limited liability company, and its successors and assigns.

1.02 BACKYARD: That portion of a Townhome Lot which is between the dwelling unit and the garage located on the Townhome Lot. The Backyards shall not be part of the Common Area hereunder.

1.03 CHARGES: The Common Assessment, any special assessment levied by the Association and/or any other charges or payments which an Owner is required to pay or for which an Owner is liable under this Declaration or the Operating Agreement.

1.04 COMMON AREA: Those portions of the Premises which are designated as Common Area in Exhibit B hereto from time to time and all improvements thereto and landscaping thereon. The Common Area shall generally consist of all portions of the Premises located outside of the Homes and the Home Exteriors other than the Backyards.

1.05 COMMON ASSESSMENT: The amounts which the Association shall assess and collect from the Owners to pay the Common Expenses and accumulate reserves for such expenses, as more fully described in Article Six.

1.06 COMMON EXPENSES: The expenses of administration (including management and professional services) of the Association; the expenses of the operation, maintenance, repair, replacement of landscaping and other improvements located on the Common Area; the expenses of the maintenance and services required to be furnished by the Association under Section 3.02; premiums for insurance policies maintained by the Association hereunder; the cost of general and special real estate taxes, if any, levied or assessed against the Common Area (which is not part of a Dwelling Unit); to the extent not separately metered or charged to the Owners, the cost of sewer and/or other necessary utility services to the Homes; and any expenses designated as Common Expenses hereunder. Notwithstanding the foregoing, Common Expenses shall not include any payments made out of Capital Reserves.

1.07 COUNTY: Cook County, Illinois or any political entity which may from time to time be empowered to perform the functions or exercise the powers vested in the County as of the Recording of this Declaration.

1.08 DECLARANT: Northbrook Row LLC, an Illinois limited liability company, its successors and assigns.

1.09 DECLARANT'S DEVELOPMENT PLAN: The Declarant's current plan for the Development, which shall be maintained by the Declarant at its principal place of business and may be changed at any time, or from time to time, without notice.

1.10 DECLARATION: This instrument with all Exhibits hereto, as amended or supplemented from time to time.

1.11 DEVELOPMENT AREA: The real estate described in Exhibit A hereto with all improvements thereon and rights appurtenant thereto, as Exhibit A may be amended as provided in Section 10.01. Exhibit A is attached hereto for informational purposes only and no covenants, conditions, restrictions, easements, liens or changes shall attach to any part of the real estate

described therein, except to the extent that portions thereof are described in Exhibit B and expressly made subject to the provisions of this Declaration as part of the Premises.

1.12 DWELLING UNIT: A portion of the Premises which is improved or intended to be improved with a Home. A Dwelling Unit may be either a (i) a Townhome Lot which is improved or planned to be improved with a Home, or (ii) a Townhome Parcel which is improved or planned to be improved with a Home.

1.13 FIRST MORTGAGEE: The holder of a bona fide first mortgage, first trust deed or equivalent security interest covering a Dwelling Unit.

1.14 HOME: That portion of a Dwelling Unit which is improved with a townhome unit.

1.15 HOME EXTERIOR: The roof, gutters, downspouts, foundation or slab, footings, sidewalks, steps, decks, patios and outer surface of exterior walls of a Home. The Home Exterior shall not include windows, window frames, window glass, doors (including garage and/or storm doors) and screening which are part of a Home.

1.16 MANAGERS: The manager or managers from time to time as appointed or elected as provided in this Declaration or the Operating Agreement.

1.17 MUNICIPALITY: The Village of Northbrook, an Illinois municipal corporation, or any political entity which may from time to time be empowered to perform the functions or exercise the powers vested in the Municipality as of the Recording of this Declaration.

1.18 OPERATING AGREEMENT: The Operating Agreement of the Association which is attached hereto as Exhibit C.

1.19 OWNER: A Record owner, whether one or more persons, of fee simple title to a Dwelling Unit, including a contract seller, but excluding those having such interest merely as security for the performance of an obligation. The Declarant shall be deemed to be an Owner with respect to each Dwelling Unit owned by the Declarant and, if a Lot is not yet divided into Dwelling Units, the number of Dwelling Units proposed for such Dwelling Unit on the Declarant's Development Plan.

1.20 PERSON: A natural individual, corporation, partnership, trustee or other legal entity capable of holding title to real property.

1.21 PREMISES: Those portions of the Development Area which are legally described in Exhibit B hereto, with all improvements thereon and rights appurtenant thereto. Declarant shall have the right, but not the obligation, to make additional portions of the Development Area subject to this Declaration as part of the Premises as more fully provided in Article Twelve.

1.22 RECORD: To record in the office of the Recorder of Deeds for the County.

1.23 RESIDENT: An individual who resides in a Home.

1.24 TOWNHOME LOT: A subdivided lot which is intended to be improved with a Home and is designated in Section I.A of Exhibit B hereto as a “Townhome Lot”.

1.25 TOWNHOME PARCEL: Each subdivided lot which is listed in Section I.B of Exhibit B hereto shall be improved with a building containing four (4) townhome units (each a Home). Each Home on the lot shall share a perimeter wall with at least one (1) other Home. The shared walls are defined as "Party Walls" in Section 13.01 hereof. Each such subdivided lot shall be divided into four (4) tracts which shall be defined by the Party Walls, as extended to the lot line. Each such tract shall consist of a Home (including approximately one-half (1/2) of the Party Wall which divides the Home from an adjacent Home) landscapable areas (including backyards), and portions of driveways and walkways. Each tract shall be legally described in the deed which conveys the tract to the first purchaser thereof from the Declarant and the tract so described, together with all improvements thereon, shall be a "Townhome Parcel" hereunder.

1.26 TURNOVER DATE: The date on which the right of the Declarant to manage the affairs of the Association is terminated under Section 9.05.

1.27 VOTING MEMBER: The individual who shall be entitled to vote in person or by proxy at meetings of the Owners, as more fully set forth in Article Five.

ARTICLE TWO
Scope of Declaration/Certain Easements

2.01 PROPERTY SUBJECT TO DECLARATION: Declarant, as the owner of fee simple title to the Premises, expressly intends to and by Recording this Declaration, does hereby subject the Premises to the provisions of this Declaration. Declarant shall have the right from time to time to subject additional portions of the Development Area to the provisions of this Declaration as Added Premises, as provided in Article Twelve hereof. Nothing in this Declaration shall be construed to obligate the Declarant to subject to this Declaration as Premises any portion of the Development Area other than those portions which are described in Exhibit B hereto or which are added to Exhibit B by Supplemental Declarations Recorded by Declarant pursuant to Article Twelve.

2.02 CONVEYANCES SUBJECT TO DECLARATION: All easements, restrictions, conditions, covenants, reservations, liens, charges, rights, benefits, and privileges which are granted, created, reserved or declared by this Declaration shall be deemed to be covenants appurtenant, running with the land and shall at all times inure to the benefit of and be binding on any Person having at any time any interest or estate in the Premises, and their respective heirs, successors, personal representatives or assigns, regardless of whether the deed or other instrument which creates or conveys the interest makes reference to this Declaration.

2.03 DURATION: Except as otherwise specifically provided herein the covenants, conditions, restrictions, easements, reservations, liens, and charges, which are granted, created, reserved or declared by this Declaration shall be appurtenant to and shall run with and bind the land for a period of forty (40) years from the date of Recording of this Declaration and for successive periods of ten (10) years each unless revoked, changed or amended in whole or in part as provided in Section 10.02.

2.04 DWELLING UNIT CONVEYANCE: Once a Dwelling Unit has been conveyed by the Declarant to a bona fide purchaser for value, then any subsequent conveyance or transfer of ownership of the Dwelling Unit shall be of the entire Dwelling Unit and there shall be no conveyance or transfer of a portion of the Dwelling Unit.

2.05 ACCESS EASEMENT:

(a) Each Owner of a Dwelling Unit shall have the following non-exclusive, perpetual easements, which easements shall run with the land, be appurtenant to and pass with title to every Dwelling Unit for ingress to and egress from his Dwelling Unit, over and across the private roads, driveways and walkways located on the Common Area, to public streets and roads.

(b) Any governmental authority which has jurisdiction over the Premises shall have a non-exclusive easement of access over roads and driveways located on the Common Area for police, fire, ambulance, waste removal, snow removal, or for the purpose of furnishing municipal or emergency services to the Premises.

(c) The Association, its employees, agents and contracts, shall have the right of ingress to, egress from, and parking on the Common Area, and the right to store equipment on the Common Area, for the purpose of furnishing any maintenance, repairs or replacements of the Common Area and Home Exteriors, as required or permitted hereunder.

(d) Each owner of a portion of the Development Area shall have a non-exclusive, perpetual easement over the roads on the Common Area for access to a public way.

2.06 RIGHT OF ENJOYMENT: Each Owner shall have the non-exclusive right and easement to use and enjoy the Common Area. In addition, each Owner shall have exclusive right to use and enjoy the Owner's Home and Home Exterior. Such rights and easements shall run with the land, be appurtenant to and pass with title to every Dwelling Unit, and shall be subject to and governed by the laws, ordinances and statutes of jurisdiction, the provisions of this Declaration, the Operating Agreement, and the reasonable rules and regulations from time to time adopted by the Association, including the right of the Association to come upon a Dwelling Unit to furnish services hereunder.

2.07 DELEGATION OF USE: Subject to the provisions of this Declaration, the Operating Agreement, and the reasonable rules and regulations from time to time adopted by the Association, any Owner may delegate his right to use and enjoy the Common Area to Residents of the Owner's Home. An Owner shall delegate such rights to tenants and contract purchasers of the Owner's Home who are Residents.

2.08 RULES AND REGULATIONS: The use and enjoyment of the Premises shall at all times be subject to reasonable rules and regulations duly adopted by the Association from time to time.

2.09 UTILITY EASEMENTS: The Municipality and all public and private utilities (including cable companies) serving the Premises are hereby granted the right to lay, construct,

renew, operate, and maintain conduits, cables, pipes, wires, transformers, switching apparatus and other equipment, into and through the Common Area for the purpose of providing utility services to the Premises or any other portion of the Development Area. In addition, each Owner of a Home shall have a perpetual easement for the continued existence and use of water, sewer, electric, gas or other utility lines and/or components of other systems which were originally installed by the Declarant or a utility company and which serve the Owner's Home, which utility lines or wiring may be located in the Common Area or on any other portion of the Premises, including, without limitation, under or through another Home.

2.10 EASEMENTS, LEASES, LICENSES AND CONCESSIONS: The Association shall have the right and authority from time to time to lease or grant easements, licenses, or concessions with regard to any portions or all of the Common Area for such uses and purposes as the Managers deem to be in the best interests of the Owners and which are not prohibited hereunder, including, without limitation, the right to grant easements for utilities or any other purpose which the Managers deem to be in the best interests of the Owners. Any and all proceeds from leases, easements, licenses or concessions with respect to the Common Area shall be used to pay the Common Expenses. Also, the Association shall have the right and power to dedicate any part or all of the roads or parking areas located on the Common Area to the Municipality or other governmental authority which has jurisdiction over the Common Area. Each person, by acceptance of a deed, mortgage, trust deed, other evidence of obligation, or other instrument relating to a Dwelling Unit, shall be deemed to grant a power coupled with an interest to the Managers, as attorney-in-fact, to grant, cancel, alter or otherwise change the easements provided for in this Section. Any instrument executed pursuant to the power granted herein shall be executed by the President and attested to by the Secretary of the Association and duly Recorded.

2.11 ASSOCIATION'S ACCESS: The Association shall have the right and power to come onto any Dwelling Unit, Home, or Home Exterior for the purpose of furnishing the services required to be furnished hereunder or enforcing its rights and powers hereunder.

2.12 NO DEDICATION TO PUBLIC USE: Except for easements granted or dedications made as permitted in Section 2.10, nothing contained in this Declaration shall be construed or be deemed to constitute a dedication, express or implied, of any part of the Common Area to or for any public use or purpose whatsoever.

2.13 EASEMENT FOR ENCROACHMENT: In the event that by reason of the construction, repair, reconstruction, settlement or shifting of an improvement to a Dwelling Unit, any improvement which is intended to service and/or be part of the Dwelling Unit shall encroach upon any part of any other Dwelling Unit or upon the Common Area or any improvement to the Common Area shall encroach upon any part of a Dwelling Unit, then there shall be deemed to be an easement in favor of and appurtenant to such encroaching improvement for the continuance, maintenance, repair and replacement thereof; provided, however, that in no event shall an easement for any encroachment be created in favor of any Owner (other than Declarant), if such encroachment occurred due to the intentional, willful, or negligent conduct of such Owner or his agent. Without limiting the foregoing, the Owner of each Dwelling Unit shall have an easement appurtenant to his Dwelling Unit for the continuance, maintenance, repair and replacement of the

following improvements, if any, which encroach onto another Dwelling Unit or the Common Area:

(a) the eaves, gutters, downspouts, fascia, flashings, and like appendages which serve the Home or the Dwelling Unit;

(b) the chimney which serves the Home on the Dwelling Unit;

(c) the air conditioning equipment which serves the Home on the Dwelling Unit; or

(d) balconies, steps, porches, decks, walkways, door entries and patios which serve the Home on the Dwelling Unit.

The Person who is responsible for the maintenance of any encroaching improvement for which an easement for continuance, maintenance, repair and replacement thereof is granted under this Section shall continue to be responsible for the maintenance of such encroaching improvement and the Person who is responsible for the maintenance of the real estate upon which such improvement encroaches shall not have the duty to maintain, repair or replace any such encroaching improvement unless otherwise provided in this Declaration.

2.14 OWNERSHIP OF COMMON AREA: Those portions of the Common Area, if any, which are part of a Dwelling Unit shall be owned by the Owner of the Dwelling Unit. Those portions of the Common Area which are not part of a Dwelling Unit, shall be conveyed to the Association free of mortgages no later than ninety (90) days after such portion is made subject hereto.

2.15 LEASE OF HOME: Any Owner shall have the right to lease all (and not less than all) of his Home subject to the following provisions:

(a) No Home shall be leased for less than six (6) months or for hotel or transient purposes; and

(b) Any lease shall be in writing and shall provide that such lease shall be subject to the terms of this Declaration and that any failure of the lessee to comply with the terms of this Declaration shall be a default under the lease. A lessee shall be bound by the provisions hereof regardless of whether the lease specifically refers to this Declaration.

(c) Each Owner who leases his Home shall be required to furnish the Association with a copy of the lease and shall promptly notify the Association of any change in status of the lease. The Association shall maintain a record of such information with respect to all leased Homes.

2.16 REAL ESTATE TAXES FOR COMMON AREA: If a tax bill is issued with respect to Common Area (which is not part of a Dwelling Unit) which is made subject to this Declaration in the middle of a tax year (regardless of when it is conveyed to the Association), then the tax bill shall be prorated so that the Declarant shall be responsible for the payment of

that portion of the tax bill from January 1st of the tax year to the date that such Common Area is made subject to this Declaration, and the Association shall be responsible for the balance of the tax bill for such year, and any tax bills for subsequent years. Each Owner of a Dwelling Unit shall be responsible for the payment of real estate taxes levied with respect to the Owner's Dwelling Unit (including any portion of the Owner's Dwelling Unit which is designated as Common Area hereunder).

ARTICLE THREE
Maintenance

3.01 IN GENERAL: The restrictions and limitations contained in this Article shall be subject to the rights of the Declarant set forth in Article Nine.

3.02 MAINTENANCE BY THE ASSOCIATION:

(a) The Association shall furnish the following and the cost thereof shall be Common Expenses:

(i) Maintenance repair and replacement of the private roads, drive aisles, driveways, guest parking spaces and service walkways located on the Premises.

(ii) Snow removal from private roads, drive aisles, driveways, guest parking spaces and service walkways located on the Premises.

(iii) Maintenance, repair and replacement of stormwater management areas, including, without limitation, the detention basin, bioswale areas and native plantings installed by the Declarant or the Association on the Common Area, in accordance with plans approved by the Municipality.

(iv) Subject to the provisions of Section 3.07, grass cutting and maintenance of grass and landscaping located on the Premises (other than the Backyards); however, the watering of grass, shrubs, trees and other foliage on the Premises shall be governed by Section 8.10 below.

(v) Maintenance, repair and replacement of all improvements installed by the Declarant or the Association on the Common Area (which is not part of a Dwelling Unit).

(vi) To the extent not maintained by a utility company, maintenance, repair and replacement of the electric, gas and other utility lines, and components of air conditioning systems, if any, which (a) are located on the Premises, including, without limitation, those located in the Common Area and those which run under or through Homes, and (b) serve more than one Home.

(b) The Association shall furnish all maintenance (including periodic painting), repairs and replacements to Home Exteriors (excluding, however, exterior window washing which shall be the responsibility of the Owner of each Home) and the cost thereof shall be Common Expenses. Without limiting the foregoing, to the extent there is damage to a Home Exterior

which is not covered by insurance, the repair or replacement of such damage and the extent of any such repair or replacement shall be furnished by the Association at the Manager's reasonable discretion.

(c) The Association shall maintain the grass, shrubs, trees, and flowers, if any, installed by the Declarant on the Common Area ("Initial Plantings") in accordance with generally accepted landscape maintenance standards, including mowing, trimming, fertilization, pruning, re-mulching, applications of insect and disease control, as needed, and any other maintenance which will promote the health of the Initial Plantings. If the Association fails to maintain the Initial Plantings in accordance with generally acceptable landscape maintenance standards and Initial Plantings die or decline as a result of this failure, then, the Association shall be responsible for the replacement of the declining or dead Initial Plantings, including, but not limited to replacements required by the Municipality in connection with the Municipality's acceptance of the Initial Plantings. All expenses incurred under this subsection shall be Common Expenses.

(d) The maintenance, repair and replacement of fencing installed by the Declarant between Townhome Lots shall be furnished by the Association and the cost thereof shall not be part of the Common Expenses but shall be allocated to the Owners of Townhome Lots served by such fencing in equal shares, or such other reasonable basis as the Managers deem appropriate.

3.03 MAINTENANCE BY OWNER:

(a) Except as otherwise specifically provided for in this Declaration, each Owner shall be responsible for the maintenance, repair and replacement of his Home.

(b) Each Owner of a Townhome Lot shall be responsible for all maintenance, repairs and replacements required to be furnished with respect to the Backyard on the Owner's Townhome Lot, including, without limitation, landscaping.

(c) The maintenance (other than periodic exterior painting), repairs and replacements of windows, window frames, window glass, doors (including garage and storm doors) and screening on a Home shall be the responsibility of the Owner of the Home; however, at the option of the Managers, such work shall be furnished by the Association and the cost thereof charged to the Owner of the Home with respect to which the work is done based on actual cost, as determined by the Managers in its or their reasonable judgment.

(d) To the extent not maintained by a utility company, maintenance, repair and replacement of water, sewer, electric, gas and other utility lines, and components of other systems which serve only the Owner's Home and are located on any portion of the Premises, including, without limitation, on the Common Area, under the Owner's Home or other Homes, or on another Owner's Dwelling Unit, shall be the responsibility of the Owner of the Home served by any such utility lines or other system.

(e) If, in the judgment of the Managers, an Owner fails to maintain those portions of the Owner's Home which the Owner is responsible for maintaining hereunder in good condition and repair or the appearance of such portions is not of the quality of that of other Homes in the

Development or in compliance with rules and regulations adopted by the Managers from time to time, then the Managers may, in its or their discretion, take the following action:

(i) advise the Owner of the work which must be done and allow the Owner at least twenty (20) days (or less in the case of an emergency) to cause the work to be done; and

(ii) if the work is not done to the satisfaction of the Managers, in its or their sole judgment, then the Managers may seek injunctive relief, levy a fine and/or cause such work to be done and the cost thereof shall be a Charge payable by the Owner to the Association upon demand.

(f) Repairs and replacements which are required due to occurrences which are normally covered by insurance required to be obtained by the Association under Section 4.01 shall be made as provided in Section 4.06.

3.04 CERTAIN UTILITY COSTS: Certain utility costs incurred in connection with the use, operation and maintenance of the Common Area and Home Exteriors may not be separately metered and billed to the Association. Without limiting the foregoing, the Association shall have the right to use water from taps or spigots which may be located on a Dwelling Unit for the purpose of watering landscaping on the Common Areas. If the cost for such water or other utilities is metered and charged to individual Homes rather than being separately metered and charged to the Association, then the following shall apply:

(a) If in the opinion of the Managers, each Owner is sharing in a fair and equitable manner the cost for such service, then no adjustment shall be made and each Owner shall pay his own bill; or

(b) If in the opinion of the Managers, the Owner of a Home is being charged disproportionately for costs allocable to the Common Area and Home Exteriors, then the Association shall pay, or reimburse such Owner, an amount equal to the portion of the costs which in the reasonable determination of the Managers is properly allocable to the Common Area and Home Exteriors and the amount thereof shall be Common Expenses hereunder.

Any determinations or allocations made hereunder by the Managers shall be final and binding on all parties.

3.05 DAMAGE BY RESIDENT: If, due to the act or omission of a Resident of a Home, or of a household pet or guest or other authorized occupant or invitee of the Owner of a Dwelling Unit, damage shall be caused to the any property insured by the Association pursuant to Section 4.01 and maintenance, repairs or replacements shall be required thereby, which would otherwise be a Common Expense, then the Owner of the Dwelling Unit shall pay for such damage and such maintenance, repairs and replacements, as may be determined by the Managers, to the extent not covered by insurance carried by the Association, including, without limitation, the deductible amount under any applicable insurance policy.

3.06 ALTERATIONS, ADDITIONS OR IMPROVEMENTS TO THE COMMON AREA:

(a) No alterations, additions or improvements shall be made to the Common Area without the prior approval of the Manager.

(b) The Association may cause alterations, additions or improvements to be made to the Common Area, and the cost thereof shall be paid from a special assessment, as more fully described in Section 6.05.

(c) If the Association shall alter, in any way, landscaping which was installed by the Declarant on the Common Area in accordance with plans approved by the Municipality, and if the Municipality requires that the altered area be returned to its original state, then the Association shall be responsible for restoring the altered area in accordance with the plans approved by the Municipality and the cost thereof shall be a Common Expense.

3.07 ALTERATIONS, ADDITIONS OR IMPROVEMENTS TO HOMES AND HOME EXTERIORS: Subject to the provisions of Section 9.09, with respect to any Dwelling Unit which has been improved with a Home and conveyed to a bona fide purchaser for value No additions, alterations or improvements shall be made to any Dwelling Unit (including any portion of a Home which is visible from outside the Home) by an Owner without the prior written consent of the Managers and, until the Declarant no longer holds title to any portion of the Development Area, the Declarant, and compliance with applicable ordinances, rules and regulations of the Municipality. The Managers may (but shall not be required to) condition its, or their, consent to the making of an addition, alteration or improvement to a Dwelling Unit which requires the consent of the Managers upon the Owner's agreement either (i) to be solely responsible for the maintenance of such addition, alteration or improvement, subject to such standards as the Managers may from time to time set, or (ii) if the addition, alteration or improvement is required to be maintained hereunder by the Association as part of the Common Expenses, to pay to the Association from time to time the additional cost of maintenance as a result of the addition, alteration or improvement. If an addition, alteration or improvement which requires consent of the Managers and/or Declarant hereunder is made to a Dwelling Unit by an Owner without the prior written consent of the Managers or Declarant, or both, as applicable, then (i) the Managers may, in its, or their, discretion, take any of the following actions; and (ii) until such time as the Declarant no longer owns or controls title to any portion of the Development Area, the Declarant may, in its discretion take any of the following actions:

(a) Require the Owner to remove the addition, alteration or improvement and restore the Dwelling Unit to its original condition, all at the Owner's expense; or

(b) If the Owner refuses or fails to properly perform the work required under (a), the Managers may cause such work to be done and may charge the Owner for the cost thereof as determined by the Managers or the Declarant, as applicable; or

(c) Ratify the action taken by the Owner, and the Managers may (but shall not be required to) condition such ratification upon the same conditions which it may impose upon the giving of its, or their, prior consent under this Section.

3.08 SPECIAL SERVICES : The Managers may furnish to an Owner or Owners special services relating to the use and occupancy of a Dwelling Unit or Dwelling Units and may charge the cost of providing such services to the Owner or Owners who benefit from the service. Without limiting the foregoing, the Association may contract with a provider of a special service, such as satellite TV service, cable TV service, internet access or other similar service, either make such service available to all Dwelling Units or offer such service to each of the Owners on a voluntary basis. The Managers may charge the Owner of each Dwelling Unit which receives any such service for the reasonable cost of providing such service, which may be allocated in equal shares for each of the Dwelling Units which is served or on such other reasonable basis as the Managers may deem appropriate. Any amount charged to an Owner for services furnished pursuant to this Section shall be due and payable at such time or times as designated by the Managers and failure to pay any such amount shall give rise to a lien provided for in Section 7.01.

ARTICLE FOUR
Insurance/Condemnation

4.01 HAZARD INSURANCE: Except as otherwise provided in Section 4.04 hereof, the Managers shall have the authority to and shall obtain what is currently commonly referred to as "bare wall" insurance for the Premises and all improvements thereto against loss or damage by fire and such other hazards as may be required under applicable requirements of Fannie Mae from time to time, as the Managers may deem desirable, or as reasonably required by First Mortgagees, for the full insurable replacement cost of the Homes, and all improvements thereto. Premiums for such insurance shall be Common Expenses. Such insurance coverage shall be written in the name of the Association, the losses under such policies shall be adjusted by the Managers, and the proceeds of such insurance shall be payable to the Association, in each case as trustee for each of the Owners. All such policies of insurance (i) shall contain standard mortgage clause endorsements in favor of the First Mortgagees as their respective interests may appear, (ii) shall provide that the insurance shall not be invalidated by any act or neglect of any Owner, (iii) to the extent possible, shall provide that such policy shall not be cancelled or substantially modified (including cancellation for nonpayment of premium) without at least thirty (30) days' written notice to the Association and the First Mortgagee of each Dwelling Unit, and (iv) shall contain waivers of subrogation with respect to the Association and its Managers, directors, officers, employees and agents (including the managing agent), Owners, occupants of the Home, First Mortgagees, the Declarant and/or shall name all such parties as additional insured parties as their interests may appear.

4.02 INSURANCE TRUSTEE/USE OF PROCEEDS: The Managers may engage the services of any bank or trust company authorized to do trust business in Illinois to act as trustee, agent or depository on behalf of the Managers for the purpose of receiving and disbursing the insurance proceeds resulting from any loss, upon such terms as the Managers shall determine consistent with the provisions of this Declaration. The fees of such corporate trustee shall be Common Expenses. In the event of any loss in excess of $100,000.00 in the aggregate, the Managers shall engage a corporate trustee as aforesaid. In the event of any loss resulting in the destruction of the major portion of one or more Homes, the Managers shall engage a corporate trustee as aforesaid upon the written demand of the First Mortgagee or any Owner of any Home

so destroyed. The rights of First Mortgagees under any standard mortgage clause endorsement to such policies shall, notwithstanding anything to the contrary therein contained, at all times be subject to the provisions of this Declaration with respect to the application of insurance proceeds to the repair or reconstruction of the Homes. Payment by an insurance company to the Managers or to such corporate trustee of the proceeds of any policy, and the receipt of a release from the Managers of the company's liability under such policy, shall constitute a full discharge of such insurance company, and such company shall be under no obligation to inquire into the terms of any trust under which proceeds may be held pursuant hereto, or to take notice of any standard mortgage clause endorsement inconsistent with the provisions hereof, or see to the application of any payments of the proceeds of any policy by the Managers or the corporate trustee.

4.03 OTHER INSURANCE: The Managers shall also have the authority to and shall obtain the following insurance:

(a) Comprehensive public liability and property damage insurance against claims for personal injury or death or property damage suffered by the public or by any Owner occurring in, on or about the Premises or upon, in or about the streets, private drives and passageways and other areas adjoining the Premises, in such amounts as the Managers shall deem desirable (but not less than $1,000,000 covering all claims for personal injury and/or property damage arising out of a single occurrence).

(b) Such workers compensation insurance as may be necessary to comply with applicable laws.

(c) Employer's liability insurance in such amount as the Managers shall deem desirable.

(d) Fidelity bond indemnifying the Association, the Managers and the Owners for loss of funds resulting from fraudulent or dishonest acts of any employee of the Association or of any other person handling the funds of the Association, the Managers or the Owners in such amount as the Managers shall deem desirable and as required applicable regulations of Fannie Mae.

(e) Directors and officers (or equivalent thereof) liability insurance covering the Managers with full prior acts coverage and a retroactive date back as far as available.

(f) Such other insurance in such reasonable amounts as is required under applicable regulations of the Fannie Mae or the Managers shall deem desirable.

Such insurance coverage shall include cross liability claims of one or more insured parties against other insured parties. To the extent possible, all of such policies shall provide that they may not be cancelled or substantially modified (including cancellation for nonpayment of premium) without at least thirty (30) days' prior written notice to the Association and First Mortgagees who specifically request such notice. The premiums for such insurance shall be Common Expenses.

4.04 OWNER'S RESPONSIBILITY: Unless expressly advised to the contrary by the Managers, each Owner shall obtain his or her own insurance on the contents of the Owner's Home and the fixtures, furnishings and personal property therein, through what is currently commonly referred to as an "HO-6 policy", which shall include all items inside the primer on the drywall of the Owner's Home, including, without limitation, floor coverings, wall coverings, ceiling coverings, built in cabinets, fixtures, appliances, air conditioning equipment, furnace/hot water heaters and sump and ejector pumps, regardless of from whom or when such items were acquired. Such HO-6 policy shall also include the Owner's personal liability to the extent not covered by the liability insurance for all of the Owners obtained as part of the Common Expenses as above provided. The Managers shall have no obligation whatsoever to obtain any such HO-6 insurance coverage on behalf of an Owner.

4.05 WAIVER OF SUBROGATION: The Association and each Owner hereby waive and release any and all claims which it or he may have against any other Owner, the Association, its Managers, the Declarant, and the managing agent if any, and their respective employees and agents, for damage to the Home or to any personal property located in a Home caused by fire or other casualty, to the extent that such damage is covered by fire or other form of casualty insurance, and to the extent this release is allowed by policies for such fire or other casualty insurance.

4.06 REPAIR OR RECONSTRUCTION:

(a) In the case of damage by fire or other disaster to any Home (a "Damaged Improvement") where the insurance proceeds are sufficient to repair or reconstruct the Damaged Improvement, then the proceeds shall be used by the Association to repair or reconstruct the Damaged Improvement.

(b) In the case of damage by fire or other disaster to any Home or building which contains Homes where the insurance proceeds are insufficient to repair or reconstruct the Damaged Improvement or the Damaged Improvement cannot be reconstructed as originally designed and built because of zoning, building or other applicable laws, ordinances or regulations, the following procedure shall be followed:

(1) A meeting of the Owners shall be held not later than the first to occur of (i) the expiration of thirty (30) days after the final adjustment of the insurance claims or (ii) the expiration of ninety (90) days after the occurrence which caused the damage.

(2) At the meeting, the Managers shall present a plan for the repair or reconstruction of the Damaged Improvement and an estimate of the cost of repair or reconstruction, together with an estimate of the amount thereof which must be raised by way of special assessment and a proposed schedule for the collection of a special assessment to pay the excess cost.

(3) A vote shall then be taken on the question of whether or not the Damaged Improvement shall be repaired or reconstructed based on the information provided by the Managers under (2) above, including the proposed special assessment. The Damaged Improvement shall be repaired or reconstructed and the proposed special assessment shall

be levied only upon the affirmative vote of Voting Members representing at least three-fourths (3/4) of the votes cast.

(4) If the Voting Members do not vote to repair or reconstruct the Damaged Improvement at the meeting provided for in (1) above, then the Managers may, at its or their discretion, call another meeting or meetings of the Owners to reconsider the question of whether or not the Damaged Improvement shall be repaired or reconstructed.

(5) If the Voting Members do not vote to repair or reconstruct the Damaged Improvement under subsection (4) above, then the Managers may, with the consent of Owners representing 75% of the Homes in the damaged building and First Mortgagees representing 75% of the Homes (by number) subject to Mortgages in the building, amend this Declaration to withdraw the building which includes the Damaged Improvement from the terms hereof (except as provided below). The payment of just compensation, or the allocation of any insurance or other proceeds to any withdrawing or remaining Owner shall be made to such Owner and his First Mortgagee, as their interests may appear, on an equitable basis, determined by the Managers. From and after the effective date of the amendment referred to above in this paragraph, the Owner of a Home located in the building which is withdrawn shall have no responsibility for the payment of assessments which would have been payable with respect to the Dwelling Unit if the amendment had not been Recorded; provided, that, the Dwelling Unit shall continue to be subject to the provisions of Section 3.07 hereof and upon issuance of an occupancy permit for a residential unit constructed on a Dwelling Unit removed from the terms hereof as provided above, the Dwelling Unit shall thereupon be subject to the terms hereof.

(c) If the Damaged Improvement is repaired or reconstructed, it shall be done in a workmanlike manner and the Damaged Improvement, as repaired or reconstructed, shall be substantially similar in design and construction to the improvements on the Premises as they existed prior to the damage, with any variations or modifications required to comply with applicable law.

(d) If the Damaged Improvement is not repaired or reconstructed, then the damaged portion of the building shall be razed, or secured and otherwise maintained in conformance with the rules or standards adopted from time to time by the Managers. Any reconstruction of the building shall be subject to the provisions of Section 3.07.

4.07 CONDEMNATION: In the case of a taking or condemnation by competent authority of any part of the Common Area (which is not part of a Dwelling Unit), the proceeds awarded in such condemnation shall be paid to the Association and such proceeds, together with any Capital Reserve being held for such part of the Common Area, shall, in the discretion of the Managers, either (i) be applied to pay the Common Expenses, (ii) be distributed to the Owners and their respective First Mortgagees, as their interests may appear, in equal shares, or (iii) be used to acquire additional real estate to be used and maintained for the mutual benefit of all Owners, as Common Area under this Declaration. Any acquisition by the Association pursuant to this Section of real estate which shall become Common Area hereunder shall not become effective unless and until a supplement to this Declaration, which refers to this Section and

legally describes the real estate affected, is executed by a majority of the Managers of the Association and Recorded.

4.08 INSURANCE DEDUCTIBLES: The Managers may in its or their sole discretion, in the case of a claim for damage to any property to be insured by the Association pursuant to Section 4.01, (i) pay any deductible amounts as a Common Expense or from a separate line item established for deductibles in the Capital Reserve (defined in Section 6.06 below), (ii) after notice and an opportunity for a hearing, assess the deductible amount against the Owners who caused the damage or from whose Home the damage or cause of loss originated, or (iii) require the Owners of the Homes affected to pay the deductible amount. Any deductible amounts assessed to an Owner pursuant to this Section shall be a Charge hereunder.

ARTICLE FIVE
The Association

5.01 IN GENERAL: Declarant shall cause the Association to be organized as a limited liability company under the laws of the State of Illinois. The Association shall be the governing body for all of the Owners for the administration and operation of the Common Area and for the maintenance repair and replacement of the Common Area and certain portions of the Home Exteriors as provided herein.

5.02 MEMBERSHIP: Each Owner shall be a member of the Association. There shall be one membership per Dwelling Unit. There shall be two classes of membership. The Declarant shall be the "Class B Member" with respect to each Dwelling Unit which it owns from time to time. Each owner other than the Declarant shall be a "Class A Member" with respect to each Dwelling Unit the Owner Owns. Membership shall be appurtenant to and may not be separated from ownership of a Dwelling Unit. Ownership of a Dwelling Unit shall be the sole qualification for membership. The purchasing Owner shall give to the Association written notice of the change of ownership of a Dwelling Unit within ten (10) days after such change

5.03 VOTING MEMBERS: Subject to the provisions of Section 9.05, voting rights of the members of the Association shall be vested exclusively in the Voting Members. One individual shall be designated as the "Voting Member" for each Dwelling Unit. The Voting Member or his proxy shall be the individual who shall be entitled to vote at meetings of the Owners. If the Dwelling Unit is owned by one individual, that individual shall be the Voting Member. If the Record ownership of a Dwelling Unit shall be in more than one person, or if an Owner is a trustee, corporation, partnership or other legal entity, then the Voting Member for the Dwelling Unit shall be designated by such Owner or Owners in writing to the Managers and if in the case of multiple individual Owners no designation is given, then the Managers at its or their election may recognize an individual Owner of the Dwelling Unit as the Voting Member for such Dwelling Unit.

5.04 MANAGERS: Prior to the Turnover Date, the Managers shall be the Declarant, or one or more entities or persons designated by the Declarant from time to time, who need not be Owners or Voting Members. After the Turnover Date, the Managers shall consist of that number of individuals provided for in the Operating Agreement, each of whom shall be an Owner or Voting Member.

5.05 VOTING RIGHTS: Prior to the Turnover Date, all of the voting rights at each meeting of the Association shall be vested exclusively in the Class B Member, the Declarant, and the Owners (other than Declarant) shall have no voting rights. From and after the Turnover Date, all of the voting rights shall be vested in the Voting Members, and each Voting Member who represents a Dwelling Unit owned by a Class A member shall have one vote for each Dwelling Unit which the Voting Member represents, and the Declarant, as the Class B Member, shall have ten (10) votes for each Dwelling Unit which it owns or each Home which is planned to be built on each Lot (as shown on the Declarant's Development Plan). From and after the Turnover Date any action may be taken by the Voting Members at any meeting at which a quorum is present (as provided in the Operating Agreement) upon an affirmative vote of a majority of the votes represented at such meeting by Voting Members and the Declarant, except as otherwise provided herein or in the Operating Agreement.

5.06 MANAGERS LIABILITY: The Managers of the Association shall not be personally liable to the Association or the Owners for any mistake of judgment or for any other acts or omissions of any nature whatsoever as such Managers except for any acts or omissions found by a court to constitute criminal conduct, gross negligence or actual fraud. The Association shall indemnify and hold harmless the Declarant and each of the Managers, and its or their heirs, executors or administrators, against all contractual and other liabilities to the Association, the Owners or others arising out of contracts made by or other acts of the Managers on behalf of the Owners or the Association or arising out of their status as Managers unless any such contract or act shall have been made criminally, fraudulently or with gross negligence. It is intended that the foregoing indemnification shall include indemnification against all costs and expenses (including, but not limited to, counsel fees, amounts of judgments paid and amounts paid in settlement) actually and reasonably incurred in connection with the defense of any claim, action, suit or proceeding, whether civil, criminal, administrative, or other in which any such Managers may be involved by virtue of such person being or having been such Manager; provided, however, that such indemnity shall not be operative with respect to (i) any matter as to which such person shall have been finally adjudged in such action, suit or proceeding to be liable for criminal conduct, gross negligence or fraud in the performance of his duties as such Manager, or (ii) any matter settled or compromised, unless, in the opinion of independent counsel selected by or in a manner determined by the Managers there is not reasonable ground for such person being adjudged liable for criminal conduct, gross negligence or fraud in the performance of his duties as such Manager.

5.07 MANAGING AGENT: The Declarant (or an entity affiliated with the Declarant) may be engaged by the Association to act as the managing agent for the Association and as managing agent shall be paid a reasonable fee for its services as fixed by a written agreement between the Association and the Declarant (or an entity controlled by the Declarant). Any management agreement entered into by the Association prior to the Turnover Date shall have a term of not more than two years and shall be terminable by the Association without payment of a termination fee on ninety (90) days written notice.

5.08 REPRESENTATION: The Association shall have the power and right to represent the interests of all of the Owners in connection with claims and disputes affecting the Common Area and Home Exteriors. Without limiting the foregoing, the Association shall have the power

after the Turnover Date to settle warranty disputes or other disputes between the Association, the Owners, and the Declarant affecting the construction, use or enjoyment of the Common Area and Home Exteriors and any such settlement shall be final and shall bind all of the Owners.

5.09 DISSOLUTION: To the extent permissible under applicable law, in the event of the dissolution of the Association, any Common Area owned by the Association shall be conveyed to the Owners as tenants in common.

5.10 LITIGATION: No judicial or administrative proceedings shall be commenced or prosecuted by the Association without first holding a special meeting of the members and obtaining the affirmative vote of Voting Members representing at least seventy-five percent (75%) of the Dwelling Units to the commencement and prosecution of the proposed action. This Section shall not apply to (a) actions brought by the Association to enforce the provisions of this Declaration, the Operating Agreement or rules and regulations adopted by the Managers (including, without limitation, an action to recover Charges or to foreclose a lien for unpaid Charges) or actions to enforce the terms of any contract or agreement to which the Association is a party, or (b) counterclaims brought by the Association in proceedings instituted against it.

5.11 CONVERSION / MERGER: Prior to the Turnover Date, the Declarant, or after the Turnover Date, the Managers shall have the right, power and authority to convert the Association from an Illinois Limited Liability Company to an Illinois Not for Profit Corporation ("NFP Conversion"), as permitted under applicable laws of the State of Illinois, as amended from time to time ("IL Law"). In furtherance of the foregoing, a power coupled with an interest is hereby reserved and granted to the Declarant and/or the Managers, as applicable, to make, consent to, and execute such documents as may be required under IL Law on behalf of each Owner and the Association. Each deed, mortgage, trust deed, other evidence of obligation, or other instrument affecting a Dwelling Unit and the acceptance thereof shall be deemed to be a grant and acknowledgment of, and a consent to the reservation of, the power of the Declarant and/or the Managers to make, consent to, and execute the NFP Conversion and take such other actions as the Declarant and/or the Managers deem necessary or appropriate to carry out the intent of the NFP Conversion, including, without limitation, adopting By-Laws for the Association to replace the Operating Agreement.

ARTICLE SIX
Assessments

6.01 PURPOSE OF ASSESSMENTS: The assessments levied by the Association shall be exclusively to administer the affairs of the Association, to pay the Common Expenses, and to accumulate reserves for any such expenses.

6.02 COMMON ASSESSMENT: Each year on or before December 1, the Managers shall adopt and furnish each Owner with a budget for the ensuing calendar year, which shall show the following with reasonable explanations and itemizations:

(a) The estimated Common Expenses;

(b) The estimated amount, if any, to maintain adequate reserves for Common Expenses including, without limitation, amounts to maintain the Capital Reserve;

(c) The estimated net available cash receipts from the operation and use of the Common Area, plus the estimated excess funds, if any, from the current year's assessments;

(d) The amount of the "Common Assessment" payable by the Owners, which is hereby defined as the amount determined in (a) above, plus the amount determined in (b) above, minus the amount determined in (c) above;

(e) That portion of the Common Assessment which shall be payable by the Owner of each Dwelling Unit which is subject to assessment hereunder each month until the next Common Assessment or revised Common Assessment becomes effective, which monthly amount shall be equal to the Common Assessment, divided by the number of Dwelling Units, divided by twelve (12), so that each Owner shall pay equal Common Assessments for each Dwelling Unit owned.

Anything herein to the contrary notwithstanding the provisions of this paragraph shall apply with respect to the period prior to the Turnover Date. Any budget ("Stabilized Budget") prepared by the Managers prior to the Turnover Date shall be based on the assumptions that (i) the Development has been fully constructed as shown on Declarant's Development Plan, and (ii) all proposed Homes have been sold and are occupied. Prior to the Turnover Date, each owner of a Dwelling Unit (other than Declarant) shall pay a Common Assessment equal to the total cash needs, as shown on the Stabilized Budget, divided by the total number of proposed Homes, as shown on the Declarant's Development Plan, divided by 12, so that each Owner (other than Declarant) will pay, with respect to each Dwelling Unit owned, a monthly Common Assessment equal to what such Owner would be paying with respect to the Owner's Dwelling Unit if the Development were fully constructed pursuant to the Declarant's Development Plan and all proposed Homes have been built and are occupied. The Declarant shall not be obligated to pay any Common Assessments to the Association prior to the Turnover Date. However, if with respect to the period commencing on the date of the Recording of this Declaration and ending on the Turnover Date, the amount of Common Assessments billed to Owners (other than Declarant), regardless of whether paid by Owners, plus working capital contributions under Section 6.07 payable by Owners (other than Declarant) less the portions thereof which are to be added to Reserves is less than the Common Expenses actually incurred with respect to such period, then the Declarant shall pay the difference to the Association. From time to time prior to the Turnover Date, the Declarant may (but shall not be obligated to) advance to the Association funds to be used by the Association to pay its expenses ("Advanced Funds"). A final accounting and settlement of the amount, if any, owed by Declarant to the Association shall be made as soon as practicable after the Turnover Date. If, and to the extent that, the final accounting determines that the Advanced Funds, if any, are less than the amount owed by the Declarant to the Association pursuant to this Section, the Declarant shall pay the difference to the Association. If, and to the extent that, the final accounting determines that the Advanced Funds, if any, exceed the amount owed by the Declarant to the Association pursuant to this Section, then the Association shall pay such excess to the Declarant.

6.03 PAYMENT OF COMMON ASSESSMENT: On or before the 1st day of January of the ensuing calendar year, and on the first day of each month thereafter until the effective date of the next annual or revised Common Assessment, each Owner of a Dwelling Unit which is subject to assessment shall pay to the Association, or as the Managers may direct, that portion of the Common Assessment which is payable by each Owner of a Dwelling Unit under Section 6.02. For purposes hereof, a Dwelling Unit shall only be subject to assessment hereunder from and after such time as a temporary, conditional or permanent occupancy certificate has been issued with respect to the Home constructed thereon.

6.04 REVISED ASSESSMENT: If the Common Assessment proves inadequate for any reason (including nonpayment of any Owner's assessment) or proves to exceed funds reasonably needed, then the Managers may increase or decrease the assessment payable under Section 6.02(e) by giving written notice thereof (together with a revised budget and explanation for the adjustment) to each Owner not less than ten (10) days prior to the effective date of the revised assessment.

6.05 SPECIAL ASSESSMENT: After the Turnover Date, the Managers may levy a special assessment as provided in this Section (i) to pay (or build up reserves to pay) expenses other than Common Expenses incurred (or to be incurred) by the Association from time to time for a specific purpose including, without limitation, to make alterations, additions or improvements to the Common Area, or any other property owned or maintained by the Association; or (ii) to cover an unanticipated deficit under the prior year's budget. Any special assessment shall be levied against all of Dwelling Units in equal shares. No special assessment shall be adopted without the affirmative vote of Voting Members representing at least two-thirds (2/3) of the votes cast on the question. The Managers shall serve notice of a special assessment on all Owners by a statement in writing giving the specific purpose and reasons therefor in reasonable detail, and the special assessment shall be payable in such manner and on such terms as shall be fixed by the Managers. Any assessments collected pursuant to this Section (other than those to cover an unanticipated deficit under the prior year's budget) shall be segregated in a special account and used only for the specific purpose set forth in the notice of assessment.

6.06 CAPITAL RESERVE: The Association shall segregate and maintain a special reserve account to be used solely for making capital expenditures in connection with the Common Area and those portions of the Home Exteriors with respect to which the Association is responsible for repair and replacement (the "Capital Reserve"). The Managers shall determine the appropriate level of the Capital Reserve based on a periodic review of the useful life of improvements to the Common Area, the portions of the Home Exteriors for which the Association is responsible and other property owned by the Association and periodic projections of the cost of anticipated major repairs or replacements to the Common Area, the portions of the Home Exteriors for which the Association is responsible and the purchase of other property to be used by the Association in connection with its duties hereunder. The Capital Reserve may be built up by separate or special assessments or out of the Common Assessment as provided in the budget. Special accounts set up for portions of the Capital Reserve to be used to make capital expenditures with respect to the Common Areas, Home Exteriors and other property owned by the Association, shall be held by the Association as agent and trustee for the Owners of Homes with respect to which the Capital Reserve is held and such accounts shall be deemed to have been funded by capital contributions to the Association by the Owners. The budgets which will

be adopted from time to time by the Managers prior to the Turnover Date shall include reserve buildups which the Managers deem to be appropriate based on information available to the Managers, which may include, without limitation, a separate line item for insurance deductibles. Managers elected by the Owners after the Turnover Date may use different approaches from those used by Declarant, as the Managers prior to the Turnover Date for the buildup of reserves or may choose not to provide for the buildup of reserves for certain capital expenditures or deferred maintenance for repairs or replacements of the Common Area, those portions of the Dwelling Units and Home Exteriors for which the Association is responsible for repair and replacement and other property owned by the Association. If the Managers chooses not to provide for the buildup of reserves for a particular anticipated expenditure or if the buildup of reserves that the Managers provide for in the budget does not result in sufficient funds to pay for the expenditure when the expenditure must be made, then (i) neither the Managers nor any of its past or present members shall be liable to the Association or the Owners for failing to provide for sufficient reserves and (ii) the Managers shall have the right and power to either levy a separate or special assessment to raise the funds to pay the expenditure or to borrow funds to pay the expenditure and repay the borrowed funds out of future Common Assessments, separate assessments or special assessments.

6.07 INITIAL CAPITAL CONTRIBUTION: Upon the closing of the sale of each Home by the Declarant to a purchaser for value, the purchasing Owner shall make a capital contribution to the Association in an amount equal to three (3) monthly installments of the then current Common Assessment for that Home and an amount equal to the current annual first and extended coverage insurance premium allocable to the Home, which amounts shall be held and used by the Association for its working capital needs (and not as an advance payment of the Common Assessment). In addition, the purchasing Owner shall pay to the Association the sum of One Hundred Dollars ($100.00), which shall be added to the Capital Reserve.

6.08 PAYMENT OF ASSESSMENTS: Assessments levied by the Association shall be collected from each Owner by the Association and shall be a lien on the Owner's Dwelling Unit and also shall be a personal obligation of the Owner in favor of the Association, all as more fully set forth in Article Seven.

ARTICLE SEVEN
Collection of Charges and Remedies for Breach or Violation

7.01 CREATION OF LIEN AND PERSONAL OBLIGATION: The Declarant hereby covenants, and each Owner of a Dwelling Unit by acceptance of a deed therefor (whether or not it shall be so expressed in any such deed or other conveyance) shall be and is deemed to covenant and hereby agrees to pay to the Association all Charges made with respect to the Owner or the Owner's Dwelling Unit. Each Charge, together with interest thereon and reasonable costs of collection, if any, as hereinafter provided, shall be a continuing lien upon the Dwelling Unit against which such Charge is made and also shall be the personal obligation of the Owner of the Dwelling Unit at the time when the Charge becomes due. The lien or personal obligation created under this Section shall be in favor of and shall be enforceable by the Association.

7.02 COLLECTION OF CHARGES: The Association shall collect from each Owner all Charges payable by such Owner under this Declaration.

7.03 NON-PAYMENT OF CHARGES: Any Charge which is not paid to the Association when due shall be deemed delinquent. Any Charge which is delinquent for fifteen (15) days or more shall bear interest at the rate of eighteen percent (18%) per annum or the maximum rate permitted by law, whichever is less, from the due date to the date when paid. The Association may (i) bring an action against the Owner personally obligated to pay the Charge to recover the Charge (together with interest, costs and reasonable attorney's fees for any such action, which shall be added to the amount of the Charge and included in any judgment rendered in such action), and (ii) enforce and foreclose any lien which it has or which may exist for its benefit. In addition, the Managers may add a reasonable late fee to any installment of an assessment which is not paid within fifteen (15) days of its due date. No Owner may waive or otherwise escape personal liability for the Charges hereunder by nonuse of the Common Area or by abandonment or transfer of his Dwelling Unit.

7.04 LIEN FOR CHARGES SUBORDINATED TO MORTGAGES: The lien for Charges, provided for in Section 7.01, shall be subordinate to the First Mortgagee's mortgage on the Dwelling Unit which was Recorded prior to the date that any such Charge became due. Except as hereinafter provided, the lien for Charges, provided for in Section 7.01, shall not be affected by any sale or transfer of a Dwelling Unit. Where title to a Dwelling Unit is transferred pursuant to a decree of foreclosure of the First Mortgagee's mortgage or by deed or assignment in lieu of foreclosure of the First Mortgagee's mortgage, such transfer of title shall extinguish the lien for unpaid Charges which became due prior to the date of the transfer of title. However, the transferee of the Dwelling Unit shall be personally liable for his share of the Charges with respect to which a lien against his Dwelling Unit has been extinguished pursuant to the preceding sentence where such Charges are reallocated among all the Owners pursuant to a subsequently adopted annual or revised Common Assessment or special assessment, and non-payment thereof shall result in a lien against the transferee's Dwelling Unit, as provided in this Article.

7.05 SELF-HELP BY MANAGERS: In the event of a violation or breach by an Owner of the provisions, covenants or restrictions of the Declaration, the Operating Agreement, or rules or regulations of the Managers, where such violation or breach may be cured or abated by affirmative action, then the Managers, upon not less than ten (10) days' prior written notice to the Owner, shall have the right to enter upon that part of the Premises where the violation or breach exists to remove or rectify the violation or breach; provided, that, if the violation or breach exists within a Home, judicial proceedings must be instituted before any items of construction can be altered or demolished.

7.06 OTHER REMEDIES OF THE MANAGERS: In addition to or in conjunction with the remedies set forth above, to enforce any of the provisions contained in this Declaration or any rules and regulations adopted hereunder the Managers may levy a fine or the Managers may bring an action at law or in equity in the name of the Association against any person or persons violating or attempting to violate any such provision, either to restrain such violation, require performance thereof, to recover sums due or payable (including fines) or to recover damages, and against the Dwelling Unit to enforce any lien created hereunder; and failure by the

Association to enforce any provision shall in no event be deemed a waiver of the right to do so thereafter.

7.07 COSTS AND EXPENSES: All costs and expenses incurred by the Managers in connection with any action, proceedings or self-help in connection with exercise of its or their rights and remedies under this Article, including, without limitation, court costs, attorneys' fees and all other fees and expenses, and all damages, liquidated or otherwise, together with interest thereon at the rate of eighteen percent (18%) per annum or the maximum rate permitted by law, whichever is less, until paid, shall be charged to and assessed against the defaulting Owner, and the Association shall have a lien for all the same, upon his Dwelling Unit as provided in Section 7.01.

7.08 ENFORCEMENT BY OWNERS: Enforcement of the provisions contained in this Declaration and the rules and regulations adopted hereunder may be by any proceeding at law or in equity by any aggrieved Owner against any person or persons violating or attempting to violate any such provisions, either to restrain such violation or to recover damages, and against a Dwelling Unit to enforce any lien created hereunder.

7.09 ENFORCEMENT BY DECLARANT: The Declarant is hereby granted the right, but shall not be obligated, to enforce covenants and obligations of the Association or the Owners hereunder. If the Association or one or more Owners fail to comply with any covenants and obligations hereunder, the Declarant shall have the right (but shall not be obligated) to give notice to the Association or the offending Owner or Owners of its, his or their failure to perform its, his or their obligations. If such notice is given and the Association or the offending Owner or Owners do not perform as provided hereunder within thirty (30) days after the giving of such notice, then the Declarant may (but shall not be obligated to) enter upon the Premises and perform any and all work which it deems necessary and appropriate, either directly or through contractors engaged by the Declarant. The Association or the offending Owner or Owners shall, upon demand, reimburse the Declarant for the reasonable cost of such work, plus interest, at the rate of two percent (2%) above the "prime rate" of interest as published from time to time in the Wall Street Journal, from the date incurred and paid by the Declarant through the date the Declarant is reimbursed for such cost, and if payment is not made within thirty (30) days after demand, then the amount due, plus reasonable costs of collection, including reasonable attorneys' fees, shall become a lien on the property of the offending Owner or Owners or, in the case of the Association, the property of the Association, effective as of the date on which such work was completed; provided, however, that such lien shall be subordinate to the lien of any first mortgage on a Lot Recorded prior to the date on which any such cost becomes a lien against the Lot as provided above. Any amount payable by the Association to the Declaration pursuant to this Section 7.09 may, at the Declarant's sole option, be subtracted from any amount payable by the Declarant to the Association under Section 6.02.

7.10 ENFORCEMENT BY MUNICIPALITY: The Municipality is hereby granted the right, but shall not be obligated, to enforce the covenants and obligations of the Association and each Owner hereunder. Without limiting the foregoing, in the event that the Association fails to perform any maintenance or repair work required to be performed by the Association hereunder and such failure continues for more than ten (10) days after the Municipality delivers written notice thereof to the Association, the Municipality shall have the right, but not the obligation, to

enter upon the Premises to perform any such maintenance and/or repair work. In the event the Municipality elects to perform maintenance or repair work as provided in the preceding sentence, the Association shall, upon demand, reimburse the Municipality for the costs and expenses incurred by the Municipality in the performance of such maintenance and/or repair work, including compensation for staff time and the use of equipment owned by the Municipality, as well as materials, outside services and attorney's fees, all as applicable. In the event the Association fails to pay the amount due to the Municipality within thirty (30) days after demand, the Municipality shall have the right to levy an assessment on each Lot for the costs and expenses incurred by it in the performance of such maintenance and/or repair work, to the same extent and as fully as the Association has the right and power to do so pursuant the provisions of this Declaration, and such amount due shall become a lien against each Lot effective as of the date on which such work was completed; provided, however, that such lien shall be subordinate to the lien of any first mortgage on a Lot Recorded prior to the date on which any such cost becomes a lien against the Lot as provided above. Should any Owner fail to timely pay to the Municipality the Owner's portion of any assessment levied pursuant to this paragraph, the Municipality shall have all rights, powers, privileges and remedies granted to the Association by this Declaration, and any other remedies provided by law.

ARTICLE EIGHT
Use Restrictions

8.01 INDUSTRY/SIGNS: No industry, business, trade, occupation or profession of any kind shall be conducted, maintained or permitted on any part of the Common Area nor shall any "For Sale" or "For Rent" signs or any other advertising be maintained or permitted on any part of the Common Area or any Home Exterior, except as permitted by the Managers or as permitted under Article Nine.

8.02 UNSIGHTLY USES: No clothes, sheets, blankets, laundry of any kind or other articles shall be hung out on any portion of any Home Exterior or the Common Area. The Premises shall be kept free and clear of all rubbish, debris and other unsightly materials and no waste shall be committed thereon. The Managers shall have the right to adopt reasonable rules and regulations concerning window treatment or other decorating within a Home which is visible from outside the Home.

8.03 SATELLITE DISHES/ANTENNAE: Subject to applicable federal, state and local regulations, laws and ordinances, no television antenna, radio receiver or transmitter or other similar device shall be attached to or installed on any portion of any Home Exterior or the Common Area without the prior written approval of the Managers.

8.04 RESIDENTIAL USE ONLY:

(a) Except as provided in Article Nine or in subsections (b) and (c) of this Section, each Home shall be used only as a residence and no industrial business, trade, occupation or profession of any kind shall be conducted, maintained or permitted on any part of the Premises.

(b) No Resident shall be precluded with respect to his Home, from (i) maintaining a personal professional library, (ii) keeping his personal business records or accounts therein, or (iii) handling his personal business or professional calls or correspondence therefrom.

(c) To the extent permitted under applicable laws and ordinances, a Resident may conduct an in-home business in a Home.

8.05 PARKING:

(a) There shall be no parking in the drive aisles which serve the homes.

(b) Unless expressly permitted by the Managers, no boat, truck (other than a pickup truck which is used as a personal vehicle), recreational vehicle, trailer, commercial vehicle or other similar vehicle shall be parked or stored on any portion of the Premises (other than a garage which is part of a Home). Except for emergencies, no repairs or maintenance work shall be performed on any vehicle on the Premises (other than within a garage).

(c) The parking of vehicles on the Premises shall be subject to rules and regulations adopted by the Managers from time to time, which rules and regulations may provide for the removal of any violating vehicles at the vehicle owner's expense or for the imposition of a fine for a violation of the rules and regulations.

8.06 OBSTRUCTIONS: Except as permitted under Section 9.03 there shall be no obstruction of the Common Area, and nothing shall be stored in the Common Area without the prior written consent of the Managers.

8.07 PETS: No animal of any kind shall be raised, bred or kept in the Common Area. The Managers may from time to time adopt rules and regulations governing the (a) keeping of pets in the Home, which may include prohibiting certain species of pets from being kept in the Home, and (b) use of the Common Area by pets, including, without limitation, rules and regulations which require an Owner to clean up after his pet. Any pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the Premises upon three (3) days written notice from the Managers to the Owner of the Home containing such pet and the decision of the Managers shall be final.

8.08 NO NUISANCE: No noxious or offensive activity shall be carried on in the Premises nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the Residents.

8.09 STRUCTURAL IMPAIRMENT: Nothing shall be done in, on or to any part of the Premises which would impair the structural integrity of any Home located thereon.

8.10 WATERING: The Managers may adopt rules and regulations governing the watering of grass, shrubs, trees and other foliage on the Common Areas. Without limiting the foregoing, the Managers may require the Owner of a particular Dwelling Unit to be responsible for watering specific portions of the Common Area as designated from time to time by the Managers.

8.11 BALCONIES / GRILLS: The use and placement of grills and other seasonal items on balconies shall be subject to applicable ordinances of the Municipality and rules and regulations adopted by the Managers from time to time. Without limiting the foregoing, the use of charcoal grills on balconies is prohibited.

8.12 USE AFFECTING INSURANCE: Nothing shall be done or kept in any Home or on the Common Areas which will increase the rate of insurance on the Premises, without prior written consent of the Managers. No Owner shall permit anything to be done or kept in his Home on the Common Areas which will result in the cancellation of insurance on the Premises or which would be in violation of any law.

8.13 GARBAGE/REFUSE: All garbage and refuse shall be deposited in such areas and in such receptacles as shall be designated from time to time by the Managers or the Municipality. Without limiting the foregoing garbage bins shall be stored in the garage of a Home except during the evening on the day prior to the day that garbage is collected and during the day on which garbage is collected.

8.14 RECREATIONAL EQUIPMENT AND FACILITIES: No swing set, basketball hoop, playground equipment or other temporary or permanent recreational equipment or facilities shall be permitted on any portion of the Premises, unless otherwise approved, in writing, by the Managers, in their sole discretion.

ARTICLE NINE
Declarant's Reserved Rights and Special Provisions Covering Development Period

9.01 IN GENERAL: In addition to any rights or powers reserved to the Declarant under the provisions of this Declaration or the Operating Agreement, the Declarant shall have the rights and powers set forth in this Article. Anything in this Declaration or the Operating Agreement to the contrary notwithstanding, the provisions set forth in this Article shall govern. Except as otherwise provided in this Article, the rights reserved to the Declarant in this Article shall terminate one (1) year from such time as the Declarant is no longer vested with or in control of title to any portion of the Development Area ("Declarant Rights Period").

9.02 PROMOTION OF PROJECT: The Declarant shall have the right and power, within its sole discretion, to (i) construct such temporary or permanent improvements, or to do such acts or other things in, on, or to the Premises as the Declarant may, from time to time, determine to be necessary or advisable, (ii) construct and maintain model homes, sales or leasing offices, parking areas, advertising signs, lighting and banners, or other promotional facilities at such locations and in such forms as the Declarant may deem advisable and to use such model homes (including model homes which are sold and leased back to the Declarant), sales or leasing offices or other facilities for the purpose of selling or leasing Homes on the Development Area or at other properties in the general location of the Development Area which are being offered for sale by the Declarant or any of its affiliates, without the payment of any fee or charge whatsoever to the Association. Declarant, its agents, prospective purchasers and tenants, shall have the right of ingress, egress and parking in and through, and the right to use and enjoy the Common Area,

at any and all reasonable times without fee or charge. The Declarant shall have the right and power to lease any Home owned by it to any person or entity which it deems appropriate in its sole discretion and it need not comply with the provisions of Section 2.15.

9.03 CONSTRUCTION ON PREMISES: In connection with the construction of improvements to any part of the Premises, the Declarant, its agents and contractors, shall have the right, at the Declarant's own expense, (but shall not be obligated) to make such alterations, additions or improvements to any part of the Premises including, without limitation, the construction, reconstruction or alteration of any temporary or permanent improvements to any structure which shall contain Homes or the Common Area which the Declarant deems, in its sole discretion, to be necessary or advisable, and the landscaping, sodding or planting and replanting of any unimproved portions of the Premises. In connection with the rights provided in the preceding sentence, the Declarant, its agents and contractors, shall have the right of ingress, egress and parking on the Premises and the right to store dirt, construction equipment and materials on the Premises without the payment of any fee or charge whatsoever.

9.04 GRANT OF EASEMENTS AND DEDICATIONS: Declarant shall have the right to dedicate portions of the Common Area to the County, Municipality or other governmental authority which has jurisdiction over such portions. Declarant shall also have the right to reserve or grant easements over the Common Area to any governmental authority, public utility or private utility for the installation and maintenance of electrical and telephone conduit and lines, gas, sewer, water lines and cable television, or any other utility services serving any Dwelling Unit.

9.05 DECLARANT CONTROL OF ASSOCIATION: Prior to the Turnover Date, the Managers shall be the Declarant, or one or more entities or persons designated by the Declarant from time to time who need not be Owners or Voting Members. Initially the Declarant shall be the sole Manager. The rights and powers of the Declarant to manage the affairs of the Association, or designate the Managers of the Association shall terminate on the first to occur of (i) such time as Declarant no longer holds or controls title to any portion of the Development Area, (ii) the giving of written notice by Declarant to the Association of Declarant's election to terminate such rights, (iii) ten (10) years from the date of Recording hereof, or (iv) such other date as prescribed by statute. The date on which the Declarant's rights under this Section shall terminate shall be referred to as the "Turnover Date". From and after the Turnover Date, the Managers shall be constituted and elected as provided in the Operating Agreement. Prior to the Turnover Date, all of the voting rights at each meeting of the Owners shall be vested exclusively in the Declarant and the Owners shall have no voting rights.

9.06 OTHER RIGHTS: The Declarant shall have the right and power to execute all documents and do all other acts and things affecting the Premises which, in Declarant's opinion, are necessary or desirable in connection with the rights of Declarant under this Declaration.

9.07 ASSIGNMENT BY DECLARANT: Any and all rights which are specified in this Declaration to be rights of the Declarant are mortgageable, pledgeable, assignable or transferable. Any successor to, or assignee of, the rights of the Declarant hereunder (whether as the result of voluntary assignment, foreclosure, assignment in lieu of foreclosure, or otherwise) shall hold or be entitled to exercise the rights of Declarant hereunder as fully as if named as such

party herein. No such successor assignee of the rights of Declarant hereunder shall have or incur any liability for the acts of any other party which previously exercised or subsequently shall exercise such rights.

9.08 ARCHITECTURAL CONTROLS: Prior to such time as the Declarant no longer holds or controls title to any portion of the Development Area, no additions, alterations or improvements (including, without limitation, changes in the exterior color of a Home or construction or installation of a shed, outbuilding, deck, patio, terrace, antennae, satellite dish or similar changes) shall be made to the exterior of any Home or any part of the Home which is visible from outside the Home by an Owner without the prior written consent of the Declarant. If an addition, alteration or improvement which requires Declarant approval hereunder is made to a Home without the prior written consent of the Declarant, then the Declarant may seek injunctive relief to cause the Owner to cease construction of and/or remove the addition, alteration or improvement. Declarant's decision to approve or disapprove an alteration, addition or improvement in one instance shall not in any way create or establish a precedent for how the Declarant must respond to a request for an alteration, addition or improvement subsequently made, it being understood that circumstances, situations and standards may change and the Declarant reserves the right and power to grant or deny requests as Declarant believes are appropriate in Declarant's sole and absolute discretion.

9.09 MATTERS AFFECTING COMMON AREA: During the Declarant Rights Period, the Association shall not cause or permit a lien or encumbrance to be placed or imposed on any portion of any of the Common Area legally described in Section II.B. of Exhibit B attached hereto (each a "Common Area Lot") without the prior written consent of the Declarant. Any such lien or encumbrance placed or imposed on any portion of any Common Area Lot without Declarant's consent shall be null and void. In order to reflect or conform to a change in the Declarant's plan for the development, any time prior to the end of the Declarant Rights Period, the Declarant shall have the right and power to (i) Record a Special Amendment pursuant to Section 10.01(vi) to withdraw and remove any portion or portions of a Common Area Lot from the Common Area, and (ii) require the Association to convey such portion or portions of the Common Area Lot or Common Area Lots which are so withdrawn and removed from the Common Area to Declarant or its nominee, free and clear of any liens or encumbrances other than those created by or consented to by the Declarant pursuant to this Section.

ARTICLE TEN
Amendments

10.01 SPECIAL AMENDMENTS: Anything herein to the contrary notwithstanding, Declarant reserves the right and power to Record a special amendment ("Special Amendment") to this Declaration at any time and from time to time which amends this Declaration (i) to comply with requirements of the Fannie Mae, the Government National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Veteran's Administration, or any other governmental agency or any other public, quasi-public or private entity which performs (or may in the future perform) functions similar to those currently performed by such entities, (ii) to induce any of such agencies or entities to make, purchase, sell, insure, guarantee or otherwise deal with first mortgages covering Dwelling Units, (iii) to correct omissions, errors, ambiguities or inconsistencies in the Declaration or any Exhibit, (iv) to bring the Declaration into compliance

with applicable laws, ordinances or governmental regulations and/or agreements with the Municipality, (v) to amend Exhibit A to include additional real estate, (vi) to reflect a change in the Declarant's Development Plan, and/or (vii) to amend Exhibit B to withdraw and remove all, or any portion, of the Common Area Lots (as defined in Section 9.08), which upon the Recording hereof or in a Supplemental Declaration were designated as part of the Common Area, from the terms of the Declaration so that the portion or portions so withdrawn and removed shall no longer be Common Area hereunder. In furtherance of the foregoing, a power coupled with an interest is hereby reserved and granted to the Declarant to make or consent to a Special Amendment on behalf of each Owner. Each deed, mortgage, trust deed, other evidence of obligation, or other instrument affecting a Dwelling Unit and the acceptance thereof shall be deemed to be a grant and acknowledgment of, and a consent to the reservation of, the power to the Declarant to make, execute and Record Special Amendments. The right and power of the Declarant to record a Special Amendment hereunder shall terminate five (5) years after such time as Declarant no longer holds or controls title to a portion of the Development Area.

10.02 AMENDMENT: Subject to Section 10.01 and Article Eleven, the provisions of this Declaration may be amended, abolished, modified, enlarged, or otherwise changed in whole or in part by the affirmative vote of Voting Members representing at least Seventy-Five percent of the total votes or by an instrument consented to, in writing, executed by Owners of at least Seventy-Five Percent (75%) of the Dwelling Units; except, that (i) the provisions of this Section 10.02 may be amended only by an instrument executed by all of the Owners and all First Mortgagees, (ii) until such time as the rights and powers of the Declarant under Article Nine terminate, the provisions of Article Nine, Article Fourteen or any provisions of this Declaration relating to the rights and powers of the Declarant may only be amended with the written consent of the Declarant, (iii) no amendment which affects the rights of the Municipality shall be effective unless the Municipality has given its prior written consent thereto, and (iv) any amendment which would result in a violation of the requirements of the Municipality's Subdivision Code shall not be effective. No amendment which removes Premises from the provisions of this Declaration shall be effective if as a result of such removal, an Owner of a Dwelling Unit shall no longer have the legal access to a public way from his Dwelling Unit. No amendment shall become effective until properly Recorded.

ARTICLE ELEVEN
First Mortgagees Rights

11.01 NOTICE TO FIRST MORTGAGEES: Upon the specific, written request of First Mortgagee or the insurer or guarantor of a First Mortgagee's mortgage, such party shall receive some or all of the following:

(a) Copies of budgets, notices of assessment, or any other notices or statements provided under this Declaration by the Association to the Owner of the Dwelling Unit covered by the First Mortgagee's mortgage;

(b) Any audited or unaudited financial statements of the Association which are prepared for the Association and distributed to the Owners; provided, that, if an audited statement is not available, then upon the written request of the holder, insurer or guarantor of a Mortgage, the Association shall permit such party to have an audited

statement for the preceding fiscal year of the Association prepared at such party's expense;

(c) Copies of notices of meetings of the Owners;

(d) Notice of any proposed action that requires the consent of a specified percentage of Eligible First Mortgagees;

(e) Notice of any substantial damage to any part of the Common Area or the Dwelling Unit subject to the First Mortgagee's mortgage;

(f) Notice of the commencement of any condemnation or eminent domain proceedings with respect to any part of the Common Area or the Dwelling Unit subject to the First Mortgagee's mortgage;

(g) Notice of any default by the Owner of the Dwelling Unit which is subject to the First Mortgagee's mortgage under this Declaration, the Operating Agreement or the rules and regulations of the Association which is not cured within 30 days of the date of the default;

(h) The right to examine the books and records of the Association at any reasonable times;

(i) In the case of a First Mortgagee, the right to be listed on the records of the Association as an "Eligible First Mortgagee" for purpose of Section 11.02 below; and

(j) A lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Association.

The request of any such party shall specify which of the above it desires to receive and shall indicate the address to which any notices or documents shall be sent by the Association.

11.02 CONSENT OF FIRST MORTGAGEES:

(a) In addition to any requirements or prerequisites provided for elsewhere in this Declaration, the consent of First Mortgagees holding, in the aggregate, the first mortgages on at least two-thirds (2/3) of the Dwelling Units (by number) which are subject to first mortgages held by First Mortgagees which specifically request to be treated as "Eligible First Mortgagees" under Section 11.01(i) above will be required for the Association to do or permit to be done any of the following:

(1) Adoption of an amendment to this Declaration which (i) changes Article Six or otherwise changes the method of determining the Common Assessments or other Charges which may be levied against an Owner; (ii) changes Section 7.04 or Article Ten, (iii) changes this Article Eleven, Article Twelve or any other provision of this Declaration or by Operating Agreement which specifically grants rights to First Mortgagees, (iv) materially changes insurance and fidelity bond requirements, (v)

changes voting rights, or (vi) imposes a right of first refusal or similar restriction on the right of an Owner to sell, transfer or otherwise convey his Dwelling Unit;

(2) The withdrawal of the Premises from the provisions of this Declaration; provided, that, such consent of Eligible First Mortgagees will not be required with respect to any action under (1) above which occurs as a result of any action taken pursuant to Article Twelve.

(b) Whenever required, the consent of an Eligible First Mortgagee shall be deemed granted unless the party seeking the consent is advised to the contrary, in writing, by the Eligible First Mortgagee within sixty (60) days after making the request for consent.

11.03 INSURANCE PROCEEDS/CONDEMNATION AWARDS: In the event of (i) any distribution of any insurance proceeds hereunder as a result of damage to, or destruction of, any part of the Premises or (ii) any distribution of the proceeds of any award or settlement as a result of condemnation or eminent domain proceedings with respect to any part of the Common Area, any such distribution shall be made to the Owners and their respective First Mortgagees, as their interests may appear, and no Owner or other party shall be entitled to priority over the First Mortgagee of a Dwelling Unit with respect to any such distribution to or with respect to such Dwelling Unit; provided, that, nothing in this Section shall be construed to deny to the Association the right (i) to apply insurance proceeds to repair or replace damaged improvements or (ii) to apply proceeds of any award or settlement as a result of eminent domain proceedings as provided in Article Four.

ARTICLE TWELVE
Annexing Additional Property

12.01 IN GENERAL: Declarant reserves the right at any time and from time to time prior to ten (10) years from the date of Recording of this Declaration to annex, add and subject additional portions of the Development Area to the provisions of this Declaration as additional Premises by recording a supplement to this Declaration (a "Supplemental Declaration"), as hereinafter provided. Any portion of the Development Area which is subjected to this Declaration by a Supplemental Declaration shall be referred to as "Added Premises"; any portion of any Added Premises which is made part of the Common Area shall be referred to as "Added Common Area"; and any Dwelling Units contained in the Added Premises shall be referred to as "Added Dwelling Units". After the expiration of said ten (10) year period, Declarant may exercise the rights described herein to annex, add and subject additional portions of the Development Area to the provisions of this Declaration, provided that the consent the Owners (by number) of two-thirds (2/3) of all Dwelling Units then subject to this Declaration is first obtained.

12.02 POWER TO AMEND: Declarant hereby retains the right and power to Record a Supplemental Declaration, at any time and from time to time as provided in Section 12.01, which amends or supplements Exhibit B. Exhibit B may only be amended or supplemented pursuant to this Article to add portions of the Development Area to Exhibit B and shall not be amended to reduce or remove any real estate which is described in Exhibit B immediately prior to the Recording of such Supplemental Declaration. A Supplemental Declaration may contain such

additional provisions affecting the use of the Added Premises or the rights and obligations of owners of any part or parts of the Added Premises as the Declarant deems necessary or appropriate.

12.03 EFFECT OF SUPPLEMENTAL DECLARATION: Upon the Recording of a Supplemental Declaration by Declarant which annexes and subjects Added Premises, Added Common Area, or Added Dwelling Units to this Declaration, as provided in this Article, then:

(a) The easements, restrictions, conditions, covenants, reservations, liens, charges, rights, benefits and privileges set forth and described herein shall run with and bind the Added Premises and inure to the benefit of and be binding on any Person having at any time any interest or estate in the Added Premises in the same manner, to the same extent and with the same force and effect that this Declaration applies to the Premises, and Persons having an interest or estate in the Premises, subjected to this Declaration prior to the date of the Recording of the Supplemental Declaration;

(b) Every Owner of an Added Dwelling Unit shall be a member of the Association on the same terms and subject to the same qualifications and limitations as those members who are Owners of Dwelling Units immediately prior to the Recording of such Supplemental Declaration;

(c) In all other respects, all of the provisions of this Declaration shall include and apply to the Added Premises (including the Added Common Area or the Added Dwelling Units, if any) made subject to this Declaration by any such Supplemental Declaration and the Owners, First Mortgagees, and lessees thereof, with equal meaning and of like force and effect and the same as if such Added Premises were subjected to this Declaration at the time of the Recording hereof;

(d) The Recording of each Supplemental Declaration shall not alter the amount of the lien for any Charges made to a Dwelling Unit or its Owner prior to such Recording;

(e) The Declarant shall have and enjoy with respect to the Added Premises all rights, powers and easements reserved by the Declarant in this Declaration, plus any additional rights, powers and easements set forth in the Supplemental Declaration; and

(f) Each Owner of an Added Dwelling Unit which is subject to assessment hereunder shall be responsible for the payment of the Common Assessment pursuant to Section 6.02(e) or Section 6.08, but shall not be responsible for the payment of any special assessment which was levied prior to the time that the Added Dwelling Unit became subject to assessment hereunder.

ARTICLE THIRTEEN
Party Walls

13.01 PARTY WALL: Every wall, including the foundations therefor, which is built as a part of the original construction of a building and placed on the boundary line between separate Homes shall constitute and be a "Party Wall", and the Owner of a Dwelling Unit immediately

adjacent to a Party Wall shall have the obligation and be entitled to the rights and privileges of these covenants and, to the extent not inconsistent herewith, the general rules of law regarding party walls.

13.02 RIGHTS IN PARTY WALL: Each Owner of a Dwelling Unit, which is adjacent to a Party Wall, shall have the right to use the Party Wall for support of the structure originally constructed thereon and all replacements thereof and shall have the right to keep, maintain, repair and replace therein all pipes, conduit, and ducts originally located therein and all replacements thereof.

13.03 DAMAGE TO PARTY WALL:

(a) If any Party Wall is damaged or destroyed through the act or acts of any Owner of a Dwelling Unit which is adjacent to such Party Wall, or his agents, servants, tenants, guests, invitees, licensees, or members of his family, whether such act is willful, negligent or accidental, such Owner shall, with prior notice to the Association and the Owner of the other adjoining Dwelling Unit, forthwith proceed to rebuild or repair the same to as good a condition as in which such Party Wall existed prior to such damage or destruction without costs therefor to the Owner of the other adjoining Dwelling Unit.

(b) Any Party Wall damaged or destroyed by some act or event other than one caused by the Owner of a Dwelling Unit which is adjacent to such Party Wall, or his agents, servants, tenants, guests, invitees, licensees, or members of his family, shall be rebuilt or repaired by the Owners of the adjacent Dwelling Units to as good a condition as in which such Party Wall existed prior to such damage or destruction at joint and equal expense of such Owners, and as promptly as is reasonably possible; provided that the cost of repairing or replacing any portion thereof which is part of a Home Exterior with respect to which the Association is responsible for furnishing maintenance, repairs or replacements hereunder shall be paid by the Association as a Common Expense to the extent not covered by insurance.

(c) In the event that any Owner shall fail, within a reasonable time after the occurrence of damage or destruction referred to in this Section, to perform the necessary repair or rebuilding, then, the Managers may cause such repairs or rebuilding to be performed in the manner as provided in this Section and the cost thereof shall be charged to such Owner as his personal obligation and shall be a continuing lien on the Owner's Dwelling Unit.

13.04 CHANGE IN PARTY WALL: Any Owner of a Dwelling Unit who proposes to modify, rebuild, repair or make additions to any structure upon his Dwelling Unit in any manner which requires the extension, alteration or modification of any Party Wall shall first obtain the written consent thereto, as to said Party Wall, of the Owner of the other adjacent Dwelling Unit and the Managers, in addition to meeting any other requirements which may apply including, without limitation, those of the Municipality. In the event that a Party Wall is altered, regardless of whether all required consents have been obtained, any express or implied warranties made by the Declarant or the Original Declarant concerning the structural integrity of the Party Wall or either of the Homes adjacent to the Party Wall shall be null and void and the Owner who alters the Party Wall shall be responsible for any and all damage caused to either of the adjacent Homes or improvements thereto.

13.05 ARBITRATION: In the event of a disagreement between Owners of Dwelling Units adjoining a Party Wall with respect to their respective rights or obligations as to such Party Wall, upon the written request of either of said Owners to the other the matter shall be submitted to the Managers and the decision of the Managers shall be final and binding.

ARTICLE FOURTEEN
Miscellaneous

14.01 NOTICES: Any notice required to be sent to any Owner under the provisions of this Declaration or the Operating Agreement shall be deemed to have been properly sent if (i) mailed, postage prepaid, to his or its last known address as it appears on the records of the Association at the time of such mailing, (ii) transmitted by facsimile or e-mail to his or its facsimile number or e-mail address as either appears on the records of the Association at the time of such transmittal, or (iii) when personally delivered to his or its Home. The date of mailing, or the date of transmission if the notice is sent by facsimile or e-mail, shall be deemed the date of service.

14.02 CAPTIONS: The Article and Section headings are intended for convenience only and shall not be construed with any substantive effect in this Declaration. In the event of any conflict between statements made in recitals to this Declaration and the provisions contained in the body of this Declaration, the provisions in the body of this Declaration shall govern.

14.03 SEVERABILITY: Invalidation of all or any portion of any of the easements, restrictions, covenants, conditions, or reservations, by legislation, judgment or court order shall in no way affect any other provisions of this Declaration which shall, and all other provisions, remain in full force and effect.

14.04 PERPETUITIES AND OTHER INVALIDITY: If any of the options, privileges, covenants or rights created by this Declaration would otherwise be unlawful or void for violation of (a) the rule against perpetuities or some analogous statutory provision, (b) the rule restricting restraints on alienation, or (c) any other statutory or common law rules imposing time limits, then such provisions shall continue only until twenty-one (21) years after the death of the survivor of the now living lawful descendants of the President of the United States at the time this Declaration is Recorded.

14.05 TITLE HOLDING LAND TRUST: In the event title to any Dwelling Unit is held by a title holding trust, under the terms of which all powers of management, operation and control of the Dwelling Unit remain vested in the trust beneficiary or beneficiaries, then the beneficiaries thereunder from time to time shall be responsible for payment of all Charges and for the performance of all agreements, covenants and undertakings chargeable or created under this Declaration against such Dwelling Unit. No claim shall be made against any such title holding trustee personally for payment of any lien or obligation hereunder created and the trustee shall not be obligated to sequester funds or trust property to apply in whole or in part against such lien or obligation. The amount of such lien or obligation shall continue to be a charge or lien upon the Dwelling Unit and the beneficiaries of such trust notwithstanding any transfers of the beneficial interest of any such trust or any transfers of title to such Dwelling Unit.

14.06 WAIVER OF IMPLIED WARRANTY OF HABITABILITY AND OTHER WARRANTIES: Illinois courts have held that every contract for the construction of a new home in Illinois carries with it a warranty that when completed, the home will be free of defects and will be fit for its intended use as a home. The courts have also held that this "Implied Warranty of Habitability" does not have to be in writing to be a part of the contract and that it covers not only structural and mechanical defects such as may be found in the foundation, roof, masonry, heating, electrical and plumbing, but it also covers any defect in workmanship which may not easily be seen by the buyer. However, the courts have also held that a seller-builder and buyer may agree in writing that the Implied Warranty of Habitability is not included as a part of their particular contract. Each buyer of a Home from Declarant agreed in the purchase contract that the Declarant has excluded and disclaimed the Implied Warranty of Habitability and all other implied warranties, whether created judicially, statutorily or by common law, including the implied warranty of fitness for a particular purpose. Such exclusion and disclaimer shall apply to and bind any subsequent Owner of a Home and, accordingly, no Owner of a Home shall have the right to assert a claim against Declarant for a breach of the Implied Warranty of Habitability or any other implied warranty.

[Signature page follows]

Dated: _____, 202_

DECLARANT:

NORTHBROOK ROW LLC, an Illinois limited liability company

By: Lexington Homes L.L.C., an Illinois limited liability company, Manager

By: Lexington Homes Illinois Inc., an Illinois corporation, Manager

By: _____
Jeffrey Benach, Authorized Signatory

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, a Notary Public in and for said County and State, do hereby certify that Jeffrey Benach, authorized signatory for Lexington Homes Illinois Inc., which is the manager of Lexington Homes L.L.C., which is the manager of Northbrook Row LLC, an Illinois limited liability company (the "Company"), appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this ____ day of _____, 202_.

_____
Notary Public

CONSENT OF MORTGAGEE

_____, as holder of a mortgage dated _____, and recorded in the office of the Recorder of Deeds of Cook County, Illinois, on _____, as Document No. _____, with respect to the Premises, hereby consents to the recording of the Declaration to which this Consent is attached and agrees that its mortgage shall be subject to the terms of this Declaration, as supplemented and amended from time to time.

Dated: _____, 202_

_____

By:_____
Its_____

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

The undersigned, a Notary Public in and for said County and State, do hereby certify that _____ the _____of _____ (the "Mortgagee"), appeared before me this day in person and acknowledged that [he][she] signed, sealed and delivered said instrument as [his][her] free and voluntary act, and as the free and voluntary act of the Mortgagee, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this ___ day of _____, 202_.

_____
Notary Public

EXHIBIT A TO
DECLARATION FOR NORTHBROOK ROW

The Development Area

[To be completed prior to recording]

All Lots and Outlots in the Northbrook Row Subdivision, being a subdivision _____, in Cook County, Illinois, pursuant to the plat thereof recorded in Cook County, Illinois, on _____, 202_, as Document _____.

PINs: 04-15-102-002 and 04-15-102-003

EXHIBIT B TO
DECLARATION FOR NORTHBROOK ROW

The Premises

[To be completed prior to recording]

I. Dwelling Units:

A. Townhome Lots:

Lots _____, both inclusive, in Northbrook Row Subdivision, being a subdivision _____, in Cook County, Illinois, pursuant to the plat thereof recorded in Cook County, Illinois, on _____, 202_, as Document _____. (the "Northbrook Row Subdivision").

B. Townhome Parcels:

The following described lots shall be divided into Townhome Parcels as described in Section 1.25 of the Declaration to which this exhibit is attached:

Lots 6 through 10, both inclusive, in Northbrook Row Subdivision.

II. Common Area:

A. All portions of each Dwelling Unit described in Section I. above, outside of the Homes on the Dwelling Unit.

B. Lot 11 in Northbrook Row Subdivision.

EXHIBIT C TO
DECLARATION FOR NORTHBROOK ROW

Operating Agreement

[See attached]

OPERATING AGREEMENT
OF
NORTHBROOK ROW TOWNHOME OWNERS ASSOCIATION, LLC

This Operating Agreement is entered into as of _____, 202_, in Chicago, Illinois, between Northbrook Row Townhome Owners Association, LLC, an Illinois limited liability company (the "Association"), and Northbrook Row LLC, an Illinois limited liability company, its sole Member (sometimes referred to herein as the "Declarant").

A. Articles of Organization for the Association were filed with the Secretary of State of Illinois on _____, 202_; and

B. Declarant desires to set forth the terms and conditions governing the management, operation and affairs of the Association.

THEREFORE, in consideration of the mutual promises contained herein, and for other good and valuable consideration, the sufficiency of which are hereby acknowledged, the parties agree as follows:

ARTICLE I
NAME OF ASSOCIATION

The full legal name of the Association is Northbrook Row Townhome Owners Association, LLC.

ARTICLE II
PURPOSE AND POWERS

2.01 PURPOSES: The purposes of the Association are to act on behalf of its Members collectively, as their governing body, with respect to the preservation, care, maintenance, replacement, improvement, enhancement, operation and administration of both real and personal property, for the promotion of the health, safety and welfare and the common use and enjoyment thereof by Members of the Association. This Operating Agreement is subject to the provisions of the Declaration for Northbrook Row Townhomes ("Declaration") recorded with the Office of the Recorder of Deeds for Cook County, Illinois, as amended or supplemented from time to time. All terms used herein (if not otherwise defined herein) shall have the meanings set forth in the Declaration.

2.02 POWERS: The Association shall have and exercise all powers as are now or may hereafter be granted by the Illinois Limited Liability Company Act (the "Act"), the Declaration and this Operating Agreement.

2.03 TAX STATUS. It is intended that the Association shall be treated as an association taxable as a corporation and, to the extent determined from time to time by the Board (as hereafter defined), shall elect to be treated as a "homeowners association" under Section 528 of the Internal Revenue Code, or any successor provision thereto.

ARTICLE III
OFFICES

3.01 REGISTERED OFFICE: The Association shall have and continuously maintain in the State of Illinois a registered office and a registered agent whose office is identical with such registered office, and may have other offices within or without the State of Illinois as the Board may from time to time determine.

3.02 PRINCIPAL OFFICE: The Association's principal office shall be maintained on the Development Area or at the office of the managing agent employed by the Association, if any.

ARTICLE IV
MEETINGS AND ACTIONS OF MEMBERS

4.01 MEMBERSHIP. The Owner from time to time of each Dwelling Unit shall automatically be a "Member" of the Association. There shall be one membership per Dwelling Unit. There shall be two (2) classes of membership. The Declarant shall be the "Class B Member" with respect to Dwelling Units which it owns from time to time. Each owner other than the Declarant shall be a "Class A Member" with respect to each Dwelling Unit the Owner Owns. Membership shall be appurtenant to and may not be separated from ownership of a Dwelling Unit. Ownership of a Dwelling Unit shall be the sole qualification for membership. A purchasing Owner shall give to the Association written notice of the change of ownership of a Dwelling Unit within ten (10) days after such change.

4.02 VOTING RIGHTS: Prior to the First Meeting (as defined in Section 4.04 below), the voting rights shall be vested exclusively in the Class B Member (the Declarant) and the Owners other than Declarant shall have no voting rights. From and after the First Meeting, all of the voting rights shall be vested in the Voting Members and each Voting Member who represents a Dwelling Unit owned by a Class A Member shall have one vote for each Dwelling Unit which the Voting Member represents, and the Declarant, as the Class B Member, shall have ten (10) votes for each Dwelling Unit which it owns or each Home which is planned to be built on each Lot (as shown on the Declarant's Development Plan). The Voting Members may vote in person or by proxy. All proxies shall be in writing, revocable, valid only for eleven (11) months from the date of execution and filed with the Secretary.

4.03 PLACE OF MEETING; QUORUM: Meetings of the Members shall be held at the principal office of the Association or at such other place in Cook County, Illinois, as may be designated in any notice of a meeting. All meetings shall be conducted in accordance with the rules and provisions set forth in Roberts Rules of Order as from time to time published. Voting Members representing at least twenty percent (20%) of the total votes shall constitute a quorum. However, in the event quorum is not met for a particular meeting, the number of Voting Members required for quorum for any subsequent meeting called for the same purpose shall be reduced by fifty percent (50%) and shall continue to be reduced by fifty percent (50%) until such time as quorum is met and a meeting can be held; provided that quorum shall not be reduced to less than five percent (5%). Unless otherwise expressly provided herein or in the Declaration, any action may be taken at any meeting of the Members at which a quorum is present upon the affirmative vote of a majority of the Voting Members present at such meeting, including any matter which, under the Act, would otherwise require the unanimous consent of the Members.

4.04 ANNUAL MEETINGS: The first meeting of the Members ("First Meeting") shall be held upon not less than twenty-one (21) days' written notice given by the Declarant to the Members. If not called earlier by the Declarant, the First Meeting shall be held no later than thirty (30) days after the Turnover Date. Thereafter, there shall be an annual meeting of the Members ("Annual Meeting") on the anniversary of the First Meeting, or at such other reasonable time or date (not more than thirty (30) days before or after such date) upon not less than twenty-one (21) days written notice given by the Board to the Members.

4.05 SPECIAL MEETINGS: A special meeting of the Members may be called at any time for the purpose of considering matters which, by the terms of the Declaration, require the approval of all or some of the Voting Members or for any other reasonable purpose. A special meeting shall be called by written notice to the Members by Declarant (prior to the First Meeting), a majority of the Board (after the First Meeting), or by twenty percent (20%) of the Voting Members (after the First Meeting), and delivered not less than twenty-one (21) days prior to the date fixed for said meeting. The notices shall specify the date, time, and place of the meeting and the matters to be considered.

4.06 NOTICE OF MEETINGS: Notices of meetings required to be given herein may be delivered either personally, by email to the address on file with the Association, or by using a "prescribed delivery method" (as defined in the Illinois Common Interest Community Association Act) to the Members, addressed to such Member at the address given by such Member to the Board for the purpose of service of such notice or to the Dwelling Unit of the Member, if no address has been given to the Board. A notice of meeting shall include an agenda of business and matters to be acted upon or considered at the meeting.

4.07 NO DUTY OWED BY MEMBERS: Except as otherwise provided herein or in the Declaration, a Member who is not also a Manager (as hereafter defined) owes no duty to the Association or to the other Members solely by reason of being a Member.

4.08 NO SERVICES DUE FROM MEMBERS: No Member shall be required to perform any services for the Association solely by reason of being a Member. No Member shall be entitled to any compensation for any services performed by such Member for the Association unless otherwise determined by the Board.

4.09 INDEMNIFICATION: The Association shall indemnify each Member for all authorized acts performed by such Member in respect of the Association, to the full extent permitted by the Act, but in no event for a Member's material breach of this Operating Agreement, criminal conduct, gross negligence or any fraudulent act committed by the Member.

ARTICLE V
BOARD OF MANAGERS

5.01 IN GENERAL: After the First Meeting, the affairs of the Association shall be vested in the board of managers (the "Board"), which shall consist of three (3) persons (each a "Manager" and, collectively, the "Managers"), or such other number of persons as shall be fixed from time to time by the affirmative vote of not less than fifty percent (50%) of the Voting Members.

5.02 DECLARANT AS MANAGER: Anything herein to the contrary notwithstanding, the Declarant shall be the sole Manager and sole member of the Board until the First Meeting.

5.03 DELIVERY OF DOCUMENTS: Within sixty (60) days of the First Meeting, the Declarant shall deliver to the Board:

(a) Original copies of the Declaration, this Operating Agreement and the Association's Articles of Organization and any other documents filed with the Secretary of State of the State of Illinois.

(b) An accounting of all receipts and expenditures made or received on behalf of the Association by the Declarant.

(c) All Association funds and bank accounts.

(d) A schedule of all personal property, equipment and fixtures belonging to the Association, including documents transferring the property to the Association.

5.04 ELECTION: At the First Meeting, the Voting Members shall elect a full Board to replace the Declarant as the sole Manager. The two (2) candidates receiving the greatest number of votes shall each serve a two-year term and the candidate receiving the next greatest number of votes shall each serve a one- year term. Thereafter, each Manager shall serve a two-year term. Each Manager shall hold office until his term expires or until his successor has been elected and qualified. Managers may succeed themselves in office. In all elections for Managers, each Class A Member shall be entitled to the number of votes equal to the number of Managers to be elected, and the Class B Member shall be entitled to the number of votes equal to the number of Managers to be elected times ten (10). Cumulative voting shall not be permitted for Class A Members, but cumulative voting shall be permitted for the Class B Member.

5.05 BOARD MEETINGS: After the First Meeting, regular meetings of the Board shall be held at such time and place as shall be determined at the Annual Meeting or, from time to time, by a majority of the Board, provided that (i) the Board shall hold its first meeting within thirty (30) days of the First Meeting, and (ii) not less than four (4) Board meetings shall be held during each fiscal year. Notice of regular meetings of the Board shall be given to each Manager, personally or by mail, at least two (2) days prior to the day named for any such meeting and such notice shall state the time and place of such regular meeting and such notice shall be posted conspicuously on the Premises so as to inform the Members of such meetings.

5.06 SPECIAL MEETINGS: After the First Meeting, a special meeting of the Board may be called by the President or at least one-third (l/3) of the Managers then serving.

5.07 WAIVER OF NOTICE: Before or at any meeting of the Board, any Manager may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Manager at any meeting of the Board shall be a waiver of notice by him of the time and place thereof. If all the Managers are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

5.08 QUORUM: A majority of the Managers serving from time to time shall constitute a quorum for the election of officers and for the transaction of business at any meeting of the Board, provided, that if less than a majority of the Managers are present at said meeting, a majority of the Managers present may adjourn the meeting from time to time without further notice. Except as otherwise expressly provided herein or in the Declaration, any action may be taken upon the affirmative vote of a majority of the Managers present at a meeting at which a quorum is present ("Board Action").

5.09 POWERS AND DUTIES OF THE BOARD: The Board shall have all of the powers and duties granted to it or imposed upon it by the Declaration, this Operating Agreement, and the Act, including, without limitation, the following powers and duties:

(a) To engage the services of a managing agent upon such terms and with such authority as the Board may approve;

(b) To provide for the designation, hiring and removal of such employees and such other personnel, including attorneys and accountants, as the Board may, in its discretion, deem necessary or proper;

(c) To provide for any maintenance, repair, alteration, addition, improvement or replacement of the Common Area for which the Association is responsible under the Declaration and this Operating Agreement;

(d) To procure insurance as provided for under the Declaration;

(e) To estimate and provide each Member with an annual budget showing the Common Expenses;

(f) To set, give notice of, and collect from the Members, Common Assessments and other assessments, as provided in the Declaration;

(g) To pay the Common Expenses;

(h) Subject to the provisions of the Declaration, to own, convey, encumber or otherwise deal with any real property conveyed to or purchased by the Association;

(i) To adopt and, from time to time, to amend such reasonable rules and regulations as the Board may deem advisable for the use, enjoyment, administration, management, maintenance, conservation and beautification of the Common Area, and for the health, comfort, safety and general welfare of the Members and Residents. Written notice of any such rules and regulations or amendments thereto shall be given to all Residents affected thereby;

(j) To delegate the exercise of its power to committees appointed pursuant to Article Seven of this Operating Agreement;

(k) To borrow money and pledge the assets of the Association, including the right

to receive future assessments, as collateral for repayment thereof; and

(l) To convey all or substantially all of the Association's assets to, merge with, or convert to, another entity, including a not-for-profit corporation, to the extent permitted by law.

5.10 COMPENSATION/REIMBURSEMENT FOR EXPENSES: Managers shall receive no compensation, except as expressly provided in a resolution duly adopted by not less than 75% of the Voting Members. Upon the presentation of receipts or other appropriate documentation, a Manager shall be reimbursed by the Association for reasonable out-of-pocket expenses incurred in the course of the performance of his or her duties as a Manager.

5.11 REMOVAL OR RESIGNATION OF A MANAGER: Prior to the First Meeting, the Declarant may not be removed as Manager without the Declarant's written consent. After the First Meeting, any Manager may be removed from office, with or without cause, by the affirmative vote of at least two-thirds (2/3) of the Managers then serving at any Annual Meeting or at a special meeting called for such purpose. Any Manager may resign at any time by submitting his written resignation to the Board. If after the First Meeting, a Manager ceases to be a Member or Voting Member, he or she shall be deemed to have resigned as of the date of such cessation. A successor to fill the unexpired term of a Manager who resigns or is removed may be appointed by a majority of the remaining Managers at any regular meeting or a special meeting called for such purpose and any successor so appointed shall serve the balance of his or her predecessor's term.

5.12 NO EXCLUSIVE DUTY: Except as otherwise provided in this Operating Agreement, the Managers shall not be required to manage the Association as their sole and exclusive function and the Managers may have other business interests and engage in other activities in addition to those relating to the Association. Neither the Association nor any Member shall have any right to share or participate in such other investments or activities of the Managers or to the income or proceeds derived therefrom.

5.13 LIMITATION OF LIABILITY: The Managers shall perform the duties of the Manager in good faith, in a manner which the Managers believe to be in the best interests of the Association, and with such care as an ordinarily prudent individual in a like position would use under similar circumstances. See Section 5.06 of the Declaration for provisions concerning limitations on the liability of Managers and other indemnification provisions.

5.14 INDEMNIFICATION: The Association shall indemnify each Manager for all acts performed by the Manager in respect of the Association, to the full extent permitted by the Act, but in no event for fraud, deceit, theft, misappropriation, embezzlement, willful misconduct or gross negligence relating to the Association.

ARTICLE VI
OFFICERS

6.01 OFFICERS: The officers of the Association shall be a President, one or more Vice Presidents, a Secretary, Treasurer, and such assistants to such officers as the Board may deem appropriate and shall hold office at the discretion of the Board. After the First Meeting, officers shall be Managers and shall be elected annually at the first Board meeting following the Annual

Meeting.

6.02 VACANCY OF OFFICE: Any officer may be removed at any meeting of the Board by the affirmative vote of the majority of the Managers in office, either with or without cause. Any officer may resign at any time by submitting his or her written resignation to the Board. If after the First Meeting, an officer ceases to be a Member or Voting Member, he or she shall be deemed to have resigned as of the date of such cessation. A successor to fill the unexpired term of an officer who resigns or is removed may be appointed by the Board at any regular meeting or a special meeting called for such purpose and any successor so appointed shall serve the balance of his or her predecessor's term.

6.03 POWERS OF OFFICERS: The respective officers of the Association shall have such powers and duties as are from time to time prescribed by the Board and as are usually vested in such officers, including but not limited to, the following:

(a) The President shall be the Chief Executive Officer of the Association and shall preside at all meetings of the Members and at all meetings of the Board and shall execute amendments to the Declaration and this Operating Agreement as provided in the Declaration and this Operating Agreement.

(b) The Vice President shall, in the absence or the disability of the President, perform the duties and exercise the powers of such office;

(c) The Secretary shall keep minutes of all meetings of the Members and of the Board and shall have charge of such other books, papers and documents as the Board may prescribe;

(d) The Treasurer shall be responsible for Association funds and securities and for keeping full and accurate accounts of all receipts and disbursements in the Association books of accounts kept for such purpose.

6.04 OFFICERS' COMPENSATION: The officers shall receive no compensation for their services, except as expressly provided by a resolution duly adopted by not less than 75% of the Voting Members.

ARTICLE VII
COMMITTEES DESIGNATED BY BOARD

7.01 BOARD COMMITTEES: The Board may, by Board Action, designate one or more committees, each of which shall consist of two or more Managers, which committees, to the extent consistent with law and as provided in said resolution, shall have and exercise the authority of the Board in the management of the Association; but the designation of such committees and delegation thereto of authority shall not operate to relieve the Board, or any individual Manager, of any responsibility imposed by law upon the Board or any individual Manager.

7.02 SPECIAL AND STANDING COMMITTEES: Other committees not having and exercising the authority of the Board in the management of the Association may be designated by a resolution adopted by Board Action. Except as otherwise provided in such resolution, members of

each such special committee shall be Members or Voting Members and the President shall appoint the members of such special committee, as well as a Manager to act as the liaison between the special committee and the Board. Any member of such special committee may be removed by the President whenever in his or her judgment the best interests of the Association shall be served by such removal. The powers and the duties of any standing committee shall be as set from time to time by resolution of the Board. The President shall designate a Manager (who shall act as the liaison between the standing committee and the Board) to serve as the chairman of each standing committee, and the other members of the standing committee (who need not be Managers) shall be appointed and removed from time to time by such chairman.

7.03 TERM: Each member of a committee shall continue as such until the next Annual Meeting of the Board and until his or her successor is appointed, unless the committee shall be sooner terminated, or unless such member shall be removed from such committee, or unless such member shall cease to qualify as a member thereof.

7.04 CHAIRPERSON: Except as otherwise provided in Section 7.02, one member of each committee shall be appointed chairperson.

7.05 VACANCIES: Vacancies in the membership of any committee may be filled by appointments made in the same manner as provided in the case of the original appointments to such committee.

7.06 QUORUM: Unless otherwise provided in the resolution of the Board designating a committee, a majority of the whole committee shall constitute a quorum and the act of a majority of the members present at a meeting at which a quorum is present shall be the act of the committee.

7.07 RULES: Each committee may adopt rules for its own governance not inconsistent with the Declaration, this Operating Agreement or with rules adopted by the Board.

ARTICLE VIII
CONTRACTS, CHECKS, DEPOSITS AND FUNDS

8.01 CONTRACTS: The Board may authorize any officer of officers, agent or agents of the Association, in addition to the officers so authorized by this Operating Agreement, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Association and such authority may be general or confined to specific instances. In the absence of any such authorization by the Board, any such contract or instrument shall be executed by the President or a Vice President and attested to by the Secretary or an Assistant Secretary of the Association.

8.02 PAYMENTS: All checks, drafts, vouchers or other orders for the payment of money, notes or other evidences of indebtedness issued in the name of the Association shall be signed by such officer or officers, agent or agents of the Association, and in such manner as shall from time to time be determined by resolution of the Board. In the absence of such determination by the Board, such instruments shall be signed by the Treasurer or an Assistant Treasurer and countersigned by the President or a Vice President of the Association.

8.03 BANK ACCOUNTS: All funds of the Association not otherwise employed shall be deposited from time to time to the credit of the Association in such banks, trust companies or other

depositories as the Board shall elect.

8.04 SPECIAL RECEIPTS: The Board may accept on behalf of the Association any contribution, gift, bequest, or devise for the general purposes or for any special purpose of the Association.

ARTICLE IX
FISCAL MANAGEMENT

9.01 FISCAL YEAR: The fiscal year of the Association shall be established by the Association and may be changed from time to time by a resolution adopted by two-thirds (2/3) of the Board.

9.02 ANNUAL STATEMENT: Within a reasonable time after the close of each fiscal year, the Board shall furnish each Member with a statement of the income and disbursements of the Association for such fiscal year.

9.03 SPECIAL STATEMENT: Within ten (10) days after receipt of a written request from a Member, the Board shall provide the Member with a statement containing the following information:

(a) The status of the Member's account and the amount of any unpaid assessments or other charges due and owing from the Member; and

(b) The status and amount of any and all Capital Reserves.

9.04 ASSESSMENT PROCEDURE: Common Assessments and special assessments shall be made and collected as provided in the Declaration.

ARTICLE X
TRANSFER OF MEMBERSHIP

10.01 MEMBERSHIP: The Owner of each Dwelling Unit shall automatically be a Member of the Association. There shall be one membership per Dwelling Unit. Membership shall be appurtenant to and may not be separated from ownership of a Dwelling Unit. Ownership of a Dwelling Unit shall be the sole qualification for membership. The Association shall be given written notice of a proposed change of ownership of a Dwelling Unit within ten (10) days prior to such change. Any attempt to transfer membership in the Association separate from ownership of a Dwelling Unit shall be invalid, null and void, and of no force and effect.

10.02 NO VOLUNTARY DISSOCIATION: Except as otherwise provided by Section 10.01 above, a Member shall not be permitted to voluntarily dissociate from the Association.

ARTICLE XI
BOOKS AND RECORDS

The Association shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of its Members, the Board, and committees having any of

the authority of the Board, and shall keep at the registered or principal office of the Association a record including the following: (i) the names and last known address of the Members, setting forth the date on which each became a Member; (ii) a copy of the Articles of Organization of the Association, as amended or restated, together with executed copies of any powers of attorney pursuant to which any articles, applications, or certificates have been executed; (iii) copies of the Association's financial statements and federal, state, and local income tax returns and reports for the three (3) most recent years, where applicable; and (4) copies of the Operating Agreement and any amendments thereto. All books and records of the Association may be inspected and copied by any Member, or his or her mortgagee, agent or attorney, at any reasonable time. The Member shall reimburse the Association for all costs and expenses incurred by the Association in connection with that Member's inspection and copying of such records.

ARTICLE XII
MISCELLANEOUS PROVISIONS

12.01 GOVERNING LAW. This Operating Agreement shall be interpreted in accordance with the internal laws of the State of Illinois, without regard to its rules governing conflict of laws.

12.02 VALIDITY. The provisions of this Operating Agreement are intended to be interpreted and construed in a manner which renders them valid and enforceable. In the event that any provision of this Operating Agreement is found to be invalid or unenforceable, such provision shall be deemed excised from this Operating Agreement without affecting the validity or enforceability of any of the remaining provisions hereof.

12.03 JURISDICTION AND VENUE. All disputes arising under or in connection with this Operating Agreement shall be resolved and disposed of by the federal and state courts located in the County where the Declaration is recorded, and the Association, Managers, and Members irrevocably consent to the exclusive personal jurisdiction of such courts and venue therein.

ARTICLE XIII
AMENDMENTS

This Operating Agreement may be amended or modified at any time, or from time to time, by the affirmative vote of two-thirds of the Managers then serving provided, that (i) no provision of this Operating Agreement may be amended or modified so as to conflict with the provisions of the Declaration or the Act, and (ii) no provision contained in this Operating Agreement which affects the rights of the Class B Member may be amended or modified without the written consent of the Class B Member.

[Signature page follows]

IN WITNESS WHEREOF, the parties have executed this Operating Agreement as of the first date set forth above.

ASSOCIATION:

Northbrook Row Townhome Owners Association, LLC, an Illinois limited liability company

By: Northbrook Row LLC, an Illinois limited liability company, Manager

By: Lexington Homes L.L.C., an Illinois limited liability company, Manager

By: Lexington Homes Illinois Inc., an Illinois corporation, Manager

By: _____
Jeffrey Benach, Authorized Signatory

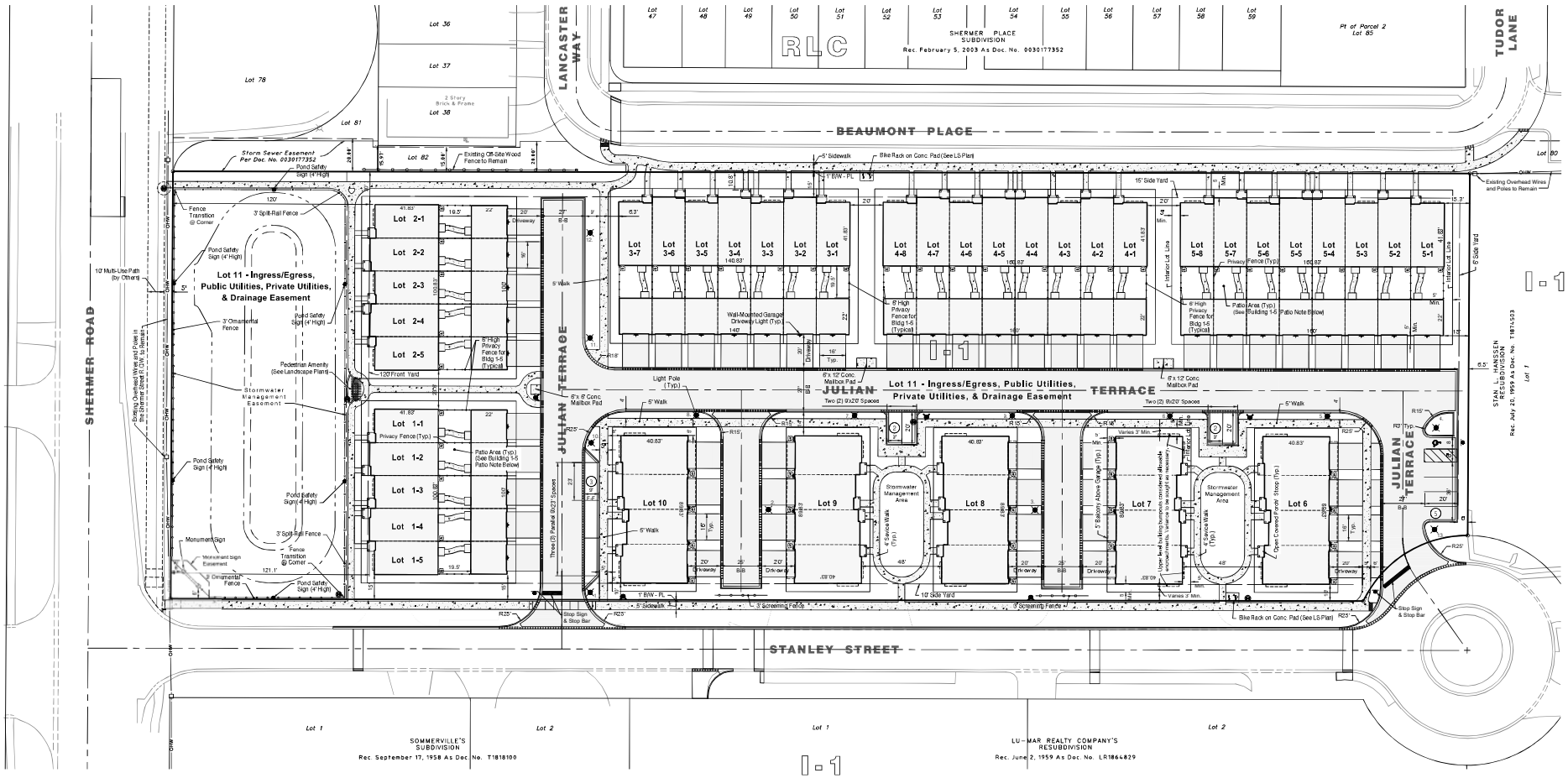
MEMBER/DECLARANT:

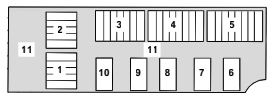
Northbrook Row LLC, an Illinois limited liability company, Manager

By: Lexington Homes L.L.C., an Illinois limited liability company, Manager

By: Lexington Homes Illinois Inc., an Illinois corporation, Manager

By: _____
Jeffrey Benach, Authorized Signatory





LOT 11 - Easement for Ingress/Egress, Public Utilities, Private Utilities, & Drainage Easement

Lot Key Map
Not to Scale

Building 1 - 5 Patio Note
All the areas between the garages and residential units have been accounted for as 100% impervious to allow for optional/ future patios.

Site Data		
Gross Site Area	4.69 Ac.	
Row Home Units	33	62%
Rear-Load Mews Townhome Units	20	38%
Total Dwelling Units	**53**	**100%**
Density	**11.3 DU/Ac.**	
Parking Summary		
Garage Stalls	106 @ 2.0:1	
Driveway Stalls	106 @ 2.0:1	
Guest Stalls On-Site	12 @ 0.23	
Total	**224 @ 4.23:1**	

Bulk, Space and Yard Requirements[1]	Required/ Permitted	Proposed
Building Height - Stories	4	3
Building Height - Feet[2]	65'	35' - 10"
Minimum Lot Area (s.f.)	100,000	204,081
Lot Area per Dwelling (s.f.)	4,150	3,851
Yard Summary		
Front (Shermer Road)	100	120
Corner Side (Stanley Street)	100	10
Interior Side (North)	6	15
Rear (East)	25	6
Floor Area Ratio	65%	61%
Lot Coverage	70%	48%

Notes:
1. Existing zoning is I-1 (Restricted Industrial); Proposed zoning is Planned Development R-C (Residential and Limited Commercial.) The Required/ Permitted values listed in the table reference that zoning.
2. The taller, Rowhome (Buildings 1-5) height, is listed in the above table. The Mews Townhome (Buildings 6-10) height is 35' - 3".

NORTH
Scale: 1" = 30'

No.	Date	
4	10.13.2025	Per Village Review & Coordination
3	8.29.2025	Per Village Review
2	5.28.2025	Per Village Review
1	9.26.2024	Stanley Street Parking Removed

HAEGER ENGINEERING
consulting engineers | land surveyors
100 South Main Street, Suite 273 • Tel. 847.294.6066 • Fax 847.294.6068
Illinois Professional Design Firm License No. 184-001132
www.haegerengineering.com

PRELIMINARY PD SITE PLAN

NORTHBROOK ROW

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

Project Manager:	T A S
Engineer:	P A C
Date:	6-6-2024
Project No.	20122
Sheet	1/1

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Plot Date: Oct 13, 2025 - 7:09am Plotted By: tsd5
File Name: P:\2020\20122\Drawings\Preliminary\20122-SP (Alternate for PC).dwg

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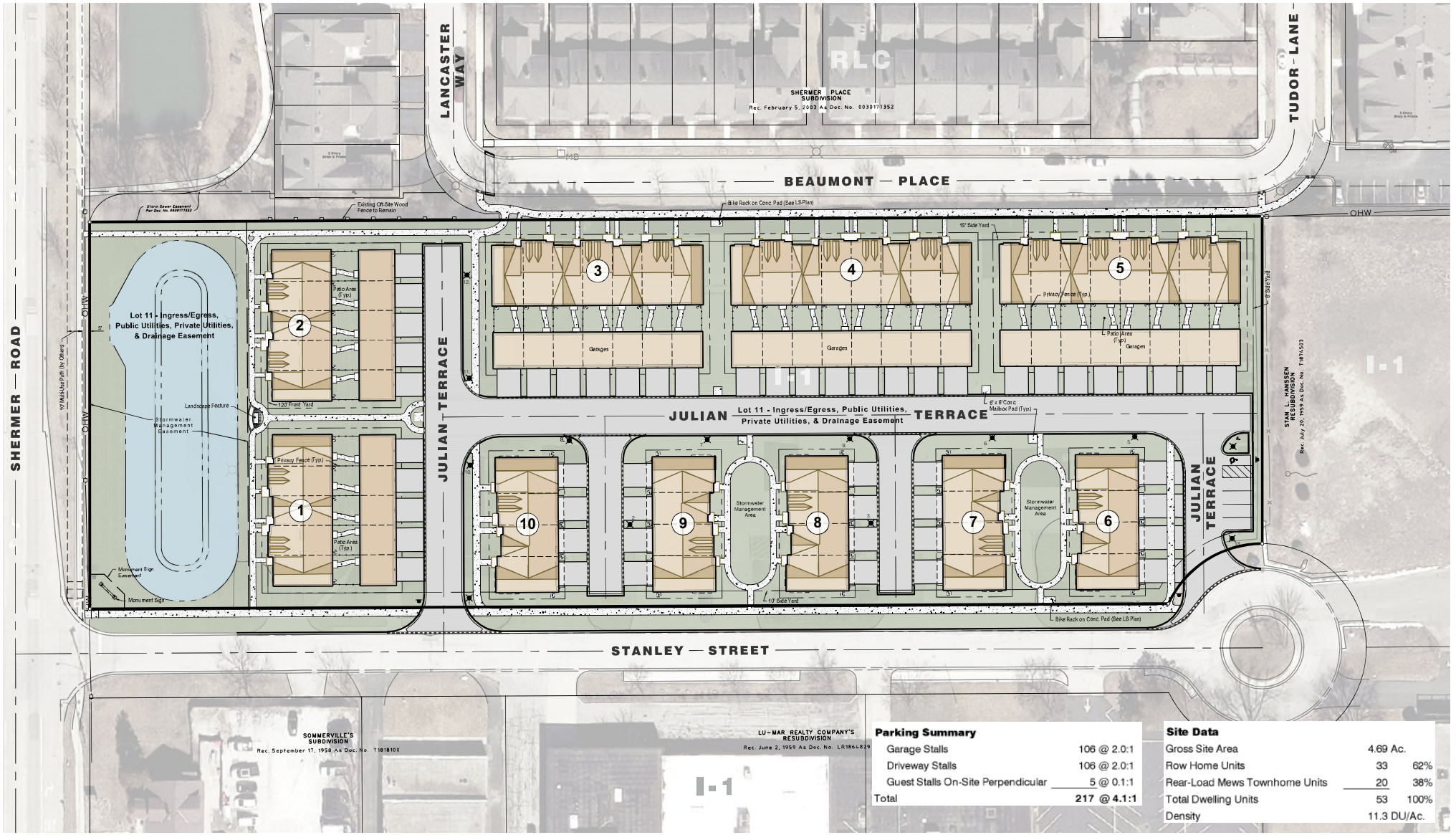

Parking Summary

Garage Stalls	106 @ 2.0:1
Driveway Stalls	106 @ 2.0:1
Guest Stalls On-Site Perpendicular	5 @ 0.1:1
Total	**217 @ 4.1:1**

Site Data

Gross Site Area	4.69 Ac.	
Row Home Units	33	62%
Rear-Load Mews Townhome Units	20	38%
Total Dwelling Units	53	100%
Density	11.3 DU/Ac.	

NORTH
0 60
Scale: 1" = 60'

No.	Date	Revision
2	6-20-2025	Per Village Comments
1	3-28-2025	Per Village Comments

ILLUSTRATIVE SITE PLAN
NORTHBROOK ROW

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152 www.HaegerEngineering.com

Project Manager:	TAS
Engineer:	PAC
Date:	9-24-2024
Project No.	20-122
Sheet	1 / 1

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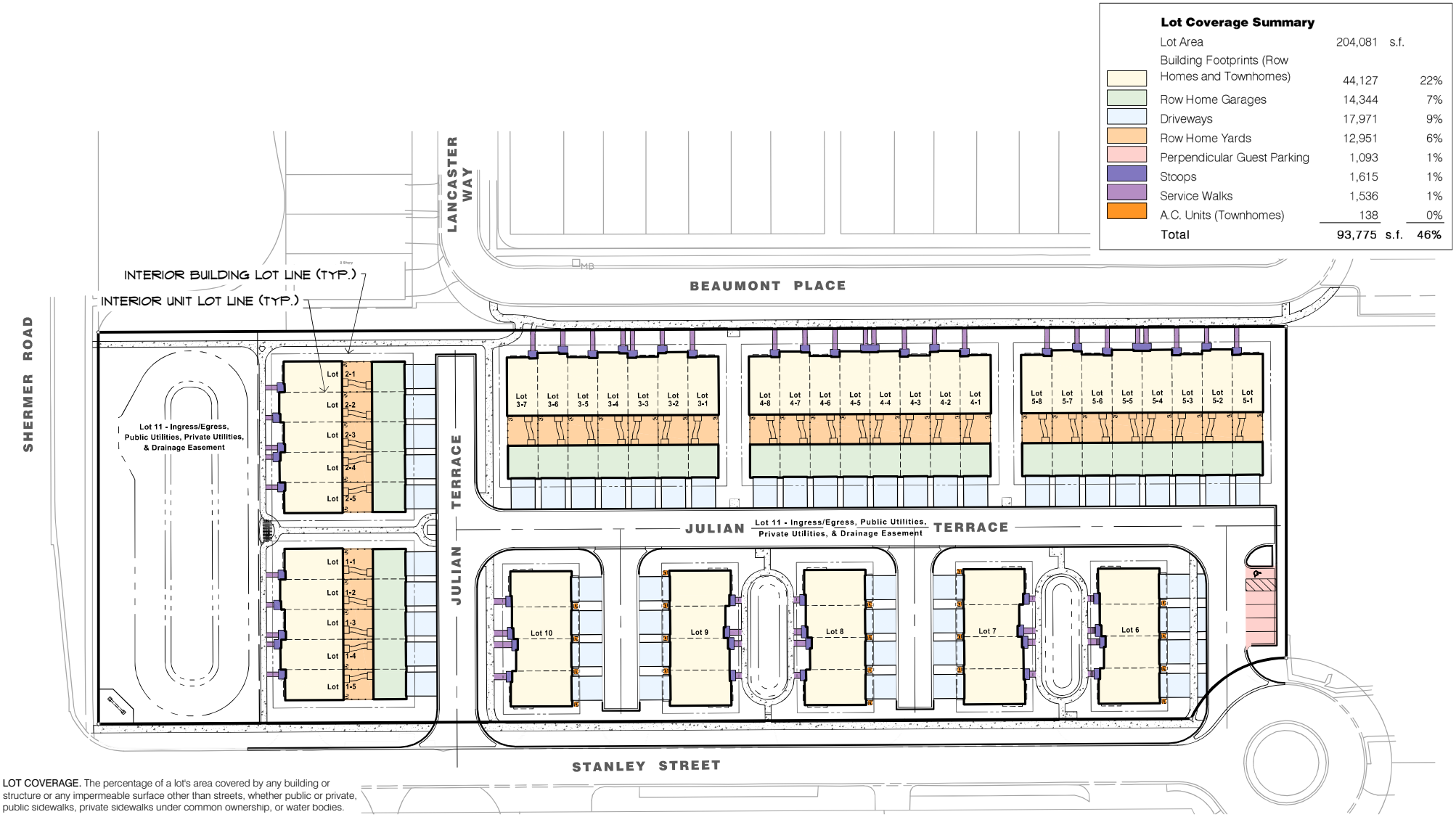

LOT COVERAGE. The percentage of a lot's area covered by any building or structure or any impermeable surface other than streets, whether public or private, public sidewalks, private sidewalks under common ownership, or water bodies.

Source: Northbrook Zoning Code, Article XII - Applicability and Interpretation, Part II - Interpretation, Including Definitions.

No.	Date	Revision
2	6-20-2025	Per Village Review
1	3-28-2025	Miscellaneous Revisions

LOT COVERAGE EXHIBIT
NORTHBROOK ROW

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 Tel. 847.394.6600 Fax. 847.394.6608
Illinois Professional Design Firm License No. 184-003152 www.HaegerEngineering.com

Project Manager:	TAS
Engineer:	PAC
Date:	9-26-2024
Project No.	20-122
Sheet	1 / 1

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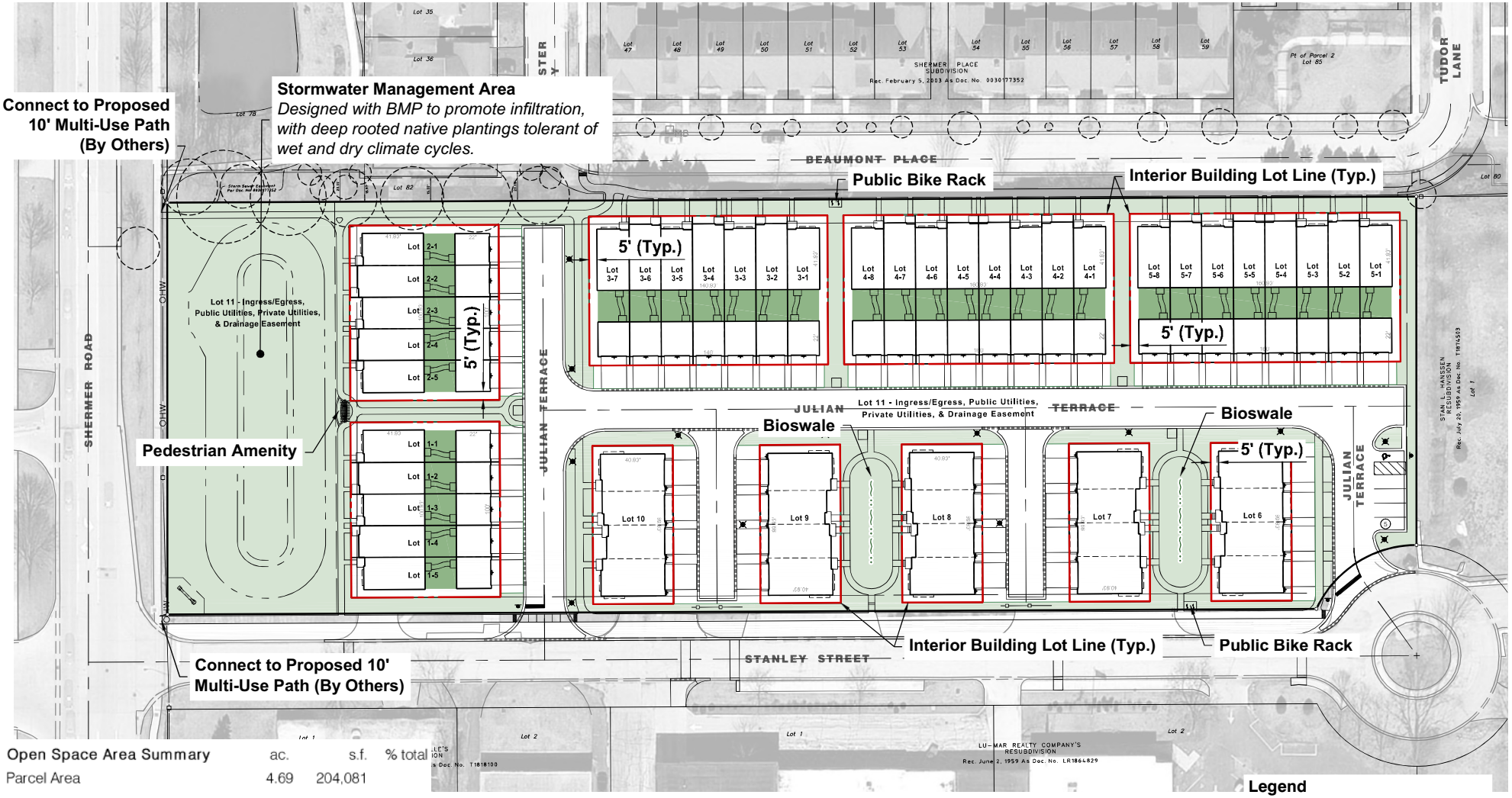

Open Space Area Summary	ac.	s.f.	% total
Parcel Area	4.69	204,081	
Common Area Open Space	1.45	62,972	30.9%
Private Open Space (Back Yards)	0.30	13,145	6.4%
Total Open Space	1.75	76,117	37%

Legend

- Common Open Space
- Private Open Space (Back Yards)

NORTH
0 60
Scale: 1" = 60'

No.	Date	Revision
4	6-20-2025	Per Village Review
3	3-28-2025	Miscellaneous Revisions
2	9-24-2024	Stanley Street Parking Removed
1	2-26-2024	Private Open Space Added

OPEN SPACE EXHIBIT
NORTHBROOK ROW
VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

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100 East State Parkway, Schaumburg, IL 60173 Tel. 847.394.6600 Fax. 847.394.6608
Illinois Professional Design Firm License No. 184-003152 www.HaegerEngineering.com

Project Manager:	TAS
Engineer:	PAC
Date:	10-11-2022
Project No.	20122
Sheet	1 / 1

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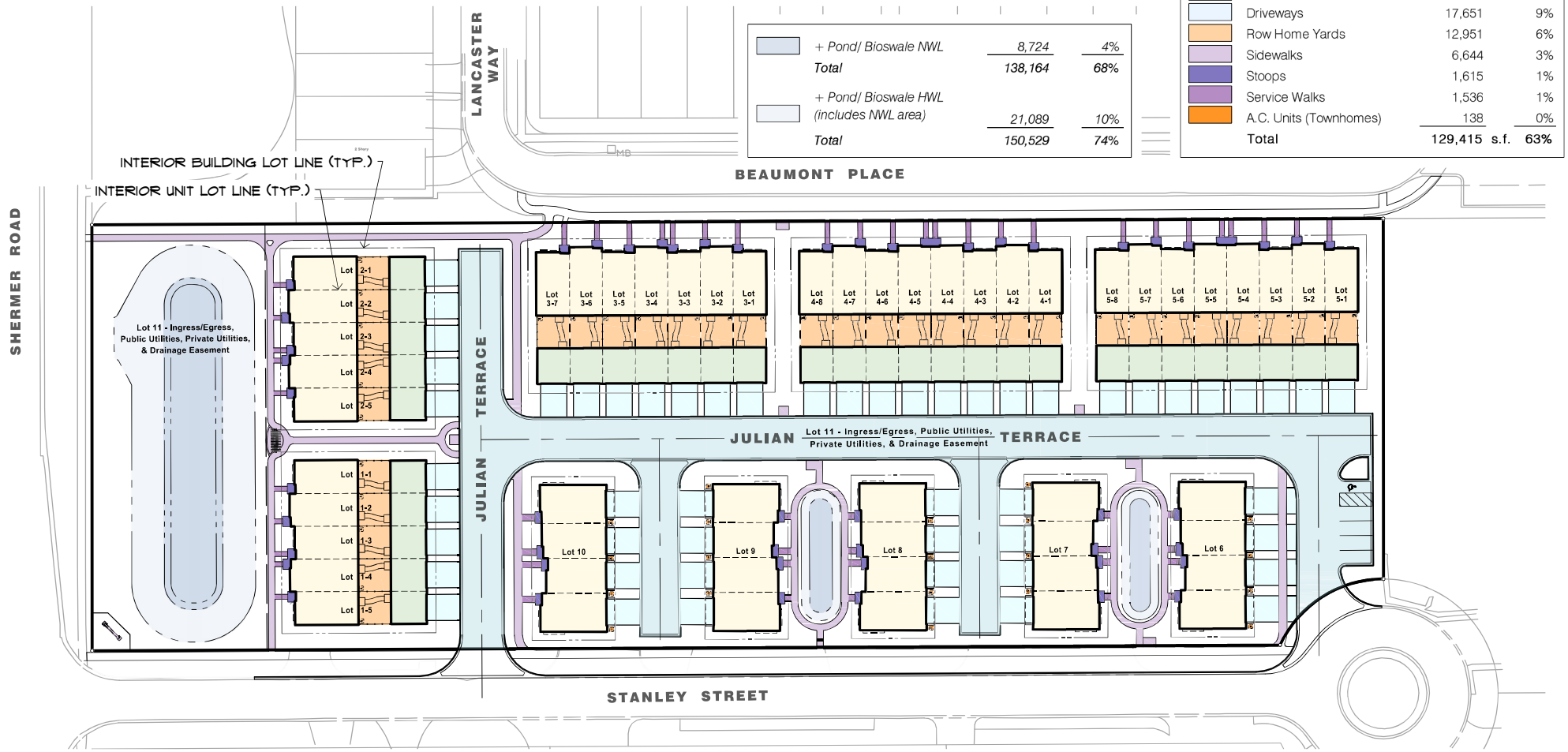

Impervious Area Summary

	Lot Area	204,081 s.f.	
	Building Footprints (Row Homes and Townhomes)	44,127	22%
	Row Home Garages	14,344	7%
	Roadway Pavement & Curb	30,408	15%
	Driveways	17,651	9%
	Row Home Yards	12,951	6%
	Sidewalks	6,644	3%
	Stoops	1,615	1%
	Service Walks	1,536	1%
	A.C. Units (Townhomes)	138	0%
	Total	129,415 s.f.	63%

NORTH
0 60
Scale: 1" = 60'

No.	Date	Revision
2	6-20-2025	Per Village Review
1	3-28-2025	Miscellaneous Revisions

IMPERVIOUS SURFACE EXHIBIT
NORTHBROOK ROW

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 Tel. 847.394.6600 Fax. 847.394.6608
Illinois Professional Design Firm License No. 184-003152 www.HaegerEngineering.com

Project Manager:	T A S
Engineer:	P A C
Date:	9-26-2024
Project No.	20-122
Sheet	1 / 1

P:\2020\20122\Drawings\Preliminary\20122-SP Coverage Exhibit.dwg | Jun 16, 2025 - 2:45pm | jenny-n

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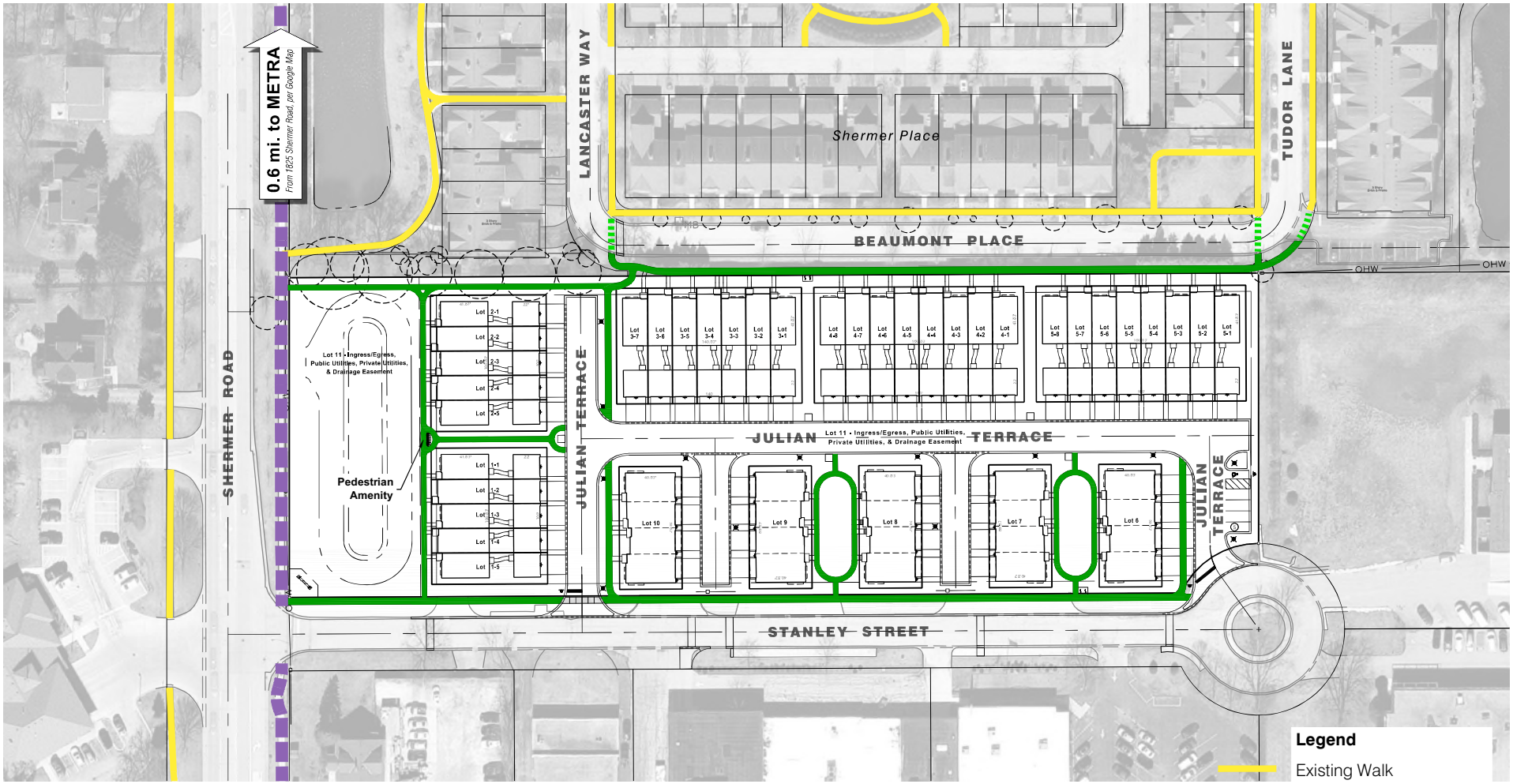
1262



NORTH
0 80
Scale: 1" = 80'

No.	Date	Revision
3	6-20-2025	Per Village Review
2	3-28-2025	Miscellaneous Revisions
1	9-24-2024	Stanley Street Parking Removed

SIDEWALK CONNECTIVITY EXHIBIT
NORTHBROOK ROW

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

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Project Manager:	TAS
Engineer:	PAC
Date:	10-11-2022
Project No.	20122
Sheet	1 / 1

P:\2020\20122\Drawings\Exhibits\20122-SP Open Space Exhibit.dwg | Jun 16, 2025 - 2:55pm | jenny-n

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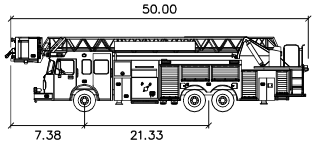
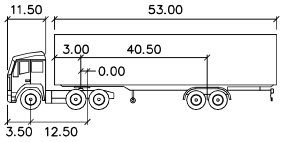


Pierce Lance 100

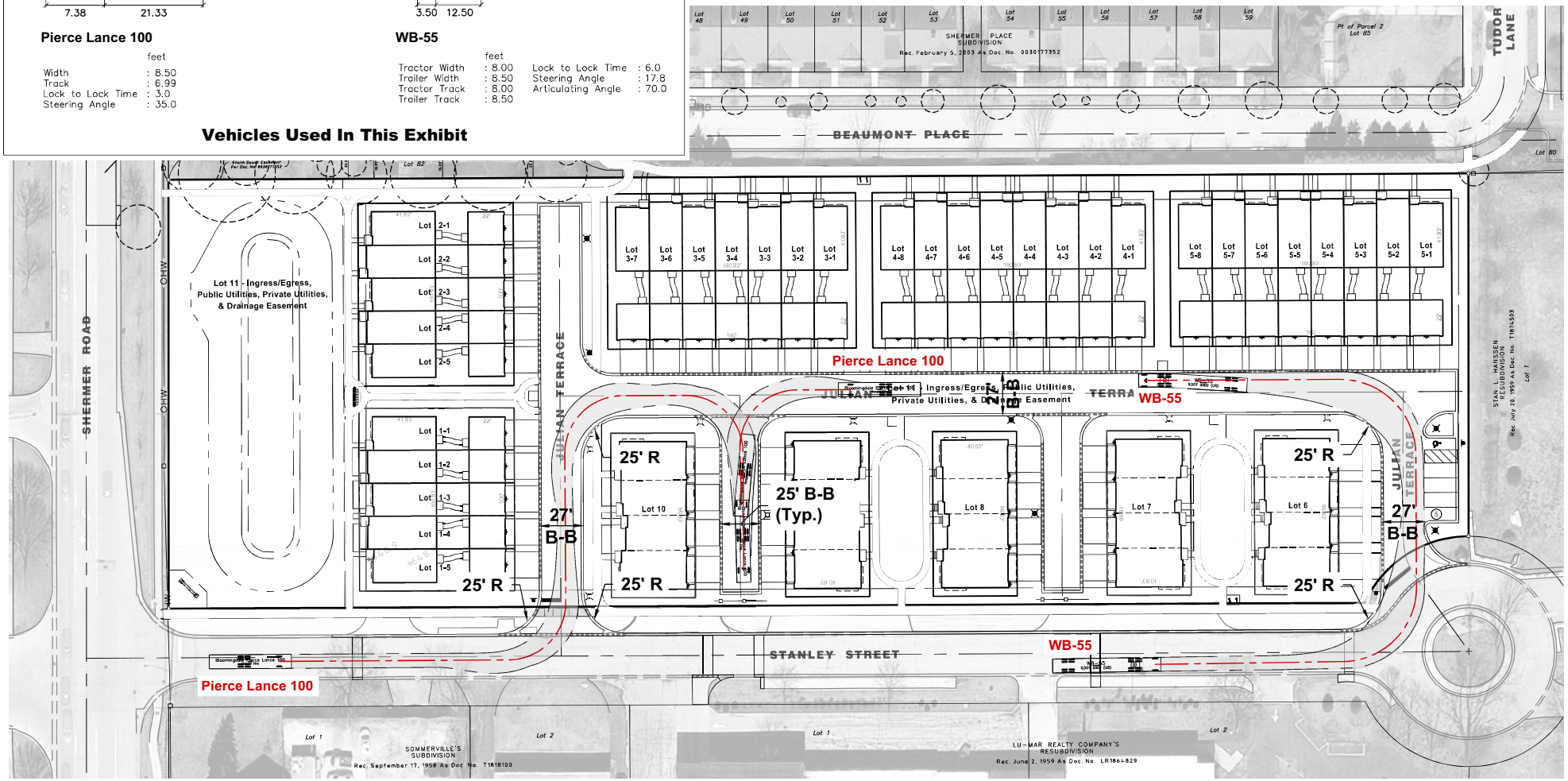
	feet
Width	: 8.50
Track	: 6.99
Lock to Lock Time	: 3.0
Steering Angle	: 35.0



WB-55

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.8
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

Vehicles Used In This Exhibit



NORTH
0 60
Scale: 1" = 60'

No.	Date	Revision
3	6-20-2025	Per Village Review
2	3-28-2025	Miscellaneous Revisions
1	9-24-2024	Stanley Street Parking Removed

VEHICLE TURNING EXHIBIT
NORTHBROOK ROW

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

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Project Manager:	TAS
Engineer:	PAC
Date:	10-11-2022
Project No.	20122
Sheet	1 / 1

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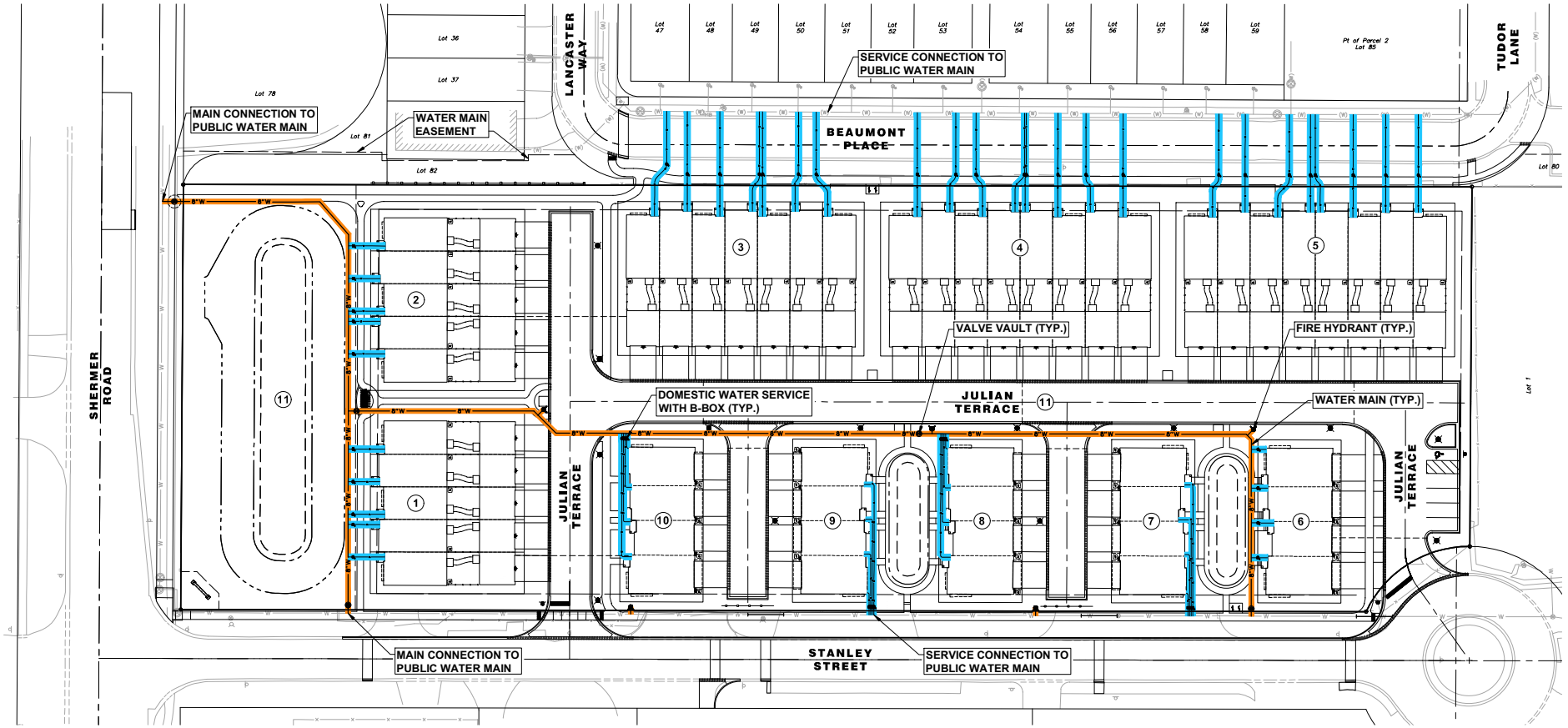
1264



Per Village Review Revisions
6-30-2025 Date
1 No.

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www.haegerengineering.com

WATER MAIN & SERVICES
OWNERSHIP/MAINTENANCE EXHIBIT
NORTHBROOK ROW
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager: P A C
Engineer: J N
Date: 04/28/2025
Project No. 20-122
Sheet 1/1

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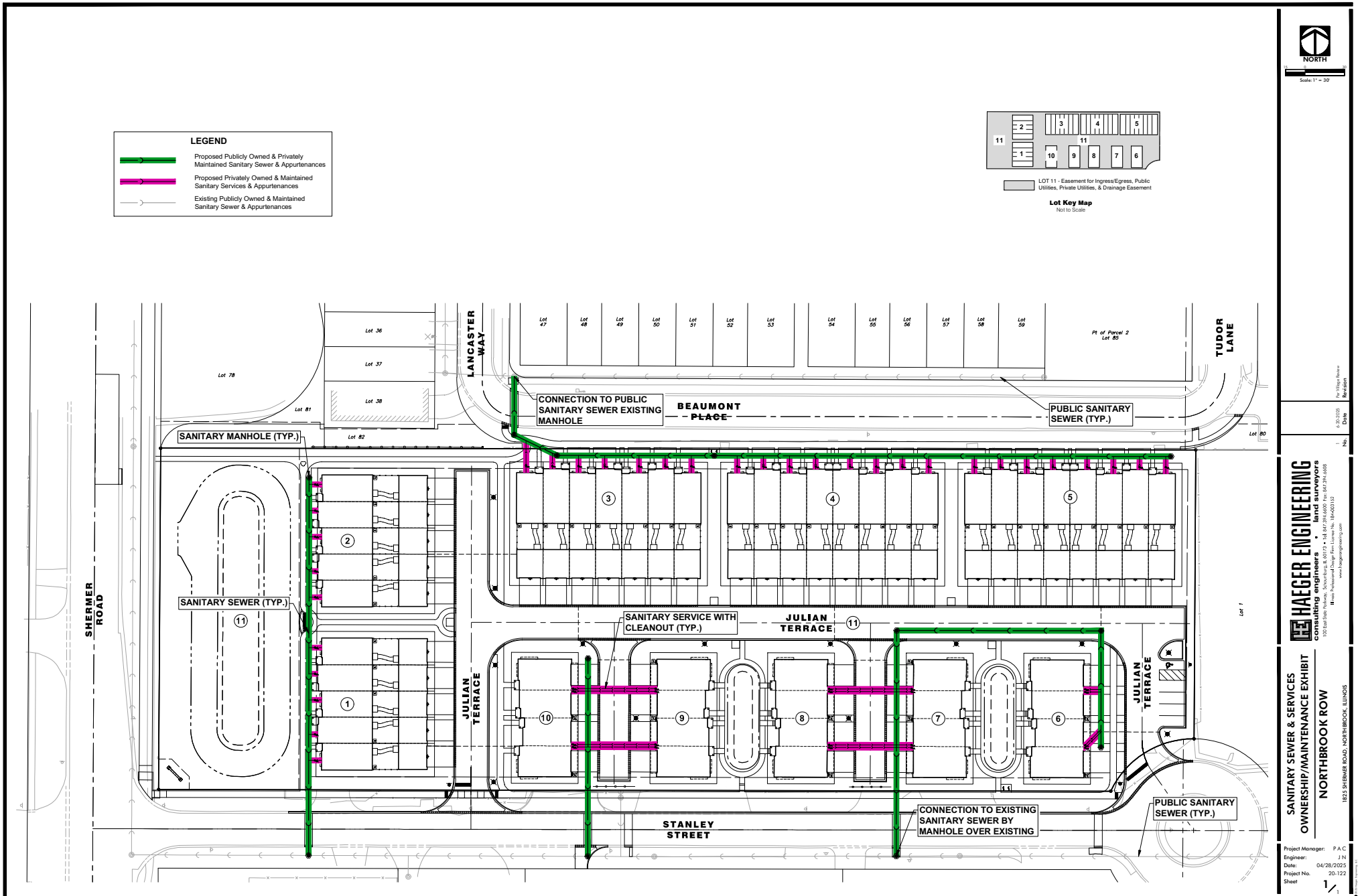
Plot Date: Jun 16, 2025 - 3:08pm Plotted By: jenny-n
File Name: P:\2020\20122\Drawings\Exhibits\20122-Utility Ownership Exhibit.dwg

1265



No.	Date	Revision
1	6-20-2025	Per Village Review

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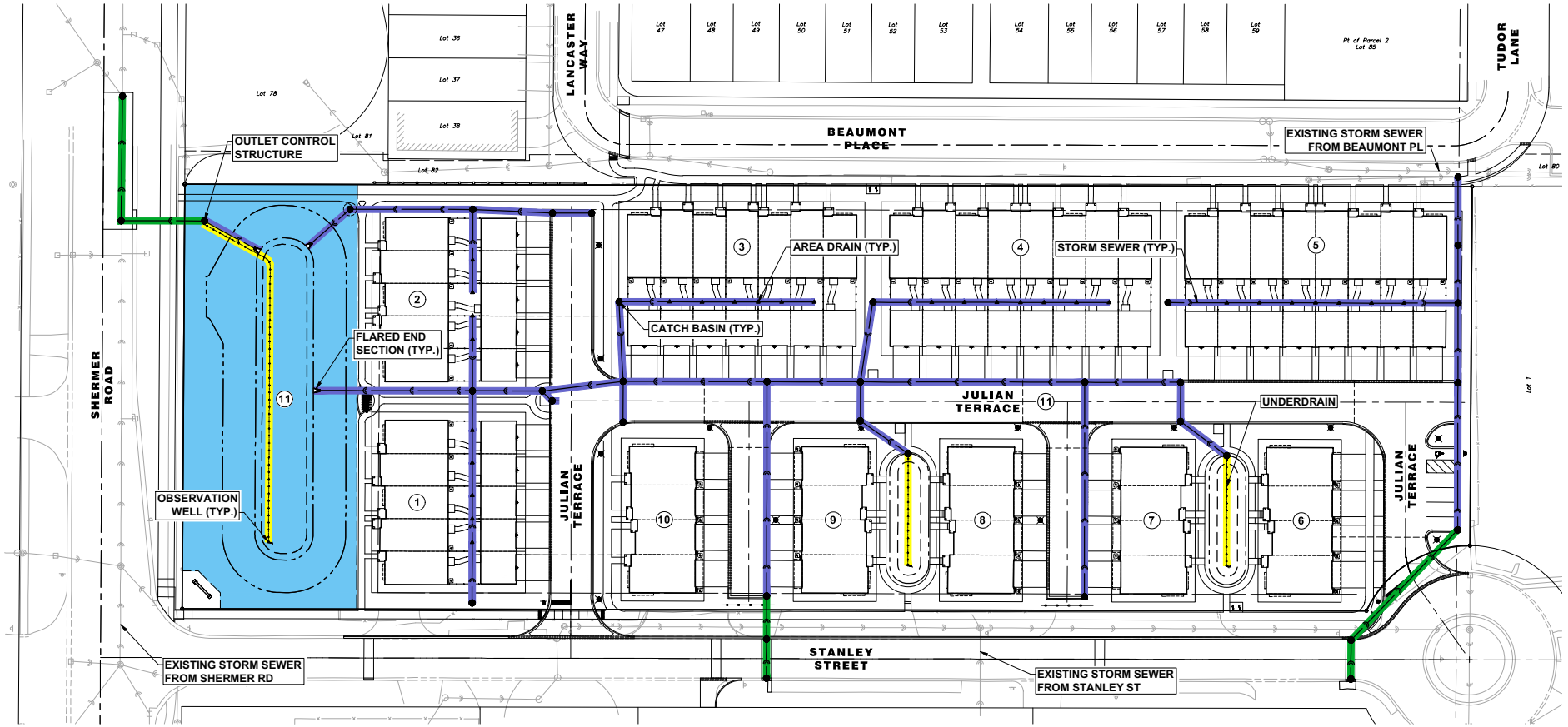
www.haegerengineering.com

SANITARY SEWER & SERVICES
OWNERSHIP/MAINTENANCE EXHIBIT
NORTHBROOK ROW
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager: P A C
Engineer: J N
Date: 04/28/2025
Project No. 20-122
Sheet 1/1

Plot Date: Jun 16, 2025 - 3:09pm Plotted By: jenny-n
File Name: P:\2020\20122\Drawings\Exhibits\20122-Utility Ownership Exhibit.dwg

1266



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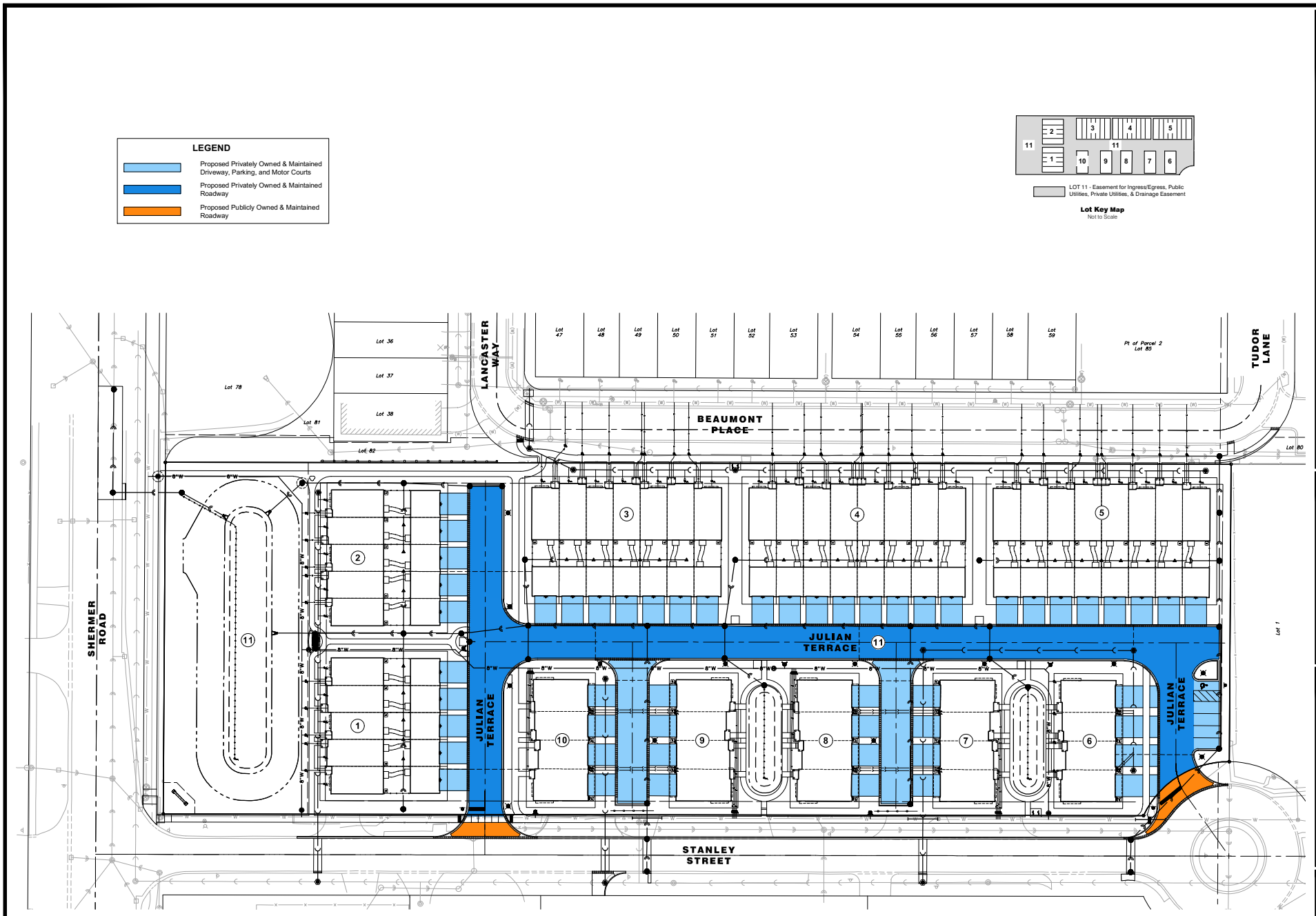
No.	Date	Revision
1.	6-30-2025	Per Village Review

STORM SEWER & SERVICES / SWM OWNERSHIP/MAINTENANCE EXHIBIT
NORTHBROOK ROW
1875 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager: P A C
Engineer: J N
Date: 04/28/2025
Project No. 20-122
Sheet 1/1

Plot Date: Jun 16, 2025 - 3:09pm Plotted By: jenny-n
File Name: P:\2020\20122\Drawings\Exhibits\20122-Utility Ownership Exhibit.dwg



Per Village Review — Revisions

No.	Date	Revisions
1.	6-20-2025	Per Village Review

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consulting engineers | land surveyors
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IL Design Professional Design Firm License No. 184-003152
www.haegerengineering.com

ROADWAY & DRIVEWAY OWNERSHIP/MAINTENANCE EXHIBIT

NORTHBROOK ROW

1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	J N
Date:	04/28/2025
Project No.	20-122
Sheet	1/1

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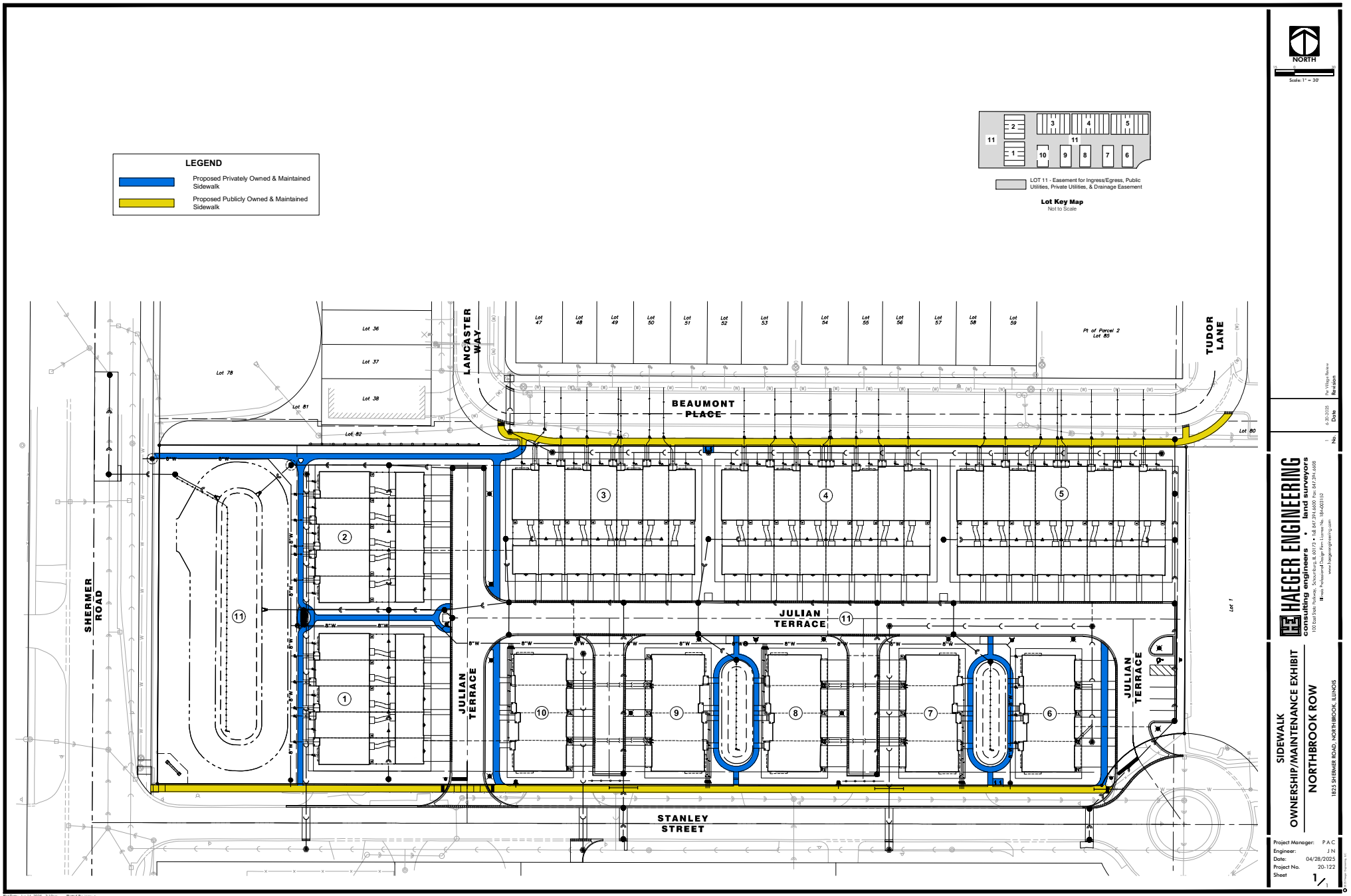
Plot Date: Jun 16, 2025 - 3:09pm Plotted By: jenny-h
File Name: P:\2020\20122\Drawings\Exhibits\20122-Utility Ownership Exhibit.dwg



Per Village Review — Revisions
6-20-2025 — Date
1. — No.

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SIDEWALK
OWNERSHIP/MAINTENANCE EXHIBIT
NORTHBROOK ROW
1875 SHERMER ROAD, NORTHBROOK, ILLINOIS

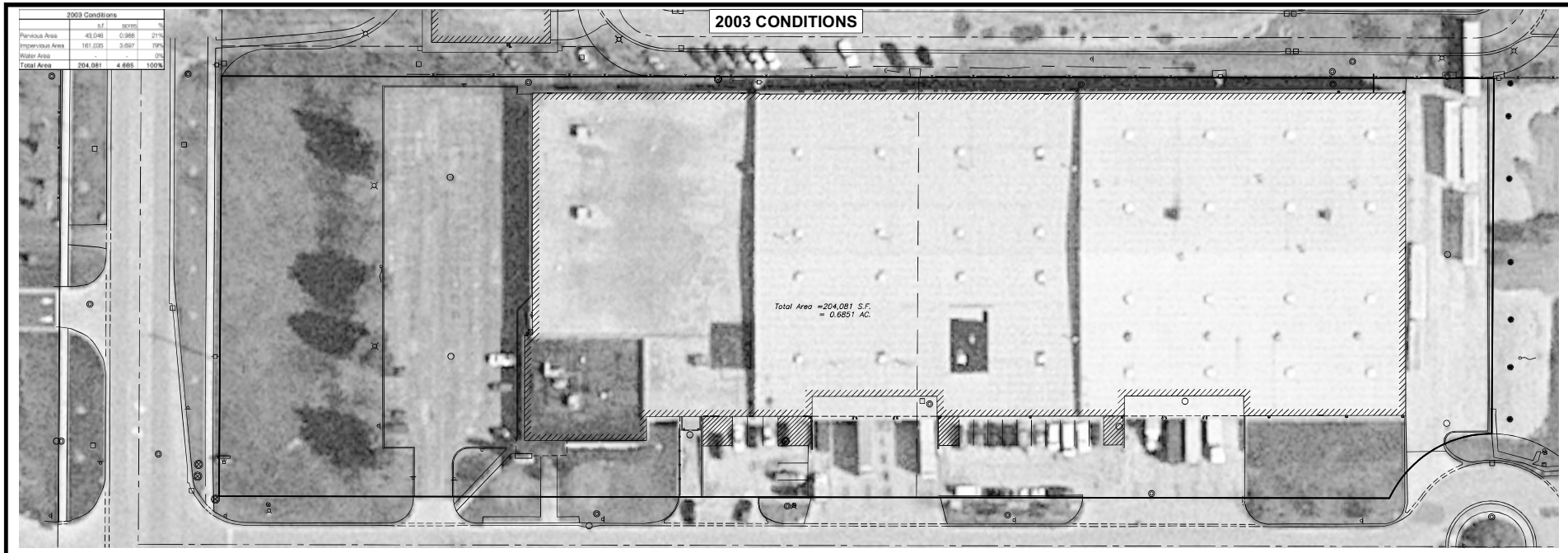
Project Manager: P A C
Engineer: J N
Date: 04/28/2025
Project No. 20-122
Sheet 1/1

Plot Date: Jun 16, 2025 - 3:10pm Plotted By: jenny-h
File Name: P:\2020\20122\Drawings\Exhibits\20122-Utility Ownership Exhibit.dwg

12269

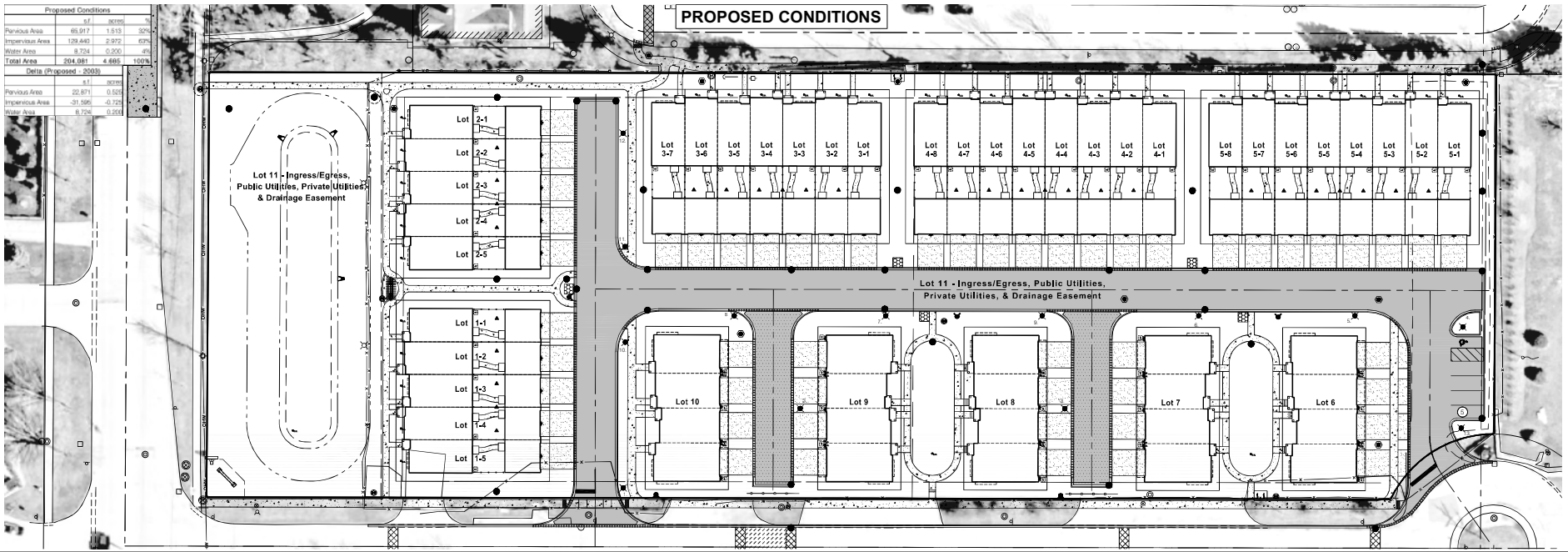
2003 Conditions			
	s.f.	acres	%
Pervious Area	43,046	0.988	21%
Impervious Area	161,035	3.697	79%
Water Area			0%
Total Area	204,081	4.685	100%

2003 CONDITIONS



Proposed Conditions			
	s.f.	acres	%
Pervious Area	65,917	1.513	32%
Impervious Area	129,440	2.972	63%
Water Area	8,724	0.200	4%
Total Area	204,081	4.685	100%
Delta (Proposed - 2003)			
	s.f.	acres	
Pervious Area	22,871	0.525	
Impervious Area	-31,595	-0.725	
Water Area	8,724	0.200	

PROPOSED CONDITIONS



NORTH
Scale: 1" = 30'

No.	Date	Revision
1	6-20-2025	Per Village Review

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IMPERVIOUS AREA COMPARISON EXHIBIT
2003 CONDITIONS vs PROPOSED CONDITIONS
NORTHBROOK ROW
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	T A S
Engineer:	C J B
Date:	03/28/2025
Project No.	20-122
Sheet	1/1

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Plot Date: Jun 16, 2025 - 2:32pm Plotted By: jenny-h
File Name: P:\2020\20122\Drawings\Exhibits\20122-2003 IMPERVIOUS AREA COMP EXHIBIT.dwg

1270

PERMITS		
AGENCY	**PERMIT #**	**ISSUE DATE**
MWRDGC	PENDING	
IEPA - NPDES CGP	PENDING	
IEPA - SANITARY	PENDING	
IEPA - WATER	PENDING	
IHPA	026032221	03/18/2025
IDNR - ENDANGERED SPECIES	2510012, 2111386	02/26/2025

NORTHBROOK ROW
PRELIMINARY ENGINEERING PLANS
1825 SHERMER ROAD

SECTION 15 TOWNSHIP 42 NORTH RANGE 12 EAST
NORTHBROOK, ILLINOIS
COOK COUNTY

DRAINAGE STATEMENT:

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE PROPOSED DEVELOPMENT. IF ANY DRAINAGE PATTERNS WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS IN TO THE PUBLIC AREA, OR DRAINS APPROVED FOR THE USE BY THE MUNICIPAL ENGINEER, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGES TO ADJOINING PROPERTIES.

Illinois Registered Professional Engineer No. 062-070701 — 03/28/2025 Date

PHILIP A CUTTLE 062-070701 LICENSED PROFESSIONAL ENGINEER STATE OF ILLINOIS — EXPIRES 11–30–25

DEVELOPER:
Lexington Homes
1731 Marcey Street, Suite 200
Chicago, IL 60614
Tel: 773-360-0300
lexingtonchicago.com

PREPARED BY:
Haeger Engineering LLC
Illinois Prof. Design Firm #184-003152
100 E. State Parkway
Schaumburg, IL 60173
Tel: 847-394-6600
Fax: 847-394-6608
www.haegerengineering.com

VILLAGE OF NORTHBROOK
1225 Cedar Lane
Northbrook, IL 60062
Tel: 847-272-505

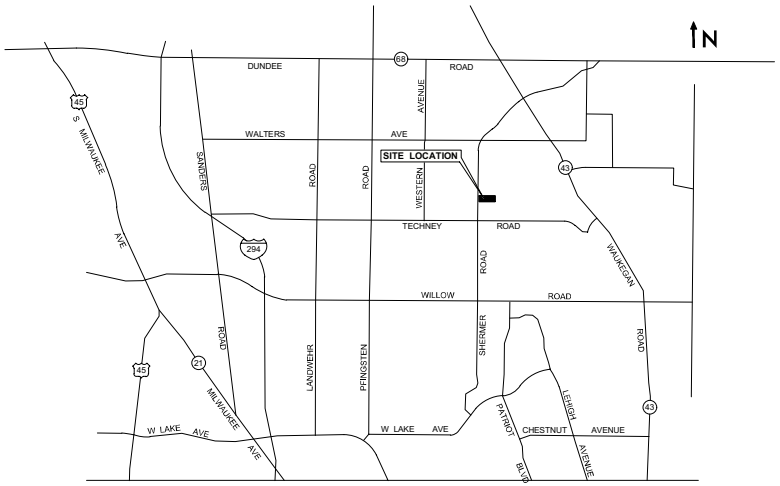
Benchmark

Village Benchmark:
Station #14
GPS Monument 0.2 Miles South of the Intersection of Raymond Drive and Shermer Road
Elevation = 647.73

Site Benchmarks:

CP #102 (See Survey)
Description: Cross Notch
Elevation: 649.71 NAVD 88 (Geoid 12A)

CP # 100 (See Survey)
Description: Cross Notch
Elevation: 649.27 NAVD 88 (Geoid 12A)



LOCATION MAP
Not To Scale

INDEX TO SHEETS

NO.	DESCRIPTION
C1.0	TITLE SHEET
C2.0	EXISTING CONDITIONS PLAN
C3.0	DEMOLITION PLAN
C4.0	GEOMETRY PLAN
C5.0	UTILITY PLAN
C6.0	GRADING PLAN
C7.0	EROSION CONTROL PLAN
C8.0	OFFSITE POND PLAN

LEGEND

Existing Symbol	Description	Proposed Symbol
	Storm Sewer Manhole	
	Catch Basin	
	Inlet	
	Flared End Section	
	Area Drain	
	Sanitary Sewer Manhole	
C.O.	Clean Out	C.O.
	Storm Sewer	
	Storm Sewer Service	
	Perforated Underdrain	
	Sanitary Sewer	
	Sanitary Sewer Service	
FM	Force Main	FM
W	Water Main	W
	Water Main Service	
	Fire Hydrant	
	Valve Vault	
	Valve Box	
	B-Box	
	Light Pole	
	Hand Hole	
	Fence	
	Pipe Bollard	
	Sign	
	Gas Valve	
G	Gas Line	G
E	Electric Line	E
OHW	Overhead Utility Line	OHW
	Electrical Pedestal	
E	Electric Manhole	E
	Guy Wire	
	Utility Pole	
	Telephone Pedestal	
T	Telephone Manhole	T
T	Telephone Line	T
CATV	Cable TV Line	CATV
	Cable TV Pedestal	
	Flagpole	
M	Mailbox	M
	Number of Parking Stalls	X
	Curb & Gutter	
	Depressed Curb	
C XXX.XX G/P XXX.XX	Curb Elevation and Gutter/Pavement Elevation	C XXX.XX G XXX.XX
XXX.XX	Pavement Elevation	P XXX.XX
XXX.XX	Sidewalk Elevation	W XXX.XX
XXX.X +	Ground Elevation	XXX.X
Gr XXX.XX	Open Lid Frame & Grate	Gr XXX.XX
Rim XXX.XX	Closed Lid Frame & Lid	Rim XXX.XX
FG XXX.XX	Finish Grade	FG XXX.XX
GF XXX.XX	Garage Floor	GF XXX.XX
TF XXX.XX	Top of Foundation	TF XXX.XX
	Swale	
	Hardscape Flow	
	Softscape Flow	
XXX	Contour Line	XXX
	Normal Water Level	
	High Water Level	
	Flood Plain	
	Flood Way	
	Deciduous Tree	
	Coniferous Tree	
	Bush	
	Brushline	
B-1	Soil Boring	
	Over Land Flow Route	B-1

GENERAL NOTES:

1. **Conflict Between Component Parts or Specifications**
   In the event that any provision in any of the following component parts of these specifications conflict with any provision in any other of the component parts, the provision in the component part first enumerated below shall govern over any other component part which follows it numerically, except as may otherwise specifically be stated. Said component parts are the following:
   a. **Village of Northbrook Standard Details**
   b. **Northbrook Standard Specifications for Public and Private Improvements**
   c. **Plans**
   d. **Addendum to Specifications**
   e. **Special Provisions**
2. **No operations shall take place on the property that create noise outside of allowable hours. This includes stating diesel engines or dump trucks arriving prior to the designated time.**
3. **The developer shall provide a site engineer to monitor the installation of underground utilities, roadway, curb/gutter, sidewalk, witness sewer and water main pressure tests, etc. including creation of daily reports and verify installation requirements have been met. The site engineer will be onsite full time while these work items are taking place. The Developer shall also provide a geotechnical onsite for the roadway proof roll. Nuclear density tests shall be performed during the HMA work.**
4. **No site work (with the exception of perimeter safety fencing, soil erosion & sedimentation control, tree protective fencing) can take place prior to issuance of the Village Site Work Permit. A Village Site Work Permit will not be issued until Final Engineering is approved by the Village Engineer. Final Engineering cannot be approved until the MWRD-WMO comments have been incorporated into the Final Engineering Submittal to Northbrook and the MWRD has issued their permit.**
5. **The Village cannot release a Site Work permit with only an MWRD Earthwork/Foundation Limited Permit. The MWRD-WMO permit is required.**
6. **All detention shall be complete and operational prior to construction of the buildings or other impervious surface.**

811 Know what's **below.** **Call** before you dig.

Note:
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

PHILIP A CUTTLE 062-070701 LICENSED PROFESSIONAL ENGINEER STATE OF ILLINOIS — EXPIRES 11–30–25

No.	Date	Revision
2	06/20/2025	PER VILLAGE REVIEW
1	03/28/2025	PER VILLAGE REVIEW

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Illinois Professional Design Firm | Land Surveyor Firm No. 184-003152
www.haegerengineering.com

TITLE SHEET

NORTHBROOK ROW
PRELIMINARY ENGINEERING PLANS
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager: P A C
Engineer: C J B
Date: 10/11/2022
Project No. 20-122
Sheet C1.0 / C8

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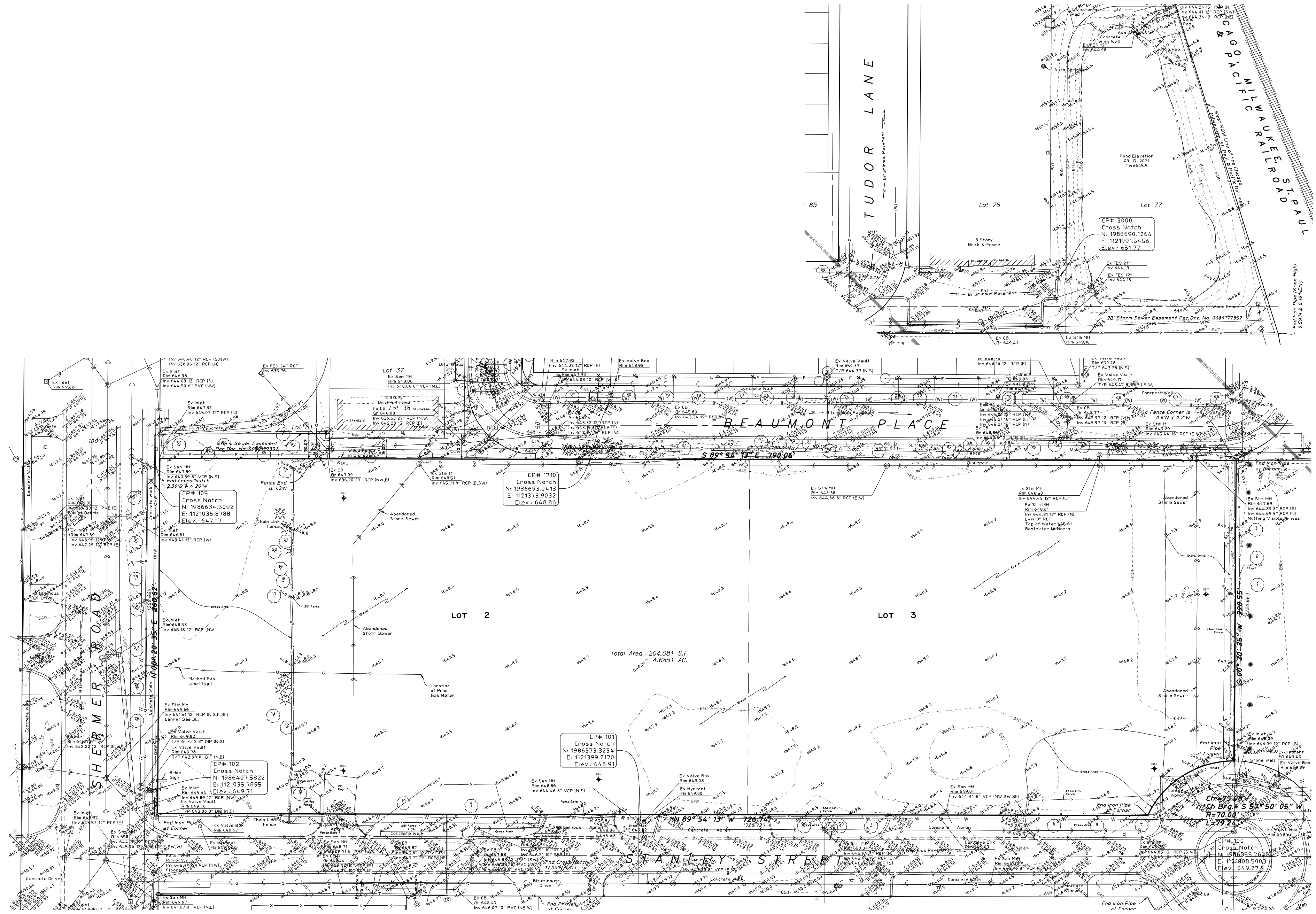
Plot Date: Jul 07, 2025 - 12:39pm Plotted By: jacero
File Name: P:\2020\20122\Drawings\Preliminary\20122-C1-TITLE.dwg

1271



No.	Date	Revision
2	06/20/2025	PER VILLAGE REVIEW
1	03/28/2025	PER VILLAGE REVIEW

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EXISTING CONDITIONS PLAN

NORTHBROOK ROW PRELIMINARY ENGINEERING PLANS
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager: PAC
Engineer: CJB
Date: 10/11/2022
Project No. 20-122
Sheet C2.0 / C8

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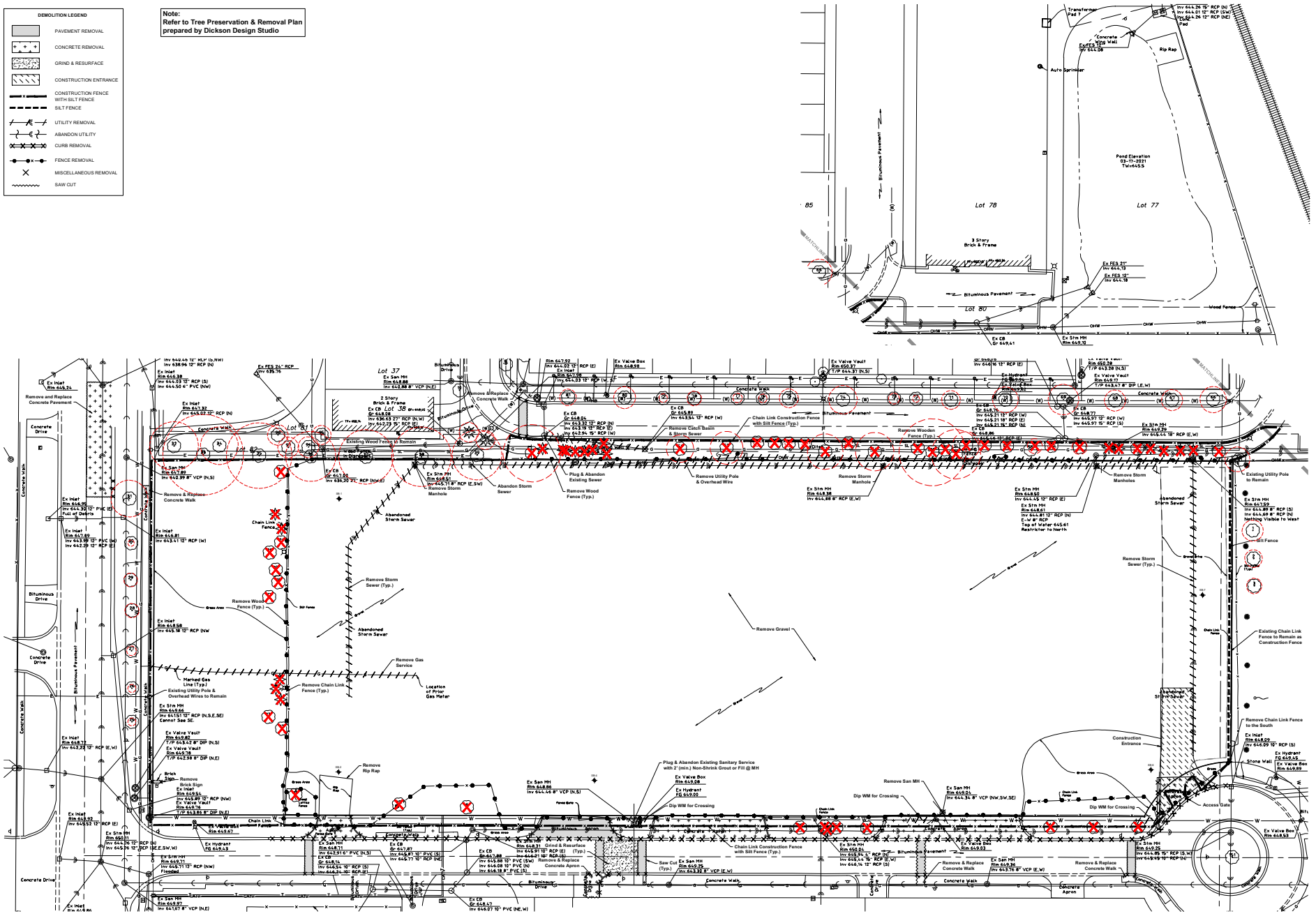
Plot Date: Jul 07, 2025 - 12:39pm Plotted By: pcera
File Name: P:\2020\20122\Drawings\Preliminary\20122-C2-EXISTING.dwg


DEMOLITION LEGEND
PAVEMENT REMOVAL
CONCRETE REMOVAL
GRIND & RESURFACE
CONSTRUCTION ENTRANCE
CONSTRUCTION FENCE WITH SILT FENCE
SILT FENCE
UTILITY REMOVAL
ABANDON UTILITY
CURB REMOVAL
FENCE REMOVAL
MISCELLANEOUS REMOVAL
SAW CUT
Note:
Refer to Tree Preservation & Removal Plan prepared by Dickson Design Studio
Lot 85
Lot 78
Lot 77
Lot 80
Lot 37
Lot 38
Lot 39
Lot 40
Lot 41
3 Story Brick & Frame
2 Story Brick & Frame
Bituminous Pavement
Concrete Walk
Concrete Drive
Bituminous Drive
Concrete Apron
Wood Fence
Chain Link Fence
Pond Elevation 03-17-2021 Twe645.5
Transformer Pad 7
Concrete Wing Wall
Rip Rap
Auto Sprinkler
Remove and Replace Concrete Pavement
Remove & Replace Concrete Walk
Remove & Replace Concrete Apron
Remove Wood Fence (Typ.)
Remove Chain Link Fence (Typ.)
Remove Wooden Fence (Typ.)
Chain Link Construction Fence with Silt Fence (Typ.)
Existing Wood Fence to Remain
Existing Chain Link Fence to Remain as Construction Fence
Existing Utility Pole to Remain
Remove Utility Pole & Overhead Wire
Remove Storm Manholes
Remove Storm Sewer (Typ.)
Abandon Storm Sewer
Abandoned Storm Sewer
Plug & Abandon Existing Sewer
Plug & Abandon Existing Sanitary Service with 2" (min.) Non-Shrink Grout or Fill @ MH
Remove Catch Basin & Storm Sewer
Remove Gravel
Remove Gas Service
Location of Prior Gas Meter
Marked Gas Line (Typ.)
Existing Utility Pole & Overhead Wires to Remain
Remove Brick Sign
Remove Rip Rap
Remove Chain Link Fence to the South
Construction Entrance
Access Gate
Stone Wall
Silt Fence
Grind & Resurface
Saw Cut
Dip WM for Crossing
Remove San MH
Remove & Replace Concrete Walk
Remove & Replace Concrete Apron
Ex Inlet Rim 646.34
Ex Inlet Rim 646.38
Ex Inlet Rim 647.32
Ex Inlet Rim 646.90
Ex Inlet Rim 647.89
Ex Inlet Rim 646.81
Ex Inlet Rim 648.58
Ex Inlet Rim 648.72
Ex Inlet Rim 646.92
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Ex Inlet Rim 646.40 ea
Ex Inlet Rim 646.38
Ex Inlet Rim 646.38
Ex Inlet Rim 646.61
Ex Inlet Rim 646.09
Ex Inlet Rim 646.53
Ex Inlet Rim 646.25
Ex Inlet Rim 646.36
Ex Inlet Rim 646.71
Ex Inlet Rim 646.71
Ex Inlet Rim 646.71

PAVING LEGEND

BITUMINOUS PAVEMENT - ROAD
- 2" Hot Mix Asphalt (HMA) Surface Course, Mix D, N50
- 4" Hot Mix Asphalt (HMA) Binder Course, IL-19, N50
- 9" Aggregate Base Course, CA-6, Crushed
- Compacted Sub-Grade

BITUMINOUS PAVEMENT - ALLEY
- 2" Hot Mix Asphalt (HMA) Surface Course, Mix D, N50
- 4" Hot Mix Asphalt (HMA) Binder Course, IL-19, N50
- 9" Aggregate Base Course, CA-6, Crushed
- Compacted Sub-Grade

BITUMINOUS PAVEMENT - DRIVEWAY
- 2" (Min.) Hot Mix Asphalt (HMA) Surface Course, Mix D, N50
- 6" (Min.) Aggregate Base Course, CA-6, Crushed
- Compacted Sub-Grade

BITUMINOUS PAVEMENT - GRIND & RESURFACE
- Grind 2" Existing Bituminous Pavement (Min.)
- 2" Hot Mix Asphalt (HMA) Surface Course, Mix D, N50
- Level Binder As Required (Thickness Varies)
- Binder Patch As Required

CONCRETE PAVEMENT - APRON
- 6" PCC Pavement (Class PV)
- 8" Aggregate Base Course, CA-6, Crushed
- Compacted Sub-Grade

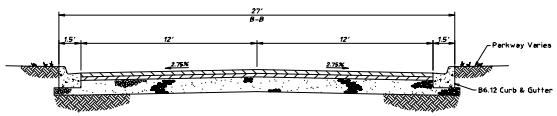
CONCRETE SIDEWALK
- 5" PCC Walk (Class SI) [Provide 6" Through Driveways]
- 4" Aggregate Base Course, CA-6, Crushed
- Compacted Sub-Grade

CONCRETE MAILBOX PAD
- 8" PCC Pavement (Class SI)
- 8" Aggregate Base Course, CA-6, Crushed
- Compacted Sub-Grade

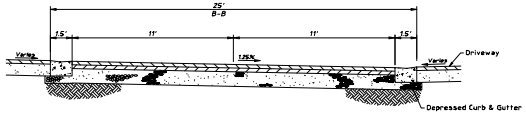
UTILITY TRENCH (SHERMER ROAD & STANLEY STREET)
- 2" Hot Mix Asphalt (HMA) Surface Course, Mix D, N50
- 4" Hot Mix Asphalt (HMA) Binder Course, IL-19, N50
- 9" Aggregate Base Course, CA-6, Crushed
- Compacted Sub-Grade

UTILITY TRENCH (BEAUMONT PLACE)
- 1 1/2" Hot Mix Asphalt (HMA) Surface Course, Mix D, N50
- 2 1/4" Hot Mix Asphalt (HMA) Binder Course, IL-19, N50 (See Note 2)
- 6 1/4" Bituminous Base Course
- Compacted Sub-Grade

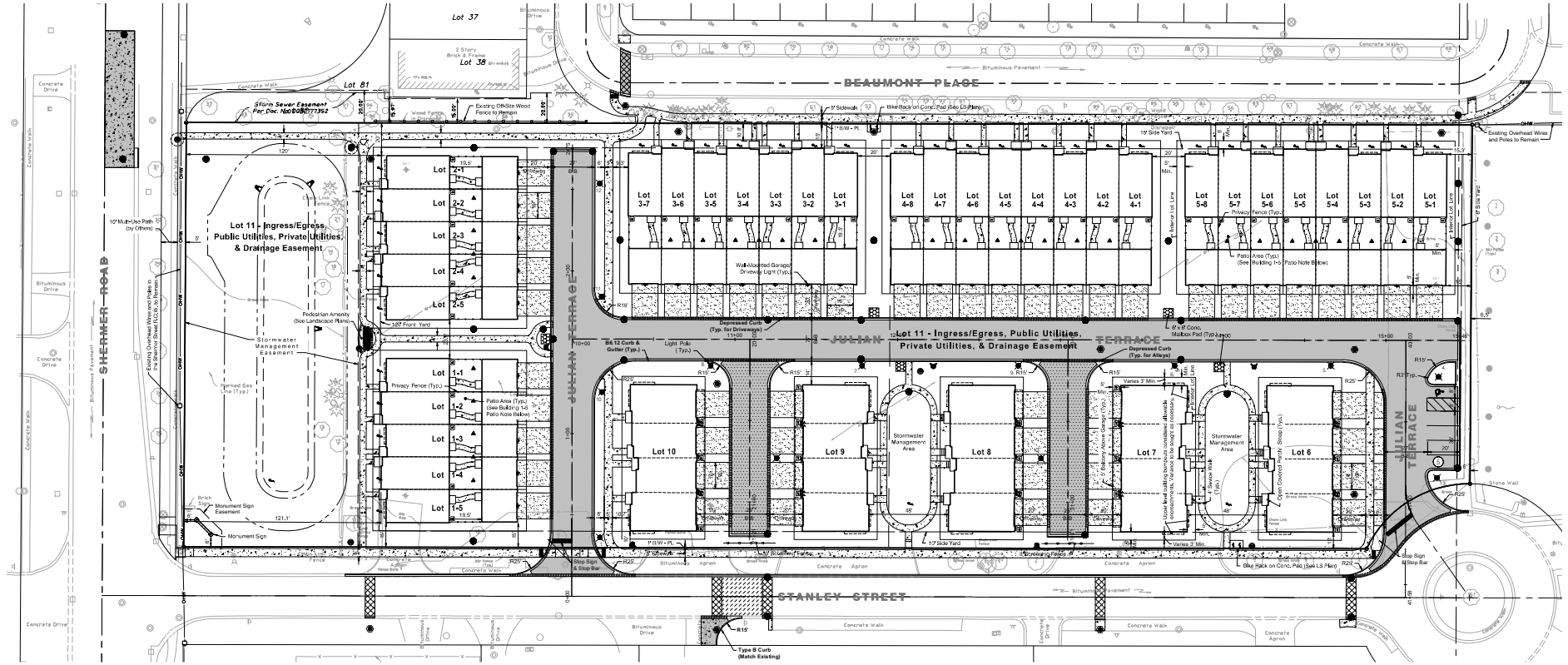
Paving Note:
1. **A pre-paving inspection shall be schedule with Northbrook Public Works at 847-272-4711. A Materials Engineer (P.E.) hired by the contractor or developer shall attend the meeting and shall be present during the proof roll. The Materials Engineer shall provide a written determination of the suitability of the subgrade.**
2. **The Shermer Place Plans specified 1 1/2" Binder Course & 7" Bituminous Base Course. However, the current IDOT Min. Thickness for HMA Binder Course is 2 1/4". As a result, the Binder Course thickness was increased to 2 1/4" and Bituminous Base Course was reduced to 6 1/4" to maintain the same overall pavement thickness.**



ROADWAY TYPICAL SECTION



MOTORCOURT TYPICAL SECTION



NORTH
Scale: 1" = 30'

No.	Date	Revision
2	06/20/2025	PER VILLAGE REVIEW
1	03/28/2025	PER VILLAGE REVIEW

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GEOMETRY PLAN

NORTHBROOK ROW
PRELIMINARY ENGINEERING PLANS
1873 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	C J B
Date:	10/11/2022
Project No.	20-122
Sheet	C4.0 / C8

Plot Date: Jul 07, 2025 - 12:40pm Plotted By: jcaro
File Name: P:\2020\20122\Drawings\Preliminary\20122-C4-GEO.dwg

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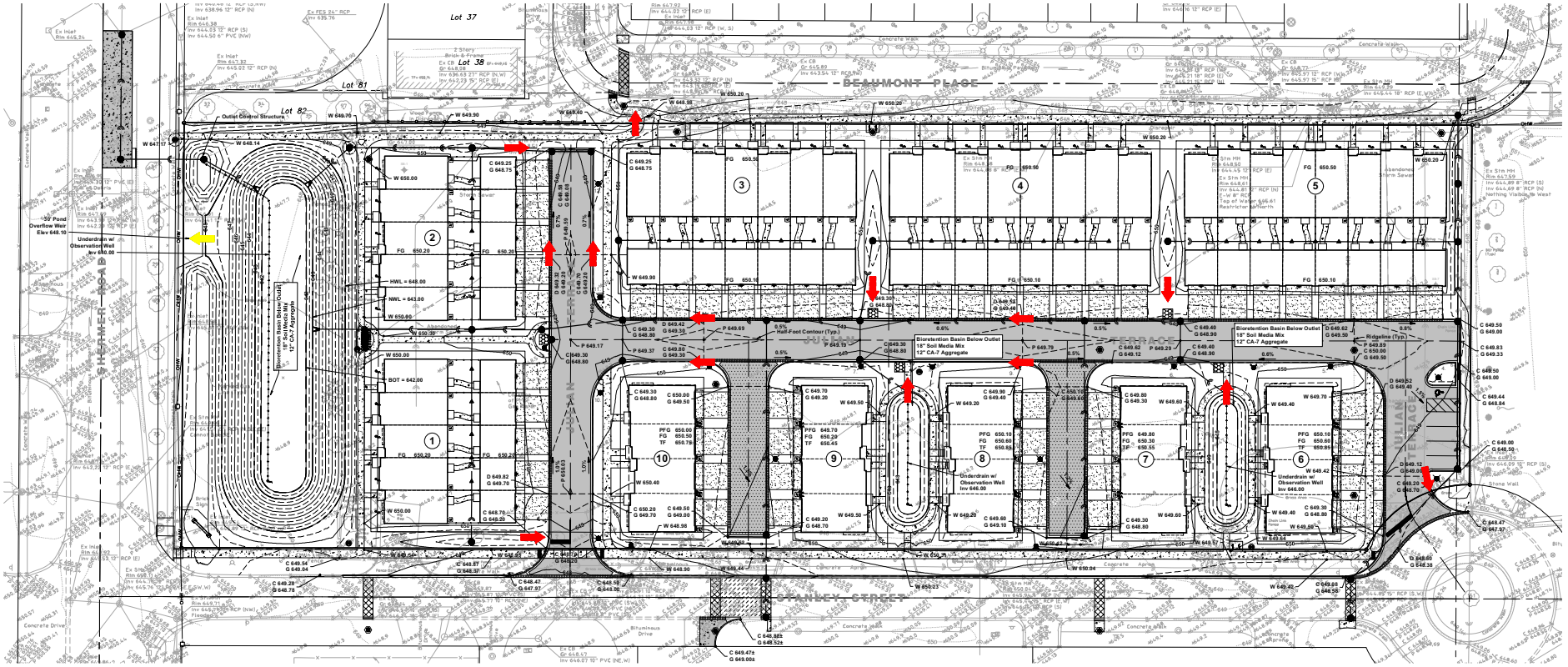

NORTH

Scale: 1" = 30'

No.	Date	Revision
2	06/20/2025	PER VILLAGE REVIEW
1	03/28/2025	PER VILLAGE REVIEW

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GRADING PLAN

NORTHBROOK ROW
PRELIMINARY ENGINEERING PLANS
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	C J B
Date:	10/11/2022
Project No.	20-122
Sheet	C5.0 / C8

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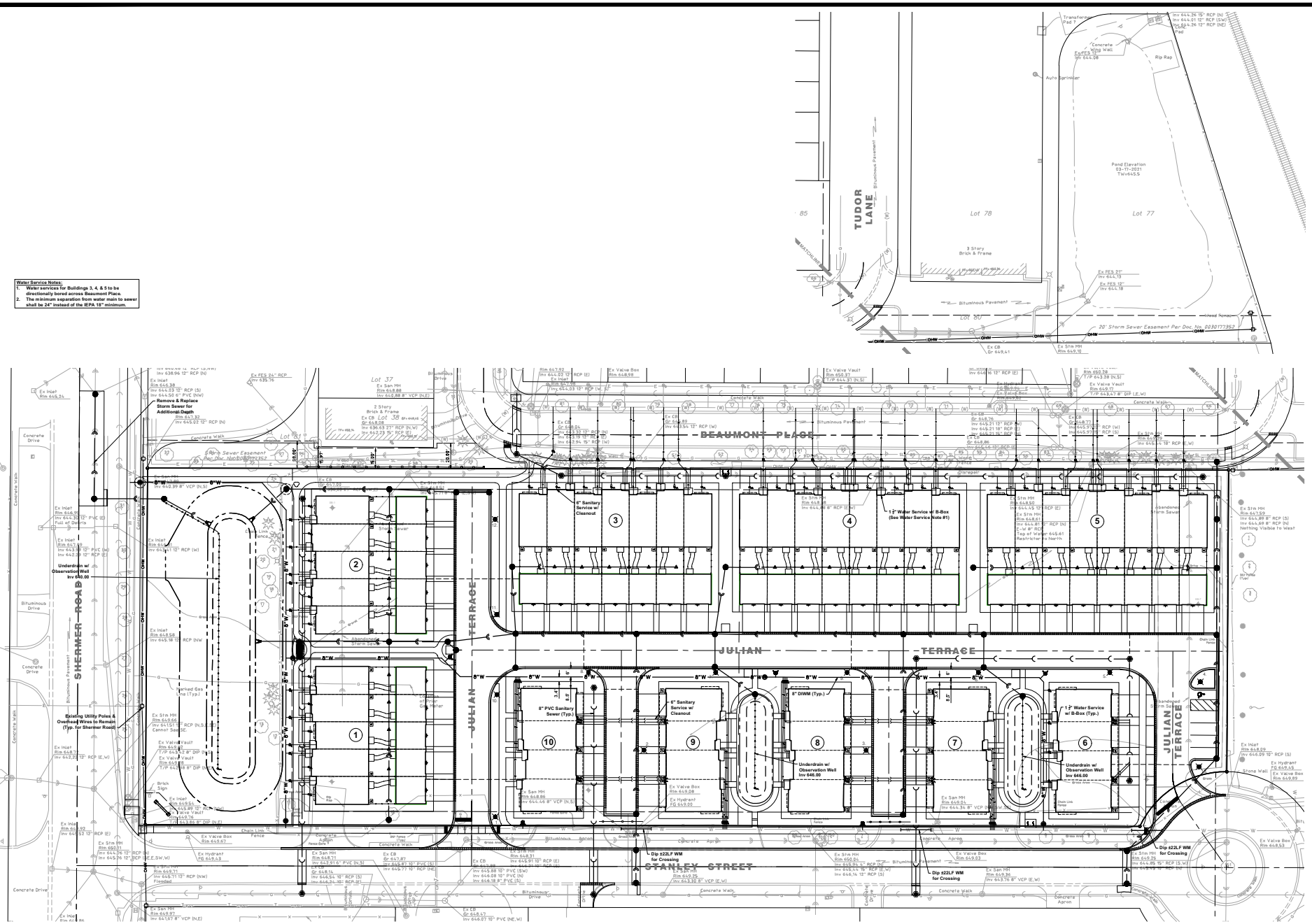
Plot Date: Jul 07, 2025 - 12:40pm Plotted By: psaro
File Name: P:\2020\20122\Drawings\Preliminary\20122-C5-GRD.dwg

1275

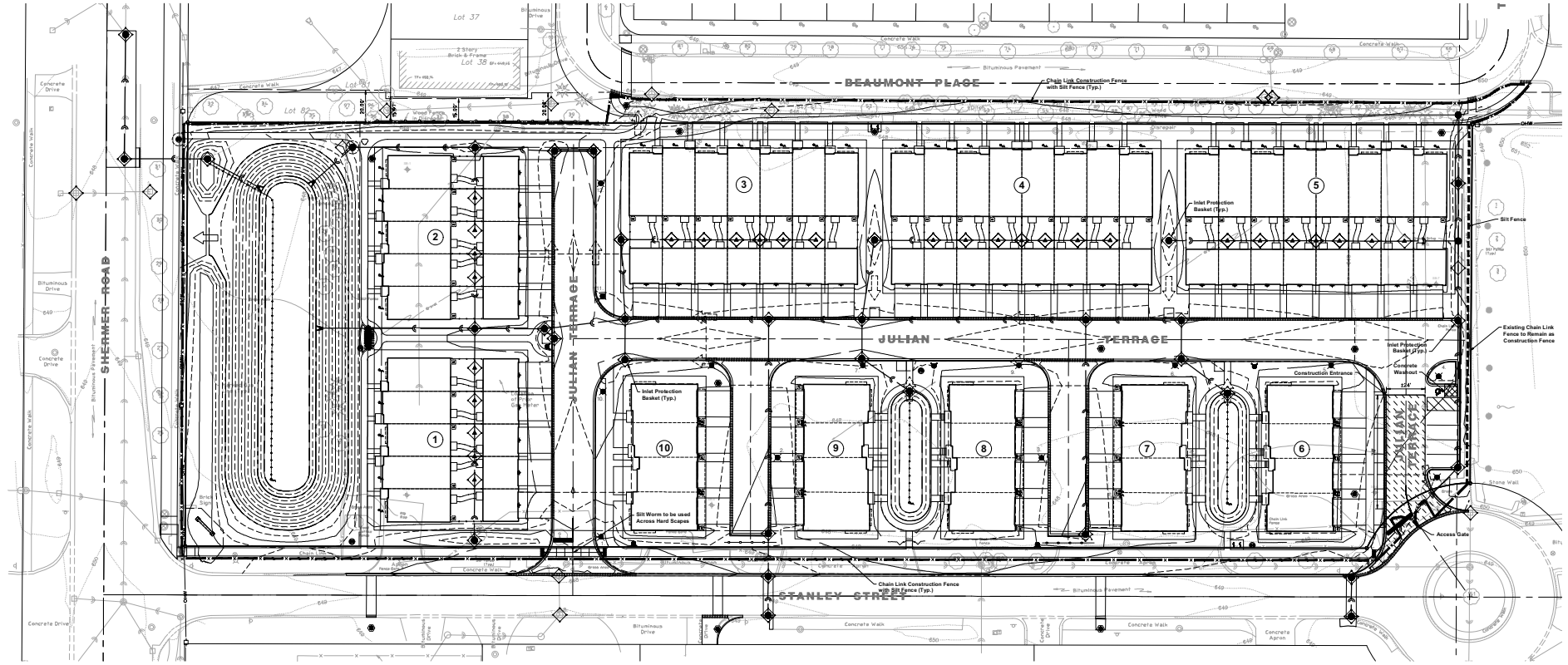

Water Service Notes:
1. Water services for Buildings 3, 4, & 5 to be directionally bored across Beaumont Place.
2. The minimum separation from water main to sewer shall be 24" instead of the IEPA 18" minimum.
NORTH
Scale: 1" = 30'
TUDOR LANE
Lot 78
Lot 77
Lot 85
Lot 37
Lot 36
Lot 81
Lot 80
3 Story Brick & Frame
2 Story Brick & Frame
Pond Elevation 03-17-2021 TW=645.5
Bituminous Pavement
Concrete Walk
Concrete Drive
Concrete Apron
Auto Sprinkler
Rip Rap
Transformer Pad 7
Concrete Wing Wall
Ex FES 24" Inv 644.08
Ex FES 21" Inv 644.13
Ex FES 12" Inv 644.18
Inv 644.26 15" RCP (N)
Inv 644.01 12" RCP (SW)
Inv 644.26 12" RCP (NE)
Pad
20' Storm Sewer Easement Per Doc. No. 0030177352
Ex CB Gr 649.41
Ex Strm MH Rim 649.10
Ex Inlet Rim 645.34
Ex FES 24" RCP Inv 635.76
Storm Sewer Easement Per Doc. No. 0030177352
Ex Strm MH Rim 647.32 Inv 645.22 12" RCP (N)
Ex Strm MH Rim 647.80 Inv 643.39 8" VCP (N,S)
Ex Inlet Rim 646.38 Inv 644.53 12" RCP (S) Inv 644.50 6" PVC (NW)
Ex CB Gr 648.08 Inv 636.63 27" RCP (N,W) Inv 643.23 15" RCP (E)
Ex CB Gr 648.04 Inv 643.33 12" RCP (N) Inv 643.19 12" RCP (E) Inv 642.94 15" RCP (W)
Ex Inlet Rim 646.20 Inv 644.30 12" PVC (E) Full w/ Debris
Ex Inlet Rim 647.39 Inv 643.34 12" PVC (W) Inv 643.24 12" RCP (E)
Ex Inlet Rim 646.66 Inv 644.11 12" RCP (W)
Ex Strm MH Rim 646.66 Inv 641.51 12" RCP (N,S,W) Cannot See SE
Ex Inlet Rim 646.58 Inv 645.18 12" RCP (NW)
Ex Inlet Rim 647.92 Inv 643.52 12" RCP (E)
Ex Strm MH Rim 650.11 Inv 644.76 12" RCP (N) Inv 645.76 12" RCP (S,E,SW,W)
Ex Strm MH Rim 649.71 Inv 645.71 12" RCP (NW) Flooded
Ex San MH Rim 649.97 Inv 641.07 8" VCP (N,E)
Ex Inlet Rim 649.56 Inv 645.89 12" RCP (W)
Ex Valve Vault Rim 649.67 T/P 643.86 8" DIP (N,E)
Ex Hydrant FG 649.43
Ex Valve Box Rim 649.67
Ex San MH Rim 648.71 Inv 643.91 6" PVC (N,S) Inv 643.91 6" PVC (E)
Ex CB Gr 647.87 Inv 645.87 10" PVC (S) Inv 645.77 10" RCP (NE)
Ex San MH Rim 648.31 Inv 645.91 10" RCP (E) Inv 645.81 10" RCP (S)
Ex CB Gr 647.89 Inv 645.88 10" PVC (SW) Inv 646.08 10" PVC (N) Inv 646.18 8" PVC (S)
Ex San MH Rim 648.86 Inv 644.46 8" VCP (N,S)
Ex Valve Box Rim 649.98
Ex Hydrant FG 649.00
Ex San MH Rim 649.25 Inv 643.90 8" VCP (E,W)
Ex Valve Box Rim 649.84
Ex Strm MH Rim 650.84 Inv 645.94 4" RCP (N) Inv 645.44 15" RCP (E,W) Inv 646.14 12" RCP (S)
Ex San MH Rim 649.36 Inv 643.76 8" VCP (E,W)
Ex Valve Box Rim 649.03
Ex Strm MH Rim 649.25 Inv 644.89 15" RCP (S,W) Inv 644.99 12" RCP (N)
Ex Valve Box Rim 649.53
Ex Valve Vault Rim 650.97 T/P 644.37 (N,S)
Ex Valve Vault Rim 649.77 T/P 643.38 (N,S)
Ex Valve Vault Rim 649.77 T/P 643.67 8" DIP (E,W)
Ex Strm MH Rim 650.28 Inv 646.18 12" RCP (E)
Ex Strm MH Rim 648.90 Inv 644.45 12" RCP (E)
Ex Strm MH Rim 648.61 Inv 644.81 0" RCP (N) C.W 8" RCP Top of Water 644.61 Restrictor to North
Ex CB Gr 648.76 Inv 645.21 18" RCP (W) Inv 645.21 18" RCP (E) Inv 645.11 18" RCP (W)
Ex CB Gr 648.86 Inv 644.66 15" RCP (E) Inv 644.56 15" RCP (W)
Ex CB Rim 648.77 Inv 645.97 12" RCP (W) Inv 645.97 12" RCP (S)
Ex Strm MH Rim 647.59 Inv 644.89 8" RCP (S) Inv 644.69 8" RCP (N) Nothing Visible to West
Ex Inlet Rim 648.29 Inv 644.09 10" RCP (S)
Ex Hydrant FG 649.45
Ex Valve Box Rim 649.89
Abandoned Storm Sewer
Remove & Replace Storm Sewer for Additional Depth
Underdrain w/ Observation Well Inv 640.00
Existing Utility Poles & Overhead Wires to Remain (Typ. for Shermer Road)
Shermer Road
Beaumont Place
Julian Terrace
Stanley Street
6" Sanitary Service w/ Cleanout
1 2" Water Service w/ B-Box (See Water Service Note #1)
8" PVC Sanitary Sewer (Typ.)
6" DIWM (Typ.)
1 2" Water Service w/ B-Box (Typ.)
Underdrain w/ Observation Well Inv 646.00
Dip ±22LF WM for Crossing
Abandoned Storm Sewer
Gas Meter
Chain Link Fence
Stone Wall
Brick Sign
Pay Box
Canopy
Trash Enclosure
Planter
Bench
Bike Rack
Flag Pole
Gas Line
Overhead Wires
Bituminous Drive
Bituminous Pavement
Concrete Drive
Concrete Walk
Concrete Apron
Bituminous Apron
Gravel Apron
Brick Paver Walk
Grass Area
Paver Walk
Fence
Chain Link Fence
Wood Fence
Stone Wall
Retaining Wall
Curb & Gutter
Depressed Curb
Flush Curb
Handicap Ramp
Bituminous Walk

EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- CONSTRUCTION FENCE WITH SILT FENCE
- SILT FENCE
- INLET PROTECTION BASKET
- CONCRETE WASHOUT

NORTHBROOK SEDIMENT AND EROSION CONTROL REQUIREMENTS

1. All Erosion and Sediment Control (ESC) measures will be maintained in accordance with the SWPPP and IDOT Erosion and Sediment Control Field Guide for Construction Inspection. The Guide can be found on the IDOT website.
2. The Contractor will assume responsibility for maintenance of all soil erosion control during construction.
3. The contractor shall check all ESC measures weekly and after each rainfall 0.5 inches or greater in a 24 hour period, or equivalent snowfall. Additionally, during winter months, all measures shall be checked by the contractor after each significant snowmelt. These reports shall be provided to the Village each week.
4. The contractor shall provide the Village Engineer a plan to ensure that a stabilized flow line will be provided during storm sewer construction. The use of a stabilized flow line between installed storm sewer and open disturbance will reduce the potential for the offsite discharge of sediment-bearing waters, especially when rain is forecasted, so that flow will not erode.
5. Any loose material deposited in the flow line of drainage structures, which obstructs the natural flow of water, shall be removed at the close of each working day. Prior to acceptance of the improvement, all drainage structures shall be free of dirt and debris.
6. Temporary or permanent stabilization shall be enacted immediately upon completion of disturbance or if the work area is to be left undisturbed for 7 days or more.
7. Under no circumstances shall the contractor prolong final grading and shaping so that the entire project can be permanently seeded at one time.
8. The IEPA NPDES Permit and Storm Water Pollution Prevention Plan shall be maintained at the project field office and available for viewing by any Village of Northbrook Employee upon request.
9. Silt fence logs are to be available on-site in case of silt fence damage and installed when sections of the silt fence are down. Silt fence shall be repaired with-in 7 days of damage.
10. Dewatering operations for storm sewer shall be through a Siltation Bag of the appropriate size for the pump.
11. Should these requirements above not be adhered to, requests for inspection (water main, driveway, storm sewer, etc.) by the contractor shall be denied.



Scale: 1" = 30'

No.	Date	Revision
2	06/30/2025	PER VILLAGE REVIEW
1	03/28/2025	PER VILLAGE REVIEW

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EROSION CONTROL PLAN

NORTHBROOK ROW
PRELIMINARY ENGINEERING PLANS
1823 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	C J B
Date:	10/11/2022
Project No.	20-122
Sheet	C7.0 / C8

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1277

NORTH

Scale: 1" = 30'

No.	Date	Revision
2	06/20/2025	PER VILLAGE REVIEW
1	03/28/2025	PER VILLAGE REVIEW

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OFFSITE POND PLAN

NORTHBROOK ROW
PRELIMINARY ENGINEERING PLANS
1825 SKOKIE BOULEVARD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	C J B
Date:	10/11/2022
Project No.	20-122
Sheet	C8.0 / C8

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Plot Date: Jul 07, 2025 - 12:41pm Plotted By: jcarc
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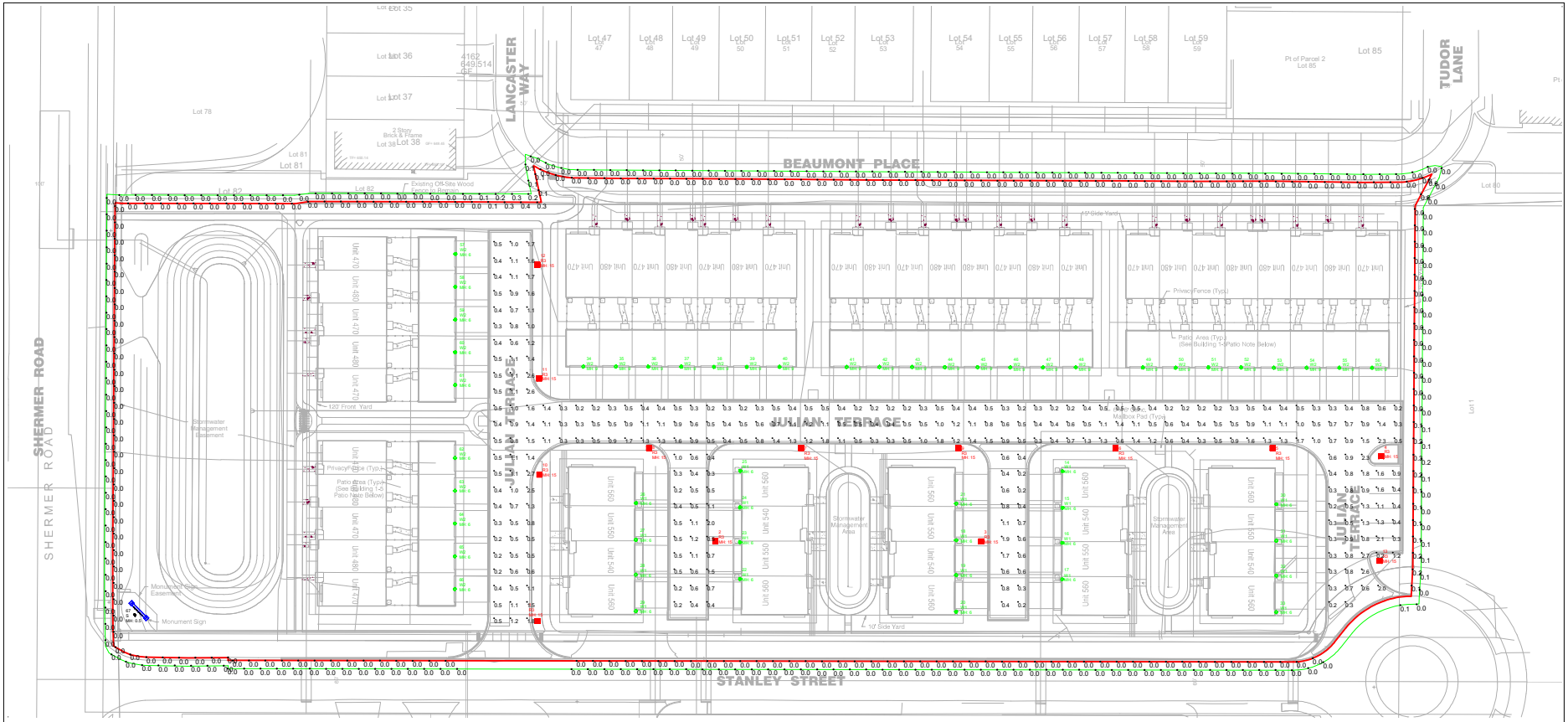


Luminaire Schedule						
Symbol	Qty	Label	Description	LLF	Lum Watts	Mtg Height
	1	S	BK SA-LED-X54-FL-9-4000K	0.900	10.4162	0.5
	13	R3	Current EPTT02003BN30_PBLCK-120-277V	0.900	29	15
	20	W1	Progress P5642-3130K	0.900	59.4	6
	33	W2	Progress P5641-3130K	0.900	29.6	6, 9

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Monument Sign	Illuminance	Fc	18.16	49.7	1.9	9.56	26.16
Parking Spaces	Illuminance	Fc	0.96	2.1	0.2	4.80	10.50
Property Line	Illuminance	Fc	0.01	0.4	0.0	N.A.	N.A.
Property Line 5ft Beyond	Illuminance	Fc	0.01	0.3	0.0	N.A.	N.A.
Streets	Illuminance	Fc	0.76	2.7	0.2	3.80	13.50

Mounting Height=15ft (Pole)
Mounting Height=9ft (Wall Above Garage)
Mounting Height=6ft (Wall By Door)
Fixture Tilt=0
Light Loss Factor=0.9 (Maintained Fc)
Calculation Grids Are At Grade (Z=0)

Luminaire Location Summary				
LumNo	Label	Z	Orient	Tilt
1	R3	15	180	0
2	R3	15	180	0
3	R3	15	0	0
4	R3	15	180	0
5	R3	15	90	0
6	R3	15	90	0
7	R3	15	90	0
8	R3	15	90	0
9	R3	15	90	0
10	R3	15	180	0
11	R3	15	180	0
12	R3	15	180	0
13	R3	15	180	0
14	W1	6	180	0
15	W1	6	180	0
16	W1	6	180	0
17	W1	6	180	0
18	W1	6	0	0
19	W1	6	0	0
20	W1	6	0	0
21	W1	6	0	0
22	W1	6	180	0
23	W1	6	180	0
24	W1	6	180	0
25	W1	6	180	0
26	W1	6	0	0
27	W1	6	0	0
28	W1	6	0	0
29	W1	6	0	0
30	W1	6	0	0
31	W1	6	0	0
32	W1	6	0	0
33	W1	6	0	0
34	W2	9	270	0

Luminaire Location Summary				
LumNo	Label	Z	Orient	Tilt
35	W2	9	270	0
36	W2	9	270	0
37	W2	9	270	0
38	W2	9	270	0
39	W2	9	270	0
40	W2	9	270	0
41	W2	9	270	0
42	W2	9	270	0
43	W2	9	270	0
44	W2	9	270	0
45	W2	9	270	0
46	W2	9	270	0
47	W2	9	270	0
48	W2	9	270	0
49	W2	9	270	0
50	W2	9	270	0
51	W2	9	270	0
52	W2	9	270	0
53	W2	9	270	0
54	W2	9	270	0
55	W2	9	270	0
56	W2	9	270	0
57	W2	6	0	0
58	W2	6	0	0
59	W2	6	0	0
60	W2	6	0	0
61	W2	6	0	0
62	W2	6	0	0
63	W2	6	0	0
64	W2	6	0	0
65	W2	6	0	0
66	W2	6	0	0
67	S	0.5	44.5	135

FOOTCANDLE ANALYSIS BY PHOTOMETRICS LLC 6/5/2025.

POLE LIGHTS ARE MOUNTED 15FT ABOVE FINISHED GRADE.
WALL LIGHTS ARE MOUNTED 6FT & 9FT ABOVE FINISHED GRADE.

THIS LAYOUT MEETS IES RP8-22 RECOMMENDATIONS FOR LOCAL ROADWAY LIGHTING LEVELS AND UNIFORMITY.

FOOTCANDLE READINGS DO NOT INCLUDE SHADOWING EFFECTS CAUSED BY OBSTRUCTIONS ONSITE SUCH AS BUILDINGS, TREES, ETC.

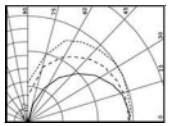
THE IES PHOTOMETRIC COMPUTER FILES USED FOR THIS ANALYSIS WERE PROVIDED BY THE MANUFACTURER(S) OF THE LIGHT FIXTURE(S) USED ON THIS PROJECT. THE ACCURACY OF THESE FILES ARE THE RESPONSIBILITY OF THE MANUFACTURER(S).

CONFORMANCE TO ANY AND ALL FACILITY, LOCAL, STATE, OR NATIONAL CODES AND REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

CAREFUL PLACEMENT AND ORIENTATION OF THE LIGHT FIXTURES ONSITE IS REQUIRED FOR THIS COMPUTER SIMULATION TO BE ACCURATE.

NORMAL TOLERANCES OF VOLTAGE, TEMPERATURE, LAMP OUTPUT, AND BALLAST AND LUMINAIRE MANUFACTURER WILL AFFECT RESULTS.

Photometrics LLC
rveazey@photometricsllc.com
Ph: (407) 330-8220



#	Date	Comments

Revisions

Draen By: BV
Checked By:
Date: 6/5/2025
Scale: 1"=30'(at 24"X36" Print Size)

NORTHBROOK ROW STREET LIGHTING

Photometic Plan

SHEET#: PH1

1279

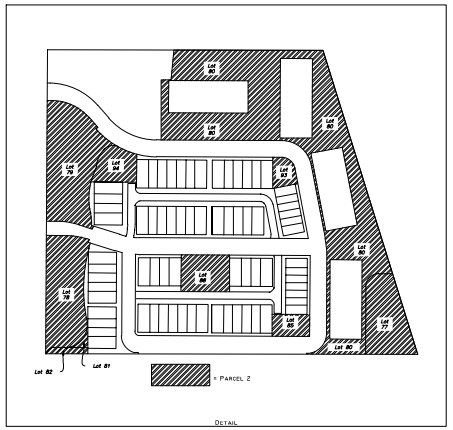
P.I.N. No. 04-15-102-002
04-15-102-003

ALTA / NSPS LAND TITLE SURVEY

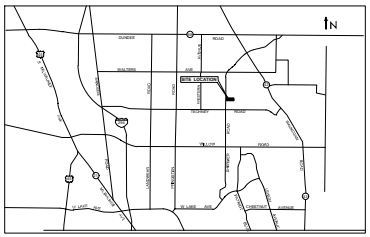
OF

Parcel 1:
Lot 2 (except the West 17 feet dedicated for public right of way recorded as document 23088921 on September 29, 1972) and Lot 3 in Stanley Subdivision in the Northwest 1/4 of Section 15, Township 42 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof registered in the office of the Registrar of titles of Cook County, Illinois on February 15, 1956 as document LR1830762, in Cook County, Illinois.

Parcel 2:
Non-exclusive, perpetual easement for the benefit of parcel 1 as granted in Grant of Stormwater Drainage
Easement and Agreement recorded September 26, 2003 as document 0327845970 for the right to connect to and use the stormwater management facilities for the flow of run-off water over and upon a portion of lots 77, 78, 79, 80, 81, 82, 84, 85, 86, 93 and Non-Inherent Place subdivision described on exhibit 'A' attached thereto.

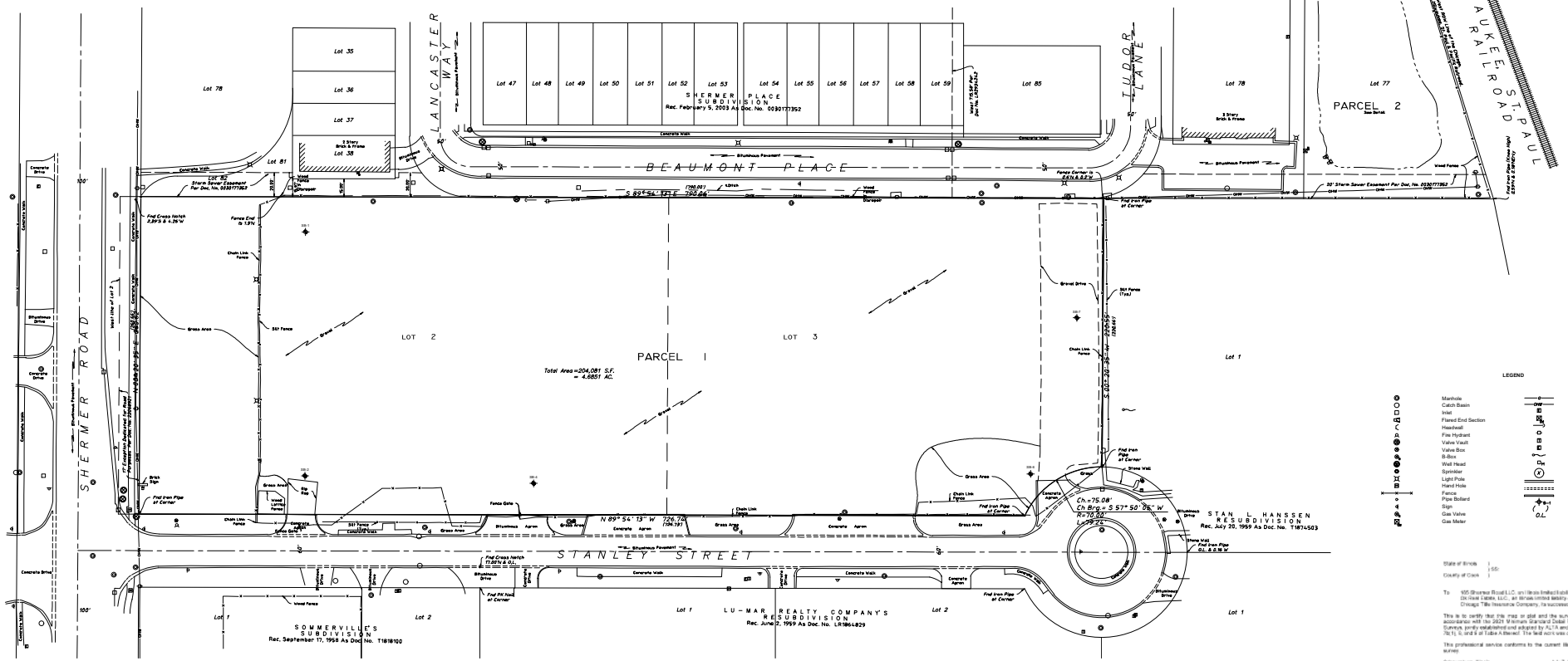


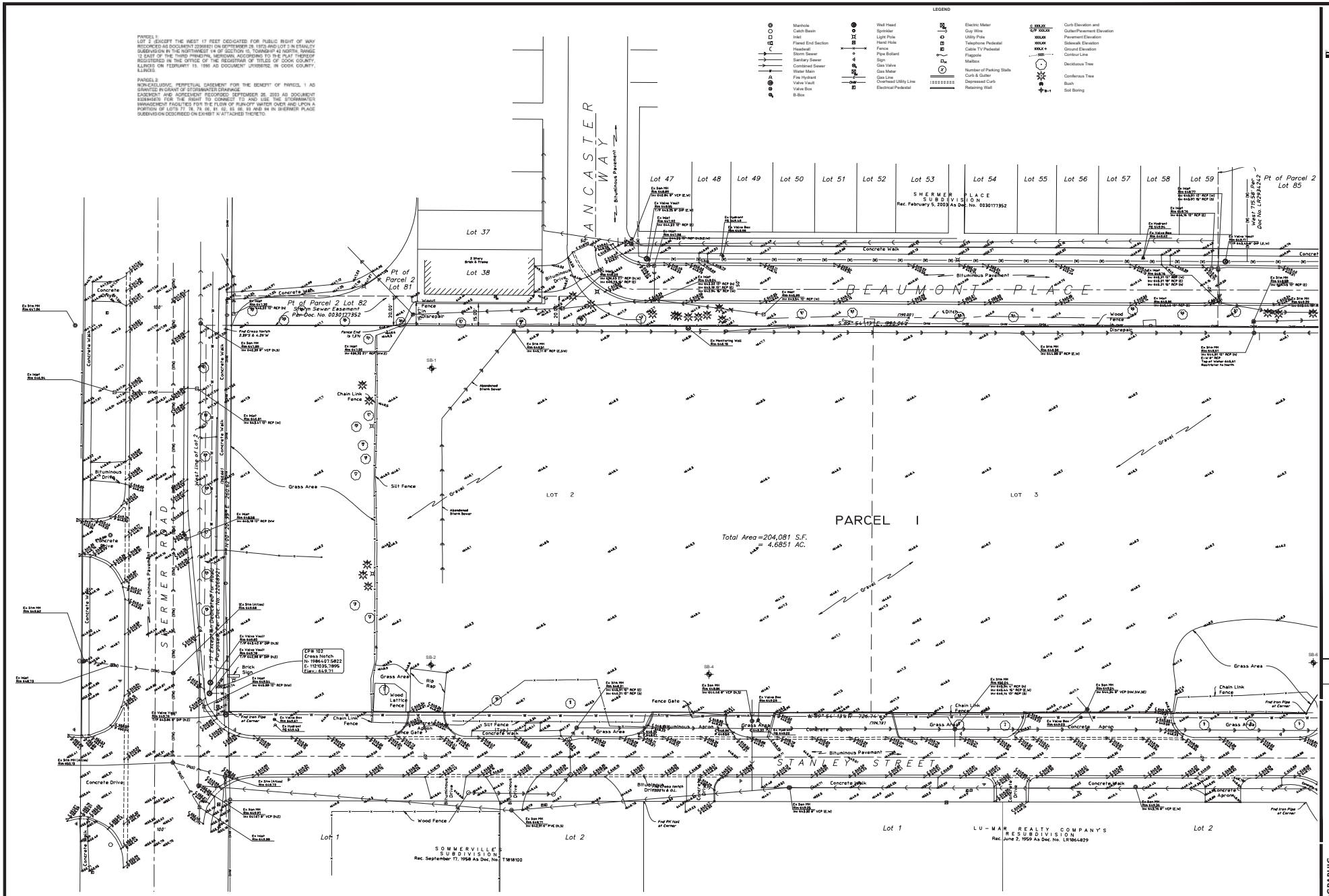
DETAIL

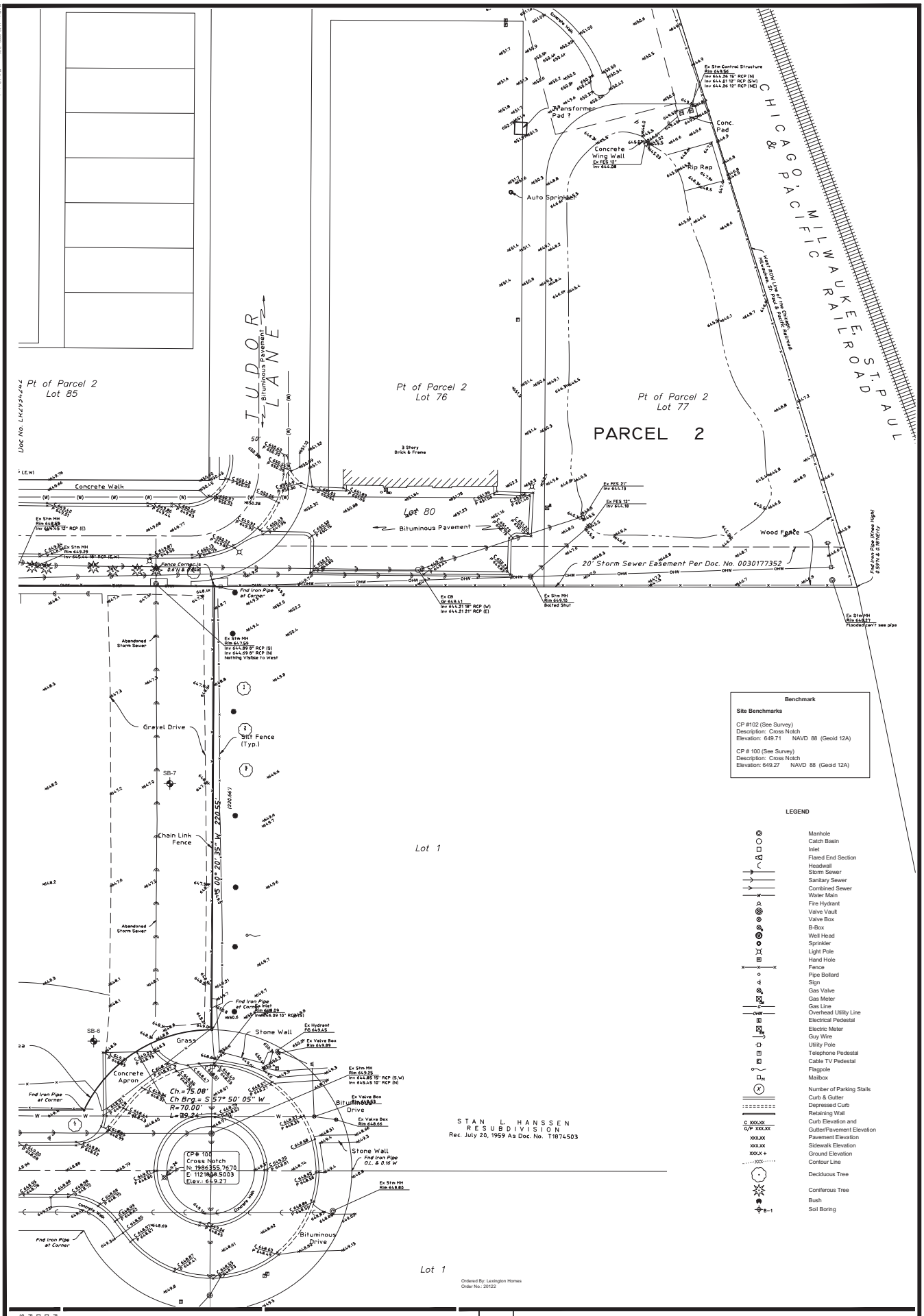


LOCATION MAP

SCALE: 1" = 30'


SHERMER ROAD
LANCASTER WAY
TUDOR LANE
BEAUMONT PLACE
STANLEY STREET
CHICAGO, MILWAUKEE & ST. PAUL RAILROAD
SHERMER PLACE SUBDIVISION
Rec. February 5, 2003 As Doc. No. 0030177352
SOMMERVILLE'S SUBDIVISION
Rec. September 17, 1958 As Doc. No. T1818100
LU-MAR REALTY COMPANY'S RESUBDIVISION
Rec. June 2, 1959 As Doc. No. LR1864829
STAN L. HANSSEN RESUBDIVISION
Rec. July 20, 1959 As Doc. No. T1874503
PARCEL 1
PARCEL 2
LOT 2
LOT 3
Total Area = 204,081 S.F. = 4.6851 AC.
Lot 35
Lot 36
Lot 37
Lot 38
Lot 47
Lot 48
Lot 49
Lot 50
Lot 51
Lot 52
Lot 53
Lot 54
Lot 55
Lot 56
Lot 57
Lot 58
Lot 59
Lot 85
Lot 78
Lot 77
Lot 81
Lot 1
Lot 2
S 89°54'52"E 1780.00' 1782.64'
N 89°54'13"W 726.72' 726.79'
S 00°05'48"W 1320.55' 1320.69'
Ch.=75.08'
Ch Brg.= S 57°50'06" W
R=70.50'
L=79.24'
100'
50'
66'
20' Storm Sewer Easement Per Doc. No. 0030177352
Fd Cross Notch 3.39'S & 4.26'W
Fd Iron Pipe at Corner
Fd PK Nail at Corner
Fd Iron Pipe 0.5'N & 0.2'W
Fd Iron Pipe 0.5'N & 0.3'W
Fd Cross Notch 17.65'N & 0.1'E
Fd Iron Pipe 0.4'N & 0.2'W
Fd Iron Pipe 0.3'N & 0.2'W
Fd Iron Pipe 0.2'N & 0.2'W
Fd Iron Pipe 0.3'N & 0.3'W
Fd Iron Pipe 0.3'N & 0.2'E
Fd Iron Pipe 0.2'N & 0.2'E
Fd Iron Pipe 0.3'N & 0.3'E
Fd Iron Pipe 0.2'N & 0.3'E
Fd Iron Pipe 0.3'N & 0.2'E
Fd Iron Pipe 0.2'N & 0.3'E
Fd Iron Pipe 0.3'N & 0.3'E
Fd Iron Pipe 0.2'N & 0.2


LEGEND
Manhole
Catch Basin
Inlet
Flared End Section
Headwall
Storm Sewer
Sanitary Sewer
Combined Sewer
Water Main
Fire Hydrant
Valve Vault
Valve Box
B-Box
Well Head
Sprinkler
Light Pole
Hand Hole
Fence
Pipe Bollard
Sign
Gas Valve
Gas Meter
Gas Line
Overhead Utility Line
Electrical Pedestal
Electric Meter
Guy Wire
Utility Pole
Telephone Pedestal
Cable TV Pedestal
Flagpole
Mailbox
Number of Parking Stalls
Curb & Gutter
Depressed Curb
Retaining Wall
Curb Elevation and Gutter/Pavement Elevation
Pavement Elevation
Sidewalk Elevation
Ground Elevation
Contour Line
Deciduous Tree
Coniferous Tree
Bush
Soil Boring
NORTH
Scale: 1" = 30'
PARCEL 1:
LOT 2 (EXCEPT THE WEST 17 FEET DEDICATED FOR PUBLIC RIGHT OF WAY RECORDED AS DOCUMENT 22308921 ON SEPTEMBER 28, 1972) AND LOT 3 IN ETAILLY SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 15, 1996 AS DOCUMENT LR1606702, IN COOK COUNTY, ILLINOIS.
PARCEL 2:
NON-EXCLUSIVE, PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS GRANTED IN GRANT OF STORMWATER DRAINAGE EASEMENT AND AGREEMENT RECORDED SEPTEMBER 26, 2003 AS DOCUMENT 0330177352 FOR THE RIGHT TO CONNECT TO AND USE THE STORMWATER MANAGEMENT FACILITIES FOR THE FLOW OF RUN-OFF WATER OVER AND UPON A PORTION OF LOTS 77, 78, 79, 80, 81, 82, 83, 92, 93, AND 94 IN SHERMER PLACE SUBDIVISION DESCRIBED ON EXHIBIT 'A' ATTACHED THERETO.
SHERMER ROAD
ANCASTER WAY
BEAUMONT PLACE
STANLEY STREET
Lot 37
Lot 38
Lot 47
Lot 48
Lot 49
Lot 50
Lot 51
Lot 52
Lot 53
Lot 54
Lot 55
Lot 56
Lot 57
Lot 58
Lot 59
SHERMER PLACE SUBDIVISION
Rec. February 5, 2003 As Doc. No. 0330177352
Pt of Parcel 2 Lot 81
Pt of Parcel 2 Lot 82
Storm Sewer Easement Per Doc. No. 0330177352
Pt of Parcel 2 Lot 85
West 715.58 Feet Per Doc No. 0329434
PARCEL 1
Total Area = 204,081 S.F.
= 4.6851 AC.
LOT 2
LOT 3
Lot 1
Lot 2
SOMMERVILLE'S SUBDIVISION
Rec. September 17, 1958 As Doc. No. 17818100
LU-MAR REALTY COMPANY'S RESUBDIVISION
Rec. June 2, 1959 As Doc. No. LR1864829
CP# 102
Cross Notch
N: 1986447.5822
E: 1121035.7895
Elev.: 649.71
SB-1
SB-2
SB-3
SB-4
SB-5
Concrete Walk
Concrete Drive
Bituminous Drive
Bituminous Pavement
Concrete Apron
Bituminous Apron
Grass Area
Gravel
Silt Fence
Chain Link Fence
Wood Fence
Wood Lattice Fence
Fence Gate
Brick Sign
Rip Rap
Abandoned Storm Sewer
Ditch
Disrepair
Monitoring Well
Concrete Curb & Gutter
Bituminous Curb & Gutter
Bituminous Driveway Apron
Concrete Driveway Apron
Surveyor's Notes:
1. Field work was completed on July 14, 2022.
2. The Horizontal coordinates and basis of bearing shown hereon are based on NAD 83(2011) Illinois East zone 1201 State Plane Coordinates as referenced from Kris Company's RTK Network.
3. The vertical Datum referenced hereon is based on NAVD 88 (Geoid 12A) as referenced from Kris Company's RTK Network.
4. Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of those records cannot be guaranteed, except for those items that can be verified by field measurements. Prior to any excavation contact J.U.L.I.E (1-800-892-0123).
Benchmark
Site Benchmarks
CP #102 (See Survey)
Description: Cross Notch
Elevation: 649.71 NAVD 88 (Geoid 12A)
CP # 100 (See Survey)
Description: Cross Notch
Elevation: 649.27 NAVD 88 (Geoid 12A)
Ordered By: Lexington Homes
Order No.: 20122
STATE OF ILLINOIS
JEFFREY W. SLUNT
035-3695
PROFESSIONAL ILLINOIS
LAND SURVEYOR
EXPIRES 11-30-22
State of Illinois
County of Cook
SS.
This professional service conforms to the current Illinois minimum standards for a boundary and topographic survey.
Schaumburg, Illinois
By:
Illinois Professional Land Surveyor No. 3695
No.
Date
Revision
HAEGER ENGINEERING
consulting engineers • land surveyors
195 East Schaumburg Road, Schaumburg, IL 60193 • 847-394-4455 • Fax 847-394-4456
www.haegerengineering.com
BOUNDARY & TOPOGRAPHIC SURVEY
1825 SHERMER ROAD
NORTHBROOK, ILLINOIS
Project Manager: TAS
Drafter: TSK
Date: 2022-05-04
Project No. 20122
Sheet 1/1
1281



BOUNDARY & TOPOGRAPHIC SURVEY

1825 SHERMER ROAD
NORTHBROOK, ILLINOIS

Project Manager: TAS
Drafter: TAS
Date: 2022-05-04
Project No. 20122
Sheet 2 / 2

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184003122
www.haegerengineering.com

No.	Date	Revision

1282

P.I.N. 04-15-102-002
04-15-102-003

MAIL PLAT TO:

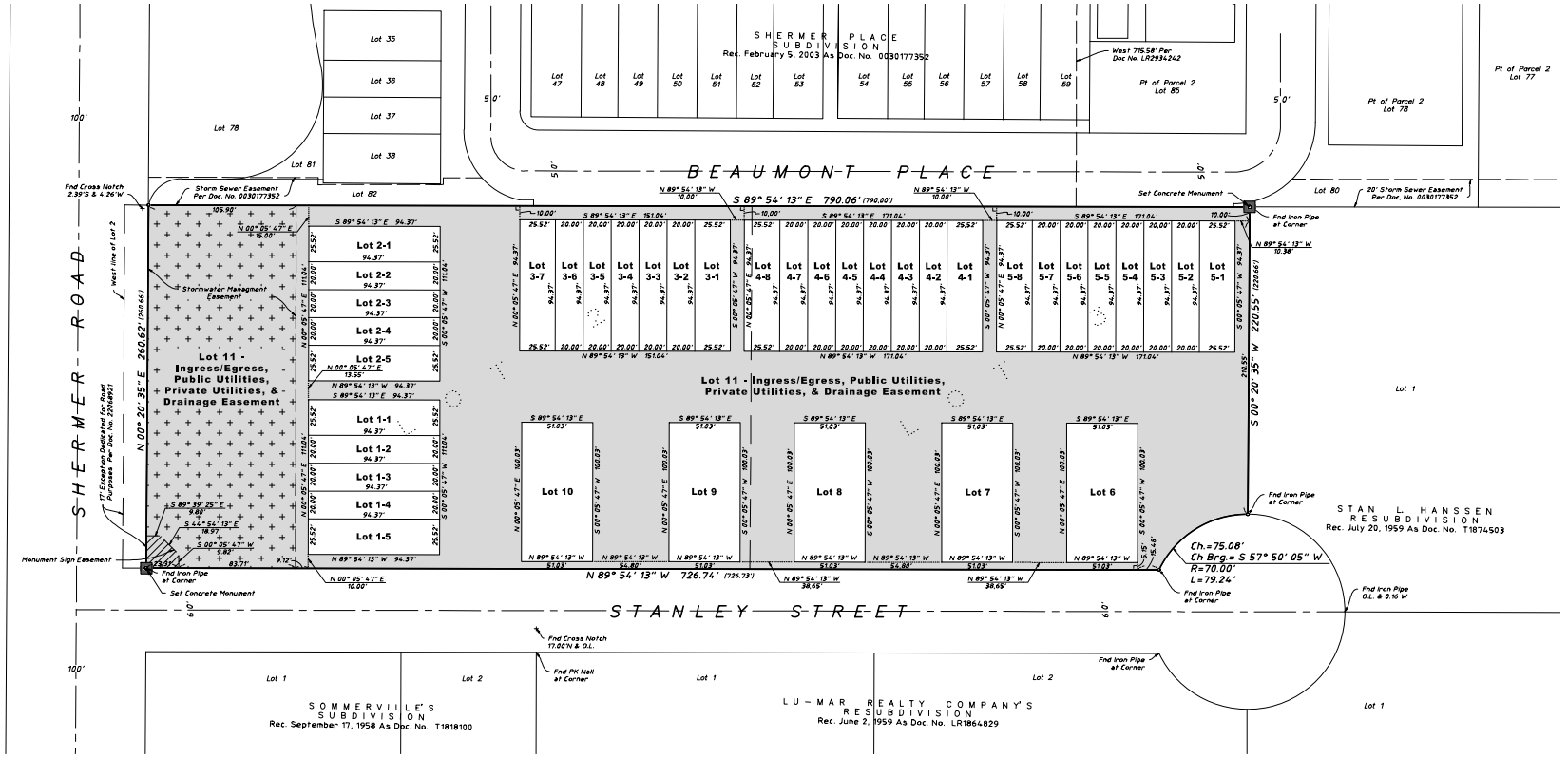
HAEGER ENGINEERING LLC
CONCULTING ENGINEERS AND LAND SURVEYORS
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173

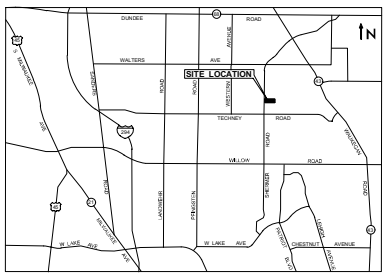
PRELIMINARY PLAT
OF
NORTHBROOK ROW

SHEET 1 OF 1

SCALE: 1" = 40'

Lot Area Summary	Area (ac.)	Area (sf)
Townhome Lots		
Lot 1-1	0.05528	2,408
Lot 1-2	0.04333	1,887
Lot 1-3	0.04333	1,887
Lot 1-4	0.04333	1,887
Lot 1-5	0.05528	2,408
Lot 2-1	0.05528	2,408
Lot 2-2	0.04333	1,887
Lot 2-3	0.04333	1,887
Lot 2-4	0.04333	1,887
Lot 2-5	0.05528	2,408
Lot 3-1	0.05528	2,408
Lot 3-2	0.04333	1,887
Lot 3-3	0.04333	1,887
Lot 3-4	0.04333	1,887
Lot 3-5	0.04333	1,887
Lot 3-6	0.04333	1,887
Lot 3-7	0.05528	2,408
Lot 4-1	0.05528	2,408
Lot 4-2	0.04333	1,887
Lot 4-3	0.04333	1,887
Lot 4-4	0.04333	1,887
Lot 4-5	0.04333	1,887
Lot 4-6	0.04333	1,887
Lot 4-7	0.04333	1,887
Lot 4-8	0.05528	2,408
Lot 5-1	0.05528	2,408
Lot 5-2	0.04333	1,887
Lot 5-3	0.04333	1,887
Lot 5-4	0.04333	1,887
Lot 5-5	0.04333	1,887
Lot 5-6	0.04333	1,887
Lot 5-7	0.04333	1,887
Lot 5-8	0.05528	2,408
Lot 6	0.11720	5,105
Lot 7	0.11720	5,105
Lot 8	0.11720	5,105
Lot 9	0.11720	5,105
Lot 10	0.11720	5,105
Subtotal: Lots 1-1 - 10	2.13529	93,013
Common Area		
Lot 11	2.54977	111,068
Total	4.68505	204,081





LOCATION MAP
Not To Scale

Legal Description

PARCEL 1:
LOT 2 (EXCEPT THE WEST 17 FEET DEDICATED FOR PUBLIC RIGHT OF WAY RECORDED AS DOCUMENT 22068921 ON SEPTEMBER 29, 1972) AND LOT 3 IN STANLEY SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 15, 1956 AS DOCUMENT LR1650762, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
NON-EXCLUSIVE, PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS GRANTED IN GRANT OF STORMWATER DRAINAGE
EASEMENT AND AGREEMENT RECORDED SEPTEMBER 26, 2003 AS DOCUMENT 0326945070 FOR THE RIGHT TO CONNECT TO AND USE THE STORMWATER MANAGEMENT FACILITIES FOR THE FLOW OF RUN-OFF WATER OVER AND UPON A PORTION OF LOTS 77, 78, 79, 80, 81, 82, 85, 88, 93 AND 94 IN SHERMER PLACE SUBDIVISION DESCRIBED ON EXHIBIT 'A' ATTACHED THERETO.

Private Street Covenant:
All streets located with Lot 11 shall be Private Streets owned and maintained by the Northbrook Row Townhome Owners Association, LLC. The Village of Northbrook shall at no time be under any obligation to provide maintenance for or accept dedication of any Private Streets.

Village of Northbrook - Form Restrictive Covenants and Easement for Storm Water Detention Area

1. THE AREA OF THE PROPERTY DESIGNATED ON THIS PLAT AS "STORM WATER DETENTION AREA" SHALL BE CONTINUOUSLY MAINTAINED IN A FIRST RATE MANNER BY OWNER OF [INSERT DESIGNATION OF ENCUMBERED PROPERTY] (THE "PLANNED DEVELOPMENT") AND AN EASEMENT ON, UNDER AND ABOVE THE STORM WATER DETENTION AREA IS HEREBY GRANTED TO, AND FOR THE USE AND BENEFIT OF, THE PLANNED DEVELOPMENT FOR THE SOLE PURPOSE OF STORM WATER DETENTION AND DRAINAGE.
2. NO CHANGE SHALL BE MADE IN THE FINISHED GRADE OF THE LAND WITHIN THE STORM WATER DETENTION AREA, NOR SHALL ANY CONSTRUCTION OF ANY KIND WHATSOEVER BE ERECTED OR PERMITTED TO EXIST WITHIN THE STORM WATER DETENTION AREA THAT MIGHT MATERIALLY IMPEDE STORM WATER DRAINAGE THEREIN OR MATERIALLY REDUCE THE STORM WATER DETENTION CAPACITY THEREOF. TREES, SHRUBS, FENCES AND NORMAL LANDSCAPE PLANTING SHALL BE PERMITTED WITHIN THE STORM WATER DETENTION AREA ONLY WITH THE PRIOR WRITTEN APPROVAL OF THE VILLAGE MANAGER OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS (THE "VILLAGE"). THE OWNER OF THE PLANNED DEVELOPMENT SHALL MAINTAIN A GRASS COVER ON THE SURFACE OF THE STORM WATER DETENTION AREA AND SHALL KEEP SUCH GRASS IN A NEAT AND TRIMMED CONDITION.
3. IN THE EVENT THE VILLAGE DETERMINES, IN ITS SOLE AND ABSOLUTE DISCRETION, THAT PRIOR MAINTENANCE OF THE STORM WATER DETENTION AREA IS NOT PERFORMED AT ANY TIME, THE VILLAGE, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE OWNERS OF THE PLANNED DEVELOPMENT, MAY, BUT SHALL NOT BE OBLIGATED TO, ENTER UPON ANY OR ALL OF THE PLANNED DEVELOPMENT FOR THE PURPOSE OF PERFORMING MAINTENANCE WORK ON AND TO THE STORM WATER DETENTION AREA.
4. IN THE EVENT THAT THE VILLAGE SHALL CAUSE TO BE PERFORMED ANY WORK PURSUANT TO THESE PARAGRAPHS, THE VILLAGE SHALL HAVE THE RIGHT TO CHARGE THE OWNER OF THE PLANNED DEVELOPMENT AN AMOUNT SUFFICIENT TO DEFRAY THE ENTIRE COST OF SUCH WORK OR ACTION, INCLUDING ADMINISTRATIVE COSTS, EITHER BEFORE OR AFTER SUCH COST IS INCURRED. IF THE AMOUNT SO CHARGED IS NOT PAID BY THE OWNER OF THE PLANNED DEVELOPMENT WITHIN THIRTY (30) DAYS FOLLOWING A DEMAND IN WRITING BY THE VILLAGE FOR SUCH PAYMENT, SUCH CHARGE, TOGETHER WITH INTEREST AND COSTS OF COLLECTION, SHALL BECOME A LIEN UPON THE PLANNED DEVELOPMENT AND THE VILLAGE SHALL HAVE THE RIGHT TO COLLECT SUCH CHARGE, WITH INTEREST AND COSTS, AND TO ENFORCE SUCH LIEN AS IN FORECLOSURE PROCEEDINGS AS PERMITTED BY LAW. 4887-6814-6096, v. 1
5. NOTHING IN THESE PARAGRAPHS SHALL BE CONSTRUED TO CONSTITUTE A DEDICATION OF ANY PORTION OF THE STORM WATER DETENTION AREA OR OF THE PLANNED DEVELOPMENT TO, OR AN ACCEPTANCE THEREOF BY, THE VILLAGE.
6. THE VILLAGE SHALL BE UNDER NO OBLIGATION TO EXERCISE THE RIGHTS GRANTED IN THESE PARAGRAPHS EXCEPT AS IT SHALL DETERMINE TO BE IN ITS BEST INTEREST. NO FAILURE TO EXERCISE AT ANY TIME ANY RIGHT HEREIN GRANTED TO THE VILLAGE SHALL BE CONSTRUED AS A WAIVER OF THAT OR ANY OTHER RIGHTS.
7. THESE COVENANTS SHALL RUN WITH THE LAND IN THE PLANNED DEVELOPMENT, AND SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE OWNER OF THE PLANNED DEVELOPMENT, THEIR RESPECTIVE SUCCESSORS, ASSIGNS AND GRANTEES AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM. ENFORCEMENT OF THESE COVENANTS MAY BE SOUGHT BY THE OWNER OF THE PLANNED DEVELOPMENT, ANY PERSON WITH AN INTEREST IN ANY OF SAID LOTS OF RECORD, OR THE VILLAGE OF NORTHBROOK BY ANY PROCEEDING AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION, TO COMPEL AFFIRMATIVE ACTION, OR TO RECOVER DAMAGES, AND AGAINST THE LAND TO ENFORCE ANY LIEN CREATED BY THESE COVENANTS.

Notes:
1. The basis of bearing shown heron is based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
2. Underground utilities are not shown hereon.
3. Based on information provided on the Flood Insurance Rate Map Community - Panel No. 17031C0227J dated August 19, 2008, produced by the Federal Emergency Management Agency (FEMA) for Cook County, Illinois, the property shown and described hereon is located within Zone X, which is defined by FEMA as "Areas determined to be outside the 0.2% annual chance floodplain."
4. In the preparation of this survey reference was made to Chicago Title Insurance Company Commitment for Title Insurance Order No. CCH11801099LD with an Effective Date of February 18, 2021.
5. Lot 11 is a "Common Area / Blanket Easement for Ingress / Egress, Public Utilities, Private Utilities and Drainage" benefiting Lots 1 to 10.

Originally Prepared: 3/31/2025 Project No. 20-122

No.	Date	Revision
1	6-20-2025	Per Village Review

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

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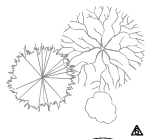
Plot Date: Jun 16, 2025 - 2:25pm Plotted By: jenny-h Layout: Prelim Plat
File: ...\122\Drawings\Preliminary\20122-PRELIM PLAT.dwg

12B3

PLANT SYMBOLS KEY & PLANT MIX MATRIX

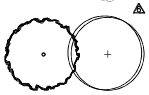
NOTE!
NOT ALL PLANT SYMBOLS & PLANT VARIETIES MAY BE DEPICTED ON PLANS.



EXISTING DECIDUOUS TREE

EXISTING EVERGREEN TREE

EXISTING SHRUBS & PERENNIALS



SHADE / CANOPY TREES, 2.5" - 4" CALIPER:

- *ACER VARIETIES* / MAPLE VAR.
- *CATALPA SPECIOSA* / NORTHERN CATALPA
- *CELTIS OCCIDENTALIS* / COMMON HACKBERRY
- *GINGKO BILOBA* / GINKGO
- *GYMNOCLADUS DIOICA* / KENTUCKY COFFEETREE
- *LIQUIDAMBAR STYRACIFLUA* / AMERICAN SWEETGUM
- *LIRIODENDRON TULIPIFERA* / TULIP TREE
- *METASEQUOIA GLYPTOSTROBOIDES* / DAWN REDWOOD
- *NYSSA SYLVATICA* / BLACK TUPELO
- *PLATANUS ACERIFOLIA 'MORTON CIRCLE'* / LONDON PLANETREE
- *QUERCUS ALBA* / WHITE OAK
- *QUERCUS BICOLOR* / SWAMP WHITE OAK
- *QUERCUS MACROCARPA* / BUR OAK
- *QUERCUS IMBRICARIA* / SHINGLE OAK
- *QUERCUS RUBRA* / RED OAK
- *TILIA TOMENTOSA 'STERLING SILVER'* / STERLING SILVER LINDEN
- *ULMUS SPP.* / HYBRID ELM



ORNAMENTAL TREES, 6'-10'+ TALL:

- *AMELANCHIER VARIETIES* / SERVICEBERRY VAR.
- *BETULA NIGRA* / RIVER BIRCH
- *CERCIS CANADENSIS* / REDBUD
- *CORNUS MAS* / CORNELIAN CHERRY
- *CRATAEGUS CRUS-GALLI* / COCKSPUR HAWTHORN
- *HAMAMELIS VARIETIES* / WITCHHAZEL VAR.
- *MAGNOLIA VARIETIES* / MAGNOLIA VAR.
- *MALUS VARIETIES* / FLOWERING CRABAPPLE VAR.
- *SYRINGA RETICULATA* / JAPANESE TREE LILAC



EVERGREEN TREES, 6'-10'+ TALL:

- *ABIES CONCOLOR* / WHITE FIR
- *JUNIPERUS CHINENSIS 'FAIRVIEW'* / FAIRVIEW JUNIPER
- *JUNIPERUS SCOPULORUM 'WICHITA BLUE'* / WITCHITA BLUE JUNIPER
- *PICEA GLAUCA 'DENSATA'* / BLACK HILLS SPRUCE
- *PICEA OMORIKA* / SERBIAN SPRUCE
- *PINUS STROBUS* / EASTERN WHITE PINE
- *PSEUDOTSUGA MENZIESII* / DOUGLAS FIR
- *TAXUS CUSPIDATA 'CAPITATA'* / CAPITATA YEW
- *THUJA VARIETIES* / ARBORVITAE VAR.
- *TSUGA CANADENSIS* / CANADIAN HEMLOCK



LARGE, DECIDUOUS SHRUBS, 36"-48"+ TALL:

- *AESCULUS PARVIFLORA* / BOTTLEBRUSH BUCKEYE
- *ARONIA VARIETIES* / CHOKEBERRY VAR.
- *CORNUS VARIETIES* / DOGWOOD VAR.
- *FORSYTHIA 'MEADOWLARK' / MEADOWLARK FORSYTHIA*
- *FOTHERGILLA GARDENII* / DWARF FOTHERGILLA
- *HYDRANGEA VARIETIES* / HYDRANGEA VAR.
- *SYRINGA VARIETIES* / LILAC VAR.
- *VIBURNUM VARIETIES* / VIBURNUM VAR.

SMALL, DECIDUOUS SHRUBS, 18"-24" TALL:

- *BERBERIS VARIETIES* / BARBERRY VAR.
- *HYPERICUM KALMIANUM* / ST. JOHNSWORT
- *PHYSOCARPUS VARIETIES* / NINEBARK
- *RHUS AROMATICA 'GRO-LOW'* / GRO LOW SUMAC
- *ROSA VARIETIES* / SHRUB ROSE VAR.
- *SPIRAEA VARIETIES* / SPIREA VAR.



SMALL, EVERGREEN SHRUBS, 24" TALL / WIDE:

- *BUXUS VARIETIES* / BOXWOOD VAR.
- *JUNIPERUS VARIETIES* / JUNIPER VAR.
- *TAXUS VARIETIES* / YEW VAR.
- *THUJA OCCIDENTALIS 'HETZ MIDGET'* / HETZ MIDGET ARBORVITAE

LARGE, ORNAMENTAL GRASS, 3 GALLON &
SMALL, ORNAMENTAL GRASS, 1 GALLON:

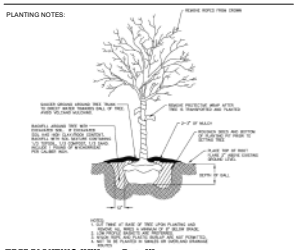
- *CALAMAGROSTIS VARIETIES* / REED GRASS VAR.
- *MISCANTHUS VARIETIES* / MAIDEN GRASS VAR.
- *PANICUM VARIETIES* / SWITCH GRASS VAR.
- *PENNISETUM VARIETIES* / FOUNTAIN GRASS VAR.
- *SCHIZACHYRIUM SCOPARIUM* / LITTLE BLUESTEM
- *SESLERIA AUTUMNALIS* / MOOR GRASS
- *SPOROBOLUS HETEROLEPSIS* / PRAIRIE DROPSEED



PERENNIAL FLOWERS & GROUNDCOVER,
1 GALLON:

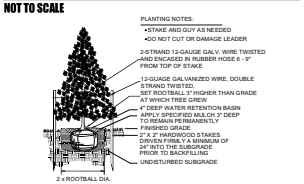
- MISC. VAR.

PLANTING DETAILS



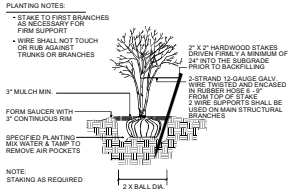
TREE PLANTING (Village Detail)

NOT TO SCALE



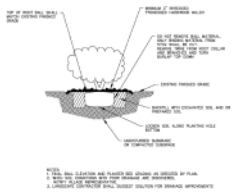
EVERGREEN TREE PLANTING

NOT TO SCALE



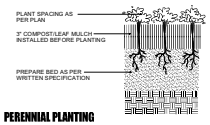
MULTI-TRUNK TREE STAKING

NOT TO SCALE



SHRUB PLANTING (Village Detail)

NOT TO SCALE



PERENNIAL PLANTING

NOT TO SCALE



HILLSIDE PLANTING

NOT TO SCALE

NOTES - GENERAL LANDSCAPE

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.
2. CALL J.U.L.I.E. UTILITY LOCATING SERVICE (TEL 800.892.0123), 48 HOURS PRIOR TO THE START OF ANY DIGGING.
3. GENERAL PLANT NOTES:
   A. ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
   B. ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS.
   C. ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE (LESS THAN 50 MILES).
   D. PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM / HABIT. PLANTS SHALL NOT BE PRUNED/HEDGED UNLESS ABSOLUTELY NECESSARY (DUE TO VISIBILITY OR HAZARD OBSTRUCTION).
   E. ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE.
4. LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.
5. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (6"-12" DEEP), FINE GRADING, AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS. ALL SOILS SHALL BE FREE OF CONSTRUCTION DEBRIS, PRIOR TO INSTALLING ANY PLANT MATERIAL.
6. PRIOR TO SPREADING TOPSOIL, THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM GRADES INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.
7. ALL SHRUB, GROUNDCOVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE PREPARED WITH A SOIL AMENDMENT MIX - 1/3 TOPSOIL, 1/3 MUSHROOM COMPOST, AND 1/3 TORPEDO SAND. MATERIAL SHALL BE ROTO-TILLED JUST PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
8. ALL PLANTING ISLANDS SHALL BE MOUNDED TO PROVIDE POSITIVE DRAINAGE.
9. ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL OR OTHER BORDER IS SPECIFIED.
10. ALL PLANTING BED AREAS SHALL MAINTAIN A MAX. 3" DEEP LAYER OF SHREDDED HARDWOOD MULCH (COLOR: NON-DYED, BROWN).
11. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH LANDSCAPE MAINTENANCE CONTRACTOR, TO ENSURE PROPER WATERING OF PLANTED AND SODDED AREAS AFTER INITIAL INSTALLATION.
12. LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE ANY REDO OF COMPLETED LANDSCAPE WORK AND DAMAGE TO PLANT MATERIAL.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN LAYOUT WORK. UPON REQUEST, LANDSCAPE ARCHITECT SHALL BE AVAILABLE TO ASSIST/APPROVE CONTRACTOR LAYOUT.
14. EVERY ATTEMPT HAS BEEN MADE TO DEPICT ALL EXISTING UTILITY LINES. CONTRACTOR SHALL USE PRECAUTION WHEN DIGGING. CONTRACTOR SHALL MAKE THEMSELVES THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING, VERIFYING LOCATIONS AND DEPTHS OF ALL UTILITIES.
15. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
16. PLANT LIST QUANTITIES PROVIDED AT TIME OF FINAL PLANS ARE APPROXIMATIONS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETING THEIR OWN QUANTITY TAKE-OFFS. IF A DISCREPANCY IS FOUND BETWEEN THE PLAN AND THE PLANT LIST, THEN THE PLAN SHALL PREVAIL.
17. PLANT SUBSTITUTIONS ARE ALLOWED DUE TO PLANT AVAILABILITY OR PLANTING TIME OF YEAR, ONLY WITH THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT. IF SUBSTITUTIONS ARE MADE WITHOUT PRIOR CONSENT, THE LANDSCAPE ARCHITECT MAINTAINS THE RIGHT TO REJECT MATERIAL IN THE FIELD, AT THE COST TO THE CONTRACTOR.
18. CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.
19. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
20. ALL TURF SHALL SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL, NOT PEAT), PER VILLAGE, SEED IS NOT ALLOWED.
21. CONTRACTOR SHALL RESTORE LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
22. LANDSCAPE DETAILS SHOWN ARE FOR DESIGN INTENT ONLY. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY. CONTRACTOR IS RESPONSIBLE FOR ERECTING AND INSTALLING PROPERLY BUILT AMENITIES PER CODE, PER SITE CONDITIONS (FINAL GRADING & UTILITY LOCATIONS), AND PER AREA CLIMATE CONDITIONS. ALL LANDSCAPE SITE DETAILS FOR STRUCTURES AND FOOTINGS SHALL BE REVIEWED & APPROVED BY A STRUCTURAL ENGINEER.
23. CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL, IN PERPETUITY.
24. (IF APPLICABLE) CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A THREE-YEAR MONITORING AND MAINTENANCE PROGRAM ON ALL NATURALIZED DETENTION AREAS.

PROJECT TEAM

DEVELOPER:
LEXINGTON HOMES, LLC.
1731 N. MARCEY STREET, #200
CHICAGO, IL 60614
TEL (773) 457-8563

CONTACT: JOHN AGENLIAN / NATE WYNSMA

SURVEYOR/CIVIL ENGINEER:
HAEGER ENGINEERING
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173
TEL (847) 394-6600

CONTACT: PHIL CERRATO

LANDSCAPE ARCHITECT:
DICKSON DESIGN STUDIO, INC.
9 CRYSTAL LAKE ROAD, SUITE 110
LAKE IN THE HILLS, IL 60156
TEL (224) 241-8181

CONTACT: SHARON DICKSON / JEFF TORRENS

ARBORIST:
DAVEY RESOURCE GROUP
NATURAL RESOURCE CONSULTING
TEL (248) 221-0439

CONTACT: PETE SORENSEN

SHEET INDEX

L0.1 PROJECT TEAM
GENERAL LANDSCAPE NOTES
PLANTING DETAILS
PLANT SYMBOLS KEY & PLANT MIX MATRIX

L0.2 TREE PRESERVATION & REMOVAL PLAN
TREE PROTECTION FENCE DETAIL

L0.3 TREE INVENTORY
TREE PRESERVATION NOTES
TREE CONDITION / RATING SCALE

L1.1 OVERALL LANDSCAPE PLAN

L2.0 FENCING PLAN

L3.0 DETAILS: FENCING

L3.1 DETAILS: BIKE RACK, MONUMENT & PERGOLA

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

AUGUST 26, 2022

REVISIONS

1.	10/3/22 FOR VILLAGE SUBMITTAL
2.	8/21/24 PER STAFF COMMENTS
3.	9/16/24 PER STAFF COMMENTS
4.	4/10/25 PER STAFF COMMENTS
5.	6/13/25 PER STAFF COMMENTS
6.	10/13/25 PER STAFF COMMENTS
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

PRELIMINARY LANDSCAPE PLAN - COVER SHEET

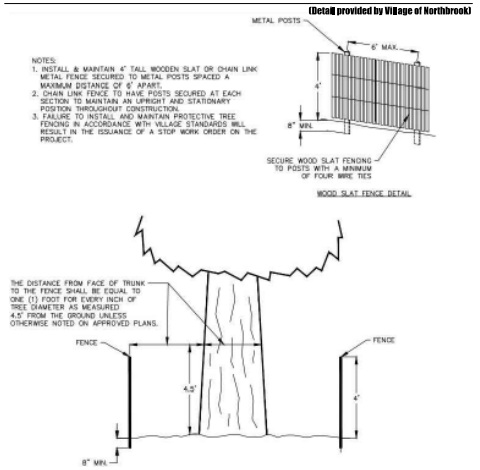
SHEET NUMBER

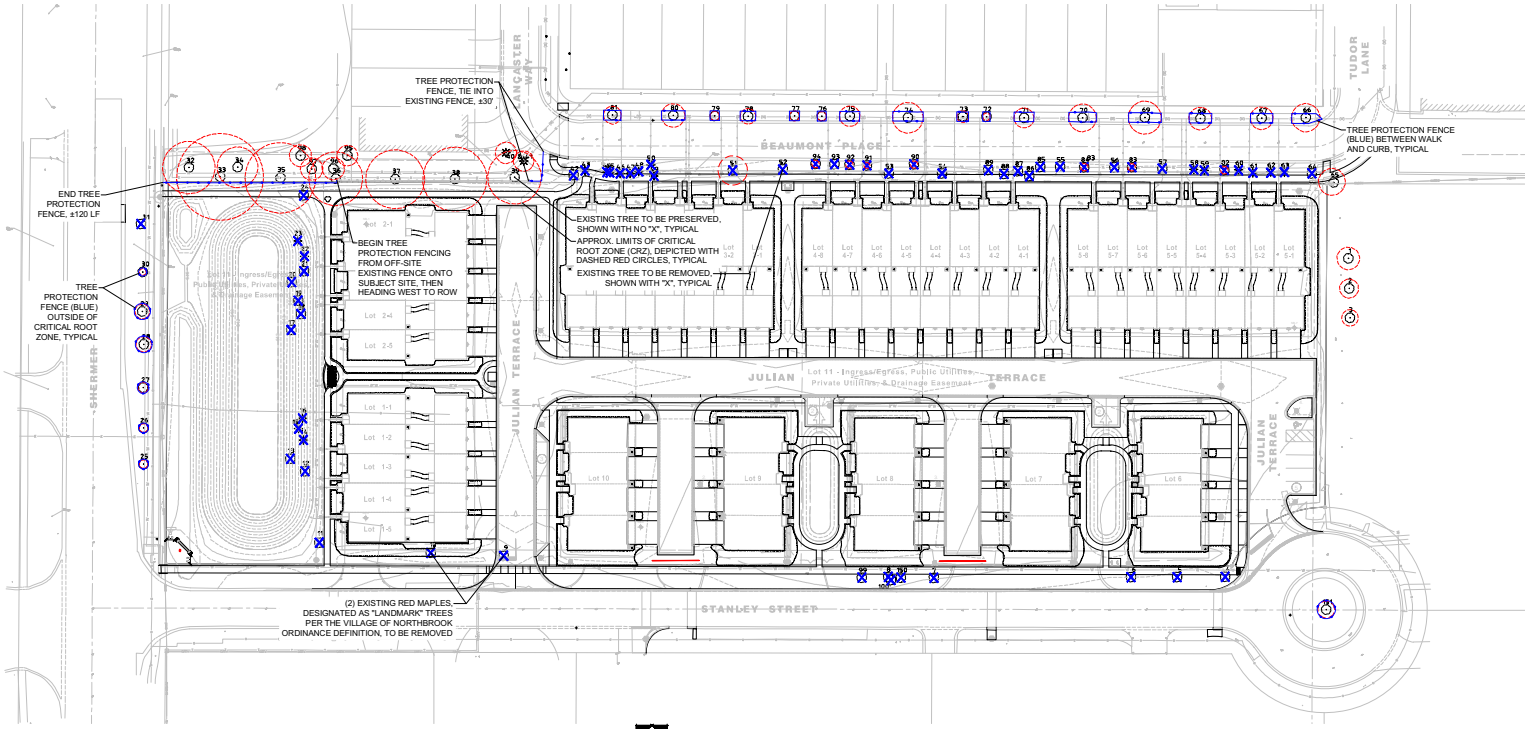
L0.1

1284

DETAIL: TREE PROTECTION FENCE

(Detail provided by Village of Northbrook)





NORTH

TREE PRESERVATION & REMOVAL PLAN - PROPOSED CONDITIONS

SCALE: 1" = 40'-0"

0 20' 40' 80'

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

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1731 N. MARCEY STREET #200
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7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

TREE PRESERVATION & REMOVAL PLAN

SHEET NUMBER

L0.2

1285

TREE INVENTORY: ON-SITE

TAG #	COMMON NAME	SCIENTIFIC NAME	DBH	CONDITION	CATEGORY	OUTCOME
9	Red Maple	Acer rubrum	19.8	Fair	LANDMARK	REMOVE
10	Red Maple	Acer rubrum	16.5	Fair	LANDMARK	REMOVE
11	Norway Maple	Acer platanoides	19.8	Fair	NON-NUISANCE	REMOVE
12	Crabapple	Malus spp.	14.4	Poor	NUISANCE	REMOVE
13	Norway Maple	Acer platanoides	20.8	Good	NON-NUISANCE	REMOVE
14	Austrian Pine	Pinus nigra	14.6	Dead	DEAD	REMOVE
15	Austrian Pine	Pinus nigra	23.6	Fair	NON-NUISANCE	REMOVE
16	Austrian Pine	Pinus nigra	17.9	Fair	NON-NUISANCE	REMOVE
17	Crabapple	Malus spp.	0	Removed	REMOVED	REMOVE
18	Crabapple	Malus spp.	13.9	Poor	NUISANCE	REMOVE
19	Norway Maple	Acer platanoides	14.3	Poor	NON-NUISANCE	REMOVE
20	Norway Maple	Acer platanoides	13.7	Fair	NON-NUISANCE	REMOVE
21	Austrian Pine	Pinus nigra	13.5	Dead	DEAD	REMOVE
22	Scots Pine	Pinus sylvestris	15	Fair	NON-NUISANCE	REMOVE
23	Scots Pine	Pinus sylvestris	19.1	Dead	DEAD	REMOVE
24	Crabapple	Malus spp.	13.1	Poor	NON-NUISANCE	REMOVE

TREE INVENTORY: OFF-SITE

TAG #	COMMON NAME	SCIENTIFIC NAME	DBH	CONDITION	CATEGORY	OUTCOME	PARKWAY
1	Ginkgo	Ginkgo biloba	8.5	Very Good	NON-NUISANCE	Preserve	
2	Ginkgo	Ginkgo biloba	6.9	Very Good	NON-NUISANCE	Preserve	
3	Ginkgo	Ginkgo biloba	6.2	Very Good	NON-NUISANCE	Preserve	
4	Norway Maple	Acer platanoides	15.3	Fair	DAMAGED	REMOVE	X
5	Norway Maple	Acer platanoides	17.1	Good	PROTECTED	REMOVE	X
6	Norway Maple	Acer platanoides	12.7	Good	PROTECTED	REMOVE	X
7	Norway Maple	Acer platanoides	10.8	Poor	NUISANCE	REMOVE	X
8	Norway Maple	Acer platanoides	12.2	Fair	PROTECTED	REMOVE	X
25	Kentucky Coffeetree	Gymnocladus dioicus	3.4	Very Good	PROTECTED	Preserve	X
26	Hybrid Elm	Ulmus x	7	Very Good	PROTECTED	Preserve	X
27	American Basswood	Tilia americana	4.8	Very Good	PROTECTED	Preserve	X
28	Hybrid Elm	Ulmus x	6.4	Very Good	PROTECTED	Preserve	X
29	Catalpa	Catalpa speciosa	6.3	Very Good	PROTECTED	Preserve	X
30	Ginkgo	Ginkgo biloba	2.2	Good	PROTECTED	Preserve	X
31	Callery Pear	Pyrus calleryana	14.4	Fair	PROTECTED	REMOVE	X
32	River Birch	Betula nigra	17.8	Poor	NON-NUISANCE	ADDRESS	
33	Honeylocust	Gleditsia triacanthos	30	Good	NON-NUISANCE	ADDRESS	
34	River Birch	Betula nigra	19.4	Dead	NON-NUISANCE	ADDRESS	
35	Honeylocust	Gleditsia triacanthos	24.7	Good	NON-NUISANCE	ADDRESS	
36	Honeylocust	Gleditsia triacanthos	18.9	Good	NON-NUISANCE	ADDRESS	
37	Honeylocust	Gleditsia triacanthos	19.5	Good	NON-NUISANCE	ADDRESS	
38	Honeylocust	Gleditsia triacanthos	21.6	Good	NON-NUISANCE	ADDRESS	
39	Honeylocust	Gleditsia triacanthos	18.5	Very Good	NON-NUISANCE	ADDRESS	
40	White Spruce	Picea glauca	7.6	Very Good	NON-NUISANCE	Preserve	
41	White Spruce	Picea glauca	7.2	Good	NON-NUISANCE	Preserve	
42	Honeylocust	Gleditsia triacanthos	21.1	Very Good	PROTECTED	REMOVE	X
43	White Spruce	Picea glauca	5.2	Good	PROTECTED	REMOVE	X
44	White Spruce	Picea glauca	5.1	Good	PROTECTED	REMOVE	X
45	White Spruce	Picea glauca	7.1	Good	PROTECTED	REMOVE	X
46	White Spruce	Picea glauca	5	Good	PROTECTED	REMOVE	X
47	White Spruce	Picea glauca	5.7	Fair	PROTECTED	REMOVE	X
48	White Spruce	Picea glauca	6.5	Fair	PROTECTED	REMOVE	X
49	White Spruce	Picea glauca	6.6	Fair	PROTECTED	REMOVE	X
50	White Spruce	Picea glauca	6.4	Good	PROTECTED	REMOVE	X
51	Kentucky Coffeetree	Gymnocladus dioicus	9.7	Good	PROTECTED	REMOVE	X
52	Kentucky Coffeetree	Gymnocladus dioicus	12.3	Good	PROTECTED	REMOVE	X
53	Miyabe's Maple	Acer miyabei	12.8	Good	PROTECTED	REMOVE	X
54	Miyabe's Maple	Acer miyabei	14	Good	PROTECTED	REMOVE	X
55	Crabapple	Malus spp.	0	Removed	NUISANCE	REMOVE	X
56	Crabapple	Malus spp.	5.4	Good	PROTECTED	REMOVE	X
57	Crabapple	Malus spp.	5.5	Good	PROTECTED	REMOVE	X
58	Blue Spruce	Picea pungens	11.8	Good	PROTECTED	REMOVE	X
59	Blue Spruce	Picea pungens	12.9	Good	PROTECTED	REMOVE	X
60	Blue Spruce	Picea pungens	10.7	Good	PROTECTED	REMOVE	X
61	Blue Spruce	Picea pungens	11.4	Good	PROTECTED	REMOVE	X
62	Blue Spruce	Picea pungens	11.9	Good	PROTECTED	REMOVE	X
63	Blue Spruce	Picea pungens	10.5	Good	PROTECTED	REMOVE	X
64	American Basswood	Tilia americana	13.8	Fair	PROTECTED	REMOVE	X
65	White Mulberry	Morus alba	9.1	Fair	NUISANCE	Preserve	
66	Littleleaf linden	Tilia cordata	9.6	Good	PROTECTED	Preserve	X
67	Littleleaf linden	Tilia cordata	7.7	Fair	PROTECTED	Preserve	X
68	Littleleaf linden	Tilia cordata	7.7	Fair	PROTECTED	Preserve	X
69	Swamp white oak	Quercus bicolor	11.2	Very good	LANDMARK	Preserve	X
70	Swamp white oak	Quercus bicolor	9.4	Very good	LANDMARK	Preserve	X
71	Northern hackberry	Celtis occidentalis	6.8	Good	PROTECTED	Preserve	X
72	Japanese tree lilac	Syringa reticulata	2.5	Good	PROTECTED	Preserve	X
73	Japanese tree lilac	Syringa reticulata	4.0	Good	PROTECTED	Preserve	X
74	Miyabe maple	Acer miyabei	10.4	Good	PROTECTED	Preserve	X
75	Miyabe maple	Acer miyabei	6.9	Poor	PROTECTED	Preserve	X
76	Tatarian maple	Acer tataricum subsp. Ginnala	3.1	Very good	PROTECTED	Preserve	X
77	Tatarian maple	Acer tataricum subsp. Ginnala	3.4	Very good	PROTECTED	Preserve	X
78	Sweetgum	Liquidambar styriciflua	5.3	Good	PROTECTED	Preserve	X
79	Tatarian maple	Acer tataricum subsp. Ginnala	3.1	Very good	PROTECTED	Preserve	X
80	Northern hackberry	Celtis occidentalis	8.0	Good	PROTECTED	Preserve	X
81	Northern hackberry	Celtis occidentalis	6.0	Good	PROTECTED	Preserve	X
82	Serviceberry	Amalanchier spp.	2.1	Very good	PROTECTED	REMOVE	X
83	Japanese tree lilac	Syringa reticulata	2.3	Good	PROTECTED	REMOVE	X
84	Japanese tree lilac	Syringa reticulata	2.3	Good	PROTECTED	REMOVE	X
85	Serviceberry	Amalanchier spp.	10.2	Good	PROTECTED	REMOVE	X
86	Serviceberry	Amalanchier spp.	16.1	Good	PROTECTED	REMOVE	X
87	Serviceberry	Amalanchier spp.	8.8	Fair	PROTECTED	REMOVE	X
88	Serviceberry	Amalanchier spp.	24.5	Good	PROTECTED	REMOVE	X
89	Serviceberry	Amalanchier spp.	11.8	Fair	PROTECTED	REMOVE	X
90	Ohio buckeye	Aesculus glabra	2.3	Very good	PROTECTED	REMOVE	X
91	Ohio buckeye	Aesculus glabra	1.6	Good	PROTECTED	REMOVE	X
92	Japanese tree lilac	Syringa reticulata	2.3	Good	PROTECTED	REMOVE	X
93	Japanese tree lilac	Syringa reticulata	2.3	Fair	PROTECTED	REMOVE	X
94	Japanese tree lilac	Syringa reticulata	2.3	Good	PROTECTED	REMOVE	X
95	Hawthorn	Crategus spp.	7	Good	NON-NUISANCE	Preserve	
96	Hawthorn	Crategus spp.	7.8	Good	NON-NUISANCE	Preserve	
97	Hawthorn	Crategus spp.	7.6	Good	NON-NUISANCE	Preserve	
98	Hawthorn	Crategus spp.	7.5	Good	NON-NUISANCE	Preserve	
99	Crabapple	Malus spp.	9.5	Fair	PROTECTED	REMOVE	X
100	Crabapple	Malus spp.	9.4	Fair	PROTECTED	REMOVE	X
150	Crabapple	Malus spp.	4.5	Fair	PROTECTED	REMOVE	X
151	Eastern white pine	Pinus strobus	5.7	Poor	PROTECTED	Preserve	

Condition / Form Rating Scale:

Excellent
The tree is typical of the species, has less than 10% deadwood in the crown that is attributable to normal clauses, has no other observed problems, and required no remedial action.

Good
The tree is typical of the species and/or has less than 20% deadwood in the crown, only one or two minor problems that are easily corrected with normal care.

Fair
The tree is typical of the species and/or has less than 30% deadwood in the crown, one or two minor problems that are not eminently lethal to the tree, and no significant decay or structural problems, but the tree must have remedial care above normal care in order to minimize the impact of future stress and to insure continued health.

Poor
The tree is not typical of the species and/or has significant problems such as 30-50% deadwood in the crown, serious decay or structural defect, insects, disease or other problems that can be eminently lethal to the tree or create a hazardous tree if not corrected in a short period of time or if the tree is subjected to additional stress.

Critical
The tree is not typical of the species and/or has over 50% deadwood in the crown, major decay or structural problems, is hazardous or is severely infested with insects, disease, or other problems that even if aggressively corrected would not result in the long term survival of the tree.

Dead
Less than 10% of the tree shows signs of life.

ARBORIST METHODS FOR ADDRESSING EXISTING TREES

For **Northbrook Row** the following techniques and strategies are recommended to be followed to ensure the best possible success in retaining existing trees:

Protective Fencing
All trees to be preserved on site shall be identified based on the tree preservation plan. Once identified, tree protection fencing shall be installed in accordance to the tree preservation plan and all village codes. Where trees are grouped in clusters, protective fencing shall be installed as shown on the tree preservation plan. In addition to the tree protection fencing, a protective sedimentation fence should be installed at the drip-line of all significant trees or protected trees which are located downgrade of any clearing, excavation and/or construction activity. Fencing shall be installed prior to any construction activities, including tree removal. For trees at or near the property lines, fencing shall only be installed on the **Northbrook Row** property side, except where tying into existing off-site fencing.

For trees identified for preservation that will have construction activity occurring within the critical root zone, including those trees identified to be further addressed, protective fencing shall be installed at the limit of construction.

At no time shall any construction activity, equipment, parking/placement of vehicles, materials, spoils, or debris be stored within the tree protection zone. In addition, no crushed limestone, hydrocarbons or other materials detrimental to trees shall be stored on the uphill side adjacent to protected trees.

Protective fencing shall remain in place throughout the construction process.

Tree Removal
Once protective fencing has been installed, removal of existing trees as identified on the tree preservation can commence. Trees and stumps shall be removed and can be chipped on site for use as mulch. For tree removals adjacent to protective fencing or vegetation, at no time shall vegetation be forcibly removed in such a manner that would damage the root system of surrounding preserved vegetation.

Mulching
Chipped tree mulch shall be spread at a depth of 12"-18" between preserved tree trunks and the protective fencing, to lessen soil/root compaction where access is needed over critical root zones.

Root Pruning
Root pruning shall occur where either the limit of construction encroaches on the critical root zone, or where trees that are being removed are directly adjacent to trees being preserved. Root pruning shall entail clean cuts of all encountered roots.

Fertilization
All trees that are being root pruned shall also receive fertilization to promote new root growth.

Additional Landscaping
The landscape plan has been designed in a way that minimizes the potential damage to roots by limiting any planting within the critical root zones, including those trees identified to be further addressed. All landscape work to be conducted within the protective fencing zone shall be hand-dig only.

All work regarding the removal and protection of existing trees shall be conducted by or under the supervision of an ISA Certified Arborist.

NOTES

1. TREE PRESERVATION:

A. **ALL WORK MUST BE PERFORMED ACCORDING TO THE APPROVED TREE PRESERVATION PLAN. IT IS STRONGLY RECOMMENDED TO DOCUMENT GOOD STEWARDSHIP PRACTICES DURING CONSTRUCTION. IF REQUIRED, PRIOR TO COMMENCING ANY DEMOLITION / CONSTRUCTION ACTIVITY, NOTIFY MUNICIPAL FORESTRY DEPARTMENT (NOTIFY AT LEAST 48 HOURS IN ADVANCE OF WORK).**

B. AN APPROVED TREE PRESERVATION PLAN MUST BE AVAILABLE AT THE BUILDING SITE.

C. PRIOR TO ANY DEMOLITION / CONSTRUCTION ACTIVITY, INSTALL TREE PRESERVATION FENCE AND PERFORM ROOT PRUNING FOR ALL PROTECTED TREES.

D. FENCE THE CRITICAL ROOT ZONE (CRZ) / CANOPY DRIP-LINE, OF THE ENTIRE EXISTING TREE TO BE PRESERVED, WITH TREE PROTECTION FENCE. FENCE TO PREVENT WOUNDS TO THE TREE & SOIL COMPACTION. POST THE FENCE WITH A SIGN STATING, "TREE PROTECTION ZONE - KEEP OUT".

E. ALL REQUIRED TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL THE TIME OF FINISH GRADING AND LANDSCAPING.

F. NO TRENCHING SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES FOR ANY CONSTRUCTION ACTIVITY, UNLESS PRE-APPROVED BY PROJECT ARBORIST &/OR PROJECT LANDSCAPE ARCHITECT.

G. NO GRADE CHANGES SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES OF TREES FOR ANY CONSTRUCTION ACTIVITY.

H. SHOULD IT BE NECESSARY TO TRENCH WITHIN THE CRZ FOR UTILITIES, INCLUDING DISCONNECTION OR CAPPING OF EXISTING UTILITIES, ALL TRENCHES SHALL BE HAND DUG. NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS NO OTHER ALTERNATIVE IS FEASIBLE. ALL SMALLER ROOTS THAT REQUIRE CUTTING, SHALL BE CUT WITH A SHARP PRUNING SAW. CUTS SHALL BE MADE FLUSH WITH THE SIDE OF THE TRENCH. IF AT ANY TIME, TWENTY-FIVE PERCENT (25%) OF THE AREA WITHIN THE CRZ IS BEING SEPARATED FROM THE TREE BY A TRENCH, THEN THE LINE SHALL BE EITHER RELOCATED OR INSTALLED USING TRENCH-LESS METHODS.

I. LOCATE THE PROPOSED WATER AND SEWER LINES OUTSIDE OF THE TREE PROTECTION ZONE OR INSTALL THE SEWER AND WATER UTILITIES USING TRENCH-LESS METHODS. AUGER THROUGH THE ENTIRE TREE PROTECTION ZONE, LOCATE PITS OUTSIDE OF THE TREE PROTECTION ZONE.

J. THE PROPOSED WATER SERVICE LINE VALVES (B-BOXES), ARE TO BE TEN FEET (10') FROM PRESERVED TREES. IF FUTURE UTILITY EXCAVATIONS NEED TO OCCUR, THIS REDUCES THE CHANCES OF EXTENSIVE STEM OR ROOT DAMAGE, WHICH COULD LEAD TO TREE DECLINE.

K. AT NO TIME SHALL ANY EQUIPMENT, MATERIALS, SUPPLIES OR FILL SOIL BE ALLOWED IN THE TREE PROTECTION ZONE(S). DO NOT STORE EXCAVATED SOIL OR THE DUMPSTER WITHIN THE DRIP-LINE (CRZ) OF THE PRESERVED TREE(S).

L. **REMOVAL OF ANY HARDSCAPE WITHIN THE TREE PROTECTION ZONES WILL BE DONE BY HAND.** NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS THERE IS NO ALTERNATIVE FEASIBLE. CUTS WILL BE MADE WITH A SHARP PRUNING SAW TO AVOID TEARING AND WILL BE FLUSH WITH THE TREE SIDE OF THE TRENCH.

M. THE TREE PROTECTION ZONE MAY BE MULCHED TO IMPROVE THE GROWING CONDITIONS FOR TREE ROOTS AND TO MINIMIZE MAINTENANCE OF THE LAWN.

N. ALL OFF-SITE TREES SHALL BE PRESERVED.

O. EXISTING TREES SHOWN TO REMAIN SHALL BE PRESERVED TO THE BEST EXTENT POSSIBLE, PENDING FINAL SITE PLAN, FINAL CIVIL ENGINEERING, AND/OR ANY UNFORESEEN ISSUES.

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES
1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

AUGUST 26, 2022

REVISIONS

1.	10/3/22 FOR VILLAGE SUBMITTAL
2.	8/21/24 PER STAFF COMMENTS
3.	9/16/24 PER STAFF COMMENTS
4.	4/10/25 PER STAFF COMMENTS
5.	6/13/25 PER STAFF COMMENTS
6.	10/13/25 PER STAFF COMMENTS
7.	
8.	
9.	
10.	

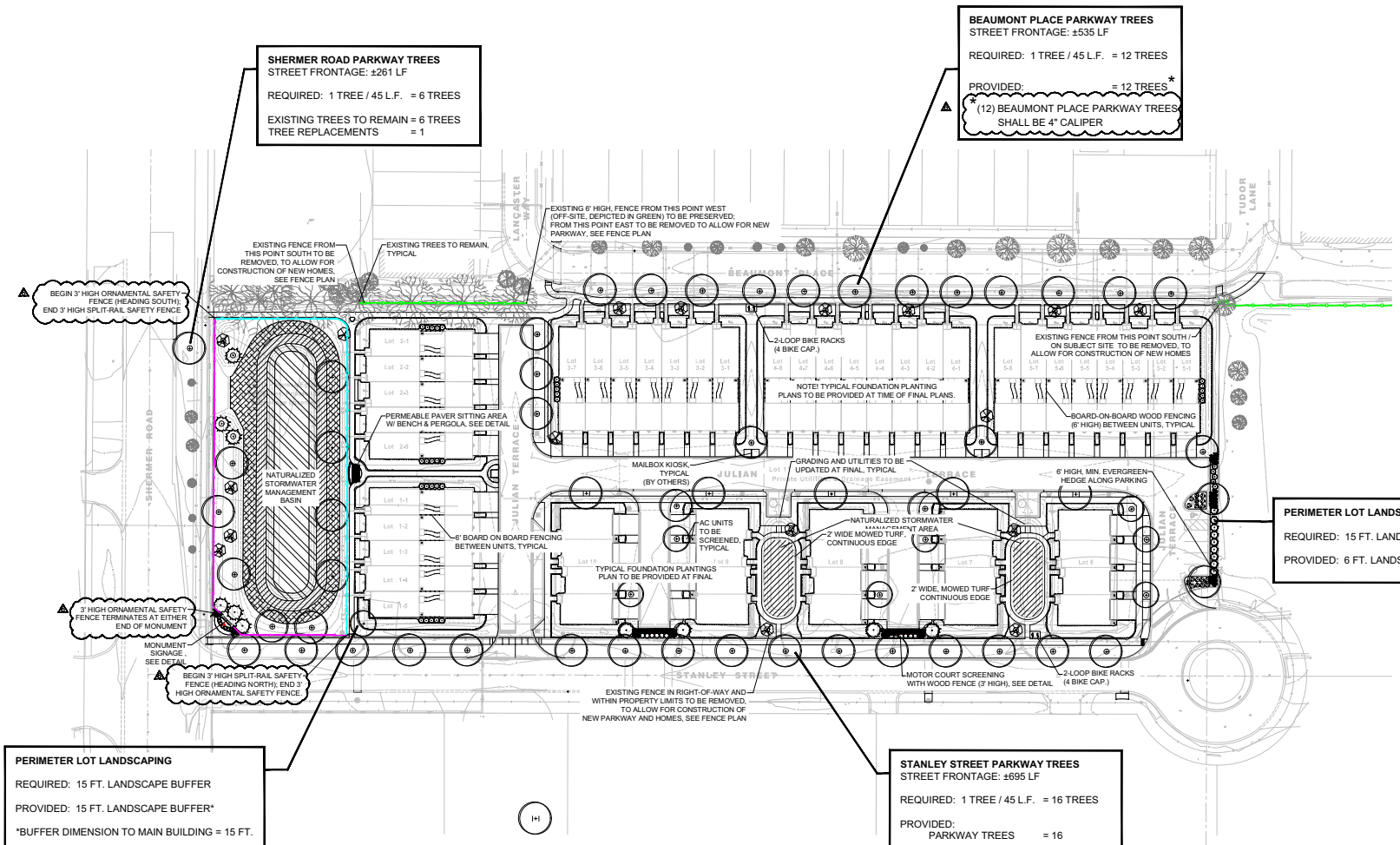
PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

TREE INVENTORY & NOTES

SHEET NUMBER

L0.3



LANDSCAPE PLAN

SCALE: 1" = 40'-0"

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9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

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6.	10/13/25 PER STAFF COMMENTS
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

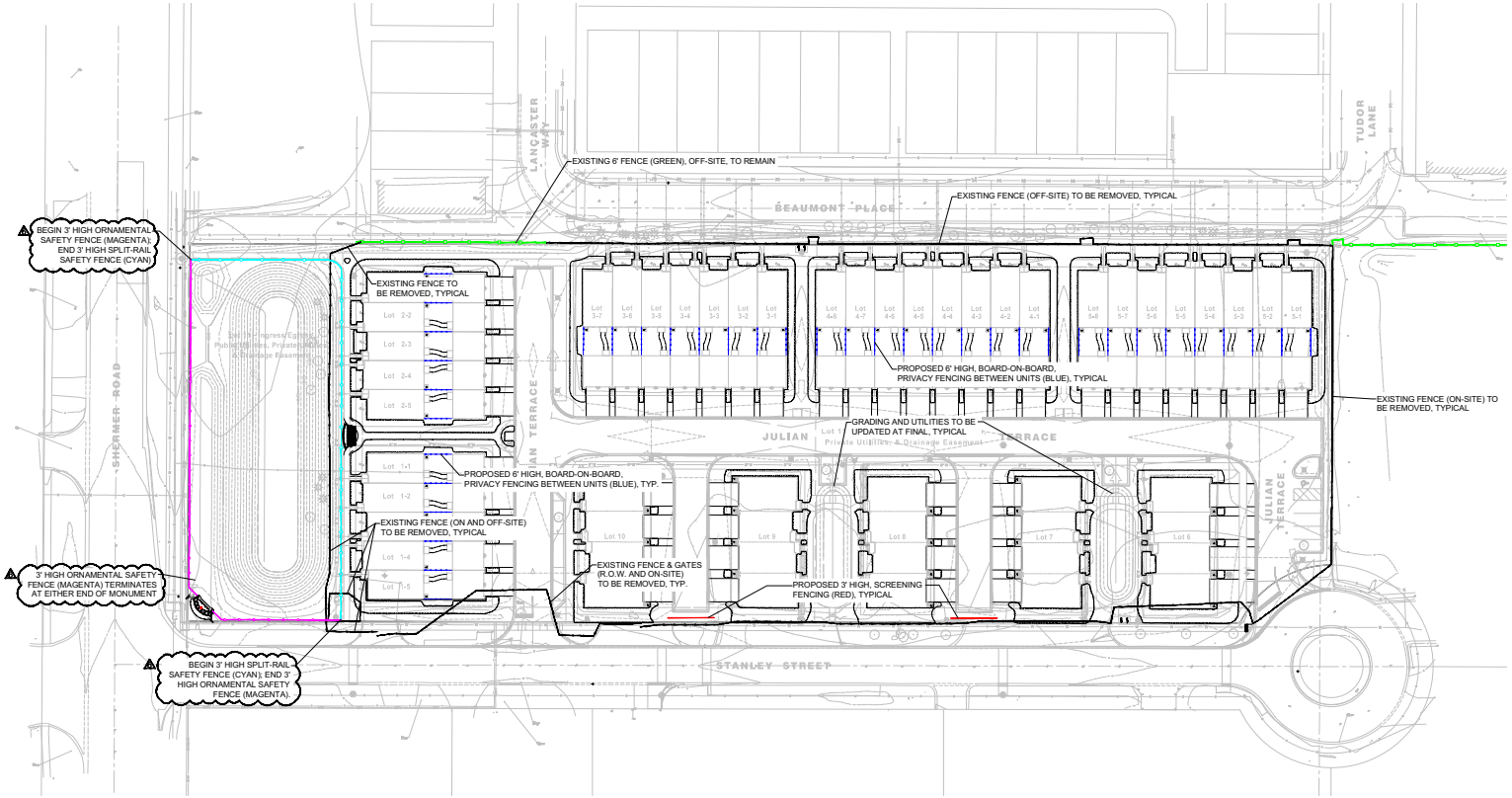
PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

L1.1

LEGEND: FENCE TYPES

- EXISTING FENCE TO BE REMOVED
- EXISTING OFF-SITE FENCE TO REMAIN
- PROPOSED 3 FT. HIGH MOTOR COURT TERMINUS FENCING
- PROPOSED 3 FT. HIGH ORNAMENTAL SAFETY FENCING
- PROPOSED 3 FT. HIGH SPLIT RAIL SAFETY FENCING
- PROPOSED 6 FT. HIGH PRIVACY FENCE



NORTH

FENCE PLAN

SCALE: 1" = 40'-0"

0 20' 40' 80'

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

AUGUST 26, 2022

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6.	10/13/25 PER STAFF COMMENTS
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

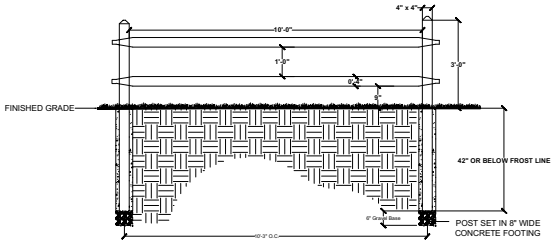
NORTHBROOK ROW

NORTHBROOK, IL

PRELIMINARY LANDSCAPE PLAN - FENCING PLAN

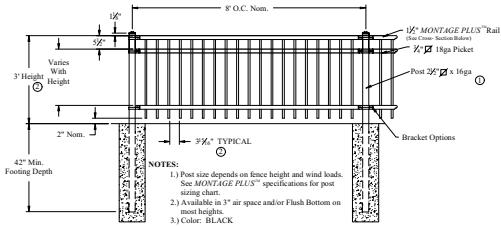
SHEET NUMBER

L2.0



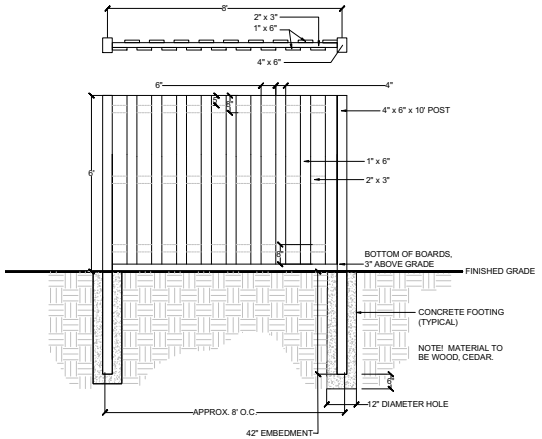
FENCE DETAIL: SPLIT RAIL SAFETY FENCE

SCALE: 1/2" = 1'-0"



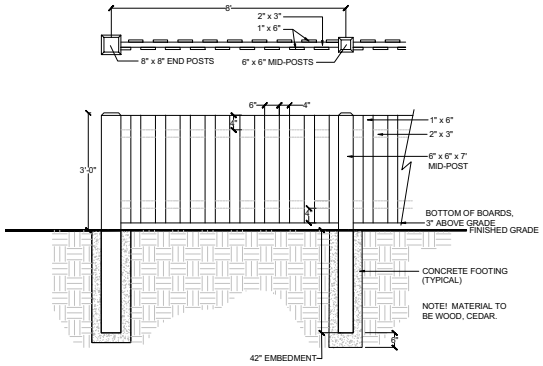
FENCE DETAIL: ORNAMENTAL SAFETY FENCE

SCALE: 1/2" = 1'-0"



FENCE DETAIL, PRIVACY FENCE FOR ROWHOME REAR YARDS

SCALE: 1/2" = 1'-0"



FENCE DETAIL: MOTORCOURT TERMINUS

SCALE: 1/2" = 1'-0"

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STUDIO
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SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

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7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

PRELIMINARY LANDSCAPE PLAN - DETAILS: FENCING

SHEET NUMBER

L3.0



SPECIFICATION - ORION SQUARE (LOOP) BIKE RACK

SHALL BE:

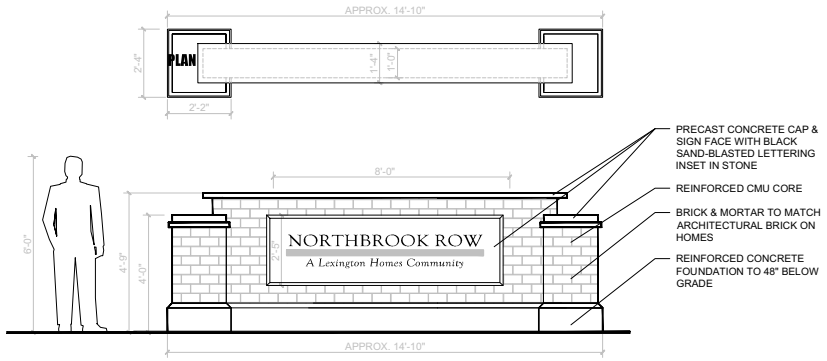
- QUANTITY: 4
- NAME: ORION SQUARE RACK
- MODEL #: ORNS-2-SF-P
- MATERIAL: POWDER COATED STEEL
- COLOR: BLACK
- DIMENSIONS: 26" L X 33" H

- SHALL BE SURFACE MOUNTED PER MANUFACTURER'S SPECIFICATIONS.

- AVAILABLE THRU (OR APPROVED EQUAL:
  GRABER MANUFACTURING, INC.
  THOMAS STEELE, MADRAX
  CONTACT: LARRY SEIPLE
  LSEIPLE@MADRAX.COM

BIKE RACK DETAIL - ORION SQUARE (LOOP)

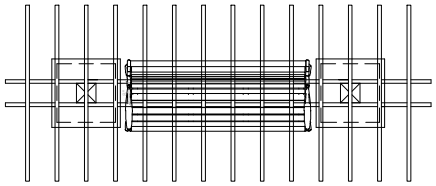
NOT TO SCALE



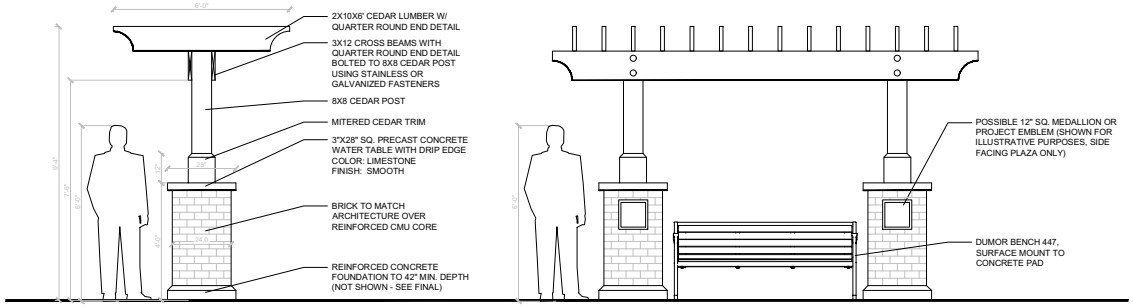
ELEVATION

ENTRY MONUMENT DETAIL

SCALE: 1/2" = 1'-0"



PLAN



ELEVATION - SIDE

ELEVATION

PERGOLA DETAIL

SCALE: 1/2" = 1'-0"

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

AUGUST 26, 2022

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8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW

NORTHBROOK, IL

PRELIMINARY LANDSCAPE PLAN - DETAILS: AMENITIES

SHEET NUMBER

L3.1

1290



LEXINGTON HOMES
Chicago, Illinois

Streetscape Character - 400 Series Rows

Northbrook Row
Northbrook, IL

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LP SmartSide Trim:
SW7625 “Mount Edna”



Asphalt Shingles:
Certainteed
Landmark “Moire Black”



LP SmartSide Lap Siding:
“Midnight Shadow”



LP SmartSide Lap Siding:
“Snowscape White”



Standing Seam Metal Roof:
Pac-Clad “Matte Black”



Brick Veneer:
ACME “White Bluff”



Brick Soldier Course:
Glen-Gery “Iron Vineyard”



Brick Veneer:
General Shale “Slate Gray”

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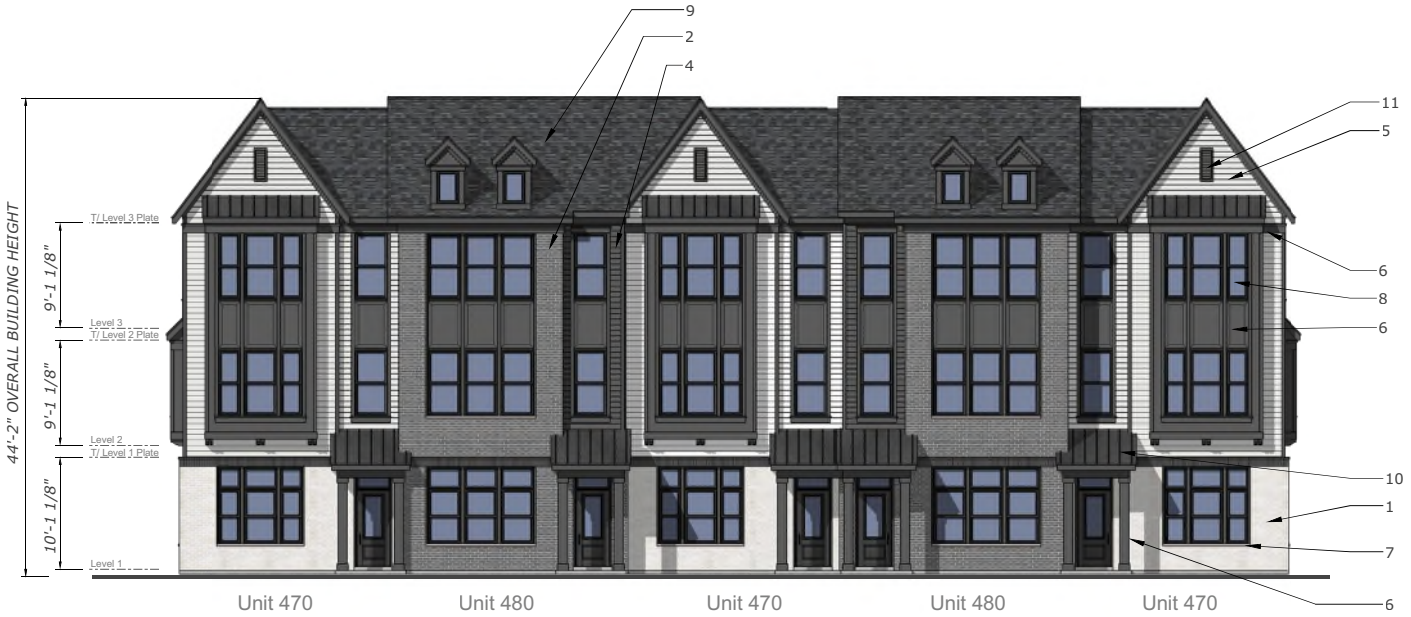

Front Elevation

scale: 3/16" = 1'-0"

Exterior Finish Schedule			
1	Brick Veneer	ACME	White Bluff
2	Brick Veneer	General Shale	Slate Gray
3	Brick Soldier Course	Glen-Gery	Iron Vineyard
4	Engineered Lap Siding	LP SmartSide	Midnight Shadow
5	Engineered Lap Siding	LP SmartSide	Snowscape White
6	Engineered Trim & Panel	LP SmartSide	SW 7625 "Mount Edna"
7	Cast Stone Sill	Limestone	Gray
8	Vinyl Windows	Midway	Black-By-White
9	Asphalt Shingles	Certainteed	Landmark "Moire Black"
10	Standing Seam Metal Roof	Pac-Clad	Matte Black
11	Decorative Louver	Fypon	Black
12	Steel Garage Door	Clopay	SW 7625 "Mount Edna"

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Rear Elevation

scale: 3/16" = 1'-0"



Side Elevation

scale: 3/16" = 1'-0"

Side Elevation

scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

5-Unit Building Assembly

Northbrook Row
Northbrook, IL

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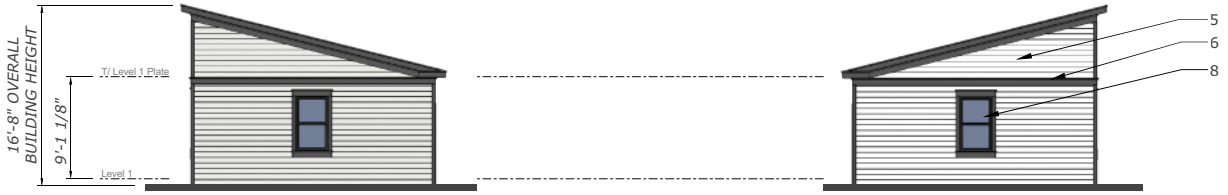
Rear Elevation
scale: 3/16" = 1'-0"



Side Elevation
scale: 3/16" = 1'-0"

Side Elevation
scale: 3/16" = 1'-0"



Front Elevation
scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

5-Unit Garage Assembly

Northbrook Row
Northbrook, IL

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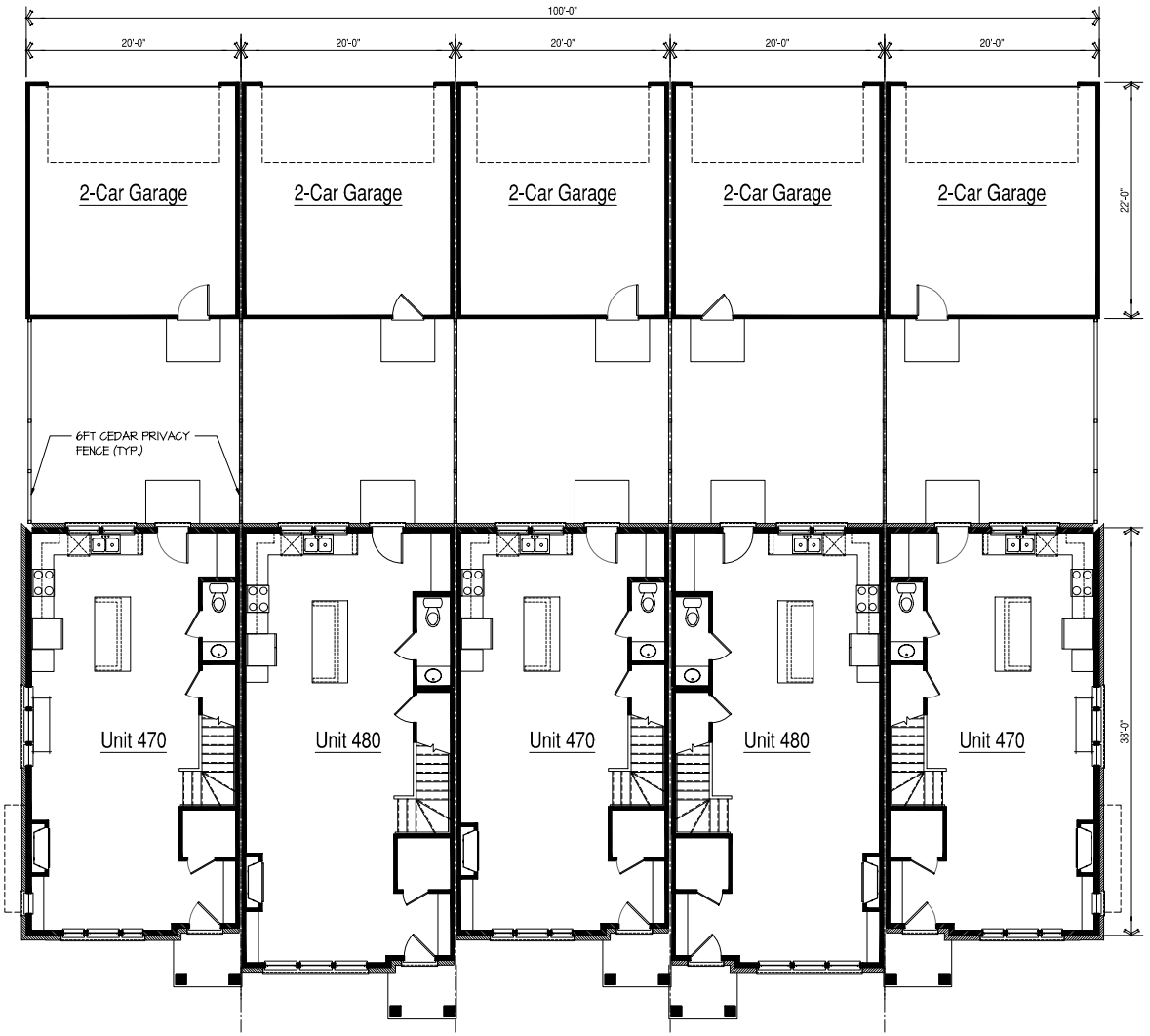

Level 1 Floor Plan

SCALE: 3/16"=1'-0"

LEXINGTON HOMES
Chicago, Illinois

5-Unit Building Assembly

Northbrook Row
Northbrook, IL

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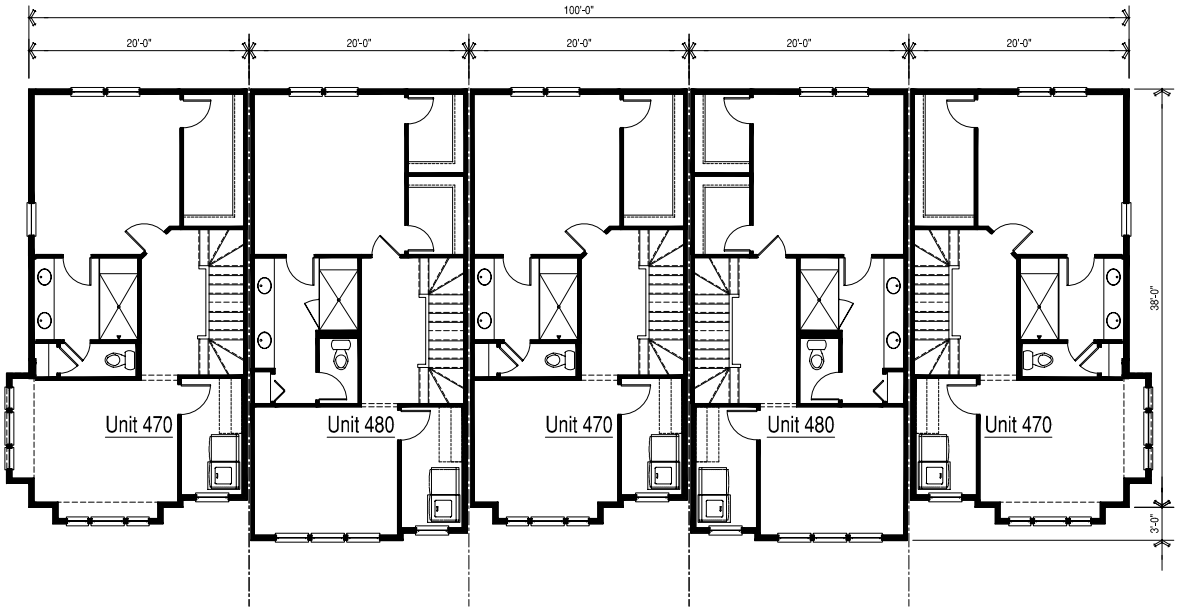

Level 2 Floor Plan

SCALE: 3/16"=1'-0"

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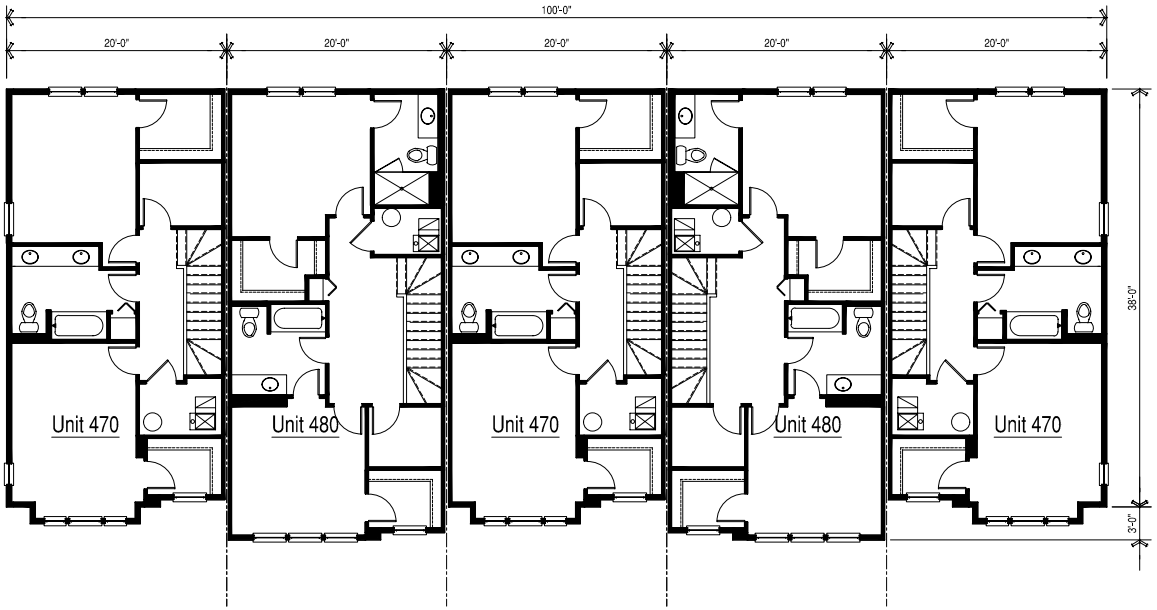

Level 3 Floor Plan

SCALE: 3/16"=1'-0"

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Front Elevation

scale: 3/16" = 1'-0"

Exterior Finish Schedule			
1	Brick Veneer	ACME	White Bluff
2	Brick Veneer	General Shale	Slate Gray
3	Brick Soldier Course	Glen-Gery	Iron Vineyard
4	Engineered Lap Siding	LP SmartSide	Midnight Shadow
5	Engineered Lap Siding	LP SmartSide	Snowscape White
6	Engineered Trim & Panel	LP SmartSide	SW 7625 "Mount Edna"
7	Cast Stone Sill	Limestone	Gray
8	Vinyl Windows	Midway	Black-By-White
9	Asphalt Shingles	Certainteed	Landmark "Moire Black"
10	Standing Seam Metal Roof	Pac-Clad	Matte Black
11	Decorative Louver	Fypon	Black
12	Steel Garage Door	Clopay	SW 7625 "Mount Edna"

LEXINGTON HOMES
Chicago, Illinois

7-Unit Building Assembly

Northbrook Row
Northbrook, IL

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Rear Elevation

scale: 3/16" = 1'-0"



Side Elevation

scale: 3/16" = 1'-0"

Side Elevation

scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

7-Unit Building Assembly

Northbrook Row
Northbrook, IL

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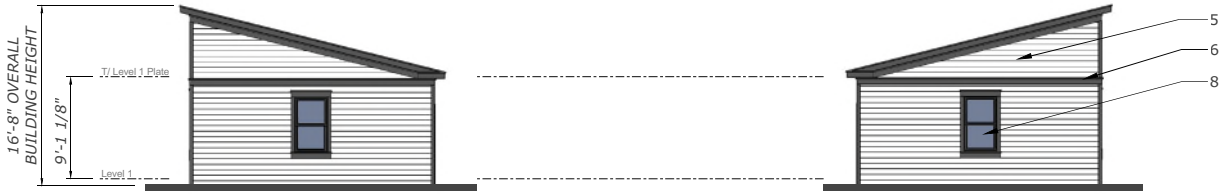
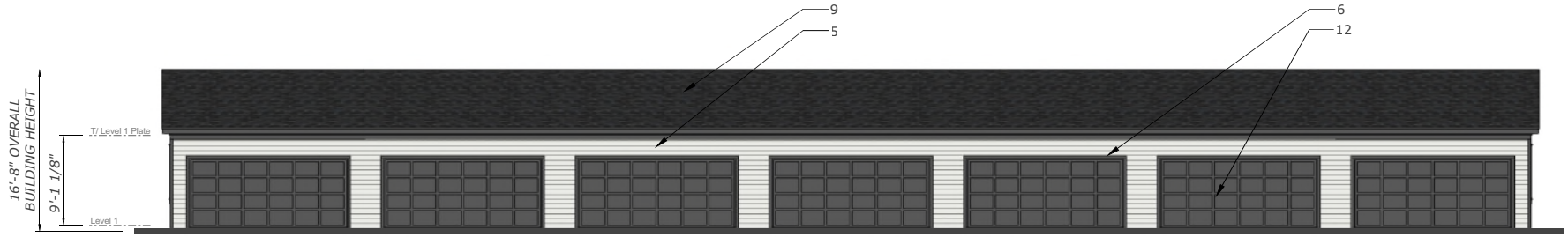
Rear Elevation
scale: 3/16" = 1'-0"



Side Elevation
scale: 3/16" = 1'-0"

Side Elevation
scale: 3/16" = 1'-0"



Front Elevation
scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

7-Unit Garage Assembly

Northbrook Row
Northbrook, IL

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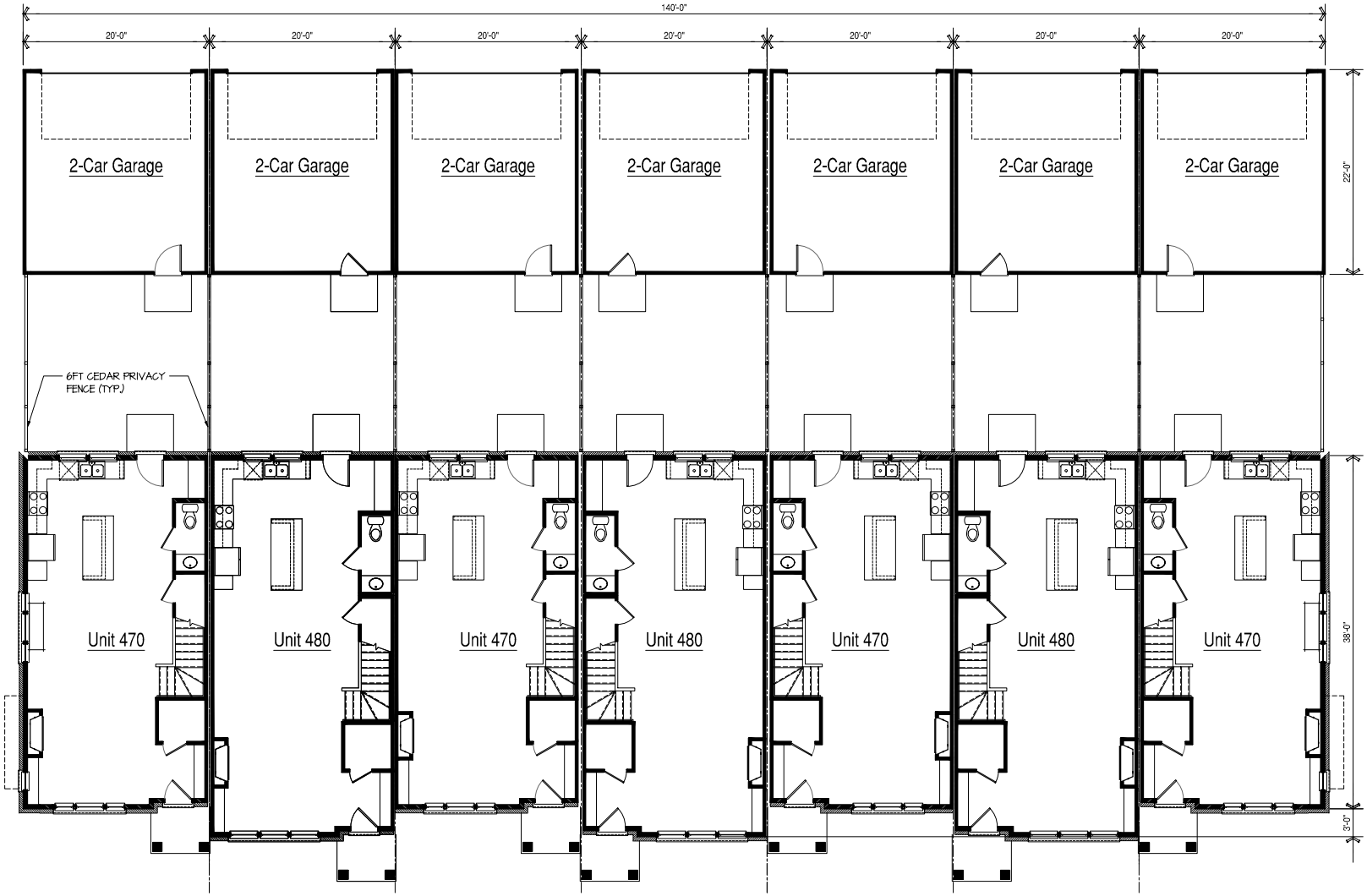

Level 1 Floor Plan

SCALE: 3/16"=1'-0"

LEXINGTON HOMES
Chicago, Illinois

7-Unit Building Assembly

Northbrook Row
Northbrook, IL

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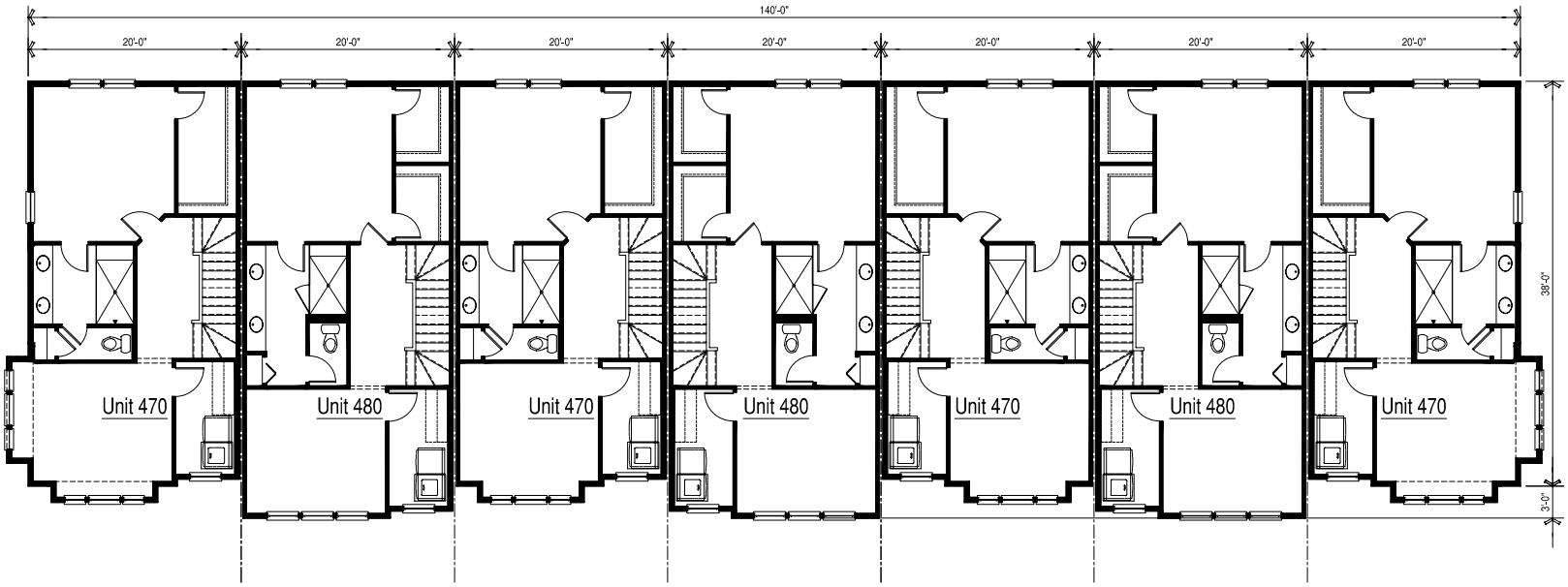

Level 2 Floor Plan

SCALE: 3/16"=1'-0"

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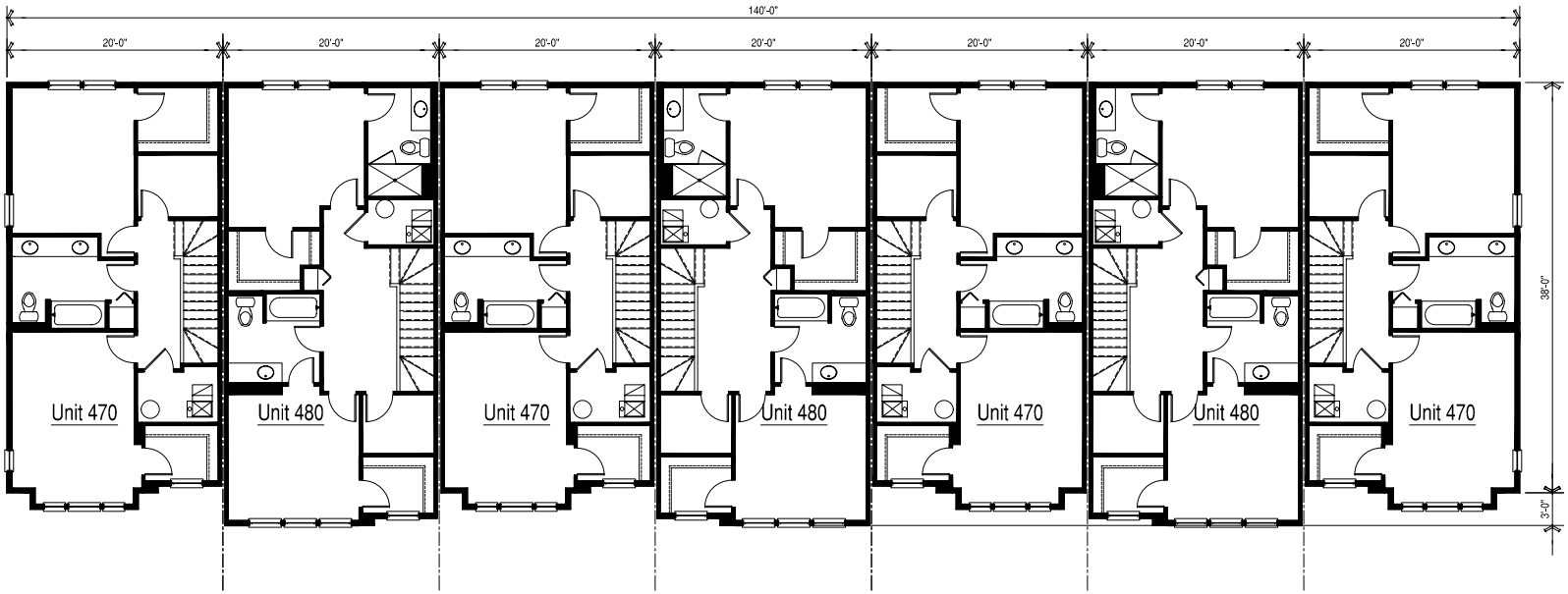

Level 3 Floor Plan

SCALE: 3/16"=1'-0"

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Front Elevation

scale: 3/16" = 1'-0"

Exterior Finish Schedule			
1	Brick Veneer	ACME	White Bluff
2	Brick Veneer	General Shale	Slate Gray
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11	Decorative Louver	Fypon	Black
12	Steel Garage Door	Clopay	SW 7625 "Mount Edna"

LEXINGTON HOMES
Chicago, Illinois

8-Unit Building Assembly

Northbrook Row
Northbrook, IL

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Rear Elevation

scale: 3/16" = 1'-0"



Unit 470

Side Elevation

scale: 3/16" = 1'-0"

Unit 470

Side Elevation

scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

8-Unit Building Assembly

Northbrook Row
Northbrook, IL

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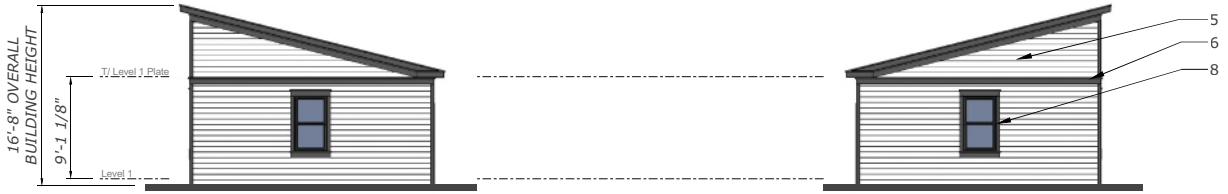
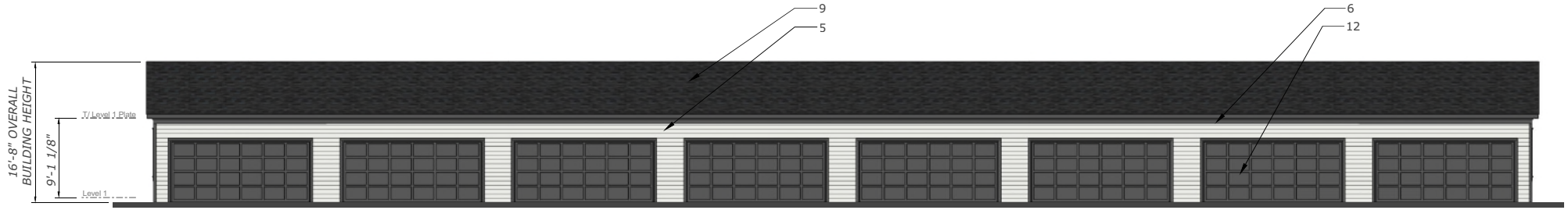
Rear Elevation
scale: 3/16" = 1'-0"



Side Elevation
scale: 3/16" = 1'-0"

Side Elevation
scale: 3/16" = 1'-0"



Front Elevation
scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

8-Unit Garage Assembly

Northbrook Row
Northbrook, IL

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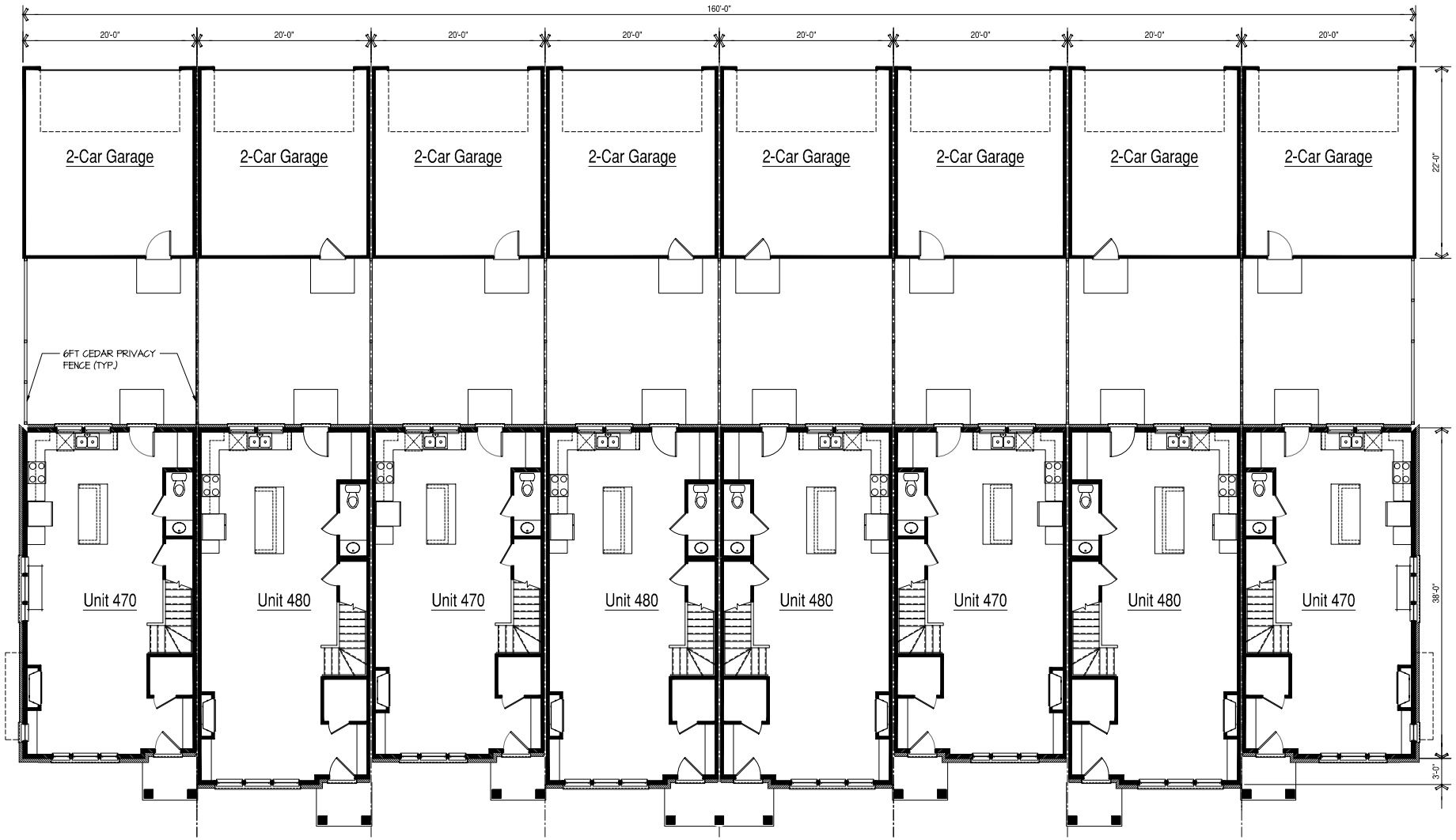

Level 1 Floor Plan

SCALE: 3/16"=1'-0"

LEXINGTON HOMES
Chicago, Illinois

8-Unit Building Assembly

Northbrook Row
Northbrook, IL

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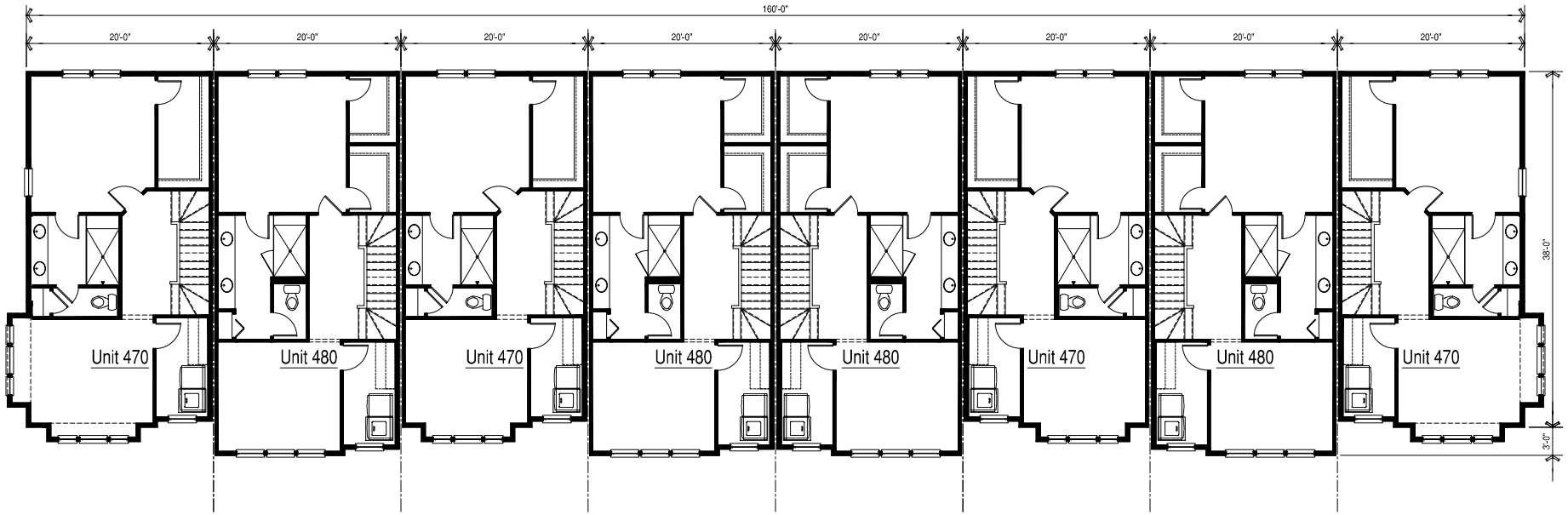

Level 2 Floor Plan

SCALE: 3/16"=1'-0"

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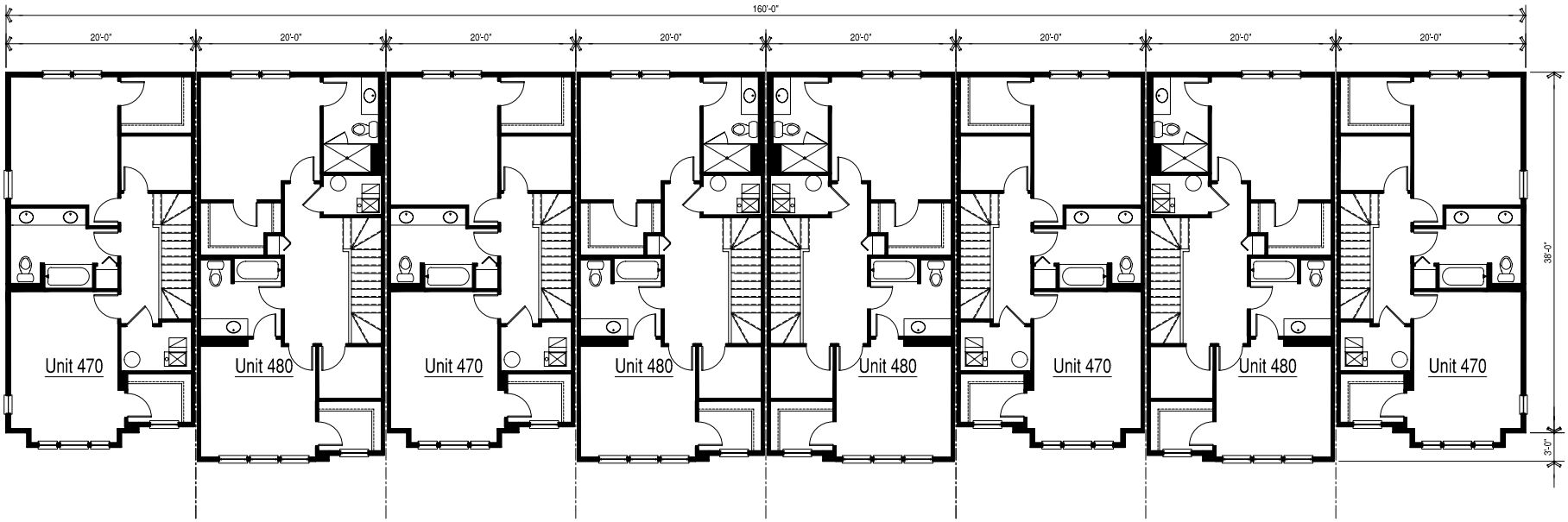

Level 3 Floor Plan

SCALE: 3/16"=1'-0"

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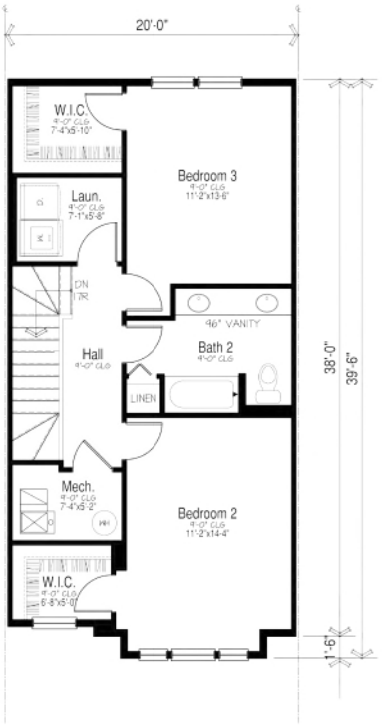
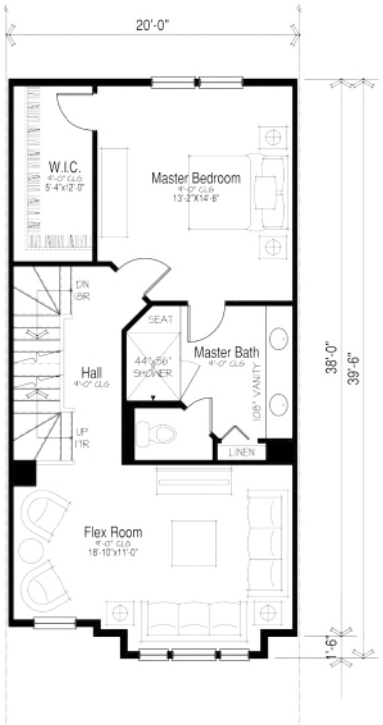


709 SF

Level 3 Floor Plan

SCALE: 1/4"=1'-0"



758 SF

Level 2 Floor Plan

SCALE: 1/4"=1'-0"



743 SF

Level 1 Floor Plan

SCALE: 1/4"=1'-0"

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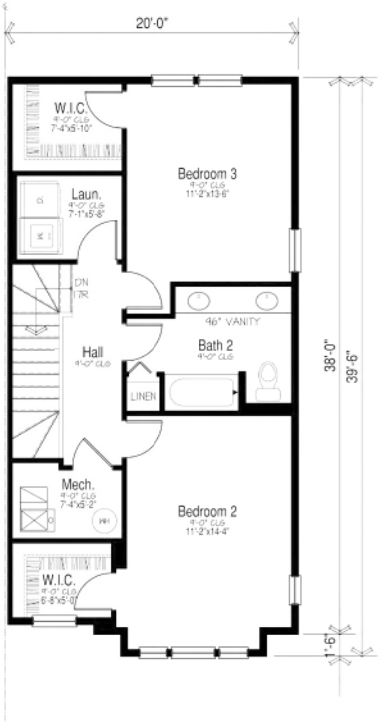
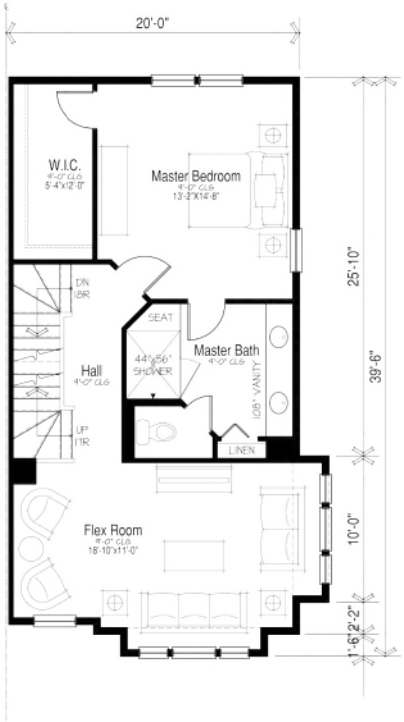


End Condition - 716 SF

Level 3 Floor Plan

SCALE: 1/4"=1'-0"



End Condition - 758 SF

Level 2 Floor Plan

SCALE: 1/4"=1'-0"



End Condition - 750 SF

Level 1 Floor Plan

SCALE: 1/4"=1'-0"

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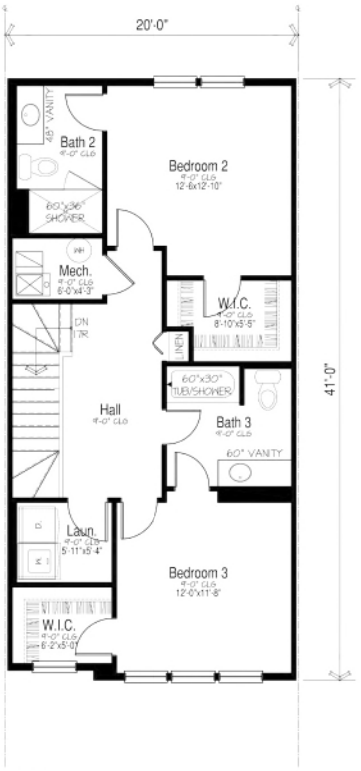
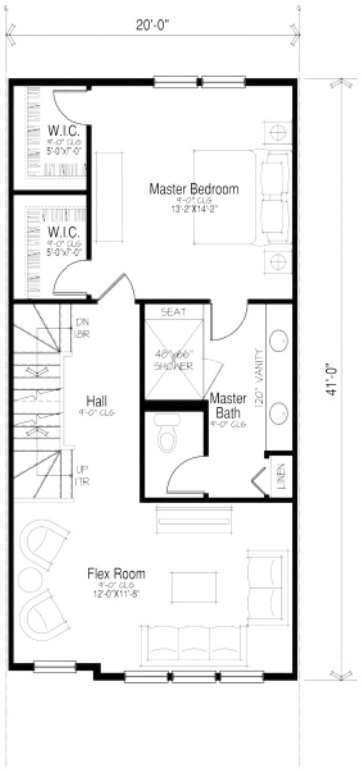


753 SF

Level 3 Floor Plan

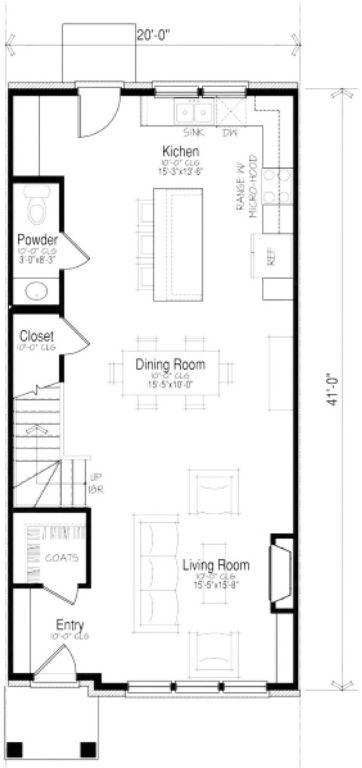
SCALE: 1/4"=1'-0"



802 SF

Level 2 Floor Plan

SCALE: 1/4"=1'-0"



802 SF

Level 1 Floor Plan

SCALE: 1/4"=1'-0"

LEXINGTON HOMES
Chicago, Illinois

Unit 480 - 2,357 SF

Northbrook Row
Northbrook, IL

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March 25, 2025 | SF210505.00



Front Elevation

scale: 3/16" = 1'-0"

Exterior Finish Schedule			
1	Brick Veneer	ACME	White Bluff
2	Brick Veneer	General Shale	Slate Gray
3	Brick Soldier Course	Glen-Gery	Iron Vineyard
4	Engineered Lap Siding	LP SmartSide	Midnight Shadow
5	Engineered Lap Siding	LP SmartSide	Snowscape White
6	Engineered Trim & Panel	LP SmartSide	SW 7625 "Mount Edna"
7	Cast Stone Sill	Limestone	Gray
8	Vinyl Windows	Midway	Black-By-White
9	Asphalt Shingles	Certainteed	Landmark "Moire Black"
10	Standing Seam Metal Roof	Pac-Clad	Matte Black
11	Decorative Louver	Fypon	Black
12	Steel Garage Door	Clopay	SW 7625 "Mount Edna"

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Rear Elevation

scale: 3/16" = 1'-0"



Side Elevation

scale: 3/16" = 1'-0"

Side Elevation

scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

4-Unit Building Assembly

Northbrook Row
Northbrook, IL

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LP SmartSide Trim:
SW7625 “Mount Edna”



Asphalt Shingles:
Certainteed
Landmark “Moire Black”



LP SmartSide Lap Siding:
“Midnight Shadow”



LP SmartSide Lap Siding:
“Snowscape White”



Standing Seam Metal Roof:
Pac-Clad “Matte Black”



Brick Veneer:
ACME “White Bluff”



Brick Soldier Course:
Glen-Gery “Iron Vineyard”



Brick Veneer:
General Shale “Slate Gray”

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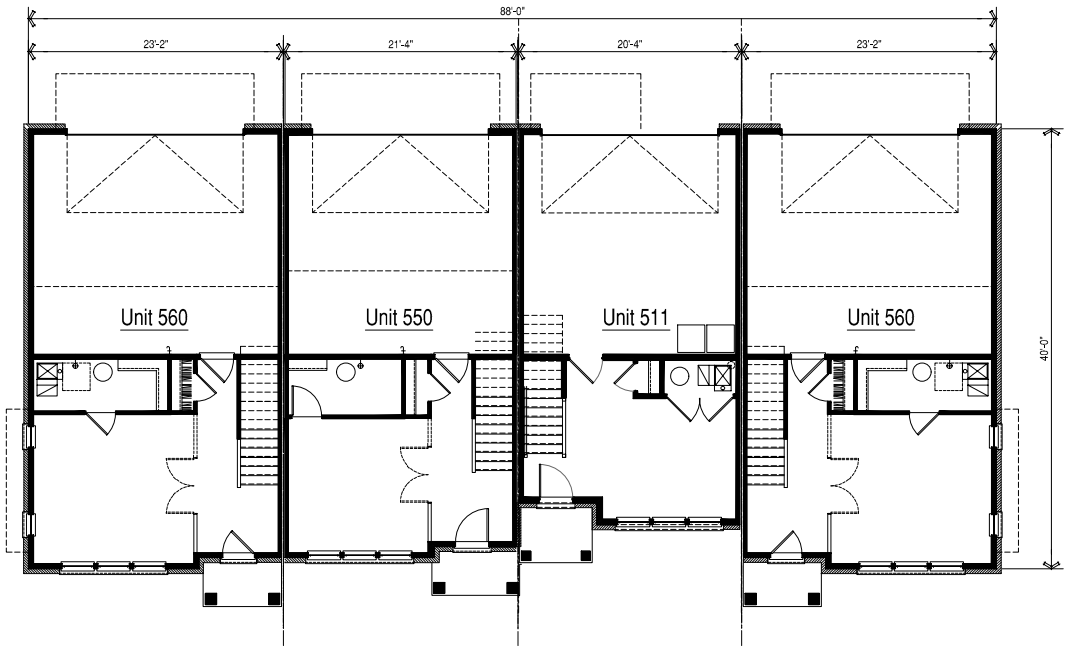

Level 1 Floor Plan

SCALE: 3/16"=1'-0"

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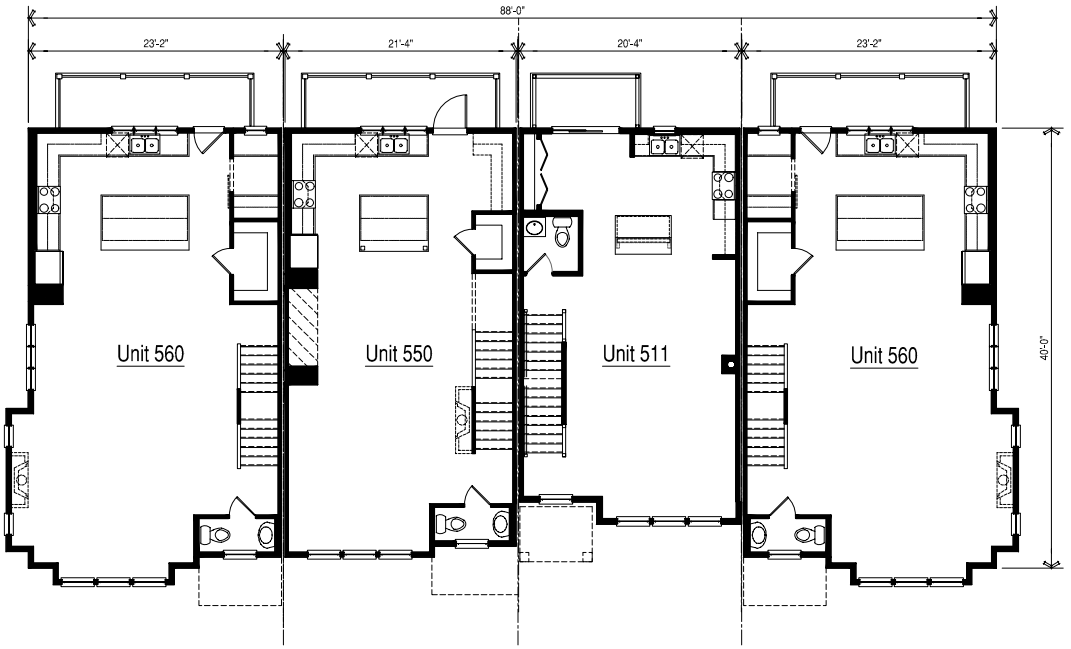

Level 2 Floor Plan

SCALE: 3/16"=1'-0"

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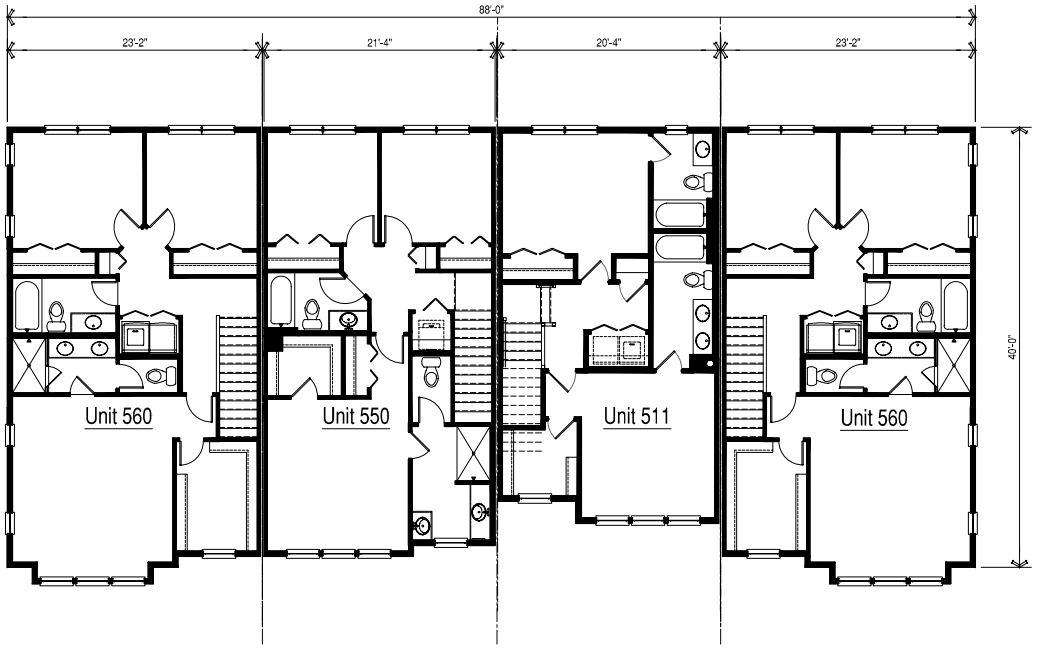

Level 3 Floor Plan

SCALE: 3/16"=1'-0"

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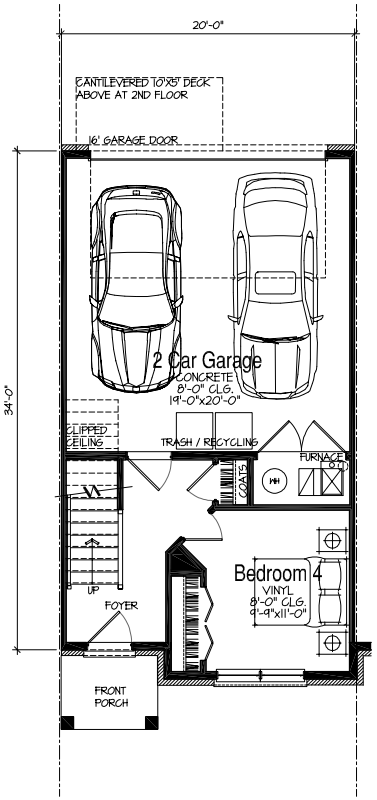
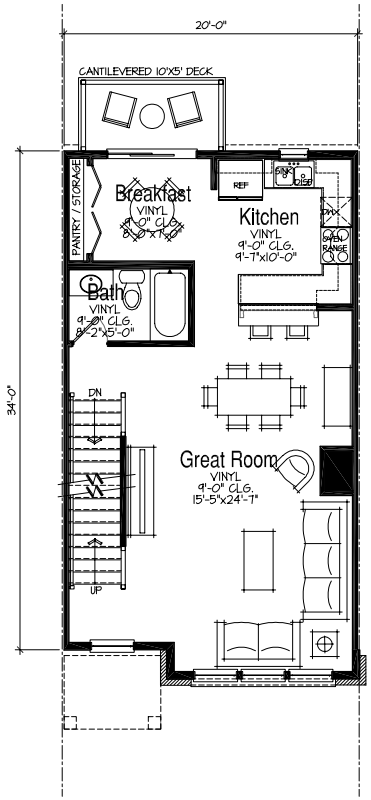


294 SF + Garage 411 SF

Lower Floor Plan

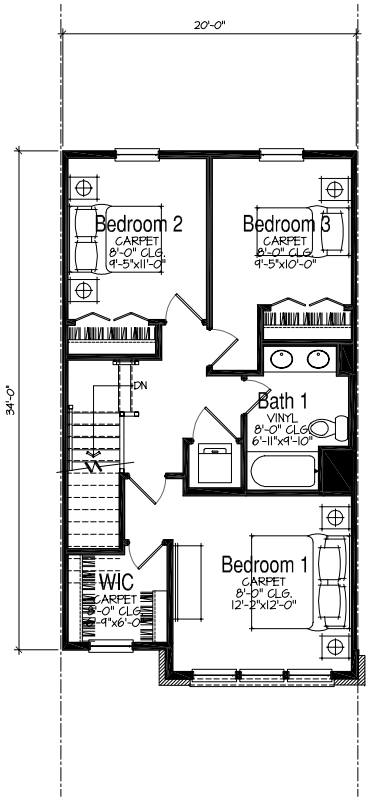
SCALE: 1/4" = 1'-0"



705 SF

Main Floor Plan

SCALE: 1/4" = 1'-0"



653 SF

Upper Floor Plan

SCALE: 1/4" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

Unit 511 - 1,652 SF

Northbrook Row
Northbrook, IL

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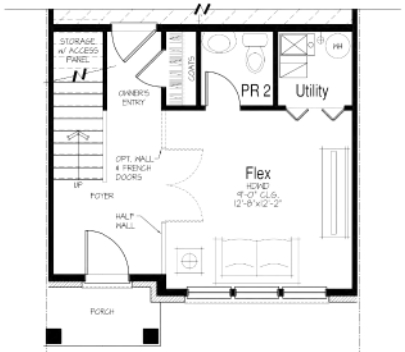


Optional Powder Room

Part'I Level 1 Floor Plan

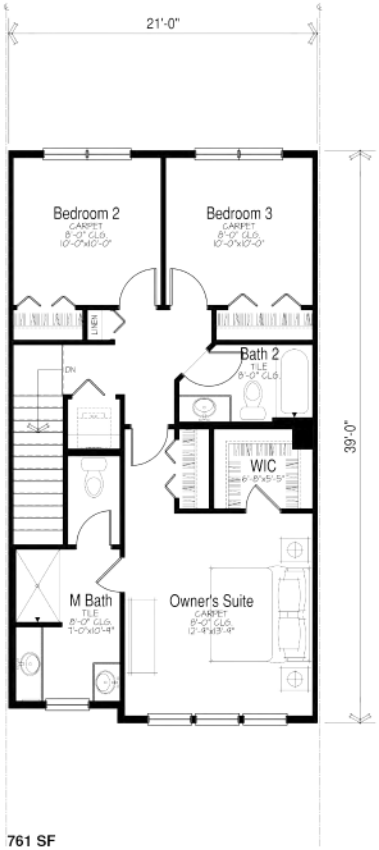
SCALE: 1/4"=1'-0"



Optional Bedroom 4 / Bath 3

Part'I Level 1 Floor Plan

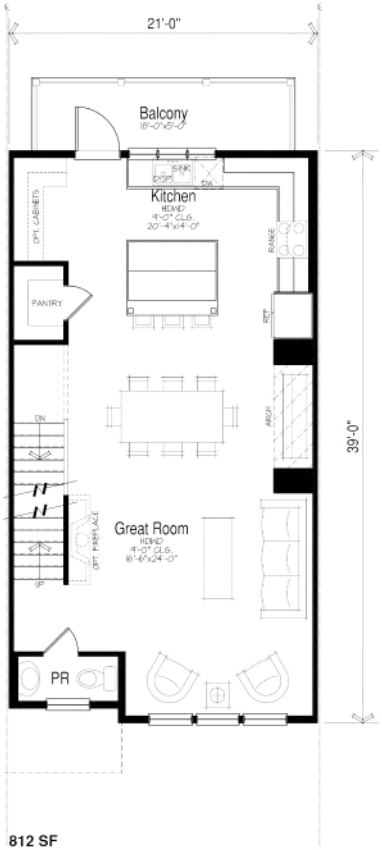
SCALE: 1/4"=1'-0"



761 SF

Level 3 Floor Plan

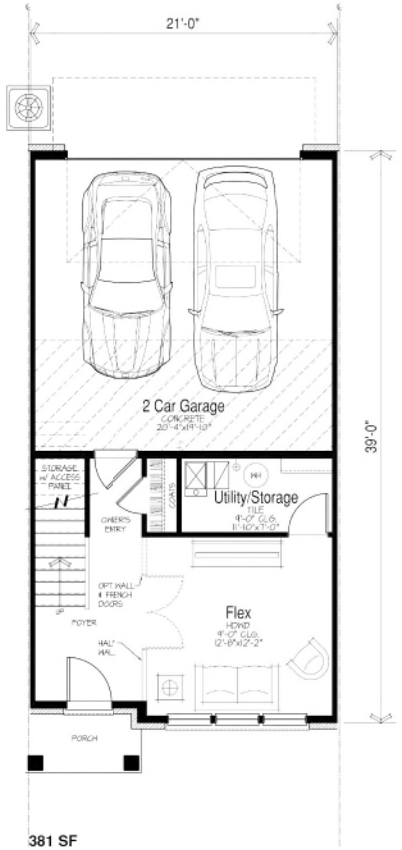
SCALE: 1/4"=1'-0"



812 SF

Level 2 Floor Plan

SCALE: 1/4"=1'-0"



381 SF

Level 1 Floor Plan

SCALE: 1/4"=1'-0"

LEXINGTON HOMES
Chicago, Illinois

Unit 550 - 1,954 SF

Northbrook Row
Northbrook, IL

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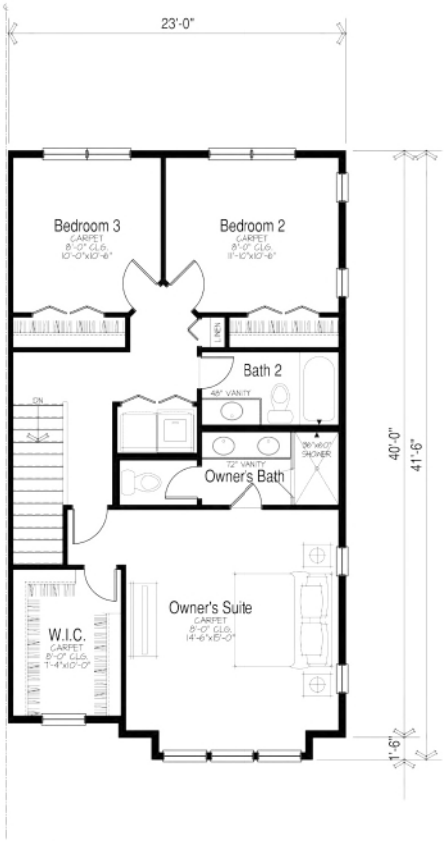
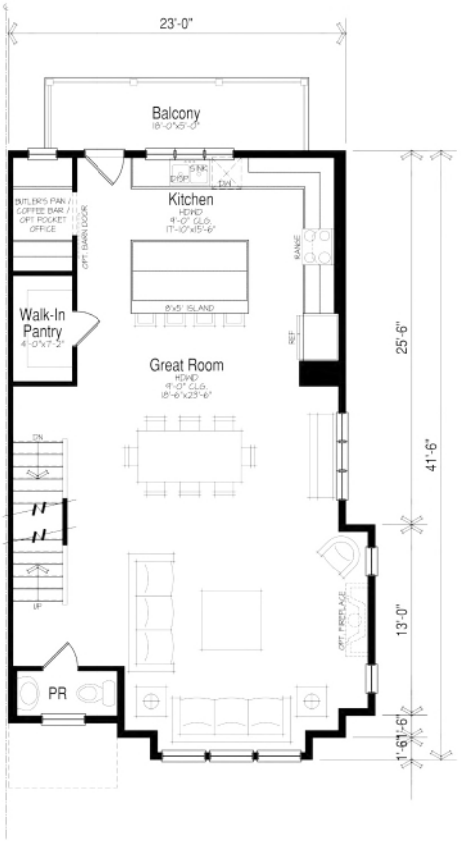


898 SF

Level 3 Floor Plan

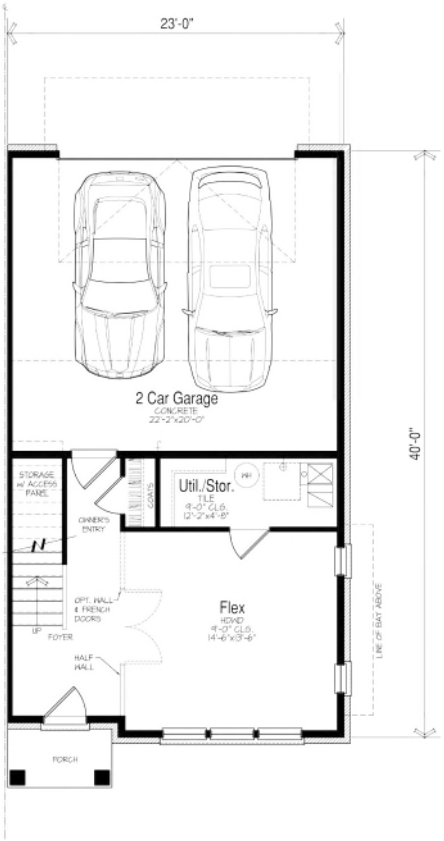
SCALE: 1/4"=1'-0"



939 SF

Level 2 Floor Plan

SCALE: 1/4"=1'-0"



441 SF

Level 1 Floor Plan

SCALE: 1/4"=1'-0"

LEXINGTON HOMES
Chicago, Illinois

Unit 560 - 2,278 SF

Northbrook Row
Northbrook, IL

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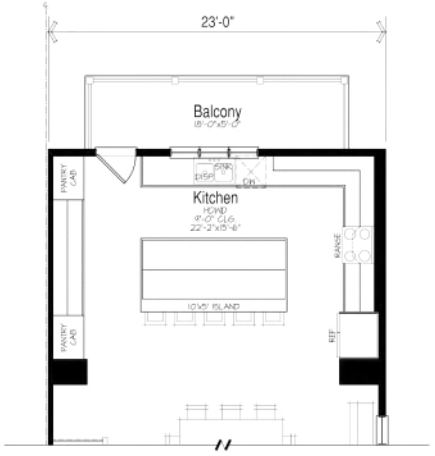
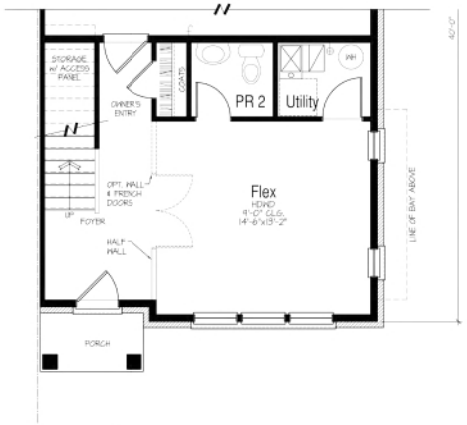


Optional Gourmet Kitchen

Part'l Level 2 Floor Plan

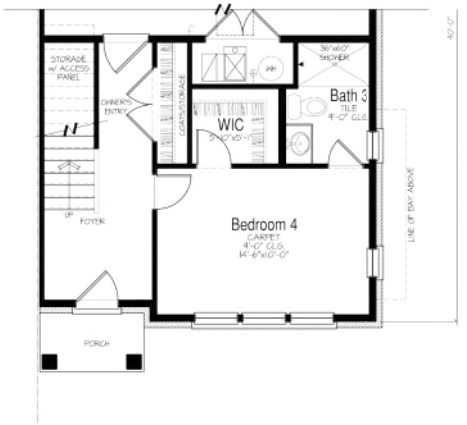
SCALE: 1/4"=1'-0"



Optional Powder Room

Part'l Level 1 Floor Plan

SCALE: 1/4"=1'-0"



Optional Bedroom 4 / Bath 3

Part'l Level 1 Floor Plan

SCALE: 1/4"=1'-0"

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MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Development and Planning Services Amy McEwan
Date: 2025-11-11
Subject: A Resolution Approving a Development Concept Plan, a Tentative Plat of Subdivision, and Providing Conceptual Development Approvals (Northbrook Row - 1825 Shermer Road) (Plan Commission Docket No. PCD-24-06)

Overview
Consideration, under the 1988 Zoning Code, of a resolution approving a concept plan and tentative plat of subdivision for a 53 unit for sale townhome planned development.

Fiscal Impact
N/A.

Recommendation
Approval.

Background

The applicant, 1825 Shermer Road, LLC, an affiliate of Lexington Homes, as owner of the property commonly known as 1825 Shermer Road, proposes to develop a new townhome subdivision with 53 units in a planned development requiring the following relief:

A. Rezoning from the I-1 Restricted Industrial District to the RLC Residential and Limited Commercial District;
B. Special Permit for Concept Plan for a Planned Development with 53 townhomes;
C. Special Permit for Townhomes (SIC 9862.00) in RLC District;
D. Approval of Tentative Plat of Subdivision;
E. Variation to reduce the required corner side (Stanley Street) yard from 100 feet to 10 feet and rear (East) yard from 25 feet to 6 feet;
F. Variation to reduce the required corner side (Stanley Street) setback from 100 feet to 10 feet and rear (East) setback from 25 feet to 15 feet;
G. ~~Parking Variation to reduce the requirement from 239 spaces to 217 spaces (9.21) ~~; [*Note: relief is no longer required*]
H. Reduction in off-street parking as incentive for development of affordable housing units;
I. Variation of the Subdivision Code to allow a private road system;

J. Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development;
K. Variation of the Subdivision Code to Waive the Requirement to Bury Overhead Utility Lines along the Shermer Road frontage of the Subject Property;
L. Exception from the Affordable Housing requirements to restrict all affordable units to a single income tier and location of affordable units on the Subject Property;
M. Site Plan Approval; and
N. Approval of any such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant.

On November 11, 2025, the Board is scheduled to consider the following documents:

a. An Ordinance Rezoning the Property at 1825 Shermer Road and Amending the District Zoning Map;
b. An Ordinance Granting a Special Permit for a Residential Planned Development; and
c. A Resolution Approving a Development Concept Plan, a Tentative Plat of Subdivision, and Providing Conceptual Development Approvals.

While the development received a unanimous recommendation of approval from the Plan Commission, the draft approval documents have not been placed on the consent portion of the agenda considering the Village Board is required to opine on the requests regarding a waiver from the requirements to bury the overhead utility lines per the Subdivision Code, and an exception from the affordable housing requirements per Zoning Code.

The Plan Commission conducted two public hearings on the application during its regular meetings on October 7 (the minutes of that meeting are attached) and October 21. During the first public hearing, following a presentation from staff and the applicant, the Commission heard comments from several members of the public, primarily residents from the adjacent Shermer Place neighborhood. The members of the public that spoke had concerns regarding overflow of parking; increase in traffic; landscape screening and removal of existing fence and mature trees on Beaumont Place. The Plan Commission discussed the application and asked the applicant to consider redesigning some aspects of the plan. The public hearing was continued to the October 21 Plan Commission meeting.

On October 21, 2025, the applicant presented a revised site plan accounting for the following changes, which were acceptable to the Plan Commission:

- Seven additional guest parking spaces on-site;
- Sidewalk added along the south side of Julian Terrace (east-west section);
- Add fence and safety signs near stormwater management area along Shermer Road; and
- Increase in the caliper of parkway trees along Beaumont Place.

During the second public hearing the Plan Commission adopted, by a vote of 8-0 (with one vacancy), the attached Resolution No. 25-PC-22 recommending approval of the zoning relief noted above. The approved minutes of this meeting are not available yet. There were three written public comments received for this application, which are attached for review.

On September 11, 2025, the Architectural Control Commission reviewed the application and found the proposed plan to be appropriate as presented and unanimously recommended approval of the project as presented. The members recommended decorative panels on the

rear façade of the Row Homes and metal seam roof above entrances for the units – the Applicant has stated that they would consider these changes when submitting the Final Plan application, as recommended by the ACC. The approved minutes from this meeting were not available at the time of drafting of this report, however, the staff report is attached.

On September 9, 2025, the Housing Committee of the Board of Trustees reviewed a request for exceptions from the Affordable Housing Ordinance for a proposed 53-unit townhome development. The Applicant's Affordable Housing Compliance Plan proposes the required eight units (15%) on-site, however, the plan presented at the September 9 meeting included a request of an exception from the Affordable Housing requirements to allow all affordable units to be placed in the income Tier II (required to be split 50/50 between Eligible Income Tier I - household with income less than 80% Average Median Income and Tier II - households with income equal to or greater than 80% but less than 120% of Average Median Income) and to locate all eight affordable units within the Mews building types distributed between a minimum of 4 buildings (required to be distributed throughout the development) on the Property. The Housing Committee of the Board found the distribution of the affordable units throughout the Mews buildings to be appropriate, but requested that the applicant further assess the ability to place any units within Tier I of the two tiered system for affordability.

Following the September 9 meeting, the Applicant submitted a letter stating that they propose one unit to be allocated in Tier I (households with income of less than 80% Average Median Income), while the remaining seven units will be allocated in Tier II (households with income of equal to or greater than 80% but less than 120% of Average Median Income).

Similarly, the Village of Northbrook Subdivision Code requires that all utility facilities shall be installed underground in accordance with Village standards, unless a waiver is granted by the Board of Trustees upon a written request from the applicant and analysis of the listed factors within the Subdivision Code. The applicant is requesting a waiver from this requirement and their response to the factors is attached.

The draft documents included for consideration contain:

- Recommendations of the Plan Commission;
- Acceptance of the Applicant's revised Affordable Housing Plan for one unit in Tier I and the remaining seven units in Tier II;
- Acceptance of the Applicant's request to w aive the burial of utility lines.

If the Board concurs, it should consider the approval documents as drafted, or alternatively, amend as necessary.

The Plan Commission and Architectural Control Commission staff reports, sustainability memo, and the applicant submittal items are included for reference. Also attached are the approved minutes from the February 13, 2024 preliminary review meeting for reference.

Staff and the applicant will be in attendance at the November 11, 2025 Board of Trustees meeting to answer any questions.

A Resolution Approving a Development Concept Plan, a Tentative Plat of Subdivision, and Providing Conceptual Development Approvals
Resolution Exhibits A-E - 1825 Shermer

Supplemental - PC Resolution, Minutes, Staff Reports - 1825 Shermer
Supplemental - Sustainability Addendum - 1825 Shermer
Supplemental - ACC Staff Report - 1825 Shermer
Supplemental - Public Comments - 1825 Shermer
Supplemental - District 30 & Park District Comment - 1825 Shermer
Supplemental - BOT Minutes 2-13-24 - 1825 Shermer
Supplemental - Formal Application - 1825 Shermer
Supplemental - Project Narrative & Responses - 1825 Shermer
Supplemental - Affordable Housing Compliance Plan - 1825 Shermer
Supplemental - Request to Waive Utility Burial - 1825 Shermer
Supplemental - Traffic Impact - 1825 Shermer
Supplemental - Engineering Reports - 1825 Shermer
Supplemental - Tax Impact Study-Declaration - 1825 Shermer
Supplemental - Preliminary PD Site Plan - 1825 Shermer
Supplemental - Engineering Plans - 1825 Shermer
Supplemental - Plats-Landscape Plans - 1825 Shermer
Supplemental - Architectural Plans - 1825 Shermer

Resolution 2025-

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

A Resolution Approving a Development Concept Plan, a Tentative Plat of Subdivision, and Providing Conceptual Development Approvals

(Northbrook Row - 1825 Shermer Road) (Plan Commission Docket No. PCD-24-06)

is hereby adopted, as follows:

Section 1. Recitals.

1825 Shermer Road LLC, an affiliate of Lexington Homes ("***Applicant***"), as owner of the property commonly known as 1825 Shermer Road, Northbrook, IL ("***Property***"), has submitted an application (Plan Commission Docket PCD-24-06) to develop the Property as a planned development for 53 townhome units ("***Planned Development***").

On [***INSERT***], the Board of Trustees approved the Applicant's requests (i) to rezone the Property from the I-1 Restricted Industrial District to the RLC Residential and Limited Commercial District pursuant to Ordinance No. 2025-[***INSERT***]; and (ii) for a Special Permit for a Planned Development pursuant to Ordinance No. 2025-[***INSERT***].

The Applicant has requested, pursuant to Section 11-603 of the Northbrook Zoning Code (1988), as amended ("***Zoning Code***"), approval of a development concept plan for the Planned Development on the Property. The Applicant has also requested, pursuant to Section 3-201 of the Northbrook Subdivision Code, as amended ("***Subdivision Code***"), approval of a tentative plat of subdivision for the Property to allow for subdivision of the existing lots of record on the Property into residential lots and common area lot ("***Requested Relief***"). The Corporate Authorities have determined that the applicable standards and requirements for granting development concept plan approval and tentative plat of subdivision approval have been satisfied, and that approval of the Requested Relief should be granted, subject to and contingent upon the conditions, restrictions, and provisions set forth in this Resolution.

The Applicant has also requested that the Corporate Authorities provide conceptual approval of a variation to allow a private road; variation for sidewalk on one side of the private road; a waiver from the requirement to bury the overhead utility lines; variation to reduce the required corner side and rear setback and yard requirement; an exception from the Affordable Housing requirements to restrict all affordable units to a single income tier and location of affordable units on the Property; and an off-street parking reduction as an incentive for development of affordable housing units ("***Requested Conceptual Relief***"). The Board of Trustees have determined that such conceptual approvals should be provided subject to and contingent upon the conditions, restrictions, and provisions set forth in this Resolution.

The Board of Trustees hereby finds that it is in the best interest of the Village and the public to grant the Requested Relief and Requested Conceptual Relief in accordance with the Zoning Code and Subdivision Code, and pursuant to the Village's home rule powers.

Section 2. DESCRIPTION OF PROPERTY

The Property consists of approximately 4.69 acres and is legally described in ***Exhibit A***, attached to and, by this reference, made a part of this Ordinance.

Section 3. PUBLIC HEARING

A public hearing to consider the Requested Relief and Requested Conceptual Relief was duly advertised on September 18, 2025 in the *Northbrook Star* and was held at the Plan Commission's regular meetings on October 7, 2025 and October 21, 2025. On October 21, 2025, the Plan Commission formally adopted Resolution No. 25-PC-22 recommending approval of the Requested Relief and Requested Conceptual Relief.

Section 4. APPROVAL OF THE DEVELOPMENT CONCEPT PLAN

Subject to and contingent upon the conditions, restrictions, and provisions set forth in this Resolution, including specifically, but without limitation, the "***Effect of Development Concept Plan and Tentative Plat Approval***" provision in Section 7.A of this Resolution, the development concept plan for the Planned Development on the Property consisting of the following documents (collectively, the "***Development Concept Plan***"), shall be, and is hereby, approved in accordance with and pursuant to Section 11-603 of the Zoning Code:

A. Site Plan, prepared by Haeger Engineering, with the latest revised date of October 13, 2025, consisting of one page attached as ***Exhibit B***.

B. Landscape Plan, prepared by Dickson Design Studio, with latest revised date of October 13, 2025, consisting of four pages attached as ***Exhibit C***.

C. Elevations, prepared by BSB Design, dated March 25, 2025, consisting of eleven pages attached as ***Exhibit D***.

Section 5. APPROVAL OF TENTATIVE PLAT OF SUBDIVISION

Subject to and contingent upon the conditions, restrictions, and provisions set forth in this Resolution, including specifically, but without limitation, the "***Effect of Development Concept Plan and Tentative Plat Approval***" provision in Section 7.A of this Resolution, the tentative plat of subdivision for the Property contemplating a subdivision of the existing lots of record, prepared by Haeger Engineering and consisting of one sheet titled "Preliminary Plat of Northbrook Row", with the most recent revision date of June 20, 2025, ("***Tentative Plat***"), a copy of which is attached as ***Exhibit E***, is hereby approved.

Section 6. CONCEPTUAL RELIEF

At the request of the Applicant, and as part of the development concept plan approval process, the Plan Commission has recommended approval of, and the Corporate Authorities have considered, on a conceptual and preliminary basis, variations, exceptions, reductions and waivers of the following otherwise applicable zoning and subdivision regulations on the Property as part of the Planned Development ("***Conceptual Relief***"):

A. a variation to allow a private road within the development;

B. a variation to allow sidewalks on one side of a private road;

C. a waiver from the requirements to bury all overhead utilities;

D. a variation to reduce the required corner side (Stanley Street) yard from 100 feet to 10 feet and rear (East) yard from 25 feet to 6 feet;

E. a variation to reduce the required corner side (Stanley Street) setback from 100 feet to 10 feet and rear (East) setback from 25 feet to 15 feet;

F. an exception from the Affordable Housing requirements pertaining to the Tier I and Tier II allocations and location of affordable units on the Property; and

G. an off-street parking reduction as an incentive for development of affordable housing units with a reduction of 15 spaces, from 239 spaces to 224 spaces within the Planned Development.

Subject to and contingent upon the conditions, restrictions, and provisions set forth in this Resolution, including specifically, but without limitation, the "***Effect of Approval of Conceptual Relief***" provision in Section 7.B of this Resolution, the Corporate Authorities do hereby provide their preliminary and conceptual approval of the Conceptual Relief

Section 7. EFFECT OF APPROVALS

A. Effect of Development Concept Plan and Tentative Plat Approval. The approval of the Development Concept Plan in Section 4 of this Resolution and the approval of the Tentative Plat in Section 5 of this Resolution shall not be deemed or interpreted as authorizing or entitling the development or the improvement of the Property in any manner whatsoever unless and until the Corporate Authorities approve, by resolutions duly adopted, (1) a final plan for the Planned Development on the Property in accordance with and pursuant to the procedures and provisions in Paragraph 11-603 D4 of the Zoning Code ("***Final Plan***") and (2) a final plat of Subdivision for the Property in accordance with and pursuant to the procedures and provisions in Section 3-203 of the Subdivision Code ("***Final Plat***"). The Corporate Authorities shall have no obligation to approve either the Final Plan or the Final Plat unless and until the Applicant:

1. complies with the applicable procedures for submission, review, and approval of the Final Plan and the Final Plat;

2. prepares and submits for review and approval a Final Plan that is in substantial conformance with the Development Concept Plan;

3. submits for Village Attorney approval all covenants, conditions and restrictions for the maintenance of all common elements of the planned development; and

4. executes a subdivision and development agreement with the Village prepared and approved by the Village Attorney providing for the use and development of the Property in accordance with the Final Plan and other specified conditions and restrictions set forth in the development agreement ("***Development Agreement***"). The Development Agreement may be executed by the Applicant or its successor entities or direct affiliates.

B. Effect of Approval of Conceptual Relief. The preliminary approval of the Conceptual Relief by the Corporate Authorities in Section 6 of this Resolution shall not be deemed or

interpreted as authorizing or allowing any of Conceptual Relief on the Property unless and until the Corporate Authorities adopt an ordinance approving the Conceptual Relief. Without limitation of the foregoing, the Corporate Authorities shall have no obligation to grant final approval of the Conceptual Relief unless and until the Final Plan for the Planned Development has been approved by the Corporate Authorities in the manner set forth in this Resolution, at which time the Corporate Authorities will concurrently approve the Conceptual Relief by ordinance duly adopted.

The Corporate Authorities acknowledge that the Applicant may, concurrent with and subsequent to, approval of the Final Plan, apply for variations that are not contemplated in this Resolution. Nothing in this Resolution shall be deemed or interpreted as prohibiting such applications, or the Village consideration of such applications, in accordance with all applicable procedures in the Zoning Code.

Section 8. REFERRAL TO PLAN COMMISSION

A. Review and Recommendation for the Final Plan. Pursuant to and in accordance with Subsection 11-603 D of the Zoning Code, this matter shall be, and is hereby, referred to the Plan Commission for processing of the Final Plan.

B. Review and Recommendation for the Final Plat. Pursuant to and in accordance with Subsection 3-203 D of the Subdivision Code, this matter shall be, and is hereby, referred to the Plan Commission for processing of the Final Plat.

Section 9. EFFECTIVE DATE

This Resolution shall be effective upon passage by the Board of Trustees in accordance with applicable law.

ATTEST:

_____
Village President

_____
Village Clerk

EXHIBIT A

CURRENT LEGAL DESCRIPTION

PARCEL 1:
LOT 2 (EXCEPT THE WEST 17 FEET DEDICATED FOR PUBLIC RIGHT OF WAY RECORDED AS DOCUMENT 22068921 ON SEPTEMBER 29, 1972) AND LOT 3 IN STANLEY SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 15, 1956 AS DOCUMENT LR1650762, IN COOK COUNTY, ILLINOIS.

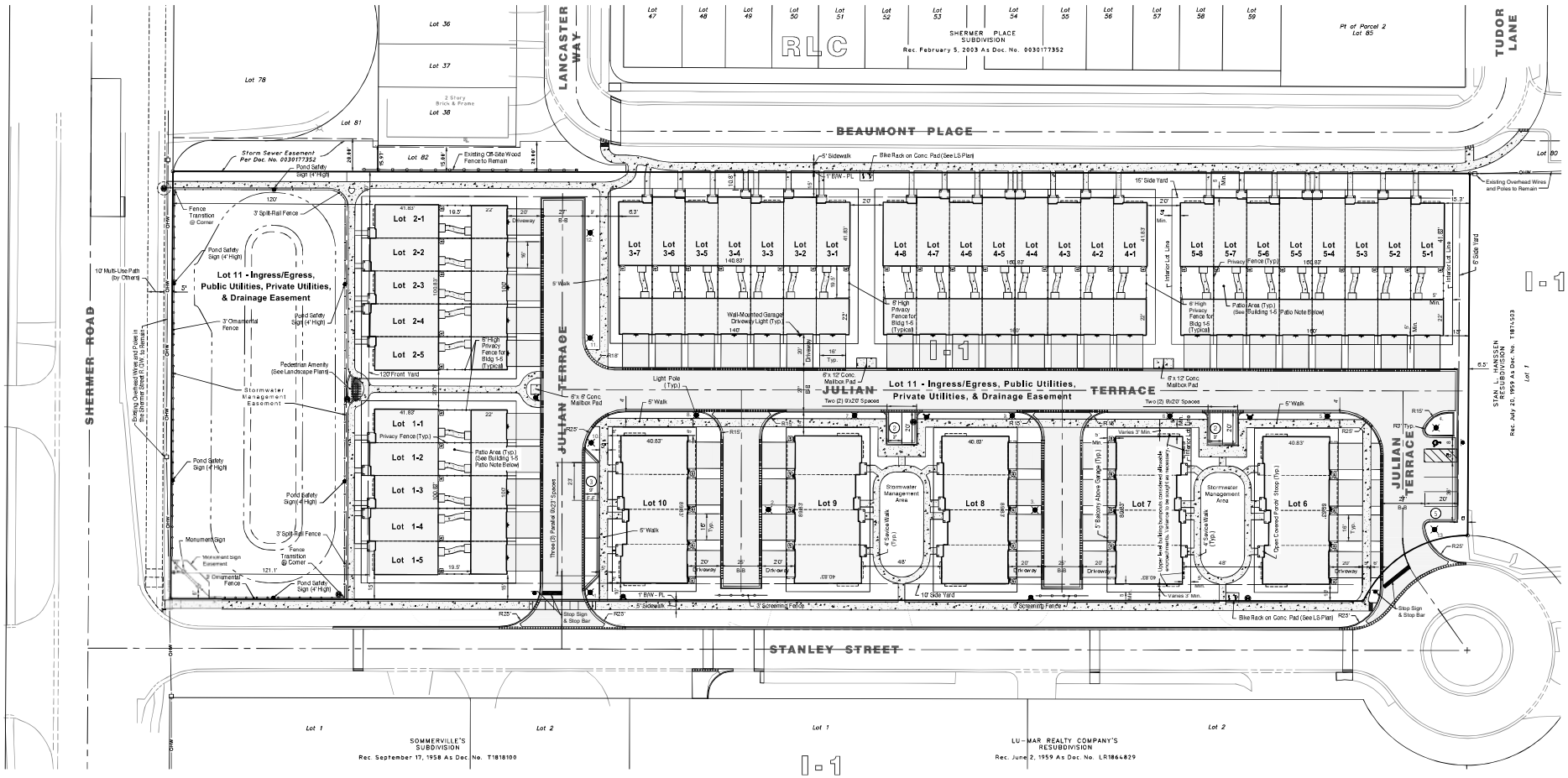
PARCEL 2:
NON-EXCLUSIVE, PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS GRANTED IN GRANT OF STORMWATER DRAINAGE EASEMENT AND AGREEMENT RECORDED SEPTEMBER 26, 2003 AS DOCUMENT 0326945070 FOR THE RIGHT TO CONNECT TO AND USE THE STORMWATER MANAGEMENT FACILITIES FOR THE FLOW OF RUN-OFF WATER OVER AND UPON A PORTION OF LOTS 77, 78, 79, 80, 81, 82, 85, 88, 93 AND 94 IN SHERMER PLACE SUBDIVISION DESCRIBED ON EXHIBIT 'A' ATTACHED THERETO.

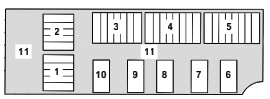
PERMANENT INDEX NUMBER: 04-15-102-002-0000 and 04-15-102-003-0000

Commonly known as 1825 Shermer Road, Northbrook, Illinois 60062

EXHIBIT B

SITE PLAN





LOT 11 - Easement for Ingress/Egress, Public Utilities, Private Utilities, & Drainage Easement

Lot Key Map
Not to Scale

Building 1 - 5 Patio Note
All the areas between the garages and residential units have been accounted for as 100% impervious to allow for optional/ future patios.

Site Data		
Gross Site Area	4.69 Ac.	
Row Home Units	33	62%
Rear-Load Mews Townhome Units	20	38%
Total Dwelling Units	**53**	**100%**
Density	**11.3 DU/Ac.**	
Parking Summary		
Garage Stalls	106 @ 2.0:1	
Driveway Stalls	106 @ 2.0:1	
Guest Stalls On-Site	12 @ 0.23	
Total	**224 @ 4.23:1**	

Bulk, Space and Yard Requirements[1]	Required/ Permitted	Proposed
Building Height - Stories	4	3
Building Height - Feet[2]	65'	35' - 10"
Minimum Lot Area (s.f.)	100,000	204,081
Lot Area per Dwelling (s.f.)	4,150	3,851
Yard Summary		
Front (Shermer Road)	100	120
Corner Side (Stanley Street)	100	10
Interior Side (North)	6	15
Rear (East)	25	6
Floor Area Ratio	65%	61%
Lot Coverage	70%	48%

Notes:
1. Existing zoning is I-1 (Restricted Industrial); Proposed zoning is Planned Development R-C (Residential and Limited Commercial.) The Required/ Permitted values listed in the table reference that zoning.
2. The taller, Rowhome (Buildings 1-5) height, is listed in the above table. The Mews Townhome (Buildings 6-10) height is 35' - 3".

NORTH
Scale: 1" = 30'

No.	Date	
4	10.13.2025	Per Village Review & Coordination
3	8.28.2025	Per Village Review
2	5.28.2025	Per Village Review
1	9.26.2024	Stanley Street Parking Removed

HAEGER ENGINEERING
consulting engineers | land surveyors
100 South Main Street, Suite 273 • Tel. 847.294.6686 • Fax. 847.294.6688
Illinois Professional Design Firm License No. 184-001132
www.haegerengineering.com

PRELIMINARY PD SITE PLAN

NORTHBROOK ROW

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

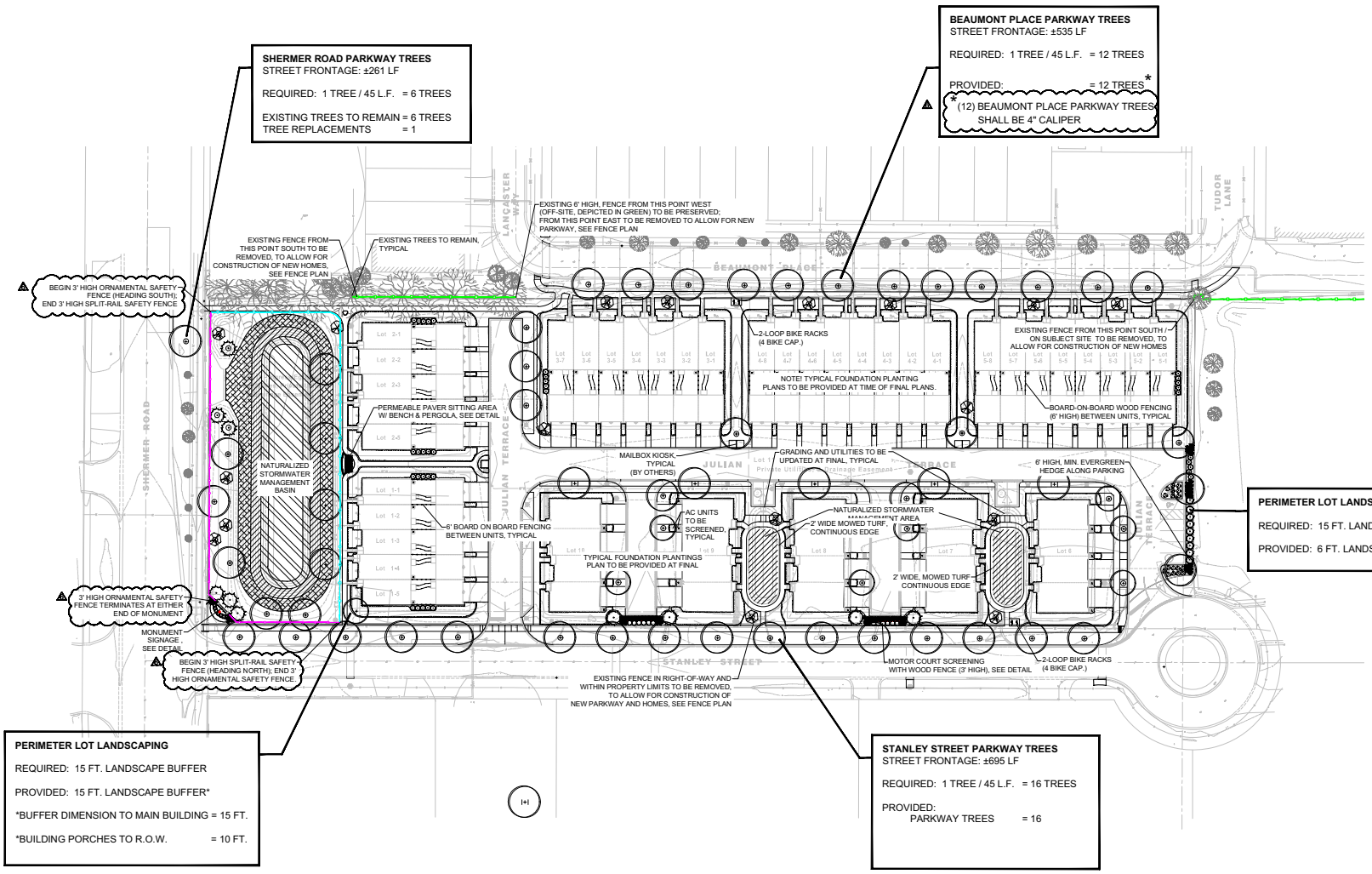
Project Manager:	T A S
Engineer:	P A C
Date:	6-6-2024
Project No.	20122
Sheet	1/1

© Haeger Engineering, LLC

Plot Date: Oct 13, 2025 - 7:09am Plotted By: tsd5
File Name: P:\2020\20122\Drawings\Preliminary\20122-SP (Alternate for PC).dwg

EXHIBIT C

LANDSCAPE PLAN



LANDSCAPE PLAN

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

AUGUST 26, 2022

REVISIONS

1.	10/3/22 FOR VILLAGE SUBMITTAL
2.	8/21/24 PER STAFF COMMENTS
3.	9/16/24 PER STAFF COMMENTS
4.	4/10/25 PER STAFF COMMENTS
5.	6/13/25 PER STAFF COMMENTS
6.	10/13/25 PER STAFF COMMENTS
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

PRELIMINARY LANDSCAPE PLAN

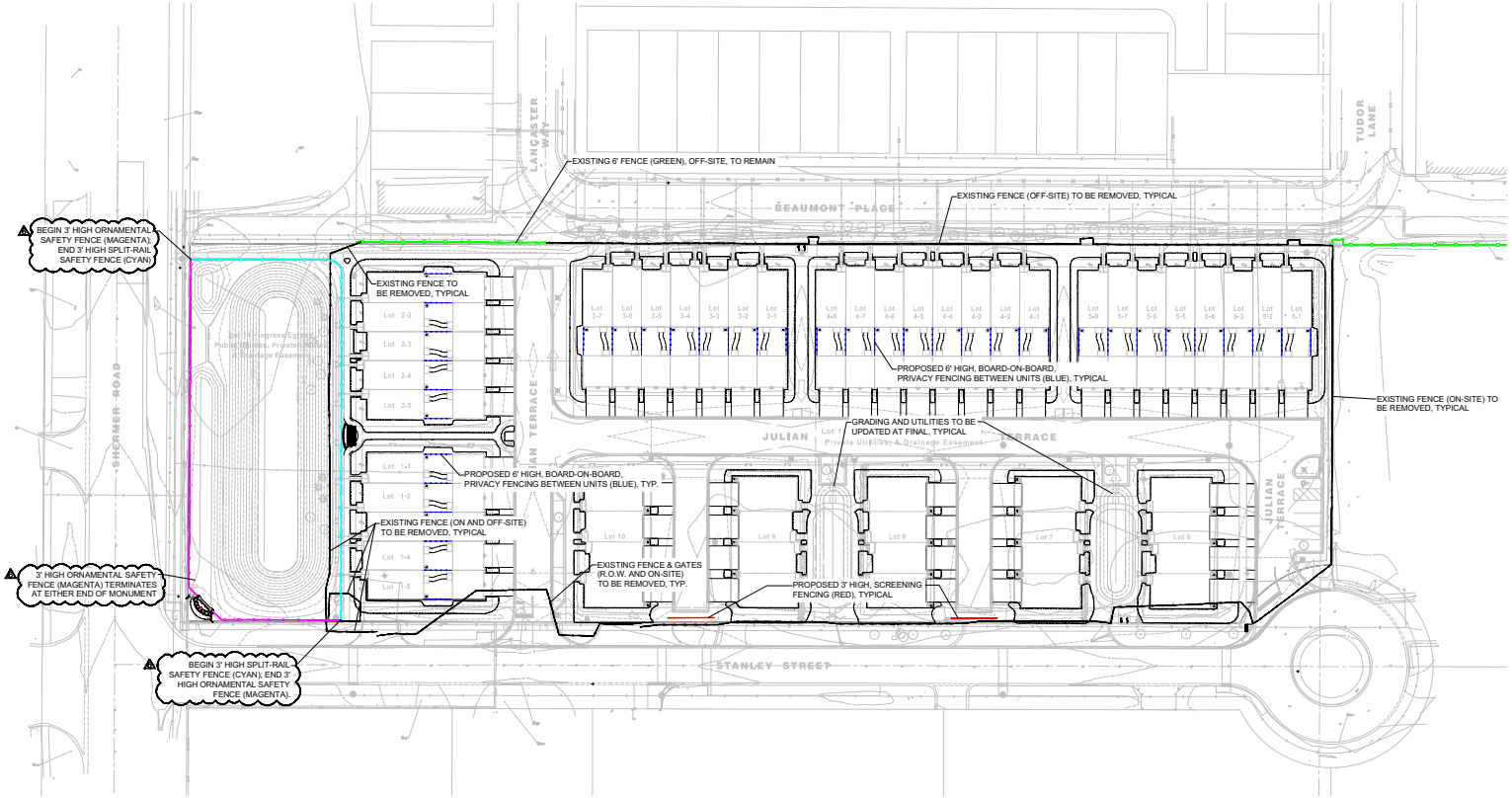
SHEET NUMBER

L1.1

1336

LEGEND: FENCE TYPES

- EXISTING FENCE TO BE REMOVED
- EXISTING OFF-SITE FENCE TO REMAIN
- PROPOSED 3 FT. HIGH MOTOR COURT TERMINUS FENCING
- PROPOSED 3 FT. HIGH ORNAMENTAL SAFETY FENCING
- PROPOSED 3 FT. HIGH SPLIT RAIL SAFETY FENCING
- PROPOSED 6 FT. HIGH PRIVACY FENCE



NORTH

FENCE PLAN

SCALE: 1" = 40'-0"

0 20' 40' 80'

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

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6.	10/13/25 PER STAFF COMMENTS
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW

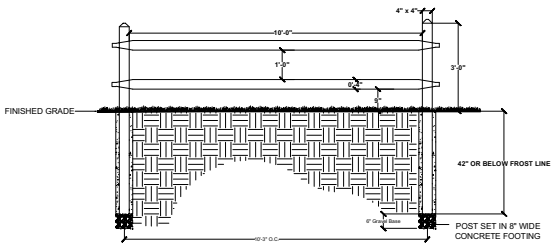
NORTHBROOK, IL

PRELIMINARY LANDSCAPE PLAN - FENCING PLAN

SHEET NUMBER

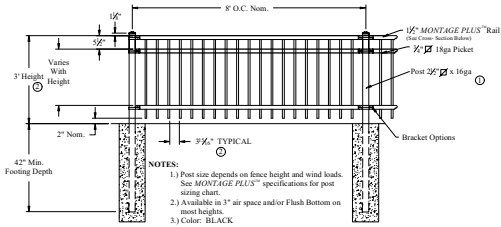
L2.0

1337



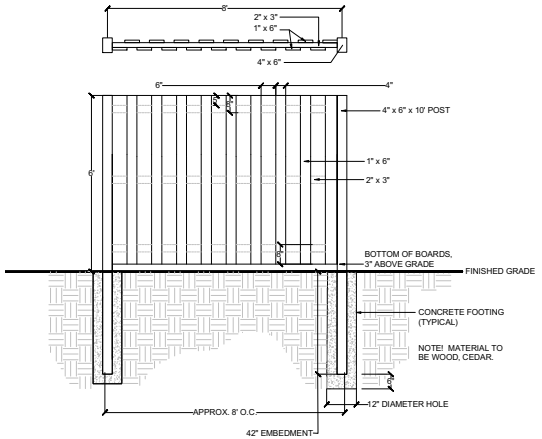
FENCE DETAIL: SPLIT RAIL SAFETY FENCE

SCALE: 1/2" = 1'-0"



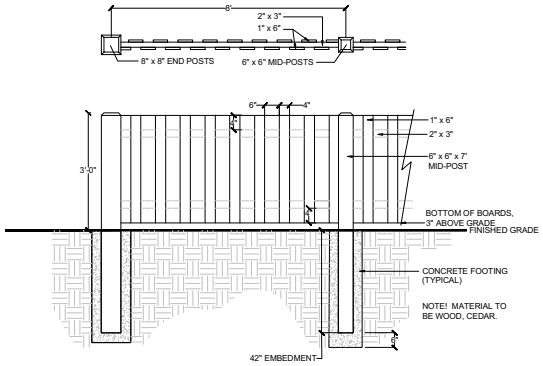
FENCE DETAIL: ORNAMENTAL SAFETY FENCE

SCALE: 1/2" = 1'-0"



FENCE DETAIL, PRIVACY FENCE FOR ROWHOME REAR YARDS

SCALE: 1/2" = 1'-0"



FENCE DETAIL: MOTORCOURT TERMINUS

SCALE: 1/2" = 1'-0"

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

AUGUST 26, 2022

REVISIONS

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7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

PRELIMINARY LANDSCAPE PLAN - DETAILS: FENCING

SHEET NUMBER

L3.0

1338



SPECIFICATION - ORION SQUARE (LOOP) BIKE RACK

SHALL BE:

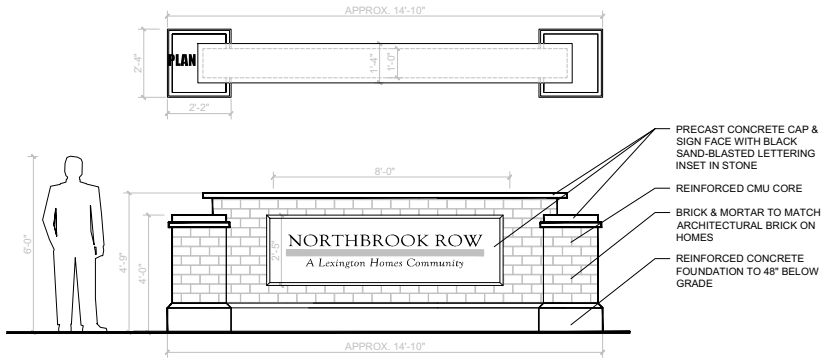
- QUANTITY: 4
- NAME: ORION SQUARE RACK
- MODEL #: ORNS-2-SF-P
- MATERIAL: POWDER COATED STEEL
- COLOR: BLACK
- DIMENSIONS: 26" L X 33" H

- SHALL BE SURFACE MOUNTED PER MANUFACTURER'S SPECIFICATIONS.

- AVAILABLE THRU (OR APPROVED EQUAL:
  GRABER MANUFACTURING, INC.
  THOMAS STEELE, MADRAX
  CONTACT: LARRY SEIPLE
  LSEIPLE@MADRAX.COM

BIKE RACK DETAIL - ORION SQUARE (LOOP)

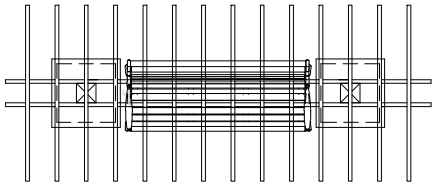
NOT TO SCALE



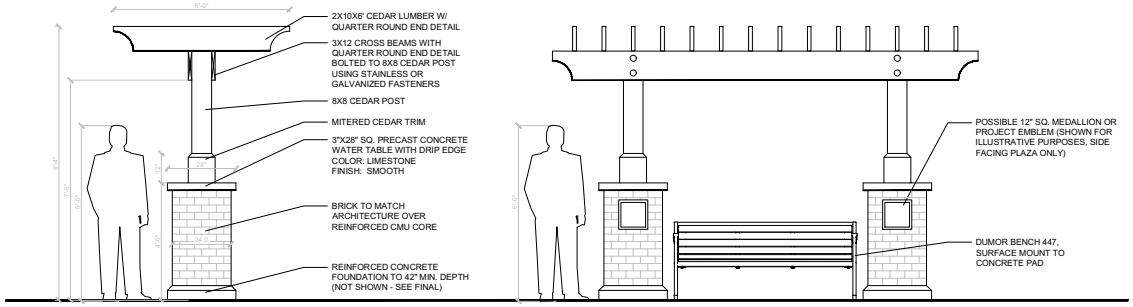
ELEVATION

ENTRY MONUMENT DETAIL

SCALE: 1/2" = 1'-0"



PLAN



ELEVATION - SIDE

ELEVATION

PERGOLA DETAIL

SCALE: 1/2" = 1'-0"

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

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6.	10/13/25 PER STAFF COMMENTS
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW

NORTHBROOK, IL

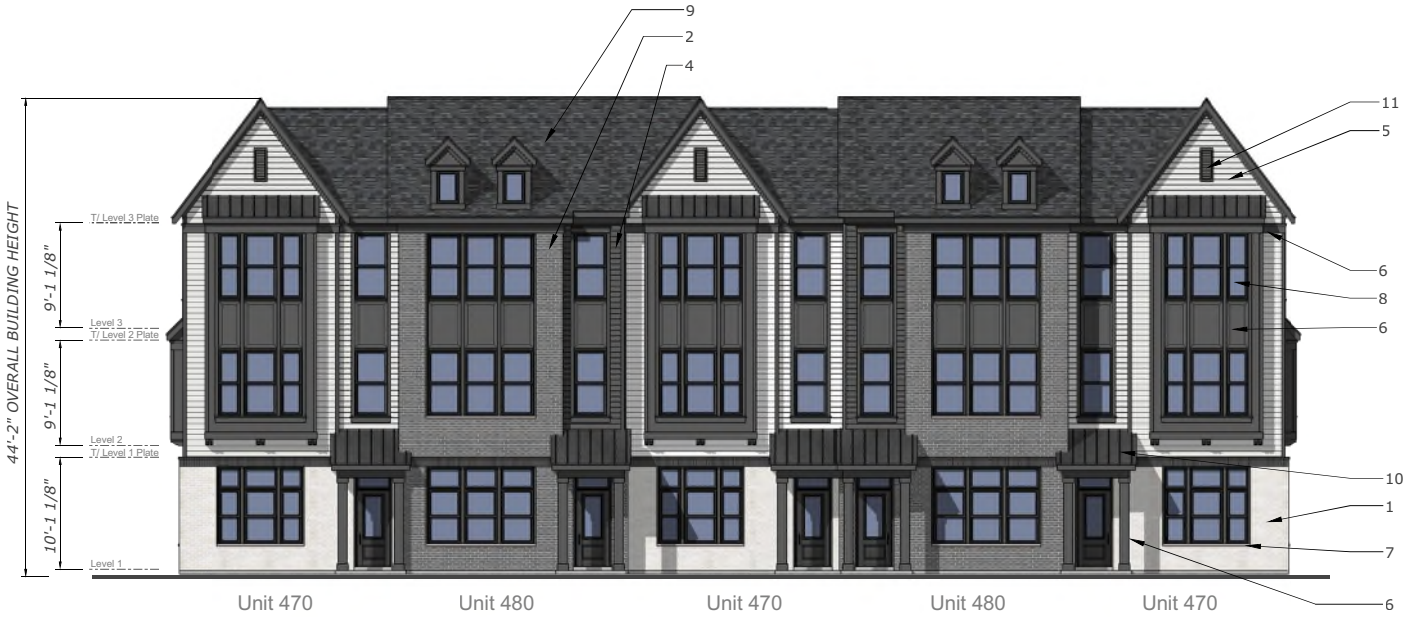
PRELIMINARY LANDSCAPE PLAN - DETAILS: AMENITIES

SHEET NUMBER

L3.1

EXHIBIT D

ELEVATIONS



Front Elevation

scale: 3/16" = 1'-0"

Exterior Finish Schedule			
1	Brick Veneer	ACME	White Bluff
2	Brick Veneer	General Shale	Slate Gray
3	Brick Soldier Course	Glen-Gery	Iron Vineyard
4	Engineered Lap Siding	LP SmartSide	Midnight Shadow
5	Engineered Lap Siding	LP SmartSide	Snowscape White
6	Engineered Trim & Panel	LP SmartSide	SW 7625 "Mount Edna"
7	Cast Stone Sill	Limestone	Gray
8	Vinyl Windows	Midway	Black-By-White
9	Asphalt Shingles	Certainteed	Landmark "Moire Black"
10	Standing Seam Metal Roof	Pac-Clad	Matte Black
11	Decorative Louver	Fypon	Black
12	Steel Garage Door	Clopay	SW 7625 "Mount Edna"

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2023 BSB Design, Inc.



Rear Elevation
scale: 3/16" = 1'-0"



Side Elevation
scale: 3/16" = 1'-0"

Side Elevation
scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

5-Unit Building Assembly

Northbrook Row
Northbrook, IL

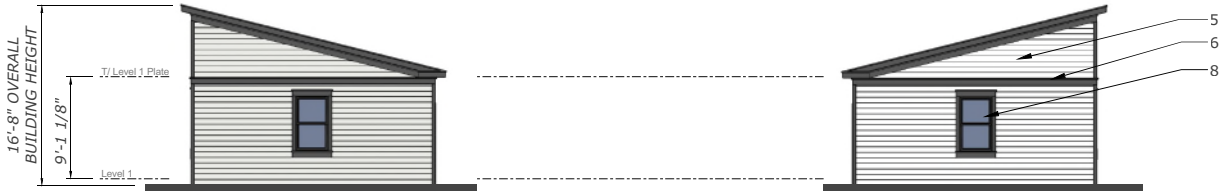
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2023 BSB Design, Inc.

March 25, 2025 | SF210505.00

BSB DESIGN
BSBDesign.com



Rear Elevation
scale: 3/16" = 1'-0"



Side Elevation
scale: 3/16" = 1'-0"

Side Elevation
scale: 3/16" = 1'-0"



Front Elevation
scale: 3/16" = 1'-0"

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Front Elevation

scale: 3/16" = 1'-0"

Exterior Finish Schedule			
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2	Brick Veneer	General Shale	Slate Gray
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5	Engineered Lap Siding	LP SmartSide	Snowscape White
6	Engineered Trim & Panel	LP SmartSide	SW 7625 "Mount Edna"
7	Cast Stone Sill	Limestone	Gray
8	Vinyl Windows	Midway	Black-By-White
9	Asphalt Shingles	Certainteed	Landmark "Moire Black"
10	Standing Seam Metal Roof	Pac-Clad	Matte Black
11	Decorative Louver	Fypon	Black
12	Steel Garage Door	Clopay	SW 7625 "Mount Edna"

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Rear Elevation

scale: 3/16" = 1'-0"



Side Elevation

scale: 3/16" = 1'-0"

Side Elevation

scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

7-Unit Building Assembly

Northbrook Row
Northbrook, IL

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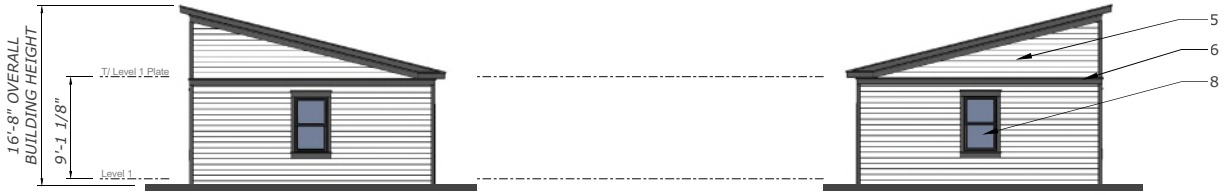
March 25, 2025 | SF210505.00

BSB DESIGN
BSBDesign.com

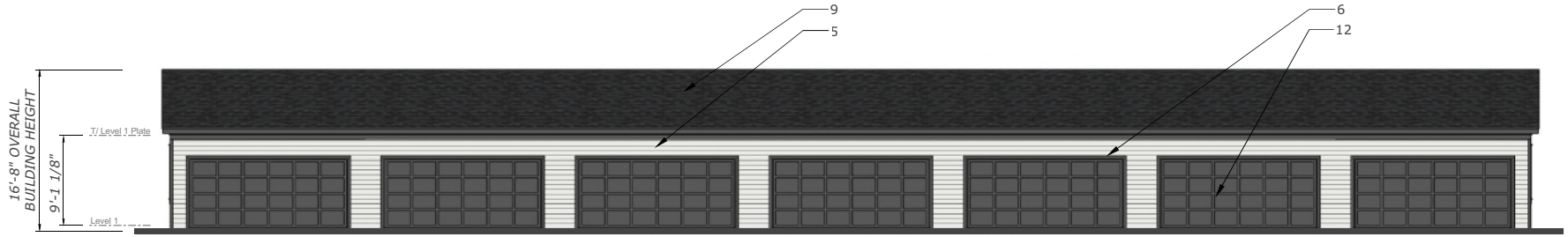


Rear Elevation
scale: 3/16" = 1'-0"



Side Elevation
scale: 3/16" = 1'-0"

Side Elevation
scale: 3/16" = 1'-0"



Front Elevation
scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

7-Unit Garage Assembly

Northbrook Row
Northbrook, IL

BSB DESIGN
BSBDesign.com

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2023 BSB Design, Inc.

March 25, 2025 | SF210505.00



Front Elevation

scale: 3/16" = 1'-0"

Exterior Finish Schedule			
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5	Engineered Lap Siding	LP SmartSide	Snowscape White
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9	Asphalt Shingles	Certainteed	Landmark "Moire Black"
10	Standing Seam Metal Roof	Pac-Clad	Matte Black
11	Decorative Louver	Fypon	Black
12	Steel Garage Door	Clopay	SW 7625 "Mount Edna"

LEXINGTON HOMES
Chicago, Illinois

8-Unit Building Assembly

Northbrook Row
Northbrook, IL

BSB DESIGN
BSBDesign.com

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2023 BSB Design, Inc.

March 25, 2025 | SF210505.00



Rear Elevation

scale: 3/16" = 1'-0"



Unit 470

Side Elevation

scale: 3/16" = 1'-0"

Unit 470

Side Elevation

scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

8-Unit Building Assembly

Northbrook Row
Northbrook, IL

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BSBDesign.com

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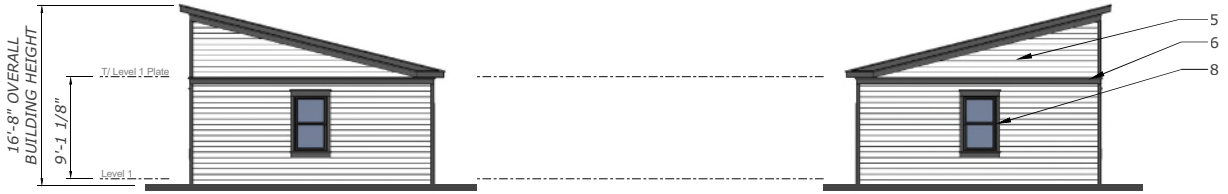
March 25, 2025 | SF210505.00

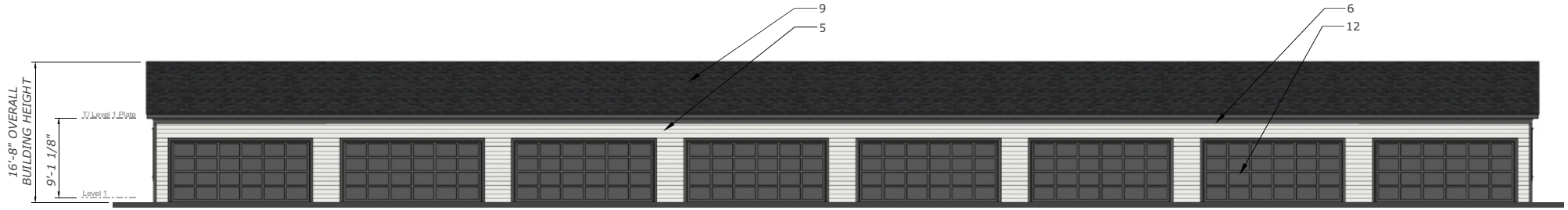


Rear Elevation
scale: 3/16" = 1'-0"



Side Elevation
scale: 3/16" = 1'-0"

Side Elevation
scale: 3/16" = 1'-0"



Front Elevation
scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

8-Unit Garage Assembly

Northbrook Row
Northbrook, IL

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March 25, 2025 | SF210505.00

BSB DESIGN
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Front Elevation

scale: 3/16" = 1'-0"

Exterior Finish Schedule			
1	Brick Veneer	ACME	White Bluff
2	Brick Veneer	General Shale	Slate Gray
3	Brick Soldier Course	Glen-Gery	Iron Vineyard
4	Engineered Lap Siding	LP SmartSide	Midnight Shadow
5	Engineered Lap Siding	LP SmartSide	Snowscape White
6	Engineered Trim & Panel	LP SmartSide	SW 7625 "Mount Edna"
7	Cast Stone Sill	Limestone	Gray
8	Vinyl Windows	Midway	Black-By-White
9	Asphalt Shingles	Certainteed	Landmark "Moire Black"
10	Standing Seam Metal Roof	Pac-Clad	Matte Black
11	Decorative Louver	Fypon	Black
12	Steel Garage Door	Clopay	SW 7625 "Mount Edna"

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2023 BSB Design, Inc.



Rear Elevation

scale: 3/16" = 1'-0"



Side Elevation

scale: 3/16" = 1'-0"

Side Elevation

scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

4-Unit Building Assembly

Northbrook Row
Northbrook, IL

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March 25, 2025 | SF210505.00

EXHIBIT E

TENTATIVE PLAT

P.I.N. 04-15-102-002
04-15-102-003

MAIL PLAT TO:

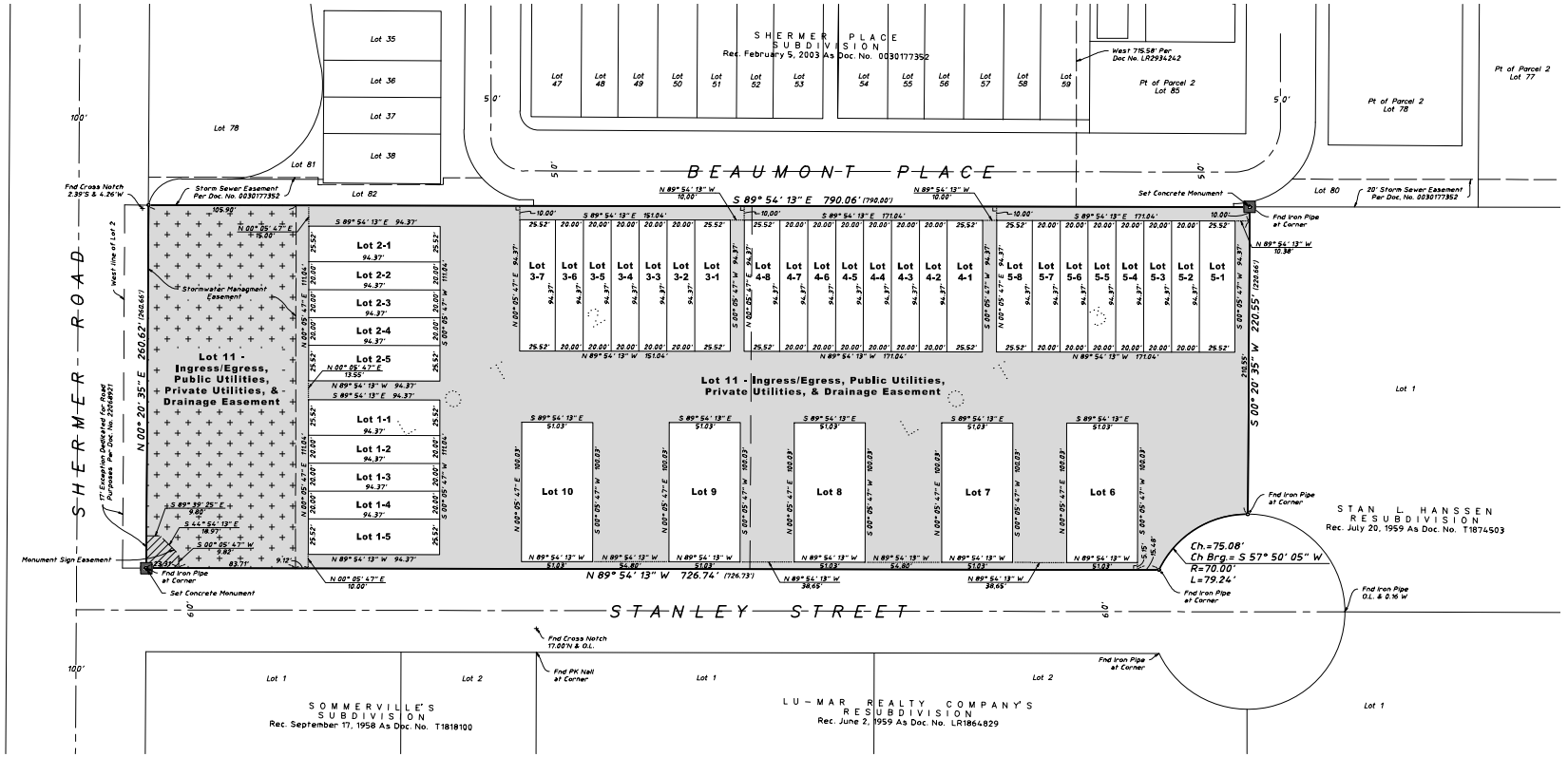
HAEGER ENGINEERING LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173

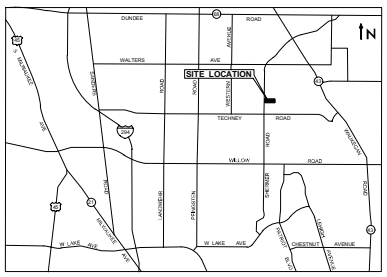
PRELIMINARY PLAT
OF
NORTHBROOK ROW

SHEET 1 OF 1

SCALE: 1" = 40'

Lot Area Summary	Area (ac.)	Area (sf)
Townhome Lots		
Lot 1-1	0.05528	2,408
Lot 1-2	0.04333	1,887
Lot 1-3	0.04333	1,887
Lot 1-4	0.04333	1,887
Lot 1-5	0.05528	2,408
Lot 2-1	0.05528	2,408
Lot 2-2	0.04333	1,887
Lot 2-3	0.04333	1,887
Lot 2-4	0.04333	1,887
Lot 2-5	0.05528	2,408
Lot 3-1	0.05528	2,408
Lot 3-2	0.04333	1,887
Lot 3-3	0.04333	1,887
Lot 3-4	0.04333	1,887
Lot 3-5	0.04333	1,887
Lot 3-6	0.04333	1,887
Lot 3-7	0.05528	2,408
Lot 4-1	0.05528	2,408
Lot 4-2	0.04333	1,887
Lot 4-3	0.04333	1,887
Lot 4-4	0.04333	1,887
Lot 4-5	0.04333	1,887
Lot 4-6	0.04333	1,887
Lot 4-7	0.04333	1,887
Lot 4-8	0.05528	2,408
Lot 5-1	0.05528	2,408
Lot 5-2	0.04333	1,887
Lot 5-3	0.04333	1,887
Lot 5-4	0.04333	1,887
Lot 5-5	0.04333	1,887
Lot 5-6	0.04333	1,887
Lot 5-7	0.04333	1,887
Lot 5-8	0.05528	2,408
Lot 6	0.11720	5,105
Lot 7	0.11720	5,105
Lot 8	0.11720	5,105
Lot 9	0.11720	5,105
Lot 10	0.11720	5,105
Subtotal: Lots 1-1 - 10	2.13529	93,013
Common Area		
Lot 11	2.54977	111,068
Total	4.68505	204,081





LOCATION MAP
Not To Scale

Legal Description

PARCEL 1:
LOT 2 (EXCEPT THE WEST 17 FEET DEDICATED FOR PUBLIC RIGHT OF WAY RECORDED AS DOCUMENT 22068921 ON SEPTEMBER 29, 1972) AND LOT 3 IN STANLEY SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 15, 1956 AS DOCUMENT LR1650762, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
NON-EXCLUSIVE, PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS GRANTED IN GRANT OF STORMWATER DRAINAGE
EASEMENT AND AGREEMENT RECORDED SEPTEMBER 26, 2003 AS DOCUMENT 0326945070 FOR THE RIGHT TO CONNECT TO AND USE THE STORMWATER MANAGEMENT FACILITIES FOR THE FLOW OF RUN-OFF WATER OVER AND UPON A PORTION OF LOTS 77, 78, 79, 80, 81, 82, 85, 88, 93 AND 94 IN SHERMER PLACE SUBDIVISION DESCRIBED ON EXHIBIT 'A' ATTACHED THERETO.

Private Street Covenant:
All streets located with Lot 11 shall be Private Streets owned and maintained by the Northbrook Row Townhome Owners Association, LLC. The Village of Northbrook shall at no time be under any obligation to provide maintenance for or accept dedication of any Private Streets.

Village of Northbrook - Form Restrictive Covenants and Easement for Storm Water Detention Area

1. THE AREA OF THE PROPERTY DESIGNATED ON THIS PLAT AS "STORM WATER DETENTION AREA" SHALL BE CONTINUOUSLY MAINTAINED IN A FIRST RATE MANNER BY OWNER OF [INSERT DESIGNATION OF ENCUMBERED PROPERTY] (THE "PLANNED DEVELOPMENT") AND AN EASEMENT ON, UNDER AND ABOVE THE STORM WATER DETENTION AREA IS HEREBY GRANTED TO, AND FOR THE USE AND BENEFIT OF, THE PLANNED DEVELOPMENT FOR THE SOLE PURPOSE OF STORM WATER DETENTION AND DRAINAGE.
2. NO CHANGE SHALL BE MADE IN THE FINISHED GRADE OF THE LAND WITHIN THE STORM WATER DETENTION AREA, NOR SHALL ANY CONSTRUCTION OF ANY KIND WHATSOEVER BE ERECTED OR PERMITTED TO EXIST WITHIN THE STORM WATER DETENTION AREA THAT MIGHT MATERIALLY IMPEDE STORM WATER DRAINAGE THEREIN OR MATERIALLY REDUCE THE STORM WATER DETENTION CAPACITY THEREOF. TREES, SHRUBS, FENCES AND NORMAL LANDSCAPE PLANTING SHALL BE PERMITTED WITHIN THE STORM WATER DETENTION AREA ONLY WITH THE PRIOR WRITTEN APPROVAL OF THE VILLAGE MANAGER OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS (THE "VILLAGE"). THE OWNER OF THE PLANNED DEVELOPMENT SHALL MAINTAIN A GRASS COVER ON THE SURFACE OF THE STORM WATER DETENTION AREA AND SHALL KEEP SUCH GRASS IN A NEAT AND TRIMMED CONDITION.
3. IN THE EVENT THE VILLAGE DETERMINES, IN ITS SOLE AND ABSOLUTE DISCRETION, THAT PRIOR MAINTENANCE OF THE STORM WATER DETENTION AREA IS NOT PERFORMED AT ANY TIME, THE VILLAGE, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE OWNERS OF THE PLANNED DEVELOPMENT, MAY, BUT SHALL NOT BE OBLIGATED TO, ENTER UPON ANY OR ALL OF THE PLANNED DEVELOPMENT FOR THE PURPOSE OF PERFORMING MAINTENANCE WORK ON AND TO THE STORM WATER DETENTION AREA.
4. IN THE EVENT THAT THE VILLAGE SHALL CAUSE TO BE PERFORMED ANY WORK PURSUANT TO THESE PARAGRAPHS, THE VILLAGE SHALL HAVE THE RIGHT TO CHARGE THE OWNER OF THE PLANNED DEVELOPMENT AN AMOUNT SUFFICIENT TO DEFRAY THE ENTIRE COST OF SUCH WORK OR ACTION, INCLUDING ADMINISTRATIVE COSTS, EITHER BEFORE OR AFTER SUCH COST IS INCURRED. IF THE AMOUNT SO CHARGED IS NOT PAID BY THE OWNER OF THE PLANNED DEVELOPMENT WITHIN THIRTY (30) DAYS FOLLOWING A DEMAND IN WRITING BY THE VILLAGE FOR SUCH PAYMENT, SUCH CHARGE, TOGETHER WITH INTEREST AND COSTS OF COLLECTION, SHALL BECOME A LIEN UPON THE PLANNED DEVELOPMENT AND THE VILLAGE SHALL HAVE THE RIGHT TO COLLECT SUCH CHARGE, WITH INTEREST AND COSTS, AND TO ENFORCE SUCH LIEN AS IN FORECLOSURE PROCEEDINGS AS PERMITTED BY LAW. 4887-6814-6096, v. 1
5. NOTHING IN THESE PARAGRAPHS SHALL BE CONSTRUED TO CONSTITUTE A DEDICATION OF ANY PORTION OF THE STORM WATER DETENTION AREA OR OF THE PLANNED DEVELOPMENT TO, OR AN ACCEPTANCE THEREOF BY, THE VILLAGE.
6. THE VILLAGE SHALL BE UNDER NO OBLIGATION TO EXERCISE THE RIGHTS GRANTED IN THESE PARAGRAPHS EXCEPT AS IT SHALL DETERMINE TO BE IN ITS BEST INTEREST. NO FAILURE TO EXERCISE AT ANY TIME ANY RIGHT HEREIN GRANTED TO THE VILLAGE SHALL BE CONSTRUED AS A WAIVER OF THAT OR ANY OTHER RIGHTS.
7. THESE COVENANTS SHALL RUN WITH THE LAND IN THE PLANNED DEVELOPMENT, AND SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE OWNER OF THE PLANNED DEVELOPMENT, THEIR RESPECTIVE SUCCESSORS, ASSIGNS AND GRANTEES AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM. ENFORCEMENT OF THESE COVENANTS MAY BE SOUGHT BY THE OWNER OF THE PLANNED DEVELOPMENT, ANY PERSON WITH AN INTEREST IN ANY OF SAID LOTS OF RECORD, OR THE VILLAGE OF NORTHBROOK BY ANY PROCEEDING AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION, TO COMPEL AFFIRMATIVE ACTION, OR TO RECOVER DAMAGES, AND AGAINST THE LAND TO ENFORCE ANY LIEN CREATED BY THESE COVENANTS.

Notes:
1. The basis of bearing shown heron is based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
2. Underground utilities are not shown hereon.
3. Based on information provided on the Flood Insurance Rate Map Community - Panel No. 17031C0227J dated August 19, 2008, produced by the Federal Emergency Management Agency (FEMA) for Cook County, Illinois, the property shown and described hereon is located within Zone X, which is defined by FEMA as "Areas determined to be outside the 0.2% annual chance floodplain."
4. In the preparation of this survey reference was made to Chicago Title Insurance Company Commitment for Title Insurance Order No. CCH11801099LD with an Effective Date of February 18, 2021.
5. Lot 11 is a "Common Area / Blanket Easement for Ingress / Egress, Public Utilities, Private Utilities and Drainage" benefiting Lots 1 to 10.

Originally Prepared: 3/31/2025 Project No. 20-122

No.	Date	Revision
1	6-20-2025	Per Village Review

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

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Plot Date: Jun 16, 2025 - 2:25pm Plotted By: jenny-h Layout: Prelim Plat
File: ...\1353\Drawings\Preliminary\20122-PRELIM PLAT.dwg

1353

APPROVED
RESOLUTION NO. 25-PC-22
VILLAGE OF NORTHBROOK PLAN COMMISSION

DOCKET NO. PCD-24-06
(1825 SHERMER ROAD – NORTHBROOK ROW)

WHEREAS, an application has been filed by 1825 Shermer Road, LLC, an affiliate of Lexington Homes (the "Applicant") as owner of the property commonly known as 1825 Shermer Road (the "Subject Property"), and

WHEREAS, the Applicant has filed an application (Docket No. PCD-24-06) with the Village of Northbrook requesting:

A. Rezoning from the I-1 Restricted Industrial District to the RLC Residential and Limited Commercial District;
B. Special permit for Concept Plan for a Planned Development with 53 townhomes;
C. Special Permit for Townhomes (SIC 9862.00) in RLC District;
D. Approval of Tentative Plat of Subdivision;
E. Variation to reduce the required corner side (Stanley Street) yard from 100 feet to 10 feet and rear (East) yard from 25 feet to 6 feet;
F. Variation to reduce the required corner side (Stanley Street) setback from 100 feet to 10 feet and rear (East) setback from 25 feet to 15 feet;
~~G. Parking Variation to reduce the requirement from 239 spaces to 217 spaces (9.21);~~ [*Note: relief is no longer required*]
H. Reduction in off-street parking as incentive for development of affordable housing units;
I. Variation of the Subdivision Code to allow a private road system;
J. Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development;
K. ~~Variation of the Subdivision Code to Waive the Requirement to Bury Overhead Utility Lines along the Shermer Road frontage of the Subject Property;~~ [*Note: relief not applicable for Plan Commission review*]
~~L. Exception from the Affordable Housing requirements to restrict all affordable units to a single income tier and location of affordable units on the Subject Property;~~ [*Note: relief not applicable for Plan Commission review*]
M. Site Plan Approval; and
N. Approval of any such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant.

WHEREAS, 1825 Shermer Road is zoned I-1 Restricted Industrial District in the Village of Northbrook; and

WHEREAS, 1825 Shermer Road is designated as appropriate for Major Corridor Multi-Use land uses in the Village of Northbrook Comprehensive Plan; and

WHEREAS, a public notice for this docket was duly published on September 18, 2025 in the *Northbrook Star* and a public hearing was held at the Plan Commission's regular meetings on October 7, 2025 and October 21, 2025; and

WHEREAS, the Applicant has submitted evidence that a sign was properly posted on the Subject Property, indicating the time and date of the Commission hearings, and that all property owners within 250 feet of the Subject Property were notified of the Commission hearing by certified mail; and

WHEREAS, the Plan Commission has considered all the evidence presented to it, including, but not limited to, the following:

1. Village of Northbrook Plan Commission Application form & attachments received March 7, 2024, and all subsequent additions and revisions to these application materials and attachments.
2. All staff reports and attachments regarding this application.
3. Board of Trustees preliminary review minutes.
4. All written and oral testimony concerning the application.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Northbrook, Cook County, Illinois, THAT:

1. Findings:

A. Comprehensive Plan Compliance. The Northbrook Plan Commission does hereby find that with respect to Docket No. PCD-24-06, the proposed application is in general compliance with the Northbrook Comprehensive Plan, and specifically in compliance with the Future Land Use Map.

B. Zoning Map Amendment. With respect to Docket No. PCD-24-06A, the Plan Commission hereby finds that the Applicant's request to rezone the Subject Property from I-1 Restricted Industrial to RLC Residential and Limited Commercial District is consistent with the Northbrook Comprehensive Plan, as amended, and does comply with the standards for approval of such rezoning requests as established in Subsection 11-301 E(8) of the Northbrook Zoning Code.

C. Special Permit for Concept Planned Development and Townhomes. With respect to Docket No. PCD-24-06B/C, the Plan Commission hereby finds that the requested special permit approval for concept plan approval of a planned development on the Subject Property, which includes 53 townhome units, satisfies the special permit standards established in Paragraph 11-602 E1 of the Zoning Code as follows:
    1. The planned development will be in harmony with the general and specific purposes for which the Zoning Code was enacted and for which the regulations of the RLC Residential and Limited Commercial District were adopted, and with the general purpose and intent of the Comprehensive Plan;
    2. The planned development will not have a substantial or undue adverse effect upon adjacent property and the character of the area or the public health, safety and general welfare;
    3. The special permit uses will be arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property;
    4. The planned development will be served adequately by essential public facilities and services;
    5. The planned development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
    6. The planned development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance; and
    7. The planned development complies with all additional standards imposed on it by the particular provisions of the Zoning Code authorizing such uses.

D. Tentative Plat of Subdivision. With respect to Docket No. PCD-24-06D, a request for tentative plat approval for a 53-unit townhome subdivision, the Plan Commission hereby finds that the requested tentative plat satisfies the criteria established in Article II of the Village of Northbrook Subdivision and Development Code for approval of a subdivision in the RLC Residential and Limited Commercial District.

E. Zoning Code Variations. With respect to Docket No. PCD-24-06E/F/G a request to reduce the required corner side yard and setback on the south and rear yard and setback on the east side of the Planned Development, and parking variation; the Plan Commission finds that the following variations **are consistent** with the standards for variations established in Subsection 11-503F of the Zoning Code:

1) Variation to reduce the required corner side (Stanley Street) yard from 100 feet to 10 feet and rear (East) yard from 25 feet to 6 feet; and
2) Variation to reduce the required corner side (Stanley Street) setback from 100 feet to 10 feet and rear (East) setback from 25 feet to 15 feet.

F. Subdivision Code Variations. With respect to Docket No. 24-06H/I, a request for variations of the Subdivision Code, the Plan Commission hereby finds that the evidence presented satisfies the standards of the Northbrook Subdivision Code for authorizing the following variations:
1) Variation of the Subdivision Code to allow a private road system;
2) Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development;

G. Site Plan Approval. With respect to Docket No. PCD-24-06L, the Plan Commission does hereby find that the proposed improvements on the Subject Property comply with the standards for such approvals as established in Section 11-604 of the Zoning Code.

H. Off-Street Parking. The Plan Commission does hereby find that the request for an off-street parking reduction due to the inclusion of the required number of affordable housing units is consistent with the standards and requirements of Section 9-307.B of the Zoning Code.

I. Other Relief Necessary. With respect to Docket No. PCD-24-06M, the Plan Commission finds no other zoning or subdivision relief necessary for this application.

2. Recommendations: The Northbrook Plan Commission does hereby recommend to the Board of Trustees of the Village of Northbrook **approval** of Docket No. PCD-24-06A/B/C/E/F/G/H/I//L based on the findings established herein, subject to the following conditions:

A. Zoning Map Amendment. The Subject Property shall be rezoned RLC Residential and Limited Commercial District as illustrated in ***Exhibit A***, attached here to and made a part of this resolution, and shall comply with all requirements of the RLC District.

B. Special Permit for Concept Planned Development and Townhomes. A special permit for a Planned Development Concept Plan for a 53-unit townhome subdivision on the Subject Property, consisting of the following plans, shall be approved:

1. Site Plan, prepared by Haeger Engineering, with the latest revised date of October 13, 2025, consisting of one page as ***Exhibit B***.

2. Landscape Plan, prepared by Dickson Design Studio, with latest revised date of October 13, 2025, consisting of four pages as ***Exhibit C***.
3. Elevations, prepared by BSB Design, dated March 25, 2025, consisting of eleven pages as ***Exhibit D***.

C. Tentative Plat Approval. The Preliminary Plat for Northbrook Row, prepared by Haeger Engineering, with the latest revised date of June 20, 2025, consisting of one page as ***Exhibit E***; including the following variations of the Subdivision Code (1) to allow a private road system; and (2) to allow a sidewalk on only one side of the proposed private street within the development; subject to the tentative plat being approved in a form acceptable by the Village Engineer and Village Attorney prior to the Board of Trustees approving this Docket No. PCD-24-06.

D. Off-Street Parking. An off-street parking reduction is allowed in conjunction with the construction of on-site affordable housing units with a proposed reduction of 15 spaces, from 239 spaces to 224 spaces within the townhome development.

E. Site Plan Approval. The Subject Property shall be constructed and operated in general conformance with the site plans, engineering plans, landscape plans, building elevations, and signage plans reviewed by the Plan Commission.

F. Final Plan Approval. Prior to final plan approval of the development by the Board of Trustees, the Applicant shall also:

a) Submit a final plan and final plat for Village staff review and approval pursuant to all Village ordinances and regulations.

b) Submit Final Affordable Housing Compliance Plan.

c) Submit for Village Attorney approval all covenants, conditions and restrictions for the maintenance of all common elements of the planned development.

ADOPTED THIS 21st day of October 2025.

AYES: (8) Braiman, Halperin, Karavitis, Melnick, Morgen, Pipito, Walden, Elisco

NAYS: (0)

ABSENT: (0)

ABSTAIN: (0)

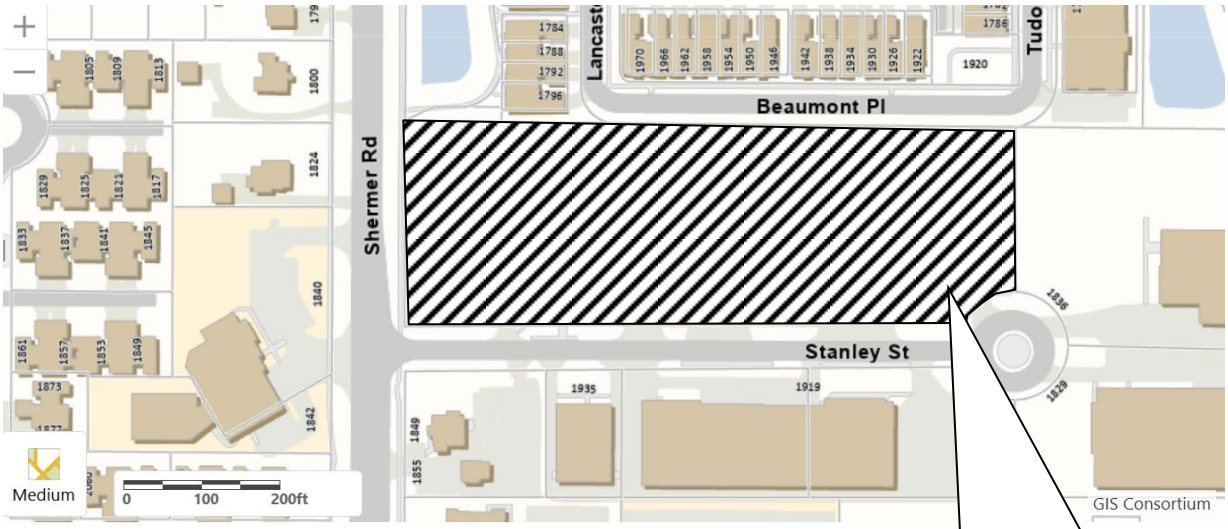
____/s/ Steven Elisco _____
Steven Elisco, Chairman
Northbrook Plan Commission

ATTEST:

__/s/ Amy McEwan_____
Amy McEwan, Director
Development and Planning Services

Exhibit A

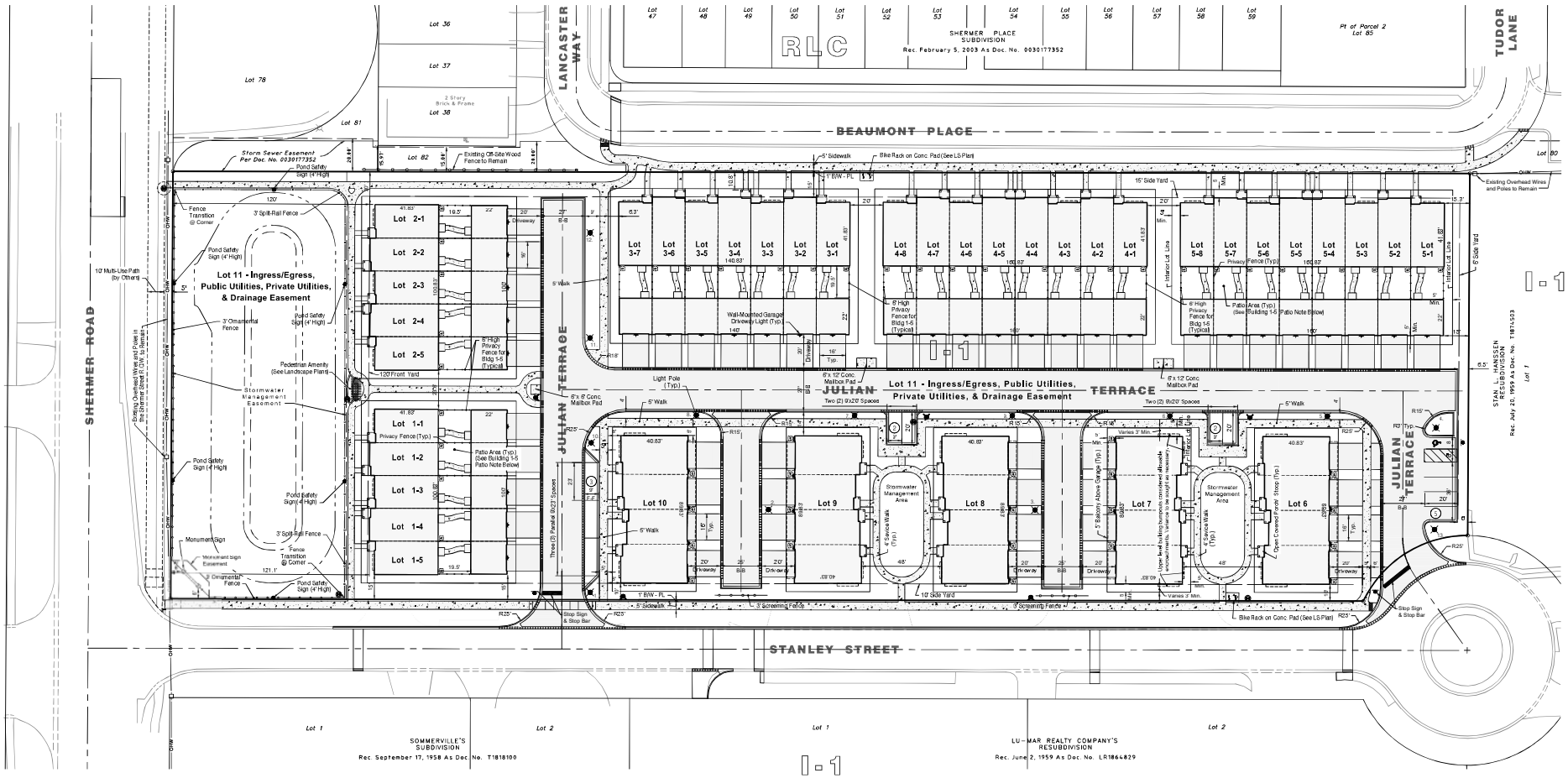
Zoning Map Amendment

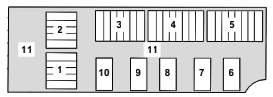


Rezone from I-1 Restricted Industrial District to RLC Residential and Limited Commercial District

Exhibit B

Site Plan





LOT 11 - Easement for Ingress/Egress, Public Utilities, Private Utilities, & Drainage Easement

Lot Key Map
Not to Scale

Building 1 - 5 Patio Note
All the areas between the garages and residential units have been accounted for as 100% impervious to allow for optional/ future patios.

Site Data		
Gross Site Area	4.69 Ac.	
Row Home Units	33	62%
Rear-Load Mews Townhome Units	20	38%
Total Dwelling Units	**53**	**100%**
Density	**11.3 DU/Ac.**	
Parking Summary		
Garage Stalls	106 @ 2.0:1	
Driveway Stalls	106 @ 2.0:1	
Guest Stalls On-Site	12 @ 0.23	
Total	**224 @ 4.23:1**	

Bulk, Space and Yard Requirements[1]	Required/ Permitted	Proposed
Building Height - Stories	4	3
Building Height - Feet[2]	65'	35' - 10"
Minimum Lot Area (s.f.)	100,000	204,081
Lot Area per Dwelling (s.f.)	4,150	3,851
Yard Summary		
Front (Shermer Road)	100	120
Corner Side (Stanley Street)	100	10
Interior Side (North)	6	15
Rear (East)	25	6
Floor Area Ratio	65%	61%
Lot Coverage	70%	48%

Notes:
1. Existing zoning is I-1 (Restricted Industrial). Proposed zoning is Planned Development R-C (Residential and Limited Commercial.) The Required/ Permitted values listed in the table reference that zoning.
2. The taller, Rowhome (Buildings 1-5) height, is listed in the above table. The Mews Townhome (Buildings 6-10) height is 35' - 3".

NORTH
Scale: 1" = 30'

No.	Date	
4	10.13.2025	Per Village Review & Coordination
3	8.28.2025	Per Village Review
2	5.28.2025	Per Village Review
1	9.26.2024	Stanley Street Parking Removed

HAEGER ENGINEERING
consulting engineers | land surveyors
100 South Main Street, Suite 273 • Tel: 847.854.7420 • Fax: 847.294.6686
Illinois Professional Design Firm License No. 184-001132
www.haegerengineering.com

PRELIMINARY PD SITE PLAN

NORTHBROOK ROW

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

Project Manager:	T A S
Engineer:	P A C
Date:	6-6-2024
Project No.	20122
Sheet	1/1

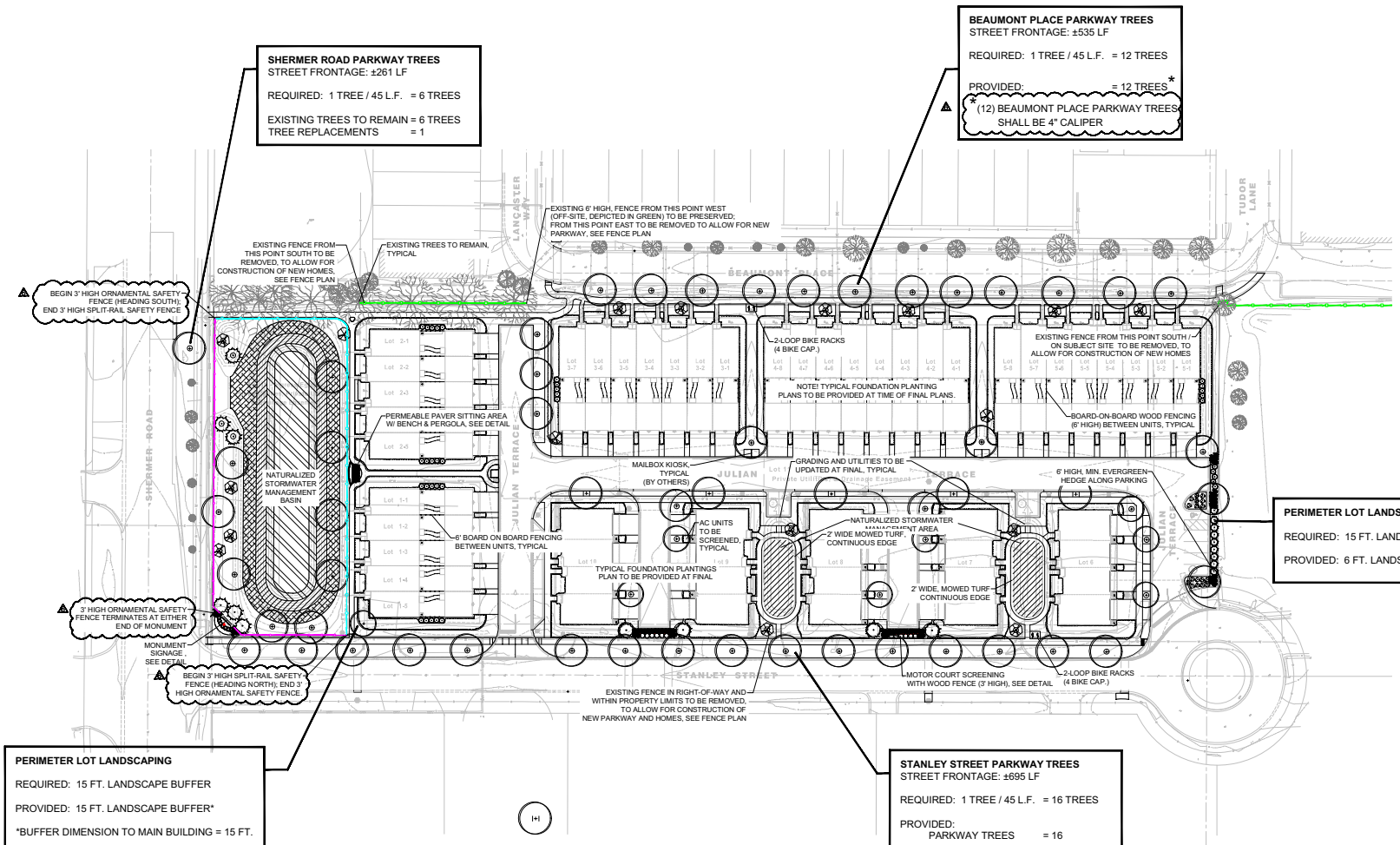
© Haeger Engineering, LLC

Plot Date: Oct 13, 2025 - 7:09am Plotted By: tsd5
File Name: P:\2020\20122\Drawings\Preliminary\20122-SP (Alternate for PC).dwg

1360

Exhibit C

Landscape Plan



LANDSCAPE PLAN

SCALE: 1" = 40'-0"

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

AUGUST 26, 2022

REVISIONS

1.	10/3/22 FOR VILLAGE SUBMITTAL
2.	8/21/24 PER STAFF COMMENTS
3.	9/16/24 PER STAFF COMMENTS
4.	4/10/25 PER STAFF COMMENTS
5.	6/13/25 PER STAFF COMMENTS
6.	10/13/25 PER STAFF COMMENTS
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

PRELIMINARY LANDSCAPE PLAN

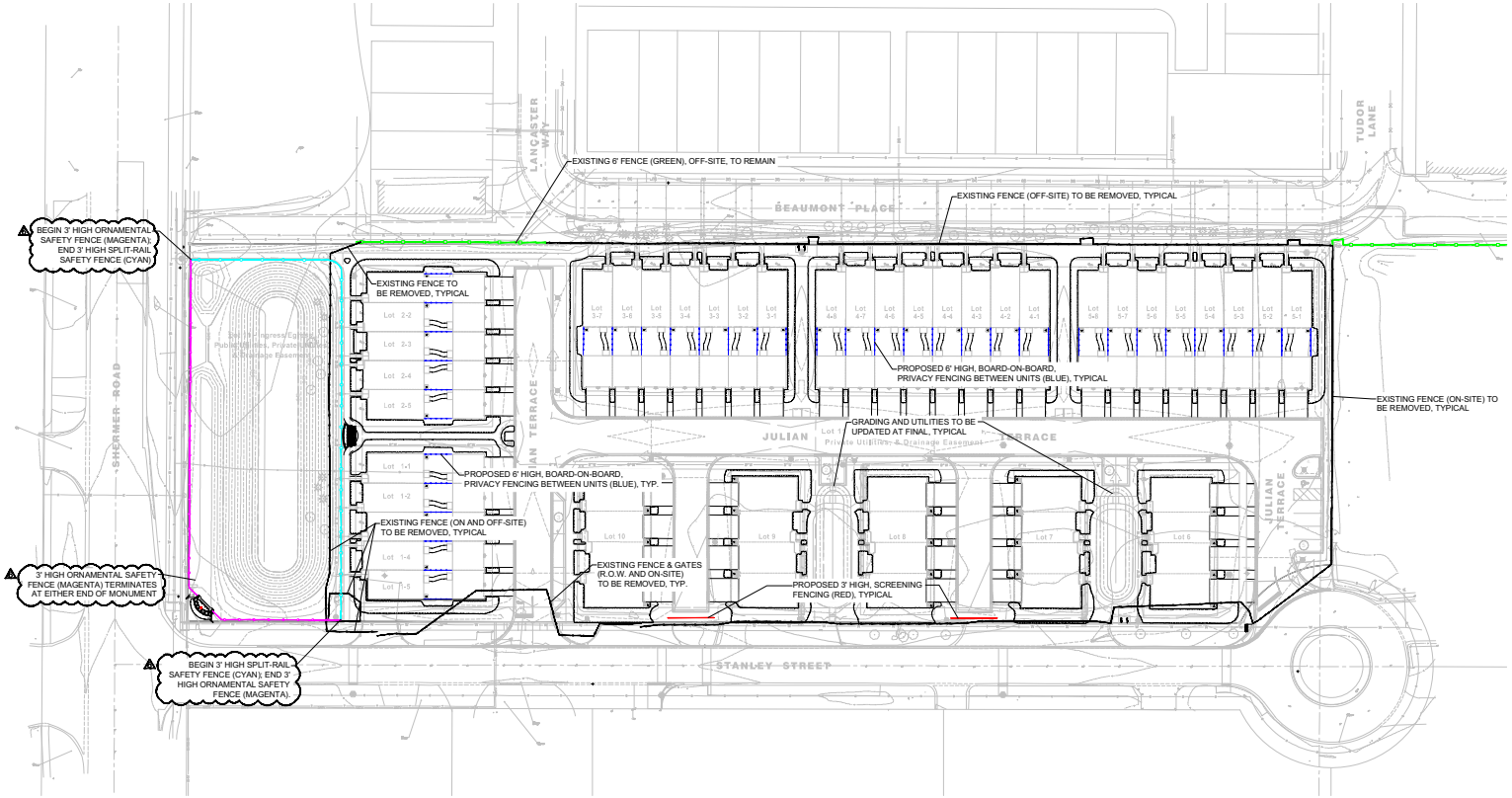
SHEET NUMBER

L1.1

1362

LEGEND: FENCE TYPES

- EXISTING FENCE TO BE REMOVED
- EXISTING OFF-SITE FENCE TO REMAIN
- PROPOSED 3 FT. HIGH MOTOR COURT TERMINUS FENCING
- PROPOSED 3 FT. HIGH ORNAMENTAL SAFETY FENCING
- PROPOSED 3 FT. HIGH SPLIT RAIL SAFETY FENCING
- PROPOSED 6 FT. HIGH PRIVACY FENCE



NORTH

FENCE PLAN

SCALE: 1" = 40'-0"

0 20' 40' 80'

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

AUGUST 26, 2022

REVISIONS

1.	10/3/22 FOR VILLAGE SUBMITTAL
2.	8/21/24 PER STAFF COMMENTS
3.	9/16/24 PER STAFF COMMENTS
4.	4/10/25 PER STAFF COMMENTS
5.	6/13/25 PER STAFF COMMENTS
6.	10/13/25 PER STAFF COMMENTS
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

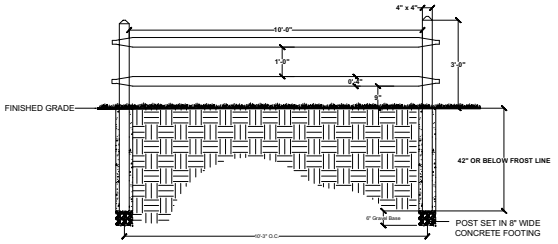
NORTHBROOK ROW
NORTHBROOK, IL

PRELIMINARY LANDSCAPE PLAN - FENCING PLAN

SHEET NUMBER

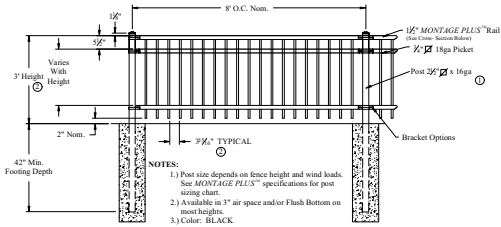
L2.0

1363



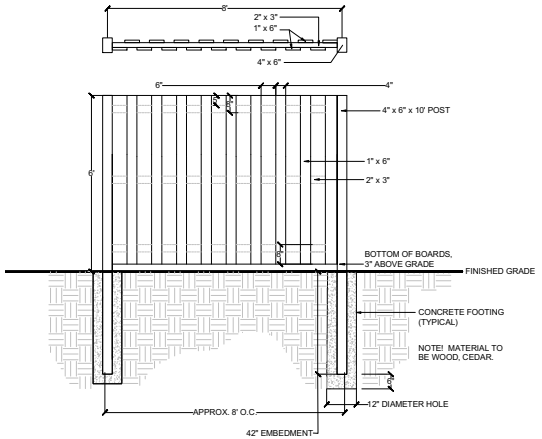
FENCE DETAIL: SPLIT RAIL SAFETY FENCE

SCALE: 1/2" = 1'-0"



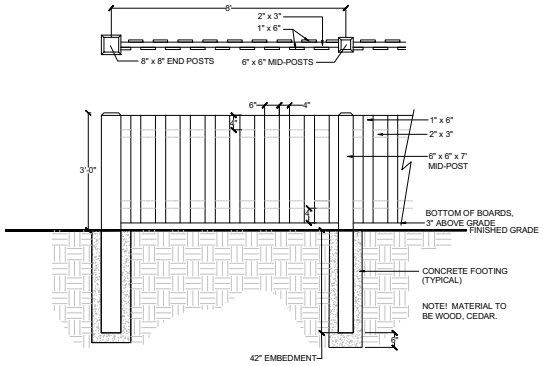
FENCE DETAIL: ORNAMENTAL SAFETY FENCE

SCALE: 1/2" = 1'-0"



FENCE DETAIL, PRIVACY FENCE FOR ROWHOME REAR YARDS

SCALE: 1/2" = 1'-0"



FENCE DETAIL: MOTORCOURT TERMINUS

SCALE: 1/2" = 1'-0"

dickson design
STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

AUGUST 26, 2022

REVISIONS

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5.	6/13/25 PER STAFF COMMENTS
6.	10/13/25 PER STAFF COMMENTS
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

PRELIMINARY LANDSCAPE PLAN - DETAILS: FENCING

SHEET NUMBER

L3.0



SPECIFICATION - ORION SQUARE (LOOP) BIKE RACK

SHALL BE:

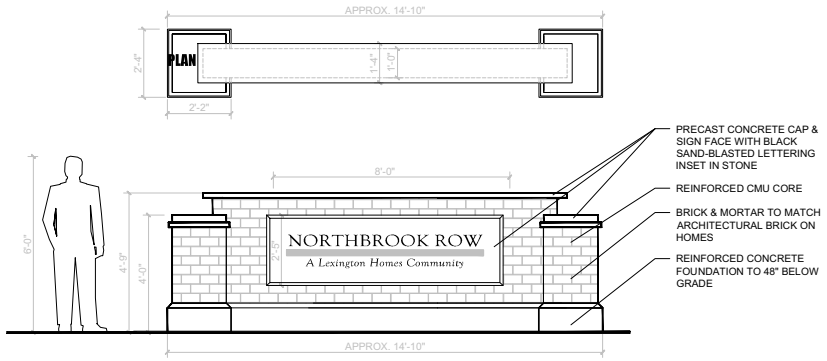
- QUANTITY: 4
- NAME: ORION SQUARE RACK
- MODEL #: ORNS-2-SF-P
- MATERIAL: POWDER COATED STEEL
- COLOR: BLACK
- DIMENSIONS: 26" L X 33" H

- SHALL BE SURFACE MOUNTED PER MANUFACTURER'S SPECIFICATIONS.

- AVAILABLE THRU (OR APPROVED EQUAL:
  GRABER MANUFACTURING, INC.
  THOMAS STEELE, MADRAX
  CONTACT: LARRY SEIPLE
  LSEIPLE@MADRAX.COM

BIKE RACK DETAIL - ORION SQUARE (LOOP)

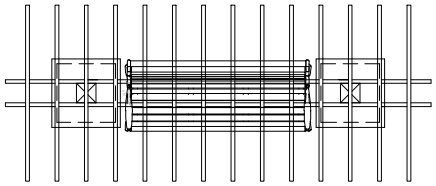
NOT TO SCALE



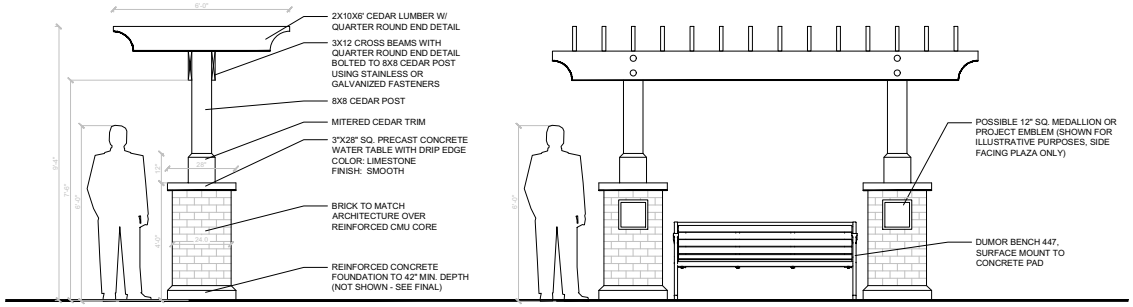
ELEVATION

ENTRY MONUMENT DETAIL

SCALE: 1/2" = 1'-0"



PLAN



ELEVATION - SIDE

ELEVATION

PERGOLA DETAIL

SCALE: 1/2" = 1'-0"

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

AUGUST 26, 2022

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6.	10/13/25 PER STAFF COMMENTS
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

PRELIMINARY LANDSCAPE PLAN - DETAILS: AMENITIES

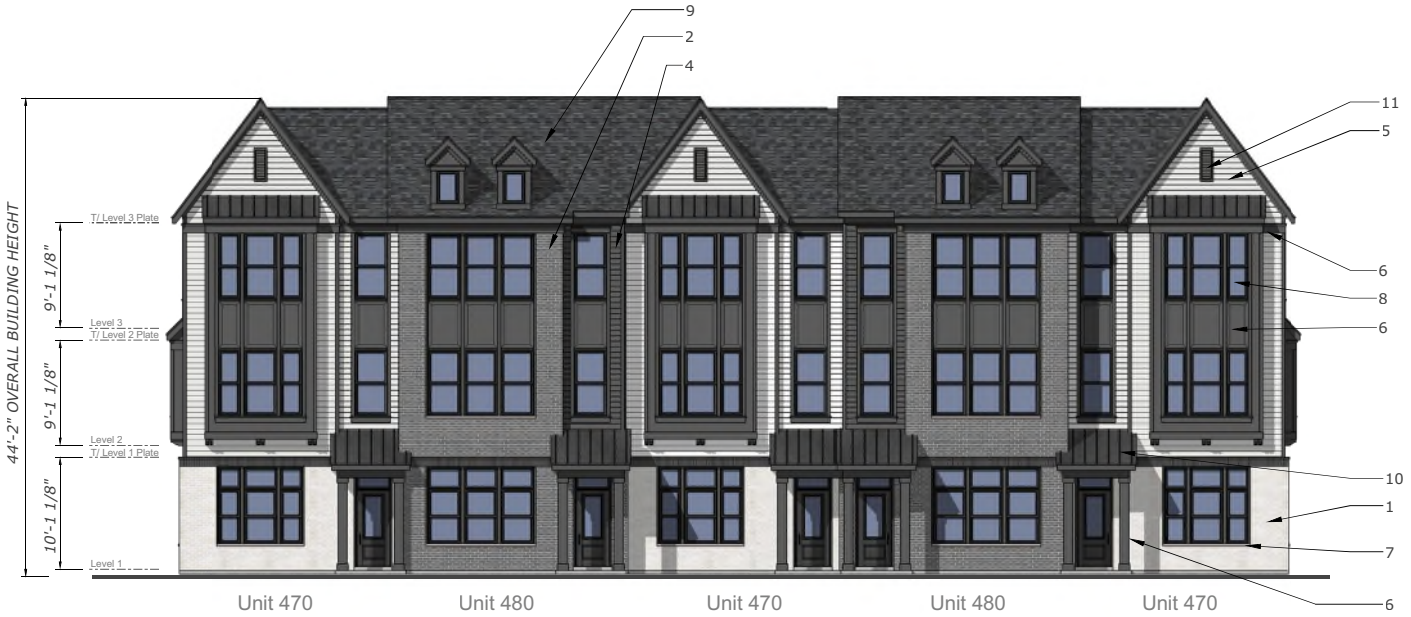
SHEET NUMBER

L3.1

1365

Exhibit D

Elevations



Front Elevation

scale: 3/16" = 1'-0"

Exterior Finish Schedule			
1	Brick Veneer	ACME	White Bluff
2	Brick Veneer	General Shale	Slate Gray
3	Brick Soldier Course	Glen-Gery	Iron Vineyard
4	Engineered Lap Siding	LP SmartSide	Midnight Shadow
5	Engineered Lap Siding	LP SmartSide	Snowscape White
6	Engineered Trim & Panel	LP SmartSide	SW 7625 "Mount Edna"
7	Cast Stone Sill	Limestone	Gray
8	Vinyl Windows	Midway	Black-By-White
9	Asphalt Shingles	Certainteed	Landmark "Moire Black"
10	Standing Seam Metal Roof	Pac-Clad	Matte Black
11	Decorative Louver	Fypon	Black
12	Steel Garage Door	Clopay	SW 7625 "Mount Edna"

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2023 BSB Design, Inc.



Rear Elevation
scale: 3/16" = 1'-0"



Side Elevation
scale: 3/16" = 1'-0"

Side Elevation
scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

5-Unit Building Assembly

Northbrook Row
Northbrook, IL

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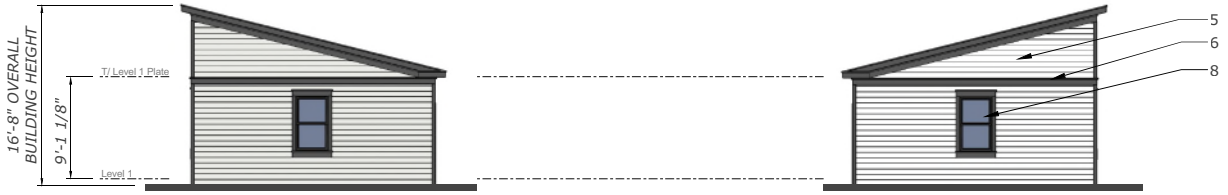
March 25, 2025 | SF210505.00

BSB DESIGN
BSBDesign.com



Rear Elevation
scale: 3/16" = 1'-0"



Side Elevation
scale: 3/16" = 1'-0"

Side Elevation
scale: 3/16" = 1'-0"



Front Elevation
scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

5-Unit Garage Assembly

Northbrook Row
Northbrook, IL

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March 25, 2025 | SF210505.00

BSB DESIGN
BSBDesign.com



Front Elevation

scale: 3/16" = 1'-0"

Exterior Finish Schedule			
1	Brick Veneer	ACME	White Bluff
2	Brick Veneer	General Shale	Slate Gray
3	Brick Soldier Course	Glen-Gery	Iron Vineyard
4	Engineered Lap Siding	LP SmartSide	Midnight Shadow
5	Engineered Lap Siding	LP SmartSide	Snowscape White
6	Engineered Trim & Panel	LP SmartSide	SW 7625 "Mount Edna"
7	Cast Stone Sill	Limestone	Gray
8	Vinyl Windows	Midway	Black-By-White
9	Asphalt Shingles	Certainteed	Landmark "Moire Black"
10	Standing Seam Metal Roof	Pac-Clad	Matte Black
11	Decorative Louver	Fypon	Black
12	Steel Garage Door	Clopay	SW 7625 "Mount Edna"

LEXINGTON HOMES
Chicago, Illinois

7-Unit Building Assembly

Northbrook Row
Northbrook, IL

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March 25, 2025 | SF210505.00



Rear Elevation

scale: 3/16" = 1'-0"



Side Elevation

scale: 3/16" = 1'-0"

Side Elevation

scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

7-Unit Building Assembly

Northbrook Row
Northbrook, IL

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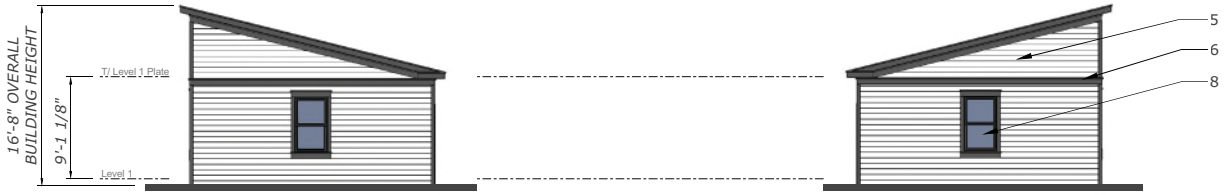
March 25, 2025 | SF210505.00

BSB DESIGN
BSBDesign.com

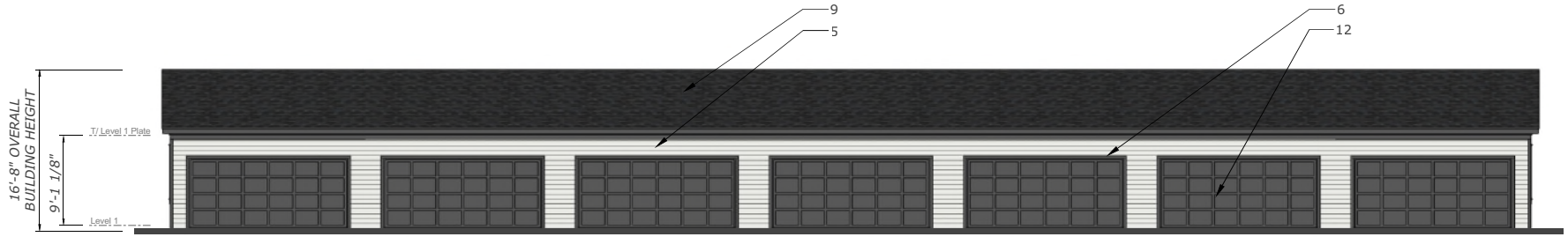


Rear Elevation
scale: 3/16" = 1'-0"



Side Elevation
scale: 3/16" = 1'-0"

Side Elevation
scale: 3/16" = 1'-0"



Front Elevation
scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

7-Unit Garage Assembly

Northbrook Row
Northbrook, IL

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BSB DESIGN
BSBDesign.com



Front Elevation

scale: 3/16" = 1'-0"

Exterior Finish Schedule			
1	Brick Veneer	ACME	White Bluff
2	Brick Veneer	General Shale	Slate Gray
3	Brick Soldier Course	Glen-Gery	Iron Vineyard
4	Engineered Lap Siding	LP SmartSide	Midnight Shadow
5	Engineered Lap Siding	LP SmartSide	Snowscape White
6	Engineered Trim & Panel	LP SmartSide	SW 7625 "Mount Edna"
7	Cast Stone Sill	Limestone	Gray
8	Vinyl Windows	Midway	Black-By-White
9	Asphalt Shingles	Certainteed	Landmark "Moire Black"
10	Standing Seam Metal Roof	Pac-Clad	Matte Black
11	Decorative Louver	Fypon	Black
12	Steel Garage Door	Clopay	SW 7625 "Mount Edna"

LEXINGTON HOMES
Chicago, Illinois

8-Unit Building Assembly

Northbrook Row
Northbrook, IL

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Rear Elevation

scale: 3/16" = 1'-0"



Unit 470

Side Elevation

scale: 3/16" = 1'-0"

Unit 470

Side Elevation

scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

8-Unit Building Assembly

Northbrook Row
Northbrook, IL

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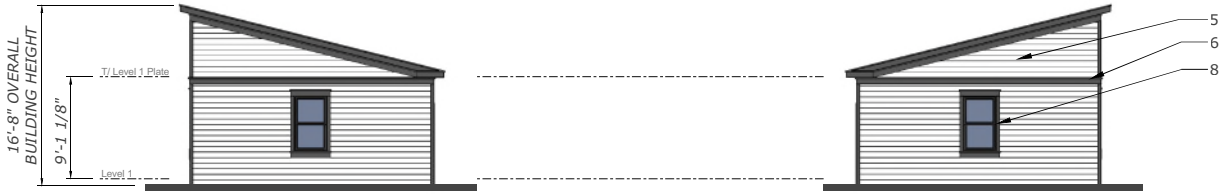
March 25, 2025 | SF210505.00

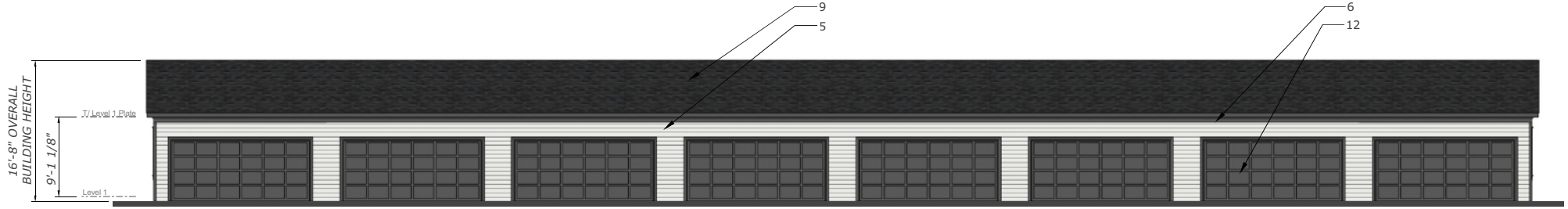


Rear Elevation
scale: 3/16" = 1'-0"



Side Elevation
scale: 3/16" = 1'-0"

Side Elevation
scale: 3/16" = 1'-0"



Front Elevation
scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

8-Unit Garage Assembly

Northbrook Row
Northbrook, IL

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March 25, 2025 | SF210505.00

BSB DESIGN
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Front Elevation

scale: 3/16" = 1'-0"

Exterior Finish Schedule			
1	Brick Veneer	ACME	White Bluff
2	Brick Veneer	General Shale	Slate Gray
3	Brick Soldier Course	Glen-Gery	Iron Vineyard
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10	Standing Seam Metal Roof	Pac-Clad	Matte Black
11	Decorative Louver	Fypon	Black
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Rear Elevation

scale: 3/16" = 1'-0"



Side Elevation

scale: 3/16" = 1'-0"

Side Elevation

scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

4-Unit Building Assembly

Northbrook Row
Northbrook, IL

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March 25, 2025 | SF210505.00

Exhibit E

Tentative Plat of Subdivision

P.I.N. 04-15-102-002
04-15-102-003

MAIL PLAT TO:

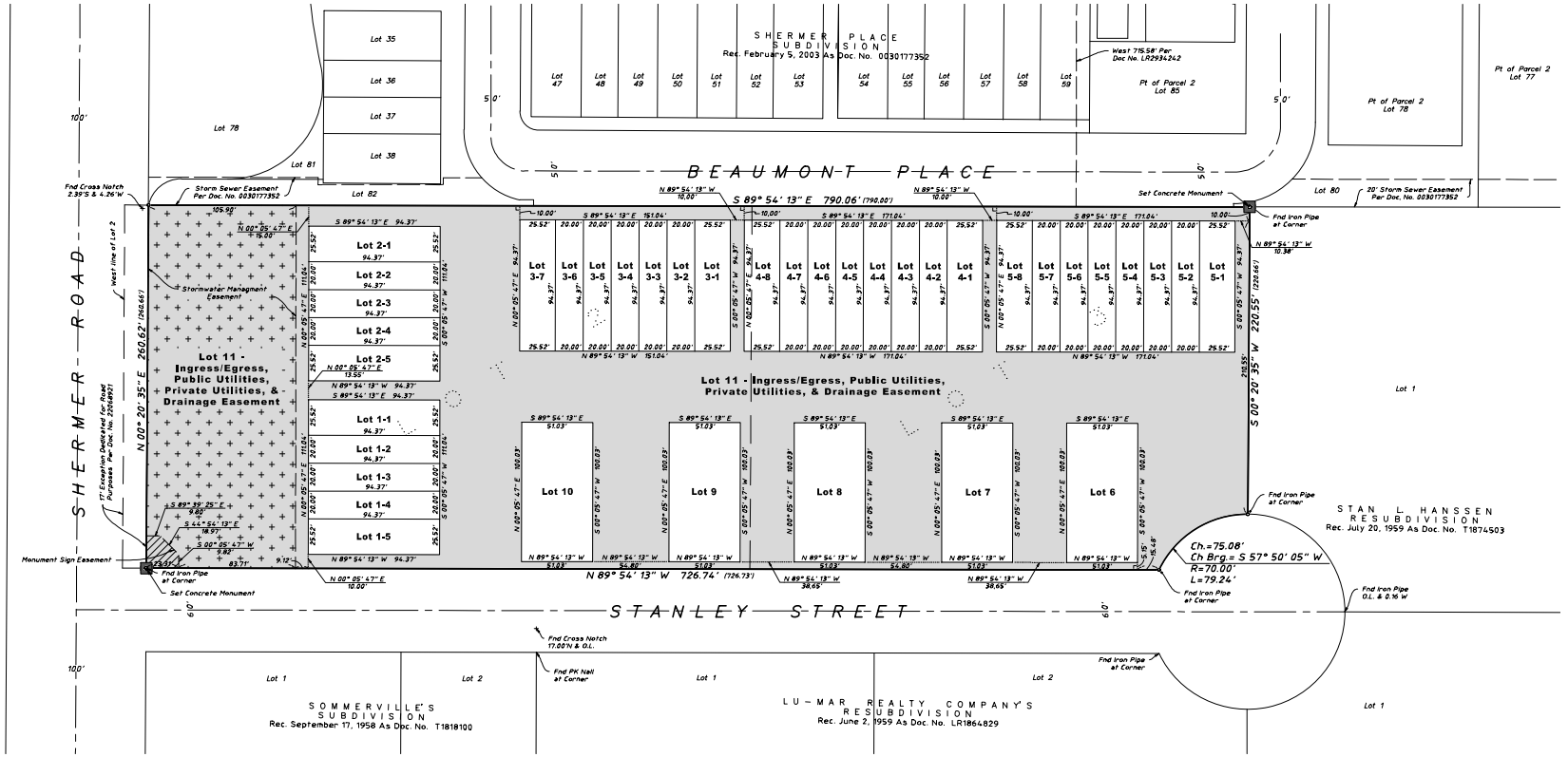
HAEGER ENGINEERING LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173

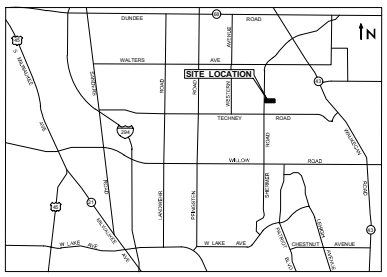
PRELIMINARY PLAT
OF
NORTHBROOK ROW

SHEET 1 OF 1

SCALE: 1" = 40'

Lot Area Summary	Area (ac.)	Area (sf)
Townhome Lots		
Lot 1-1	0.05528	2,408
Lot 1-2	0.04333	1,887
Lot 1-3	0.04333	1,887
Lot 1-4	0.04333	1,887
Lot 1-5	0.05528	2,408
Lot 2-1	0.05528	2,408
Lot 2-2	0.04333	1,887
Lot 2-3	0.04333	1,887
Lot 2-4	0.04333	1,887
Lot 2-5	0.05528	2,408
Lot 3-1	0.05528	2,408
Lot 3-2	0.04333	1,887
Lot 3-3	0.04333	1,887
Lot 3-4	0.04333	1,887
Lot 3-5	0.04333	1,887
Lot 3-6	0.04333	1,887
Lot 3-7	0.05528	2,408
Lot 4-1	0.05528	2,408
Lot 4-2	0.04333	1,887
Lot 4-3	0.04333	1,887
Lot 4-4	0.04333	1,887
Lot 4-5	0.04333	1,887
Lot 4-6	0.04333	1,887
Lot 4-7	0.04333	1,887
Lot 4-8	0.05528	2,408
Lot 5-1	0.05528	2,408
Lot 5-2	0.04333	1,887
Lot 5-3	0.04333	1,887
Lot 5-4	0.04333	1,887
Lot 5-5	0.04333	1,887
Lot 5-6	0.04333	1,887
Lot 5-7	0.04333	1,887
Lot 5-8	0.05528	2,408
Lot 6	0.11720	5,105
Lot 7	0.11720	5,105
Lot 8	0.11720	5,105
Lot 9	0.11720	5,105
Lot 10	0.11720	5,105
Subtotal: Lots 1-1 - 10	2.13529	93,013
Common Area		
Lot 11	2.54977	111,068
Total	4.68505	204,081





LOCATION MAP
Not To Scale

Legal Description

PARCEL 1:
LOT 2 (EXCEPT THE WEST 17 FEET DEDICATED FOR PUBLIC RIGHT OF WAY RECORDED AS DOCUMENT 22068921 ON SEPTEMBER 29, 1972) AND LOT 3 IN STANLEY SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 15, 1956 AS DOCUMENT LR1650762, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
NON-EXCLUSIVE, PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS GRANTED IN GRANT OF STORMWATER DRAINAGE
EASEMENT AND AGREEMENT RECORDED SEPTEMBER 26, 2003 AS DOCUMENT 0326945070 FOR THE RIGHT TO CONNECT TO AND USE THE STORMWATER MANAGEMENT FACILITIES FOR THE FLOW OF RUN-OFF WATER OVER AND UPON A PORTION OF LOTS 77, 78, 79, 80, 81, 82, 85, 88, 93 AND 94 IN SHERMER PLACE SUBDIVISION DESCRIBED ON EXHIBIT 'A' ATTACHED THERETO.

Private Street Covenant:
All streets located with Lot 11 shall be Private Streets owned and maintained by the Northbrook Row Townhome Owners Association, LLC. The Village of Northbrook shall at no time be under any obligation to provide maintenance for or accept dedication of any Private Streets.

Village of Northbrook - Form Restrictive Covenants and Easement for Storm Water Detention Area

1. THE AREA OF THE PROPERTY DESIGNATED ON THIS PLAT AS "STORM WATER DETENTION AREA" SHALL BE CONTINUOUSLY MAINTAINED IN A FIRST RATE MANNER BY OWNER OF [INSERT DESIGNATION OF ENCUMBERED PROPERTY] (THE "PLANNED DEVELOPMENT") AND AN EASEMENT ON, UNDER AND ABOVE THE STORM WATER DETENTION AREA IS HEREBY GRANTED TO, AND FOR THE USE AND BENEFIT OF, THE PLANNED DEVELOPMENT FOR THE SOLE PURPOSE OF STORM WATER DETENTION AND DRAINAGE.
2. NO CHANGE SHALL BE MADE IN THE FINISHED GRADE OF THE LAND WITHIN THE STORM WATER DETENTION AREA, NOR SHALL ANY CONSTRUCTION OF ANY KIND WHATSOEVER BE ERECTED OR PERMITTED TO EXIST WITHIN THE STORM WATER DETENTION AREA THAT MIGHT MATERIALLY IMPEDE STORM WATER DRAINAGE THEREIN OR MATERIALLY REDUCE THE STORM WATER DETENTION CAPACITY THEREOF. TREES, SHRUBS, FENCES AND NORMAL LANDSCAPE PLANTING SHALL BE PERMITTED WITHIN THE STORM WATER DETENTION AREA ONLY WITH THE PRIOR WRITTEN APPROVAL OF THE VILLAGE MANAGER OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS (THE "VILLAGE"). THE OWNER OF THE PLANNED DEVELOPMENT SHALL MAINTAIN A GRASS COVER ON THE SURFACE OF THE STORM WATER DETENTION AREA AND SHALL KEEP SUCH GRASS IN A NEAT AND TRIMMED CONDITION.
3. IN THE EVENT THE VILLAGE DETERMINES, IN ITS SOLE AND ABSOLUTE DISCRETION, THAT PRIOR MAINTENANCE OF THE STORM WATER DETENTION AREA IS NOT PERFORMED AT ANY TIME, THE VILLAGE, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE OWNERS OF THE PLANNED DEVELOPMENT, MAY, BUT SHALL NOT BE OBLIGATED TO, ENTER UPON ANY OR ALL OF THE PLANNED DEVELOPMENT FOR THE PURPOSE OF PERFORMING MAINTENANCE WORK ON AND TO THE STORM WATER DETENTION AREA.
4. IN THE EVENT THAT THE VILLAGE SHALL CAUSE TO BE PERFORMED ANY WORK PURSUANT TO THESE PARAGRAPHS, THE VILLAGE SHALL HAVE THE RIGHT TO CHARGE THE OWNER OF THE PLANNED DEVELOPMENT AN AMOUNT SUFFICIENT TO DEFRAY THE ENTIRE COST OF SUCH WORK OR ACTION, INCLUDING ADMINISTRATIVE COSTS, EITHER BEFORE OR AFTER SUCH COST IS INCURRED. IF THE AMOUNT SO CHARGED IS NOT PAID BY THE OWNER OF THE PLANNED DEVELOPMENT WITHIN THIRTY (30) DAYS FOLLOWING A DEMAND IN WRITING BY THE VILLAGE FOR SUCH PAYMENT, SUCH CHARGE, TOGETHER WITH INTEREST AND COSTS OF COLLECTION, SHALL BECOME A LIEN UPON THE PLANNED DEVELOPMENT AND THE VILLAGE SHALL HAVE THE RIGHT TO COLLECT SUCH CHARGE, WITH INTEREST AND COSTS, AND TO ENFORCE SUCH LIEN AS IN FORECLOSURE PROCEEDINGS AS PERMITTED BY LAW. 4887-6814-6096, v. 1
5. NOTHING IN THESE PARAGRAPHS SHALL BE CONSTRUED TO CONSTITUTE A DEDICATION OF ANY PORTION OF THE STORM WATER DETENTION AREA OR OF THE PLANNED DEVELOPMENT TO, OR AN ACCEPTANCE THEREOF BY, THE VILLAGE.
6. THE VILLAGE SHALL BE UNDER NO OBLIGATION TO EXERCISE THE RIGHTS GRANTED IN THESE PARAGRAPHS EXCEPT AS IT SHALL DETERMINE TO BE IN ITS BEST INTEREST. NO FAILURE TO EXERCISE AT ANY TIME ANY RIGHT HEREIN GRANTED TO THE VILLAGE SHALL BE CONSTRUED AS A WAIVER OF THAT OR ANY OTHER RIGHTS.
7. THESE COVENANTS SHALL RUN WITH THE LAND IN THE PLANNED DEVELOPMENT, AND SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE OWNER OF THE PLANNED DEVELOPMENT, THEIR RESPECTIVE SUCCESSORS, ASSIGNS AND GRANTEES AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM. ENFORCEMENT OF THESE COVENANTS MAY BE SOUGHT BY THE OWNER OF THE PLANNED DEVELOPMENT, ANY PERSON WITH AN INTEREST IN ANY OF SAID LOTS OF RECORD, OR THE VILLAGE OF NORTHBROOK BY ANY PROCEEDING AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION, TO COMPEL AFFIRMATIVE ACTION, OR TO RECOVER DAMAGES, AND AGAINST THE LAND TO ENFORCE ANY LIEN CREATED BY THESE COVENANTS.

Notes:
1. The basis of bearing shown heron is based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
2. Underground utilities are not shown hereon.
3. Based on information provided on the Flood Insurance Rate Map Community - Panel No. 17031C0227J dated August 19, 2008, produced by the Federal Emergency Management Agency (FEMA) for Cook County, Illinois, the property shown and described hereon is located within Zone X, which is defined by FEMA as "Areas determined to be outside the 0.2% annual chance floodplain."
4. In the preparation of this survey reference was made to Chicago Title Insurance Company Commitment for Title Insurance Order No. CCH11801099LD with an Effective Date of February 18, 2021.
5. Lot 11 is a "Common Area / Blanket Easement for Ingress / Egress, Public Utilities, Private Utilities and Drainage" benefiting Lots 1 to 10.

Originally Prepared: 3/31/2025 Project No. 20-122

No.	Date	Revision
1	6-20-2025	Per Village Review

HAEGER ENGINEERING
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Plot Date: Jun 16, 2025 - 2:25pm Plotted By: jenny-h Layout: Prelim Plat
File: ...\20 Drawings\Preliminary\20122-PRELIM PLAT.dwg

1379

Plan Commission Minutes - APPROVED

Sandra "Sandy" Frum Board Room
1225 Cedar Lane Northbrook, IL 60062
Tuesday, October 7, 2025

PLAN COMMISSION

1) Roll Call

Attendee Name	Title	Status
Steven Elisco	Chairman	Present
Jeff Braiman	Commissioner	Present
Keri Halperin	Commissioner	Present
Nikos Karavitis	Commissioner	Present
Jeremy Melnick	Commissioner	Absent
Allen Morgen	Commissioner	Present
Andrea Pipito	Commissioner	Absent
Ken Walden	Commissioner	Present
Amy McEwan	Director	Present
Swati Pandey	Senior Planner	Present
Caitlyn Culbertson	Village Attorney	Present

2) Minutes Approval

3) Community Planning Report

Senior Planner Swati Pandey reviewed the proper use of microphones. Furthermore, the applications the Plan Commission is considering tonight were submitted under the previous Zoning Code (1988).

4) Public Comment Time

5) Public Hearing

5.A) DOCKET NO. PCD-25-14: 755 HUEHL ROAD - CHILD DAY CARE FACILITY (Public Hearing) - An application filed by Little Einsteins Academy & Daycare Inc. as lessee of the property commonly known as 755 Huehl Road (the "Subject Property"), which is owned by Center on Deafness, for the purposes of: (A) Repeal the existing special permit from 2012 and 2017 for the previous user; (B) Special Permit for Child Day Care Services (SIC No. 8351.00) in the IB Institutional Building District; and (C) Approval of any such variations, waivers, and zoning relief as may be necessary.

Commissioner Halperin made a motion to waive staff presentation; seconded by Commissioner Morgen. On roll call vote, all were in favor. (6 Yes Votes, 0 No Votes)

Commissioner Halperin made a motion to approve a resolution for Docket No. PCD-25-14, 755 Huehl Road - child day care facility, as prepared and submitted by staff; seconded by Commissioner Morgen. On roll call vote, all were in favor. (6 Yes Votes, 0 No Votes)

5.B) DOCKET NO. PCD-25-15: 40 SKOKIE BOULEVARD - HUNTINGTON NATIONAL BANK (Public Hearing) - An application filed by Huntington National Bank as lessee of 40 Skokie Boulevard, which is owned by 40 Skokie Property, LLC for the purpose of authorizing the following zoning relief: (A) Special Permit for Accessory Drive-Through Facility (SIC No. 9980.00) in O-3 General Office District; (B) Site Plan Approval; and (C) Approval of such other zoning relief as may be necessary.

Commissioner Karavitis made a motion to waive staff presentation; seconded by Commissioner Walden. On roll call vote, all were in favor. (6 Yes Votes, 0 No Votes)

Commissioner Morgen made a motion to approve a resolution for Docket No. PCD-25-15, 40 Skokie Boulevard – Huntington National Bank, as prepared and submitted by staff; seconded by Commissioner Halperin. On roll call vote, all were in favor. (6 Yes Votes, 0 No Votes)

5.C) DOCKET NO. PCD-24-06: 1825 SHERMER ROAD - NORTHBROOK ROW (Public Hearing) - An application by 1825 Shermer Road, LLC, an affiliate of Lexington Homes as owner of the property commonly known as 1825 Shermer Road, is requesting the following zoning relief: (A) Rezoning from the I-1 Restricted Industrial District to the RLC Residential and Limited Commercial District; (B) Special permit for Concept Plan for a Planned Development with 53 townhomes; (C) Special Permit for Townhomes (SIC 9862.00) in RLC District; (D) Approval of Tentative Plat of Subdivision; (E) Variation to reduce the required corner side (Stanley Street) yard from 100 feet to 10 feet and rear (East) yard from 25 feet to 6 feet; (F) Variation to reduce the required corner side (Stanley Street) setback from 100 feet to 10 feet and rear (East) setback from 25 feet to 15 feet; (G) Parking Variation to reduce the requirement from 239 spaces to 217 spaces (9.21%); (H) Variation of the Subdivision Code to allow a private road system; (I) Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development; (J)

Variation of the Subdivision Code to Waive the Requirement to Bury Overhead Utility Lines along the Shermer Road frontage of the Subject Property; (K) Exception from the Affordable Housing requirements to restrict all affordable units to a single income tier and location of affordable units on the Subject Property; (L) Site Plan Approval; and (M) Approval of any such variations, waivers, and zoning relief as may be necessary.

Senior Planner Swati Pandey discussed an application submitted by 1825 Shermer Road, LLC, for the property located at 1825 Shermer Road. The applicant is requesting to construct a new multi-family residential development consisting of fifty-three townhomes. She provided a brief overview of the following: property's history, zoning, and site plan. She noted the requested relief/primary issues the Plan Commission should consider.

Nate Wynsma, Vice President, Lexington Homes, 1731 N Marcy Street, Chicago, IL, introduced his team to the Commission. Furthermore, he provided a brief overview of the following: business operations, surveys, roadway configuration, density, parking, and development plans.

Sharon Dickson, Landscape Architect, Dickson Design Studio, 9 Crystal Lake Road, Suite 110, Lincoln Hills, IL, discussed the proposed landscape architecture.

Mr. Wynsma clarified the base sale price range of the units and location of affordable units.

David Miller, Johnson Research Group, 105 W Madison, Suite 406, Chicago, IL, discussed the tax impact study.

Mr. Wynsma clarified the following: parking, construction phases, improvements, number of units, affordable housing units, studies, and site plan.

Todd Shaffer, Principal, Haeger Engineering, 100 E State Parkway, Schaumburg, IL 60173, clarified the Village standards for roadways.

Commissioner Braiman expressed concern regarding increased density and lack of sidewalks.

Mr. Shaffer clarified lighting details and confirmed no right-of-way was proposed.

Chairman Elisco expressed concern regarding the lack of guest parking.

Mr. Wynsma stated they are willing to modify the proposed design to include sidewalk on south side of Julian Terrace. Furthermore, he clarified the townhouse design and parking.

Chairman Elisco opened public comment.

Cheryl Wickrema, 1914 Farnsworth Lane, Northbrook, IL, spoke in opposition of the proposed development project. She expressed concern regarding the following: school impacts, lack of development feasibility studies, traffic impacts, increased density, and lack of buffering.

Ansheesh Lal, 1966 Beaumont Place, Northbrook, IL, spoke in opposition of the proposed development project. He expressed concern regarding the lack of parking.

Michael D'Souza, 1740 Lancaster Way, Northbrook, IL, spoke in opposition of the proposed development project. He expressed concern regarding the following: lack of parking, exposed power lines, and traffic impacts.

Patty Dryer, 1922 Beaumont Place, Northbrook, IL, spoke in opposition of the proposed development project. She expressed concern regarding the following: loss of greenspace, traffic impacts, loss of historic trees, pedestrian safety, ADA (Americans with Disabilities Act) impacts, and lack of parking.

Stacy Hendricks, 1792 Lancaster Way, Northbrook, IL, spoke in opposition of the proposed development project. She expressed concern regarding the following: building height, stormwater flooding, lack of parking, and pedestrian safety.

Stephanie Geitner, 1934 Beaumont Place, Northbrook, IL, spoke in opposition of the proposed development project. She expressed concern regarding the following: loss of greenspace, lack of parking, loss of historic trees, pedestrian safety, and loss of privacy.

Carol Karton, 1788 Lancaster Way, Northbrook, IL, spoke in opposition of the proposed development project. She expressed concern regarding the following: traffic impacts, lack of parking, and increased density.

Sally Stone, 2010 Plymouth Lane, Northbrook, IL, spoke in opposition of the proposed development project. She expressed concern regarding the following: increased density, traffic impacts, and lack of green space.

Todd Daniels, Shermer Place Master Association President, 1914 Farnsworth Lane, Northbrook, IL, spoke in opposition of the proposed development project. He expressed concern regarding the following: increased density, traffic impacts, and lack of parking, and stormwater plan.

Mr. Wynsma assured the Commission that the proposed design integrates perfectly with the surrounding residential uses. Furthermore, he provided a brief overview the following: handicap parking, property's history, fencing, bike rack compliance, removal of historic trees, and neighborhood parking observations.

Mr. Shaffer and Ms. Dickson confirmed the historic trees will need to be removed for elevation/grading purposes.

Commissioner Morgen expressed concern regarding lack of parking.

Mr. Shaffer assured the Commission that they are incompliance with the Village standards for parking.

Chairman Elisco asked if the petitioner studied other options such as switching the placement of The Mews units with the norther Row units.

Mr. Wynsma clarified the proposed design with the Commission.

Commissioner Halperin made a motion to close the public hearing; seconded by Commissioner Morgen. On roll call vote, all were in favor. (6 Yes Votes, 0 No Votes)

Commissioner Halperin expressed concern regarding the following: school impacts, traffic impacts, and lack of parking. Furthermore, she recognized the applicant for incorporating affordable housing.

Commissioner Karavitis spoke in favor of the proposed development project. He expressed concern regarding the following: lack of parking, school impacts, exposed utility lines, and bike racks.

Commissioner Morgen spoke in favor of the proposed development project. He expressed concern regarding the following: lack of guest parking and increased density.

Commissioner Walden recognized that there could be an impact on area schools. Furthermore, he requested a commitment from the developer regarding the number of bedrooms for affordable housing units. Lastly, he recognized the applicant for incorporating affordable housing.

Commissioner Braiman spoke in favor of the proposed development project. He expressed concern regarding the following: lack of sidewalks, school impact, increased density, private streets, and lack of parking. Furthermore, he requested the applicant modify the site plan to decrease density.

Chairman Elisco concurs with his fellow Commissioners. He recommended the following: address guest parking issues, underground utility lines along Shermer Road, establishing public sidewalks (southside of Julian Terrace), 3-4” caliber parkway trees along Beaumont Place, and clarifying the stormwater detention labels on plans. Furthermore, he recognized the Applicant for incorporating affordable housing and Climate Action Plan items.

Commissioner Morgen made a motion to open the public hearing; seconded by Commissioner Halperin. On roll call vote, all were in favor. (6 Yes Votes, 0 No Votes)

Hal Francke, Applicant’s Attorney, advised the Commission that the Applicant is complying with multiple Village ordinances.

Amy McEwan, Director of Development & Planning Services, clarified the parking relief for affordable housing and density for developments in the surrounding area.

Chairman Elisco explained how the Commission plays a critical role in evaluating applications to determine what level of density is appropriate.

Mr. Francke discussed modifying the site plan to incorporate public parking.

Commissioner Halperin anticipates the development will have a high number of students.

Mr. Wynsma clarified snow removal maintenance with the Commission.

Commissioner Morgen made a motion to continue the public hearing to the next meeting scheduled on October 21, 2025; seconded by Commissioner Walden. On roll call vote, all were in favor. (6 Yes Votes, 0 No Votes)

6) Review of Draft Resolutions

7) Discussion Topics

Chairman Elisco spoke on how the Commission plays a critical role in evaluating applications.

Amy McEwan, Director of Development & Planning Services, clarified the Village ordinances.

8) Remarks for the Good of the Order

Chairman Elisco congratulated the Board and staff on the Downtown streetscape that looks good.

9) Adjourn

Commissioner Halperin made a motion, seconded by Commissioner Karavitis to adjourn. On voice vote, a motion to adjourn passed unanimously. Adjourned at 10:33 p.m.

MEMORANDUM

To: Plan Commission
From: Senior Planner Swati Pandey
Cc: Deputy Director Michaela Kohlstedt
Date: October 7, 2025
Subject: PCD-24-06: 1825 Shermer Road – Concept Plan Approval for Lexington Townhomes

INTRODUCTION

On October 7, 2025, the Plan Commission will conduct a public hearing for an application submitted by 1825 Shermer Road, LLC, an affiliate of Lexington Homes (the "Applicant") as owner of the property commonly known as 1825 Shermer Road (the "Subject Property"). The applicant wants to construct a new multi-family residential development consisting of 53 townhomes on the Subject Property. Based upon staff's review of the application, the application has been noticed for the following relief:

A. Rezoning from the I-1 Restricted Industrial District to the RLC Residential and Limited Commercial District;

B. Special Permit for Concept Plan for a Planned Development with 53 townhomes;

C. Special Permit for Townhomes (SIC 9862.00) in RLC District;

D. Approval of Tentative Plat of Subdivision;

E. Variation to reduce the required corner side (Stanley Street) yard from 100 feet to 10 feet and rear (East) yard from 25 feet to 6 feet;

F. Variation to reduce the required corner side (Stanley Street) setback from 100 feet to 10 feet and rear (East) setback from 25 feet to 15 feet;

G. Parking Variation to reduce the requirement from 239 spaces to 217 spaces (9.21%);

H. Variation of the Subdivision Code to allow a private road system;

I. Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development;

J. Variation of the Subdivision Code to Waive the Requirement to Bury Overhead Utility Lines along the Shermer Road frontage of the Subject Property;

K. Exception from the Affordable Housing requirements to restrict all affordable units to a single income tier and location of affordable units on the Subject Property;

L. Site Plan Approval; and

M. Approval of any such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant.

A sign has been posted on the Subject Property indicating the time and date of the Plan Commission public hearing. The Applicant has submitted evidence that the mailed notice requirements of the Zoning Code have been satisfied. The Plan Commission hearing was properly noticed in the September 18, 2025 edition of the *Northbrook Star*. To date staff has received one written comment stating concerns regarding traffic, property maintenance, parking, etc.; the comment is attached.

PROPERTY DESCRIPTION

The Subject Property is:

- is zoned I-1 Restricted Industrial District;
- is located on the northeast corner of Shermer Road and Stanley Street;
- the Subject Property is 4.69 acres in size ;
- is surrounded by:
    - North: RLC Residential and Limited Commercial District (the Shermer Place subdivision)
    - East: I-1 Restricted Industrial
    - South: I-1 Restricted Industrial
    - West: R-3 Single Family Residential and IB Institutional Buildings (a fire station) to the west of Shermer Road
- is designated as appropriate for Major Corridor Multi-Use in the Comprehensive Plan; the purpose of which is to accommodate a mixture of higher density multi-family housing as well as retail and business services;
- is not located within the 100-year flood plain;
- is not located within a stormwater project area as identified in the Master Stormwater Management Plan;
- The Master Bicycle and Pedestrian Plan designate Shermer Road in front of the Subject Property as appropriate for a side path.

BACKGROUND INFORMATION

Previously, there was a single story, 106,000 square feet concrete block and metal frame industrial building which was demolished in the past two years by the Owner.

Preliminary Review

On February 13, 2024 the Board of Trustees conducted a preliminary review of the request for a residential planned development on the Subject Property. The majority of the Board found the request to be appropriate as presented. Some members of the Board requested that the Plan Commission closely review the requested right of way width reductions and the proposal for sidewalks to be on only one side of the street.

A copy of the Board of Trustees minutes is attached for reference, and the meeting can be viewed on the Village website as well to hear the full commentary from the Trustees. The following is a table of the comments made by members of the Board of Trustees:

Trustee	Title	Status	Comments
Kathryn Ciesla	Village President	Present	Private street to be reviewed by PC
Robert Israel	Trustee	Absent	N/A
Heather Ross	Trustee	Absent	N/A
Daniel Pepoon	Trustee	Present	provide on-site affordable housing units; ACC review req.; parking should be reviewed
Johannah Hebl	Trustee	Present	Rezoning to RLC is acceptable; private street not desirable but to be reviewed by PC; parking variation is acceptable; green space should be provided as an amenity; ACC review required; provide on-site affordable housing units.

Joy Ebhomielen	Trustee	Present	Sustainability items should be addressed; green space should be emphasized; Affordable housing should be provided.
Michelle Kohler	Trustee	Present	Affordable housing should be built on-site; impact on schools should be assessed; parking should be reviewed.

Following the preliminary review, the Applicant submitted a formal application. The formal application submitted is similar to that which underwent preliminary review.

Staff Review

Prior to scheduling a public hearing the application underwent the standard review process and was reviewed by the following departments/entities:

- Development and Planning Services (Planning & Zoning)
- Sustainability
- Public Works (Engineering and Tree Preservation)
- Fire
- Police
- Village Attorney
- Community Partners for Affordable Housing (CPAH), the Village's affordable housing consultant
- Village Traffic Consultant
- Village Engineering Consultant
- Northbrook Taxing Districts (Library, Park District, and School Districts 30 and 225)

At this time all of the reviewers have approved or conditionally approved the proposed concept plan as presented.

Compliance with Village Plans

- Comprehensive Plan: The Comprehensive Plan identifies the property for Major Corridor Multi-Use which is intended to accommodate a mixture of higher density multi-family housing, retail, restaurant, business and professional offices.
- Master Bicycle and Pedestrian Plan: The Master Bicycle and Pedestrian Plan designates Shermer Road in front of the Subject Property as appropriate for a side path. A sidepath is a path used for bicyclists and pedestrians adjacent to a roadway. This pedestrian and bicycle infrastructure is currently under construction.

Architectural Control Commission (ACC):

On September 11, 2025, the ACC reviewed the application from design perspective and found the overall proposal acceptable. The Commission members asked about the color scheme of the buildings. The Commission stated that they liked the layout and the water feature (detention) aligned with Shermer Place; separation between buildings; break in rooflines; and elevation design. The members recommended decorative panels on the rear façade of the Row Homes and metal seam roof above entrances for the units – the Applicant has stated that they would consider these changes when submitting the Final Plan application, as recommended by the ACC. The ACC recommended approval for the Concept Plan application as presented. The approved minutes from this meeting were not available at the time of drafting of this report.

Housing Committee:

On September 9, 2025, the Housing Committee of the Board of Trustees reviewed a request for exceptions from the Affordable Housing Ordinance for a proposed 53-unit townhome development. The Applicant's Affordable Housing Compliance Plan proposes the required eight units (15%) on-site, however, the plan is requesting an exception from the Affordable Housing requirements to restrict all affordable units to a single income tier (required to be split 50/50 between Eligible Income Tier I and Tier II) and location of affordable units (required to be distributed throughout the development) on the Subject Property. The Board of Trustees

upon recommendation from the Housing Committee will take the final decision regarding the requested exceptions for Affordable Housing.

PROPOSED PROJECT

The Applicant is proposing to construct a planned development which consists of three-story townhome buildings with a total of 53 units on an existing 4.69 acre Subject Property. The development will be accessed off of Stanley Street, with an on-site detention pond and additional common area. The proposal consists of two styles of townhomes, one inclusive of detached garages with private backyard spaces (Row Homes), and the other model consisting of attached garages on the first floor with living quarters above the garage (Mews Homes). Both types of townhomes will be three-story, consisting of 2-4 bedrooms ranging in size between 1,600 – 2,500 square feet. Additional details regarding the proposed development are outlined in the attached material submitted by the Applicant.

Site Design: The development will be located at the corner of Shermer Road and Stanley Street, with access provided solely off of Stanley Street through two curb-cuts. Both would be a two-way access to a private street (called Julian Terrace). The Row Homes garages would have access onto the private street, while the Mews Homes garages would be accessed off of shared driveways.

There is an existing sidewalk in front of the Subject Property along Shermer Road. The Applicant is proposing to install a sidewalk within the public right-of-way along Stanley Street to the south, and on the north side along Beaumont Place, connecting to the sidewalk on Tudor Lane and Beaumont Place within the Shermer Place Subdivision. These sidewalks will be connected to a system of proposed walkways to the individual proposed townhome units. The maximum width of Julian Terrace (private road) will be 27' back-of-curb to back-of-curb. The Applicant is requesting variations of the Subdivision Code to allow private road; and sidewalk on one side of the street.

The proposed Row Homes townhome units are facing Shermer Road and Beaumont Place, while Mews Homes are perpendicular to Stanley Street. There are five off-street guest parking proposed at the southeast corner of the site. The Applicant is proposing a six-foot tall privacy fence between the Row Homes rear yards. A small portion of an existing fence along the north property line would be retained. A three-foot tall fence will be installed along Stanley Street to screen the motor court terminus for the Mews townhomes. The location for all the fences have been identified on a fence plan with details, which is attached. There is no perimeter fence proposed for the development. Mailbox pads are shown on the site plan in between buildings for convenient access. The proposed site plan complies with the RLC district yard and setback requirements along Shermer Road and north property line; however it requires variation along Stanley Street and east property line.

Parking. As noted earlier in the report, the townhomes will all have two car garages and driveway space to park two additional cars. The driveways are a minimum of 20 feet deep. There are also five guest parking stalls along the east property line including one ADA parking stall. The total number of required parking spaces for 53 townhomes would be 239 spaces (4.50 space per unit). The total number of parking spaces provided is 217 (4.09 space per unit), with a deficit of 22 spaces. The Applicant is requesting a parking variation to reduce the required parking by 9.21%; where 25% maximum can be requested. There is no on-street public parking available on Shermer Road or Stanley Street.

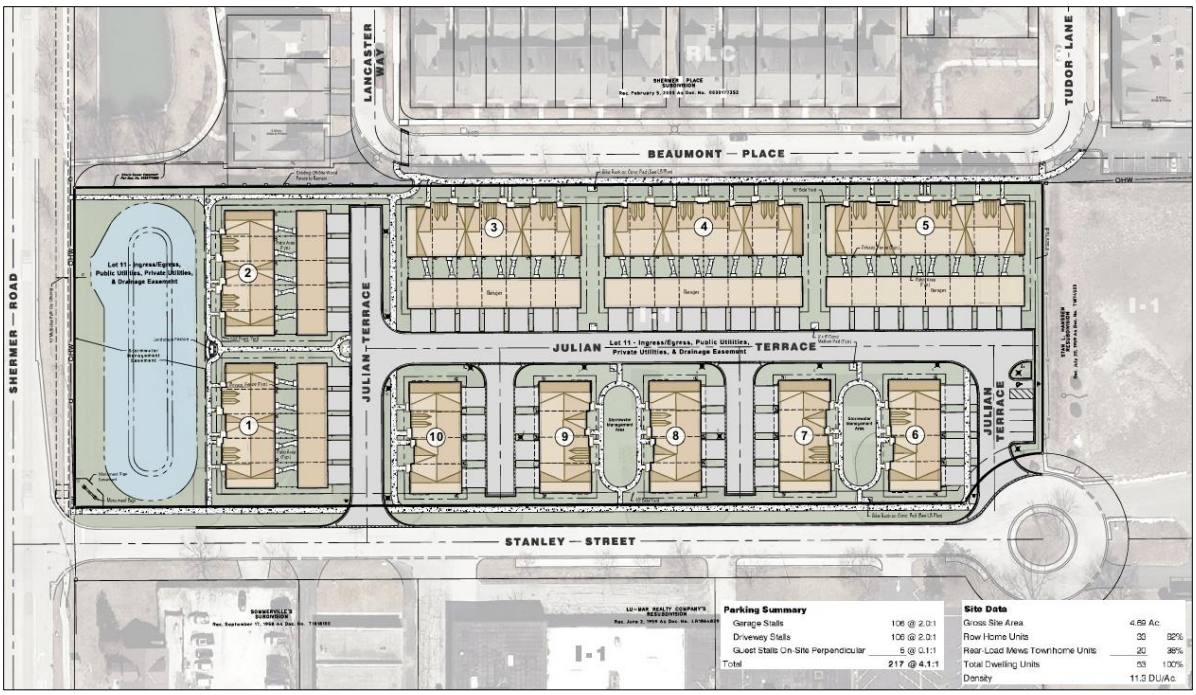


Figure 1: Proposed Site Plan

Townhomes: As stated earlier, there are two styles of townhomes proposed:

Row Homes: The proposed Row Homes will be three stories with a total height of 44'2", in compliance with the RLC district. There would be five Row Homes buildings with 5 to 7 units each. The front door for the townhomes connect to the sidewalk with detached garage and a private backyard.

Mews Homes: The proposed Mews Homes will be three stories with a total height of 39'8", in compliance with the RLC district. There would be five Mews Homes buildings with four units each.

The architectural characteristics including material are consistent on all sides of the buildings. The primary exterior materials for the buildings are brick, siding, cast stone sill, asphalt shingle roof, and steel garage doors for both building types. The elevation plans also show projecting second story windows. Mews Homes would also have a balcony overhanging the garage. The design for the buildings follows a pattern to keep a unified look for the entire subdivision. Attached are the proposed architectural plans and renderings, which include the color and building material details.



Figure 2: Row Homes Elevations



Figure 3: Mews Homes Elevations

Landscaping: The Applicant has submitted a Preliminary Landscape Plan showing proposed landscaping for the private property as well as trees within the public right-of way adjacent to proposed development. A mix of trees and plantings are proposed to assist in creating a landscaped buffer around the site to the extent there is available open space; which includes parkway trees. There will be a naturalized detention basin with native plantings, which is located along Shermer Road; including a pergola with a bench adjacent to the detention basin. The pergola will be a nine-foot tall cedar canopy mounted over concrete and brick piers that will match the brick of the buildings. There will be two bike racks installed along the north property line as shown on the landscape plan.

There will be two smaller detention basins adjacent to Mews Homes that would be naturalized as well. The individual buildings will also have foundation landscaping. Details will be provided at the time of final plan submittal.

Signage: The Applicant has proposed a development sign located at the corner of Shermer Road and Stanley Street. The sign is a concrete base with a brick and mortar structure to match the brick on the buildings. There will be landscaping around the base of the ground sign. The sign will be in compliance with the zoning code requirements. A sign permit will be required prior to installation.



Figure 4: Development Sign

SUSTAINABILITY

Following the adoption of the Climate Action Plan (CAP), it is important to reference action items found in the CAP as they relate to development proposals. The Village's Sustainability Coordinator has drafted a Sustainability Addendum attached to this report, which goes into further detail on CAP items that are relevant to the Subject Property and the proposed plan.

REQUIRED ZONING RELIEF

The application was filed prior to the adoption of the new Zoning Code on September 9, 2025, and therefore, this application has been reviewed and is seeking relief per the requirements of the Northbrook Zoning Code adopted in 1988 as amended.

Rezoning

The Applicant is requesting that the Subject Property be rezoned from the I-1 Restricted Industrial District to the RLC Residential and Limited Commercial District. The RLC district is predominantly intended "*to provide a diversity of residential uses and certain limited community-based commercial uses that complement the Village's Central Business District*". As proposed, the 53 units situated on 4.69 acres of land would result in a density of 11.30 units per acre. The Comprehensive Plan identifies the property for Major Corridor Multi-Use which is intended for higher density multi-family housing and commercial activity.

The table on the following page compares the proposed development with the RLC districts' bulk, space, and yard requirements. The townhouse dwellings are a special permit in the RLC District.

Tentative Plat of Subdivision

The Subject Property currently consists of two parcels. The Applicant proposes resubdividing the property and creating a lot for each Row townhome, each Mew townhome building, and the remainder for the common areas including the detention ponds.

There are overhead utility lines running along the frontage of the property on Shermer Road. The Applicant is requesting a waiver from the requirement to bury the overhead utility lines. This relief will be opined upon by the Board of Trustees, but the Applicant has included a statement of justification in their application materials for the requested relief.

The Applicant is requesting three Subdivision Code variations for the development:

- Variation of the Subdivision Code to allow a private road system;
- Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development;
- Variation of the Subdivision Code to Waive the Requirement to Bury Overhead Utility Lines along the Shermer Road frontage of the Subject Property.

It is not uncommon for planned developments to request the above listed variation of the Subdivision Code. The items have been reviewed by the Village Engineer and has been conditionally approved as presented for concept plan approval.

As depicted in the below table, the proposed development is compliant with the bulk standards in the RLC

Residential and Limited Commercial District.

BULK, SPACE AND YARD REQUIREMENTS	RLC	PROPOSED
A. Maximum Height (whichever is less)		
1. Feet		
a. Townhouse Dwelling	65	44'2"
2. Stories		
a. Townhouse Dwelling	4	3
B. Minimum Lot Area and Dimensions (1) (2) (3) (4) (10)		
1. Total Lot Area (square feet)		
a. Planned Development	100,000	204,081
2. Lot Area Per Dwelling Unit (sq. ft.) (2) (11)		
a. Townhouse Dwelling	4,150	4,342
3. Lot Depth (feet)		
All Uses	N/A	N/A
4. Lot Width (feet)		
a. Townhouse Dwelling	N/A	N/A
C. Minimum Yard and Setback Requirements (feet) (1) (3) (4) (5) (6) (7) (8) (9) (12)		
1. Front (Shermer) and Corner Side (Stanley)		
a. Front Yard	100	109
b. Front Setback	100	120
a. Corner Side Yard	100	***10***
b. Corner Side Setback	100	***10***
2. Interior Side (North)		
a. Yard	6	10.8
b. Setback	6	15
3. Rear (East)		

BULK, SPACE AND YARD REQUIREMENTS	RLC	PROPOSED
a. Yard	25	***6***
b. Setback	25	***15***
D. Maximum Floor Area Ratio (11)		
1. Planned Development	65%	63%
E. Maximum Lot Coverage (% of Lot)		
1. Townhouse Dwelling	70%	46%

Special Permit for Concept Planned Development and Townhomes

As previously stated the Applicant is requesting special permit approval of the planned development concept plan and townhomes in the RLC district. The planned development process consists of a two-step process: 1) development concept plan approval and 2) final plan approval. This two-step process is similar to the subdivision process which includes tentative and final plat approvals. The concept plan approval stage is intended to provide the applicant an opportunity to submit a plan showing the basic scope, character and nature of the entire proposed planned development. The final plan approval stage is intended to refine and implement the development concept plan and to serve as a complete, thorough and permanent public record of the planned development.

As a reminder to the Plan Commission, the planned development technique is intended to allow the relaxation of certain standard Zoning Code regulations to help achieve other important community objectives, such as design and protection of open space or other natural resources. In a standard subdivision, each residential lot must comply with the bulk, space, and yard requirements of its designated zoning district. However, in a planned development, these standards are applied across the entire property. This means that when applying the minimum lot area, minimum lot width, and minimum yards for the proposed planned development, the Village uses the perimeter property lines of the entire site when determining these minimum development standards.

The maximum gross floor area, maximum lot coverage, and maximum building coverage area are also spread across the entire site in a planned development. By relaxing these regulations, the developer is given the tools to provide the public benefits mentioned above. With the proposed development, the Commission will need to determine if the size and placement of townhomes, both the distance between the homes and proximity to the street, on the site is appropriate.

To approve the special permit requests, the Village Plan Commission and Board of Trustees must consider the general standards for such special permits established in Paragraph 11-602 E1 of the Zoning Code. These standards include the following:

1) Is the proposal in compliance with the Zoning Code and Official Comprehensive Plan?
2) Will there be any adverse impact upon adjacent properties?
3) Will the proposed use interfere with the orderly development of adjacent properties?
4) Are there adequate public facilities to serve the development?
5) Will the use cause undue traffic congestion?
6) Will the development cause loss of significant environmental or historical features?
7) Will the use comply with other applicable Village standards?

All of the above criteria are relevant in considering whether or not the requested special permit should be granted for the proposed use. The Applicant's response to all of the standards is included in their attached submittal.

As the Plan Commission reviews the proposed plan, they will want to evaluate how the development complies

with the special permit standards, as well as how the development relates to its surroundings. Below are some items to pay particular attention to while assessing the planned development as it relates to the surrounding uses.

- On-Site Vehicular and Pedestrian Access.
- Off-Site Vehicular and Pedestrian Access
- Density, Layout and Spacing of Homes
- Architectural Design
- Parking
- Open Space and Perimeter Buffer

Zoning Code Variations

In addition to the above noted relief, the Applicant would also need to secure variations to accommodate the existing development on the Subject Property in the RLC District. These requested variations, include the following:

A. Variation to reduce the required corner side (Stanley Street) yard from 100 feet to 10 feet and rear (East) yard from 25 feet to 6 feet; (to accommodate townhome buildings and guest parking lot);

B. Variation to reduce the required corner side (Stanley Street) setback from 100 feet to 10 feet and rear (East) setback from 25 feet to 15 feet; (to accommodate townhome buildings); and

C. Variation to reduce the parking requirement for 239 spaces to 217 spaces (9.21%).

The Applicant is requesting a variation to reduce the required number of off-street parking spaces on the Subject Property from 239 to 217; 9.21% parking. The total minimum required is 4.5 spaces per unit requirement. As noted earlier in this report, all units have two garage spaces, and all units are supposed to accommodate two cars in the driveway apron. The additional off-street guest spaces, bringing the total off-street parking to 217. There the Applicant is requesting a variation for the deficit of 22 spaces.

The Applicant has stated that the shape and size of the parcel creates a hardship and does not allow for an expansion of parking on the property. The Applicant has also stated that as part of the Affordable Housing ordinance, the proposal can request to reduce the parking minimum given the proximity to public transportation.

PROVIDED PARKING	
Townhome Garages	106
Garage Driveway Pads	106
Guest Parking Spaces	5
Total	239

AFFORDABLE HOUSING

As noted earlier in this report, the Applicant is providing eight affordable units located in four different Mews buildings. The attached affordable housing compliance plan submitted by the Applicant includes a location map depicting the location of the affordable units. The restriction of eligible income tier and locating the units clustered in only Mews buildings requires the Applicant to request an exception for Affordable Housing.

Besides the exceptions, the overall design of the affordable units will be the same in appearance on the exterior as the market rate units. The affordable units will pay reduced HOA fees while maintaining the same access to the open space areas in the development as the market rate units. The Applicant has requested a waiver all fees associated with affordable units, including development impact fees.

Village Staff and Community Partners for Affordable Housing (CPAH) have both reviewed the Affordable Housing Compliance Plan and the requested exceptions. As stated earlier, the Housing Committee and Board of Trustees would review and consider the request.

IMPACTS ON SCHOOL DISTRICTS & MUNICIPAL SERVICES

As noted at the beginning of the staff report, the application underwent review by the Park District, Library, and both School Districts 30 and 225. Attached to this report are the responses from the Park District and School District 30. The Park District found the proposal acceptable while District 30 has concerns regarding impact on enrollment. The Library and High School District 225 did not respond with any questions or concerns. The proposed development will comply with the Village of Northbrook Impact Fees noted in the below table.

Village of Northbrook

Park, School & Library Impact Fees

for New Subdivisions & Developments

	Single Family Detached				2-Family & Townhome		Condominium/Apartment		
	5 BR	4 BR	3 BR	2 BR	4 BR	3 BR	3 BR	2 BR	1 BR
Northbrook Park District	$ 9,425.00	$ 9,410.00	$ 7,222.50	$ 5,042.50	$ 7,862.50	$ 5,980.00	$ 7,632.50	$ 4,785.00	$ 4,395.00
Elementary School District	$ 4,612.22	$ 6,440.00	$ 4,215.56	$ 1,431.11	$ 3,702.22	$ 2,271.11	$ 2,776.67	$ 995.56	$ 23.33
High School District	$ 4,125.00	$ 4,950.00	$ 2,530.00	$ 275.00	$ 2,378.75	$ 811.25	$ 1,622.50	$ 632.50	$ 13.75
Northbrook Public Library	$ 378.24	$ 377.64	$ 289.85	$ 202.37	$ 315.54	$ 239.99	$ 306.31	$ 192.03	$ 176.38

Note: Impact fees are paid on the net increase in the number of lots as a result of the subdivision.

SUMMARY

In reviewing this request, staff suggests the Plan Commission consider the following policy questions:

1) Is it appropriate to rezone the Subject Property from the I-1 to the RLC District?
2) If the rezoning is appropriate, then is also appropriate to grant special permit approval for concept planned development and townhomes for the 53-unit townhome development?
3) Is it appropriate to grant tentative plat approval for the proposed residential development?
4) Is it appropriate to grant the following zoning code variations:
   a) Variation to reduce the required corner side (Stanley Street) yard from 100 feet to 10 feet and rear (East) yard from 25 feet to 6 feet;
   b) Variation to reduce the required corner side (Stanley Street) setback from 100 feet to 10 feet and rear (East) setback from 25 feet to 15 feet;
   c) Parking Variation to reduce the requirement from 239 spaces to 217 spaces (9.21%);
5) Is it appropriate to grant the following subdivision variations:
   a) Variation of the Subdivision Code to allow a private road system;
   b) Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development;
   c) Variation of the Subdivision Code to Waive the Requirement to Bury Overhead Utility Lines along the Shermer Road frontage of the Subject Property;
6) Is the proposed site access and interior circulation of the Subject Property appropriate?
7) Is there adequate green space and buffering around the Subject Property?
8) Is it appropriate to grant an exception from the Affordable Housing requirements to restrict all affordable units to a single income tier and location of affordable units on the Subject Property?

Consistent with the recent request by the Plan Commission that applications are presented with draft resolutions at the time of the first public hearing, staff has prepared the attached draft resolution for consideration. If action is taken during the meeting, this would be **Resolution No. 25-PC-22**.

The Applicant and staff will attend the October 7, 2025 Plan Commission meeting to answer any questions.

MEMORANDUM

To: Plan Commission
From: Senior Planner Swati Pandey
Cc: Deputy Director Michaela Kohlstedt
Date: October 21, 2025
Subject: PCD-24-06: 1825 Shermer Road – Concept Plan Approval for Lexington Townhomes

INTRODUCTION

On October 21, 2025, the Plan Commission has continued the public hearing to a second meeting for an application submitted by 1825 Shermer Road, LLC, an affiliate of Lexington Homes (the "Applicant") as owner of the property commonly known as 1825 Shermer Road (the "Subject Property"). The applicant proposes to construct a new multi-family residential development consisting of 53 townhomes inclusive of 8 affordable units. The Applicant has modified the plan to address comments from the Plan Commission during the public hearing on October 7, 2025. Based upon staff's review of the application, the application has been noticed for the following relief:

A. Rezoning from the I-1 Restricted Industrial District to the RLC Residential and Limited Commercial District;

B. Special Permit for Concept Plan for a Planned Development with 53 townhomes;

C. Special Permit for Townhomes (SIC 9862.00) in RLC District;

D. Approval of Tentative Plat of Subdivision;

E. Variation to reduce the required corner side (Stanley Street) yard from 100 feet to 10 feet and rear (East) yard from 25 feet to 6 feet;

F. Variation to reduce the required corner side (Stanley Street) setback from 100 feet to 10 feet and rear (East) setback from 25 feet to 15 feet;

~~G. Parking Variation to reduce the requirement from 239 spaces to 217 spaces (9.21%);~~ [NOTE: Relief is no longer required, details discussed later in the report]

H. Variation of the Subdivision Code to allow a private road system;

I. Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development;

J. Variation of the Subdivision Code to Waive the Requirement to Bury Overhead Utility Lines along the Shermer Road frontage of the Subject Property; (Not subject to Plan Commission review)

K. Exception from the Affordable Housing requirements to restrict all affordable units to a single income tier and location of affordable units on the Subject Property (Not subject to Plan Commission review);

L. Site Plan Approval; and

M. Approval of any such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant.

SUMMARY OF OCTOBER 7, 2025 PLAN COMMISSION PUBLIC HEARING

One written public comment was received prior to the meeting and was provided to the Plan Commission. On October 7, 2025, a public hearing was held regarding the requested zoning relief and the proposed plan. Presentations were provided by staff and the Applicant. At the public hearing, members of the public raised

concerns related to density and parking; increase in traffic; landscape screening and removal of existing fence and mature trees on Beaumont Place; bike rack locations; and burial of utility lines. The Applicant responded to questions from the public and the Plan Commission. The public hearing was then closed to discuss the application.

The Plan Commission discussed the application and requests for relief and asked the Applicant to consider redesigning some aspects of the plan and provide additional information on the following:

- Add guest parking;
- Add sidewalk along the south side of Julian Terrace;
- Add fence and safety signs near stormwater management area along Shermer Road;
- Increase in the caliper of parkway trees along Beaumont Place;
- Burial of overhead utility lines along Shermer Road.

The Plan Commission reopened the public hearing and continued it to October 21, 2025 at 7:30 p.m. The approved minutes for the public hearing held on October 7, 2025, were not available at the drafting of this report.

RESPONSE TO QUESTIONS RAISED BY PLAN COMMISSION

The Applicant has submitted additional information and revised plans in response to the questions and comments from the Commission and letters received on October 14, 2025 (see attached).

Staff have attached one public comment which was received following the public hearing. The concerns include parking, fence and screening on Beaumont Place, and location of bike racks near north property line.

The following is an overview of the questions asked by the Commission, the Applicant's response and staff comments.

1) **The Commission requested the developer provide additional guest parking spaces for future residents.**
   - ***Applicant Response:*** *The Applicant has submitted a revised site plan showing seven additional guest parking spaces within the development. The previous plan showed five guest parking spaces, and with the new spaces, the total would be twelve guest parking spaces on the Subject Property. Two spaces each have been added on the south side of Julian Terrace with an indent near the Stormwater Management Area and three parallel spaces will be added on the east side of Building 10 (Mews Home).*

Table 1: Applicant Proposal

PROVIDED PARKING	
Townhome Garages	106
Garage Driveway Pads	106
Guest Parking Spaces	12
Total Parking Provided	224
Total Parking Required	239
Parking Deficit	15 (6.2%)

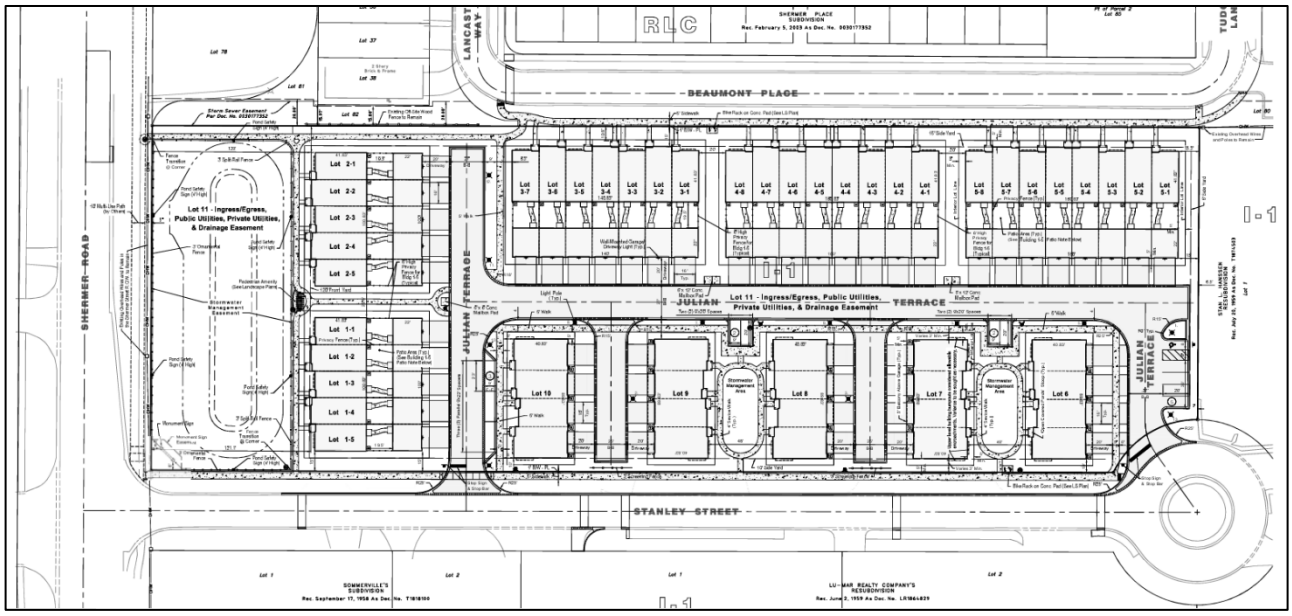


Figure 1: Proposed Site Plan

- ***Staff Comments:*** *The proposed parking spaces are in compliance with the Zoning Code in terms of location and dimensional requirements. The Applicant continues to request the incentive offered in Paragraph 9-307 B7 to reduce the required number of off-street parking spaces on the Subject Property, from the required 4.5 spaces per unit (total of 239 spaces) for 53 townhomes to 4.23 spaces per unit (total of 224 spaces).*

  This is a request for implementation of Paragraph 9-307 B7 of Article 9: Affordable Housing in New Developments. It should be noted that the original legal notice was incorrect to state that the application includes a request for a parking variation since Subsection 9-307 B states:

  > *Any governed development providing the minimum number of affordable housing units pursuant to this Part will be eligible to obtain greater flexibility in development design through application of the following options without need for special zoning relief, but only if such flexibility is necessary to accommodate the required affordable units within the physical envelope of the governed development:*
  >
  > *…*
  >
  > *7. Reduced Off-street Parking Minimums. In considering a proposed governed development with affordable housing units, the Plan Commission may recommend and the Board of Trustees may approve a reduction in the otherwise applicable off-street parking minimums for the affordable housing units. In considering the merits of such a reduction, the Village shall consider the availability of alternative means of transportation, including mass transit and bicycle facilities in the vicinity of the governed development and any unique transportation needs of the expected residents…*

  The above-mentioned excerpt indicates that when a development is providing affordable housing units on site the applicant can request to reduce the off-street parking minimum without requiring additional zoning relief such as a variation. This relief request has been eliminated from the list and should be reviewed as an incentive for construction of affordable housing units on site. In addition, the Powers and Duties of the Plan Commission per the Northbrook Municipal Code includes *"…promoting appropriate affordable housing initiatives as directed by the Village Board…"* of which this request would fall within.

Staff does not support the inclusion of the proposed four perpendicular spaces on the south side of Julian Terrace as it reduces native landscaped space and stormwater management area which can be beneficial, and the additional impervious surface in lieu of landscaping contradicts the goals of the Climate Action Plan, including best stormwater management practices. Staff supports the addition of three parallel spaces on the east side of Julian Terrace in addition to the originally proposed 5 guest spaces on the east side of the lot. Village staff met to discuss on street parking along Stanley and if there is a need for additional guest parking, there is a process in place to request consideration for on-street parking on Stanley, or to request to amend the approved development plan and construct the four additional spaces proposed as depicted below, as well as any other spaces as may be accommodated.

Table 2: Staff Proposal

PROVIDED PARKING	
Townhome Garages	106
Garage Driveway Pads	106
Guest Parking Spaces	8
Total Parking Provided	220
Total Parking Required	239
Parking Deficit	19 (7.9%)

2) The Commission stated that a sidewalk should be added on the south side of Julian Terrace.

- ***Applicant Response:*** *The Applicant has provided a revised site plan showing a five-foot sidewalk along the south side of Julian Terrace (which runs east-west across the development). The sidewalk jogs around the new guest parking spaces that have been added in this area. The proposed sidewalk connects to the previously proposed sections of the sidewalk within and adjacent to the development on the north and south side of the property.*
- ***Staff Comments:*** *The Applicant is requesting a subdivision variation to allow sidewalk on one side of the street. However, the Applicant has responded to sidewalk related comment and improved upon the previous plan.*

  An increase in impervious coverage due to additional parking spaces and sidewalk has been assessed by the Village Engineer and stated that the design change is acceptable, which will be further reviewed at the time of site work permit application.

3) The Commission requested that the Applicant install a fence and safety related signage near the stormwater management area along Shermer Road.

- ***Applicant Response:*** *The Applicant has provided a revised site plan showing a three-foot high metal picket fence along the west and south side of the stormwater management area. A three-foot high split rail fence is proposed on the north and east side of the stormwater management area along Shermer Road. The Applicant has also proposed six 4-foot high (from grade) safety message signs around this area.*
- ***Staff Comments:*** *The proposed fences comply with the permitted fence height in the front yard. The safety message signs comply with the Zoning Code.*

4) The Commission requested that the Applicant install parkway trees along the south side of Beaumont Place, higher in caliper size than previously proposed.

- ***Applicant Response:*** *The Applicant has submitted a revised Landscape Plan showing that the caliper size of parkway trees along Beaumont Place would increase from 2" to 4". The Landscape Plan is attached.*
- ***Staff Comments:*** *The proposed Landscape Plan has been reviewed by the Tree Preservation*

Officer and found to be acceptable. The details of plantings will be addressed during the site work permit review process.

5) **The Commission requested that the Applicant bury the overhead utility lines along Shermer Road.**

- ***Applicant Response:*** *The Applicant has stated that they continue to request the waiver and state that within half-mile radius of the property, there are overhead utility lines that have not been buried, and that it is a feasibility challenge for the Applicant to bury the utility lines.*
- ***Staff Comments:*** *The Applicant has requested a waiver and the Board of Trustees has the authority to waive the requirement.*

SUMMARY

In reviewing this request, staff suggests the Plan Commission consider the following policy questions:

1) Is it appropriate to rezone the Subject Property from the I-1 to the RLC District?
2) If the rezoning is appropriate, then is it also appropriate to grant special permit approval for concept planned development and townhomes for the 53-unit townhome development?
3) Is it appropriate to grant tentative plat approval for the proposed residential development?
4) Is it appropriate to grant the following zoning code variations:
   a) Variation to reduce the required corner side (Stanley Street) yard from 100 feet to 10 feet and rear (East) yard from 25 feet to 6 feet; and
   b) Variation to reduce the required corner side (Stanley Street) setback from 100 feet to 10 feet and rear (East) setback from 25 feet to 15 feet?
5) Is it appropriate to grant the following subdivision variations:
   a) Variation of the Subdivision Code to allow a private road system;
   b) Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development;
6) Is the proposed site access and interior circulation of the Subject Property appropriate?
7) Is there adequate green space and buffering around the Subject Property?

Consistent with the recent request by the Plan Commission that applications are presented with draft resolutions at the time of the first public hearing, staff has prepared the attached draft resolution for consideration. If action is taken during the meeting, this would be **Resolution No. 25-PC-22**.

The Applicant and staff will attend the October 21, 2025 Plan Commission meeting to answer any questions.

MEMORANDUM

To: Plan Commission
From: Kate Carney, Sustainability Coordinator
cc: Amy McEwan, DPS Director
Date: October 7, 2025
Subject: PCD-24-06: 1825 Shermer Road – Townhomes – Sustainability Addendum

Northbrook's Climate Action Plan (CAP) calls to foster sustainability and reduce 80% of community-wide carbon emissions by 2050 through strategic planning and action item implementation. With CAP adoption, development proposals are reviewed with respect to best environmental practices.

Village staff provided Sustainability Comments in response to all submittals for the proposed planned development solely regarding applicable measures from the CAP. Under each section are a list of Climate Action Plan items as they relate to the proposed development. Staff confirms the proposed project partially addresses CAP items requested of the Applicant.

Of the items presented to the Applicant 84% were fully realized according to CAP standards, to the extent detailed below in italics. **Staff comments below in bold**.

TRANSPORTATION AND LAND USE
In the Transportation and Land Use section of the CAP, recommendations are made to enhance active mobility and fossil fuel-free transit:

TL 3-1 Identify locations where bike parking could be installed.

Applicant response: Lexington action item: We will construct dwelling unit garages that are large enough to accommodate bicycle parking and provide exterior bike racks for resident and guest use in the locations depicted on the site development plans.

TL 5-2 Consider including wiring capacity to charge electric vehicles.

Applicant response: Lexington action item: We will include capabilities for future electric vehicle charging installation, including conduit and junction boxes in each dwelling unit garage. Installation of wiring, EV charging ports and outlets will be offered as purchase options to homebuyers.

TL 7- 1 The Village has enacted a ban on gas powered leaf blowers – ensure compliance on site.

Applicant response: Lexington action item: Once Northbrook Row is ready for landscape maintenance, we will advise our landscape contractors that they are not to use gas powered leaf blowers. We will also include provisions in the Northbrook Row Homeowners Association Declaration which informs homeowners of this Village regulation and prohibits the use of such equipment.

TL 2- 1 Advance improved mobility options with the promotion of services such as the PACE dial-a-ride, PACE Paratransit, and Senior Cap services.

Applicant response: Lexington action items: Our marketing materials for Northbrook Row will highlight the proximity of the community to the downtown Metra Station and the public transportation opportunity it affords residents. We will construct sidewalks in the community and to the north of the community south of Beaumont Place which will connect to presently existing sidewalks on Shermer Road and in the adjacent Shermer Place residential community which will encourage pedestrian travel to the Metra Station.

BUILDING AND ENERGY
The Building Energy section of the CAP provides the following items pertaining to reducing our community-wide carbon footprint and preserving wildlife:

BE 2- 1 Consider including a Solar PV Site Assessment as a part of building permit submission. Assessment should include estimated installation cost, and projections for both energy generation potential and economic payback potential over a minimum 20-year timeframe.

Applicant response: Lexington action item: We will provide electrical "rough-ins" in each dwelling which will make it possible to install solar panels in the future.

BE 2- 2 If the site is suitable, make the buildings solar ready.

Applicant response: Lexington action item: We will provide electrical "rough-ins" in each dwelling which will make it possible to install solar panels in the future.

BE 4- 1 Promote green power purchase options such as those provided by ComEd and Nicor for future residents.

Applicant response: Lexington action items: Lexington will promote green power purchase options such as those provided by ComEd and Nicor.

BE 5- 1 Explore opportunities for the property to utilize smart lights that can save energy through conservation. Achieve 100% LED installation if possible.

Applicant response: We will install LED ceiling light fixtures in each dwelling unit and LED exterior light fixtures on the exterior of each unit and in the common areas of Northbrook Row.

BE 5- 4 Provide ENERGY STAR appliances for all residences when possible.

Applicant response: Each dwelling unit will include an energy efficient HVAC system, water heater and washer and dryer, and a full ENERGY STAR electric kitchen appliance package. All gas furnaces will be 96% efficient.

BE 6- 1 Consider establishing operation and maintenance practices that improve affordability, comfort, indoor air quality, energy efficiency, and smart metering in development.

Applicant response: We will prioritize the use of sustainable materials throughout the development and maximize recycled content, domestic production, and lower embodied carbon costs of materials, including utilizing warm mix asphalt and low or zero-VOC paints.

BE 6- 3 Identify and promote available energy efficiency and weatherization programs serving under-resourced households.

Applicant response: Each building envelope will be held to the standard of under four air exchanges per hour. All dwelling unit windows will be at 0.30 or below for their U-factor. All dwelling unit water closets will utilize a gallon per flush rate of 1.6.

Staff understands that these design decisions and actions will reduce the need for access to energy efficiency and weatherization programs.

BE 7- 2 Consider the benefits of replacing fossil fuel burning heating equipment and with air-source heat-pumps, or other efficient electric heating options in development. Strive for zero on-site fossil fuel combustion with air-source heat-pumps, geo-thermal systems, solar thermal, electric cooktops, etc.

Applicant response: Each dwelling unit will include an energy efficient HVAC system, water heater and washer and dryer, and a full ENERGY STAR electric kitchen appliance package. All gas furnaces will be 96% efficient.

BE 8- 1 Provide interior LED lighting development-wide if possible. Promote and distribute education and information to residents on advantages of and options for LED technology. In addition to energy cost savings, maintenance costs are greatly reduced.

Applicant response: We will install LED ceiling light fixtures in each dwelling unit and LED exterior light fixtures on the exterior of each unit and in the common areas of Northbrook Row.

WASTE MANAGEMENT
The CAP points to procedures that may facilitate waste reduction (with a goal of at least 50% landfill waste diverted by 2030) in its Waste Management section:

WM 2- 3 Reduce construction and demolition waste by ensuring that strong recycling and reuse requirements are met. Compliance with Cook County's construction and demolition requirements to divert 70% of construction debris through recycling is required.

Applicant response: Lexington action item: We will be complying with Cook County requirements for construction waste management as construction activities at Northbrook Row are occurring.

WM 2- 7 Consider offering recycling and compost collection services to all residences in development.

Applicant response: All residents of Northbrook Row will be provided with recycling containers for use in weekly pickup. Once the community is ready for landscape maintenance to commence, the developer will work with the landscape contractor to explore opportunities to utilize compost collection for landscape debris, further diverting unnecessary waste to landfills.

Please note: The Village of Northbrook has an All-In Composting program for residences participating in the Village franchise agreement with LRS. Accommodations may be needed for the 35-gallon composting cart in addition to the refuse and recycling carts. Refer to https://www.northbrook.il.us/829/Recycling-Refuse-Services for further details.

WATER AND WASTEWATER
In the Water and Wastewater category, the CAP states to prioritize mitigating stormwater before it enters the sewer system through multiple capture techniques:

WW 1- 2 Reduce landscaping water use by encouraging water-efficient irrigation systems, grass replacement, and planting native and drought-resistant trees and vegetation.

Applicant response: We will install plant materials that are conducive to the area's climate zone and are largely drought-tolerant, eliminating the need for permanent irrigation and reducing overall water consumption.
Applicant states that the developer will coordinate potential opportunities to promote the Village's discounted rain barrels.

WW 1- 4 Consider creating a water conservation program that focuses on outdoor irrigation, which may also support better identification of water-related carbon sequestering opportunities such as using soil amendments, native grasses and proper tree watering.

Applicant response: We will install plant materials that are conducive to the area's climate zone and largely drought-tolerant, eliminating the need for permanent irrigation and reducing overall water consumption.
Applicant states native wetland species will be utilized in all stormwater management areas.

WW 2- 1 Prioritize managing stormwater before it enters the sewer system through a combination of overland flow, detention, and infiltration strategies (for example, permeable surfaces)

Applicant response: Lexington action items: We will control stormwater runoff by implementing forward thinking detention and infiltration strategies which satisfy the Village's release rate and design requirements. Our system prioritizes managing stormwater flows, encourages infiltration and will improve water quality before it enters the Village's storm sewer system.
Our plans contemplate the use of native species in all stormwater detention facilities and bioswales in the manner depicted on our site development plans. These native plantings will absorb water and aid in water purification.
Applicant states that two bioswales will be utilized for stormwater management. All areas will be naturalized with native plantings.

WW 2- 3 Adopt policies to incentivize building owners and developers to explore revegetation, tree preservation planting and maintenance, de-paving and porous pavement, green infrastructure like bioswales and Eco-roofs and site development performance standards.

Applicant response: Bioswales have been incorporated into our engineering plans for Northbrook Row between Buildings 6 and 7 and Buildings 8 and 9, which will function as an alternative to turf grass. A bioswale will also be created in the bottom of the detention basin we will be constructing at the west end of the community. These bioswales and the plantings described above will provide plant material that is conducive to creating pollinator habitat.
Lexington action item: Our site development plans contemplate the planting of 98 new trees. This is an increase of 53 trees over the number of trees that previously existed on-site and in adjacent rights-of-way. These new tree plantings will increase the overall tree coverage of the site, offering beneficial shade and carbon dioxide sequestration.
Finally, we will use light-colored pavement in constructing the sidewalks depicted on our site development plans and install permeable pavers in the area surrounding the enhanced common area amenity depicted on those plans.

WW 3- 1 Conduct a stormwater management study exploring full range of methods of stormwater management including permeable pavements, bioswales, rain gardens, biochar amendments in soils with high clay content, and flood-tolerant plantings. Establish a recommended percentage goal of stormwater from Village-controlled impervious surfaces with sustainable stormwater strategies by 2030. Findings of study to be integrated into updated Village Master Stormwater Management Plan with recommended implementation projects.

Applicant response: We will incorporate native and nativar plant species into the proposed plant palette for the community which will add to the biodiversity of the site. The plant palette will contain no more than 30% of any one species.
Finally, we will use light-colored pavement in constructing the sidewalks depicted on our site development plans and install permeable pavers in the area surrounding the enhanced common area amenity depicted on those plans.
Applicant states one enhanced common area will utilize permeable pavers and all areas will be naturalized with native plantings.

WW 3- 3 The Climate Action Plan states: Reduce or offset impervious surfaces where possible and use lighter colored pavements and building materials to lessen the impact of urban heat island effect.

Applicant response: Finally, we will use light-colored pavement in constructing the sidewalks depicted on our site development plans and install permeable pavers in the area surrounding the enhanced common area amenity depicted on those plans
Applicant states all sidewalks will consist of light-colored concrete pavement. One enhanced common area will utilize permeable pavers.

CLIMATE HEALTH AND SAFETY
The CAP's section on Climate Health and Safety outlines how development planning may shape comfort and quality of life:

HS 3- 7 In project design, consider plantings and infrastructure specifications and materials that will be resilient to heat-related climate change impacts and be cost-effective over the lifetime of the asset.

Applicant response: Lexington action items: Our site development plans contemplate naturalizing all stormwater management improvements with native plantings and the planting of native and nativar plant species throughout the community. The variety of plant species noted on these plans will add to the biodiversity of the site. These plantings will be deep rooted and tolerant of wet and dry climate cycles. Many of the shade trees mentioned above will be planted in the townhome alleyways to reduce heat island effect from the alleyway driveway pavements.

GREENSPACE

The Plan's Greenspace category includes the following for expansion of tree canopy coverage, transforming beneficial lawns, and mitigation of heat island impacts:

GS 1- 12 Promote diversity of native tree cover and performance-based tree island within parking lots with goals on percentage of pavement shaded. Utilize a mix of canopy trees, shrubs, groundcovers, and raingarden components appropriate to the lot and its surroundings.

Applicant response: Lexington action items: Our site development plans contemplate naturalizing all stormwater management improvements with native plantings and the planting of native and nativar plant species throughout the community. The variety of plant species noted on these plans will add to the biodiversity of the site. These plantings will be deep rooted and tolerant of wet and dry climate cycles. Applicant states 82 new trees proposed, increasing existing tree total by 37 trees. New trees/shrubs will include a variety of native, shade, ornamental and other trees.

GS 1- 14 Contribute to village-wide tree canopy coverage goals (village wide average 40.8% by 2040) as well as consideration of on-site solar utilization in a manner that minimizes conflict between solar and trees.

Applicant response: Lexington action item: Our site development plans contemplate the planting of 98 new trees. This is an increase of 53 trees over the number of trees that previously existed on-site and in adjacent rights-of-way. These new tree plantings will increase the overall tree coverage of the site, offering beneficial shade and carbon dioxide sequestration.
Applicant states shade trees will be incorporated into the townhome alleyways to reduce head island effect from driveway pavement; proses 82 new trees, increasing existing trees total by 37 trees. New trees/shrubs will include a variety of native, shade, ornamental and other trees.

GS 2- 1 Implement invasive species control programs including Integrated Pest Management, Protect the Best, Early Detection and Rapid Response and public and private invasive species identification and control.

Applicant response: The majority of the trees, shrubs and open space in Northbrook Row will be under the care of a professional landscape maintenance contractor that is employed either by Lexington Home or the Northbrook Row Homeowners Association.

Applicant states that when the community is ready for landscape maintenance to commence, the developer will work with the landscape contractor to explore utilization of non-gas-powered lawn equipment and integrated pest management.

GS 2- 2 Increase the ability of green space to withstand drought conditions through replacement of turf with native prairie, wildflower, and native savanna plantings where applicable.

Applicant response: Lexington action items: Our site development plans contemplate naturalizing all stormwater management improvements with native plantings and the planting of native and nativar plant species throughout the community. The variety of plant species noted on these plans will add to the biodiversity of the site. These plantings will be deep rooted and tolerant of wet and dry climate cycles. Applicant states all areas will be naturalized with native plantings.

GS 2- 3 Establish and effectively manage native-habitat corridors along sidewalks, trails and utility easement areas to restore and maintain landscape connectivity.

Applicant response: Lexington response: Approximately 37% of the Northbrook Row site will be open space, approximately 31% of which will be common open space and approximately 6% of which will be private open space.
Applicant states all areas will be naturalized with native plantings.

GS 2- 5 Consider in exterior lighting design a policy to protect native plants, species, biodiversity, and improve night sky quality.

Applicant response: All external light fixtures at Northbrook Row will offer components of Dark Sky compliance improving night sky quality.

GS 3- 2 Promote “Carbon Gardening” and "landscaping for absorption" practices among residents for lawns, ornamental gardens, and produce gardens. Strategies include native moisture tolerant perennial plantings and shrubs, elimination of synthetic fertilizer and pesticide use, high mow deck settings, use of biochar amendments, and polyculture lawn mixture.

Applicant response: Lexington action items: Our site development plans contemplate naturalizing all stormwater management improvements with native plantings and the planting of native and nativar plant species throughout the community. The variety of plant species noted on these plans will add to the biodiversity of the site. These plantings will be deep rooted and tolerant of wet and dry climate cycles. Applicant states that when the community is ready for landscape maintenance to commence, the developer will work with the landscape contractor to explore potential opportunities to utilize non-gas-powered lawn equipment and integrated pest management.

GS 3- 4 Develop or promote existing guidelines and recommendations for types of vegetation for particular areas, such as parks, other open areas, and household backyards.

Applicant response: Lexington response: Approximately 37% of the Northbrook Row site will be open space, approximately 31% of which will be common open space and approximately 6% of which will be private open space.
Lexington response: The bioswales mentioned above will function as an alternative to turf grass (i.e., lawn). Applicant states native wetland species will be utilized in all stormwater management areas; native and nativar plant species will be incorporated into the plant palette for the community.

GS 4- 7 Explore inclusion of cool roofs in development.

Applicant response: Lexington response: Approximately 37% of the Northbrook Row site will be open space, approximately 31% of which will be common open space and approximately 6% of which will be private open space. Many of the shade trees mentioned above will be planted in the townhome alleyways to reduce heat island effect from the alleyway driveway pavements.

MEMORANDUM

To: Architectural Control Commission
From Senior Planner, Swati Pandey
Cc: Deputy Director, Michaela Kohlstedt
Date: September 11, 2025
Subject: PCD-24-06: 1825 Shermer Road – Concept Plan Approval Northbrook Row Townhomes

INTRODUCTION

On September 11, 2025 the Architectural Control Commission (ACC) will consider an application filed by 1825 Shermer Road, LLC, an affiliate of Lexington Homes (the "Applicant") as owner of the property commonly known as 1825 Shermer Road (the "Subject Property"). The applicant proposes to construct a new multi-family residential planned development consisting of 53 townhomes on the Subject Property. The Applicant is requesting a design review of the Concept Plan for the Residential Planned Development.

PROPERTY DESCRIPTION

The Subject Property is described as being:

- located on the northeast corner of Shermer Road and Stanley Street;
- 4.69 acres in size ;
- surrounded by:
    - North: RLC Residential and Limited Commercial District (the Shermer Place subdivision)
    - East: I-1 Restricted Industrial
    - South: I-1 Restricted Industrial
    - West: R-3 Single Family Residential and IB Institutional Buildings (a fire station) to the west of Shermer Road; and
- designated as appropriate for Major Corridor Multi-Use in the Comprehensive Plan; the purpose of which is to accommodate a mixture of higher density multi-family housing as well as retail and business services.
- The Master Bicycle and Pedestrian Plan designates Shermer Road in front of the Subject Property as appropriate for a side path which is currently under construction.

BACKGROUND INFORMATION

Previously, there was a single story, 106,000 square feet concrete block and metal frame industrial building which was demolished in the past two years by the Owner.

Preliminary Review

On February 13, 2024, the Board of Trustees conducted a preliminary review of the request for a townhome development. The majority of the Board found the request to be appropriate but had questions related to issues specific to zoning relief, such as parking, green space, affordable housing, and sustainability. An excerpt of the Board of Trustees minutes is attached for reference, and the meeting can be viewed on the Village website as well to hear the actual commentary from the Trustees linked here.

The proposal and the general layout of the plan (attached) presented at preliminary review have not changed with the formal application, however, the level of detail in the design has been improved which is discussed later in the report.

The following is a table of the comments made by members of the Board of Trustees during the preliminary review:

Trustee	Title	Status	Comments
Kathryn Ciesla	Village President	Present	Private street to be reviewed; Joint PC & BOT meeting is recommended.
Robert Israel	Trustee	Absent	N/A
Heather Ross	Trustee	Absent	N/A
Daniel Pepoon	Trustee	Present	provide on-site affordable housing units; ACC review req.; parking should be reviewed
Johannah Hebl	Trustee	Present	Rezoning to RLC is acceptable; private street not desirable but to be reviewed by PC; parking variation is acceptable; green space should be provided as an amenity; ACC review required; provide on-site affordable housing units.
Joy Ebhomielen	Trustee	Present	Sustainability items should be addressed; green space should be emphasized; Affordable housing should be provided.
Michelle Kohler	Trustee	Present	Affordable housing should be built on-site; impact on schools should be assessed; parking should be reviewed.

Staff Review

Prior to scheduling a Commission review, the application underwent the standard review process and was reviewed by the following departments/entities:

- Development and Planning Services (Planning & Zoning)
- Sustainability
- Public Works (Engineering and Tree Preservation)
- Fire
- Police
- Village Attorney
- Community Partners for Affordable Housing (CPAH), the Village's affordable housing consultant
- Village Traffic Consultant
- Village Engineering Consultant
- Northbrook Taxing Districts (Library, Park District, and School Districts 30 and 225)

At this time all of the reviewers have approved or conditionally approved the proposed concept plan as presented.

PROPOSED PROJECT

The Applicant is proposing to construct a planned development which consists of three-story townhome buildings with a total of 53 units on an existing 4.69 acre Subject Property. The development will be accessed off of Stanley Street, with an on-site detention pond and additional common area. The proposal consists of two styles of townhomes, one inclusive of detached garages with private backyard spaces (Row Homes), and

the other model consisting of attached garages on the first floor with living quarters above the garage (Mews Homes). Both types of townhomes will be three-story, consisting of 2-4 bedrooms ranging in size between 1,600 – 2,500 square feet. Additional details regarding the proposed development are outlined in the attached material submitted by the Applicant.

- Site Design: The development will be located at the corner of Shermer Road and Stanley Street, with access provided solely off of Stanley Street through two curb-cuts. Both would be a two-way access to a private street (called Julian Terrace). The Row Homes garages would have access onto the private street, while the Mews Homes garages would be accessed off of shared driveways.

  There is an existing sidewalk in front of the Subject Property along Shermer Road. The Applicant is proposing to install a sidewalk within the public right-of-way along Stanley Street to the south, and on the north side along Beaumont Place, connecting to the sidewalk on Tudor Lane and Beaumont Place within the Shermer Place Subdivision. These sidewalks will be connected to a system of proposed walkways to the individual proposed townhome units.

  The proposed Row Homes townhome units are facing Shermer Road and Beaumont Place, while Mews Homes are perpendicular to Stanley Street. There are five off-street guest parking proposed at the southeast corner of the site. The Applicant is proposing a six-foot tall privacy fence between the Row Homes rear yards. A small portion of an existing fence along the north property line would be retained. A three-foot tall fence will be installed along Stanley Street to screen the motor court terminus for the Mews townhomes. The location for all the fences have been identified on a fence plan with details, which is attached. There is no perimeter fence proposed for the development.

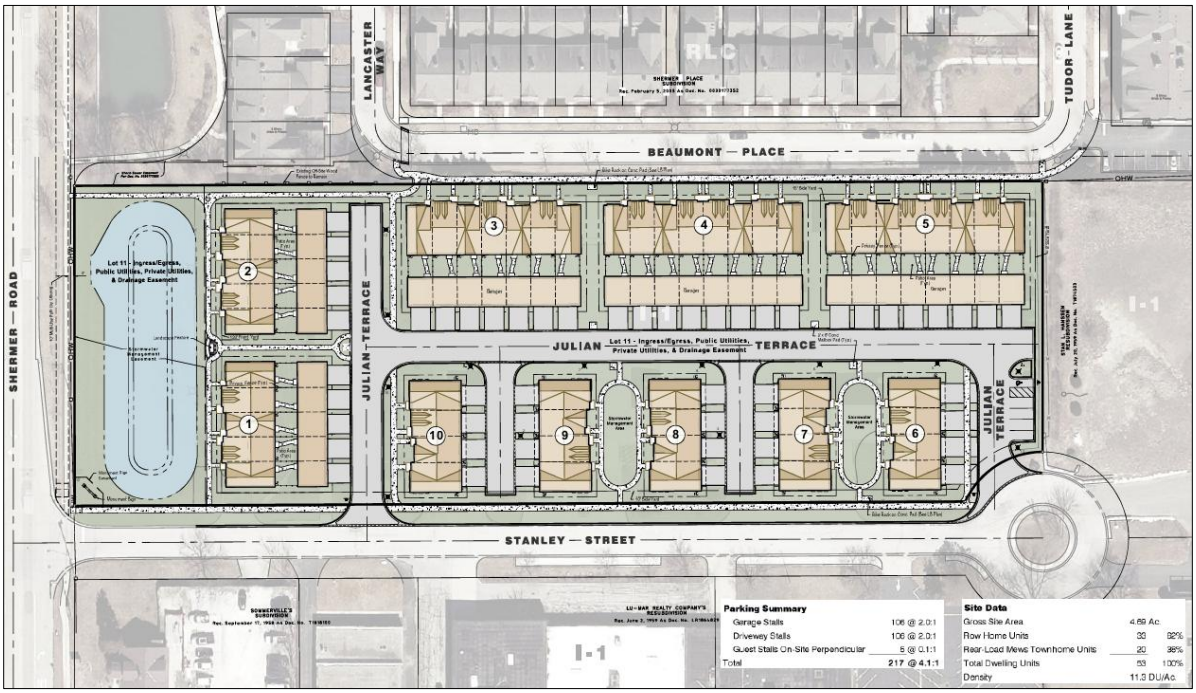


Figure 1: Proposed Site Plan

- Townhomes: As stated earlier, there are two styles of townhomes proposed:

  Row Homes: The proposed Row Homes will be three stories with a total height of 44'2". There would be five Row Homes buildings with 5 to 7 units each. The front door for the townhomes connect to the sidewalk with detached garage and a private backyard. The primary exterior materials for the buildings are brick, siding, cast stone sill, asphalt shingle roof, and steel garage doors.

  Mews Homes: The proposed Mews Homes will be three stories with a total height of 39'8". There would be five Mews Homes buildings with four units each. The primary exterior materials for the buildings are brick, siding, cast stone sill, asphalt shingle roof, and steel garage doors.

The building façades have been accentuated with varying depth and different materials for visual interest to help break up the expanse of the large overall structure. The architectural design includes covered entries for all unit entrances with metal roof, and decorative louver. The architectural characteristics including material are consistent on all sides of the buildings. The elevation plans also show projecting second story windows. Mews Homes would also have a balcony overhanging the garage. The design for the buildings follows a pattern to keep a unified look for the entire subdivision.

Attached are the proposed architectural plans and renderings, which include the color and building material details. The Applicant will expand upon the specific building colors and materials during the public meeting.



Figure 2: Row Homes Elevations



Figure 3: Mews Homes Elevations

- Landscaping: The Applicant has submitted a Preliminary Landscape Plan showing proposed landscaping for the private property as well as trees within the public right-of way adjacent to proposed development. A mix of trees and plantings are proposed to assist in creating a landscaped buffer around the site to the extent there is available open space; which includes parkway trees. There will be a naturalized detention basin with native plantings, which is located along Shermer Road; including a pergola with a bench adjacent to the detention basin. The pergola will be a nine-foot tall cedar

canopy mounted over concrete and brick piers that will match the brick of the buildings. There will be two bike racks installed along the north property line as shown on the landscape plan.

There will be two smaller detention basins adjacent to Mews Homes that would be naturalized as well. The individual buildings will also have foundation landscaping. Details will be provided at the time of final plan submittal.

- Signage: The Applicant has proposed a development sign located at the corner of Shermer Road and Stanley Street. The sign is a concrete base with a brick and mortar structure to match the brick on the buildings. The sign face is precast concrete cap with black lettering inset in stone. There will be landscaping around the base of the ground sign. The sign will be in compliance with the zoning code requirements. A sign permit will be required prior to installation.

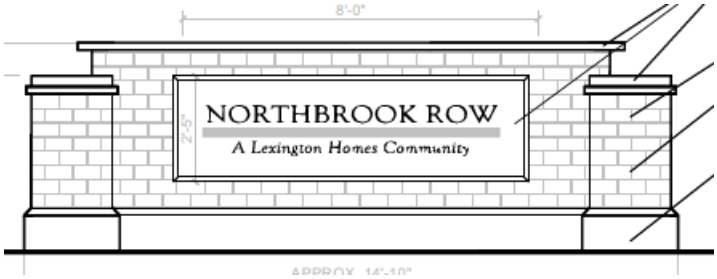


Figure 4: Development Sign

SUSTAINABILITY

The Village has adopted the Climate Action Plan (CAP), it is important to reference action items found in the CAP as they relate to development proposals. Sustainability Coordinator has reviewed the application and the memo is attached.

SUMMARY

In reviewing this request, staff suggests the Commission consider the following policy questions:

1. Is the overall design of the project appropriate, such as the layout of the development?
2. Are the proposed architectural designs of the townhomes adequate?
3. Is the variety of building elevations within the development acceptable? Are the varied rooflines and façade depths of the individual buildings satisfactory?
4. Are the materials proposed for the development acceptable? Are the color choices desirable? Do the materials and colors prevent monotony?
5. Is the proposed landscaping appropriate, specifically the common areas and proposed entryway and signage?

The Applicant and staff will attend the September 11, 2025 Architectural Control Commission meeting to answer any questions.

Archived: Monday, September 29, 2025 2:09:24 PM
From: Marie Junkmann
Sent: Monday, September 29, 2025 1:50:48 PM
To: Pandey, Swati
Cc: Tom Len; Tricia Len; Beth Cohen
Subject: 1825 Shermer Rd. Property- Support w. Concerns
Sensitivity: Normal

Beware External Email - Think Before You Act

On behalf of Tom Len, owner of Tom Len Custom Homes, please see below. Additionally, please respond back to this email acknowledging that this letter has been received.

Dear Members of the Northbrook Plan Commission,

I am writing to express support for the proposed development, 1825 Shermer Rd (next door to my business on Shermer/Stanley); however, I would like to raise several concerns that I believe should be addressed as part of the approval process to ensure that the impact on neighboring properties is considered and properly managed.

1. **Traffic and Accessibility**
   We are concerned about how traffic will be affected—both during construction and after completion. Specifically, how will this development impact our accessibility to our office? Increased congestion or blocked access during construction could seriously hinder our day-to-day operations.

2. **Curb Cuts and Access Points**
   Will the entrance and exit points for the development be located on Shermer, Stanley, or both? We would appreciate more clarity on this, as changes to curb cuts or traffic flow could directly impact how we and others access our property.

3. **Property Maintenance**
   The site in question is currently not being maintained. We have contacted the Village multiple times regarding overgrown weeds—some reaching 5–6 feet high—but the property continues to be neglected. This raises concerns about whether the developer will begin maintaining the property now and throughout the construction process. To date, they have not demonstrated responsible property management or good neighbor practices.

4. **Parking on Stanley**
   Stanley Street is currently a no-parking zone. We would like clarification on whether this will remain in effect during and after construction. Specifically, how will parking by construction workers be managed and enforced to avoid overflow or illegal parking on our street?

5. **Cleanliness and Use of the Street**
   Presently, the street is being treated as a dumping ground due to the ongoing work by A Lamp on Shermer. We've seen concrete debris, parked equipment, and generally poor site cleanliness, all of which negatively impact our property's value and curb appeal. We are concerned this development may result in the same issues. We would like to know what assurances can be made to prevent this—including whether street sweepers will be used regularly, and what measures will be in place to ensure that construction crews do not use our private driveways for turnaround or storage.

As a local builder myself, I take care to meet high standards for cleanliness, safety, and neighborhood courtesy on every job site. I believe I should be afforded the same level of consideration and professionalism in return.

I appreciate the Plan Commission's attention to these concerns and respectfully ask that appropriate conditions be included in any development approval to ensure a workable and respectful outcome for all parties involved.

Thank you for your time and consideration.

Sincerely,

Tom Len

--
Marie Junkmann
Project Administrator
Director of Marketing/Social Media/Public Relations
Tom Len Custom Homes
[redacted]

Archived: Wednesday, October 8, 2025 12:30:45 PM
From: Stephanie Geitner
Sent: Wednesday, October 8, 2025 12:19:11 PM
To: Stephanie Geitner Pandey, Swati;
Subject: Board meeting
Sensitivity: Normal

Beware External Email - Think Before You Act

Hello Ms. Pandey,

I was at last nights board meeting. I wanted to attach the statement that I had made. I don't believe that some of the questions were covered or resolved. I have highlighted them in yellow.

Fence/Trees

The fence has been here since the inception of Shermer Place The fence and trees divide us as a neighborhood to whatever is on the other side. We have many types of trees such as large pine trees that have been growing for over 20 years. (see picture) These trees give Beaumont place separation and privacy from whatever is beyond the fence. If you are taking the fence down, and removing the trees, where is our privacy now? I would like to ask, what are your intentions on planting? What type of tress? Spaced how far apart? How tall? Spacing parkway trees out every few feet does not give the residents of Shermer Place separation or privacy from the new community that you are building. These trees will take another 20 years to grow. Residents on Beaumont Place, including myself, bought their home because of privacy and separation, regardless of whether the usage was industrial or new homes.

Parking

We have two “no parking” signs on the south side of the street. There is no way to park on both sides of the street, it is a safety issue. We are very concerned about the parking situation on Beaumont Place. It doesn’t appear that the new community has any parking planned in their blueprint. We have a lot of elderly people and children on Beaumont Place and in the community. Safety is a huge concern with additional people now driving down Beaumont Place and using it as their parking space. As it is, cars are flying around the corner onto Beaumont Place and it is dangerous. Just a few years ago a child was hit on a bike. There isn't room room for parking on both sides of the street and there certainly isn’t room to have two neighborhoods of people parking on one side of the street on Beaumont Place.

Bike Racks

There was no mention of bike racks until last night. If they have to follow village code and include them, then PLEASE make them place racks inside of their community near side walks or green space. Not on Beaumont Place which is in my front yard and on the outside of their community where they have $800k plus townhomes

Thank you for your time,

Stephanie Denenberg
1934 Beaumont Place.

Archived: Thursday, October 9, 2025 8:43:51 AM
From: noreply@civicplus.com
Sent: Wednesday, October 8, 2025 7:14:58 PM
To: Managers Office Public Comments; Kohlstedt, Michaela; Pandey, Swati; McEwan, Amy; Trustees
Subject: Online Form Submittal: Public Comment Form
Sensitivity: Normal

Beware External Email - Think Before You Act

Public Comment Form

The Village Board likes hearing from you and encourages you to provide our board, committees, and commissions with your thoughts and ideas. We make better decisions when you get involved.

Because we know you can't always get to a meeting, we've created a way for you to share your comments with us via this web form. Comments will be delivered to all members of your selected board, committee, or commission if applicable.

Written comments will not be read aloud during a public meeting. If you want to make a 'live' comment, you can do so by attending a meeting and asking to be heard during public comment time.

Thank you for providing your valuable feedback.

(Section Break)

Select the Board, Committee, or Commission you wish to address:	Plan Commission, Planning & Economic Development Committee, Village Board of Trustees
Name	Sally R Stone
Email Address	drsstone@me.com
Address	2010 Plymouth Lane
City	Northbrook
State	IL
Zip Code	60062
Comment:	Dear Elected and Volunteer Officials, I'm a lifelong Northbrook resident, having grown up here since 1958. I returned to Northbrook after university because I love this town.

What endeared me to Northbrook was the small town feeling and open spaces. Today, most of that open space has vanished into developments. This is what I'd like to address in this comment. In particular, there is a planned development at 1825 Shermer Road, which is across the street from my home. I'm a resident of the Northbrook Commons.

Northbrook is a popular residential destination for many because of good schools, convenient commuting, safe neighborhoods, access to diverse shopping experiences both in Northbrook and Glenview, a great park district focused on both restoration and recreation, and a fundamentally good neighbor experience. However, from my perspective, the dense housing developments that have become characteristic of Northbrook in the past five to ten years are eating away at what makes Northbrook a good place to live.

Most of the housing going up over the years were and still are large volume homes replacing the small split levels like the one I grew up in. Some housing that's been built in the past is higher density, but with good setback and plenty of open space and landscaping.

Then came the teardowns on Shermer Road near Waukegan, including a beautiful restored Victorian home, to make way for Gateway. These homes have close to zero setback and little greenery to make up for their towering presence.

Ironically, I once thought Northbrook could be as charming as Long Grove with the restoration of older homes on Shermer near Waukegan, but once Gateway once built, I realized Northbrook was on the road to urban development at the expense of charm and spaciousness.

I understand the need and desire to make money, both for the Village and the developers. But at what cost to the well-being of Northbrook and its residents?

At the Plan Commission meeting on Tuesday, October 7, my thoughts were expressed to varying degrees by myself and others. For example, schools are concerned about rising enrollment from high-density housing developments. Northbrook has great schools. But will they remain great if they face overcrowding?

Our neighbors are concerned about the conflict that will arise over parking in their neighborhood as they are faced with a development that is planning high-density living at the expense of parking (and so much more).

The 1825 Shermer developers are planning to cut down mature trees, which shade our town in its long settlement history.

In the morning and afternoon, I struggle to enter and exit my street at the Northbrook Commons, Plymouth Lane, when commuters come and go, and high school and elementary school are in session. What will happen when 53 homes are built with two-car garages and 53 to 100+ cars are added to the burden of our small-town rush hour, not just daily, but on holidays? Not to mention the pollution.

It's my belief that if our zoning regulations allow for these high-density housing developments to continue to be built in our Northbrook without end, then we need to reassess our zoning

regulations. If we let this continue, our Northbrook will be lost to congestion, and what we love here will have been sacrificed for what? The bottom line? I hope you'll agree that it's just not worth it.

The action I hope you'll take is to deny the development at 1825 Shermer and keep it industrially zoned. However, if a housing development is imminent, then I implore you to require that development in this already crowded Shermer Road corridor to cut their development in half and build a neighborhood with sidewalks, adequate parking, spacious setback, and open space that is more characteristic of the Northbrook we live here for.

Thank you,

Sally Stone, Ed.D.

Email not displaying correctly? View it in your browser.

Northbrook | Glenview
School District 30

Maple | Wescott | Willowbrook

2374 Shermer Road
Northbrook, Illinois 60062

Phone: 847-498-4190
Fax: 847-498-8981

August 5, 2025

Village of Northbrook
Development & Planning Services
c/o Swati Pandey, AICP
1225 Cedar Lane
Northbrook, IL 60062

RE: Response to Johnson Research Group Memorandum - Northbrook Row Development

Dear Village of Northbrook:

Northbrook | Glenview District 30 acknowledges receipt of the Johnson Research Group (JRG) memorandum dated June 30, 2025. While we appreciate their response, it reinforces rather than addresses our concerns about the Northbrook Row development's impact on District 30.

JRG's reliance on 1996 multipliers based on 1990 Census data ignores three decades of educational improvements that have transformed our district into a destination for families seeking exceptional schools. The families attracted to our community today represent a reality not captured by 1990 demographic patterns.

JRG dismisses Sterling Place as "not statistically sufficient," yet it represents our only current, local evidence. Sterling Place generated 33 students versus the projected 15, a 120% underestimation that reflects the reality of families who choose our community for its schools. When similar underestimations occur with Northbrook Row, District 30 expects these actual generation rates to become the standard for evaluating future developments.

Current methodologies focus solely on immediate per-pupil costs while ignoring capacity constraints that force expensive referenda long after developers have left town. Wescott School is already approaching capacity. When enrollment exceeds sustainable levels, taxpayers, not developers, fund the multi-million dollar building expansions needed to accommodate growth.

While District 30 will continue providing exceptional education for all students, our community deserves transparency about development impacts. Each new residential project approved under current methodologies likely means higher taxes for existing residents, overcrowded facilities, and future referenda to address capacity issues created by cumulative development growth.

We respectfully request that this letter become part of the public record regarding Northbrook Row, ensuring our community understands the long-term educational and fiscal consequences of development decisions based on outdated assumptions rather than current realities.

Sincerely,

Emily K. Tammaru, Ed.D
Superintendent
Northbrook | Glenview District 30

cc: Board of Education, Northbrook | Glenview District 30
Nate Wynsma, Lexington Homes
Harold Francke, Meltzer, Purtill & Stelle LLC
Ann Moroney, Johnson Research Group, Inc.

Northbrook | Glenview
School District 30

Maple | Wescott | Willowbrook

2374 Shermer Road
Northbrook, Illinois 60062

Phone: 847-498-4190
Fax: 847-498-8981

May 29, 2025

Village of Northbrook
Development & Planning Services
c/o Swati Pandey, AICP
1225 Cedar Lane
Northbrook, IL 60062

RE: Lexington Homes Proposed New Development

Village of Northbrook:

Northbrook | Glenview District 30 is writing to express our concerns regarding the potential impact of the Lexington Homes development on our public schools. We are particularly concerned about the methodology used to determine financial and enrollment impact of the development on District 30, as well as the impact on facility capacity at Wescott School that would result in the need for future referenda to meet the needs of the expanding enrollment.

A substantial discrepancy has been identified in the financial methodologies utilized to analyze the impact of various developments upon District 30. The study pertaining to Northbrook Row employs a "Residential Property Share" calculation, resulting in a 46.3% reduction in student costs (from $447,858 to $240,382). This methodology generates an artificial positive fiscal impact of $48,102. However, absent this adjustment, the actual fiscal impact would be a negative $159,374 annually ($447,858 in costs versus $288,484 in tax revenue). District 30 has not seen this type of calculation used by previous developers when factoring the financial impact. It is believed that presenting the financial impact in this matter falsely represents to the community and taxpayers that the development would be beneficial to the school district.

Additionally, District 30 strongly feels the enrollment calculation used to calculate new student enrollment grossly underestimates the actual impact. Using the recent Sterling Place development as a reference for predicted to actual new enrollment, there is concrete evidence that the calculation underestimates new student enrollment. Sterling Place is a similar Townhome development with similar-sized units and potential buyers. The developers estimated 15 new school-aged children, but District 30 actually gained 33 new students from the Sterling Place development. This was an underestimate of actual student enrollment by a factor of 2.2. Northbrook Row utilizes identical student multipliers without acknowledging this prior inaccuracy. Should a similar underestimation occur, District 30 may receive 40 students rather than 18, each incurring an approximate cost to the district of $24,881. This scenario would result in actual costs substantially exceeding the projected property tax revenue.

Significant strain upon the resources of Wescott School is anticipated should the proposed development proceed. Concerns extend to spatial constraints, encompassing shared public facilities such as cafeterias, libraries, and gymnasiums, as well as instructional spaces. In order to maintain current class sizes, additional classrooms will be

required. It is our considered opinion that the projected estimate for new students is materially underestimated, especially in light of the precedent established by the Sterling Place development.

A request is hereby made for the Developer to reconsider the financial methodology used. The availability of accurate fiscal impact data is of paramount importance for informed community decision-making. Furthermore, acknowledgment of the prior underestimation of the student generation is requested, along with the suggestion of adjusted calculations based on the empirical experience District 30 has just actualized with the Sterling Place development.

It is imperative that District 30 and the Northbrook community have accurate and timely information to fully assess the impact that the proposed new Lexington Homes development will have on the schools and community. We respectfully request the opportunity for further dialogue on these critical matters.

Sincerely,



Emily K. Tammaru, Ed.D
Superintendent
Northbrook | Glenview District 30

NORTHBROOK
PARK DISTRICT

Joe Doud Administration Building
545 Academy Drive
Northbrook, IL 60062-2426

847-291-2960

nbparks.org

May 28, 2025

Michaela Kohlstedt, AICP
Village of Northbrook
1225 Cedar Lane
Northbrook, IL 60062

Dear Michaela:

I am writing in response to a request for comment on: PCD-24-06 – 1825 Shermer Road – Lexington Townhomes.

Thank you for sharing the application for the proposed development at 1825 Shermer Road. The Board of Commissioners recognizes and supports the Village's goal of encouraging and attracting affordable housing developments while also preserving the community's character and environment.

As the project progresses, the Board is open to considering a potential partial waiver of impact fees for the proposed eight (8) affordable housing units. This consideration is specific to the development at 1825 Shermer Road and its affordable housing opportunities.

Sincerely,

Chris Leiner
Executive Director
Northbrook Park District

Village Board of Trustees Agenda

Sandra "Sandy" Frum Board Room
1225 Cedar Lane Northbrook, IL 60062
Tuesday, February 13, 2024

Village President Kathryn Ciesla called the meeting to order at 7:39 PM

1. **ROLL CALL**

Attendee Name	Title	Status
Kathryn Ciesla	Village President	Present
Robert Israel	Trustee	Absent
Heather Ross	Trustee	Absent
Daniel Pepoon	Trustee	Present
Johannah Hebl	Trustee	Present
Joy Ebhomielen	Trustee	Present
Michelle Kohler	Trustee	Present

2. **PLEDGE OF ALLEGIANCE**

3. **MINUTES APPROVAL**
   A. January 23, 2024 Regular Board Meeting Minutes for Approval

Village President Ciesla read Trustee Israel's comments regarding amending the minutes.

RESULT:	**APPROVED AS AMENDED [4 – 0]**
MOVER:	Johannah Hebl, Trustee
SECONDER:	Dan Pepoon Trustee
AYES:	Hebl, Pepoon, Ebhomielen, Kohler
NAYES:	None
ABSTAIN:	Kathryn Ciesla, President
ABSENT:	Robert Israel, Trustee and Heather Ross, Trustee

4. **PUBLIC COMMENT TIME –** None

5. **MANAGER'S REPORT**

Village Manager Cara Pavlicek reported Village offices will be closed next Monday, due to employee training.
Village Hall will serve as a voting site for the public.
The Village established a donation site in the front of the building to respectfully retire flags.

9. ADMINISTRATION AND FINANCE

A. Motion to approve the transfer an additional $1,000,000 each to the Police and Firefighters' Pension Funds.

Added to Consent Agenda

10. PLANNING AND ECONOMIC DEVELOPMENT

A. Preliminary Review of a Request for Zoning Relief from Lexington Homes LLC for a Proposed 53-Unit Multi-Family Residential Planned Development at 1825 Shermer Road.

Jonathan Mendel, Director of Development and Planning Services, discussed an application submitted by Lexington Homes, LLC, for the property located at 1825 Shermer Road.

The applicant is requesting zoning relief to allow a residential planned unit development of 53 townhomes. He provided a brief overview of the following: the property's history, zoning, and proposed plan. He noted the requested relief/primary issues the Village Board should consider.

Trustee Pepoon asked if private streets are held to the same standards as public streets.

Director Mendel responded yes; public and private streets must comply with the Zoning Code regulations.

Director Mendel clarified the target price points with Trustee Kohler.

President Ciesla read several questions and comments from Trustee Ross.

Director Mendel addressed several written questions from Trustee Ross.

The applicant believes the fee in lieu will suffice for the affordable housing requirement. President Ciesla responded the Village Board would like the applicant to address the questions.

Trustee Hebl favors the rezoning. She expressed concern regarding the following: increased density, private roads, and lack of green space. Furthermore, she has no concerns regarding the parking variation or detention and requested the Architectural Control Commission review the application. Lastly, she suggested scheduling a joint meeting to consider the application.

Trustee Pepoon concurs with Trustee Hebl. Additionally, he spoke on the importance of building affordable housing units and requested the Architectural Control Commission review the application.

Trustee Ebhomielen concurs with her fellow Trustees. She spoke on the importance of building affordable housing units. Also, she requested the applicant increase green space and implement the CAP Plan.

Trustee Kohler concurs with her fellow Trustees. She spoke on the importance of building affordable housing units. Also, she requested information regarding school impacts and parking.

President Ciesla requested the Village evaluate the use of private roads. She favors

Trustee Hebl's comments regarding a joint meeting to consider the application, due to the affordable housing issue.

RESULT:	**MOTION TO HOLD A JOINT MEETING WITH THE PLAN COMMISSION [4 – 0]**
MOVER:	Joy Ebhomielen, Trustee
SECONDER:	Dan Pepoon, Trustee
AYES:	Hebl, Pepoon, Ebhomielen, Kohler
NAYES:	None
ABSTAIN:	Kathryn Ciesla, President
ABSENT:	Robert Israel, Trustee and Heather Ross, Trustee

11. COMMUNITY AND SUSTAINABILITY

A. January 23, 2024 Community and Sustainability Meeting Minutes for Approval

Not enough members of the Community and Sustainability Committee were present

12. PUBLIC WORKS AND FACILITIES – None

13. PUBLIC SAFETY – None

14. COMMUNICATIONS AND OUTREACH – None

15. REMARKS FOR THE GOOD OF THE ORDER – None

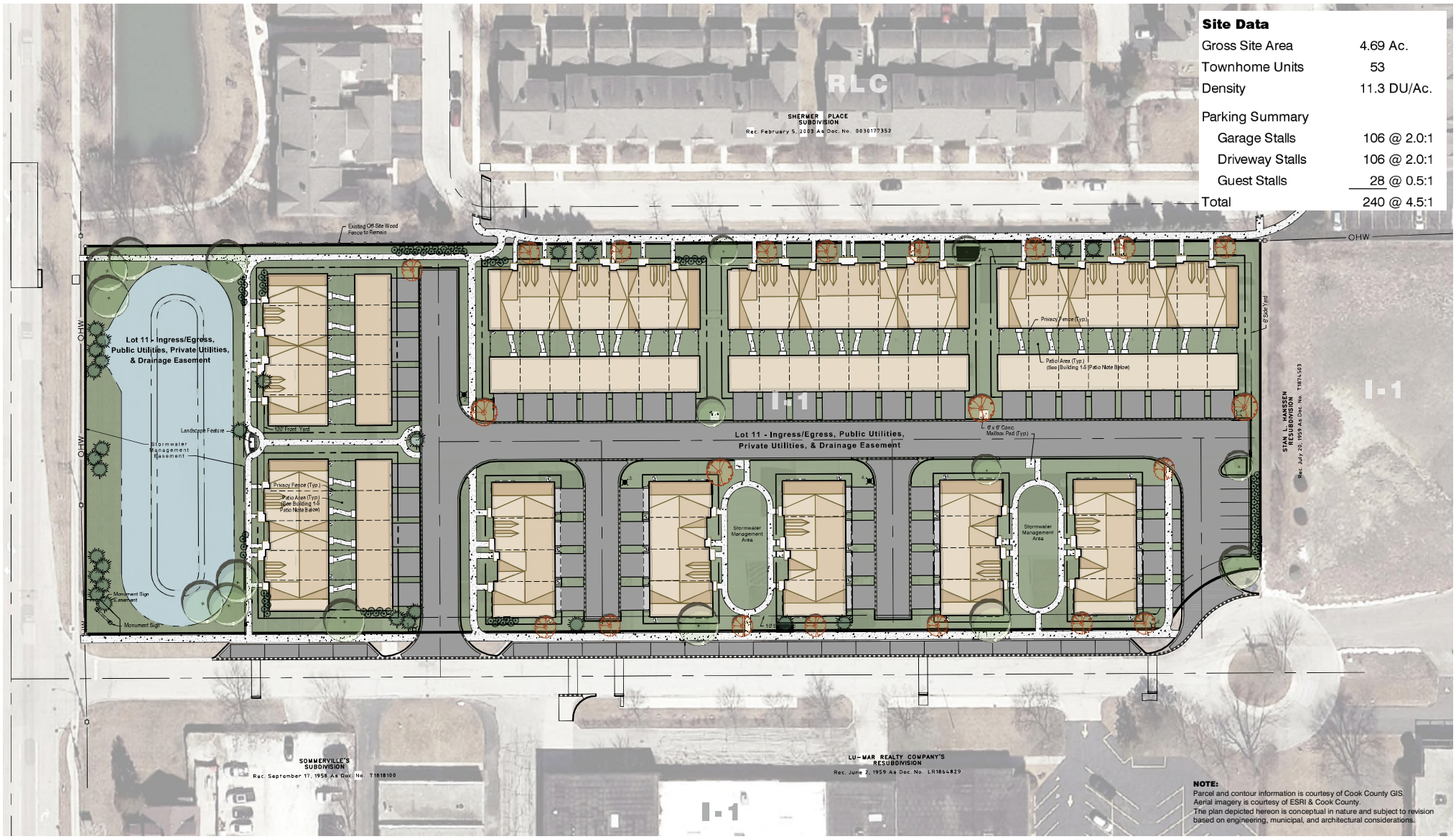
16. CLOSED SESSION

President Cielsa led the Board of Trustees into a Closed Session pursuant to 5 ILCS 120/2(a) to discuss agenda items regarding security procedures and minutes review. These agenda items are permitted subjects to be considered in Closed Session and are enumerated exceptions under the Open Meetings Act, with the exceptions being 5 ILCS 120/2(a) c(8) and c(21).

RESULT:	**APPROVED [4 – 0]**
MOVER:	Johannah Hebl, Trustee
SECONDER:	Michelle Kohler, Trustee
AYES:	Hebl, Pepoon, Ebhomielen, Kohler
NAYES:	None
ABSTAIN:	Kathryn Ciesla, President
ABSENT:	Robert Israel, Trustee and Heather Ross, Trustee

17. ADJOURN

RESULT:	**ADJOURN AT 8:52 P.M. [4 TO 0]**
MOVER:	Dan Pepoon, Trustee
SECONDER:	Joy Ebhomielen, Trustee
AYES:	Hebl, Pepoon, Ebhomielen, Kohler
NAYES:	None
ABSTAIN:	Kathryn Ciesla, President
ABSENT:	Robert Israel, Trustee and Heather Ross, Trustee



Site Data

Gross Site Area	4.69 Ac.
Townhome Units	53
Density	11.3 DU/Ac.
Parking Summary	
Garage Stalls	106 @ 2.0:1
Driveway Stalls	106 @ 2.0:1
Guest Stalls	28 @ 0.5:1
Total	240 @ 4.5:1

NOTE:
Parcel and contour information is courtesy of Cook County GIS.
Aerial imagery is courtesy of ESRI & Cook County.
The plan depicted hereon is conceptual in nature and subject to revision based on engineering, municipal, and architectural considerations.

NORTH
0 60
Scale: 1" = 60'

No.	Date	Revision

PRELIMINARY PD SITE PLAN
NORTHBROOK ROW

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152 www.HaegerEngineering.com

Project Manager:	TAS
Engineer:	PAC
Date:	2-8-2023
Project No.	20-122
Sheet	1 / 1

P:\2020\20122\Drawings\Preliminary\20122-Colorized SP.dwg | Nov 20, 2023 - 9:21am | jesus-b

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Village of
Northbrook

FORMAL APPLICATION – ZONING & SUBDIVISION RELIEF**

Prior to submitting this formal application, the matter must first be reviewed as a preliminary application by the Village Board of Trustees. If the Board has not yet reviewed your preliminary application, please contact the Department of Development & Planning Services to learn what is required. The following materials are the minimum required for the processing of a formal application by the Village of Northbrook's Plan Commission and Board of Trustees. A public hearing or public meeting for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. If you have questions regarding the completion of this application please contact the Development & Planning Services Department at 847-664-4050.
Applications for zoning relief from the Zoning Board of Appeals must use a different application form.

The initial submittal MUST contain:

- ☐ **8 collated copies of complete sets** of all application materials, including the application form, required attachments, and folded full size plat/plan sheets
- ☐ **1 electronic version (PDF)** of ALL application materials **(refer to application section regarding instructions).**

Applicant Information

Legal Name
1825 Shermer Road LLC
Company c/o Lexington Homes
Address 1731 N. Marcy St.
City, State, Zip Chicago, IL 60614
[redacted]

Primary Contact Person

Name Nate Wynsma
Company Lexington Homes
Address 1731 N. Marcy St.
City, State, Zip Chicago, IL 60614
[redacted]

Consultants *(as applicable)*

Attorney

Name Harold W. Francke
Company Meltzer, Purtill & Stelle LLC
Address 1515 Woodfield Rd., Ste. 250
City, State, Zip Schaumburg, IL 60173
[redacted]

Architect/Planner

Name Jeff Mulcrone
Company BSB Design, Inc. - Chicago
Address 1540 E. Dundee Rd., Ste. 310
City, State, Zip Palatine, IL 60074
[redacted]

Civil Engineer

Name Todd A. Shaffer
Company Haeger Engineering
Address 100 E. State Pkwy
City, State, Zip Schaumburg, IL 60173
[redacted]

Other

Name Sharon L. Dickson (Landscape Architect)
Company Dickson Design Studio
Address 526 Skyline Dr.
City, State, Zip Algonquin, IL 60102
[redacted]

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

Site Location/Address: Northeast corner of Shermer Road and Stanley Street / 1825 N. Shermer Road

Property Index Numbers: 04-15-102-002 and 04-15-102-003

Size of Property: 4.69Acres (square feet/acres)

Size of Building Space, if applicable: N/A (square feet)

Comprehensive Plan Land Use Designation[1]:

Current Zoning: I-1 Restricted Industrial District

Current Use of the Property: Vacant

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

Requested Action(s) *(check all that are applicable)*

- ☐ Comprehensive Plan Amendment
- ☐ Annexation (*separate form required*)
- ☑ Rezoning from I-1 to RLC
- ☑ Special Permit for Planned Development; Special Permit for Townhomes
- ☐ Renewal of Special Permit Ord. No. _____
- ☐ Amendment to Existing Special Permit
  Ord. No. _____
- ☑ Site Plan Approval
- ☐ Zoning Code Text Amendment
- ☑ Zoning Variation (in conjunction with other relief) for yards and parking
- ☑ Planned Development - Concept Plan
- ☐ Planned Development - Final Plan
- ☑ Subdivision - Tentative Plat
- ☐ Subdivision - Final Plat
- ☑ Subdivision - Variations/Waiver for private street and waiver of existing overhead burial requirement
- ☐ Exception for _____ ☐
- Other _____

☑ **Plat of Survey & Parcel Legal Description(s)**

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

☑ **Conformity with Comprehensive Plan--See Exhibit A**

Include a written statement explaining the conformity, or lack of conformity, of the approval being requested to the Village's Official Comprehensive Plan and Official Map. Where the approval being requested does not conform to the Official Comprehensive Plan or Official Map, provide reasons justifying the requested approval.

See Exhibit A

☑ **Surrounding Property Owners Addresses**

Please attach the names and mailing addresses of all property owners of record (not tenants) within 250 feet of the property, excluding public rights-of-way, based on current County tax records. See page10 of this document for instructions on how to obtain the addresses.

[1] As found on the Village website www.northbrook.il.us/Government/Departments/Planning/GIS/index.php

Site Ownership and Control

Current Property Owner Information

Legal Name: 1825 Shermer Road LLC
Primary Contact: Nate Wynsma
Address 1731 N. Marcy St.
City, State, Zip Chicago, IL 60614
[redacted]

Proposed Property Owner Information

Legal Name: 1825 Shermer Road LLC
Primary Contact: Nate Wynsma
Address 1731 N. Marcy St.
City, State, Zip Chicago, IL 60614
[redacted]

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

- ☐ Deed
- ☑ Title Policy or Title Commitment ***(Required for Subdivision Applications & Plats of Consolidation Applications)***
- ☐ Certified Copy of Trust Agreement OR a simple Affidavit Identifying Trust Beneficiaries

☐ **Complete Attachment A, listing all individuals/entities that have a beneficial interest in the legal entity that currently owns the property**

☐ **Complete Attachment B, listing all individuals/entities that have a beneficial interest in the legal entity that is proposed to own the property upon receiving necessary approvals.**

Applicants Involvement with the Property

If the Applicant does not own the property, please also provide documentation showing the applicant's interest in the property *(Check which document is attached. The dollar amounts in documents may be blacked-out)*:

- ☑ Owner (see the previous box)
- ☐ Real Estate Contract
- ☐ Lease
- ☐ Other _____

☐ **Complete Attachment C, listing all individuals/entities that have a beneficial interest in the legal entity that is the Applicant.**

Additional Required Attachment(s)

Submit all relevant attachments specified in the below worksheet(s) that correspond with your application request(s) selected on page two of this application; the worksheets can be found on the Village of Northbrook website www.northbrook.il.us, as well as in the Community Planning Department in the Village Hall. *(Check all that are applicable)*

- ☐ Comprehensive Plan Amendment Worksheet
- ☐ Annexation Worksheet
- ☑ Rezoning Worksheet
- ☑ Special Permit Worksheet
- ☑ Site Plan Approval Worksheet
- ☐ Zoning Code Text Amendment Worksheet
- ☑ Zoning Variation Worksheet
- ☑ Planned Development Worksheet- Concept Plan
- ☐ Planned Development Worksheet- Final Plan
- ☑ Subdivision Worksheet – Tentative Plat
- ☐ Subdivision Worksheet - Final Plat
- ☐ Subdivision Worksheet - Variations/Waiver
- ☐ Zoning Exception Worksheet
- ☐ Condominium Conversion Worksheet

☐ Plat of Consolidation Worksheet

Filing Fees

All applications require payment of a non-refundable fee, as well as additional funds that are held in escrow to off-set anticipated recoverable expenses. Please attach a check with your application and indicate below the amount of the fee submitted. A copy of the fee schedule is attached to the application form.

$_____ Amount of Non-Refundable Fee

$_____ Amount of Escrow

$_____ Total Application Fee (Non-Refundable Fee plus Escrow)

The escrow covers such items as Village attorney time (currently billing at approx. $400.00 per hour), public notice expenses, public meetings ($50.00 per mtg), & staff review time. If these expenses exceed the initial escrow deposit, the applicant is responsible for additional payment to the Village prior to completing approval process. If the expenses are less than the escrow deposit, the applicant will be issued a refund.

Northbrook Ethics Code *(potential conflicts of interest)*
On a separate sheet of paper list the name, address, nature, and extent of any current or potential interest that any Village officer or employee may have in, or with respect to the owner, the applicant, or the property. **If none, check here:** ____
(For more information, see Sections 2-71 through 2-85 of the Northbrook Municipal Code located on our website, or pick-up a copy of the Northbrook Ethics Code booklet in the Development & Planning Services Department at the Village Hall)

Repeat Application

Has any other application for this property been submitted to the Village and denied within the last two years?
____ yes __x__ no (check one)
If yes, attach a statement of the grounds justifying reconsideration (See Zoning Code Sec. 11-302).

Applicant/Owner Acknowledgments

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

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

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

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

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

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

Signature of Applicant: _____ **Date** _____
Print Name & Title: Nate Wynsma, duly authorized agent
Signatures of Property Owner(s): _____ **Date** _____
Print Name & Title: same **Property Address:** _____
****If more than one applicant or property owner, please copy this page and have additional applicants/property owners sign form.**

Note: Village review and approval of rezoning, special permit, and subdivision applications may be dependent upon the Applicant first receiving necessary approvals from State and County regulatory agencies such as, but not limited to, the Illinois Department of Transportation, Illinois Environmental Protection Agency, the Metropolitan Water Reclamation District of Greater Chicago, & the Cook County Highway Department.

ATTACHMENT A: Current Property Owner – Beneficial Interest

Please check which of the following describes the current property owner's beneficial interest in the property and complete this sheet as instructed for each type of beneficial interest:

☐ Corporation	If **current property owner** is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
☑ Partnership or LLC	If **current property owner** is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
☐ Trust	If **current property owner** is a trust, please provide the trust number _____ and name and address of the Trustee _____ _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the **current property owner** in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: Ronald J. Benach Trust (100%)
Address: c/o Lexington Homes
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

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Village of
Northbrook

REZONING & ZONING MAP WORKSHEET

In addition to submitting the *Formal Application* form for a rezoning request, also known as a zoning map amendment, the Applicant must include the following information with your application. A Plan Commission public hearing for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. All of the required application materials must be submitted to the Department of Development & Planning Services.

The initial submittal MUST contain:

- ❑ **7 collated copies of complete sets** of all application materials including the application form, required attachments, and folded full size plat/plan sheets
- ❑ **1 electronic version (PDF)** of all application materials submitted in a format as described on the last page of the Formal Application form.

REQUIRED MATERIALS FOR SUBMISSION

- ❑ **Specify Current Zoning District(s)**: I-1
- ❑ **Specify Requested Zoning District(s)**: RLC
- ❑ **Statement of Justification**

A written statement of need for the requested rezoning and zoning map amendment is required. The statement of justification shall address the following factors as outlined in Subsection 11-301 E of the Zoning Code. The staff, Plan Commission and Board of Trustees will use these standards in making a determination whether or not the proposed rezoning is appropriate. Please complete the below form (use additional paper if needed) and submit this form with the formal application.

a) The existing uses and zoning classifications of properties in the vicinity of the subject property.

See Exhibit "A"

b) The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present plan designation or zoning classification.

See Exhibit "A"

c) The extent to which the value of the subject property is diminished by the existing plan designation or zoning classification applicable to it.

See Exhibit "A"

d) The extent to which such diminution in value is offset by an increase in the public health, safety and welfare.

See Exhibit "A"

e) The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

See Exhibit "A"

OVER→

f) The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.

See Exhibit "A"

g) The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

See Exhibit "A"

h) The suitability of the subject property for uses permitted or permissible under its present plan designation and zoning classification.

See Exhibit "A"

i) The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.

See Exhibit "A"

j) The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under its present plan designation and zoning classification.

See Exhibit "A"

k) The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

See Exhibit "A"

l) The community need for the proposed map amendment and for the uses and development it would allow.

See Exhibit "A"

EXHIBIT "A"

NORTHBROOK ROW/LEXINGTON HOMES
Rezoning & Zoning Map Worksheet
Statement of Justification

(a) *The existing uses and zoning classifications in properties in the vicinity of the subject property*.

North: Shermer Place Residential Community/RLC Residential and Limited Commercial District

East: Metra train tracks, Anetsberger Golf Course, and Techny Prairie Activity Center/OS Open Space District, IB Institutional Building District, and ICS Institutional and Commercial Services District

South: Townhome, office and retail uses/R-8 Multiple Family Residential District; IB Institutional Building District, and O-2 Limited Office District

West of Shermer Road: Single-family homes and fire station/R-2 Single Family Residential District, IB Institutional Building District and R-7 Single Family Residential District.

(b) The trend of development in the vicinity of the subject property, including changes, if any in such trend since the subject property was placed in its present plan designation or zoning classification.

The trend of development in the vicinity of the subject property has changed dramatically since the property was zoned in an industrial zoning district classification. The Shermer Place residential development situated to the north of the subject property was constructed many years ago. Since then, M/I Homes has constructed the 84-unit Sterling Place townhome development just south of the subject property, and Lennar Residential Communities has been approved to construct a mixed-use development, containing both multi-family residential and commercial uses, on the former Grainger property situated north of Shermer Place on a parcel previously zoned in the I-1 Restricted Industrial District.

In addition, since the subject property was zoned for industrial use, the Village has amended its Comprehensive Plan to designate the property as being appropriate for Major Corridor Multi-Use and to locate the property in the South Shermer Road Corridor. Multiple goals and objectives for new development in the South Shermer Road Corridor will be furthered by Lexington Homes proposed development of the property.

(c) The extent to which the value of the subject property is diminished by the existing plan designation or zoning classification applicable to it.

The value of the subject property is significantly diminished by the existing I-1Restricted Industrial zoning district classification as market forces now support a residential use of the property as its highest and best use.

(d) The extent to which such diminution in value is offset by an increase in the public health, safety and welfare.

The aforesaid diminution in value and the current status of the subject property as a vacant parcel does nothing to increase the public health, safety and welfare of either the Village and its residents or other affected taxing jurisdictions, such as local school and park districts. On the other hand, the development of the subject property in the manner being proposed will increase the public health, safety and welfare of both the Village and its residents and those other taxing jurisdictions.

(e) The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

The use and enjoyment of adjacent properties would be enhanced if the proposed rezoning request was approved as its approval would lead to the construction of a new attached single-family home community with beautiful streetscape improvements on an abutting parcel of land which currently stands vacant, new sidewalk improvements which will improve pedestrian mobility in the neighborhood, and new on-site and off-site stormwater management improvements which will help reduce the risks of flooding in the neighborhood.

(f) The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.

The value of the adjacent properties would be positively affected by the proposed rezoning amendment as it would eliminate the possibility of a new industrial use being established in a part of the Village that has significantly transformed over time to benefit the Village, generally, and downtown Northbrook, in particular.

(g) The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

The properties adjacent to the subject property have already been substantially developed. The future orderly development of adjacent properties would be enhanced by the proposed rezoning amendment as it would eliminate the uncertainty surrounding the potential use and development of an adjacent parcel that is currently vacant and zoned in the I-1 Restricted Industrial District.

(h) The suitability of the subject property for uses permitted or permissible under its present plan designation and zoning classification.

The subject property is not suited for its current zoning classification based upon its proximity to adjacent residential properties and the Village's intended development of the South Shermer Road Corridor, as set forth in the Comprehensive Plan.

(i) The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.

The applicant has submitted a Traffic Impact Study prepared by KLOA, Inc. which concludes traffic conditions in the immediate vicinity of the subject property would not be adversely affected by the construction and occupancy of the proposed Northbrook Row community.

(j) The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under its present plan designation and zoning classification.

Adequate utilities and essential public services exist to serve the subject property, both as it is presently zoned and as it is proposed to be developed by Lexington Homes.

(k) The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

The industrial building that previously existed on the subject property had been vacant for a significant period of time prior to Lexington Homes' acquisition of the property in May, 2021. After it acquired the property, Lexington demolished that building. The property has remained vacant ever since.

(l) The community need for the proposed map amendment and for the uses and development it would allow

The recent success of the Sterling Place townhome community confirms that there is a significant demand for high quality, appropriately priced townhome residences in the community, especially those that are situated in close proximity to downtown Northbrook. The construction and occupancy of the proposed Northbrook Row community would benefit businesses in downtown Northbrook.

Village of
Northbrook

PLANNED DEVELOPMENT CONCEPT PLAN WORKSHEET

In addition to submitting the *Formal Application* form for a planned development concept plan approval application, the Applicant must include the following information with your application. A Plan Commission public hearing for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. All of the required application materials must be submitted to the Community Planning Department.

The initial submittal MUST contain:

- ❑ **7 collated copies of complete sets** of all application materials including the application form, required attachments, and folded full size plat/plan sheets
- ❑ **1 electronic version (PDF)** of all application materials submitted in a format as described on the last page of the Formal Application form.

This worksheet summarizes the planned development concept plan requirements of the Northbrook Zoning Code. An applicant is responsible for referring to the Northbrook Zoning Code and other Village Codes to ensure that the application is complete and in compliance with all regulations.

REQUIRED MATERIALS FOR SUBMISSION

❑ **Development Name**
Select a name which is unique to the Northbrook area for identification purposes: Northbrook Row

❑ **Map Depicting the Municipal & Special District Boundaries where adjacent to or within the Subject Property**

❑ **Written Statement – Project Description: See accompanying Project Description**
Attach a written statement explaining a general description of the proposed planned development, the planning objectives to be achieved by it, including the rationales and assumptions of the applicant supporting the proposed planned development, and the market it is intended to serve. Also explain how the proposed planned development is to be designed, arranged and operated so as not to adversely affect the development and use of neighboring property in accordance with applicable regulations of this Code.

The written statement must also include an outline of the Applicant's intent with respect to ownership, sale, and leasing of the various completed units, structures, spaces, and areas within the proposed development.

The statement must also include a development schedule for the phases of development that will occur. This schedule must include an approximated start and completion date for all phases of the proposed development.

Lastly the written statement must identify existing natural and environmental resources and features on the subject property, including its topography, vegetation, soils, geology, and scenic view, and the impact of the proposed planned development on such resources and features, including proposals to preserve or protect such resources and features.

Schematic Graphic Depiction of Proposed Plan

- ❑ Submit schematic graphic drawings, drawn to scale, of the proposed site plan depicting the below items:
  - Public and/or Private rights-of-way on or adjacent to the Subject Property
  - Proposed dimensions and locations of vehicular and pedestrian circulation and parking elements
  - Public and private open space
  - Residential, commercial, office, and/or industrial and other land use designation locations
  - General location and purpose of all easements
- ❑ Submit Preliminary Engineering Plans depicting the adequacy of the existing and proposed sanitary sewer, storm sewer, and water distribution systems
- ❑ Submit soft-line architectural elevations indicating the general style of architecture and typical building materials.

❑ Tax Impact Study

The Tax Impact Study should indicate the possible tax consequences and/or benefits the proposed planned development will have upon the Village of Northbrook and other affected taxing bodies.

❑ Traffic & Transit Study

The Traffic Study must include a list of new street construction and traffic control improvements necessary to accommodate the estimated increase in traffic and traffic related problems occasioned by the proposed development, as well as a statement of the Applicant's proposals for providing those needed improvements.

Natural and Environmental Resources and Features

- ❑ Copy of an application for Natural Resource Assessment to the North Cook County Soil and Water Conservation District *(this is solely for parcels over 2 acres in size)*
- ❑ Written description of natural and environmental resources and features on the subject property including its topography, vegetation, soils, geology, and scenic view, and the impact of the proposed planned development on such resources and features, including proposals to preserve or protect such resources. This includes providing a Tree Survey for the existing conditions.

❑ Detailed Financial Assurance – Financing Plan

Submit a detailed description of the financial assurances to be presented to guarantee completion of all public improvements and private open space to be provided in connection with the proposed planned development. The Applicant must also submit evidence of the financing plan proposed to use to complete the proposed development (an applicant's prior success in completing projects of similar scope may be offered in support of this requirement).

❑ Tentative Plat of Subdivision Worksheet (if required)

❑ Special Permit Worksheet

❑ Statements of Justification Satisfying the Standards for a Planned Development

In addition to submitting a statement of justification for the special permit associated with the Planned Development, all applicants must submit additional responses to ALL of the below listed items. The responses must be submitted on an additional sheet of paper with as detailed answers as possible.

a) **Unified Ownership Required.** The entire property proposed for planned development treatment shall be in single ownership or under such unified control as to ensure that the entire property will be developed as a unified whole. All owners of the property shall be included as joint applicants on all applications and all approvals shall bind all owners. The violation of any owner as to any tract shall be deemed a violation as to all owners and all tracts.

b) **Minimum Area.** The district regulations of this Code establishing standards for particular types of planned development specify the minimum area required for same planned development. In addition to meeting that specific standard, or where no specific standard is set, the applicant shall have the burden of establishing that the subject property is of sufficient size and shape to be planned and developed as a unified whole capable of meeting the objectives for which planned developments may be established pursuant to this Section.

c) **Covenants and Restrictions to be Enforceable by Village.** All covenants, deed restrictions, easements and similar restrictions to be recorded in connection with the planned development shall provide that they may not be modified, removed or released without the express consent of the Board of Trustees and that they may be enforced by the Village as well as by future landowners within the proposed development.

d) **Public Open Space and Contributions.** Whenever the Official Comprehensive Plan or Official Map indicates that development of a planned development will create a need for land for public purposes of the Village within the proposed planned development, the Board of Trustees may require that such area be designated and to the extent such need is specifically and uniquely attributable to the proposed development, dedicated to the Village for such use. In addition, the Board of Trustees may require evidence that all requirements of Village ordinances pertaining to the dedication of land or the contribution of cash in connection with subdivisions or developments of land have been met as respects the proposed planned development.

e) **Common Open Space.**

(1) Amount, Location and Use. The failure of a planned development to provide common open space shall be considered to be an indication that it has not satisfied the objectives for which such developments may be approved pursuant to this Code. When common open space is provided in a planned development, the amount and location of such open space shall be consistent with its intended function as set forth in the application and planned development plans. No such open space shall be used for the construction of any structure or improvement except such structures and improvements as may be approved in the Final Plan as appropriate to the intended leisure and recreational uses for which such open space is intended.

(2) Preservation. Adequate safeguards, including recorded covenants or dedication of development rights, shall be provided to prevent the subsequent use of common open space for any use, structure, improvement or development other than that shown on the approved Final Plan. The restrictions must be permanent and not for a given period of years and must run with the land.

(3) Ownership and Maintenance. The Final Plan shall include such provisions for the ownership and maintenance of such open space and improvements as are reasonably necessary to ensure their continuity, care, conservation, maintenance and operation in accordance with predetermined standards and to ensure that remedial measures will be available to the Village if such open space or improvements are permitted to deteriorate or are not maintained in a condition consistent with the best interests of the planned development or the Village.

(4) Property Owners' Association. When the requirements of the preceding Subparagraph are to be satisfied by the ownership or maintenance of such open space or improvements by a property owners' association, such association shall meet each of the following standards:

(i) The by-laws and rules of the association and all declarations, covenants and restrictions to be recorded must be approved as part of the Detailed Plan prior to becoming effective. Each such document shall provide that it shall not be amended in any manner that would result in it being in violation of the requirements of this Subparagraph.

(ii) The association must be established and all covenants and restrictions recorded prior to the sale of any property within the area of the planned development designated to have the exclusive use of the proposed open space or improvements.

(iii) The association must be responsible for casualty and liability insurance, taxes, and the maintenance of the open space and improvements to be deeded to it.

(iv) Membership in the association must be mandatory for each property owner, and any successive owner, having a right to the use or enjoyment of such open space or improvements.

(v) Every property having a right to the use or enjoyment of such open space or improvements

must pay its pro rata share of the cost of the association by means of an assessment to be levied by the association that meets the requirements for becoming a lien on the property in accordance with statutes of the State of Illinois.

(vi) The association must have the right to adjust the assessment to meet changed needs. The membership vote required to authorize such adjustment shall not be fixed at more than 51 percent of the members voting on the issue.

(vii) The Village must be given the right to enforce the covenants.

(viii) The Village must be given the right, after ten days' written notice to the association, to perform any maintenance or repair work that the association has neglected to perform, to assess the membership for such work and to have a lien against the property of any member failing to pay such assessment. For this purpose alone, the Village shall have all the rights and powers of the association and its governing body under the agreements and declarations creating the association.

f) **Landscaping and Perimeter Treatment.** Any area of a planned development not used for structures or circulation elements shall be landscaped or otherwise improved. The perimeter of the planned development shall be treated so as to ensure compatibility with surrounding uses by means such as provision of compatible uses and structures; setbacks; screening; or natural or manmade buffers. Every planned development shall provide a perimeter landscaped open space along each of its boundaries; each such open space shall have a minimum depth equal to the minimum applicable yard required in the district in which it is located.

g) **Private Streets.** Private streets shall be permitted in a planned development provided that:

(1) Said streets shall be treated as public streets and rights of way for purposes of all setbacks, yards and calculations under this Code.

(2) Said streets shall be owned and maintained by a property owners' association meeting the requirements set forth in Subparagraph E2(e)(4) above; and

(3) A covenant shall be recorded against the subject property acknowledging that the Village shall at no time be under any obligation to provide maintenance for or accept dedication of said streets.

h) **Utilities.** All utility lines shall be installed underground.

Where district regulations authorizing a planned development use in a particular district impose additional standards, a special permit for such development shall not be granted unless the applicant establishes compliance with such standards.

COMPLIANCE WITH VILLAGE REGULATIONS

All applications will be reviewed to determine compliance with the following Village codes and regulations:

- Zoning Code
- Subdivision & Development Code
- Standards and Specifications Manual
- Tree Protection and Tree Preservation Ordinance
- Restrictive Covenants
- Development Agreements
- All other applicable Village codes and regulations

The applicant is responsible for ensuring a submitted application includes all of the necessary submittal requirements and meets all applicable standards and requirements of the Village codes.

Village Departments Involved with the Review of Community Planning Applications

- Development & Planning Services
- Fire
- Police
- Public Works and Engineering
- Village Attorney

EXHIBIT "A" TO
PLANNED DEVELOPMENT CONCEPT PLAN WORKSHEET

NORTHBROOK ROW/LEXINGTON HOMES

Statements of Justification Satisfying the Standards for a Planned Development

1825 Shermer Road LLC, an Illinois limited liability company ("Applicant"), by and through Lexington Homes, makes the following statements in support of the conclusion that its request for planned development concept plan approval for the Northbrook Row residential community satisfies the standards for a planned development:

a) **Unified Ownership Required**. The entire property proposed for planned development treatment shall be in single ownership or under such unified control as to ensure that the entire property will be developed as a unified whole. All owners of the property shall be included as joint applicants on all applications and all approvals shall bind all owners. The violation of any owner as to any tract shall be deemed a violation as to all owners and all tracts.

Response: The entirety of the property is owned by Applicant.

b) **Minimum Area**. The district regulations of this Code establishing standards for particular types of planned development specify the minimum area required for same planned development. In addition to meeting that specific standard, or where no specific standard is set, the applicant shall have the burden of establishing that the subject property is of sufficient size and shape to be planned and developed as a unified whole capable of meeting the objectives for which planned developments may be established pursuant to this Section.

Response: The subject property has a gross area of approximately 4.69 acres (204,296 square feet), which meets the minimum area required for the proposed planned development (100,000 square feet). The subject property is of sufficient size and shape to be planned and developed as a unified whole capable of meeting the following objectives for which planned developments may be established:

1. Creation of a more desirable environment than would be possible through strict application of other Village land use regulations.
2. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities.
3. Combination and coordination of architectural styles, building forms, and building relationships.
4. Encouragement of land uses that promote the public health, safety and general welfare.

c) **Covenants and Restrictions to be Enforceable by Village**. All covenants, deed restrictions, easements and similar restrictions to be recorded in connection with the planned development shall provide that they may not be modified, removed or released without the express consent of the Board of Trustees and that they may be enforced by the Village as well as by future landowners within the proposed development.

Response: All covenants, deed restrictions, easements and similar restrictions to be recorded in connection with the Northbrook Row planned development will provide that they may not be modified, removed or released without the express consent of

the Board of Trustees and that they may be enforced by the Village as well as by future landowners within the proposed Northbrook Row planned development.

d) **Public Open Space and Contributions**. Whenever the Official Comprehensive Plan or Official Map indicates that development of a planned development will create a need for land for public purposes of the Village within the proposed planned development, the Board of Trustees may require that such area be designated and to the extent such need is specifically and uniquely attributable to the proposed development, dedicated to the Village for such use. In addition, the Board of Trustees may require evidence that all requirements of Village ordinances pertaining to the dedication of land or the contribution of cash in connection with subdivisions or developments of land have been met as respects the proposed planned development.

Response: Applicant, in its construction of the Northbrook Row planned development, will be satisfying all requirements of Village ordinances pertaining to the dedication of land or the contribution of cash in connection with the subdivision or development of land.

e) **Common Open Space**.

(1) Amount, Location and Use. The failure of a planned development to provide common open space shall be considered to be an indication that it has not satisfied the objectives for which such developments may be approved pursuant to this Code. When common open space is provided in a planned development, the amount and location of such open space shall be consistent with its intended function as set forth in the application and planned development plans. No such open space shall be used for the construction of any structure or improvement except such structures and improvements as may be approved in the Final Plan as appropriate to the intended leisure and recreational uses for which such open space is intended.

Response:

1. *The plans for Northbrook Row provide for common open space, as identified on the Open Space Exhibit prepared by Haeger Engineering dated February 26, 2024, which accompanies Applicant's application to the Village. As can be seen, the amount of open space to be provided has been increased in response to comments made by the Board of Trustees at the first preliminary review meeting, which occurred in January 2022.*
2. *Adequate safeguards for provided common open space will be provided in the Northbrook Row Declaration.*
3. *The Final Plans and the Northbrook Row Declaration will reflect the ownership and maintenance of all improvements that will be constructed in provided common open space.*

(2) Preservation. Adequate safeguards, including recorded covenants or dedication of development rights, shall be provided to prevent the subsequent use of common open space for any use, structure, improvement or development other than that shown on the approved Final Plans. The restrictions must be permanent and not for a given period of years and must run with the land.

Response: Adequate safeguards to prevent the subsequent use of common open space for any use, structure, improvement or development other than that which is shown on the approved Final Plans for Northbrook Row will be included in the Northbrook Row Declaration.

(3) Ownership and Maintenance. The Final Plan shall include such provisions for the ownership and maintenance of such open space and improvements as are reasonably necessary to ensure their continuity, care, conservation, maintenance and operation in accordance with predetermined standards and to ensure that remedial measures will be available to the Village if such open space or improvements are permitted to deteriorate or are not maintained in a condition consistent with the best interests of the planned development or the Village.

Response: The provisions noted above will be included in the Northbrook Row Declaration.

(4) Property Owners' Association. When the requirements of the preceding Subparagraph are to be satisfied by the ownership or maintenance of such open space or improvements by a property owners' association, such association shall meet each of the following standards:

(i) The by-laws and rules of the association and all declarations, covenants and restrictions to be recorded must be approved as part of the Detailed Plan prior to becoming effective. Each such document shall provide that it shall not be amended in any manner that would result in it being in violation of the requirements of this Subparagraph.

Response: The operating agreement (by-laws) is attached as Exhibit C to the Declaration for Northbrook Row. Section 10.02 of the Declaration provides that no amendment to the Declaration which affects the rights of the Village shall be effective unless the Village has given its prior written consent thereto.

(ii) The association must be established and all covenants and restrictions recorded prior to the sale of any property within the area of the planned development designated to have the exclusive use of the proposed open space or improvements.

Response: The association will be established, and the Declaration recorded, prior to the conveyance of the first dwelling unit in the subdivision.

(iii) The association must be responsible for casualty and liability insurance, taxes, and the maintenance of the open space and improvements to be deeded to it.

Response: The association is obligated to maintain casualty and liability insurance with respect to common area/open space owned by the association, and improvements located thereon, pursuant to Article Four of the Declaration. Pursuant to Section 2.16 of the Declaration, the Declarant is responsible for tax bills levied against common area until the date such common area is made subject to the Declaration, and the association is responsible for any and all future tax bills levied with respect to common area. The association is responsible for maintaining all common areas/open space pursuant to Section 3.02 of the Declaration.

(iv) Membership in the association must be mandatory for each property owner, and any successive owner, having a right to the use or enjoyment of such open space or improvements.

Response: Membership in the association is mandatory for each owner pursuant to Section 5.02 of the Declaration. Each owner has the right to use and enjoy the common area/open space, and such right passes with title to every townhome unit, pursuant to Section 2.06 of the Declaration.

(v) Every property having a right to the use or enjoyment of such open space or improvements must pay its pro rata share of the cost of the association by means of an assessment to be levied by the association that meets the requirements for becoming a lien on the property in accordance with statutes of the State of Illinois.

Response: Pursuant to Sections 6.02, 6.08, and 7.01 of the Declaration, each owner of a dwelling unit, by acceptance of a deed thereto, is deemed to covenant and agree to pay the association an equal share of the common expenses incurred by the association, and such amount will be a continuing lien on upon the owner's dwelling unit until paid.

(vi) The association must have the right to adjust the assessment to meet changed needs. The membership vote required to authorize such adjustment shall not be fixed at more than 51 percent of the members voting on the issue.

Response: The Managers have the right to adjust assessments to meet changed needs pursuant to Section 6.04 of the Declaration.

(vii) The Village must be given the right to enforce the covenants.

Response: The Village has the right to enforce the covenants under the Declaration pursuant to Section 7.10 of the Declaration.

(viii) The Village must be given the right, after ten days' written notice to the association, to perform any maintenance or repair work that the association has neglected to perform, to assess the membership for such work and to have a lien against the property of any member failing to pay such assessment. For this purpose alone, the Village shall have all the rights and powers of the association and its governing body under the agreements and declarations creating the association.

Response: The above described rights and powers are granted to the Village in Section 7.10 of the Declaration.

f) Landscaping and Perimeter Treatment. Any area of a planned development not used for structures or circulation elements shall be landscaped or otherwise improved. The perimeter of the planned development shall be treated so as to ensure compatibility with surrounding uses by means such as provision of compatible uses and structures; setbacks; screening; or natural or manmade buffers. Every planned development shall provide a perimeter landscaped open space along each of its boundaries; each such open space shall have a minimum depth equal to the minimum applicable yard required in the district in which it is located.

Response: The portions of the development not used for structures or circulation will be landscaped in accordance with the Landscape Architecture Design Narrative prepared by Dickson Design Studio that Applicant has submitted to the Village with its formal application for zoning and subdivision relief. The perimeter of the planned development will be treated so as to ensure compatibility with surrounding uses by means such as the provision of compatible setbacks, screenings or manmade buffers. The development will satisfy the requirements for the provision of open space, as such requirements may be modified by the Board of Trustees through the consideration of Applicant's application for zoning and subdivision relief.

g) Private Streets. Private streets shall be permitted in a planned development provided that:

(1) Said streets shall be treated as public streets and rights of way for purposes of all setbacks, yards and calculations under this Code.

(2) Said streets shall be owned and maintained by a property owners' association meeting the requirements set forth in Subparagraph E2(e)(4) above; and

(3) A covenant shall be recorded against the subject property acknowledging that the Village shall at no time be under any obligation to provide maintenance for or accept dedication of said streets.

Response: Applicant is seeking to establish the internal drive which will serve Northbrook Road-Julian Terrace-as a private street. See accompanying Tentative Plat of Subdivision Worksheet to see support for grant of variation to allow for the construction and maintenance of Julian Terrace as a private street in Northbrook Row.

As noted in our Project Description, Northbrook Row homebuyers will be informed, in both the Northbrook Row Homeowners Declaration and the Subdivision and Development Agreement for Northbrook Row, both of which will be recorded against title to the subject property, that Julian Terrace is a private drive which is to be maintained by the Northbrook Row Homeowners Association, and that at no time will the Village be under any obligation to provide maintenance for or accept dedication of Julian Terrace.

h) Utilities. All utility lines shall be installed underground.

Response: All new utility lines that will be constructed to serve the Northbrook Row planned development will be installed underground.

Village of
Northbrook

SPECIAL PERMIT WORKSHEET

In addition to submitting the *Formal Application* form for a special permit application, the Applicant must include the following information with your application. A public hearing for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. All of the required application materials must be submitted to the Department of Development & Planning Services.

The initial submittal MUST contain:

- ❑ **7 collated copies of complete sets** of all application materials including the application form, required attachments, and folded full size plat/plan sheets
- ❑ **1 electronic version (PDF)** of all application materials submitted in a format as described on the last page of the Formal Application form.

REQUIRED MATERIALS FOR SUBMISSION

- **Written Explanation of Application Request**
  Attach a written statement explaining the proposed application. This letter should include the following applicable items, as well as any other pertinent detailed information pertaining to the request: hours of operation, number of employees, number of existing parking spaces on site, if the building has multiple tenants please list what the other tenant businesses are, if any existing buildings are being demolished, will the site be reconfigured, and if there will there be any included outdoor activity or uses. **See accompanying Project Description.**

- **Standard Industrial Classification Number & Description**
  Include on the line provided below the SIC (Standard Industrial Classification) number and description for the requested Special Permit Use. This number and description can be found in the Village of Northbrook Zoning Code or by contacting the Development & Planning Department. Every use contains a related SIC number and description.
  SIC Number & Description: 9862.00 - Special Permit or Conditional Permit for Townhomes

- **Visual Representation of Special Permit Request**
  - ❑ **Applications without Site Improvements Include: Graphic Depiction of Application Request**
    Attach a graphic depiction of the following, as appropriate, to illustrate the proposed special permit being requested:
    - parking information (location of spaces in relation to use;)
    - general floor plan;
    - building elevations (if the exterior is to be modified);
    - proposed exterior signs.

  -or-

  - ❑ **Applications with Site Improvements Include: Site Plan Approval Worksheet Requirements**
    If the requested Special Use Permit application involves any site modifications (i.e. construction or renovation of any structure(s), addition or expansion of a parking lot, relocation of driveway(s), removal or addition of trees, etc.) the Applicant must also submit a **Site Plan Approval Worksheet**.

REQUIRED MATERIALS FOR SUBMISSION *(continued)*

- **Statement of Justification SEE EXHBIT "A"**

A written statement of need for the requested special permit is required. The statement should address each of the below Standards for Special Permit Applications established in Subsection 11-602 E of the Zoning Code and listed below. The staff, Plan Commission and Board of Trustees will use these standards in making a determination whether or not the proposed activity is appropriate. ***Please complete the below form (use additional paper if needed) and submit this form with the Formal Application. Please provide detailed responses for each item. Do not merely state for instance for Item (b) that "Our proposed project will not have substantial or undue adverse effect....." You must state what specifically about your project will not have undue adverse effect.***

(a) Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.

(b) No Undue Adverse Impact. The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.

(c) No Interference with Surrounding Development. The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

(d) Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

(e) No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

(f) No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic feature of significant importance.

(g) Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

COMPLIANCE WITH VILLAGE REGULATIONS

All applications will be reviewed to determine compliance with the following Village codes and regulations:

- Zoning Code
- Subdivision & Development Code
- Standards and Specifications Manual
- Tree Protection and Tree Preservation Ordinance
- Existing Conditions
- Restrictive Covenants
- Development Agreements
- All other applicable Village codes and regulations

The applicant is responsible for ensuring a submitted application includes all of the necessary submittal requirements and meets all applicable standards and requirements of the Village codes.

Village Departments Involved with the Review of Community Planning Applications

- Development & Planning Services
- Fire
- Police
- Public Works and Engineering
- Village Attorney

EXHIBIT "A" TO
SPECIAL PERMIT WORKSHEET

NORTHBROOK ROW/LEXINGTON HOMES

Statement of Justification

(a) Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.

The proposed Northbrook Row residential community will be in harmony with the general purposes of the Zoning Code in that it will be (i) providing a new market-rate housing opportunity in the Village that is compatible with existing uses and developments in the South Shermer Road Corridor, and (ii) furthering the Village's goal of providing new affordable housing opportunities in the community. Northbrook Row will also be consistent with the specific purposes of the RLC Residential and Limited Commercial District, which include providing a diversity of residential uses that complement the Village's Central Business District and strengthening the identify and importance of one of the gateways to the Village's downtown by improving an area adjacent to the right-of-way of Shermer Road and enhancing pedestrian movement along that right-of-way and between residential developments (Northbrook Row and Shermer Place). Northbrook Row will also be in harmony with the general purpose and intent of the Village's Official Comprehensive Plan in that its construction will further the redevelopment of the northern portion of the South Shermer Road Corridor in a manner that is beneficial to the Central Business District and adjacent residential neighborhoods and similar in nature to the adjacent Shermer Place residential community.

(b) No Undue Adverse Impact. The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.

The proposed use and development of the subject property will be consistent and compatible with nearby residential uses. Such use and development will not have a substantial or undue adverse impact effect upon adjacent property, the character of the area or the public health, safety and general welfare of the community given the site, traffic management, utility, stormwater management and landscaping improvements Lexington Homes will be constructing as part of the development.

Among other things, Lexington Homes will be constructing stormwater management improvements which fully comply with applicable Village and MWRD codes and regulations, and it is offering to work with the Shermer Place Association and the Village to improve the functionality of stormwater management improvements which presently exist in the southeast corner of the Shermer Place Planned Development. In short, from the standpoint of stormwater management, the proposed development will have no adverse effect upon adjacent property and the public health, safety and general welfare, and, in fact, it may actually lead to an improvement in existing conditions which could lessen the risk of flooding in the future to existing residents in the Shermer Place Planned Development and the future residents of Northbrook Row.

(c) No Interference with Surrounding Development. The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

Northbrook Row will be constructed, arranged and operated so as not to dominate the immediate vicinity or interfere with the use and development of neighboring property. As indicated in the Project Description and the Rezoning and Zoning Map Worksheet which accompanies Lexington Homes' Application for Special Permit, Northbrook Row has been designed to take into account, be respectful of, and be consistent with recently constructed and older residential developments in the South Shermer Road Corridor.

(d) Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

Adequate public facilities, services and roads exist to serve the proposed Northbrook Row community. In fact, as noted above, Lexington Homes is proposing to improve an existing drainage structure in the area which, if accomplished, will benefit not only the residents of Shermer Place but the future residents of Northbrook Row. In addition, Lexington will be paying all impact fees required by Village ordinances except to the extent relief from those ordinances is afforded by the Zoning Ordinance for the provision of affordable housing units in the Village.

(e) No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

The existing road system in the vicinity of the subject property has the capacity to accommodate the traffic that is expected to be generated by the Northbrook Row community. In addition, site-generated traffic, which will be directed to Stanley Street and Shermer Road and not nearby residential streets, will be able to be safely integrated into the existing traffic without causing undue traffic congestion on Shermer Road or on those residential streets. These conclusions are supported by the KLOA, Inc. Traffic Impact Study Lexington Homes submitted with its applications to the Village for Northbrook Row.

(f) No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic feature of significant importance.

The construction of Northbrook Row will occur on vacant land that was previously used for industrial purposes. Such construction will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance.

(g) Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

The proposed use and development of the subject property will comply with all additional standards imposed on it by the particular provisions of the Zoning Code authorizing such use except to the extent relief from those provisions is expressly granted by the Village Board of Trustees.

northbrook

DEVELOPMENT & PLANNING SERVICES DEPARTMENT

SUBDIVISION VARIATION WORKSHEET Northbrook Row- 1825 Shermer Road

In addition to submitting the *Plan Commission Application* form **for a subdivision variation**, the Applicant must include the following information with your application. A public hearing for a Subdivision Variation application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. All of the required application materials must be submitted to the Department of Development & Planning Services.

The initial submittal MUST contain:

- ❑ **5 collated copies of complete sets** of all application materials including the application form, required attachments, and folded full size plat/plan sheets
- ❑ **1 electronic version (PDF)** of all application materials submitted in a format as described on the last page of the Formal Application form.

REQUIRED MATERIALS FOR SUBMISSION

❑ **Describe Variation Being Requested:** To allow Julian Terrace to be a private street;To waive the requirement to bury existing overhead utility lines on Shermer Road; To allow a sidewalk on only one side of a private street.

❑ **Statement of Justification** See Exhibit "A"

Every application filed pursuant to Article III of the Subdivision Code shall provide a statement of how the variation sought would satisfy the standards set forth in Section 2-102:A. of this Code. The staff, Board of Trustees, and Plan Commission, will use these standards in making a determination whether or not the proposed variation is appropriate. Please complete the below form (use additional paper if needed) and submit this form with the formal application.

1. The requested variation is in keeping with the overall purpose and intent of the Subdivision and Development Code.

2. The granting of the variation will not be to the detriment of adjacent properties.

3. The granting of the variation will not be contrary to the public health, safety and general welfare.

4. The situation of the applicant is not of a general or recurring nature for similarly situated properties within the Village or its jurisdiction.

OVER →

COMPLIANCE WITH VILLAGE REGULATIONS

All applications will be reviewed to determine compliance with the following Village codes and regulations:

- Zoning Code
- Subdivision & Development Code
- Standards and Specifications Manual
- Tree Protection and Tree Preservation Ordinance
- Existing Conditions
- Restrictive Covenants
- Development Agreements
- All other applicable Village codes and regulations

The applicant is responsible for ensuring a submitted application includes all of the necessary submittal requirements and meets all applicable standards and requirements of the Village codes.

Village Departments Involved with the Review of Community Planning Applications

- Development & Planning Services
- Fire
- Police
- Public Works/Engineering
- Village Attorney

EXHIBIT "A" TO
SUBDIVISION VARIATION WORKSHEET

NORTHBROOK ROW/LEXINGTON HOMES

1825 Shermer Road LLC, an Illinois limited liability company ("Applicant"), by and through Lexington Homes, is requesting approval of the subdivision variations identified below in furtherance of its construction of the Northbrook Row planned development and in support of such request submits these responses for how its variation requests satisfy the standards for the approval of a variation:

A. Variations Being Requested

1. To allow Julian Terrace to be a private street (public street otherwise required by Section 4-102(C) of the Subdivision and Development Code (referred to herein as the "Code"));

2. To waive the requirement that the existing overhead utility lines on Shermer Road be buried (burial otherwise required by Section 4-104(F) of the Code; and

3. To allow a sidewalk on only one side of a private street (sidewalks otherwise required on both sides of private streets by Section 4-102(N) of the Code).

B. Statements of Justification / Standards for Variation Approval

1. Variation to allow Julian Terrace to be a private street.

(a) Responses to Statements of Justification set forth in Section 2-102(A) of the Code:

i. The requested variation is in keeping with the overall purpose and intent of the Code.

Response: Allowing Julian Terrace to be a private street is in keeping with the overall purpose and intent of the Code, which is to provide a means of safe and efficient vehicular access to the residents of a residential community and their guests, and ensure the proper location and construction of the utilities that will be needed to serve the community. In addition, the Code seeks to ensure that streets be constructed in a manner that minimizes the need for future maintenance and repair, and this intent will be satisfied by Lexington Homes' commitment to construct Julian Terrace in accordance with the standards for a dedicated local street that are set forth in Section 4-102(A) of that code.

It is also worth noting that establishing Julian Terrace as a private street is consistent with the provisions of Section 11-603E2(g) of the Zoning Code, which allow for the establishment of private streets within a planned development provided certain conditions are satisfied (all of which Lexington Homes will satisfy) except that the Zoning Code only requires a 24-foot back-to-back pavement width for a private street in a planned development, and Julian Terrace will be constructed with a back-to-back pavement width of 27 feet, which is the same pavement width required for a dedicated public street.

ii. The granting of the variation will not be to the detriment of adjacent properties.

Response: Constructing and maintaining Julian Terrace as a private street will have no detrimental impact on adjacent properties. In fact, as noted in our Project Description, the immediately adjacent residential community of Shermer Place also has private streets. In addition, both points of entry and exit from Julian Terrace will be on Stanley Street so, again, the construction of Julian Terrace will have no detrimental impact on the residents of Shermer Place.

iii. The granting of the variation will not be contrary to the public health, safety and general welfare.

Response: Allowing Julian Terrace to be private street will not be contrary to the public health, safety and welfare because, as noted above, it will be constructed in accordance with the standards for a dedicated public street and afford safe and adequate means of vehicular and pedestrian access to the future residents of Northbrook Row and their guests. In addition, it will have two points of ingress and egress, which will ensure that safe access to the community by police, fire and other emergency personnel is always available.

iv. The situation of the applicant is not of a general or recurring nature for similarly situated properties within the Village or its jurisdiction.

Response: As noted in the justifications statement we submitted with our request for zoning variations, the subject property is unique in condition and uniquely situated. The situation and facts confronting Lexington Homes in the construction of Northbrook Row would not be generally found throughout the Village. That being said, it should be noted that private streets can be found in other parts of the Village (for example, Shermer Place and the Gateway Townhome Projects, as noted above, and the recently approved Northbrook Pointe, the planned development situated on Lake Cook Road near Interstate 294).

(b) Responses to Standards of Approval for Private Streets set forth in Section 4-102(C):

i. No private street shall be permitted which serves through traffic or is deemed to be contrary to the Official Comprehensive Plan.

Response: Julian Terrace will be constructed to serve only the Northbrook Row development, will not permit any through traffic to the nearby Shermer Place development to the north and will not be contrary to the Official Comprehensive Plan.

ii. No private street shall be created which does not satisfy the minimum pavement requirements for public streets, as established in the Village Standards and Specifications Manual, current edition. All approved private streets shall incorporate the cost estimate for such streets in the performance guarantee and shall be inspected by the Village of Northbrook.

Response: Julian Terrace will satisfy the minimum pavement requirements for public streets set forth in the most recent edition of the Village Standards and Specifications Manual. Furthermore, the full value of constructing Julian Terrace, in accordance with the plans submitted to staff, will be included in the performance guarantee for the same and the roadway shall be made available for inspection by the Village following its completion.

iii. Private streets shall be maintained and repaired by or on behalf of a duly established property owners' association in accordance with Subsection 4-105(E) of the Code.

Response: Julian Terrace will be owned, maintained and repaired, as needed, by the Northbrook Row Homeowners Association as required by the Code.

iv. Private street rights-of-way shall be established as outlots, as defined herein, and shall not be included in any minimum lot area or setback calculations for individual lots.

Response: Julian Terrace will be located in Lot 11 which contains all common elements, open space, public and private utilities, and stormwater management facilities servicing Northbrook Row. The area within the private street is excluded from the calculation of minimum lot area or setbacks applicable to individual lots.

v. In recognition of the fact that private streets may be approved with rights-of-way which are less than those required for an equivalent public street, all lots abutting a duly approved private street shall have building restriction lines established and recorded in such a manner as to create a setback from the edge of pavement equal to that which would have existed were a public street established. The Village Engineer shall verify the location of all such building restriction lines for compliance with this standard.

Response: All building setbacks shall be determined and established by utilizing a 60-foot right-of-way overlay of the proposed roadway.

vi. A covenant shall be recorded against the subject property acknowledging that the Village shall at no time be under any obligation to provide maintenance for or accept dedication of said private streets.

Response: A covenant to this effect is included on the preliminary plat of subdivision provided to staff and will be identified on the final plat of subdivision for recording.

2. <u>Variation to waive the requirement to bury the overhead utility lines on Shermer Road</u>.

(a) The requested variation is in keeping with the overall purpose and intent of the Code.

Response: Although the purpose and intent of the Code is to require the underground installation of new utilities, over time the Village has shown more latitude in the requirement to bury existing overhead utility lines.

(b) The granting of the variation will not be to the detriment of adjacent properties.

Response: Granting the waiver will not be detrimental to the residents of Shermer Place or other residents in the area as those residents have been living with the existing condition of having overhead utility lines for decades. In fact, allowing the utility lines to remain overhead will make them more easily accessible and easier to repair in the event of an emergency, which will be a benefit to residents and businesses in the area.

(c) The granting of the variation will not be contrary to the public health, safety and general welfare.

Response: Again, the overhead utility lines on Shermer Road in the vicinity of the subject property have existed for decades. Allowing them to remain in that condition will not adversely impact either the safety and welfare of the future residents of Northbrook Row, as their homes will be substantially set back from the Shermer Road right-of-way, or other residents in the area. It is also worth noting that other utilities exist in the Shermer Road right-of-way which could make the undergrounding of the existing overhead utility lines a significant challenge.

(d) The situation of the applicant is not of a general or recurring nature for similarly situated properties within the Village or its jurisdiction.

*Response: Applicant's situation arises out of the fact that the subject property is located on a significant arterial road in the Village that has overhead utility lines running alongside it (i.e., Shermer Road), which is not a condition that recurs regularly within the Village. That being said, M/I Homes, which recently developed a parcel that was similarly situated (albeit on Techny Road) was granted a waiver of this requirement when it pursued its approvals for its Sterling Place townhome development. (*See also separately submitted letter*).*

3. <u>Variation to allow a sidewalk on only one side of a private street.</u>

(a) The requested variation is in keeping with the overall purpose and intent of the Code.

Response: Permitting construction of a sidewalk on only one side of the proposed street is in keeping with the overall purpose and intent of the Code as doing so will promote orderly development of the sidewalk network throughout the Northbrook Row development and support connectivity with the existing sidewalk system in the Shermer Place development to the north.

(b) The granting of the variation will not be to the detriment of adjacent properties.

Response: The granting of this variation will not be to the detriment of adjacent properties. As stated above, the proposed sidewalk system is designed to complement the existing sidewalk system within the Shermer Place development and promote pedestrian connectivity throughout both properties for the benefit of existing Shermer Place residents as well as future residents of the Northbrook Row development.

(c) The granting of the variation will not be contrary to the public health, safety and general welfare.

Response: The granting of the variation will improve pedestrian safety by minimizing pedestrian foot traffic along the interior of the development and decreasing designed road crossings which would otherwise be needed to create a continuous sidewalk network on both sides of the proposed street.

(d) The situation of the applicant is not of a general or recurring nature for similarly situated properties within the Village or its jurisdiction.

Response: Applicant's situation is very unique due to the property's history (industrial use in an area being redeveloped for residential use), the small site with its rectangular and elongated shape, and the fact that it is bounded by streets on three sides.

northbrook

DEVELOPMENT & PLANNING SERVICES DEPARTMENT

ZONING VARIATION WORKSHEET

Northbrook Row - 1825 Shermer Road

In addition to submitting the *Plan Commission Application* form **for a zoning variation in conjunction with a special permit, subdivision, or rezoning application**, the Applicant must include the following information with your application. A Plan Commission public hearing for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. All of the required application materials must be submitted to the Department of Development & Planning Services.

The initial submittal MUST contain:

- ❑ **5 collated copies of complete sets** of all application materials including the application form, required attachments, and folded full size plat/plan sheets
- ❑ **1 electronic version (PDF)** of all application materials submitted in a format as described on the last page of the Formal Application form.

REQUIRED MATERIALS FOR SUBMISSION

❑ **Describe Variation Being Requested: SEE EXHIBIT "A"**

❑ **Statement of Justification SEE EXHIBIT "A"**

Every application filed pursuant to Section 11-503 of the Zoning Code shall provide a statement of how the variation sought would satisfy the standards set forth in Subsection 11-503 F of this Code. The staff, Plan Commission and Board of Trustees will use these standards in making a determination whether or not the proposed variation is appropriate. Please complete the below form (use additional paper if needed) and submit this form with the formal application.

(a) General Standard. No variation of the Zoning Code shall be granted unless the applicant shall establish that carrying out the strict letter of the provisions of Zoning Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth below.

(b) Unique Physical Condition. The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.

(c) Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner or his predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of the Zoning Code, for which no compensation was paid.

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(d) Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

(e) Not Merely Special Privilege. The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the sale of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.

(f) Code and Plan Purposes. The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which the Zoning Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

(g) Essential Character of the Area. The variation would not result in a use or development on the subject property that:

1. Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development value of property or improvements permitted in the vicinity;
2. Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity;
3. Would substantially increase congestion in the public streets due to traffic or parking;
4. Would unduly increase the danger of flood or fire;
5. Would unduly tax public utilities and facilities in the area; or
6. Would endanger the public health or safety.

COMPLIANCE WITH VILLAGE REGULATIONS

All applications will be reviewed to determine compliance with the following Village codes and regulations:

- Zoning Code
- Subdivision & Development Code
- Standards and Specifications Manual
- Tree Protection and Tree Preservation Ordinance
- Existing Conditions
- Restrictive Covenants
- Development Agreements
- All other applicable Village codes and regulations

The applicant is responsible for ensuring a submitted application includes all of the necessary submittal requirements and meets all applicable standards and requirements of the Village codes.

Village Departments Involved with the Review of Community Planning Applications

- Development & Planning Services
- Fire
- Police
- Public Works/Engineering
- Village Attorney

EXHIBIT "A" TO
ZONING VARIATION WORKSHEET

NORTHBROOK ROW/LEXINGTON HOMES

1825 Shermer Road LLC, an Illinois limited liability company ("Applicant"), by and through Lexington Homes, is requesting approval of the zoning variations identified below in furtherance of its construction of the Northbrook Row planned development and in support of such request submits these responses for how its variation requests satisfy the standards for the approval of a variation:

A. Variations Being Requested

1. To allow a corner side yard and side setback of 10 feet along Stanley Street (100 feet otherwise required by Section 8-711 C(1)(a) and (b) of the Zoning Code), and for a rear yard of 6 feet (25 feet otherwise required by Section 8-711 C(3)(a) of the Zoning Code) and a rear setback of 15 feet (25 feet otherwise required by Section 8-711 (3)(b) of the Zoning Code) along the east boundary of the subject property;

2. To reduce the required number of off-street parking spaces from 239 to 217 and provide a parking ratio of 4.09 parking spaces per unit (4.5 parking spaces per unit otherwise required by Section 9-104 F1(a)(7) of the Zoning Code).

B. Statements of Justification / Standards for Variation Approval

1. Request for a Corner Side Yard and Side Setback Variation (Stanley Street) and for a Rear Yard and Rear Setback Variation on the East Boundary of the Property

(a) **General Standard**. No variation of the Zoning Code shall be granted unless the applicant shall establish that carrying out the strict letter of the provisions of Zoning Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth below.

Response: The small size of the development parcel, its rectangular and elongated shape, the fact that it is a corner lot bounded by streets on three sides--on the west by Shermer Road; on the south by Stanley Street; and on the north by Beaumont Place--and by a business zoned in the I-1 Restricted Industrial District on the east, the desire to construct a new stormwater detention facility on the western portion of the property that is complementary to the detention pond that exists to the north in the Shermer Place planned development, and the desire to zone the property in the same zoning district in which the Shermer Place planned development is zoned (i.e., the RLC District) collectively create hardships which make it difficult to develop the subject property with attached single-family residential uses in a reasonable manner.

(b) **Unique Physical Condition**. The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.

Response: See above. In addition, the subject property is unique in that it was previously improved with an industrial building which has since been demolished and yet remains zoned in the I-1 Restricted Industrial District.

(c) **Not Self-Created**. The aforesaid unique physical condition is not the result of any action or inaction of the owner or his predecessors in title and existed at the time of the enactment of the

provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of the Zoning Code, for which no compensation was paid.

Response: The aforesaid unique physical conditions of the subject property are not the result of any action or inaction taken by either the current owner of the property or its predecessors in title. They have existed for a long time.

(d) **Denied Substantial Rights**. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Response: Applicant's requests for relief from the yard and setback requirements of the Zoning Code are needed to construct necessary and desirable stormwater management and landscaping improvements. Given that the subject property is only 4.69 acres, requiring a 100-foot corner side yard and corner side building setback along Stanley Street and a 25-foot rear yard and 25-foot building setback along the eastern boundary of the property, which is what the regulations of the RLC District require, would make it impossible for the Applicant to develop the property in a manner similar to how others have been able to construct similar developments in the area (for example, Sterling Place). The requests for yard and setback relief are not dissimilar to the relief granted to the owners of other lots in the South Shermer Road Corridor. For example, the owner of the property situated at 1657 Shermer Road (the LMC/HODC Mixed-Use Project) was granted front yard, interior yard and rear yard variations.

(e) **Not Merely Special Privilege.** The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the sale of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.

Response: Development of the subject property in an economically feasible manner would not be possible if the regulations at issue were strictly enforced given Village planning objectives relative to affordable housing, off-street parking, open space, landscaping and stormwater management. Again, the Applicant is not seeking to enjoy a special privilege or additional right not available to owners of other lots in the area. As noted above, other owners of properties in the area have been granted similar zoning relief so that they could develop their properties in a similar manner.

(f) **Code and Plan Purposes**. The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which the Zoning Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

Response: The requested variations, if granted, will result in the construction of a development which is in harmony with the purposes of the Zoning Code and complementary to the Shermer Place planned development situated to the north. Additionally, the proposed residential use of the subject property is a use of the property that is contemplated by the Village's Comprehensive Plan.

(g) ***Essential Character of the Area****. The variation would not result in a use or development on the subject property that:*

1. Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development or value of property or improvements permitted in the vicinity;
2. Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity;
3. Would substantially increase congestion in the public streets due to traffic or parking;
4. Would unduly increase the danger of flood or fire;
5. Would unduly tax public utilities and facilities in the area; or
6. Would endanger the public health or safety.

Response: The requested variations, if granted, will not result in the establishment of a use or the construction of a development that would:

(1) be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development or value of property or improvements permitted in the vicinity;

In fact, the construction of Northbrook Row will improve the public welfare and further the enjoyment and use of property and improvements in the vicinity by creating new housing units in close proximity to the Village's downtown business district, furthering the Village's affordable housing objectives, constructing new sidewalks which enhance pedestrian mobility in the area, and undertaking the construction of stormwater management improvements which will reduce the risk of flooding for nearby properties.

(2) materially impair an adequate supply of light and air to the properties and improvements in the vicinity;

The construction of Northbrook Row will not impair an adequate supply of light and air to Shermer Place or other properties situated on Stanley Street or west of Shermer Road. The residential units Applicant is proposing to construct will be only three stories in height (four stories permitted in the RLC District) and approximately 36'10" in height (65 feet permitted in the RLC District).

(3) substantially increase congestion in the public streets due to traffic or parking;

As indicated in the Traffic Study Applicant has included with its application, the proposed development will generate a minimal increase in traffic, the existing roadway system has sufficient capacity to accommodate that traffic; the total volume of traffic that will be generated is likely to be reduced due to the proximity of the proposed development to public transportation; and adequate parking for the residents of the proposed development and their guests will be provided on-site and in the 22 parallel parking spaces that will be available on Stanley Street. In short, the development will not substantially increase congestion in the public streets.

(4) unduly increase the danger of flood or fire;

As noted in Applicant's Project Description, the proposed development will be constructed in accordance with all current Village and MWRD stormwater management regulations. In addition, Applicant hopes to work with the Shermer Place Association and the Village to improve the functionality of a detention pond that presently exists in the southeast portion of the Shermer Place development. Thus, there will not only be no increase in the danger of flood in the area. The risk

of flooding should diminish.

The risk of fire will also not increase due to the fact that the proposed development will be constructed in accordance with all current Village fire codes and regulations.

(5) unduly tax public utilities and facilities in the area; or

Adequate public utilities and facilities exist in the area to serve the proposed development. The proposed development will enhance the tax bases of the Village, local school districts, the Northbrook Park District and the Northbrook Public Library District, and create positive annual and recurring fiscal benefits to those bodies. In addition, Applicant will be paying the impact fees required by the Subdivision and Development Code which will benefit Northbrook schools, the Northbrook Park District and the Northbrook Public Library District.

(6) endanger the public health or safety.

For all of the reasons set forth above, the proposed development will benefit the public health and safety, not endanger it.

2. Variation to reduce the required number of off-street parking spaces from 239 to 217 and provide a parking ratio of 4.09 parking spaces per unit (4.5 parking spaces per unit otherwise required by Section 9-104 F1(a)(7) of the Zoning Code).

(a) **General Standard**. No variation of the Zoning Code shall be granted unless the applicant shall establish that carrying out the strict letter of the provisions of Zoning Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth below.

Response: The small size of the development parcel, its rectangular and elongated shape, the desire to construct a new stormwater detention facility on the western portion of the property that is complementary to the detention pond that exists to the north in the Shermer Place planned development, and the desire to advance the Village's goals with respect to the provision of affordable housing collectively create hardships which make it difficult to develop the subject property with attached single-family residential uses with a parking ratio of 4.5 parking spaces per unit.

(b) **Unique Physical Condition**. *The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.*

Response: See above. The subject property is also exceptional in that it is surrounded on three sides by streets-Shermer Road on the west, Beaumont Place on the north, and Stanley Street on the south.

(c) **Not Self-Created**. The aforesaid unique physical condition is not the result of any action or inaction of the owner or his predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of the Zoning Code, for which no compensation was paid.

Response: The aforesaid unique physical conditions of the subject property are not the result of any action or inaction taken by either the current owner of the property or its predecessors in title. They have existed for a long time.

(d) **Denied Substantial Rights**. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Response: The developer of the Sterling Place residential community also received a variation for parking, albeit a smaller one than the Applicant is requesting, but the developer of that community did not have to comply with the requirements of the Village's recently adopted Affordable Housing Ordinance. Section 9-301 B(7) of that ordinance specifically provides as follows:

> ***Reduced Off-street Parking Minimums**. In considering a proposed governed development with affordable housing units, the Plan Commission may recommend and the Board of Trustees may approve a reduction in the otherwise applicable off-street parking minimums for the affordable housing units. In considering the merits of such a reduction, the Village shall consider the availability of alternative means of transportation, including mass transit and bicycle facilities in the vicinity of the governed development and any unique transportation needs of the expected residents.*

Additionally, Section 9-308G(1) of that ordinance provides as follows:

> ***Parking Amenities**. Regular access to at least one parking space per affordable housing unit must be included with the occupancy of the unit without any additional charge to the occupant above the maximum permitted housing expenses for that unit. Additional parking spaces must be made available at the same price and using the same method for allocation for market rate housing units. Premium parking spaces, such as indoor parking, will not be required to be allocated to the affordable housing units free of charge, provided that required parking is provided elsewhere within the governed development.*

With respect to the proposed development, there are several facts worth considering.

First, the Village's downtown Metra train station parking lots are located in walking distance of the proposed development. Those lots offer free parking after 10:00 a.m. on weekdays and on weekends and federal holidays.

Second, 22 parking spaces on Stanley Street will be available for parking to guests of the development's residents. If those parking spaces are included in the calculation of provided parking spaces, the parking ratio provided for the proposed development will be 4.51 spaces per unit, which is consistent with the Zoning Code's requirement to provide 4.50 parking space per unit.

Finally, if the applicable parking requirement was reduced to one space for each affordable unit in accordance with the forgoing provisions (even though the affordable housing units, like the market-rate units, will have two-car garages and two-car wide driveways), the number of required on-site parking spaces would drop from 239 to 211[1] (note: 217 parking spaces are being provided), which would mean that the current proposal would exceed the minimum parking requirement by 6 spaces. Furthermore, even if the required spaces were reduced to a lesser degree to two parking spaces per affordable unit to more accurately reflect unit parking in this proposal, the number of required parking spaces would drop from 239 to 219. This would result in the need for a variation for only two spaces, translating to a parking variation of approximately 1%, which is less than the parking variation approved for Sterling Place.

(e) **Not Merely Special Privilege.** The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the sale of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.

[1] *45 DUs x 4.5 PS/DU = 203 spaces + 8 DUs x 1.0 PS/DU = 8 spaces; 203 + 8 = 211 spaces.*

Response: Applicant is not requesting the parking variation to enjoy some special privilege or additional right. It is seeking to creatively address the constraints created by the physical conditions of the development parcel, as described above, and the Village's interest in creating affordable housing units on the subject property.

(f) **Code and Plan Purposes**. The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which the Zoning Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

Response: Granting the requested parking variation would be in harmony with the general and specific purposes of the Zoning Code relative to the provision of adequate parking for residential development residents and guests as adequate parking would be available via on-site parking spaces, the 22 parallel parking spaces on Stanley Street, and the parking that will be available to the guests of the development's residents in the nearby Metra station parking lots.

(g) **Essential Character of the Area**. The variation would not result in a use or development on the subject property that:

1. Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development value of property or improvements permitted in the vicinity;
2. Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity;
3. Would substantially increase congestion in the public streets due to traffic or parking;
4. Would unduly increase the danger of flood or fire;
5. Would unduly tax public utilities and facilities in the area; or
6. Would endanger the public health or safety.

Response: The requested variations, if granted, will not:

(1) be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development or value of property or improvements permitted in the vicinity;

Granting the requested parking variation will not be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development or value of property or improvements permitted in the vicinity because adequate parking for residents of the proposed development and their guests will exist on-site, in the 22 parallel parking spaces that will exist on Stanley Street and in the nearby Metra train station parking lots. As noted in Applicant's Project Description, those lots afford free parking after 10:00 a.m. on weekdays, on weekends and on federal holidays.

(2) materially impair an adequate supply of light and air to the properties and improvements in the vicinity;

Granting the requested parking variation will not impair an adequate supply of light and air to the properties and improvements in the vicinity.

(3) substantially increase congestion in the public streets due to traffic or parking;

Granting the requested parking variation will not substantially increase congestion in the public streets due to traffic or parking. As indicated in the Traffic Study Applicant has included with its application, the proposed development will generate a minimal increase in traffic, the existing roadway system has sufficient capacity to accommodate that traffic; the total volume of traffic that will be generated is likely to be reduced due to the proximity of the proposed development to public transportation; and adequate parking for the

residents of the proposed development and their guests will be provided on-site and in the 22 parallel parking spaces that will be available on Stanley Street.

(4) unduly increase the danger of flood or fire;

Granting the requested parking variation will not unduly increase the danger of flood or fire.

(5) unduly tax public utilities and facilities in the area; or

Granting the requested parking variation will not unduly tax public utilities and facilities in the area given the availability of convenient and nearby parking opportunities on Stanley Street and in the nearby Metra train station parking lots, as noted above.

(6) endanger the public health or safety.

For the reasons set forth above, granting the requested parking variation will not endanger the public health or safety.

MPSLAW
MELTZER, PURTILL & STELLE LLC

ATTORNEYS AT LAW

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October 13, 2025

Swati Pandey, Senior Planner
Department of Development & Planning Services
Village of Northbrook
1225 Cedar Lane,
Northbrook, Illinois 60062

RE: ***Northbrook Row*** **– Docket No. PCD-14-06 – 1825 Shermer Road**

Dear Ms. Pandey,

We are sending you this letter on behalf of 1825 Shermer Road, LLC, the entity that has applied for the approval of various requests for relief in furtherance of the construction of the proposed *Northbrook Row* townhome community on the property located at 1825 Shermer Road (the "Property"), to supplement the summary memorandum of PD Site Plan and Landscape Plan changes you received today from Haeger Engineering.

Specifically, this letter provides further detail on the manner in which our client has responded to the following Plan Commissioner and neighbor requests we heard at the October 7 public hearing:

1. **Can an east-west sidewalk be installed on the south side of Julian Terrace?**

Response: Yes, please see the Updated Preliminary PD Site Plan (the "Updated Site Plan") forwarded to you by Haeger Engineering. The proposed sidewalk will be five feet wide, which will be consistent with the widths of the other sidewalks in Northbrook Row. This sidewalk jogs near the proposed stormwater management areas between Buildings 6 and 7 and Buildings 8 and 9 to allow for additional guest parking spaces on the south side of Julian Terrace, as discussed below. To accommodate the construction of the new sidewalk and guest parking spaces, the mailboxes serving Buildings 6-9, which were previously located on the south side of Julian Terrace, have been relocated to the north side of the street and added to the mailbox structures for Buildings 3, 4 and 5, as shown on the Updated Site Plan.

2. **Can the proposed tree plantings along Beaumont Place be changed to more closely resemble the existing trees?**

Response: Yes, please see the updated Landscape Plan forwarded to you by Haeger Engineering. As you will see, the updated Landscape Plan provides for the planting of 4" caliper trees along Beaumont Place instead of the 2" caliper trees that were originally proposed. This will allow the appearance of the newly planted trees to more closely align with the appearance of the existing streetscape, while preserving an adequate rate of survivability.

3. **The site plan should provide for additional guest parking to better accommodate the needs of future residents of *Northbrook Row*.**

Response: The Updated Site Plan provides for seven additional guest parking spaces--two 9' x 20' spaces on the south side of Julian Terrace between Buildings 6 and 7, two 9' x 20' spaces on the south side of Julian Terrace between Buildings 8 and 9, and three 9' x 23' parallel spaces on Julian Terrace along the west side of Building 10. This will increase the total number of parking spaces on site from 217 spaces to 224 spaces, increase the parking ratio of Northbrook Row from 4.0 spaces per unit to 4.23 spaces per unit, and decrease the requested parking variation from 9.21% to 6.28%. These changes will result in minor reductions to proposed open space and stormwater management areas between Buildings 6 and 7 and between Buildings 8 and 9, but they will not negatively impact drainage on the Property or violate any applicable requirements for stormwater management.

4. A fence will need to be installed along the west boundary of the stormwater management basin on the west side of the Property as has been required for other residential developments in the Village for safety.

Response: The Updated Site Plan provides for the installation of fencing around the full perimeter of the stormwater management basin on the west side of the Property as a safety measure for pedestrians traveling along Shermer Road and future residents of Northbrook Row. Two different fence types are identified. Fence/Barrier A ("Fence A") will run along the west side of the basin adjacent to Shermer Road and will be a black ornamental-style fence, to conform with the existing streetscape provided to the north by Shermer Place; Fence/Barrier B will be of a split rail design and run along the north and east sides of the stormwater management area and connect to Fence A at the southeast corner of the basin. Finally, six new safety signs are proposed along the fence, each of which will feature similar design and typeface to the signs that currently exist on the Sterling Place and Shermer Place properties.

5. The overhead utilities along Shermer Road should be buried for consistency with the Shermer Place development.

Response: Lexington Homes representatives appreciate the desire expressed by certain Plan Commissioners that the existing overhead utility lines along Shermer Road be buried, but for the reasons previously identified in our application materials and the reason set forth below, our client is still requesting that relief. As depicted on the enclosed Overhead Utility Exhibit, numerous overhead utility lines exist within a half-mile radius of the Property. As you will see, overhead utility lines extend from the northwest and northeast corners of the Shermer Place property to and beyond Walters Avenue to the north, sporadically throughout the residential neighborhood to the west, from the southwest and southeast corners of the Shermer Place property to and beyond Techny Road to the south, and they run east-west along Techny Road within the half-mile radius in either direction. Furthermore, overhead utility lines still exist around the east and south perimeters of the Sterling Place property, which lies directly southeast of the Property and adjacent to Techny Road. Therefore, if the Village required the burial of overhead utility lines along the southeast perimeter of Shermer Place[1] and along the frontage of Northbrook Row it would create a unique situation, not a condition of consistency.

We thank you for your consideration of these responses and look forward to appearing again before the Plan Commission on October 21.

Very truly yours,

MELTZER, PURTILL & STELLE LLC

Brendan Penny

Brendan Penny

cc: Michaela Kohlstedt
Nate Wynsma
Todd Shaffer
Sharon Dickson
Hal Francke

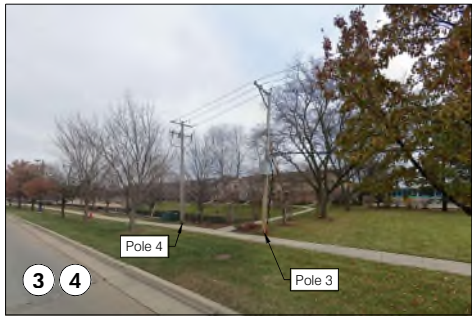
[1] Respectfully, we note that the prior burial of utility lines along the perimeter of Shermer Place stopped short of the Shermer Place property line, most likely due to the same feasibility challenges that confront *Northbrook Row* and other projects throughout the Village.



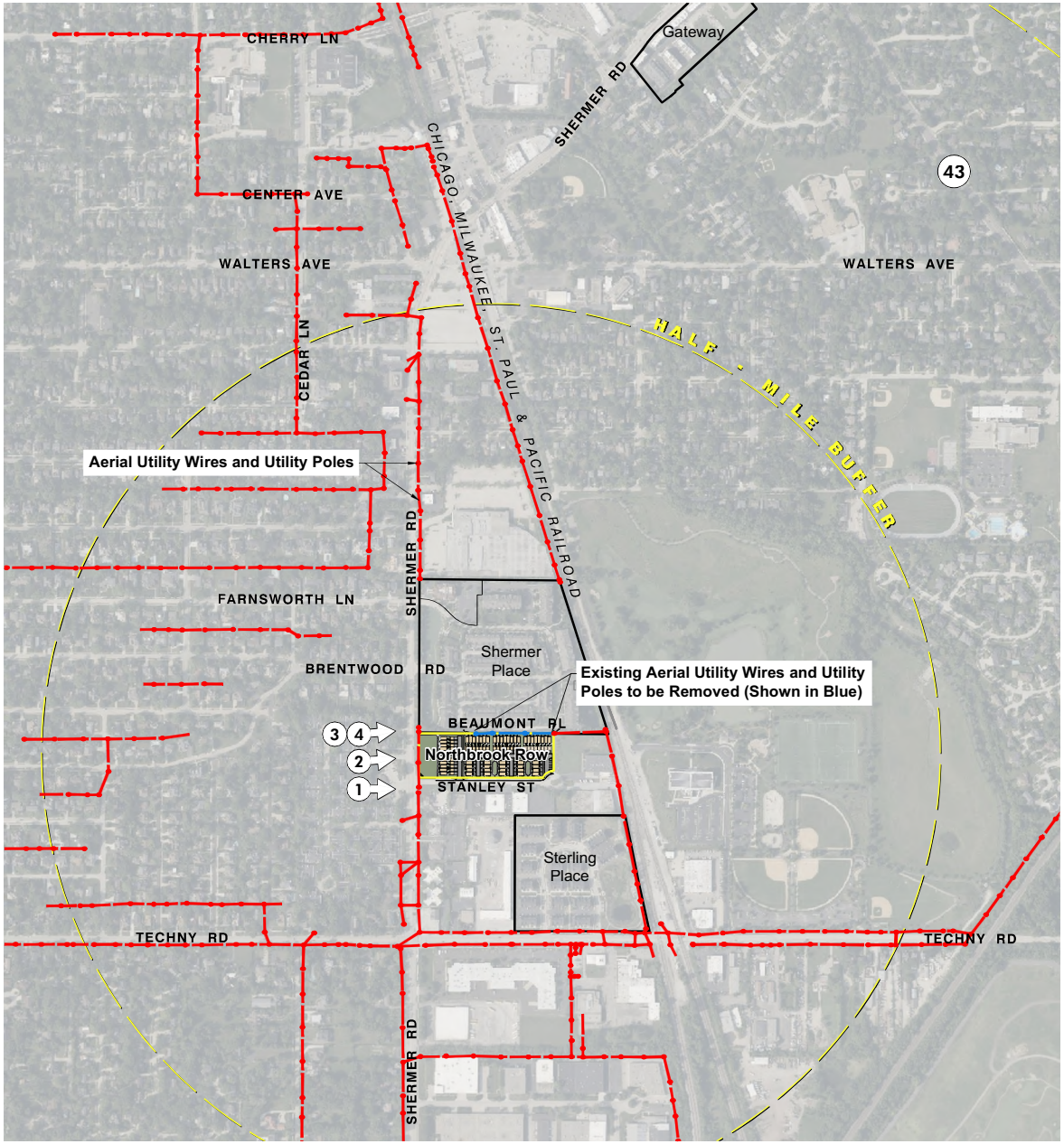
Off-site utility pole at the Southeast corner of Shermer Road and Stanley Street.



Utility pole on the East side of Shermer Road near the middle of the project frontage.



Off-site utility poles on the East side of Shermer Road near the Northwest corner of the Northbrook Row site.



NORTH
0 1/8 mile
Scale: 1" = 1/8 mile

No.	Date	Revision

HAEGER ENGINEERING
consulting engineers · land surveyors
100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
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OVERHEAD UTILITY EXHIBIT

NORTHBROOK ROW

VILLAGE OF NORTHBROOK, COOK COUNTY, ILINOIS

Project Manager:	TAS
Engineer:	PAC
Date:	04/28/2025
Project No.	20122
Sheet	1 / 1

P:\2020\20122\Drawings\Preliminary\20122-OHW Exhibit.dwg | Apr 28, 2025 - 3:05pm | todd-s
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HAEGER ENGINEERING
consulting engineers · land surveyors

100 East State Parkway
Schaumburg, Illinois 60173-4546
tel: 847.394.6600
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Memorandum

To: Swati Pandey, AICP
Senior Planner, Development & Planning Services
1225 Cedar Lane
Northbrook, IL 60062
T: 847-664-4052
E: Swati.Pandey@northbrook.il.us

From: Todd A. Shaffer, P.E.

Date: October 13, 2025

Subject: Northbrook Row (Haeger File #20-122)
PD Site Plan and Landscape Plan Revision Summary

Below is a summary of the revisions to the following documents to be responsive to various comments received by the members of the Plan Commission and Public from the October 7, 2025 Plan Commission Meeting.

Revised Documents:

1. Preliminary PD Site Plan, prepared by Haeger Engineering, with the latest revised date of October 13, 2025 consisting of 1 Sheet

2. Preliminary Landscape Plan, prepared by Dickson Design Studio, with latest revised date of October 13, 2025 consisting of 7 sheets.

   Note:
   This includes the fencing plan on Sheet L2.0

Summary of Revisions:

- Preliminary PD Site Plan
  1. Parking Additions (+7)
     a. Added four (4) 90 degree 9' x 20' parking spaces in two (2) groups of two (2) on the south side of Julian Terrace between buildings 6/7 and buildings 8/9. The east-west sidewalk noted below jogs around these added parking spaces
     b. Added three (3) 9' x 23' parallel parking spaces on the southern portion of Julian Terrace west of building 10.

  2. Sidewalk Modifications
     a. Added an east-west sidewalk on the south side of Juliam Terrace
     b. Shifted the north-south sidewalk on the east side of Julian Terrace 9-ft to the east to accommodate the added parallel parking spaces.
     c. Modified the courtyard service walks between buildings 6/7 and buildings 8/9 to accommodate the added 90 degree 9' x 20' parking spaces

  3. Mailbox Modifications
     a. Relocated the mailboxes on the south side of Julian Terrace to the north side of Julian Terrace to accommodate the added 90 degree 9' x 20' parking spaces

4. Fence Modifications
    a. Added the location of the 3-ft high fencing around the limits of the western stormwater management area to include:
        i. ornamental fence adjacent to the Shermer Road and Stanley Street R.O.W.
        ii. split-rail fence adjacent to the interior private walk

5. Signs
    a. Added six (6) 4-ft high pond safety signs around the perimeter of the western stormwater management area

- Preliminary Landscape Plan
    1. Revised the landscape plan to incorporate the revisions to the Preliminary PD Site Plan noted above. This includes the addition of Sheet L3.1. L3.0 includes the fence details and L3.1 includes the amenity details (monument sign, feature and bike rack)

    2. Replaced the text “NATURALIZED DETENTION BASIN” with “NATURALIZED STORMWATER MANAGEMENT BASIN” in 3 locations.

    3. Revised the note for the BEAUMONT PLACE PARKWAY TREES to indicate that these (12) trees shall be 4” caliper. This is only for the (12) Beaumont Place R.O.W. parkway trees.

    4. Incorporated the 3-ft high ornamental fence and 3-ft high split-rail fence locations and details to the plans.

NORTHBROOK ROW

PROJECT DESCRIPTION

July 24, 2025 – UPD September 8, 2025

Lexington Homes Illinois, Inc. is pleased to submit to the Village of Northbrook its revised plans for *Northbrook Row*, a new 53-unit attached single-family home development it seeks to construct on the property situated at the northeast corner of the intersection of Shermer Road and Stanley Street. The subject property has a gross area of 4.68506 acres (204,081 square feet), is currently zoned I-1 Restricted Industrial District, and is owned by 1825 Shermer Road LLC, a Lexington Homes affiliate.

In furtherance of the construction of *Northbrook Row*, Lexington is seeking the following relief from the Village's Zoning Code and Subdivision and Development Code:

1. Rezoning of the property to the RLC District;
2. Approval of a Special Permit for a Residential Planned Development;
3. Site Plan Approval;
4. Planned Development Concept Plan Approval;
5. Approval of variations from the Zoning Code for minimum corner setback and yard, minimum rear setback and yard; and
6. Approval of variations from the Subdivision and Development Code to allow for the construction and maintenance of a private street with less than a 60-foot wide right-of-way and with a sidewalk on only one side of a street, and to waive the requirement to bury existing overhead utility lines; and
7. Tentative Plat of Subdivision Approval.

Northbrook Row will consist of 10 buildings, each of which sits on its own legal lot of record (Lots 1 through 10). An eleventh lot (Lot 11) will contain an on-site private street (Julian Terrace) with two points of ingress and egress, an on-site detention pond and additional common area. The buildings will contain 33 attached single-family Row Homes, with detached two-car garages and private rear yards, and 20 attached single-family Mews Homes, with attached two-car garages that are accessed by motor courts.

The Row Homes will be three stories in height and include between 2,300 and 2,500 square feet of living space (on average), a garage containing approximately 400 square feet, three bedrooms, and three or three and a half bathrooms. Initial selling prices for the Row Homes are anticipated to be in the $750,000 to $810,000 price range.

The Mews Homes will also be three stories in height and include between 1,600 and 2,300 square feet of living space (on average), a garage containing between 400 and 500 square feet, two, three or four bedrooms, and two, three or three and a half bathrooms. Initial selling prices for the market-rate Mews Homes are anticipated to be in the $590,000 to $675,000 price range. The Mews Homes that will be marketed as affordable units will be priced at $380,000 (in accordance with the Affordable Housing Compliance Plan separately submitted to staff, and which reflects the maximum price the Village's July 1, 2024 Technical Guide - Village of Northbrook Affordable Unit Pricing Schedule), or at such other price as might be permitted by later-dated versions of that Technical Guide.

Building 1 through 5, inclusive, will be platted with one lot per unit, as indicated on our revised plat of subdivision. Each dwelling unit will share a party wall with at least one other dwelling unit. Each conveyance lot will consist of a dwelling unit (including approximately one-half of each party wall which divides the unit from an adjacent dwelling unit), landscaped areas and portions of driveways and walkways.

Buildings 6 through 10, inclusive, will be platted with one lot per building and the conveyance parcels will include a portion of the lot (e.g., the west 28' of Lot XX). Each subdivided lot will be divided into four or more parcels that will be defined by party walls, as extended to the front and rear lot lines. Each such parcel will consist of a dwelling unit (including approximately one-half (1/2) of each party wall which divides the unit from an adjacent dwelling unit), landscaped areas, and portions of driveways and walkways. Each conveyance parcel will be legally described by metes and bounds in the deed which conveys the parcel to the first purchaser of the dwelling unit that has been constructed thereon.

Resident access to *Northbrook Row* and its on-site private drive of Julian Terrace will be provided via Stanley Street, the abutting public street. Julian Terrace will be constructed in accordance with the standards for a dedicated local street set forth in Section 4-102.A of the Subdivision and Development Code, but within the reduced easement area depicted on the project preliminary engineering plans. Among other things, this means that it will be constructed with a 27-foot pavement width (back-to-back) rather than a 24-foot pavement width (back-to-back), the latter being the minimum pavement width required for a local private street in a planned development.

In many respects, the design, use and maintenance of Julian Terrace will be similar to the design, use and maintenance of the private drives that serve the townhome portions of the Shermer Place planned development to the north and the Gateway Townhome community situated just north of downtown, as shown on **Exhibit "A"** attached hereto.

Northbrook Row homebuyers will be informed, in both the *Northbrook Row* Homeowners Declaration and the *Northbrook Row* Subdivision and Development Agreement, both of which will be recorded against title to the subject property, that Julian Terrace is a private drive which is to be maintained by the *Northbrook Row* Homeowners Association, and that at no time will the Village be under any obligation to provide maintenance for or accept a dedication of Julian Terrace. In short, Lexington will satisfy the requirements for the establishment of a private street in a planned development that are set forth in Section 11-603E2(g) of the Zoning Code and in Section 4-102C of the Subdivision and Development Code.

The treatment of the Shermer Road frontage will be similar to that of the Shermer Place planned development to the north. A detention pond will be constructed and improved so that it serves as an amenity to the residents of the new community. In addition, new sidewalks will be constructed which create connectivity to Shermer Place and enhance pedestrian mobility in the area.

Our site plan faces residences outward along the perimeter of the property, which again is similar to the design of Shermer Place. Building front elevations face Beaumont Place to the north and Shermer Road to the west; building side elevations face Stanley Street to the south.

The individual homes within each building have a variety of architectural design treatments to distinguish themselves from one another. The individual entries, bay windows, dormer windows, fenestration patterns, brick detailing, and roofscape elements enhance the caliber of the atypical townhome design.

Off-street parking will be provided at a ratio of 4.09 stalls per unit (217 total spaces, including the ADA-compliant space referenced below) in the following manner: 2 interior garage spaces and a 2 driveway parking spaces will be provided for each dwelling unit, and 5 guest parking spaces (one of which is an ADA-compliant parking space, and all of which will be located off the easterly access drive at the Stanley Street cul-de-sac). Since the Zoning Code would ordinarily require the provision of 239 spaces (that is, 4.5 spaces per dwelling unit), we have applied for a parking variation. In considering

this variation request, it should be noted that Sections 9-307B(7)[1] and 9-308G(1)[2] of Part III of Article IX of the Zoning Code (Affordable Housing in New Developments) (the "Affordable Housing Ordinance") specifically allow for a reduction in the number of required off-street parking spaces for affordable housing units. As noted below, we are proposing to satisfy the requirements of the Affordable Housing Ordinance by constructing eight affordable housing units. Therefore, if in accordance with the foregoing provisions, the parking requirement was reduced to the minimum allowable requirement of one parking space per unit for each of these affordable units, the result would be a reduced total parking requirement of 211 parking spaces for the site[3]. As noted above, 217 parking spaces are being provided, which would obviate the need for a parking variation altogether. For this reason, we believe our parking variation request should be deemed to be a reasonable one, especially given the proximity of the free guest parking that will be available to Northbrook Row residents and their guests in the nearby train station parking lots after 10:00 a.m. on weekdays and on weekends and federal holidays.

Lexington proposes to satisfy the requirements of the Affordable Housing Ordinance by constructing eight on-site affordable units at *Northbrook Row* in accordance with the separately submitted Affordable Housing Compliance Plan. The number of required affordable housing units has been determined pursuant to the following calculation, as contemplated by Part III of the Affordable Housing Ordinance:

- Market-rate units (proposed): 41 (note: 49 permitted by RLC District regulations)
- Affordable units (required): 6 (.15 x 41 = 6.15)
- Sub-total number of units (provided): 47
- Market-rate bonus units (authorized): 6
- Sub-total number of units (provided): 53
- Affordable units (required): 8 (.15 x 53 = 7.95)

Total No. of Units Constructed: 53

Since Sections 9-305 A(1) and 9-307 A of the Affordable Housing Ordinance provide that market-rate bonus units are not to be included in density calculations, the 47 non-bonus market-rate units and affordable units proposed for construction translates to a density of 10.02 dwelling units per acre, which is less than the 10.45 dwelling units per acre permitted by the regulations of the RLC District, and less than the 11.96 dwelling units per acre density of the adjacent Shermer Place development (also zoned in the RLC District). While the proposed density is greater than the 7.50 dwelling units per acre density of the recently constructed Sterling Place townhome development, that development is located in a different residential zoning district (the R-8 District) and provided no affordable housing units.

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[1] Section 9-307B(7) reads as follows: *"Reduced Off-street Parking Minimums. In considering a proposed governed development with affordable housing units, the Plan Commission may recommend and the Board of Trustees may approve a reduction in the otherwise applicable off-street parking minimums for the affordable housing units. In considering the merits of such a reduction, the Village shall consider the availability of alternative means of transportation, including mass transit and bicycle facilities in the vicinity of the governed development and any unique transportation needs of the expected residents.*"

[2] Section 9-308G(1) reads as follows: "*Parking Amenities. Regular access to at least one parking space per affordable housing unit must be included with the occupancy of the unit without any additional charge to the occupant above the maximum permitted housing expenses for that unit. Additional parking spaces must be made available at the same price and using the same method for allocation for market rate housing units. Premium parking spaces, such as indoor parking, will not be required to be allocated to the affordable housing units free of charge, provided that required parking is provided elsewhere within the governed development."*

[3] 45 DUs x 4.5 PS/DU = 203 spaces + 8 DUs x 1.0 PS/DU = 8 spaces; 203 + 8 = 211 spaces.

Stormwater management for the eastern 3.70 acres (C-Factor = 0.95) of the subject property was permitted by the MWRD under MWRD Permit #03-093 for the Shermer Place planned development. Pursuant to that permit, a stormwater management system consisting of a wet pond plus an underground concrete vault was constructed in the southeast corner of Shermer Place. According to the Shermer Place plans, the southeast stormwater management system ("SE SWMS") discharges to the northeast into the railroad ROW and continues to the north via a ditch. Our design team has determined that the SE SWMS does not provide the storage volume as permitted due to an elevated normal water level. *Northbrook Row* has been engineered to utilize the available storage volume in the SE SWMS and to provide the remaining required storage in a proposed wetland bottom pond located in the western +/-106-ft of the proposed development. That wetland bottom pond will discharge the restricted release and overflow to the Shermer Road right-of-way and storm sewer system. In addition, two bioretention basins are proposed in the courtyards for Buildings 6 and 7 and Buildings 8 and 9. Additional information is provided in the Preliminary Stormwater Management Report included with this resubmission.

Detail on some of the proposed stormwater management improvements and on the proposed tree preservation and tree removal plan, the preliminary landscape plan and anticipated signage improvements is provided on the Landscape Architecture Design Narrative prepared by Dickson Design Studio which is attached as **Exhibit "B".**

All stormwater management and site improvements required for *Northbrook Row* will be constructed in compliance with applicable ordinances, controls, and best practices, except to the extent relief from those ordinances is approved by the Village.

Lexington Homes has included a Sustainability Plan for *Northbrook Row* and a tax impact study in its resubmission to the Village. The tax impact study projects the number of students *Northbrook Row* will generate and the anticipated fiscal impact this residential community will have on Northbrook/Glenview School District 30 and Glenbrook High School District 225.

Finally, Lexington Homes is seeking to commence construction of the planned residential community this fall, and plans to construct the community in a single phase.

EXHIBIT "A" TO NORTHBROOK ROW PROJECT DESCRIPTION

STREET COMPARISON EXHIBIT

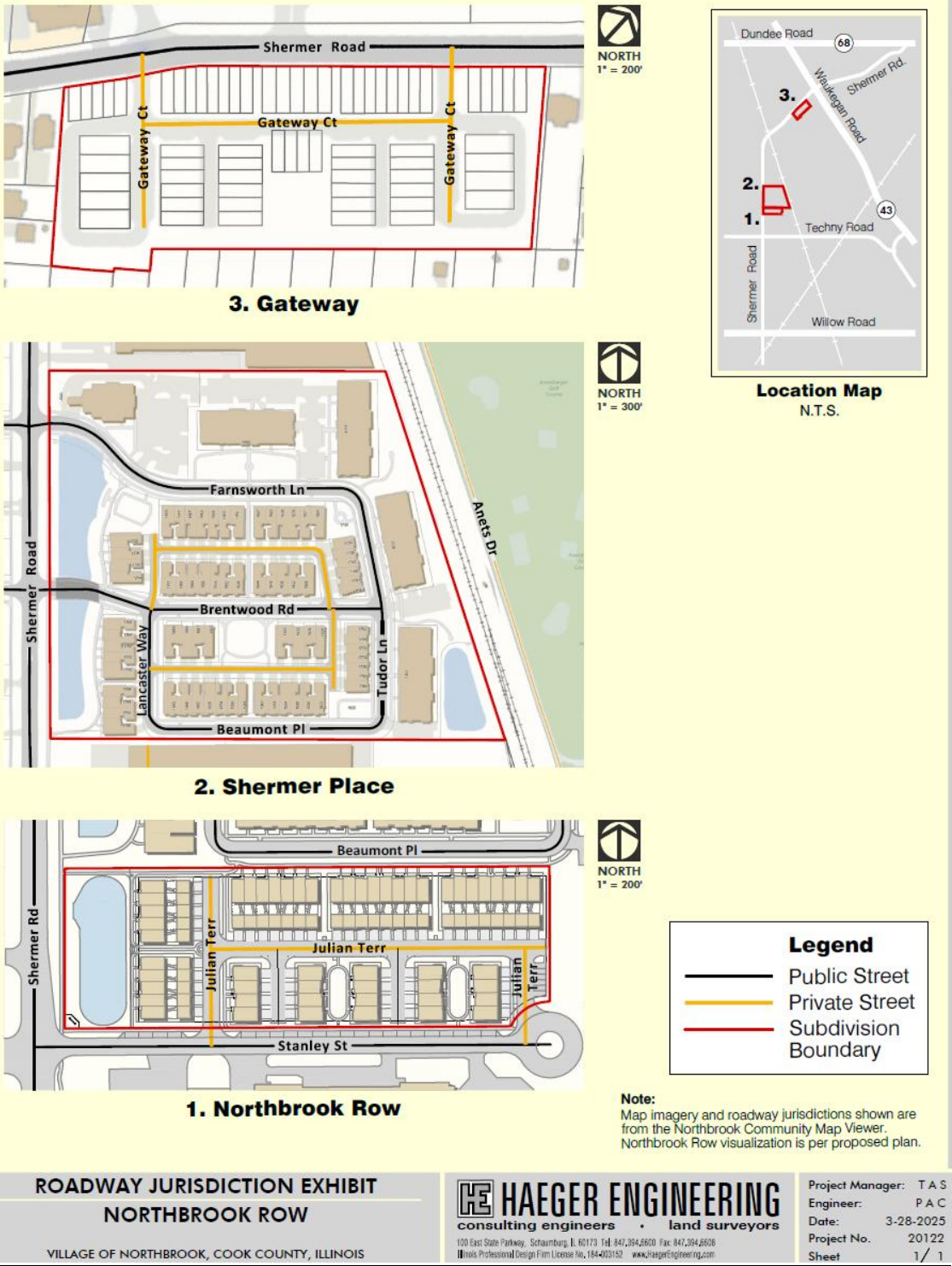

EXHIBIT "B" TO NORTHBROOK ROW PROJECT DESCRIPTION

LANDSCAPE ARCHITECTURE DESIGN NARRATIVE

dickson design STUDIO

Updated July 23, 2025

Village of Northbrook
Lexington Homes | Northbrook Row

Landscape Architecture Design Narrative:

In order to prepare a Tree Preservation & Removal / Preliminary Landscape Plan, a tree survey and tree inventory were completed. The inventory was completed by a certified arborist of the *Davey Resource Group*. The arborist compared each existing tree with a like species of specimen quality, in order to determine the condition and overall health of each tree. Updated findings included that there are (150) existing trees onsite, offsite, and in the Shermer Road, Stanley Street and Beaumont Place rights-of-way. Existing trees include a mix of deciduous and evergreen species. Norway Maple, Crabapple, and Austrian Pine are the most prevalent trees on the subject site, followed by Scots Pine and Red Maple. There are no Oak, Sugar Maple, nor Hickory trees on-site; there are two, on-site trees classified as "landmark" per Village definition, both are Red Maples. Trees located offsite or within rights-of-way include (27) different tree varieties. A complete listing of existing trees both onsite and offsite is include within the tree inventory on the landscape plan set.

Due to the proposed grading, utilities, and site layout for the new development, a tree preservation and removal plan has been provided indicating trees to remain and trees that need to be removed.

The proposed landscape is conducive to the site climate zone, will offer multiple seasons of interest, and will include a diversity of plant species, sizes, textures, bloom times, and colors. All plants will be selected for quality, long-term sustainability, disease-resistance, and desired growth habits. Proposed plant material will enhance the overall development and the proposed building architecture. Plant material will be carefully and purposely sited, taking into consideration pedestrian travel and vehicular visibility (both for aesthetics and safety). The proposed landscape plan will include shade, ornamental and evergreen trees, deciduous and evergreen shrubs, ornamental grasses, and perennials. For the initial project phase, the preliminary plan depicts locations of all proposed plant material and site enhancements. At the time of final project phase, all proposed materials and site enhancements will be individually labeled with a corresponding Plant & Materials List. This list will indicate quantities, sizes, species (botanic and common plant names), and/or descriptions of all proposed materials.

Stormwater management for the project will be handled via a large basin located along Shermer Road and two bioswales located in the center courtyards between buildings 6 & 7 and 8 & 9. All areas will be naturalized with native plantings that are able to withstand periods of wet and dry times. Native plantings will aid in water storage and water purification, along with providing habitat for pollinators and other beneficial insects. The monitoring and care of the stormwater management areas will be handled by the development homeowner's association (HOA).

The proposed development will have one entry monument, located at the southwest corner of Shermer Road and Stanley Street. The monument will include the name of the development, *Northbrook Row*, and will complement the architectural style and materials of the proposed homes. It will consist of brick with limestone-like caps and a single-sided sign panel. The sign measures approximately 15' long, 5' tall, and 2.5' deep. Evergreen trees provide a backdrop for the sign, while lower-growing plant material flanks the base of the sign. The proposed sign and surrounding plant material will provide a pleasing and welcoming entrance to the development.

Between buildings 1 & 2, at the west end, is an enhanced common area amenity overlooking the basin, including a cozy seating bench and a small pergola. Beyond the basin, further to the west, is a berm flanking Shermer Road, proposed with trees atop for some roadway buffering.

All homes will have foundation landscape flanking their front and side elevations (where applicable, as some homes are attached to one another and thus do not have side yards). In order to provide continuity and cohesion throughout the entire development, each home will receive a similar planting design at its foundation, in terms of scale, type, and quantity of plantings proposed. The planting design will remain fairly consistent building-to-building, but actual plant species will vary. Each foundation landscape for each unit will include a mixture of deciduous and evergreen shrubs and some may include perennials, ornamental grasses, and an ornamental/understory tree. Proposed plant material has been chosen to complement the architecture, to pay careful attention to window placement and height, and to offer 4-seasons of interest with a variety of plant types and species.

The rear yards for the homes along Shermer Road and Beaumont Place will be fenced with a 6' high, board-on-board, wood fence, separating each individual yard. Fencing is also proposed at the ends of each motor court along Stanley Street. This fencing will be 3' high, decorative wood, with its purpose being to screen the alleys and to shield vehicle headlights.

Any fencing currently located on the subject property and in the rights-of-way of Stanley Street and Beaumont Place will be removed to allow for the construction of the new parkways and homes. All existing, off-site fencing will remain.

Another aspect of the proposed landscape plan for *Northbrook Row* is the incorporation of goals and initiatives of the Climate Action Plan for the Village of Northbrook:

- Proposed sidewalks link to existing and new pedestrian accessways, encouraging more pedestrian travel as opposed to vehicular. All sidewalks will consist of light-colored concrete pavement. The enhanced common area amenity will utilize permeable pavers surrounding the seating area and pergola.
- Native wetland species will be utilized in all stormwater management areas (for water absorption and to aid in water purification).
- Native and nativar plant species will be incorporated into the proposed plant palette for the community. A good variety of plant species will also add to the biodiversity of the site.
- Bioswales have been incorporated into the site plan, they will function as an alternative to turf grass, i.e. lawn. They and the stormwater basin offer plant material conducive to creating pollinator habitat. (Plant palettes will be provided at time of final plans.)
- Expanded green space areas, reduce impervious coverage.
- Shade trees incorporated into the townhome alleyways reduce the heat island effect from driveway pavement.
- New trees will consist of evergreen trees, deciduous shade/canopy, and deciduous ornamental/understory, adding canopy coverage and offering beneficial shade and carbon dioxide sequestration.
- Once the community is ready for landscape maintenance to commence, the developer will work with the landscape contractor to explore potential opportunities to utilize non-gas-powered lawn equipment and integrated pest management.
- Once a unit is sold, the homeowner has the ability to take advantage of the Village's discounted rain barrels, for use in the rear yards of any row home. (Rain barrels aid in rooftop stormwater runoff collection and provide irrigation that is not dependent upon Village water.)

Dickson Design Studio, Inc.

Sharon L. Dickson PLA | ASLA

dicksondesignstudio.com

MELTZER, PURTILL & STELLE LLC

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August 28, 2025

Michaela Kohlstedt, Deputy Director
Swati Pandey, Senior Planner
Department of Development and Planning Services
Village of Northbrook
1225 Cedar Lane
Northbrook, Illinois 60062

RE: *Northbrook Row* – 1825 Shermer Road – Affordable Housing Compliance Plan

Dear Michaela and Swati,

We are sending you this response to the comments received from Amy Kaufman at Community Partners for Affordable Housing concerning the Affordable Housing Compliance Plan ("Plan") Lexington Homes has submitted for its *Northbrook Row* residential community pursuant to the Village's Affordable Housing Ordinance (the "Ordinance"). We appreciate CPAH's review of the Plan and its support for one of the Plan's deviations from the minimum requirements of the Ordinance. We also fully understand why CPAH does not support the other two Plan deviations and why it suggests that there be full compliance with the minimum requirements of the Ordinance. With this letter, we will explain why we believe all three deviations are reasonable and why the Plan should be recommended for approval by the Housing Committee and approved by the Village Board.

As described in detail in the updated *Northbrook Row* Project Description, Lexington has agreed to construct on site the eight for-sale affordable units required by the Ordinance[1]. Its Plan, however, deviates from the requirements of the Ordinance in three respects. As you know, any deviations from the minimum affordable housing requirements of the Ordinance must be approved by the Village Board as an alternate method of compliance.

[1] As you will recall, Lexington initially proposed to seek approval of an alternate method of compliance which contemplated the construction of four affordable units on site and the payment of an in-lieu affordable housing fee of $500,000 for four additional affordable units even though Lexington was then required to provide a total of only seven affordable units on site. Lexington has since agreed to construct eight affordable units on site in response to the feedback it received from the Village Board at the February 13, 2024 Preliminary Review meeting.

This is the first requested deviation from the minimum requirements of the Ordinance.

Section 9-305 B of the Ordinance states that half of the affordable units Lexington markets to the public as affordable must be offered to Tier 1 households (i.e., households with income less than 80% of AMI), and that the other half must be offered to Tier 2 households (i.e., households with income equal to or greater than 80% but less than 120% of AMI). In its Plan, Lexington proposes to offer all eight affordable units to households with income equal to or greater than 80% of AMI, but less than 120% of AMI[2]. This means that all eight affordable units will be offered at a maximum purchase for a four-bedroom unit of $380,000[3]. If Lexington is required to market half of the affordable units to Tier 1 households, it means the maximum purchase price for a four-bedroom affordable unit will be $210,000. CPAH does not support this requested deviation. As noted in its updated Project Description, Lexington anticipates selling the market-rate Row Homes in *Northbrook Row* in the $750,000 to $810,000 price range, and market-rate Mews Homes in *Northbrook Row* in the $590,000 to $675,000 price range. Based on the foregoing and CPAH's suggested compliance with the dispersion requirement described below, and assuming an average sales price for a four-bedroom Row Home of $800,000 and an average sales price for a four- bedroom Mews Home of $635,000, full compliance with this Ordinance requirement and the dispersion requirement described below, would require a pro forma budget "write-down" of approximately $3,380,000, or more.

This is the second requested deviation from the minimum of the Ordinance.

The Plan states that the affordable units will have four bedrooms and approximately 1,650 square feet, and that all of the affordable units will be Mews Homes. The market rate units are two to four bedrooms ranging from 1,600 square feet to 2,500 square feet and are a combination of Mews Homes and Row Homes. Sections 9-308 B and 9-308 F of the Ordinance state that the affordable unit housing size must be "generally representative" of the market rate units, and the bedroom mix must be "in equal proportion to the bedroom mix of the market rate housing units." CPAH has said it believes that offering 1,650 square feet four-bedroom affordable owner-occupied units will provide significant affordable housing opportunities, and ones that "accommodate family living needs for common space and dining areas" (Section 9-313 D(3). For that reason, CPAH supports this requested deviation.

This is the third requested deviation from the minimum requirements of the Ordinance.

Section 9-308 A of the Ordinance states that "affordable housing units must be dispersed among the market rate housing units throughout the governed development and not clustered together or segregated from the market rate housing units unless there is a therapeutic or other justification particular to the populations to be served by the affordable housing unit." Lexington's Plan contemplates the dispersion of the proposed eight affordable units throughout the Mews Homes portion of *Northbrook Row*. It does not intend to construct any of the Row Homes as

[2] This reflects a correction made to the Plan in response to an appropriate comment Amy Kaufman made in her letter.
[3] Per Table 4, 2025 Technical Guide-Village of Northbrook Affordable Housing Unit Pricing Schedule

affordable units. CPAH does not support this deviation because Lexington has offered no therapeutic or other justification for making this distinction.

Lexington Homes believes it has made a significant commitment to advancing the community's goal of creating more affordable housing opportunities in the Village, while at the same time balancing the Village's interests in that goal with many of the other goals the Village has established for the community.

For example, Lexington's plan for the rezoning of the property at 1825 Shermer Road and its construction of the *Northbrook Row* community on a parcel that is proximate to Northbrook's downtown, a parcel which is currently zoned in the I-1 Restricted Industrial District, will further the following goals of the Village's Comprehensive Plan:

- Overall Community Goal 3 - Promote sustainable development
- Overall Community Goal 10 – Encourage the redevelopment of key areas in the Village
- Environmental Quality & Natural Resource Protection Goal 1 – "Improve and maintain the Village's stormwater system to protect Village property owners from unnecessary property damage
- Environmental Quality & Natural Resource Protection Goal 2 – Integrate sustainable storm water management solutions into the community's infrastructure
- Environmental Quality & Natural Resource Protection Goal 7 – Evaluate opportunities for utilizing sustainable building and development practices
- Neighborhoods, Housing & Community Diversity Goal 1 – Provide housing that meets the needs of the entire population of Northbrook
- Neighborhoods, Housing & Community Diversity Goal 3 - Encourage an increase in the supply of housing in the vicinity of shopping and mass transit opportunities
- Neighborhoods, Housing & Community Diversity Goal 5 - Encourage land development patterns and site/landscape designs to ensure that infill development does not detract from the quality and character of surrounding neighborhoods

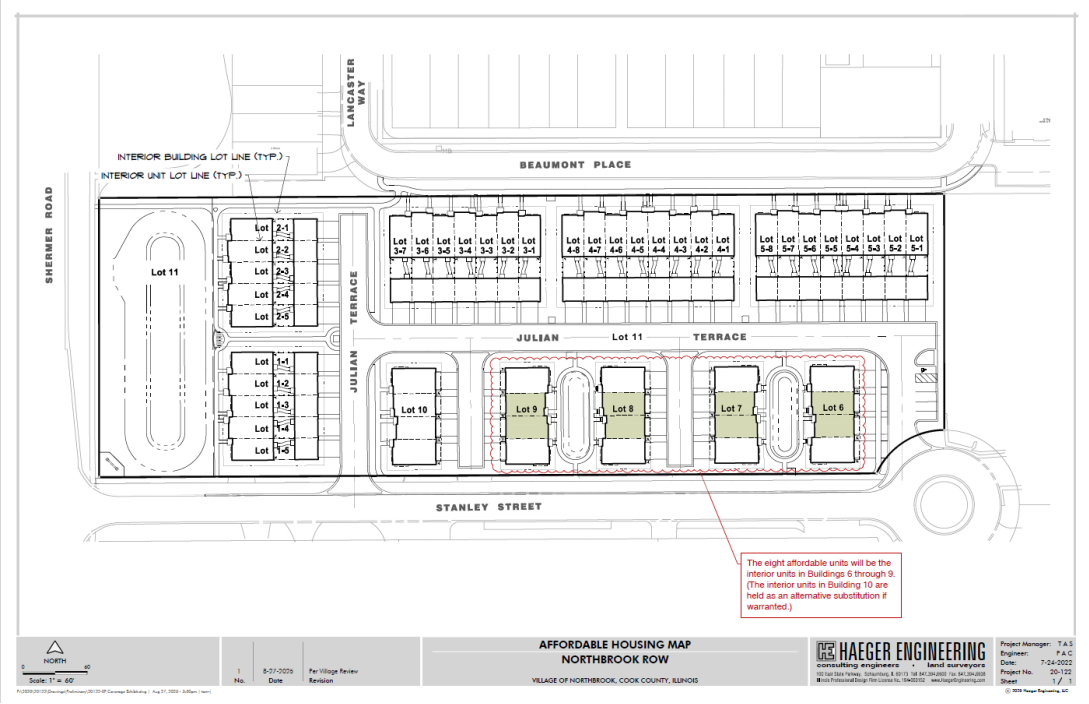
Lexington's redevelopment plan will also advance goals of the South Shermer Road Corridor Special Study Area component of the Comprehensive Plan, such as promoting the redevelopment of properties in the Shermer Road Mutli-Use Area in a way that complements nearby businesses and single-family areas.

It should also be noted that, for *Northbrook Row* to become a reality, the redevelopment proposal must be economically feasible. In that regard, we would ask you to consider that, unlike certain other recently approved redevelopment projects in the Village for which affordable housing compliance plans have been approved, the land upon which *Northbrook Row* is to be constructed has not been donated to the developer or owned by the developer for decades. It was purchased in the relatively recent past in an arm's length commercial transaction. In other words, the developer here will have a significant cost basis in the land.

In addition, unlike other recently approved residential projects that have approved Affordable Housing Compliance Plans, *Northbrook Row* will not be a rental community, for which tax credits and other government incentives are available, nor will it be an age-targeted or age restricted community. It will be a traditional, owner-occupied family oriented residential community.

While the economic realities of the costs of acquisition, development, and sales and marketing make it impractical for Lexington to offer for-sale housing units to Tier 1 households, Lexington's willingness to offer eight new affordable units to Tier 2 households will still, to quote the CPAH response referred to above, "*provide significant affordable housing opportunities"* to Village residents.

Finally, we believe the intent of Section 9-308 A of the Ordinance (which again requires that affordable housing units be dispersed among the market rate housing units throughout the governed development and not clustered together or segregated from the market rate housing units) will be achieved by Lexington's plan to disperse the proposed affordable housing units among the Mews Homes in *Northbrook Row*. Specifically, Lexington plans to locate the affordable units in the interior portions of Buildings 6 through 9, as depicted on its updated Affordable Housing Compliance Plan location map, a copy of which is set forth below:



In short, we believe the owners and occupants of these homes will feel no sense of special treatment or segregation. Again, the economic realities referred to above make it infeasible to include affordable units within that portion of *Northbrook Row* that is to contain the Row Homes.

We appreciate your consideration of the foregoing matters and look forward to appearing before the Housing Committee to discuss them at the earliest opportunity.

Sincerely,

MELTZER, PURTILL & STELLE LLC

Harold W. Francke

cc: Nate Wynsma, Lexington Homes
Brendan Penny, Meltzer, Purtill & Stelle LLC

For over 50 years
LexingtonHomes

April 25, 2025

Jack Bielak, Village Engineer
Village of Northbrook
1225 Cedar Lane
Northbrook, IL 60062

RE: Northbrook Row – 1825 Shermer Road –Maintenance of On-Site Sanitary Sewers, Storm Sewers, Watermains and Detention Areas

Mr. Bielak:

1825 SHERMER ROAD LLC, the owner and proposed developer of the captioned residential community, acknowledges that the maintenance of the on-site sanitary sewers, storm sewers, watermains and detention areas we are proposing to construct will be its responsibility until the date those maintenance responsibilities are turned over to the Northbrook Row Townhome Owners Association, LLC, an Illinois limited liability company, pursuant to the terms of the Declaration which has been included with our resubmittal to the Village.

Sincerely,

1825 Shermer Road, LLC

By: Nathan J Wynsma

Nathan Wynsma, it's representative

NORTHBROOK ROW

FINANCING PLAN

April 25, 2025

1825 Shermer Road, LLC, the owner of the parcel situated at 1825 Shermer Road, intends to finance the construction of the *Northbrook Row* community through a combination of equity contributions, provided directly from Lexington Homes, and debt financing, provided through an established borrowing agreement with Associated Bank. Our ability to finance and successfully construct a new residential community such as *Northbrook Row* is evidenced by our successful undertaking and/or completion of the following nearby single-family home communities:

***Metro on Main (Morton Grove)*: –** 89 townhome units on Lehigh Avenue with similar product to what we propose to build at *Northbrook Row*. Currently, 85% sold out. $45-50 million dollars in project gross revenues.

***Gateway of Northbrook*: –** 25 townhomes on Shermer Road with similar product to what we propose to build at *Northbrook Row*. Lexington has acquired the remaining finished lots and will begin sales and construction this spring. $17-18 million dollars in project gross revenues.

***Parkside of Glenview*: –** 29 age-targeted single family homes south of Willow Road west of Landwehr Road. Completed in 2023. $33-35 million dollars in gross revenues.

NORTHBROOK ROW

SUSTAINABILITY PLAN

April 22, 2025

(1) Introduction

In 2021, the Northbrook Village Board adopted a Climate Action Plan (CAP) with goals for community-wide greenhouse gas emission reduction and environmental sustainability. Set forth below are the actions Lexington Homes Illinois, Inc. is committed to taking as its Sustainability Plan for the *Northbrook Row* residential development to advance the strategies of the CAP. It should be noted that *Northbrook Row* will be replacing a previous industrial/manufacturing facility that generated a significant level of truck traffic. It should also be noted that, when that facility existed on the property, the majority of the property consisted of building improvements and other impervious areas.

(2) Section 02:TRANSPORTATION AND LAND USE

Strategy TL 2: Increase Public Transit Ridership.

Lexington action items: Our marketing materials for Northbrook Row will highlight the proximity of the community to the downtown Metra Station and the public transportation opportunity it affords residents. We will construct sidewalks in the community and to the north of the community south of Beaumont Place which will connect to presently existing sidewalks on Shermer Road and in the adjacent Shermer Place residential community which will encourage pedestrian travel to the Metra Station.

Strategy TL 3: Increase Walk/Bike Transportation and Expand Discretionary Walk/Bike Infrastructure.

Lexington action item: We will construct dwelling unit garages that are large enough to accommodate bicycle parking and provide exterior bike racks for resident and guest use in the locations depicted on the site development plans.

Strategy TL 5: Support and Encourage Alternative Fuel Vehicles.

Lexington action item: We will include capabilities for future electric vehicle charging installation, including conduit and junction boxes in each dwelling unit garage. Installation of wiring, EV charging ports and outlets will be offered as purchase options to homebuyers.

Strategy TL 7: Reduce village wide off-road and lawn equipment emissions [Note: The Village has enacted a ban on the use of gas powered leaf blowers].

Lexington action item: Once Northbrook Row is ready for landscape maintenance, we will advise our landscape contractors that they are not to use gas powered leaf blowers. We will also include provisions in the Northbrook Row Homeowners Association Declaration which informs homeowners of this Village regulation and prohibits the use of such equipment.

(3) Section 02: BUILDING AND ENERGY

Strategy BE 2: Improve Renewable Energy Policy and Incentives.

Lexington action item: We will provide electrical "rough-ins" in each dwelling which will make it possible to install solar panels in the future.

Strategy BE 6: Improve total Community wide residential, commercial, and industrial building energy efficiency.

Lexington action items: Lexington will promote green power purchase options such as those provided by ComEd and Nicor.

Each dwelling unit will include an energy efficient HVAC system, water heater and washer and dryer, and a full ENERGY STAR electric kitchen appliance package. All gas furnaces will be 96% efficient.

Each building envelope will be held to the standard of under four air exchanges per hour.

All dwelling unit windows will be at 0.30 or below for their U-factor.

All dwelling unit water closets will utilize a gallon per flush rate of 1.6.

We will install LED ceiling light fixtures in each dwelling unit and LED exterior light fixtures on the exterior of each unit and in the common areas of Northbrook Row.

We will prioritize the use of sustainable materials throughout the development and maximize recycled content, domestic production, and lower embodied carbon costs of materials, including utilizing warm mix asphalt and low or zero-VOC paints.

(4) Section 04: WASTE MANAGEMENT

Strategy WM 2: Increase landfill waste diversion.

Lexington action item: We will be complying with Cook County requirements for construction waste management as construction activities at Northbrook Row are occurring.

All residents of Northbrook Row will be provided with recycling containers for use in weekly pickup.

Once the community is ready for landscape maintenance to commence, the developer will work with the landscape contractor to explore opportunities to utilize compost collection for landscape debris, further diverting unnecessary waste to landfills.

(5) Section 05: WATER AND WASTEWATER

Strategy WW 1: Promote increased water conservation.

Lexington action items: Where possible and practical, we will install low-flow water fixtures in the dwelling units.

We will install plant materials that are conducive to the area's climate zone and largely drought-tolerant, eliminating the need for permanent irrigation and reducing overall water consumption.

Strategy WW 2: Mitigate the projected increased flood hazards and impacts due to climate change.

See below.

Strategy WW 3: Update design standards and plans to meet project climate change flood mitigation requirements.

Lexington action items: We will control stormwater runoff by implementing forward thinking detention and infiltration strategies which satisfy the Village's release rate and design requirements. Our system prioritizes managing stormwater flows, encourages infiltration and will improve water quality before it enters the Village's storm sewer system.

Our plans contemplate the use of native species in all stormwater detention facilities and bioswales in the manner depicted on our site development plans. These native plantings will absorb water and aid in water purification.

We will incorporate native and nativar plant species into the proposed plant palette for the community which will add to the biodiversity of the site. The plant palette will contain no more than 30% of any one species.

Finally, we will use light-colored pavement in constructing the sidewalks depicted on our site development plans and install permeable pavers in the area surrounding the enhanced common area amenity depicted on those plans.

(6) Section 08: GREENSPACE AND ECOSYSTEM

Strategy GS 1: Increase Tree Cover and Diversity.

Lexington action item: Our site development plans contemplate the planting of 98 new trees. This is an increase of 53 trees over the number of trees that previously existed on-site and in adjacent rights-of-way. These new tree plantings will increase the overall tree coverage of the site, offering beneficial shade and carbon dioxide sequestration.

All new trees and shrubs will include a variety of types, sizes, textures, and bloom times, greatly increasing the plant palette biodiversity of our site.

The majority of the trees, shrubs and open space in Northbrook Row will be under the care of a professional landscape maintenance contractor that is employed either by Lexington Home or the Northbrook Row Homeowners Association.

Strategy GS 2: Increase the resilience and use of Native Species and Pollinator Restorations Areas.

Lexington action items: Our site development plans contemplate naturalizing all stormwater management improvements with native plantings and the planting of native and nativar plant species throughout the community. The variety of plant species noted on these plans will add to the biodiversity of the site. These plantings will be deep rooted and tolerant of wet and dry climate cycles.

Bioswales have been incorporated into our engineering plans for Northbrook Row between Buildings 6 and 7 and Buildings 8 and 9 which will function as an alternative to turf grass. A bioswale will also be created in the bottom of the detention basin we will be constructing at the west end of the community. These bioswales and the plantings described above will provide plant material that is conducive to creating pollinator habitat.

All external light fixtures at Northbrook Row will offer components of Dark Sky compliance improving night sky quality.

Strategy GS 3: Reduce, repurpose, and reimagine lawn space.

Lexington response: The bioswales mentioned above will function as an alternative to turf grass (i.e., lawn).

Strategy GS 4: Reduce Heat Island Effect through Village Wide impervious surface reduction.

Lexington response: Approximately 37% of the Northbrook Row site will be open space, approximately 31% of which will be common open space and approximately 6% of which will be private open space.

Many of the shade trees mentioned above will be planted in the townhome alleyways to reduce heat island effect from the alleyway driveway pavements.

JRG JOHNSON RESEARCH GROUP

Via Electronic Copy Only

MEMORANDUM

DATE: June 30, 2025

TO: Nate Wynsma, Lexington Homes

FROM: Ann Moroney, Johnson Research Group, Inc.
David Miller, Johnson Research Group, Inc.

CC: Harold Francke, Meltzer, Purtill & Stelle LLC

RE: School District 30 Letter Regarding Northbrook Row Tax Impact Study

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This memorandum addresses issues raised by Dr. Emily Tammaru, Superintendent of Northbrook-Glenview School District 30 ("SD 30" or "District") in a May 29, 2025, letter to the Village of Northbrook ("Village") regarding the Tax Impact Study ("Study") prepared for Lexington Homes by Johnson Research Group, Inc. ("JRG") for a proposed residential development at 1825 Shermer Road called Northbrook Row.

Residential Multipliers

The Village of Northbrook's Municipal Code cites a set of multipliers for use in determining the size of land donations for additional school and park facilities for new residential development. Those multipliers, as noted in JRG's report, are from a 1996 study prepared by the Illinois School Consulting Service ("ISCS") and based on 1990 Census data. When specific multipliers are set in the municipal code for school and park impacts, it is JRG's practice to utilize those same multipliers to determine potential student generation from new residential developments unless otherwise directed by municipal officials.

For municipalities that do not require using a specific set of multipliers, JRG frequently relies on a 2006 study released by the *Center for Urban Policy Research in the Edward J. Bloustein School of Planning and Public Policy at Rutgers University*. The study is based on 2000 decennial census and provides differentiation within housing products by tenure, value, density, and public/private school enrolment.

JRG recognizes that both sets of multipliers are dated. Due to changes in data collection methods by the US Census Bureau, it is no longer possible to easily update the Rutgers report with decennial Census data.

The single data point of the Sterling Place Development, while more current, is not a statistically sufficient sample size to determine if Sterling Place is an outlier or presents a "new norm". We believe that the matter warrants further study and would be interested in enrollment data for other residential developments in SD 30's attendance boundaries to increase the sample size for an analysis.

Methodology

The objective of a fiscal impact study is to determine the marginal or incremental cost of providing additional municipal and education services to residents of a new development. A simple and convenient approach is to use the average cost per resident/student as a proxy for marginal cost. However, using an average cost figure tends to overstate the marginal cost for smaller residential developments, especially in the near term, because it includes fixed costs (i.e. existing staff salaries, benefits and pension costs) that

would not change with additional residents or students — unless the increase in residents or students necessitates increasing staffing levels. Instead of a fixed and all-inclusive value like average cost, true marginal costs follow a curve, with the incremental cost of providing an additional unit increasing as demand increases.

For example, Northbrook Row would be expected to impact Village expenditures in areas of public safety, fire protection, and emergency medical services but have little to no impact on Village administration and public works, among others. However, an average cost per resident includes all costs in that figure and overstates the cost to the Village from the addition of 53 new households.

SD 30 contends that the JRG report and methodology artificially understates the cost of potential student generation from Lexington Row by 46.3%. The JRG report states that based on an inflation adjusted operating expense per pupil ("OEPP") figure that the projected operating expenses in the first year of stabilization is $447,858. We do not dispute the assertion that $288,484 in property tax revenue generated by the Project for District 30 minus fully-loaded, inflation-adjusted operating expenses of $477,858, that the result would be negative. What our model attempts to illustrate is the portion of SD 30's operating expenses funded by residential property taxes.

Our model estimates residential property taxes funded 53.7% of SD 30's operating expenses, relative to non-residential property tax as well as other local, state, and federal sources. The calculation appears in Table 8 of the JRG Study with additional detail provided in Tables 9 and 10.

The figures in Table 9 come from the Illinois State Board of Education ("ISBE") Report Card dataset and show that local property taxes accounted for 90.8% of all revenue sources. The figures in Table 10 come from the *Abstract of Valuations, Levies, Tax Rates and Tax Extensions – Equalized Assessed Value Less Exemptions* published by the Cook County Clerk. It shows that residential property accounted for 59.1% of the equalized assessed value in SD 30 for Tax Year 2023, which means non-residential uses accounted for the remaining 40.9% of SD 30's property tax revenue for Tax Year 2023.

The calculation in Table 8 accounts for the proportion of SD 30 revenue that comes from property taxes (90.8%) and the proportion of property taxes that come from residential development (59.1%). When the two figures are multiplied the product (53.7%) approximates how much residential property taxes fund the District's operating expenses. So as a practical matter, no single residential development funds 100% of the operating expenses for the public-school students it generates. New residential developments should be required to meet a similar threshold.

Affordable Housing Requirement

It is important to note that the Village of Northbrook has an inclusionary housing ordinance, adopted in 2020, that requires new developments like Northbrook Row to make 15% of the units affordable. The ordinance allows for providing all required affordable units onsite, paying a fee of $125,000 per unit in lieu of providing units onsite, or a combination of both. For Northbrook Row, this requires providing eight affordable units onsite, paying up to $1.0 million in fees, or some combination of onsite units and fees.

As our report notes, Lexington Homes, in response to input it received from the Board of Trustees at the Preliminary Review meeting, has agreed to provide the required eight units onsite as four-bedroom townhomes. The maximum sale price for a household with income between 80% and 100% of the area median is capped at $350,000 for a four-bedroom townhome.

This requirement reduces potential property tax revenues for SD 30 as well as other taxing districts. If the eight affordable units were market rate units, the average sale price for those units would be $559,000 and total property taxes for SD 30 would be $302,685. We also note that the compounding effect from triennial reassessment over time would be greater if all the units were sold at market rates.

MELTZER, PURTILL & STELLE LLC

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September 8, 2025

Via Email
Swati Pandey, Senior Planner
Department of Development & Planning Services
Village of Northbrook
1225 Cedar Lane,
Northbrook, Illinois 60062
Email: swati.pandey@northbrook.il.us

Re: *Response to Village Third Review Comments - PCD-24-06 - 1825 Shermer Road*

Dear Ms. Pandey,

We are pleased to send you this letter in response to the comments received from the Village following the third review of our application materials, dated between August 5 and August 12, 2025. Those comments are consolidated below, with our responses noted in red.

DPS Comments - August 12, 2025

1. Project Narrative:
    a. Revise parking information on the narrative given the change in the guest parking lot.
    Response: Done. Please see the revised Project Description included with this letter.

    b. Remove all references to "planting of required parkway trees on private property" and resubmit.
    Response: Done. Please see the revised Project Description included with this letter.

2. Provide the legal description of the subject property in a Word document.
    Response: Please see enclosed legal description.

3. Subdivision Variation Worksheet:
    a. Revise the subdivision variation worksheet to include information related to the three variations listed below. Remove reference to "parkway trees on private property".
    Response: Done. Please see the revised Subdivision Variation Worksheet included with this letter.
        i. Variation of the Subdivision Code to allow a private road system;
        Response: Please see the revised Subdivision Variation Worksheet included with this letter.

MPSLAW

ii. Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development;
Response: Please see the revised Subdivision Variation Worksheet included with this letter.

iii. Variation of the Subdivision Code to Waive the Requirement to Bury Overhead Utility Lines along the Shermer Road frontage of the Subject Property.
Response: Please see the revised Subdivision Variation Worksheet included with this letter and the previously submitted accompanying letter.

b. Provide responses to the standards for variation to allow private street. See attached.
Response: Please see the revised Subdivision Variation Worksheet included with this letter.

4. Zoning Variation Worksheet: Revise per comments below:

a. The zoning variation worksheet references a variation request to allow for a six-foot fence in the corner side yard. The Fence Plan shows that the screening fence along Stanley Street will be three feet in height. If the only six-foot section is the privacy fence between units, then remove reference to the fence variation request (this is covered with the setback variation). Staff believes that there is no six-foot perimeter fence along Stanley Street. Confirm and revise.
Response: Confirmed. Please see the revised Zoning Variation Worksheet included with this letter.

b. Revise the parking variation number from 218 to 217 (given an ADA space in guest parking lot).
Response: Done. Please see the revised materials included with this letter which now identify 217 parking spaces.

5. Submit the following:

a. One fee check made to the Village of Northbrook for $1,600 for the following items – these zoning relief items were identified after the initial payment was received, and therefore are due:

i. Parking Variation ($350 Non-Refundable)
Response: We understand that payment was received and that no further action is required with respect to this item.

ii. Variations of the Subdivision Code ($250 Non-Refundable & $1,000 Escrow)
Response: We understand that payment was received and that no further action is required with respect to this item.

6. Affordable Housing Plan:
    a. The proposed eight affordable units should be split equally between Tier I and Tier II of the Eligible Income Tier and Maximum Prices as listed in Section 9-305.B. of the Zoning Code. See the applicable Pricing Schedule in the Table below (excerpt) and/or refer to the Technical Guide for the Affordable Unit Pricing Schedule. Revise the Affordable Housing Compliance Plan accordingly.
    Response: Please see response letter separately sent to you dated August 28, 2025.
    b. Provide a map exhibit attached to the Affordable Housing plan showing the location of the affordable units marked on the plan. The affordable units should be dispersed within the entire development.
    Response: An updated location map is included with the revised Affordable Housing Compliance Plan submitted with this letter. It is also referred to in the response letter referred to above.
    c. Please be advised that a Final Affordable Housing plan will be required during Final Planned Development approval application whereby further detailed information regarding the affordable units will be required. There will be restricted scope for deviation from the proposal made at the Concept Plan stage.
    Response: Noted.

7. The FAR noted on the Preliminary PUD Site Plan is 61%. Please be advised that as part of the Final PUD application, an exhibit showing the breakdown of the square footage (with a total of 61%) for the building area will be required.

    Response: Noted, this will be included with that application.

8. Based on any revisions made to the plans, all documents should match the details and all documents/plan sets revised should be resubmitted.

    Response: Noted.

CPAH Comments - August 11, 2025

1. Section II of the Plan states that "These affordable units will be offered to eligible households from the Tier B Eligible Income Tier…." However, Section 9-305 B. of the inclusionary housing ordinance, "Eligible Income Tiers and Maximum Prices", states that "affordable units in governed developments may only be offered to eligible households from the income tiers…. listed in the chart below." The chart specifies that half of the owner-occupied units must be offered to Tier 1 households with income below 80% AMI, and half the owner-occupied units must be offered to Tier 2 households with income below 120% AMI. The Northbrook Row proposal has all the units being sold only to the higher income tier (Tier 2), and none to the lower income tier (Tier 1.)* That will also result in all of the units being sold at the higher price point that is commensurate with the higher income tier. Section II of the Plan does not comply with the ordinance, and the Developer has not demonstrated that the affordable housing units will accommodate the needs of the target households which include those with household income below 80% AMI. Based on the

information provided, CPAH does not support the Developer's request for an exception to the requirements of Section 9- 305 B.

Response: Please see response letter separately sent to you dated August 28, 2025.

Elrod Friedman LLP Comments - August 5, 2025

1. We have no further comments on this application. Our only comment on the second submittal was that the Declarations does not address or provide for reduced or modified assessments for the affordable units. The applicant provided a response that they plan on having assessments remain the same for all units and explained the reasoning for that policy.

   Response: See revised Affordable Housing Compliance Plan included with this letter. The Applicant agrees to limit the amount of the assessment to $200 per month for affordable units in accordance with the Village's 2025 Technical Guide - Village of Northbrook Affordable Unit Pricing Schedule.

Tree Preservation Comments - August 11, 2025

1. Provide documentation that the residents to the North of the proposed development have been provided with written notice of the proposed removal of the parkway trees along the south side of Beaumont Place at time of building permit submittal.

   Response: Copies of this notice will be provided to the Village at the time of building permit submittal.

2. Provide list/table of all proposed plantings on site with type, size and quantities of plants/trees at time of building permit submittal.

   Response: Noted.

3. Native planting areas will require a 3-year maintenance plan by a qualified native landscape contractor. Provide 3-year maintenance plan at time of building permit submittal.

   Response: Noted.

4. This plan has approval to proceed to the plan commission. Additional comments will be forthcoming with building permit submittal.

   Response: Noted.

Glenview School District 30 Comments - August 5, 2025

1. Northbrook | Glenview District 30 acknowledges receipt of the Johnson Research Group (JRG) memorandum dated June 30, 2025. While we appreciate their response, it reinforces rather than addresses our concerns about the Northbrook Row development's impact on District 30.

2. JRG's reliance on 1996 multipliers based on 1990 Census data ignores three decades of educational improvements that have transformed our district into a destination for families seeking exceptional schools. The families attracted to our community today represent a reality not captured by 1990 demographic patterns.

MPSLAW

3. JRG dismisses Sterling Place as "not statistically sufficient," yet it represents our only current, local evidence. Sterling Place generated 33 students versus the projected 15, a 120% underestimation that reflects the reality of families who choose our community for its schools. When similar underestimations occur with Northbrook Row, District 30 expects these actual generation rates to become the standard for evaluating future developments.
4. Current methodologies focus solely on immediate per-pupil costs while ignoring capacity constraints that force expensive referenda long after developers have left town. Wescott School is already approaching capacity. When enrollment exceeds sustainable levels, taxpayers, not developers, fund the multi-million dollar building expansions needed to accommodate growth.
5. While District 30 will continue providing exceptional education for all students, our community deserves transparency about development impacts. Each new residential project approved under current methodologies likely means higher taxes for existing residents, overcrowded facilities, and future referenda to address capacity issues created by cumulative development growth.

Response: JRG analyzed potential student generation utilizing Table 4-1 (the "Table of Estimated Ultimate Population Per Dwelling Unit") in the Village's Subdivision and Development Code, as required by the Village Code. Additionally, the Applicant has agreed to pay all required school impact fees required by the Code for all dwelling units in *Northbrook Row* other than the affordable units.

We appreciate the continued review of our plans and look forward to continuing our work with you on this project.

Yours very truly,

MELTZER PURTILL & STELLE LLC

Brendan Penny

cc: Michaela Kohlstedt, Deputy Director – Development & Planning Services Dept.
Caitlyn Culbertson, Elrod Friedman LLP
Nate Wynsma, Lexington Homes
Hal Francke, Meltzer, Purtill & Stelle LLC

MEMORANDUM

To: 1825 SHERMER ROAD LLC
From SWATI PANDEY, SENIOR PLANNER
Date: MAY 27, 2025

Subject: PCD-24-06 – 1825 SHERMER ROAD – LEXINGTON TOWNHOMES

Below are the comments generated by the Development & Planning Services Department from the second review of your application.

1. Project Narrative:
    a. Does 2,500 square feet noted for Row Homes and 2,300 square feet noted for Mews Homes include the garage square footage? If not, revise the Project Narrative and note the garage space as well.

       Response: It does not. Project Description has been revised to note the garage space as well. The revised Project Description is being delivered concurrently with the delivery of these responses.

    b. Page one of the document lists relief and states, "allow for planting of required parkway trees on private property" – is this still accurate? Confirm and revise, if required.

       Response (from Applicant's Landscape Architect): This is still accurate. Please see revised Project Description.

    c. See page 5 of this document with the heading, "Landscape Code Requested Variations" – foundation landscaping and perimeter landscape open space will not require variations. Parking lot screening is required to comply with the six-foot screening requirement – since it will be a controlled egress with a stop sign, it is not required to meet the sight triangle requirement. Fence has been reduced to three feet and complies. Check with staff for further clarification.

       Response (from Applicant's Landscape Architect): Noted and thank you. Please see revised Project Description.

2. Submit the following:
    a. One fee check for $1,600 for the following items:
        i. Parking Variation ($350 Non-Refundable)
        ii. Variations of the Subdivision Code ($250 Non-Refundable & $1,000 Escrow)

            Response: This has been submitted to the Village.

    b. Subdivision Variations worksheet – Revise the worksheet, and address the standards to include the following applicable requests and resubmit: ***Response: Done***
        i. Variation of the Subdivision Code to allow a private road system;
        ii. Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development;
        iii. Variation of the Subdivision Code to Waive the Requirement to Bury Overhead Utility Lines along the Shermer Road frontage of the Subject Property.
    c. Provide responses to the standards for variation to allow private street. See attached. ***Response: Done.***

d. Provide responses to the factors considering a waiver for utility burial. See attached. ***Response: It is now included.***

3. Confirm if the Homeowner's Association requirements will prohibit recreation facilities such as swing sets, basketball hoops, playground equipment, etc. Direct where in the HOA document is this noted? Revise appropriately if required.

   Response: It will and this is provided for in Section 8.14.

4. The Secretary of State of Illinois website shows a Trust is managing 1825 Shermer LLC. Provide the Trust documents. Confirm the names of authorized signatories that sign on behalf of 1825 Shermer LLC and provide documents as proof. ***Response: This has now been provided with these responses.***

Managers	Address
RONALD J. BENACH TRUST DTD 10/6/97, AS AMENDED AND RESTATED*	PO BOX 7500 DETROIT, MI 442750000

5. Preliminary PUD Site Plan:
   a. The ground sign is required to be a minimum of six feet from all property lines. Revise the preliminary PUD plan, color Illustrative plan, and landscape plan to show and label the minimum setback from the property lines to be six feet. Match all relevant plans. ***Response: Done.***
   b. Provide and label one ADA parking space within the guest parking area. At permitting the ADA space will be reviewed in compliance with the IL ADA parking requirements. ***Response: Done and understood.***

6. Landscape Plan:
   a. Include a bike loop detail on the plan. Label material and color. ***Response: Done.***
   b. Fence Plan: "Existing Fence (Off-Site) to be removed" – Is this referring to removing a fence on Shermer Place property? Does the Applicant have authorization to remove this fence? ***Response: Applicant intends to enter into a Cooperation Agreement with the Shermer Place Master Association which will permit this.***
   c. Please be advised that a future Final Landscape Plan should include detailed Plant List noting name, quantity, size, type, height at maturity, and whether the species is native or not in a tabular format for the proposed landscaping. ***Response: Noted.***

7. Photometric Plan:
   a. Highlight the property line in bold and note the foot-candle reading at the property line and five feet beyond in all directions. ***Response: Done.***
   b. Provide details of the proposed lights showing compliance that the lights will have cut-off shield and will prevent glare on to any public or private property or streets. ***Response: Done.***

8. Affordable Housing Plan:
   a. If the applicant is requesting a Development Impact Fee waiver for the affordable units then the request should be part of the Affordable Housing Compliance plan. Revise accordingly.
      Response: Applicant is requesting this relief and a note to that effect has been added to the revised Affordable Housing Compliance Plan being submitted concurrently with these responses.
   b. The proposed eight affordable units should be split equally between Tier I and Tier II of the Eligible Income Tier and Maximum Prices as listed in Section 9-305.B. of the Zoning Code. See the applicable Pricing Schedule in the Table below (excerpt) and/or refer to the Technical Guide for the Affordable Unit Pricing Schedule. Revise the Affordable Housing Compliance Plan accordingly. ***Response: Applicant has responded to this comment in its response to the CPAH comment letter.***

**Table 4: Village of Northbrook Affordable Ownership Unit Pricing Schedule*
Effective July 1, 2024**

	Tier A (0% to 80% AMI) Maximum price based on 65% AMI	Tier B (80% to 120% AMI) Maximum price based on 100% AMI
Efficiency	$85,000	$188,000
One	$115,000	$230,000
Two	$140,000	$273,000
Three	$168,000	$315,000
Four	$187,000	$350,000

c. Provide a map exhibit attached to the Affordable Housing plan showing the location of the affordable units marked on the plan. The affordable units should be dispersed within the entire development.

Response: The affordable units will be dispersed throughout Buildings 6 through 10. They will all be Mews units. The requested map has been added.

d. Please be advised that a Final Affordable Housing plan will be required during Final Planned Development approval application whereby further detailed information regarding the affordable units will be required. There will be restricted scope for deviation from the proposal made at the Concept Plan stage.

Response: Noted.

9. Based on any revisions made to the plans, all documents should match the details and all documents/plan sets revised should be resubmitted.

Response: Noted and done.

C. **Private Streets; Variation Required** It is the intent of this Code to require the construction and dedication of appropriate public streets and rights-of-way as part of the review and approval of Subdivision and Development applications. The Plan Commission may recommend and the Board of Trustees may approve a variation pursuant to Section 3-201 of this Code, authorizing the establishment of private streets. If approved, all such private streets shall comply with the following standards:

1. No private street shall be permitted which serves through traffic or is deemed to be contrary to the Official Comprehensive Plan.

2. No private street shall be created which does not satisfy the minimum pavement requirements for public streets, as established in the Village Standards and Specifications Manual, current edition. All approved private streets shall incorporate the cost estimate for such streets in the performance guarantee and shall be inspected by the Village of Northbrook.

3. Private streets shall be maintained and repaired by or on behalf of a duly established property owners' association in accordance with Subsection 4-105 E of this Code.

4. Private street rights-of-way shall be established as outlots, as defined herein, and shall not be included in any minimum lot area or setback calculations for individual lots.

5. In recognition of the fact that private streets may be approved with rights-of-way which are less than those required for an equivalent public street, all lots abutting a duly approved private street shall have building restriction lines established and recorded in such a manner as to create a setback from the edge of pavement equal to that which would have existed were a public street established. The Village Engineer shall verify the location of all such building restriction lines for compliance with this standard.

6. A covenant shall be recorded against the subject property acknowledging that the Village shall at no time be under any obligation to provide maintenance for or accept dedication of said private streets.

Village of Northbrook – Subdivision Code: Section 4-104.F.2.(d)

(d) The underground installation of electric, telecommunications, internet, broadband, cable service, and video service, utility facilities may be waived with the approval of the Board of Trustees upon a written request from the applicant for subdivision relief and a finding by the Board of Trustees that the strict enforcement of this Subsection F would constitute an undue hardship on the applicant and that minimal benefit to the Village and the public would accrue from the waiver of underground installation. The Board of Trustees' decision shall include, without limitation, consideration and analysis of the following factors:

(1) The extent of existing overhead utility facilities in the immediate area of the subdivision;

(2) The location and heights of such utility facilities and their relationship to present or planned future streets and other rights-of-way;

(3) The crossing of such utility lines over streets and other rights-of-way with significant levels of traffic;

(4) The proximity of such utility facilities to schools, religious or community institutions, commercial areas, or other places where people congregate;

(5) The expected aesthetic appearance of that portion of the Village should the utility facilities be installed overhead instead of underground;

(6) The impact of overhead utility facilities on future development in the area of the subdivision;

(7) The practicality and feasibility of underground installation with due regard for the comparative costs between underground and overhead installation; however, a mere showing that an underground installation is more costly than overhead installation shall not be the sole criterion for granting a waiver.

HAEGER ENGINEERING
consulting engineers · land surveyors

100 East State Parkway
Schaumburg, Illinois 60173-4546
tel: 847.394.6600
fax: 847.394.6608

Memorandum

Date: July 24, 2025
Project: Northbrook Row, 1825 Shermer Road, Northbrook, IL
Project No. 20-122

Subject: Responses to Village of Northbrook Development & Planning Services Department Engineering Comments dated 5/29/2025 (1)

Instructions:

a. *Return this sheet with the revised drawings/documents to Permit Coordinators at Development & Planning Services, 2nd floor Village Hall. ELECTRONIC SUBMITTALS WILL NOT BE ACCEPTED.*

b. *The design professional must indicate the location of each revision (sheet/detail number) & respond to every comment in the Response spaces provided below; do NOT submit a separate response letter, USE THIS FORM*

.

c. *The design professional must include on each new drawing: their seal, signature, date of signing and date of license expiration.*

d. *Identify all drawing revisions with a BUBBLE.*

e. *Any revisions that are in addition to the review comments must be bubbled and explained in a separate narrative.*

Building Code Review Comments

1. *Sanitary service was never properly disconnected from prior demo permit. Old sanitary service will be required to be abandoned properly prior to permit issuance.*

   Noted. The sanitary service disconnection has been identified on the preliminary plans, and we will coordinate the abandonment prior to permit issuance.

Memo

To: Swati Pandey

From: Mark Cacioppo

CC: Kelly Hamill, Aram Beladi, Terry Cichocki

Date: 6/3/25

Re: 1825 Shermer – Townhomes – PCD24-0006 Tree Preservation Review 2

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1. Provide documentation that the residents to the North of the proposed development have been provided written notice of the proposed removal of the parkway trees along the south side of Beaumont Place.

   Response (from Applicant's attorney): Applicant intends to enter into a Cooperation Agreement with the Shermer Place Master Association which, among other things, will describe the plan to remove these trees in conjunction with the work Applicant intends to undertake in the Beaumont Place right-of-way. Pursuant to that agreement, Applicant will provide individual notice of Applicant's intent to remove these trees to the residents who live on the north side of Beaumont Place.

2. Provide list/table of all proposed plantings on site with type, size and quantities of plants/trees. No quantities of trees have been shown or the location of each tree type. There are trees proposed that are currently on the Village's do not plant list. Change out these trees with approved trees from the attached list.

   Response (from Applicant's Landscape Architect): Please refer to revised Landscape Plan being submitted concurrently with this response. Trees in the representative plant list have been modified to remove and/or replace species from the do not plant list with other species from the approved tree list. Species types, and quantities will be provided on the Final Landscape Plan and will meet the Village's diversity requirements.

3. Native planting areas will require a 3-year maintenance plan by a qualified native landscape contractor. Provide 3-year maintenance plan in future submittals. Not provided with this submittal.

   Response (from Applicant's Landscape Architect): A 3-year maintenance and monitoring plan with performance standards will be provided on the Final Landscape Plan.

4. Use Village detail for wooden slat or chain link tree protection.

   Response (from Applicant's Landscape Architect): Please refer to revised Landscape Plan being submitted concurrently with this response. The Tree Protection Fence Detail has been replaced with the Village's detail.

5. This plan does not have approval to proceed to the plan commission. Additional comments will be forthcoming with future submittals.

   Applicant response: Noted



Village of Northbrook
Tree Replacement List



It is the goal of the Village of Northbrook to promote species diversity throughout the Village. With the help of our residents and quality service providers we hope to establish and sustain a healthy and long lived urban forest that will benefit both the residents and visitors to the Village of Northbrook.

Large Trees (Mature Height Over 45 feet)

Plant 30 to 50 feet apart and no closer than 15 to 20 feet from a building (Spacing may vary depending on tree choice)



Species	Preferred Cultivar
American Linden (Tilia americana)	American Sentry
Bald Cypress (Taxodium distichum)	Common, Shawnee Brave (narrow variety)
Bitternut Hickory (Carya cordiformis)	
Black Locust (Robinia pseudoacacia)	'Chicago Blues'
Black Tupelo (Nyssa sylvatica)	
Bur Oak (Quercus macrocarpa)	
Chinquapin Oak (Quercus muehlenbergii)	
Chestnut Oak (Quercus montana)	
Dawn Redwood (Metasequoia glyptostroboides)	
European Larch (Larix decidua)	
Ginkgo (Ginkgo biloba)	Princeton Sentry, Autumn Gold, Magyar
Hackberry (Celtis occidentalis)	Chicagoland, Windy City
Hardy Rubber Tree (Eucommia ulmoides)	
Harvest Gold Linden (cordata x mongolica)	Harvest Gold
Hill's Oak (Quercus ellipsoidalis)	
Hybrid Elm (Ulmus species)	Accolade, Commendation, Emerald Sunshine, Frontier, Homestead, New Horizon, Patriot, Pioneer, Regal, Triumph, Princeton, Prospector
Jordan Street Oak (Q. alba x macrocarpa 'Atwood')	
Katsura Tree (Cercidiphyllum japonicum)	
Kentucky Coffeetree (Gymnocladus dioicus)	'Prairie Titan', 'Espresso'
Lacebark Elm (Ulmus parvifolia)	
Northern Catalpa (Catalpa speciosa)	
Planetree (Platanus x acerifolia)	Exclamation 'Morton Circle', Ovation
Regal Prince Oak (Quercus robur x xbicolor 'Long')	
Scarlet Letter Oak (Quercus x 'Scarlet Letter')	
Shantung Maple (Acer truncatum)	Norwegian Sunset, Pacific Sunset
Shagbark Hickory (Carya ovata)	
Shingle Oak (Quercus imbricaria)	
Shumard Oak (Quercus shumardii)	
Silver Linden (Tilia tomentosa)	
Sugar Berry (Celtis laevigata)	
Swamp Bur Oak (Quercus x schuettii)	
Swamp White Oak (Quercus bicolor)	
Swamp Chestnut Oak (Quercus michauxii)	
Sweetgum (Liquidambar styraciflua)	Common, Slender Silhouette
Triple Crown Oak (Quercus 'Taylor')	
Tulip Tree (Liriodendron tulipifera)	'Emerald City' (narrow), 'Arnold' (narrow)
Turkish Filbert (Corylus colurna)	

White Oak (Quercus alba)	
Yellow Buckeye (Aesculus flava)	
Zelkova (Zelkova serrata)	Green Vase, Village Green

Medium Trees (Mature Height 30 feet to 45 feet)



Plant 20 to 30 feet apart and no closer than 12 to 15 feet from a building (Spacing may vary depending on tree choice)

Species	Preferred Cultivar
American Hornbeam (Carpinus caroliniana)	
American Yellowwood (Cladrastis kentukea)	'Perkins Pink'
Amur Corktree (Phellodendron amurense)	Shademaster, Macho
Autumn Splendor Buckeye (Aesculul arnoldiana)	
Black Locust (Robinia pseudoacacia)	Purple Robe
Crimson Sunset Maple (A. truncatum X platanoides)	
European Hornbeam (Carpinus betulus)	Fastigiata, 'Emerald Avenue'
Hedge Maple (Acer campestre)	
Ironwood (Ostrya virginiana)	
State Street ® Miyabe Maple (Acer miyabe)	Morton, Rugged Ridge
Ohio Buckeye (Aesculus glabra)	
Osage Orange (Maclura pomifera)	White Shield (seedless)
Persimmon (Diospyros virginiana)	
Purple Catalpa (Catalpa x erubescens)	'Purpurea'
Red Horsechestnut (Aesculus x carnea)	Briotii, Fort McNair
River Birch (Betula nigra)	Heritage
Witchhazel (Hamamelis virginiana)	Fall blooming (not a cultivar name)
Witchhazel (Hamamelis vernalis)	Spring blooming (not a cultivar name)

Small Trees (Mature Height Under 30 feet)



Plant 10 to 15 feet apart and no closer than 8 to 10 feet from a building (Spacing may vary depending on tree choice)

Species	Preferred Cultivar
Allegheny Serviceberry (Amelanchier laevis)	
Apple Serviceberry (Amelanchier x grandiflora)	
Amur Maple (Acer ginnala)	
Amur maackia (Maackia amurensis)	
China Snow ® Peking Lilac (Syringa pekinensis)	Morton
Cockspur Hawthorn (Crataegus crus-galli)	
Crabapple (Malus species)	Any disease resistant variety
Eastern Wahoo (Euonymus atropurpureus)	
Fox Valley ® River Birch (Betula nigra)	Little King
Japanese Tree Lilac (Syringa reticulata)	Ivory Silk, Summer Snow
Magnolia (magnolia spp)	Kobus 'Elizabeth', Butterflies, Cucumbertree 'Summer Pleasures', Star 'Royal Star'
Paw Paw (Asimina triloba)	
Redbud (Cercis canadensis)	Common, alba (Royal White)
Sassafras (Sassafras albidum)	
Shadblow Serviceberry (Amelanchier arborea)	
Tatarian Maple (Acer tataricum)	
Three Flower Maple (Acer triflorum)	

Conifers

Plant 10 to 20 feet apart and no closer than 8 to 15 feet from a building (Spacing may vary depending on tree choice)



Species	Preferred Cultivar
Balsam Fir (Abies balsamea)	
Black Spruce (Picea mariana)	
Concolor Fir (Abies concolor)	
Douglas Fir (Pseudotsuga menziesii)	
Eastern Hemlock (Tsuga canadensis)	
Eastern Red Cedar (Juniperus virginiana)	
Korean Pine (Pinus koraiensis)	
Limber Pine (Pinus flexilis)	
Serbian Spruce (Picea omorika)	
Swiss Stone Pine (Pinus cembra)	
White Fir (Abies concolor)	
White Pine (Pinus strobus)	
White Spruce (Abies glauca)	

Overplanted (Do Not Plant)

These trees have been overplanted and are prone to both pests and diseases that will ultimately shorten their life span in the landscape.

*Trees listed as do not plant will **not** count towards any required replacement inches.*

Species	Cultivar (not all cultivars listed)
American Linden (Tilia americana)	Redmond, Wandell
Arborvitae (Thuja occidentalis)	
Austrian Pine (Pinus nigra)	
Callery Pear (Pyrus calleryana)[2]	Chanticleer, Aristocrat, Jack, Silver Ball, Bradford
Colorado Spruce (Picea pungens)	Common, Hoopsii, Thompsenii
Freeman Maple (Acer x freemanii)	Armstrong, Autumn Blaze, Marmo, Morgan, Redpointe
Honey Locust (Gleditsia triacanthos)	Shademaster, Skyline, Moraine
Juniper (Juniperus spp)	
Littleleaf Linden (Tilia cordata)	Greenspire
Northern Red Oak (Quercus rubra)	
Norway Spruce (Picea abies)	
Norway Maple (Acer platanoides)	Emerald Lustre, Crimson King
Red Maple (Acer rubrum)	Northwood, Red Sunset
Scotch Pine (Pinus sylvestris)	
Silver Maple (Acer saccharinum)	
Sugar Maple (Acer saccharum)	Morton, Crescendo, Fairview

Nuisance Trees (Do Not Plant)

Species	Comments
Ash (all Species)	Emerald ash borer insect
Boxelder (Acer negundo)	Brittle wood, decay, insects
Buckthorn (Rhamnus cathartica)	Very aggressive invasive species
Cottonwood Female Only (Populus deltoides)	Brittle wood, decay, seeds
Ginkgo Female Only (Ginkgo biloba)	Fowl smelling fruit
Mountain Ash (Sorbus spp)	Short lived, disease prone
Russian Olive (Elaegnus augustifolia)	Disease prone, poor form
Siberian Elm (Ulmus pumila)	Brittle Wood, insects
Tree of Heaven (Ailanthus altissima)	Weak wood, very aggressive species
White Mulberry (Morus alba)	Fruit, shallow roots
Willow (Salix species)	Weak wood, decay

Tree Size Requirements

Single stem trees should be $2^{1/2}$ to 3 inches in caliper. Conifers and multi-stemmed ornamentals that measure 8-10 feet tall will count as $2^{1/2}$ caliper inches, 10-12 feet tall as 3 caliper inches, 12-14 feet tall as 3.5 caliper inches, 14-16 feet tall as 4.0 caliper inches.

Diversity Requirement

No one genus of tree should be used for more than 10% of your replanting commitment
No one species of tree should be used for more than 5% or your replanting commitment
No one cultivar of tree should be used for more than 1% of your replanting commitment

Soils

Soil type in the Northbrook area consists largely of an urban complex with an average pH from 5.6 to 7.4 based on a soil survey performed by the USDA Soil Conservation Service in 1979. To verify your specific soil type and pH we recommend having it tested by a qualified individual.

Landscape Design Recommendations

Please make allowances for the type of land area you are reforesting. Example: an oak hickory woodland should be replanted with more local varieties of trees and shrubs like oaks, hickories, serviceberries, and redbuds and fewer varieties of conifers and ornamental trees that may become invasive like pears (Pyrus spp.) and Burning bush (Euonymous alatus).

We encourage all reforestation questions to be made prior to procurement and planting of landscape materials. In many cases we will require approval of your landscape plan in order to return escrow monies put down as your tree replacement guarantee per your tree replacement agreement with the Village.

This replacement list is not all inclusive and does not include all available cultivars. If you would like to plant a tree not shown on the above list please contact the Village Forester or Tree Preservation Officer at 847-272-4711 to discuss your options.

For additional information regarding trees within the Village please reference Chapter 25 of the Northbrook Municipal Code.

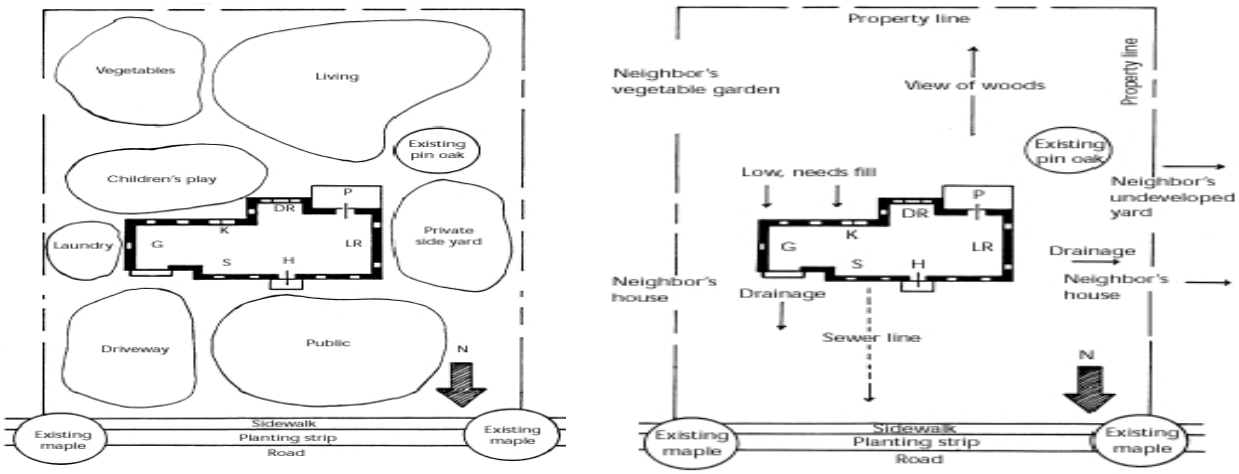
Landscape Planting Guidelines

These guidelines are suggestions for you to consider when planting your new landscape trees and shrubs. Your replanting is an investment in your new home. Whether you do it yourself or hire someone to do your planting, these guidelines will give you the information you need to make good choices to ensure your landscape is properly planted.

10 MOST COMMON PLANTING MISTAKES

1. Failure to Have a Landscape Plan

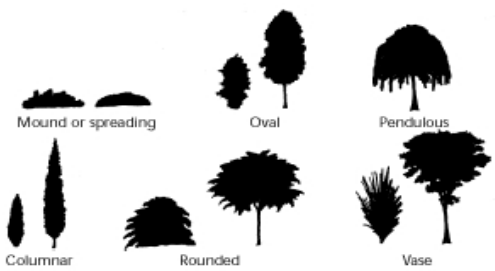
Many home landscapes are designed helter-skelter. A plant or tree is planted somewhere in the yard because there is room at the time. It is better to draw a plan for the whole yard and stick to it.

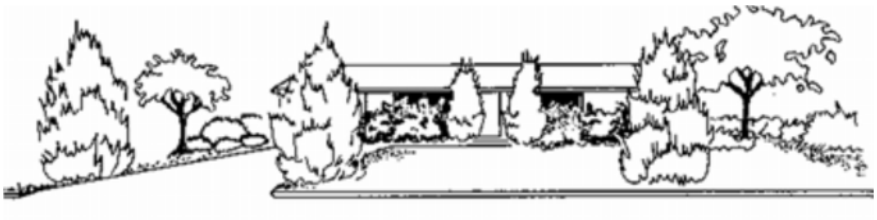


Examples of General Concept Plans

2. Planting Trees or Shrubs Too Close to Structures or to Each Other

- Consider the trees ***MATURE*** height and width. An example of an incorrect planting is planting a Riverbirch (Mature Height 40'xWidth 15') or Blue Spruce (Mature Height 50'xWidth 25') three feet away from your house or 3' away from each other.
- Consider the form of the plant. How will it occupy space?
- Different forms of trees and shrubs.





Example of plants improperly spaced. Notice how you can hardly see the home or entry.

3. Improper Planting Practices

- **Planting too deep or too high.** The soil of the planting container should be in direct line with the natural soil level. Be sure the hole dug for planting is deep and wide enough to leave a space around the root ball to adequately tamp soil down around the plant into the planting hole.
- **Remove the top portion of the ball and burlap container to be sure the basal flare (the area where the trunk flares out) shows.** If it doesn't show, remove soil until you find this flare. Container plants need to have roots scored before placing the root ball into the planting hole.
- **Planting at the wrong time** can create a situation where your new tree or shrub falters and cannot properly establish. Avoid planting in mid-summer, during drought or at the wrong time of year. An example is planting an oak or pear in the fall when they are better established if planted in spring. The only exception to this is oaks grown in Gro-Bags which establish better if planted in August.
- **Planting too many of the same plant.** An example is to plant all of your shade trees as Pears or Maples and have all of your evergreens planted as rows of Arborvitaes or White pines. Monocultures spell trouble for a landscape if a pest or disease that specifically affects a particular plant comes into an area. Plant diverse species of trees or shrubs.

4. Not Considering the Primary View of the Landscape

View your proposed planting from your most used living areas. Who will be viewing the landscape? Do you want "curb appeal" or the best view from your kitchen window or deck? Where will you enjoy the landscape? Will you be seated outdoors or view the landscape from your most used indoor areas?

5. Lack of Attention to Soil Preparation and Care

- Most new building sites have poor soil due to compaction and changed soil profiles that happen during excavation and other construction impacts.
- If you do have a new construction site, it is best to aerate your soil and incorporate 2 inches of new pulverized soil and compost to the top layer of soil before planting. You may want to add gypsum or perlite to improve heavy clay soil. Use mulch as a top dressing on all of your beds after planting to further improve your soil. Be sure not to pile too much mulch around the trunk of the tree!
- Be sure that you don't till or dig in wet soil since that will alter the soil structure permanently and you will have difficulty restoring the porosity to the soil.
- It is <u>not</u> necessary to add soil amendments to your planting holes unless the soil you are planting into is heavy, clay soil that is not responding to your previous treatment. Keep in mind that the plant will not grow into a very clay-filled, water-logged soil, even if you have put in an amendment into the planting hole.

6. **Not Working with What you Have**
    - Preserved trees may require extra attention the first 3-5 years after construction. Maintaining a mulch ring around the tree and aerating the soil with radial trenches may be the most importance maintenance that you do for the mature trees on the property after the construction is completed or you have purchased a new construction home.
    - Your yard may have a lot of shade or scorching sun. It may be wetter in some areas due to the terrain of your landscape. There are plants more suited for these micro-environments. Be sure you know the growing requirements of the plants you have in your yard and the conditions required by the plants you intend to add to your landscape.

7. **Failure to Irrigate or Irrigating too Much**

    We enjoy our landscapes but we don't have the time to water as required. You may need to consider an automatic irrigation system that allows you to set the timing individually for your lawn and your planting beds.

    - New woody landscape plants or stressed plants require 1 inch of water per week
    - New herbaceous plants (perennials and annuals) require 2 inches of water per week

    If you want to establish or maintain a green lawn for the summer, be sure that the same every day watering schedule is not followed for your woody or herbaceous plants in your planting beds.

    If you water your woody or herbaceous plants the same as your lawn, you will overwater and drown your trees, shrubs and perennials. Trees are especially sensitive to overwatering. Drain tiles may need to be placed around your trees to move excess irrigation water away.

8. **Improper Pruning Practices**
    - Pruning tree limbs flush with the trunk
    - Allowing shade trees to be headed back (topped) for size control
    - Removing leaves from flowering bulbs before the leaves have yellowed
    - Pruning spring-blooming plants after July. (Buds set on shrubs like lilacs, forsythia in August or September for next year's bloom).

9. **Poorly Timed Programs**
    - Pruning and fertilizing woody plants between mid-July and mid-October. This can stimulate new growth that will not harden off by fall.
    - Lawn seeding in mid-summer or late fall. Late August/early September (best) or late winter/early spring are much more effective times of year to seed large areas of the lawn.
    - Pruning on trees like American elms and Oaks is prohibited by ordinance between April 1st and October 31st to prevent disease. Ash trees will require special handling, too.

10. **Not Consulting Information Sources**
    - The Chicago Botanic Garden (www.chicagobotanic.org) and The Morton Arboretum (www.mortonarbo.org) have professional plant experts to help you with questions about your landscape and tree care.
    - Your local extension service may also be helpful because they have a staff of Master Gardeners that can assist you with questions. (www.extension.uiuc.edu)
    - The Northbrook Garden Club also has many experienced gardeners who can help.
    - For tree questions or concerns, contact Northbrook Public Works at 847-272-4711.

SUMMARY

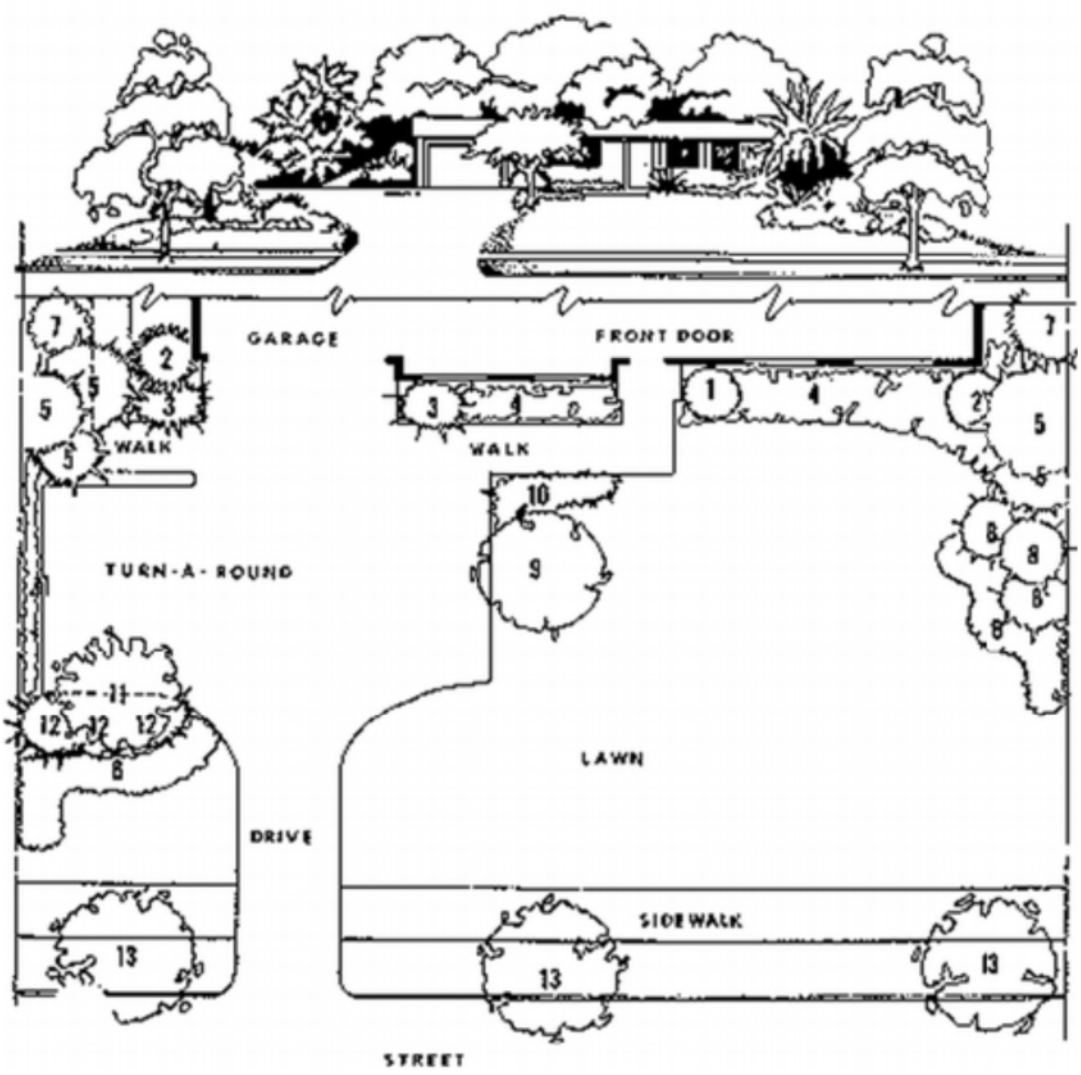
Primary considerations for selecting your landscape plants:

- Height and width-mature size
- Form-shape and how it will occupy the space
- Texture of the plants. Plants with finer textures should be used in greater numbers than plants with coarse textures.
- Seasonal interest and color. Foliage, fruit, flowers, winter features, changing colors.

Secondary considerations for selection:

- Insect and disease resistance
- Sun or shade
- Moisture tolerance
- Drought resistance
- Soil type

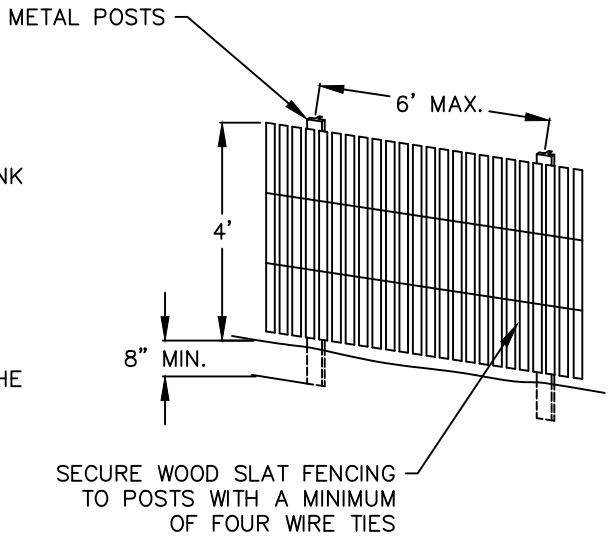
Plant in groups of 3's, 5's, and 7's, etc. to give a sense of intentional design, balance and unity.



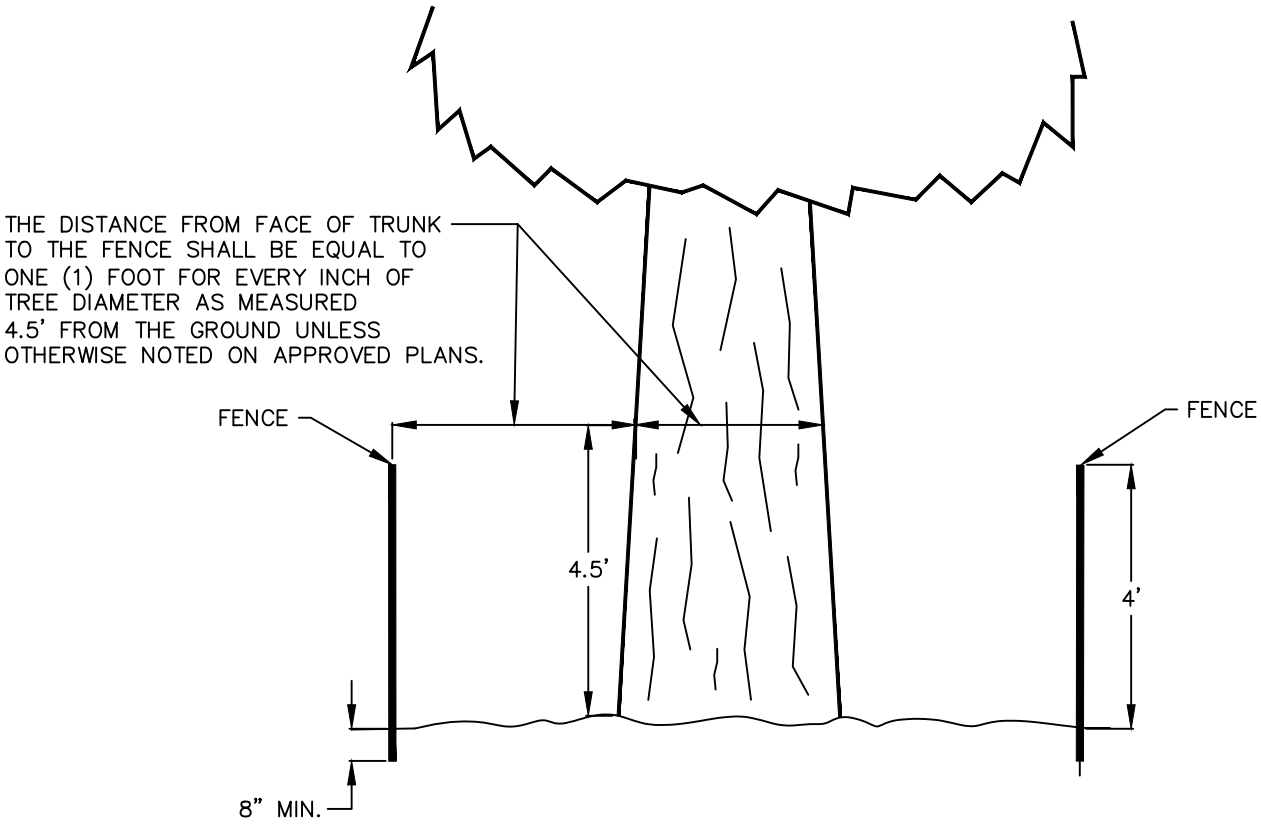
A well-balanced landscape design

NOTES:

1. INSTALL & MAINTAIN 4' TALL WOODEN SLAT OR CHAIN LINK METAL FENCE SECURED TO METAL POSTS SPACED A MAXIMUM DISTANCE OF 6' APART.
2. CHAIN LINK FENCE TO HAVE POSTS SECURED AT EACH SECTION TO MAINTAIN AN UPRIGHT AND STATIONARY POSITION THROUGHOUT CONSTRUCTION.
3. FAILURE TO INSTALL AND MAINTAIN PROTECTIVE TREE FENCING IN ACCORDANCE WITH VILLAGE STANDARDS WILL RESULT IN THE ISSUANCE OF A STOP WORK ORDER ON THE PROJECT.



WOOD SLAT FENCE DETAIL



WOODEN SLAT OR CHAIN LINK TREE PROTECTION DETAIL

northbrook
Public Works Department

DATE	REVISIONS
4-30-20	Revised Notes
4-1-21	Added Plan Note

STANDARD DETAIL
G-3 (02)

1512

MEMORANDUM

To: 1825 Shermer Road, LLC (Lexington Homes)
From: Kate Carney, Sustainability Coordinator
cc: Swati Pandey, Senior Planner
Date: May 29, 2025
Subject: PCD-24-06: 1825 Shermer Road – Townhomes – Sustainability Comments 2

Northbrook's Climate Action Plan (CAP) calls to foster sustainability and reduce 80% of community-wide carbon emissions by 2050 through strategic planning and action item implementation. With CAP adoption, development proposals are reviewed with respect to best environmental practices.

Village staff provided Sustainability Comments in response to all submittals for the proposed planned development solely regarding applicable measures from the CAP. Under each section are a list of Climate Action Plan items as they relate to the proposed development. Staff confirms the proposed project partially addresses CAP items requested of the Applicant.

Of the items presented to the Applicant 84% were fully realized according to CAP standards, to the extent detailed below in italics. ***Staff comments below in bold italics***. ***Applicant responses below in blue italics.***

TRANSPORTATION AND LAND USE
In the Transportation and Land Use section of the CAP, recommendations are made to enhance active mobility and fossil fuel-free transit:

TL 3-1 Identify locations where bike parking could be installed.

Applicant response: Lexington action item: We will construct dwelling unit garages that are large enough to accommodate bicycle parking and provide exterior bike racks for resident and guest use in the locations depicted on the site development plans.

TL 5-2 Consider including wiring capacity to charge electric vehicles.

Applicant response: Lexington action item: We will include capabilities for future electric vehicle charging installation, including conduit and junction boxes in each dwelling unit garage. Installation of wiring, EV charging ports and outlets will be offered as purchase options to homebuyers.

TL 7- 1 The Village has enacted a ban on gas powered leaf blowers – ensure compliance on site.

Applicant response: Lexington action item: Once Northbrook Row is ready for landscape maintenance, we will advise our landscape contractors that they are not to use gas powered leaf blowers. We will also include provisions in the Northbrook Row Homeowners Association Declaration which informs homeowners of this Village regulation and prohibits the use of such equipment.

TL 2- 1 Advance improved mobility options with the promotion of services such as the PACE dial-a-ride, PACE Paratransit, and Senior Cap services.

Applicant response: Lexington action items: Our marketing materials for Northbrook Row will highlight the proximity of the community to the downtown Metra Station and the public transportation opportunity it affords residents. We will construct sidewalks in the community and to the north of the community south of Beaumont Place which will connect to presently existing sidewalks on Shermer Road and in the adjacent Shermer Place residential community which will encourage pedestrian travel to the Metra Station.

BUILDING AND ENERGY
The Building Energy section of the CAP provides the following items pertaining to reducing our community-wide carbon footprint and preserving wildlife:

BE 2- 1 Consider including a Solar PV Site Assessment as a part of building permit submission. Assessment should include estimated installation cost, and projections for both energy generation potential and economic payback potential over a minimum 20-year timeframe.

Applicant response: Lexington action item: We will provide electrical "rough-ins" in each dwelling which will make it possible to install solar panels in the future.

BE 2- 2 If the site is suitable, make the buildings solar ready.

Applicant response: Lexington action item: We will provide electrical "rough-ins" in each dwelling which will make it possible to install solar panels in the future.

BE 4- 1 Promote green power purchase options such as those provided by ComEd and Nicor for future residents.

Applicant response: Lexington action items: Lexington will promote green power purchase options such as those provided by ComEd and Nicor.

BE 5- 1 Explore opportunities for the property to utilize smart lights that can save energy through conservation. Achieve 100% LED installation if possible.

Applicant response: We will install LED ceiling light fixtures in each dwelling unit and LED exterior light fixtures on the exterior of each unit and in the common areas of Northbrook Row.

BE 5- 4 Provide ENERGY STAR appliances for all residences when possible.

Applicant response: Each dwelling unit will include an energy efficient HVAC system, water heater and washer and dryer, and a full ENERGY STAR electric kitchen appliance package. All gas furnaces will be 96% efficient.

BE 6- 1 Consider establishing operation and maintenance practices that improve affordability, comfort, indoor air quality, energy efficiency, and smart metering in development.

Applicant response: We will prioritize the use of sustainable materials throughout the development and maximize recycled content, domestic production, and lower embodied carbon costs of materials, including utilizing warm mix asphalt and low or zero-VOC paints.

BE 6- 3 Identify and promote available energy efficiency and weatherization programs serving under-resourced households.

Applicant response: Each building envelope will be held to the standard of under four air exchanges per hour. All dwelling unit windows will be at 0.30 or below for their U-factor. All dwelling unit water closets will utilize a gallon per flush rate of 1.6.

Staff understands that these design decisions and actions will reduce the need for access to energy efficiency and weatherization programs. ***Applicant Response: Noted.***

BE 7- 2 Consider the benefits of replacing fossil fuel burning heating equipment and with air-source heat-pumps, or other efficient electric heating options in development. Strive for zero on-site fossil fuel combustion with air-source heat-pumps, geo-thermal systems, solar thermal, electric cooktops, etc.

Applicant response: Each dwelling unit will include an energy efficient HVAC system, water heater and washer and dryer, and a full ENERGY STAR electric kitchen appliance package. All gas furnaces will be 96% efficient.

BE 8- 1 Provide interior LED lighting development-wide if possible. Promote and distribute education and information to residents on advantages of and options for LED technology. In addition to energy cost savings, maintenance costs are greatly reduced.

Applicant response: We will install LED ceiling light fixtures in each dwelling unit and LED exterior light fixtures on the exterior of each unit and in the common areas of Northbrook Row.

WASTE MANAGEMENT
The CAP points to procedures that may facilitate waste reduction (with a goal of at least 50% landfill waste diverted by 2030) in its Waste Management section:

WM 2- 3 Reduce construction and demolition waste by ensuring that strong recycling and reuse requirements are met. Compliance with Cook County's construction and demolition requirements to divert 70% of construction debris through recycling is required.

Applicant response: Lexington action item: We will be complying with Cook County requirements for construction waste management as construction activities at Northbrook Row are occurring.

WM 2- 7 Consider offering recycling and compost collection services to all residences in development.

Applicant response: All residents of Northbrook Row will be provided with recycling containers for use in weekly pickup. Once the community is ready for landscape maintenance to commence, the developer will work with the landscape contractor to explore opportunities to utilize compost collection for landscape debris, further diverting unnecessary waste to landfills.

Please note: The Village of Northbrook has an All-In Composting program for residences participating in the Village franchise agreement with LRS. Accommodations may be needed for the 35-gallon composting cart in addition to the refuse and recycling carts. Refer to https:// www.northbrook.il.us/829/Recycling-Refuse-Services for further details. Applicant Response: Noted.

WATER AND WASTEWATER
In the Water and Wastewater category, the CAP states to prioritize mitigating stormwater before it enters the sewer system through multiple capture techniques:

WW 1- 2 Reduce landscaping water use by encouraging water-efficient irrigation systems, grass replacement, and planting native and drought-resistant trees and vegetation.

Applicant response: We will install plant materials that are conducive to the area's climate zone and are largely drought-tolerant, eliminating the need for permanent irrigation and reducing overall water consumption.
Applicant states that the developer will coordinate potential opportunities to promote the Village's discounted rain barrels.

WW 1- 4 Consider creating a water conservation program that focuses on outdoor irrigation, which may also support better identification of water-related carbon sequestering opportunities such as using soil amendments, native grasses and proper tree watering.

Applicant response: We will install plant materials that are conducive to the area's climate zone and largely drought-tolerant, eliminating the need for permanent irrigation and reducing overall water consumption.
Applicant states native wetland species will be utilized in all stormwater management areas.

WW 2- 1 Prioritize managing stormwater before it enters the sewer system through a combination of overland flow, detention, and infiltration strategies (for example, permeable surfaces)

Applicant response: Lexington action items: We will control stormwater runoff by implementing forward thinking detention and infiltration strategies which satisfy the Village's release rate and design requirements. Our system prioritizes managing stormwater flows, encourages infiltration and will improve water quality before it enters the Village's storm sewer system.
Our plans contemplate the use of native species in all stormwater detention facilities and bioswales in the manner depicted on our site development plans. These native plantings will absorb water and aid in water purification.
Applicant states that two bioswales will be utilized for stormwater management. All areas will be naturalized with native plantings.

WW 2- 3 Adopt policies to incentivize building owners and developers to explore revegetation, tree preservation planting and maintenance, de-paving and porous pavement, green infrastructure like bioswales and Eco-roofs and site development performance standards.

Applicant response: Bioswales have been incorporated into our engineering plans for Northbrook Row between Buildings 6 and 7 and Buildings 8 and 9 which will function as an alternative to turf grass. A bioswale will also be created in the bottom of the detention basin we will be constructing at the west end of the community. These bioswales and the plantings described above will provide plant material that is conducive to creating pollinator habitat.

Lexington action item: Our site development plans contemplate the planting of 98 new trees. This is an increase of 37 trees (Applicant comment: This is a correction. Previous number was 53)over the number of trees that previously existed on-site and in adjacent rights-of-way. These new tree plantings will increase the overall tree coverage of the site, offering beneficial shade and carbon dioxide sequestration. Finally, we will use light-colored pavement in constructing the sidewalks depicted on our site development plans and install permeable pavers in the area surrounding the enhanced common area amenity depicted on those plans.

WW 3- 1 Conduct a stormwater management study exploring full range of methods of stormwater management including permeable pavements, bioswales, rain gardens, biochar amendments in soils with high clay content, and flood-tolerant plantings. Establish a recommended percentage goal of stormwater from Village-controlled impervious surfaces with sustainable stormwater strategies by 2030. Findings of study to be integrated into updated Village Master Stormwater Management Plan with recommended implementation projects.

Applicant response: We will incorporate native and nativar plant species into the proposed plant palette for the community which will add to the biodiversity of the site. The plant palette will contain no more than 30% of any one species. Finally, we will use light-colored pavement in constructing the sidewalks depicted on our site development plans and install permeable pavers in the area surrounding the enhanced common area amenity depicted on those plans.

Applicant states one enhanced common area will utilize permeable pavers and all areas will be naturalized with native plantings.

WW 3- 3 The Climate Action Plan states: Reduce or offset impervious surfaces where possible and use lighter colored pavements and building materials to lessen the impact of urban heat island effect.

Applicant response: Finally, we will use light-colored pavement in constructing the sidewalks depicted on our site development plans and install permeable pavers in the area surrounding the enhanced common area amenity depicted on those plans
Applicant states all sidewalks will consist of light-colored concrete pavement. One enhanced common area will utilize permeable pavers.

CLIMATE HEALTH AND SAFETY
The CAP's section on Climate Health and Safety outlines how development planning may shape comfort and quality of life:

HS 3- 7 In project design, consider plantings and infrastructure specifications and materials that will be resilient to heat-related climate change impacts and be cost-effective over the lifetime of the asset.

Applicant response: Lexington action items: Our site development plans contemplate naturalizing all stormwater management improvements with native plantings and the planting of native and nativar plant species throughout the community. The variety of plant species noted on these plans will add to the biodiversity of the site. These plantings will be deep rooted and tolerant of wet and dry climate cycles. Many of the shade trees mentioned above will be planted in the townhome alleyways to reduce heat island effect from the alleyway driveway pavements.

GREENSPACE

The Plan's Greenspace category includes the following for expansion of tree canopy coverage, transforming beneficial lawns, and mitigation of heat island impacts:

GS 1- 12 Promote diversity of native tree cover and performance-based tree island within parking lots with goals on percentage of pavement shaded. Utilize a mix of canopy trees, shrubs, groundcovers, and raingarden components appropriate to the lot and its surroundings.

Applicant response: Lexington action items: Our site development plans contemplate naturalizing all stormwater management improvements with native plantings and the planting of native and nativar plant species throughout the community. The variety of plant species noted on these plans will add to the biodiversity of the site. These plantings will be deep rooted and tolerant of wet and dry climate cycles.

Applicant states 98 new trees proposed (Applicant response: previous number was 82), increasing existing tree total by 37 trees. New trees/shrubs will include a variety of native, shade, ornamental and other trees.

GS 1- 14 Contribute to village-wide tree canopy coverage goals (village wide average 40.8% by 2040) as well as consideration of on-site solar utilization in a manner that minimizes conflict between solar and trees.

Applicant response: Lexington action item: Our site development plans contemplate the planting of 98 new trees. This is an increase of 37 (Applicant comment: This is a correction). trees over the number of trees that previously existed on-site and in adjacent rights-of-way. These new tree plantings will increase the overall tree coverage of the site, offering beneficial shade and carbon dioxide sequestration. Applicant states shade trees will be incorporated into the townhome alleyways to reduce head island effect from driveway pavement; proposes 98 new trees (Applicant response: previous number was 82), increasing existing trees total by 37 trees. New trees/shrubs will include a variety of native, shade, ornamental and other trees.

GS 2- 1 Implement invasive species control programs including Integrated Pest Management, Protect the Best, Early Detection and Rapid Response and public and private invasive species identification and control.

Applicant response: The majority of the trees, shrubs and open space in Northbrook Row will be under the care of a professional landscape maintenance contractor that is employed either by Lexington Home or the Northbrook Row Homeowners Association.

Applicant states that when the community is ready for landscape maintenance to commence, the developer will work with the landscape contractor to explore utilization of non-gas-powered lawn equipment and integrated pest management.

GS 2- 2 Increase the ability of green space to withstand drought conditions through replacement of turf with native prairie, wildflower, and native savanna plantings where applicable.

Applicant response: Lexington action items: Our site development plans contemplate naturalizing all stormwater management improvements with native plantings and the planting of native and nativar plant species throughout the community. The variety of plant species noted on these plans will add to the biodiversity of the site. These plantings will be deep rooted and tolerant of wet and dry climate cycles. Applicant states all areas will be naturalized with native plantings.

GS 2- 3 Establish and effectively manage native-habitat corridors along sidewalks, trails and utility easement areas to restore and maintain landscape connectivity.

Applicant response: Lexington response: Approximately 37% of the Northbrook Row site will be open space, approximately 31% of which will be common open space and approximately 6% of which will be private open space.
Applicant states all areas will be naturalized with native plantings.

GS 2- 5 Consider in exterior lighting design a policy to protect native plants, species, biodiversity, and improve night sky quality.

Applicant response: All external light fixtures at Northbrook Row will offer components of Dark Sky compliance improving night sky quality.

GS 3- 2 Promote “Carbon Gardening” and "landscaping for absorption" practices among residents for lawns, ornamental gardens, and produce gardens. Strategies include native moisture tolerant perennial plantings and shrubs, elimination of synthetic fertilizer and pesticide use, high mow deck settings, use of biochar amendments, and polyculture lawn mixture.

Applicant response: Lexington action items: Our site development plans contemplate naturalizing all stormwater management improvements with native plantings and the planting of native and nativar plant species throughout the community. The variety of plant species noted on these plans will add to the biodiversity of the site. These plantings will be deep rooted and tolerant of wet and dry climate cycles.
Applicant states that when the community is ready for landscape maintenance to commence, the developer will work with the landscape contractor to explore potential opportunities to utilize non-gas-powered lawn equipment and integrated pest management.

GS 3- 4 Develop or promote existing guidelines and recommendations for types of vegetation for particular areas, such as parks, other open areas, and household backyards.

Applicant response: Lexington response: Approximately 37% of the Northbrook Row site will be open space, approximately 31% of which will be common open space and approximately 6% of which will be private open space.
Lexington response: The bioswales mentioned above will function as an alternative to turf grass (i.e., lawn).
Applicant states native wetland species will be utilized in all stormwater management areas; native and nativar plant species will be incorporated into the plant palette for the community.

GS 4- 7 Explore inclusion of cool roofs in development.

Applicant response: Lexington response: Approximately 37% of the Northbrook Row site will be open space, approximately 31% of which will be common open space and approximately 6% of which will be private open space.
Many of the shade trees mentioned above will be planted in the townhome alleyways to reduce heat island effect from the alleyway driveway pavements.

Archived: Wednesday, May 28, 2025 10:54:01 AM
From: Caitlyn R. Culbertson
Sent: Wednesday, May 28, 2025 10:53:18 AM
To: Pandey, Swati
Cc: Pavlicek, Cara; McEwan, Amy; Kohlstedt, Michaela
Subject: RE: Second Submittal: PCD-24-06: 1825 Shermer Road - Lexington Townhomes 1 of 2
Sensitivity: Normal

Beware External Email - Think Before You Act

Swati-

The applicant has addressed the concerns raised in our attorney comments to the first submittal. The only outstanding concern is that the Declarations does not seem to address or provide for reduced or modified assessments for the affordable h

Thank you

Caitlyn R. Culbertson
Office: 312.528.5206 | **Mobile:** 630.862.4527
Download Vcard | Connect on LinkedIn

Elrod Friedman LLP
350 North Clark Street, Second Floor, Chicago, IL 60654
www.elrodfriedman.com | News & Insights

Applicant Response: Since the dwelling units in Northbrook Row will all be fee simple single family units, the assessments will be the same for all units, including the affordable ones. We do not believe it will further the seamless integration of the owners of the affordable units into this residential community, which is what the Village's Affordable Housing Ordinance strives for, to provide for a lower or reduced level of assessment for the affordable units. In that same vein, we are not contemplating a lower level of assessment for the smaller units within the community, as you might see in a condominium development which often bases the assessment amount on the amount of square footage a condominium contains.

COMMUNITY PARTNERS for AFFORDABLE HOUSING

Office
800 S. Milwaukee Ave., Suite 201
Libertyville, IL 60048

Northbrook Row
Response to Affordable
Housing Compliance Plan April 25, 2025

May 28, 2025

Michaela Kohlstedt,
AICP
Deputy Director of Development & Planning
Services Village of Northbrook
1225 Cedar Lane
Northbrook, IL 60062
Ref: 3700 Dundee

Michaela,

Thank you for forwarding the Northbrook Row April 25, 2025 Affordable Housing Compliance Plan ("Plan").

While the number of affordable units proposed for the development complies with the Village's inclusionary housing ordinance ('ordinance"), the Developer is seeking exceptions to several requirements in the ordinance.

1. Section II of the Plan states that "These affordable units will be offered to eligible households from the Tier B Eligible Income Tier…." However, Section 9-305 B. of the inclusionary housing ordinance, "Eligible Income Tiers and Maximum Prices", states that "affordable units in governed developments may only be offered to eligible households from the income tiers…. listed in the chart below." The chart specifies that half of the owner-occupied units must be offered to Tier 1 households with income below 80% AMI, and half the owner-occupied units must be offered to Tier 2 households with income below 120% AMI. The Northbrook Row proposal has all the units being sold only to the higher income tier (Tier 2), and none to the lower income tier (Tier 1.)* That will also result in all of the units being sold at the higher price point that is commensurate with the higher income tier. Section II of the Plan does not comply with the ordinance, and the Developer has not demonstrated that the affordable housing units will accommodate the needs of the target households which include those with household income below 80% AMI. Based on the information provided, CPAH does not support the Developer's request for an exception to the requirements of Section 9-305 B.

Applicant Response: Applicant believes it has reasonably responded to the requests Village Trustees expressed at the Preliminary Review meeting to provide 100% of the number of affordable units required by the Affordable Housing Ordinance on-site, rather than provide 50% of the required units on-site and pay an in-lieu fee for the remaining 50% of the required units. Applicant would welcome the opportunity to discuss with CPAH why it believes its revised proposal to address the requirements of the Affordable Housing Ordinance is reasonable and why it believes CPAH should support Applicant's request for the requested departure from the requirements of Section 9-305.B. Applicant would also welcome the opportunity to participate in a joint meeting of the Village Board and Plan Commission, as was suggested at the Preliminary Review meeting, to discuss the many challenges which confront Applicant as it attempts to satisfy all requirements of the Affordable Housing Ordinance.

*The Plan states that Tier 2 is for households with income above 80% AMI and below 100% AMI. However, the range of income in Tier 2 as defined in the ordinance is equal to or greater than 80% AMI and below 120% AMI. Prices in Tier 2 are based on what is attainable to

households at 100% AMI. While the Plan inaccurately states the income range, that does not affect the analysis and recommendation above.

2. Section III C of the Plan states that the affordable units will have 4 bedrooms and approximately 1650 square feet. In addition, all of the affordable units will be Mews Homes. The market rate units are 2 – 4 bedrooms ranging from 1600 – 2500 square feet and are a combination of Mews and Row Homes. The ordinance states in Section 9-308 B. and F. that the affordable unit housing size must be "generally representative" of the market rate units, and the bedroom mix must be "in equal proportion to the bedroom mix of the market rate housing units." However, CPAH believes that offering 1650 square ft. 4-bedroom affordable owner-occupied units will provide significant affordable housing opportunities, and ones that "accommodate family living needs for common space and dining areas" (Section 9-313 D 3). CPAH supports the developer's request for an exception to the requirements in Section 9-308 B. an F.

   Applicant Response: Noted and appreciated.

3. Section III D. of the Plan states that the affordable units will be dispersed throughout Buildings 6 through 10. However, the ordinance states in Section 9-308 A that "affordable housing units must be dispersed among the market rate housing units throughout the governed development and not clustered together or segregated from the market rate housing units unless there is a therapeutic or other justification particular to the populations to be served by the affordable housing unit." The proposed location of the affordable units will result in the units being clustered and not dispersed throughout the development, and the Developer has not provided a therapeutic or other justification for not doing so other than proposing that all the affordable units be smaller Mews Homes. Therefore, CPAH does not currently support the Developer's request for an exception to the requirements stated in Section 9-308 A.

   Applicant Response: See response to Comment No. 1 above.

Please feel free to reach out with questions.

Sincerely,

Amy Kaufman
Vice President, Community Relations

Northbrook | Glenview
School District 30

Maple | Wescott | Willowbrook

2374 Shermer Road
Northbrook, Illinois 60062

Phone: 847-498-4190
Fax: 847-498-8981

May 29, 2025

Village of Northbrook
Development & Planning Services
c/o Swati Pandey, AICP
1225 Cedar Lane
Northbrook, IL 60062

RE: Lexington Homes Proposed New Development

Village of Northbrook:

Northbrook | Glenview District 30 is writing to express our concerns regarding the potential impact of the Lexington Homes development on our public schools. We are particularly concerned about the methodology used to determine financial and enrollment impact of the development on District 30, as well as the impact on facility capacity at Wescott School that would result in the need for future referenda to meet the needs of the expanding enrollment.

A substantial discrepancy has been identified in the financial methodologies utilized to analyze the impact of various developments upon District 30. The study pertaining to Northbrook Row employs a "Residential Property Share" calculation, resulting in a 46.3% reduction in student costs (from $447,858 to $240,382). This methodology generates an artificial positive fiscal impact of $48,102. However, absent this adjustment, the actual fiscal impact would be a negative $159,374 annually ($447,858 in costs versus $288,484 in tax revenue). District 30 has not seen this type of calculation used by previous developers when factoring the financial impact. It is believed that presenting the financial impact in this matter falsely represents to the community and taxpayers that the development would be beneficial to the school district.

Additionally, District 30 strongly feels the enrollment calculation used to calculate new student enrollment grossly underestimates the actual impact. Using the recent Sterling Place development as a reference for predicted to actual new enrollment, there is concrete evidence that the calculation underestimates new student enrollment. Sterling Place is a similar Townhome development with similar-sized units and potential buyers. The developers estimated 15 new school-aged children, but District 30 actually gained 33 new students from the Sterling Place development. This was an underestimate of actual student enrollment by a factor of 2.2. Northbrook Row utilizes identical student multipliers without acknowledging this prior inaccuracy. Should a similar underestimation occur, District 30 may receive 40 students rather than 18, each incurring an approximate cost to the district of $24,881. This scenario would result in actual costs substantially exceeding the projected property tax revenue.

Significant strain upon the resources of Wescott School is anticipated should the proposed development proceed. Concerns extend to spatial constraints, encompassing shared public facilities such as cafeterias, libraries, and gymnasiums, as well as instructional spaces. In order to maintain current class sizes, additional classrooms will be

required. It is our considered opinion that the projected estimate for new students is materially underestimated, especially in light of the precedent established by the Sterling Place development.

A request is hereby made for the Developer to reconsider the financial methodology used. The availability of accurate fiscal impact data is of paramount importance for informed community decision-making. Furthermore, acknowledgment of the prior underestimation of the student generation is requested, along with the suggestion of adjusted calculations based on the empirical experience District 30 has just actualized with the Sterling Place development.

It is imperative that District 30 and the Northbrook community have accurate and timely information to fully assess the impact that the proposed new Lexington Homes development will have on the schools and community. We respectfully request the opportunity for further dialogue on these critical matters.

Sincerely,



Emily K. Tammaru, Ed.D
Superintendent
Northbrook | Glenview District 30

Applicant Response:

Please see memorandum prepared by Johnson Research Group (JRG) dated June 30, 2025, submitted concurrently with this response, responding to the above comments.

Applicant representatives would be happy to participate in further dialogue on the issue of Northbrook Row's anticipated impacts on District 30.

NORTHBROOK PARK DISTRICT

Joe Doud Administration Building
545 Academy Drive
Northbrook, IL 60062-2426

847-291-2960

nbparks.org

May 28, 2025

Michaela Kohlstedt, AICP
Village of Northbrook
1225 Cedar Lane
Northbrook, IL 60062

Dear Michaela:

I am writing in response to a request for comment on: PCD-24-06 – 1825 Shermer Road – Lexington Townhomes.

Thank you for sharing the application for the proposed development at 1825 Shermer Road. The Board of Commissioners recognizes and supports the Village's goal of encouraging and attracting affordable housing developments while also preserving the community's character and environment.

As the project progresses, the Board is open to considering a potential partial waiver of impact fees for the proposed eight (8) affordable housing units. This consideration is specific to the development at 1825 Shermer Road and its affordable housing opportunities.

Sincerely,

Chris Leiner
Executive Director
Northbrook Park District

Applicant Response: In consideration of the Applicant's agreement to satisfy the requirements of the Affordable Housing Ordinance by constructing all of the required affordable housing units on-site, as opposed to providing some of the required affordable units on-site and paying a fee-in-lieu for the remaining amount of required affordable units as the Applicant originally proposed, the Applicant seeks the maximum amount of fee waiver possible under Section 9-307.C of the ordinance.

HAEGER ENGINEERING
consulting engineers · land surveyors

100 East State Parkway
Schaumburg, Illinois 60173-4546
tel: 847.394.6600
fax: 847.394.6608

DOCKET REVIEW CHECKLIST – REVIEW #1
VILLAGE OF NORTHBROOK – DEVELOPMENT & PLANNING DEPT.
DOCKET NO.: PCD-24-06: 1825 Shermer Road – Lexington Townhomes DATE OF REVIEW: 3-26-2024
Residential Planned Development

STAFF REVIEWER: Swati Pandey **ESCROW ACCOUNT: BPZ-24-06**

ZONING CODE COMPLIANCE

***** RESPONSE TO COMMENTS IN BOLD BELOW (05/06/2025) *****

(A/B) MEETS PURPOSE AND ALLOWED USES OF I-1 ZONING DISTRICT

The applicant has requested rezoning of the property from I-1 to RLC district.

A/B1 Approved subject to the Board approving the following necessary zoning and subdivision relief. The below identified items, are the relief requested by the Applicant and identified by staff to date; there may be additional items following the review of more detailed revised plans. Also, there are blanks as there was insufficient information for some of the items:

a) Rezoning from the I-1 Restricted Industrial District to the RLC Residential and Limited Commercial District;
Noted

b) Special permit for Concept Plan for a Planned Development with 53 townhomes;
Noted

c) Special Permit for Townhomes (SIC 9862.00);
Noted

d) Approval of Tentative Plat of Subdivision;
Noted

e) Subdivision Variation to allow a private road system;
Noted. Stanley Street is the existing public road that will serve the proposed development. On-site circulation is a provided by private drives.

f) Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed public street within the development;
The drive within the development is proposed to be private. Sidewalk is only proposed on one side of the north-south private drives. No sidewalks are proposed adjacent to the east-west private drive. Please refer to the Sidewalk Connectivity Exhibit included in the resubmittal for additional information.

g) Request for Alternative Means of Compliance with Affordable Housing Ordinance;
The applicant is now planning to comply with requirements of this Ordinance. See accompanying Affordable Housing Compliance Plan.

h) Variation to reduce the required corner side (Stanley Street) yard from 100 feet to 5 feet and rear (East) yard from 25 feet to 6 feet;
Noted

i) Variation to reduce the required corner side (Stanley Street) setback from 100 feet to 10 feet and rear (East) setback from 25 feet to 15 feet;
Noted

j) Variation to reduce the required perimeter landscaped open space in the corner side (Stanley Street) yard from 100 feet to 5 feet and rear (East) yard from 25 feet to 6 feet;
Noted

k) Parking Variation to reduce the requirement from 239 spaces to 218 spaces (8.79%);
Noted

l) Loading space variation to reduce the requirement from 1 to 0;
Noted

m) Variation to increase the fence height in the required corner side yard from 3' to 4';
Noted

n) Waiver of the requirement for burial of the overhead utility lines; and
Noted

o) Site Plan Approval.
Noted

(C) BULK, SPACE, YARD REQUIREMENTS

C1 Maximum Height – Not Approved
a) Max height = 44'2" (65' max)
b) No. of Stories = 3 (4 max)
c) Detached garage height = 16'8"
d) Provide a color and material specification table for each building on the elevation plans.
A table has been added to the building elevations.

e) Please be advised that the material samples for the proposed buildings will be required at the time of the ACC meeting.
Noted

C2 Minimum Lot Area and Dimensions – Approved
a) Total Lot Area = 204,081 s.f. or 4.685 acres(100,000 s.f. req)
Noted

b) Gross Lot Area per Dwelling Unit = 4,164 s.f. (4,150 s.f. req); [Notes: *The Gross Lot Area per Dwelling Unit is calculated based on 49 units, excluding four bonus units for Affordable Housing*].
There are eight (8) affordable housing units now proposed. The revised Gross Lot Area per Dwelling Unit is now 4,535 s.f. (4,150 s.f. required). [204,081 s.f. / (53 Units – 8 Affordable)]

c) Lot Width = N/A
Noted

d) Lot Depth = N/A
Noted.

C3 Minimum Yards & Setbacks – Not Approved: As noted variations are necessary as listed below.

		Yard	Setback
a)	Front – Shermer Road	116' (100' req)	120' (100' req)
b)	Corner Side – Stanley Street	*5'* (100' req) [due to A/C units]	*10'* (100' req)
c)	Interior Side – North prop. line	10.8' (6' req)	15' (6' req)
d)	Rear – East property line	*6'* (25' req)	*15'* (25' req)

We will be seeking variances for the Corner Side (Stanley Street) Yard and Setback; and the Rear (East) Yard and Setback as delineated in the table above.

C4 Maximum Floor Area Ratio – Approved
a) FAR = 0.64 (0.65 max)
[Notes: *Based on maximum square footage for Row homes (2,500 sf) and maximum square footage of Mew Homes (2,400 sf) for all units*]
The maximum SF for the Row Homes is 2,500 sf. The maximum SF for the Mew Homes is 2,300 sf. Based on this, the updated FAR is 0.63 that is below the 0.65 Max.

[(33 x 2,500 s.f.) + (20 x 2,300 s.f.)] / 204,081 s.f. = 0.63 < 0.65 max.

C5 Maximum Lot Coverage – Not Approved
a) Lot coverage = _____(70% max.)
Lot Coverage was calculated at 46%. See the Lot Coverage Exhibit included with the resubmittal

b) Provide a lot coverage exhibit showing a breakdown of the impervious data on the plan. The lot coverage data must include the building footprint including the stoop, steps, ground mounted equipment, and other impervious. Refer to the 'lot coverage' definition, if required in Section 12-206.
A Lot Coverage Exhibit and Impervious Area Exhibit are included in this submittal.

LOT COVERAGE.
The percentage of a lot's area covered by any building or structure or any impermeable surface other than streets, whether public or private, public sidewalks, private sidewalks under common ownership, or water bodies. See also Subsection 12-206 B, "Building Coverage" of this Section.

BUILDING COVERAGE.
The percentage of a lot area covered by any building or structure. See also Subsection 12-206 L, "Lot Coverage," of this Section.

C6 Maximum Building Coverage - – Not Applicable
Comment noted.

(D) SPECIAL DISTRICT REGULATIONS

D1 Village Green Overlay – Not Applicable
Comment noted.
D2 Flood Hazard Overlay – Not Applicable
Comment noted.

D3 Redevelopment Overlay – Not Applicable

Comment noted.

D4 Techny Overlay – Not Applicable

Comment noted.

(E) ACCESSORY AND TEMPORARY STRUCTURES/USES (ARTICLE IX, PART 1-A)

E1 Accessory Structures and Uses – Not Approved

a) Pergola – setback 109' from front property line

The west edge of the proposed pergola is setback +/-109' from the west property line

b) Height = 9'4" (15' max.)

The height of the proposed pergola is 9'-4" above the adjacent sidewalk that is less than the 15' max.

c) Please be advised that the material samples for the proposed pergola will be required at the time of the ACC meeting.

Comment Noted.

d) Light Poles - Confirm the maximum height for the proposed light poles on the property from grade to the top of the lights.

Refer to the photometric plan for additional information. The mounting height is proposed to be 15-ft

e) Confirm all proposed lights shall prevent direct glare of beams onto any public or private property or streets; and all lighting shall be reduced to security levels at all times of non-use.

Refer to the photometric plan for additional information.

E2 Temporary Uses – Not Applicable

Comment noted.

(F) OFF-STREET PARKING

F1 Location – Not Approved

a) Parking variation required. The variation being requested does not include counting the proposed on-street parking located on Stanley.

Parking is no longer being proposed on Stanley Street. A parking variation is being requested.

b) See engineering comments regarding the parallel parking proposed in the public right-of-way.

We are seeking a variance on the required guest parking from 239 spaces to 218 spaces. Parking is no longer being proposed in the public right-of-way.

F2 Design & Maintenance – Approved

a) Is the guest parking lot going to be lighted with a light pole? If not, how will it maintain minimum security light levels?

Refer to the photometric plan for additional information.

F3 Landbanking of Required Parking Spaces – Not Applicable

Comment noted.

F4 Required Spaces by Land Use – Not Approved

a) Required = 4.5 spaces per dwelling unit (239 spaces)

b) Provided = 4.11 spaces per dwelling unit (218 spaces including guest parking – street parking does not satisfy the off-street parking requirement) Parking Variation of 8.79% is required.

We are requesting a variance on the required parking from 239 spaces to 218 spaces.

F5 Required Handicapped Spaces – Not Applicable

Comment noted.

(G) OFF- STREET LOADING (ARTICLE IX, PART I-B, SECTION 9-105)

G1. Location – Not Approved

a) Loading space variation required

We are seeking a variance on the loading space requirement from 1 to 0.

G2. Screening – Not Applicable

Comment noted.

G3. Design & Dimensions – Not Applicable

Comment noted.

(H) SIGNS (ARTICLE IX, I-C)

H1. Colors – Not Approved

a) Signage will be reviewed by the Architectural Control Commission. At the time of the ACC meeting, color and material sample board will be required for all building materials and sign materials.

Comment noted.

H2. Functional Types – Approved

a) Identification Sign

Comment noted.

H3. Structural Types – Approved

a) Ground Sign

Comment noted.

H4. Number of Signs Per Lot – Approved

Comment noted.

H5. Maximum Total Sign Area Per Lot – Approved

Comment noted.

H6. Maximum Sign Area Per Sign – Approved

a) Sign Area = 19.33sf (25sf max.)

Comment noted.

H7. Sign Height – Approved

a) Height = 4'9" (8' max.)

Comment noted.

H8. Setback – Approved

a) Setback = 6' (6' min.)

9-101. Illumination – Not Approved

D. 16) Exterior Lighting. Any permitted accessory lighting fixtures shall be so designed, arranged and operated as to prevent direct rays of light from being cast onto any adjacent property or street and so as not to produce excessive sky-reflected glare. Except for street lights, no exterior light in or adjacent to any residential district shall be so designed, arranged or operated to produce an intensity of light exceeding one-half foot candle at any residential lot line.

b) Provide information if the identification sign will be non-illuminated or externally illuminated. Provide details.
The monument sign will be illuminated externally. See included photometric plan.

c) If illuminated, confirm that they may only be illuminated by indirect white light not exceeding fifty (50) candle power when measured with a standard light meter.
Comment Noted. See included photometric plan.

d) The Applicant must submit a photometric plan for the development that complies with the above requirements.
See Included Photometric Plan.

(I) BUFFERS AND LANDSCAPING REQUIREMENTS (ARTICLE IX, I-D)

I1. Foundation Landscaping – Not Approved

a) Show a ten-foot foundation landscaping as required per the Zoning Code. A variation request for landscaping is not an allowable variation request per Section 11-503.E. Revise the landscape plan accordingly.
Noted. All Row-homes and Townhomes shall receive foundation plantings to a depth of 10 feet wherever possible in front and side conditions where not limited by pavement for ingress/egress or attachment to adjacent units. Note that rear elevations are garage prominent and only the landscaped areas between and at ends of garages will receive plantings to screen A/C units.

I2. Parking Lots & Garages – Not Approved

a) Provide a detailed Plant List noting name, quantity, size, type, and whether the species is native or not in a tabular format for the proposed landscaping, especially the landscape material proposed as screening for the guest parking spaces.
Noted. A Plant Mix Matrix has been provided for review. Native vs Non-Native plants will be indicated on Final Landscape Plans.

b) The guest parking lot should be screened with landscape material of minimum six-foot height. Variation for this requirement is not allowed per Section 11-503.E. Revise the landscape plan accordingly.
The shrubs shown at the guest parking have been replaced with an upright 6' minimum height evergreen hedgerow.

c) Note: The curb-cut adjacent to the parking lot could have a stop sign, which would remove the requirement for a sight triangle planting heights if the intersection becomes a controlled intersection.
Stop signs and stop bars have been added to both of the proposed Julian Terrace access points.

I3. Loading Spaces – Not Applicable
Comment noted.

I4. Perimeter Landscaped Open Space – Not Approved

a) The perimeter landscaped open space requirement is addressed with the requested yard variations.

Comment noted.

I5. Special Protective Requirements for Non-Dwelling Uses Abutting Residential Use – Not Applicable

Comment noted.

I6. Rooftop Mechanical Equipment – Not Approved

a) Confirm that there will be no rooftop mechanical units.

Confirmed.

I7. Residential Recreational Facilities – Not Approved

a) Confirm if the Homeowner's Association requirements will prohibit recreation facilities such as swing sets, basketball hoops, playground equipment, etc.

Confirmed.

I8. Refuse Containers, Outdoor Storage – Not Approved

a) Explain the plan for the residential garbage cans pick-up.

b) Confirm if there will be any centralized refuse disposal and recycling enclosures for dumpsters. If yes, provide details and show the location on the site plan.

Refuse containers for both household and recyclable waste will be stored interior to the unit garages and rolled to the curb for collection on designated days.

I9. Screening and Landscaping within Sight Triangles – Not Applicable

Comment noted.

I10. Fences & Walls – Not Approved

a) Provide a fence exhibit and show the location of any existing; proposed four-foot; and proposed six-foot fence on the site plan. Label appropriately.

Refer to Sheet L2.0

b) Sheet L1.1 shows that a section of the existing fence on the northwest side of the site will be removed. Is this fence on the Subject Property or off-site? The fence related information sheet L1.1 is unclear – clarify this information on the fence exhibit and align with sheet L1.1.

The fence labels have been revised for clarity.

c) Revise the fence plan to show a maximum of a three-foot fence in the required front and corner side yard.

The Landscape Plan has been updated accordingly.

(J) SUPPLEMENTAL REGULATIONS FOR PARTICULAR USES (ARTICLE IX, PART X)

J1. Cell Towers & Antennas – Not Applicable

Comment noted.

(K) AFFORDABLE HOUSING IN NEW DEVELOPMENTS

K1. Applicability- Is this a Qualifying Development – Not Approved

a) 15% of new development required. Applicant requesting alternative means of compliance – Village

Board review.
Applicant is no longer requesting an alternative means of compliance. See accompanying Affordable Housing Compliance Plan.

K2. Requirement for Governed Development – Not Approved
a) Eight (8) units. Village Board to review.
See above

K3. Income Tier Breakdown of Governed Units – Not Approved

Affordable Owner-Occupied Units	Proportion of Included Units	Eligible Income Tier	Maximum Purchase Price for Eligible Income Tiers
	1/2 (50%)	Tier 1: Households with income less than 80% AMI	Attainable to household with income equal to 65% AMI
	1/2 (50%)	Tier 2: Households with income equal to or greater than 80% AMI but less than 120% AMI.	Attainable to household with income equal to than 100% AMI

a) Provide an Affordable Housing Compliance Plan with the income tier breakdown of the units
See accompanying Affordable Housing Compliance Plan.

K4. Request for Alternate Methods – Not Approved
a) Applicant has proposed four units on-site and fee-in-lieu for four units. Village Board to review.
Applicant is no longer requesting an alternative means of compliance. See accompanying Affordable Housing Compliance Plan.

K5. Incentives for Development of Affordable Units – Not Approved
a) Applicant has proposed four bonus units.
See updated Project Narrative

b) Applicant has requested parking variation considering there is proximity to mass transit.
Comment noted.

K6. Location and Design Attributes of Affordable Units – Not Approved
a) Submit an Affordable Housing Compliance Plan including a map showing location of the proposed units.
See accompanying Affordable Housing Compliance Plan.

K7. Affordability Controls –Not Approved
a) Submit an Affordable Housing Plan.
See accompanying Affordable Housing Compliance Plan.

K8. Marketing Plan –Not Approved
a) Submit an Affordable Housing Plan.
See accompanying Affordable Housing Compliance Plan.

K2. Compliance with Standards for Review –Not Approved
a) Submit an Affordable Housing Plan.
See accompanying Affordable Housing Compliance Plan.

(L) OTHER ITEMS
K3. Tax Impact Study – Not Approved
a) Provide a Tax Impact Study report for the proposed development with the second submittal.
See accompanying Tax Impact Study

K4. Affordable Housing Compliance Plan – Not Approved
   a) Provide a Affordable Housing Compliance Plan for the proposed development.
   See accompanying Affordable Housing Compliance Plan.

K5. Ownership Information – Not Approved
   a) The Secretary of State of Illinois website shows a Trust is managing 1825 Shermer LLC. Provide the Trust documents and confirm all signatories that need to sign on behalf of the LLC.

Managers	Address
RONALD J. BENACH TRUST DTD 10/6/97, AS AMENDED AND RESTATED*	PO BOX 7500 DETROIT, MI 442750000

An Owner Authorization Letter has been included in our resubmission.

K6. Surrounding Property Owners Addresses – Not Approved
   a) Provide a surrounding property owner list. See a handout attached.
   Surrounding property owner list has been updated and included in the resubmittal.

K7. Climate Action Plan – Not Approved
   a) The project narrative notes that "a comprehensive Climate Action Plan for Northbrook Row will be delivered". Is that the narrative from Dickson Design Studio or under another cover? If it's a separate document, provide with the second submittal.
   A Climate Action/Sustainability Plan is included in the resubmittal.

K8. Photometric Plan – Not Approved
   a) Provide a photometric plan showing no more than 0.5 footcandles at the residential lot line.
   A photometric plan is included in the resubmittal

K9. Soil & Water Conservation District – Not Approved
   a) Provide a copy of the North Cook County Soil & Water Conservation District application.
   A copy of the transmittal letter dated 03/10/2025, check and application is included in the resubmittal.

K10. Financing Plan – Not Approved
   a) Provide a financing plan as detailed in the Planned Development worksheet.
   See separately submitted plan from Lexington Homes.

K11. Title Insurance Policy & Title Policy report – Not Approved
   a) Provide the title insurance policy and the title policy report as requested in the Tentative Plat of Subdivision worksheet.
   A title insurance policy and the title policy report are included in the resubmittal.

K12. Plat of Subdivision – Not Approved
   a) The narrative states that "each tract conveyed" for each townhome; however the plat shows that each building will be a lot, which means that there will be multiple owners of the same lot. Explain how each tract will be conveyed to each owner and revise appropriately.

   Refer to the revised Preliminary Plat of Subdivision and Declaration included with the resubmittal. The Rowhomes are proposed to be platted one lot per unit (for expedited tax division purposes) and the Mews are proposed to be platted with one lot per building (because the unit widths may change).

The Declaration has been drafted to reflect the following separate and distinct conveyance parcels:

1. **Townhome Lots – subdivided lots improved with the Rowhome product.**
2. **Townhome Parcels – portions of subdivided lots which are improved with the Mews product.**

Building 1 through 5, inclusive, will be platted with one lot per unit, as indicated on the revised plat of subdivision being submitted with this response.

Buildings 6 through 10, inclusive, will be platted with one lot per building and the conveyance parcels will include a portion of the lot (e.g., the west 28' of Lot xx). Each subdivided lot will be divided into four parcels that will be defined by party walls extended to the lot line. Each such parcel will consist of a townhome unit (including approximately one-half (1/2) of the party wall which divides the townhome unit from an adjacent townhome unit), landscaped areas, and portions of driveways and walkways. Each parcel will be legally described by metes and bounds in the deed which conveys the parcel to the first purchaser of the townhome unit that is constructed thereon.

K13. Worksheets – Not Approved

a) Please be advised a complete review of worksheets and any additional fees will be done at the next round of submittal considering there are several new requests identified in this review. It is yet to be determined if the Applicant will make changes to plans and not request additional zoning relief or whether it will be required.
Comment noted.

K14. Architectural Control Commission – Not Approved

a) Please note that the application will also be reviewed by the ACC subsequent to conclusion of staff review. Prior to the ACC meeting a material board for the proposed building and signage must be submitted to staff showing the color and material details of the proposed development.
Comment noted.

SUBDIVISION & DEVELOPMENT CODE COMPLIANCE

(A) General Standards

A1. Implementation of Official Comprehensive Plan – Approved

a) Major Corridor Multi-Use
Comment noted.

A2. Lot Standards– Approved

a) Total Lot Area = 204,081 s.f. or 4.685 acres (100,000 s.f. req)
Comment noted.

A3. Block Standards– Approved

a) Block Length = 790.06' (1,320' max)
Comment noted.

A4. Easement Standards– Not Approved

a) See Engineering and Village Attorney comments
Refer to Applicant response memorandum for responses to these comments.

A5. Public Land Dedication/Contribution Standards– Not Approved

a) Please see attached the development impact fee summary table. Based on the proposed bedroom types and townhome units, the impact fee shall be applicable and noted in the development agreement.
Comment noted.

(B) Transportation & Circulation

B1. Public Streets & R-O-W Standards– Not Approved

a) Private road with 27' pavement width is proposed. Applicant requesting subdivision variation for private road.
Comment noted.

B2. General Transportation & Circulation Systems– Not Applicable
Comment noted.

B3. Private Streets – Variation Required–Not Approved

a) Private road variation requested
Comment noted.

B4. Intersection Design Improvement – Not Applicable
Comment noted.

B5. Cul-de-Sac Streets– Not Applicable
Comment noted.

B6. Street Names & Lights– Not Applicable
Comment noted.

B7. Sidewalks, Trails, and Bike Paths– Not Approved

a) The plans show off-site sidewalk connections to the north (Shermer Place) and south (right-of-way) side of the property. Is there a cross-access easement available?
The sidewalk connection from the development to Shermer Place is currently shown within public R.O.W. The Applicant will work with Shermer Place to request an easement to straighten out the sidewalk.

b) Public sidewalks shall be required along both sides of all streets (Section 4-102.N of the Subdivision Code). Considering the sidewalk is proposed only on one side of the street, a variation from the Subdivision code shall be required.
We are seeking a variance to permit the sidewalk configuration as shown on the Site Plan and supporting documents.

c) See Engineering comments
Refer to Applicant response memorandum for responses to these comments.

B8. Consideration of Mass Transit Service– Approved

a) Metra train station is approximately half a mile from the development.
Comment noted.

B9. Off-Street Parking & Loading Requirements– Not Approved

a) Parking variation requested
Comment noted.

B10. Driveways– Approved
Comment noted.

B11. Parkway Tree Plantings– Not Approved
a) See Tree Preservation comments
Refer to Applicant response memorandum for responses to these comments.

b) A Subdivision Code variation cannot be requested for the required parkway trees since it is a requirement of the Municipal Code. Remove reference to parkway tree variation request from all documents. Parkway trees should be shown on the landscape plan.
See Revised Landscape Plan included in this resubmittal.

(C) Environmental Protection Design & Improvements

C1. Streams & Natural Drainage Courses– Not Applicable
Comment noted.

C2. Other Natural or Cultural Features– Not Applicable
Comment noted.

(D) Public Utility Design & Improvement Standards

D1. Stormwater Detention– Not Approved
a) See Engineering comments
Refer to Applicant response memorandum for responses to these comments.

D2. Solid Waste Storage & Disposal System– Not Approved
a) See comments I8 above
Comment noted.

(E) Common Facilities

E1. Subdivision & Development Entrance Signs– Not Approved
a) Entrance sign proposed. See sign comments above
Comment noted.

E2. Common Landscape Areas– Not Approved
a) See Tree Preservation comments
Refer to Applicant response memorandum for responses to these comments.

E3. Common Fencing & Screening– Not Approved
a) Is there a common perimeter fence proposed for the new residential development? Clarify through a fence exhibit.
See Revised Landscape Plan (including Fencing Plan)

b) See fence comments above (I10)
Comment noted.

E4. Common Recreational Facilities– Not Approved

a) Is there any other recreational feature besides the pergola with the bench?
The pedestrian amenity (pergola and bench), bike racks and sidewalks around the stormwater management area and interconnection to the sidewalk system to Shermer Place and Shermer Road are the proposed recreational features for this site.

E5. Standards for Establishment of Associations– Not Approved

a) For your information, the by-laws and rules of the association and all declarations, covenants and restrictions must be approved by the Village Manager prior to recordation and should meet each standard as listed in Section 4-105.E of the Subdivision and Development Code.
The revised Declaration is included in this resubmittal.

b) See Village Attorney comments.
Refer to Applicant response memorandum for responses to these comments.

(F) Other

F1. Burial of Overhead Utility Lines – Not Approved

a) In order to request a waiver of the requirement to bury the overhead utility line, provide a written response to each factor as listed in Section 4-104.F.2.(d) of the Subdivision and Development Code.
Refer to the enclosed "Requested waiver of requirement to bury overhead utility lines"

F2. Sustainable Development – Not Approved

a) See Sustainability Comments
Comment noted.

F3. Other– Not Applicable
Comment noted.

VILLAGE PLAN COMPLIANCE

A. Comprehensive Plan– Approved

1) Major Corridor Multi-Use
Comment noted.

B. Affordable Housing Plan– Not Approved

1) Affordable Housing Compliance Plan required. Comments noted above.
See accompanying Affordable Housing Compliance Plan.

C. Central Business Area Plan– Not Applicable
Comment noted.

D. Central Business Redevelopment Plan– Not Applicable
Comment noted.

E. Skokie Boulevard Redevelopment Plan– Not Applicable
Comment noted.

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Memorandum

Date: May 6, 2025
Project: Northbrook Row, 1825 Shermer Road, Northbrook, IL
Project No. 20-122

Subject: Responses to Village of Northbrook Development & Planning Services Department Sustainability Comments dated 3/27/2024 (2)

TRANSPORTATION AND LAND USE

In the Transportation and Land Use section of the CAP, recommendations are made to enhance active mobility and fossil fuel-free transit:

Refer to the Sustainability Plan for Northbrook Row included with this resubmittal for responses to the below "Transportation and Land Use" comments.

- *TL 3-1 Identify locations where bike parking could be installed.*
- *TL 5-2 Consider including wiring capacity to charge electric vehicles.*
- *TL 7- 1 The Village has enacted a ban on gas powered leaf blowers – ensure compliance on site.*
- *TL 2- 1 Advance improved mobility options with the promotion of services such as the PACE dial-a-ride, PACE Paratransit, and Senior Cap services.*

BUILDING AND ENERGY

The Building Energy section of the CAP provides the following items pertaining to reducing our community- wide carbon footprint and preserving wildlife:

Refer to the Sustainability Plan for Northbrook Row included with this resubmittal for responses to the below "Building and Energy" comments.

- *BE 2- 1 Consider including a Solar PV Site Assessment as a part of building permit submission. Assessment should include estimated installation cost, and projections for both energy generation potential and economic payback potential over a minimum 20 year timeframe.*
- *BE 2- 2 If the site is suitable, make the buildings solar ready.*
- *BE 4- 1 Promote green power purchase options such as those provided by ComEd and Nicor for future residents.*
- *BE 4- 2 Community solar development may be within or outside of Village boundary. Provide communications and subscription procurement support to future residents interested in community solar subscriptions.*
- *BE 5- 1 Explore opportunities for the property to utilize smart lights that can save energy through conservation. Achieve 100% LED installation if possible.*
- *BE 5- 4 Provide ENERGY STAR appliances for all residences when possible.*
- *BE 6- 1 Consider establishing operation and maintenance practices that improve affordability, comfort, indoor air quality, energy efficiency, and smart metering in development.*
- *BE 6- 2 Work with ComED, Nicor, and other potential partners to promote the residential and multi-family energy efficiency audit and upgrade program, ComEd's "Home Energy assessments".*
- *BE 6- 3 Identify and promote available energy efficiency and weatherization programs serving under-resourced households.*
- *BE 7- 2 Consider the benefits of replacing fossil fuel burning heating equipment and with air-source heat-pumps, or other efficient electric heating options in development. Strive for zero on-site fossil fuel combustion with air-source heat-pumps, geo-thermal systems, solar thermal, electric cooktops, etc.*

- *BE 8- 1 Provide interior LED lighting development-wide if possible. Promote and distribute education and information to residents on advantages of and options for LED technology. In addition to energy cost savings, maintenance costs are greatly reduced.*

WASTE MANAGEMENT

The CAP points to procedures that may facilitate waste reduction (with a goal of at least 50% landfill wasted diverted by 2030) in its Waste Management section:

Refer to the Sustainability Plan for Northbrook Row included with this resubmittal for responses to the below "Waste Management" comments.

- *WM 2- 3 Reduce construction and demolition waste by ensuring that strong recycling and reuse requirements are met. Compliance with Cook County's construction and demolition requirements to divert 70% of construction debris through recycling is required.*
- *WM 2- 7 Consider offering recycling and compost collection services to all residences in development.*

WATER AND WASTEWATER

In the Water and Wastewater category, the CAP states to prioritize mitigating stormwater before it enters the sewer system through multiple capture techniques:

Refer to the Sustainability Plan for Northbrook Row included with this resubmittal for responses to the below "Waste and Water" comments.

- *WW 1- 2 Reduce landscaping water use by encouraging water-efficient irrigation systems, grass replacement, and planting native and drought-resistant trees and vegetation.*
- *WW 1- 4 Consider creating a water conservation program that focuses on outdoor irrigation, which may also support better identification of water-related carbon sequestering opportunities such as using soil amendments, native grasses and proper tree watering.*
- *WW 2- 1 Prioritize managing stormwater before it enters the sewer system through a combination of overland flow, detention, and infiltration strategies (for example, permeable surfaces)*
- *WW 2- 3 Adopt policies to incentivize building owners and developers to explore revegetation, tree preservation planting and maintenance, de-paving and porous pavement, green infrastructure like bioswales and Eco-roofs and site development performance standards.*
- *WW 3- 1 Conduct a stormwater management study exploring full range of methods of stormwater management including permeable pavements, bioswales, rain gardens, biochar amendments in soils with high clay content, and flood-tolerant plantings. Establish a recommended percentage goal of stormwater from Village-controlled impervious surfaces with sustainable stormwater strategies by 2030. Findings of study to be integrated into updated Village Master Stormwater Management Plan with recommended implementation projects.*
- *WW 3- 3 The Climate Action Plan states: Reduce or offset impervious surfaces where possible, and use lighter colored pavements and building materials to lessen the impact of urban heat island effect.*

LOCAL FOOD AND AGRICULTURE

The CAP's section on Local Food and Agriculture states that strengthening local food sources can address both climate change relationship with food and also support Northbrook's small business local economy:

Refer to the Sustainability Plan for Northbrook Row included with this resubmittal for responses to the below "Local Food and Agriculture" comments.

- *LF 4- 1 Promote composting options for residents such as expanded curbside organics collection, back-yard composting, workplace composting, and organics-to-compost partnerships with community gardens. Include a focus on options which support local gardening and food production.*

CLIMATE HEALTH AND SAFETY

The CAP's section on Climate Health and Safety outlines how development planning may shape comfort and quality of life:

Refer to the Sustainability Plan for Northbrook Row included with this resubmittal for responses to the below "Climate Health and Safety" comments.

- *HS 1- 3 Consider how vegetation management of trees can reduce storm-related power outages.*
- *HS 3- 7 In project design, consider plantings and infrastructure specifications and materials that will be resilient to heat-related climate change impacts and be cost-effective over the lifetime of the asset.*

GREENSPACE

The Plan's Greenspace category includes the following for expansion of tree canopy coverage, transforming beneficial lawns, and mitigation of heat island impacts:

Refer to the Sustainability Plan for Northbrook Row included with this resubmittal for responses to the below "Greenspace" comments.

- *GS 1- 12 Promote diversity of native tree cover and performance-based tree island within parking lots with goals on percentage of pavement shaded. Utilize a mix of canopy trees, shrubs, groundcovers, and raingarden components appropriate to the lot and its surroundings.*
- *GS 1- 14 Contribute to village-wide tree canopy coverage goals (village wide average 40.8% by 2040) as well as consideration of on-site solar utilization in a manner that minimizes conflict between solar and trees.*
- *GS 2- 1 Implement invasive species control programs including Integrated Pest Management, Protect the Best, Early Detection and Rapid Response and public and private invasive species identification and control.*
- *GS 2- 2 Increase the ability of green space to withstand drought conditions through replacement of turf with native prairie, wildflower, and native savanna plantings where applicable.*
- *GS 2- 3 Establish and effectively manage native-habitat corridors along sidewalks, trails and utility easement areas to restore and maintain landscape connectivity.*
- *GS 2- 5 Consider in exterior lighting design a policy to protect native plants, species, biodiversity, and improve night sky quality.*
- *GS 3- 2 Promote "Carbon Gardening" and "landscaping for absorption" practices among residents for lawns, ornamental gardens, and produce gardens. Strategies include native moisture tolerant perennial plantings and shrubs, elimination of synthetic fertilizer and pesticide use, high mow deck settings, use of biochar amendments, and polyculture lawn mixture.*
- *GS 3- 4 Develop or promote existing guidelines and recommendations for types of vegetation for particular areas, such as parks, other open areas, and household backyards.*
- *GS 4- 7 Explore inclusion of cool roofs in development.*

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Memorandum

Date: May 6, 2025
Project: Northbrook Row, 1825 Shermer Road, Northbrook, IL
Project No. 20-122

Subject: Response to Village of Northbrook Public Works Department Engineering Comments Dated 03/28/2024 (3A)

Northbrook Public Works Department Review Comments

PRIMARY ISSUES:

1. *Per our Engineering Standards 60' Right of way is acceptable however a 66' Right of way dedication is preferred for a neighborhood street.*

   The existing right-of-way width for Stanley Street is 60'. No right-of-way dedication is proposed. The proposed onsite roads are private located within a common area.

2. *Ownership of particular roadways is still under discussion. Any roadways that will be dedicated to the Village shall be 27 feet. Local private streets are okay to remain 24 feet.*

   The onsite proposed road is privately owned. The roadway dimension is 27' back-to-back.

3. *What is the intended signage/traffic control within the development? Are all of the intersections stop sign controlled?*

   The exits will be under stop sign controlled. Stop signs have been added to the plans.

4. *What is the intent for the parallel parking along Stanley Street? What will be the future ownership and maintenance of these spots? These spots are proposed in public right of way.*

   This parking has been removed.

5. *Please provide typical sections for the proposed pavement. The minimum thickness of the Pavement is 2 inches surface course with a 4 inch binder course and 9 inches of aggregate for dedicated streets.*

   The onsite proposed road is privately owned. The roadway dimension is 27' back-to-back. Typical sections have been added to the Preliminary Engineering Plans.

6. *A side path is to be built by the Village along Shermer Road. The Village will provide current plan sheet for area so the developer can plan other improvements accordingly.*

   Noted, the side path has been included in the plans as an improvement by others and the plans have been revised accordingly.

GENERAL COMMENTS:

7. *FFR: Provide a letter for the file from the owner of the development stating that all proposed sanitary, storm sewer, and detention areas are to be maintained/replaced by the property owner. (Discussions regarding ownership of utilities still taking place)*

   A letter has been included with the resubmittal.

8. *The Developer's engineer will need to provide a report describing the existing and proposed flow from the development and certify that the sanitary sewer can handle the additional flow. In order to provide certification, the sanitary sewer will need to be monitored during dry weather and during wet weather so that infiltration can be accounted for. Upon request, I can provide example reports.*

   This information will be provided during final engineering. Please provide us with sample reports.

9. *No site work (with the exception of perimeter safety fencing, soil erosion & sedimentation control, tree protective fencing) can take place prior to issuance of the Village Site Work Permit. A Village Site Work Permit will not be issued until Final Engineering is approved by the Village Engineer. Final Engineering cannot be approved until the MWRD-WMO comments have been incorporated into the Final Engineering Submittal to Northbrook and the MWRD has issued their permit.*

   Noted. A note has been added to the cover sheet.

10. *The Village cannot release a Site Work permit with only an MWRD Earthwork/Foundation Limited Permit. The MWRD-WMO permit is required.*

    Noted. A note has been added to the cover sheet.

11. *All detention shall be complete and operational prior to construction of the buildings or other impervious surface. Include a note on the Cover Sheet indicating this.*

    Noted. A note has been added to the cover sheet.

12. *The Drainage Certificate needs to be added to the cover sheet with a signature location for the engineer and owner. This can be provided via email if required.*

    Drainage Certificate has been added to sheet C1.0.

13. *The Plans must be signed/sealed by a State of Illinois Professional Civil Engineer separate of the Drainage Certificate signature.*

    The plans have been signed and sealed.

14. *Provide stationing for Roadways.*

    Stationing has been added to the roadways on the Geometry Plan.

15. *List all permitting agencies on the cover page along with permit numbers. If the permit has not been acquired at the time of Final Engineering Approval from Northbrook, indicate "Pending" next to the permitting agency.*

    Permit list has been added to the Title Sheet.

16. *FFR: An Engineer's Estimate of Probable Costs is required. The developer must provide construction estimates or accepted contractor bids for the site improvements to calculate the amount of the required Performance Guarantee and Engineering Review/Inspection fees. The developer should read the Subdivision Development Code Section 3-501 to understand the Performance Guarantee Amount. After the EOPC or signed contracts have been provided to the Village Engineer, the developer should expect about 3 weeks before the improvement guarantee and engineering fees are determined.*

    An EOPC will be provided during final engineering.

17. *Does the developer propose any onsite recycling of existing parking lots or the building to use as recycled aggregate or other material? Onsite recycling needs to be approved by the Village during the design phase. If no onsite recycling is to be performed, indicate so in the "Demolition Plan".*

    No on-site recycling is proposed.

STORMWATER MANAGEMENT REPORT:

18. *CBBEL will provide review of the stormwater report under separate letter.*

    Noted.

19. *Conveyance pipes are generally not to be used for detention storage.*

    Noted, the stormwater design has been revised to remove the conveyance pipe storage.

20. *Is there a reason for the connection of storm sewer to Stanley? Generally water from the development should first be directed to the detention storage then out to Shermer.*

    The storm sewer in Stanley captures and conveys runoff to the detention storage to provide trade-off storage for the development. The site discharges to two (2) separate stormwater management areas. The eastern portion of the site discharges to an existing storm sewer to an existing SWM basin located in the southeast corner of Shermer Place. The storm sewer and SWM basin are located within existing easements. The central and western portions of the site discharge to a proposed SWM basin in which the restricted release and overflow are directed to Shermer Road.

GENERAL NOTES:

21. *Village hours of construction shall be strictly enforced according to the municipal code (Section 16-52). No operations shall take place on the property that create noise outside of allowable hours. This includes starting diesel engines or dump trucks arriving prior to the designated time. Add a GN. to identify these restrictions.*

    General Notes have been added to the Title Sheet on Sheet C1.0.

22. *Add a note to read, "The developer shall provide a site engineer to monitor the installation of underground utilities, roadway, curb/gutter, sidewalk, witness sewer and water main pressure tests, etc. including creation of daily reports and verify installation requirements have been met. The site engineer will be onsite full time while these work items are taking place. The Developer shall also provide a geotechnical engineer onsite for the roadway proof roll. Nuclear density tests shall be performed during the HMA work.*

    Note has been added to General Notes on Sheet C1.0.

23. *Add the following GN as the first GN:*

    CONFLICT BETWEEN COMPONENT PARTS OR SPECIFICATIONS

    IN THE EVENT THAT ANY PROVISION IN ANY OF THE FOLLOWING COMPONENT PARTS OF THESE SPECIFICATIONS CONFLICT WITH ANY PROVISION IN ANY OTHER OF THE COMPONENT PARTS, THE PROVISION IN THE COMPONENT PART FIRST ENUMERATED BELOW SHALL GOVERN OVER ANY OTHER COMPONENT PART WHICH FOLLOWS IT NUMERICALLY, EXCEPT AS MAY OTHERWISE SPECIFICALLY BE STATED. SAID COMPONENT PARTS ARE THE FOLLOWING:

    1. VILLAGE OF NORTHBROOK STANDARD DETAILS
    2. NORTHBROOK STANDARD SPECIFICATIONS FOR PUBLIC AND PRIVATE IMPROVEMENTS
    3. PLANS
    4. ADDENDUM TO SPECIFICATIONS
    5. SPECIAL PROVISIONS

    Note has been added to General Notes on Sheet C1.0.

DEMO PLAN:

24. *The entire site is required to have 6' tall chain link fence surrounding the construction area with access gates identified. Please show the proposed fence and access gate locations.*

    Construction fence and access gates have been added to the Demolition Plan.

25. *The access locations need to have aggregate construction entrances as identified in the Northbrook standards. Existing HMA or concrete driveways are not accepted as an erosion control BMP, but can be incorporated into the aggregate entrance. The area of aggregate entrance needs to be shown on the plan as the dimensions listed on the standard.*

    Construction Entrance has been added to the Demolition Plan on sheet C3.0.

26. *There will need to be a phasing plan for utility removal and implementation to ensure that the utilities in Shermer place are still functioning throughout the course of demolition and implementation.*

    Noted, phasing will be provided during final engineering.

LAYOUT/GEOMETRIC PLAN:

27. *Show ADA raised domes where the sidewalk exits into the parking lot or where the sidewalks cross the street. ADA curb ramps on Beaumont Place will need to be upgraded at the time this development occurs to ensure ADA compliance along with any other crossings impacted.*

    ADA Raised Domes have been added to the public sidewalk crossing locations. ADA raised domes are not proposed within the private development. Additional information regarding ADA compliant grading will be provided during final engineering.

28. *A 10' wide multi-use path should be included in lieu of 5' sidewalk on Shermer road. The path needs to be shown on the plans.*

    The 10' wide multi-use path has been added to the plans. It is our understanding that this path will be constructed by others. Please provide construction plans and schedule for coordination purposes.

29. *The sidewalk on the public street needs to continue through the driveway at proper cross and running slopes. Draw the sidewalk showing the 10'x10' squares through the driveway. Provide elevations at the sidewalks to make sure this gets built correctly. There have been a couple developments in town that did not provide enough detail and during final inspections large areas of sidewalk and driveway needed to be removed to fix the sidewalk slopes. Refer to Northbrook standards P4 and P5.*

    Sidewalks have been revised to be continuous through driveways. Additional grading and slope information will be provided during engineering to provide enough detail to the contractor(s) for the areas to be built to meet the ADA standards.

30. *Include an individual note in a box saying, "A pre-paving inspection shall be schedule with Northbrook Public Works at 847-2724711. A Materials Engineer (P.E.) hired by the contractor or developer shall attend the meeting and shall be present during the proof roll. The Materials Engineer shall provide a written determination of the suitability of the subgrade."*

    The Paving note has been added to the Geometry Plan.

GRADING PLAN:

31. *FFR: Show slopes of parking lots to verify that grades are no greater than 5% in any location.*

    Slopes have been added to the Grading Plan.

32. *FFR: The pedestrian path of travel needs to be indicated for all ADA parking spots and should not have more than 1.5% cross slope and 4.5% running slope. This item shall be strictly enforced during inspections. The designer needs to bring attention to these areas in the plans.*

    There are no ADA parking spots proposed.

33. *FFR: What is the overland flow route of the detention ponds should a pipe stop operating? Include the path on the plans and indicate the intent of the arrow. It should be a different style arrow than the overland route going to the ponds.*

    Overland flow arrows have been added as requested. We provided an overland flow arrow legend as well.

UTILITY PLANS:

34. *Provide a Fire Hydrant Detail showing the roadways, parking lots, buildings, and hydrants. The hydrants need 150' radius circles drawn around each hydrant. There should not be any gaps between the hydrants. Include Siamese connections on the buildings in the detail with 100' radius around them. The detail does not need to be part of the plan set. Leeds to fire hydrants shall be a maximum of 5 feet.*

    A Fire Hydrant Coverage Exhibit has been included in this submittal. Please note that this project will be utilizing a 13D sprinkler system, and therefore buildings will not have individual fire department connections (FDC). No Siamese connections are proposed.

35. *Developer needs to consider the phasing of Utilities to ensure that Shermer Place subdivision directly north of the Development continues to have Water main, Sanitary and Storm connections.*
    Noted, phasing will be provided during final engineering.

36. *Water main valves shall be spaced no further than 660'.*
    The spacing provided on the plans does not exceed 660'.

37. *The Village has a water model maintained by Stantec Consultants. Once a final water main design is determined, the developer will need to hire Stantec Consultants to run the model to verify flows and update the model.*
    Noted.

38. *FFR: A note needs to be added to the Utility sheet that all proposed water main shall be maintained by the property owner. (Discussions regarding ownership of utilities still taking place)*
    We have provided a UTILITY OWNERSHIP & MAINTENANCE EXHIBIT as part of the resubmittal.

39. *FFR: Are there any potential environmental issues that need to be considered on the property? Underground utilities will need additional protection and consideration once the environmental concerns are better known.*
    No

40. *FFR: Once the utilities are final, provide a Utility Crossing table for all utilities. An example is below.*
    This will be provided during final engineering.

41. *FFR: Show 24" separation from water main to sewer. IEPA allows 18", but 24" gives a factor of safety.*
    Noted. A note has been added to the Utility Plan for tracking purposes.

42. *Water service connections for townhouses are proposed to be bundled and off to the North. Would it be possible to install a watermain north south along the private access drives and make service connections off that?*
    The developer prefers the banked services shown on the plans rather than additional water main through the private drives.

PLAT REVIEW:

43. *FFR: Are there existing easements that need to be vacated?*
    There are no existing easements to be vacated.

44. *FFR: When new plats are created, include language identifying the sanitary sewer and water main as owned by the Village of Northbrook (an MWRD and IEPA requirement on the permits) but maintained by the property owner. Language can be provided upon request via e-mail. (Ownership of Utilities still under discussion with the Village)*
    The easement language for the proposed BLANKET UTILITY EASEMENTS will be incorporated in the Final Plat of Subdivision during the final engineering phase of the project. We are requesting word documents of the easement language for all utility easement provisions.

45. *FFR: Identify all existing easements and documents on the Plat (if all easements are already included then disregard).*
    There are no existing easements on the property per the ALTA Survey.

46. *FFR: How does the owner want to address proposed easements for watermain, sanitary sewer, storm sewer and detention areas? The Village will be required to own the sanitary and watermain as a requirement of the MWRD and IEPA respectively, however the owner of the property will maintain the utilities. The Village must have the ability to access the utilities in emergency situations. Typically, the Village has been granted a blanket easement over all property not including the building locations.*
    Lot 11 is a proposed Blanket Easement for Ingress/ Egress, Public Utilities, Private Utilities, & Drainage. See the Preliminary Plat of Northbrook Row.

47. *Check subdivision code for required signatories. Village President, Village Treasurer, Village Engineer, and Owner will need to have signature blocks.*

    Signature blocks will be included on the Final Plat.

EROSION CONTROL PLAN:

48. *FFR: SWPPP plan will need to be prepared and provided.*

    SWPPP will be prepared during final engineering.

49. *Ends of all silt fences shall show a J-hook of a 20' radius for 180 degrees. Refer to the Illinois Urban Manual for the distance between J-hooks. Include the Northbrook detail. If fencing is on hard surface, silt logs shall be used along with construction fence.*

    A detail illustrating the J-hooks will be provided during final engineering.

50. *FFR: Include the aggregate construction entrances on the Erosion Control sheets as well as the Demo sheets. Include a note that the Construction Entrances will periodically need to be replaced as the void space is filled with sediment. Follow the Northbrook detail for construction entrance. Draw and dimension the entrance to the correct size.*

    This will be detailed during final engineering.

51. *Include the following notes on the first page of the Erosion Control Plan:*

    NORTHBROOK SEDIMENT AND EROSION CONTROL REQUIREMENTS

    1. *All Erosion and Sediment Control (ESC) measures will be maintained in accordance with the SWPPP and IDOT Erosion and Sediment Control Field Guide for Construction Inspection. The Guide can be found on the IDOT website.*
    2. *The Contractor will assume responsibility for maintenance of all soil erosion control during construction.*
    3. *The contractor shall check all ESC measures weekly and after each rainfall 0.5 inches or greater in a 24 hour period, or equivalent snowfall. Additionally, during winter months, all measures shall be checked by the contractor after each significant snowmelt. These reports shall be provided to the Village each week.*
    4. *The contractor shall provide the Village Engineer a plan to ensure that a stabilized flow line will be provided during storm sewer construction. The use of a stabilized flow line between installed storm sewer and open disturbance will reduce the potential for the offsite discharge of sediment-bearing waters, especially when rain is forecasted, so that flow will not erode.*
    5. *Any loose material deposited in the flow line of drainage structures, which obstructs the natural flow of water, shall be removed at the close of each working day. Prior to acceptance of the improvement, all drainage structures shall be free of dirt and debris.*
    6. *Temporary or permanent stabilization shall be enacted immediately upon completion of disturbance or if the work area is to be left undisturbed for 7 days or more.*
    7. *Under no circumstances shall the contractor prolong final grading and shaping so that the entire project can be permanently seeded at one time.*
    8. *The IEPA NPDES Permit and Storm Water Pollution Prevention Plan shall be maintained at the project field office and available for viewing by any Village of Northbrook Employee upon request.*
    9. *Silt fence logs are to be available on-site in case of silt fence damage and installed when sections of the silt fence are down. Silt fence shall be repaired with-in 7 days of damage.*
    10. *Dewatering operations for storm sewer shall be through a Siltation Bag of the appropriate size for the pump.*
    11. *Should these requirements above not be adhered to, requests for inspection (water main, driveway, storm sewer, etc.) by the contractor shall be denied*

    Notes have been added to the Erosion Control Plan.

DETAILS:

52. *A maximum of eight (8.5"x11") detail sheets shall be on one full size plan sheet. When printed full size, the detail will be the full 8.5"x11". When printed at 11"x17" the details are still legible. Some pages in the provided full size plan set are not legible because they are so small. They will be completely illegible printed at 11"x17" size.*
    Noted.

SITE LIGHTING PLAN:

53. *Lighting plans need to be included as part of the final engineering submittal.*
    Lighting/ Photometric Plan is included with this resubmittal

54. *Verify that all parking lot areas have a minimum of 0.6 foot-candles and every property line adjacent to a residential area has no more than 0.5 foot-candles.*
    Lighting/ Photometric Plan is included with this resubmittal

55. *Create a numbering system for each pole and include the pole number with the Fixture Schedules.*
    Lighting/ Photometric Plan is included with this resubmittal

56. *Include the Uniformity Ratio on these sheets. The Northbrook allowed Average/Minimum is 4:1 or better and the Maximum/Minimum is 9:1 or better.*
    Lighting/ Photometric Plan is included with this resubmittal

57. *Include cut sheets in the Details for every item installed concerning lighting. Typically, cut sheets have multiple versions of the same item on the sheet. Red line out the items not used.*
    Lighting/ Photometric Plan is included with this resubmittal

58. *Create a schedule similar to this one that includes each type of light and combination of poles.*
    Lighting/ Photometric Plan is included with this resubmittal

TRAFFIC IMPACT STUDY:

59. *The traffic consultant will provide comments in a separate letter.*
    Noted. An updated Traffic Impact Study in included in this resubmittal.

ENVIRONMENTAL REPORT:

60. *FFR: Are there any environmental issues to consider from the previous use of the site? Are there any soils that need special care or processing?*
    No.

LANDSCAPE PLANS:

61. *FFR: Refer to Mark Cacioppo's comments.*
    Response to landscape comments is provided in a separate letter.

SPECIFICATIONS:

62. *Add the note below as the first specification:*

CONFLICT BETWEEN COMPONENT PARTS OR SPECIFICATIONS

IN THE EVENT THAT ANY PROVISION IN ANY OF THE FOLLOWING COMPONENT PARTS OF THESE SPECIFICATIONS CONFLICT WITH ANY PROVISION IN ANY OTHER OF THE COMPONENT PARTS, THE PROVISION IN THE COMPONENT PART FIRST ENUMERATED BELOW SHALL GOVERN OVER ANY OTHER COMPONENT PART WHICH FOLLOWS IT NUMERICALLY, EXCEPT AS MAY OTHERWISE SPECIFICALLY BE STATED. SAID COMPONENT PARTS ARE THE FOLLOWING:

1. VILLAGE OF NORTHBROOK STANDARD DETAILS
2. NORTHBROOK STANDARD SPECIFICATIONS FOR PUBLIC AND PRIVATE IMPROVEMENTS
3. PLANS
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5. SPECIAL PROVISIONS

    This note will be added to the specifications when we prepare final engineering plans.

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Memorandum

Date: May 6, 2025
Project: Northbrook Row, 1825 Shermer Road, Northbrook, IL
Project No. 20-122

Subject: Responses to Christopher B. Burke Engineering, Ltd. (CBBEL) Engineering Review Comments dated 3/22/2024 (3c)

1. *The subdivision will be required to provide the required School and Park land donations. We presume that cash in lieu of land will be acceptable.*
   The Applicant is requesting cash in lieu of land.

2. *There are currently only 28 guest parking spots for 47 units.*

   There are 53 units proposed. The parking stalls previously proposed on the north side of Stanley Street were eliminated. Six (6) guest spaces are being provided on the east end of the project. In addition, each unit has two (2) garage spaces and two (2) driveway spaces. The overall parking count is:

   - Garage Stalls: 106
   - Driveway Stalls: 106
   - On-Site Guest Stalls: 6
     TOTAL: 218

   The required parking for the 53 units is 239 spaces (4.5:1 ratio). We are requesting a variance on the required parking from 239 to 218 representing a parking variation of 8.79%.

3. *Specify if Julien Terrace will be dedicated as a private or public street.*
   Julien Terrace is proposed to be a private drive.

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Memorandum

Date: May 6, 2025
Project: Northbrook Row, 1825 Shermer Road, Northbrook, IL
Project No. 20-122

Subject: Responses to Christopher B. Burke Engineering, LTD (CBBEL) Stormwater Review Comments dated 3/22/2024 (3d)

1. *The Village-required detention calculations were based on the following assumptions:*
   a) *0.15 cfs/acre release rate*
   b) *Bulletin 70 rainfall depths*
   c) *Adjusted curve number for provided volume control*
   d) *115% multiplier per Village regulations*

   While the correct release rate was used, the methodology currently used by the Village requires Bulletin 75 rainfall depths in conjunction with the composite curve number for the development (no adjustment). The 115% multiplier is no longer required in these situations. The Village's stormwater regulations (updated September 2023) can be found here: NBK STANDARDS COVER SHEET (northbrook.il.us).

   The Village detention calculations have been revised in accordance with the updated regulations.

2. *Please note that the Village standards require the overflow weir to be set at least 0.1 feet above the 100-year HWL, and the top of berm must be at least 0.5 feet above the peak WSEL within the overflow weir.*

   The overflow has been revised to 0.1 feet above the HWL. The top of berm is 1.0 feet above the HWL.

3. *The Village standards require the HWL to be offset at least 10 feet from any property line, structure, or right-of-way. By our measurements, the HWL is only offset 5 feet from the Stanley Street right-of-way.*

   The HWL has been revised to 10' from the ROW.

4. *Please provide some additional explanation on how the net unrestricted release rate was determined for the MWRD detention calculations. It appears to be acknowledged that the 0.49-acre upstream trade area is not hydrologically equivalent (i.e., same 100-year, 24-hour runoff volume) to the 0.63 acres of unrestricted onsite area, but it isn't clear how that was converted into a release rate.*

   The unrestricted and trade-off areas have been revised such that the unrestricted has no impact on the net release rate.

5. *A review of the stormwater conveyance (storm sewer/overland flow route) calculations will be done at the final engineering stage of the design.*

   Noted. We are requesting concurrence from Northbrook that the main drainage components of the proposed system are acceptable during the preliminary engineering phase that includes:
   - Discharge to the existing SWM basin located in the southeast portion of Shermer Place within existing easements
   - Discharge to a proposed SWM basin located on the west edge of the proposed development that discharges the restricted release and overflow to Shermer Road
   - Unrestricted area that is being traded-off with Stanley Street ROW drainage

   Refer to the stormwater report included in this submittal for additional information.

HAEGER ENGINEERING
consulting engineers · land surveyors

100 East State Parkway
Schaumburg, Illinois 60173-4546
tel: 847.394.6600
fax: 847.394.6608

Memorandum

Date: May 6, 2025
Project: Northbrook Row, 1825 Shermer Road, Northbrook, IL
Project No. 20-122

Subject: Response to Tree Comments dated 4/1/2024 (4)

1. *Provide an updated tree inventory. Trees are missing from the Beaumont Place parkway and current conditions of trees on and off site have likely changed from last inventory in 2022. In the inventory table, denote which trees are parkway trees and which trees are private trees.*
   The Tree Inventory has been updated to include current conditions of trees on and off-site as of July 5, 2024; and a column has been added to indicate which off-site trees are within the parkway.

2. *Engineering plans show all existing trees as preserved. This conflicts with the landscape plan.*
   The Engineering Plans and Landscaping Plans have been updated to remove conflicts between the plans.

3. *Provide list/table of all proposed plantings on site with type, size and quantities of plants/trees.*
   A matrix of plants has been added to the Landscape Plans. Specifics with quantities will be provided on Final Landscape Plans.

4. *Native planting areas will require a 3-year maintenance plan by a qualified native landscape contractor. Provide 3-year maintenance plan in future submittals.*
   Native plant palettes and maintenance plans will be provided on Final Landscape Plans.

5. *There are currently 36 established trees providing screening to the properties on the north side of Beaumont Place. Is there an alternative design where the trees in the parkway can be preserved? Is there an agreement between Shermer place and Lexington Homes allowing for the use of the south side of Beaumont Place by Lexington Homes? Were the existing parkway trees taken into account with this design or was it assumed by the builder they could remove any trees in the Village owned parkway they wanted to for this project?*
   Unfortunately, the trees and fencing on the south side of Beaumont Place will need to be removed due to grading. Note that the subject property, which lies immediately south of Beaumont Place was previously zoned I1 (Restricted Industrial) and that the 36 trees and fence were in place to screen an incompatible land use. The proposed plan extends the residential character to the site which now requires more streetscape friendly plantings (parkway trees).

6. *The request for variation on the parkway tree plantings along Stanley Street should not be granted. Parkway trees should be planted in the Stanley Street right of way in lieu of losing the green space for off site parking. The parkway trees should not be planted on private property and should not include evergreens as proposed.*
   The revised land plan has eliminated the proposed parking along Stanley, restoring the parkway. Parkway trees have been added at approximately 45 feet on-center per village code.

7. *Use Village details for tree and shrub planting.*
   The Landscape Plan has been revised to show the Village's details for tree and shrub plantings.

8. *This plan does not have approval to proceed to the plan commission. Additional comments will be forthcoming with future submittals.*
   Acknowledged.

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Memorandum

Date: May 6, 2025
Project: Northbrook Row, 1825 Shermer Road, Northbrook, IL
Project No. 20-122

Subject: Responses to Northbrook Fire Department Fire Comments dated 3/18/2024 (5)

Specific Comments:

1. *Provide adequate fire hydrants on the south end of the plan. The north side of Stanley St spacing exceeds the required 300ft between hydrants.*

Please see the 150' Radius Fire Hydrant Coverage Exhibit included with this submittal. We have shifted the location of the relocated hydrant on the north side of Stanley Street and added another hydrant to maintain a hydrant spacing of 300-ft or less.

Reference Comments:

1. *Plans and specifications for the installation / modification of the automatic sprinkler system shall be submitted for review and approval. Provide automatic sprinkler contractor shop drawings for review. Indicate all new or modified existing pipe routing, material catalog cut sheets, and hydraulic calculations (as required by NFPA 13D).*

Noted. Sprinkler plans will be provided with the building permit submittal.

2. *Fire hydrants shall be installed so that any portion of the property will not be further than one hundred and fifty (150) feet from a fire hydrant. Fire hydrants shall be provided so as to provide the required fire flows to structures as described in the "Fire Suppression Rating Schedule," latest edition, published by the Insurance Service Office. Additionally the fire department connection shall be located not greater than 100 feet from a fire hydrant and be located on the east facing side of the building.*

Please see the 150' Radius Fire Hydrant Coverage Exhibit included with this submittal. As shown on the Hydrant Coverage Exhibit, with the exception of the following two (2) areas, all buildings are located within the 150-ft radius of existing or proposed hydrants:

- Small triangular area at the northwest corner of Building 2
- A portion of the easternmost end unit and adjacent unit of Building 5

Please note that this project will be utilizing a 13D sprinkler system, and therefore buildings will not have individual fire department connections (FDC).

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Memorandum

Date: May 6, 2025
Project: Northbrook Row, 1825 Shermer Road, Northbrook, IL
Project No. 20-122

Subject: Responses to Elrod Friedman LLP Village Attorney Comments dated 3/21/2024 (7)

- *Declarations: The Declarations, as submitted, do not fully comply with the minimum requirements of Section 4-105 E of the Subdivision and Development Code. Specifically, the Declarations does not comply with the following requirements:*
    - *The Declarations must provide that it will not be amended in any manner that would result in a violation of the requirements of the Subdivision Code.*
      Done. See modified Section 10.02.
    - *Confirm with Village Engineer that the Village's easement/maintenance rights to the Private Road are sufficient.*
      No response required.
    - *The association must have the right to adjust the assessment to meet changed needs and the membership vote required to authorize such adjustment shall not be fixed at more than 51 percent of the members voting on the issue.*
        - *The Declaration allows for a revised assessment approved by the Managers and a special assessment approved by 2/3 vote. The revised assessment seems to comply with this requirement but please confirm that the Managers can revise the assessment without any further action of the Voting Members.*

          This will confirm that the Managers have the power, pursuant to Section 6.04, to revise assessments without action of the Voting Members.

- *Preliminary Plat: The submittal includes a preliminary plat of subdivision. Please note that a final plat of subdivision will need to be approved and must comply with all requirements of the Village Code, Zoning Ordinance and Subdivision Ordinance. The Final Plat will need to include stormwater detention easement language for emergency maintenance and repair of these improvements. We have included the Village's draft form language with this letter.*
  Noted.

- *Subdivision and Development Agreement: The Village will require Developer to enter into a Subdivision and Development Agreement with the Village. The Village will provide more information on this as the review of the application continues.*
  Noted

October 2, 2025

Michaela Kohlstedt, Deputy Director
Department of Development and Planning Services
Village of Northbrook
1225 Cedar Lane
Northbrook, Illinois 60062

RE: *Northbrook Row*-Proposed Modification to Affordable Housing Compliance Plan

Dear Michaela:

I would like to thank the members of the Village Board's Housing Committee and the representatives of Community Partners for Affordable Housing for supporting the fundamental elements of the Affordable Housing Compliance Plan we have proposed for *Northbrook Row*. As all parties clearly appreciate, in preparing that plan we have strived to balance the requirements and objectives of the Village's Affordable Housing Ordinance with other community goals and objectives, our concerns about project economic feasibility, and the interests of all future *Northbrook Row* homebuyers. In the end, we believe our updated plan to offer eight affordable four bedroom townhomes, which will be dispersed throughout the Mews Home portion of our community and offered for sale to eligible households from the Tier 2 Eligible Income Tier (i.e., households having annual incomes that are equal to or greater than 80% but less than 120% of AMI) at a price of $380,000, which is the maximum purchase price allowed for a four bedroom unit by the current Village Affordable Housing Pricing Schedule Technical Guide, will provide a great benefit to both the homeowners who purchase those dwelling units and the larger community. As you know, we currently contemplate that the initial base market-rate prices for those units will range from $590,000 to $675,000.

The purpose of this letter is to offer a compromise to the last issue which appears to remain unresolved regarding our Affordable Housing Plan, that being, the fact that our plan does not contemplate offering any affordable housing units to eligible households from the Tier 1 Eligible Income Tier (i.e., households having annual incomes that are less than 80% of AMI). As you also know, if such units were to be offered for sale to Tier 1 Eligible Income Tier households today, and assuming they were all four bedroom units, the current version of the Village's Affordable Housing Pricing Schedule Technical Guide would limit the maximum purchase price for each unit to $210,000.

Please know that, after we met with the Housing Committee on September 9, we did discuss with our architects ways in which we might be able to creatively create some affordable units that could be marketed to households in the Tier 1 Eligible Income Tier in accordance with the maximum purchase limits of the Affordable Housing Pricing Schedule Technical Guide. For the reasons mentioned at that meeting, we remain of the opinion that there is no feasible way of doing that.

Given the foregoing, and in response to the desire expressed by members of the Housing Committee and CPAH representatives that we provide some units which will be available to households in the Tier 1 Eligible Income Tier, this will confirm that we will agree to include in our Affordable Housing Plan a commitment to offer one of our four bedroom Mews Homes for sale to a Tier 1 Eligible Income Tier household at the maximum purchase price authorized by the Village's Affordable Housing Pricing Schedule Technical Guide, as it may be updated from time to time.

We hope everyone appreciates our commitment to advancing the goals of the Affordable Housing Ordinance and the spirit in which this compromise is being offered.

Very truly yours,

Lexington Homes

Nate Wynsma
Nathan Wynsma
Vice President

MELTZER, PURTILL & STELLE LLC

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August 28, 2025

Michaela Kohlstedt, Deputy Director
Swati Pandey, Senior Planner
Department of Development and Planning Services
Village of Northbrook
1225 Cedar Lane
Northbrook, Illinois 60062

RE: *Northbrook Row* – 1825 Shermer Road – Affordable Housing Compliance Plan

Dear Michaela and Swati,

We are sending you this response to the comments received from Amy Kaufman at Community Partners for Affordable Housing concerning the Affordable Housing Compliance Plan ("Plan") Lexington Homes has submitted for its *Northbrook Row* residential community pursuant to the Village's Affordable Housing Ordinance (the "Ordinance"). We appreciate CPAH's review of the Plan and its support for one of the Plan's deviations from the minimum requirements of the Ordinance. We also fully understand why CPAH does not support the other two Plan deviations and why it suggests that there be full compliance with the minimum requirements of the Ordinance. With this letter, we will explain why we believe all three deviations are reasonable and why the Plan should be recommended for approval by the Housing Committee and approved by the Village Board.

As described in detail in the updated *Northbrook Row* Project Description, Lexington has agreed to construct on site the eight for-sale affordable units required by the Ordinance[1]. Its Plan, however, deviates from the requirements of the Ordinance in three respects. As you know, any deviations from the minimum affordable housing requirements of the Ordinance must be approved by the Village Board as an alternate method of compliance.

[1] As you will recall, Lexington initially proposed to seek approval of an alternate method of compliance which contemplated the construction of four affordable units on site and the payment of an in-lieu affordable housing fee of $500,000 for four additional affordable units even though Lexington was then required to provide a total of only seven affordable units on site. Lexington has since agreed to construct eight affordable units on site in response to the feedback it received from the Village Board at the February 13, 2024 Preliminary Review meeting.

This is the first requested deviation from the minimum requirements of the Ordinance.

Section 9-305 B of the Ordinance states that half of the affordable units Lexington markets to the public as affordable must be offered to Tier 1 households (i.e., households with income less than 80% of AMI), and that the other half must be offered to Tier 2 households (i.e., households with income equal to or greater than 80% but less than 120% of AMI). In its Plan, Lexington proposes to offer all eight affordable units to households with income equal to or greater than 80% of AMI, but less than 120% of AMI[2]. This means that all eight affordable units will be offered at a maximum purchase for a four-bedroom unit of $380,000[3]. If Lexington is required to market half of the affordable units to Tier 1 households, it means the maximum purchase price for a four-bedroom affordable unit will be $210,000. CPAH does not support this requested deviation. As noted in its updated Project Description, Lexington anticipates selling the market-rate Row Homes in *Northbrook Row* in the $750,000 to $810,000 price range, and market-rate Mews Homes in *Northbrook Row* in the $590,000 to $675,000 price range. Based on the foregoing and CPAH's suggested compliance with the dispersion requirement described below, and assuming an average sales price for a four-bedroom Row Home of $800,000 and an average sales price for a four- bedroom Mews Home of $635,000, full compliance with this Ordinance requirement and the dispersion requirement described below, would require a pro forma budget "write-down" of approximately $3,380,000, or more.

This is the second requested deviation from the minimum of the Ordinance.

The Plan states that the affordable units will have four bedrooms and approximately 1,650 square feet, and that all of the affordable units will be Mews Homes. The market rate units are two to four bedrooms ranging from 1,600 square feet to 2,500 square feet and are a combination of Mews Homes and Row Homes. Sections 9-308 B and 9-308 F of the Ordinance state that the affordable unit housing size must be "generally representative" of the market rate units, and the bedroom mix must be "in equal proportion to the bedroom mix of the market rate housing units." CPAH has said it believes that offering 1,650 square feet four-bedroom affordable owner-occupied units will provide significant affordable housing opportunities, and ones that "accommodate family living needs for common space and dining areas" (Section 9-313 D(3). For that reason, CPAH supports this requested deviation.

This is the third requested deviation from the minimum requirements of the Ordinance.

Section 9-308 A of the Ordinance states that "affordable housing units must be dispersed among the market rate housing units throughout the governed development and not clustered together or segregated from the market rate housing units unless there is a therapeutic or other justification particular to the populations to be served by the affordable housing unit." Lexington's Plan contemplates the dispersion of the proposed eight affordable units throughout the Mews Homes portion of *Northbrook Row*. It does not intend to construct any of the Row Homes as

[2] This reflects a correction made to the Plan in response to an appropriate comment Amy Kaufman made in her letter.
[3] Per Table 4, 2025 Technical Guide-Village of Northbrook Affordable Housing Unit Pricing Schedule

affordable units. CPAH does not support this deviation because Lexington has offered no therapeutic or other justification for making this distinction.

Lexington Homes believes it has made a significant commitment to advancing the community's goal of creating more affordable housing opportunities in the Village, while at the same time balancing the Village's interests in that goal with many of the other goals the Village has established for the community.

For example, Lexington's plan for the rezoning of the property at 1825 Shermer Road and its construction of the *Northbrook Row* community on a parcel that is proximate to Northbrook's downtown, a parcel which is currently zoned in the I-1 Restricted Industrial District, will further the following goals of the Village's Comprehensive Plan:

- Overall Community Goal 3 - Promote sustainable development
- Overall Community Goal 10 – Encourage the redevelopment of key areas in the Village
- Environmental Quality & Natural Resource Protection Goal 1 – "Improve and maintain the Village's stormwater system to protect Village property owners from unnecessary property damage
- Environmental Quality & Natural Resource Protection Goal 2 – Integrate sustainable storm water management solutions into the community's infrastructure
- Environmental Quality & Natural Resource Protection Goal 7 – Evaluate opportunities for utilizing sustainable building and development practices
- Neighborhoods, Housing & Community Diversity Goal 1 – Provide housing that meets the needs of the entire population of Northbrook
- Neighborhoods, Housing & Community Diversity Goal 3 - Encourage an increase in the supply of housing in the vicinity of shopping and mass transit opportunities
- Neighborhoods, Housing & Community Diversity Goal 5 - Encourage land development patterns and site/landscape designs to ensure that infill development does not detract from the quality and character of surrounding neighborhoods

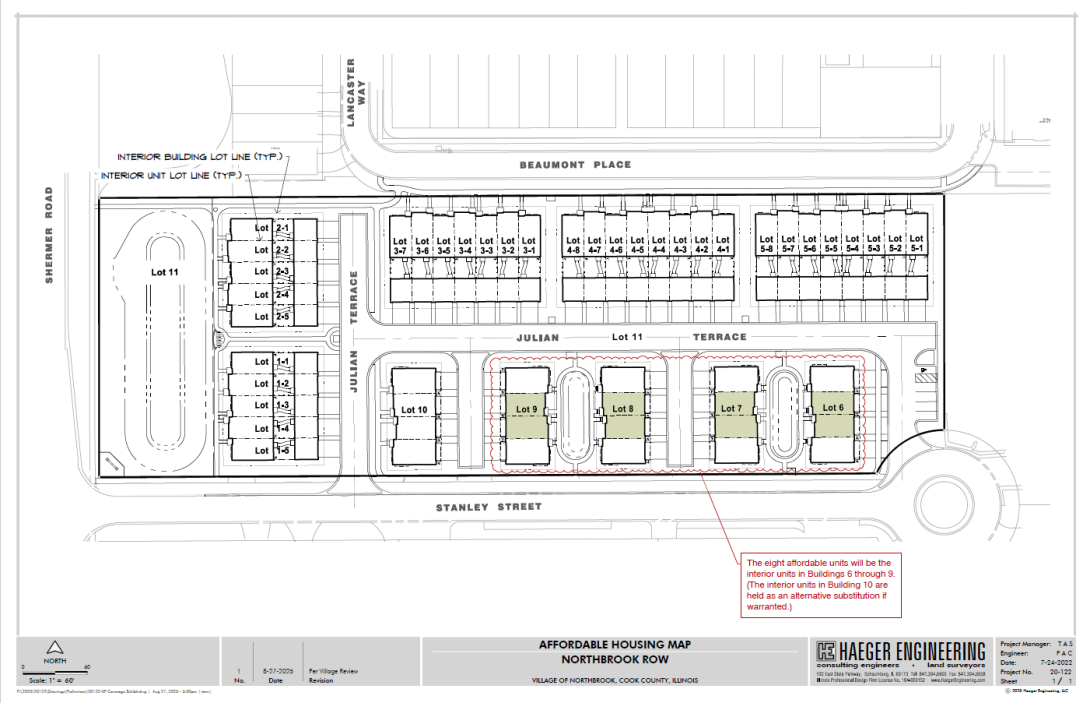
Lexington's redevelopment plan will also advance goals of the South Shermer Road Corridor Special Study Area component of the Comprehensive Plan, such as promoting the redevelopment of properties in the Shermer Road Mutli-Use Area in a way that complements nearby businesses and single-family areas.

It should also be noted that, for *Northbrook Row* to become a reality, the redevelopment proposal must be economically feasible. In that regard, we would ask you to consider that, unlike certain other recently approved redevelopment projects in the Village for which affordable housing compliance plans have been approved, the land upon which *Northbrook Row* is to be constructed has not been donated to the developer or owned by the developer for decades. It was purchased in the relatively recent past in an arm's length commercial transaction. In other words, the developer here will have a significant cost basis in the land.

In addition, unlike other recently approved residential projects that have approved Affordable Housing Compliance Plans, *Northbrook Row* will not be a rental community, for which tax credits and other government incentives are available, nor will it be an age-targeted or age restricted community. It will be a traditional, owner-occupied family oriented residential community.

While the economic realities of the costs of acquisition, development, and sales and marketing make it impractical for Lexington to offer for-sale housing units to Tier 1 households, Lexington's willingness to offer eight new affordable units to Tier 2 households will still, to quote the CPAH response referred to above, "*provide significant affordable housing opportunities"* to Village residents.

Finally, we believe the intent of Section 9-308 A of the Ordinance (which again requires that affordable housing units be dispersed among the market rate housing units throughout the governed development and not clustered together or segregated from the market rate housing units) will be achieved by Lexington's plan to disperse the proposed affordable housing units among the Mews Homes in *Northbrook Row*. Specifically, Lexington plans to locate the affordable units in the interior portions of Buildings 6 through 9, as depicted on its updated Affordable Housing Compliance Plan location map, a copy of which is set forth below:



In short, we believe the owners and occupants of these homes will feel no sense of special treatment or segregation. Again, the economic realities referred to above make it infeasible to include affordable units within that portion of *Northbrook Row* that is to contain the Row Homes.

We appreciate your consideration of the foregoing matters and look forward to appearing before the Housing Committee to discuss them at the earliest opportunity.

Sincerely,

MELTZER, PURTILL & STELLE LLC



Harold W. Francke

cc: Nate Wynsma, Lexington Homes
Brendan Penny, Meltzer, Purtill & Stelle LLC

NORTHBROOK ROW

AFFORDABLE HOUSING COMPLIANCE PLAN

July 15, 2025; UPD August 28, 2025

I. Description of the Community

A general description of the development, including whether the development will contain rental units or owner-occupied units, or both.

Northbrook Row will consist of 53 owner-occupied dwelling units situated in 10 buildings, each of which sits on its own legal lot of record (Lots 1 through 10). The buildings will contain 33 attached single-family Row Homes, with detached two-car garages and private rear yards, and 20 attached single-family Mews Homes, with attached two-car garages that are accessed by motor courts. Each dwelling unit will share a perimeter wall as a party wall with at least one other dwelling unit. Each lot will be divided into tracts which will be defined by the party walls, extended to the front and rear lot lines. Each tract will be conveyed to a purchaser and will consist of a dwelling unit, landscape areas and portions of driveways and walkways.

II. Manner of Compliance with Village Affordable Housing Ordinance

The total number of market rate units and affordable housing units in the development.

Lexington proposes to satisfy the requirements of the Affordable Housing Ordinance by constructing, offering for sale and maintaining eight affordable units at *Northbrook Row*.

These affordable units will be offered to eligible households from the Tier B Eligible Income Tier (equal to or greater than 80% but less than 120% AMI)(*See* Section III(G) below).

The interior appearances and finishes of the affordable units will be substantially similar to the market rate housing units. All interior finish materials used in the construction of the affordable housing units will be better than contractor grade.

In compliance with Period of Affordability requirements, the affordable units will be subject to a recorded deed restriction which ensures that they will be owned by, initially sold to, and over time resold only to eligible households.

Additionally, the assessment for each affordable unit will be limited to $200.00 per month, in accordance with the Village's 2025 Technical Guide - Village of Northbrook Affordable Unit Pricing Schedule.

Pursuant to Section 9-307(C) of the Affordable Housing Ordinance, Lexington is requesting a waiver of all application fees, building permit fees, plan review fees, inspection fees, impact fees and other development fees and costs which would otherwise be payable for the eight affordable units being proposed for Northbrook Row, up to a maximum of 15% of all of the fees that would otherwise be payable.

III. Number and Description of Housing Units.

A. The total number of attached and detached residential units.

All 53 dwelling units at *Northbrook Row* will be attached-single family homes. As noted

above, every unit will either be Row Home or a Mews Home.

B. The number of bedrooms in each market rate unit and each affordable housing unit.

All dwelling units will contain either two, three or four bedrooms and two, three or three and a half bathrooms.

C. The floor area of each market rate unit and each affordable housing unit.

The Row Homes will be three stories in height and include between 2,300 and 2,500 square feet of living space, on average. The Mews Homes will also be three stories in height and include between 1,600 and 2,300 square feet of living space, on average.

The affordable housing unit sizes will generally correspond to the size of the market-rate housing units at approximately 1,650 square feet and include four bedrooms.

D. The location within any multiple-family residential structure and any single-family residential development of each market-rate unit and each affordable housing units.

The affordable units will be dispersed throughout Buildings 6 through 10. The exterior appearance of all buildings will be the same, with affordable units being indistinguishable from market-rate units. A map showing the location of the affordable units is attached to this Plan as an exhibit.

E. Floor plans for each affordable housing unit.

Floor plans for each unit type are included in our resubmittal to the Village.

F. The amenities that will be provided to and within each market rate unit and affordable housing unit.

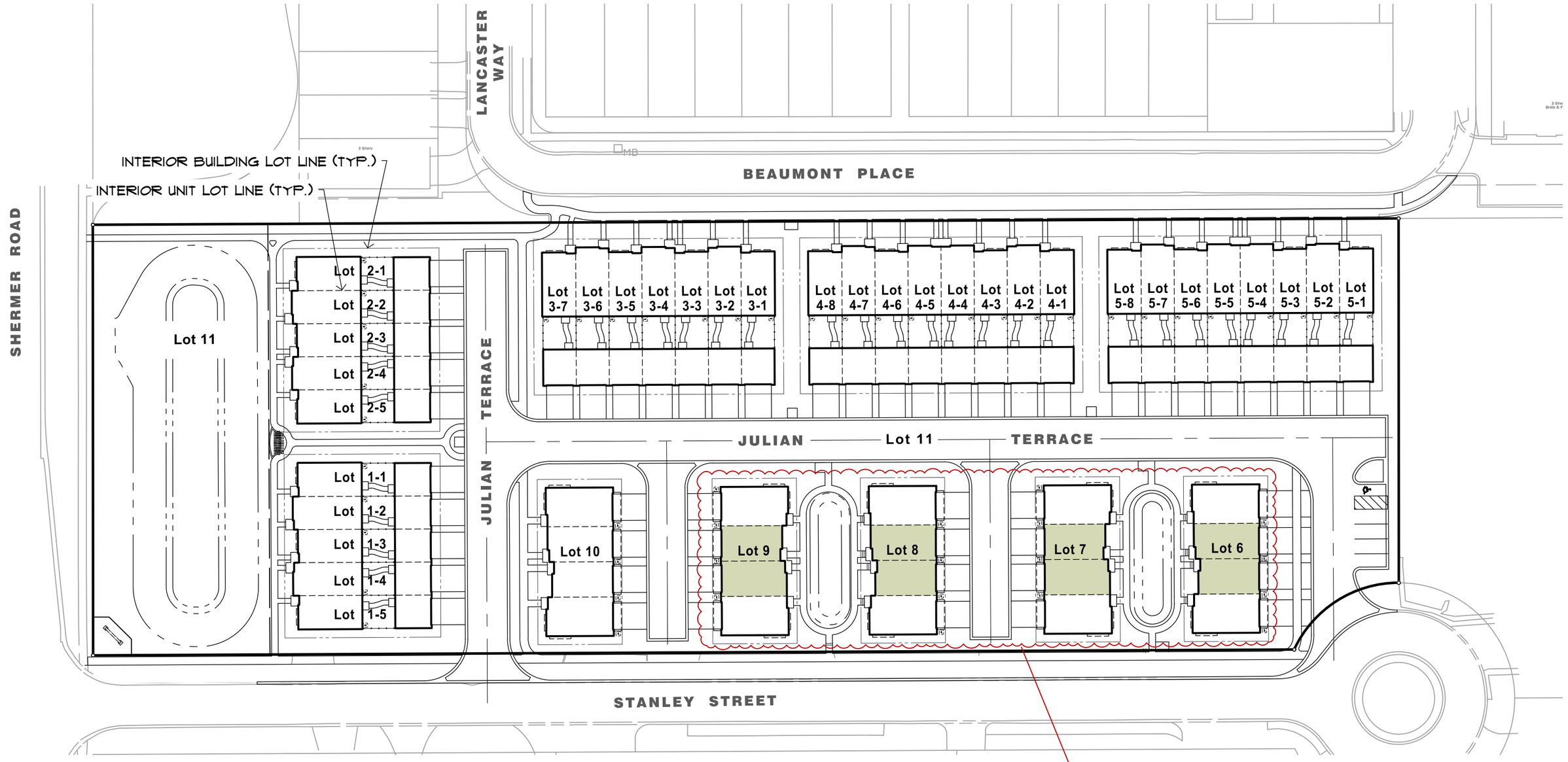
The following amenities will be provided to and within each market-rate unit and each affordable housing unit: 2-4 bedrooms, 2.5-3.5 bathrooms, fully-equipped kitchens, open floor plans, two-car garages and private entries.

G. The pricing for each market rate unit and each affordable housing unit.

Initial unit pricing will be as follows:

Unit	Initial Market Rate Unit Purchase Prices	Affordable Unit Purchase Prices
Mews 2-BR	$590,000-$620,000	N/A
Mews 3-BR	$621,000-$650,000	N/A
Mews 4-BR	$651,000-$675,000	$380,000***
Row Home-3BR	$750,000-$810,000	N/A

***Based on 2025 Technical Guide - Village of Northbrook Affordable Unit Pricing Schedule. Initial pricing for affordable units will ultimately be determined through consultation with Community Partners for Affordable Housing.



The eight affordable units will be the interior units in Buildings 6 through 9. (The interior units in Building 10 are held as an alternative substitution if warranted.)

NORTH
0 60
Scale: 1" = 60'

No.	Date	Revision
1	8-27-2025	Per Village Review

AFFORDABLE HOUSING MAP
NORTHBROOK ROW

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

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Project Manager:	T A S
Engineer:	P A C
Date:	7-24-2022
Project No.	20-122
Sheet	1 / 1

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April 29, 2025

Swati Pandey, Senior Planner
Development and Planning Services Department
Village of Northbrook
1225 Cedar Lane
Northbrook, Illinois 60062

RE: *Northbrook Row* / Request to Waive the Requirement to Bury Existing Overhead Utility Lines

Dear Ms. Pandey:

Pursuant to Section 4-104.F.2(d) of the Village's Subdivision and Development Code, we submit to you this request to waive the requirement to bury certain overhead wires ("OHW") that exist in the rights-of-way ("ROW") adjacent to the property situated at 1825 Shermer Road ("Subject Property").

The waiver we are requesting relates specifically to the existing OHW located along the east side of the Shermer Road ROW adjacent to the Subject Property. It does not include the existing OHW located along the south side of the Beaumont Place ROW immediately adjacent to the Subject Property, which OHW served the building which previously existed on the Subject Property. Those utility poles and OHW are proposed to be removed as part of our construction of the *Northbrook Row* community on the Subject Property.

The OHW adjacent to the Subject Property along the east side of Shermer Road are summarized below. The OHW adjacent to the Subject Property consist of the four utility poles and associated wires described below. It is important to note that "Shermer Road Utility Pole 3" and "Shermer Road Utility Pole 4" are located on or adjacent to the Shermer Place Planned Development.

The dry utilities (electric, telephone, CATV and gas) we will be installing for the *Northbrook Row* community will be installed underground. We are not requesting a waiver for those facilities.

For the reasons set forth below, we believe that waiving the requirement to bury the existing OHW described above will not be detrimental to adjacent properties or negatively affect the public health, safety or general welfare.

First, OHW are present throughout the Village of Northbrook. The Subject Property is located along Shermer Road in a transition area. Based on the Village's zoning map, the portion of Shermer Road located within the limits of Northbrook is between Old Willow Road on the south and Dundee Road on the north and extends for an approximate distance of 3.4 miles (18,000 lineal feet). The majority (+/-77%) of Shermer Road within these limits has OHW present. The only locations where this is not the case are the following areas from south to north, which collectively measure approximately 4,060 lineal feet:

- +/-200-ft section at the railroad crossing between St. Peter Cemetery (2785 Shermer Road) and Harvard Court
- +/-860-ft section adjacent to the western boundary of the Shermer Place Subdivision[1]
- +/-2,600-ft section between Walters Avenue (+/-100-ft south of Walters Avenue) & Angle Avenue (+/-120-ft south of Angle Avenue).
- +/-400-ft section at the intersection with Waukegan Road

[1] Arguably, this section was required to be buried by the Developer of Shermer Place per the Shermer Place Subdivision and Development Agreement. Note that this section excludes the +/- southern 45 feet of the Shermer Place Planned Development.

Shermer Road ROW Existing Utility Poles and OHW Adjacent to the Subject Property:

- **Shermer Road - Utility Pole 1 (refer to attached "Overhead Utility Exhibit")**
  This pole is off property and located in the southeast quadrant of the intersection of Shermer Road and Stanley Street next to a pole with a warning siren and light mast arm. This pole would be required to be converted to a down feed pole for all utilities. There are two fiber/CATV power supplies attached that could possibly remain pending further engineering assessment.
- **Shermer Road - Utility Pole 2 (refer to attached "Overhead Utility Exhibit")**
  ComEd will require an at grade switchgear installation to accommodate the extension of the existing overhead primary utility line and the down-feed primary crossing to the west of Shermer Road serving Northbrook Fire Department Station #12. The location of this switchgear is TBD by ComEd.
- **Shermer Road - Utility Pole 3 (refer to attached "Overhead Utility Exhibit")**
  This pole is located north of the northwest corner of the Subject Property adjacent to the Shermer Place Planned Development and has both AT&T and CATV down feeds that appear to cross Shermer Road. There is a CATV power supply that requires a ComEd service.
- **Shermer Road - Utility Pole 4 (refer to attached "Overhead Utility Exhibit")**
  This pole is located north of the Shermer Road Utility Pole 3 adjacent to the Shermer Place Planned Development and is a terminal pole for the remaining Shermer Road ROW west side overhead. This pole has a primary down-feed to an adjacent switchgear. The switchgear should remain and not be affected.

We have been told that the cost of burying all of the Shermer Road overhead facilities adjacent to the Subject Property, which burial may impact the Shermer Place Planned Development and Northbrook Fire Department Station #12, will exceed $200,000.

Beaumont Place ROW Existing Utility Poles and OHW Adjacent to the Subject Property:

Our dry utility consultant, after inspecting the utility poles and OHW on the south side of the Beaumont Place ROW adjacent to the Subject Property, concluded that ComEd electrical service is the only remaining overhead utility on these utility poles. That consultant also noted as follows:

1. At the locations of the two 3-phase transformer bank locations, all the fuses are open and secondaries have all been removed.
2. It does not appear that this overhead primary service adjacent to the north property line of the Subject Property is a source for any other customer(s). Unless ComEd argues otherwise, it is doubtful that these lines are looped with any other overhead feed(s). It appears that the overhead terminates at the northeast corner of the Subject Property near the adjacent property to the east.
3. The assumption is that these facilities can all be removed and/or be reconfigured to a single pole (location northeast of Subject Property) underground down feed to serve the Subject Property if ComEd requires that to be the source and/or if the primary feed must remain as part of their primary loop.

Section 4-104.F.2(d) of the Village's Subdivision and Development Code

The underground installation of electric, telecommunications, internet, broadband, cable service, and video service, utility facilities may be waived with the approval of the Board of Trustees upon a written request from the applicant for subdivision relief and a finding by the Board of Trustees that the strict enforcement of this Subsection F would constitute an undue hardship on the applicant and that minimal benefit to the Village and the public would accrue from the waiver of underground installation. The Board of Trustees' decision shall include, without limitation, consideration and analysis of the following factors:

(1) The extent of existing overhead utility facilities in the immediate area of the subdivision;

The attached exhibit titled "Overhead Utility Exhibit" illustrates the location of the overhead utilities in the vicinity of the Subject Property. Photos of the four utility poles that would be impacted along the east side of the Shermer Road ROW are also included.

(2) The location and heights of such utility facilities and their relationship to present or planned future streets and other rights-of-way;

The existing OHW are located on the east side of Shermer Road and run north-south over the Stanley Street ROW. There are no proposed access drives or roads under the existing OHW. There is one utility pole which is the drop pole for providing dry utilities to Northbrook Fire Department Station #12 on the west side of Shermer Road. The height of the existing OHW was established when the OHW were needed to provide service to the Maurice Sporting Goods building which formerly existed on the Subject Property.

(3) The crossing of such utility lines over streets and other rights-of way with significant levels of traffic;

According to IDOT, the Annual Average Daily Traffic on Shermer Road is 11,900 vehicles, so it does carry a significant level of traffic. However, the construction of Northbrook Row will not increase the number of overhead lines crossing over either Shermer Road or Stanley Street.

(4) The proximity of such utility facilities to schools, religious or community institutions, commercial areas, or other places where people congregate;

Northbrook Fire Department Station #12 is located immediately west of the Subject Property. As noted above, it is served by existing OHW that are adjacent to the Subject Property. The existing OHW are not proximate to any nearby schools, religious or community institutions, commercial areas, or other places where people congregate.

(5) The expected aesthetic appearance of that portion of the Village should the utility facilities be installed overhead instead of underground;

Again, we are not proposing to install any overhead utility lines in our construction of Northbrook Row.

With respect to the existing OHW, maintaining them would maintain the existing aesthetic. Burying them would require additional at-grade structures such as switchgear and transformers. In addition, the 45-ft length of OHW located in the southwest portion of Shermer Place will remain as it is located adjacent to the Shermer Place Planned Development and not the Subject Property.

(6) The impact of overhead utility facilities on future development in the area of the subdivision;

The area in the vicinity of the Subject Property is already fairly developed. We do not believe that allowing the existing OHW to remain in place will negatively impact future development in the area

(7) The practicality and feasibility of underground installation with due regard for the comparative costs between underground and overhead installation; however, a mere showing that an underground installation is more costly than overhead installation shall not be the sole criterion for granting a waiver.

Again, we will be installing all newly required dry utilities (electric, telephone, CATV and gas) for the Northbrook Row community underground. The estimated costs associated with the burial of the existing OHW on the east side of the Shermer Road ROW is disproportionate to any aesthetic benefit that would be realized from such burial. In addition, requiring the burial of the existing the OHW would introduce additional at-grade facilities, such as switchgear, pedestals and transformers, which some may view as not being aesthetically pleasing.

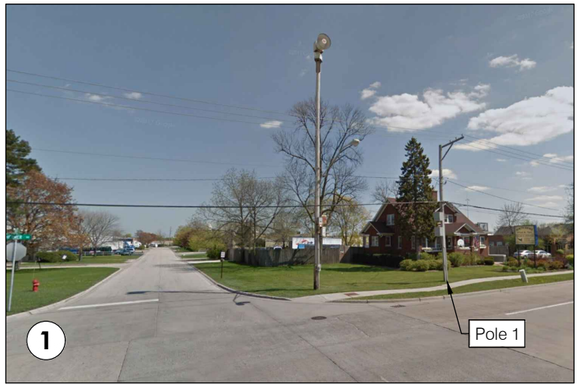
In conclusion, requiring us to bury the off-site OHW described above will create an undue hardship for us as we proceed to construct *Northbrook Row*, a residential community that will include eight "for sale" affordable housing units, and that minimal benefit to the Village and the public will accrue from requiring us to bury these OHW.

We appreciate the Village Board's consideration of this waiver request.

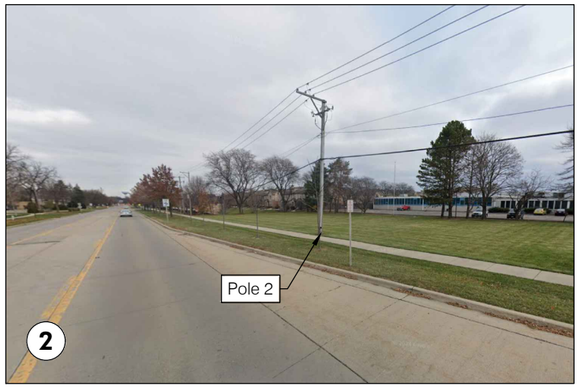
Sincerely,

1825 Shermer Road, LLC

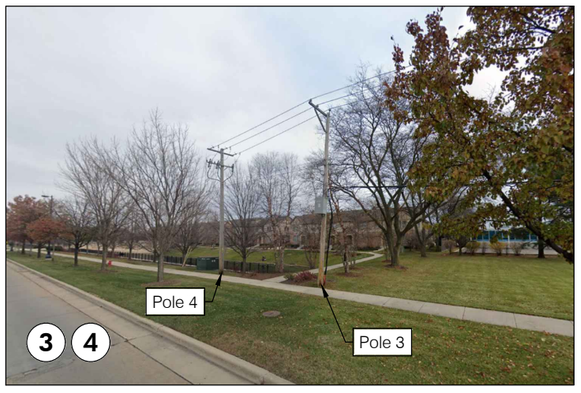
By: _____
Nathan Wynsma, its representative



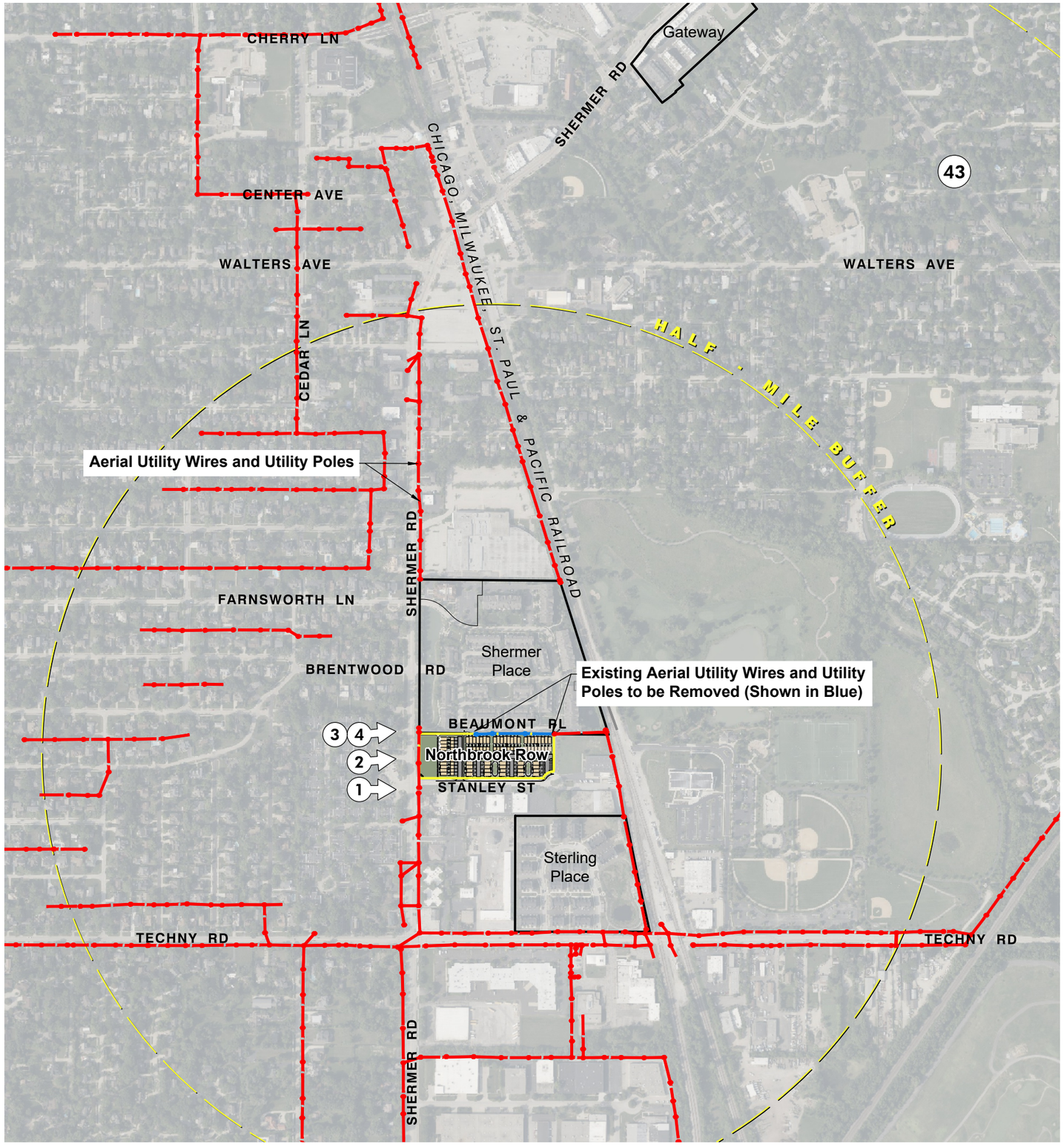
Off-site utility pole at the Southeast corner of Shermer Road and Stanley Street.



Utility pole on the East side of Shermer Road near the middle of the project frontage.



Off-site utility poles on the East side of Shermer Road near the Northwest corner of the Northbrook Row site.



NORTH
0 1/8 mile
Scale: 1" = 1/8 mile

1565

No.	Date	Revision

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.HaegerEngineering.com

OVERHEAD UTILITY EXHIBIT

NORTHBROOK ROW

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

Project Manager:	T A S
Engineer:	P A C
Date:	04/28/2025
Project No.	20122
Sheet	1 / 1

P:\2020\20122\Drawings\Preliminary\20122-OHW Exhibit.dwg | Apr 28, 2025 - 3:05pm | todd-s
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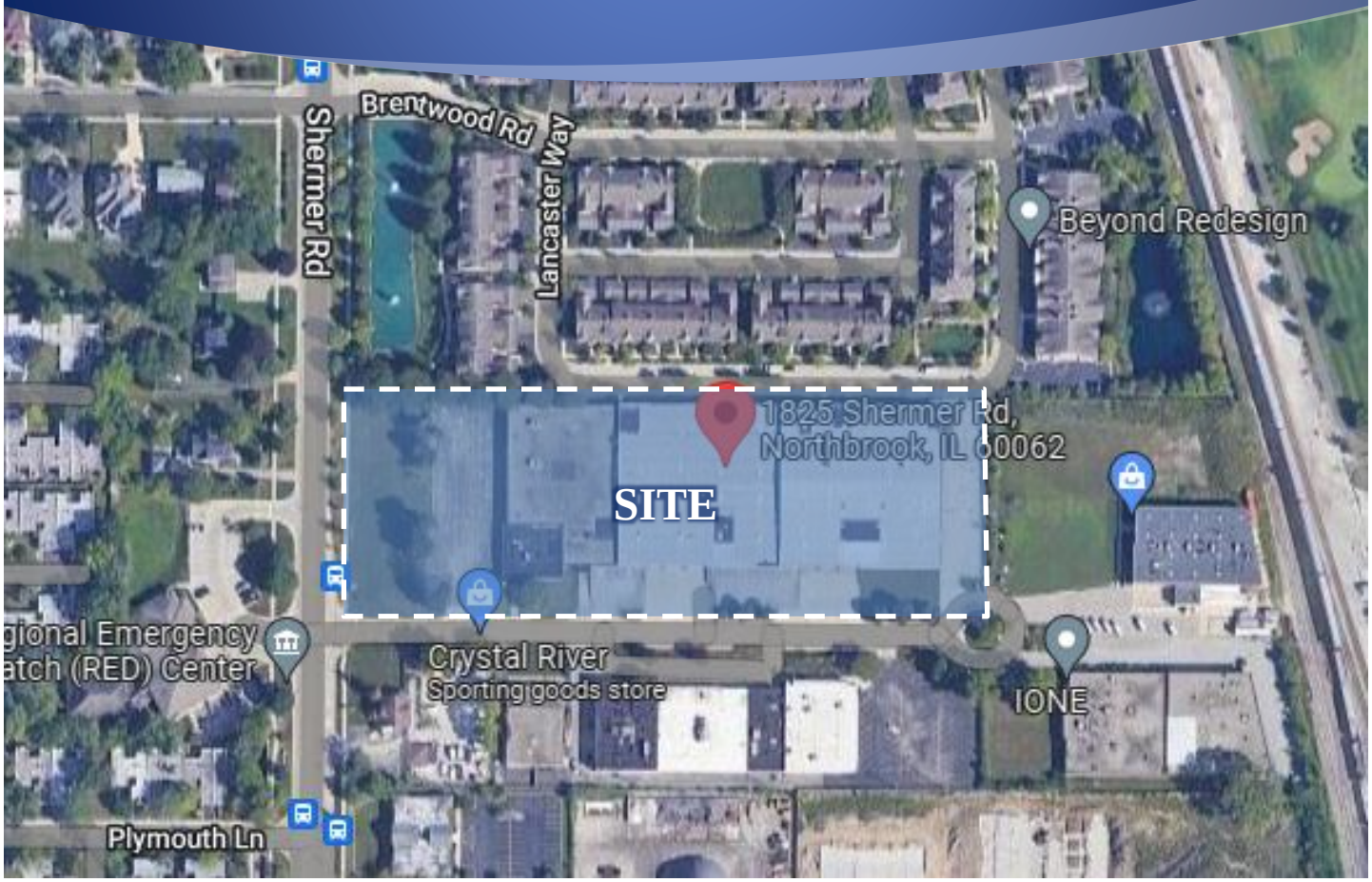
Traffic Impact Study
Proposed Northbrook Row

Northbrook, Illinois



Prepared For:

For over 50 years
Lexington Homes

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

April 24, 2025

1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed residential development to be located in Northbrook, Illinois.

This site, which was previously occupied by an industrial office building, is located at 1825 Shermer Road. The plans call for a residential development containing 53 attached single-family units. Parking for the proposed residential development will be provided via approximately 218 on-street parking spaces consisting of 106 garage spaces, 106 driveway spaces, and six on-site parking spaces for guests. Access will be provided off Stanley Street.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate the traffic generated by the proposed development. **Figure 1** shows the location of the site in relation to the area roadway system and **Figure 2** shows an aerial view of the site. The sections of this report present the following:

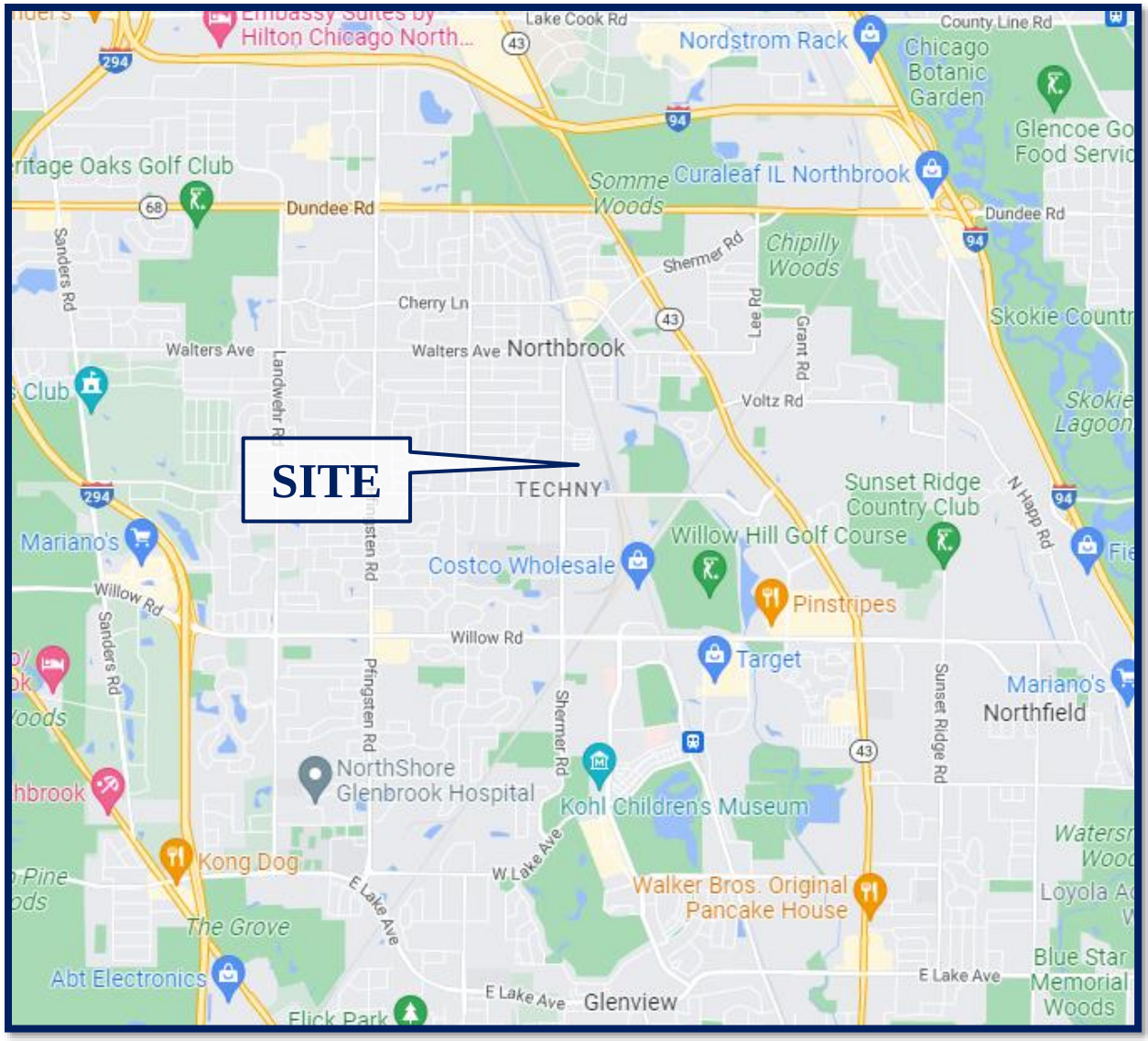
- Existing roadway conditions
- A description of the proposed development
- Directional distribution of the development traffic
- Vehicle trip generation for the development
- Future traffic conditions including access to the development
- Traffic analyses for the weekday morning and weekday evening peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system
- Evaluation of on-site circulation
- Evaluation of the proposed parking supply

Traffic capacity analyses were conducted for the weekday morning and weekday evening peak hours for the following conditions:

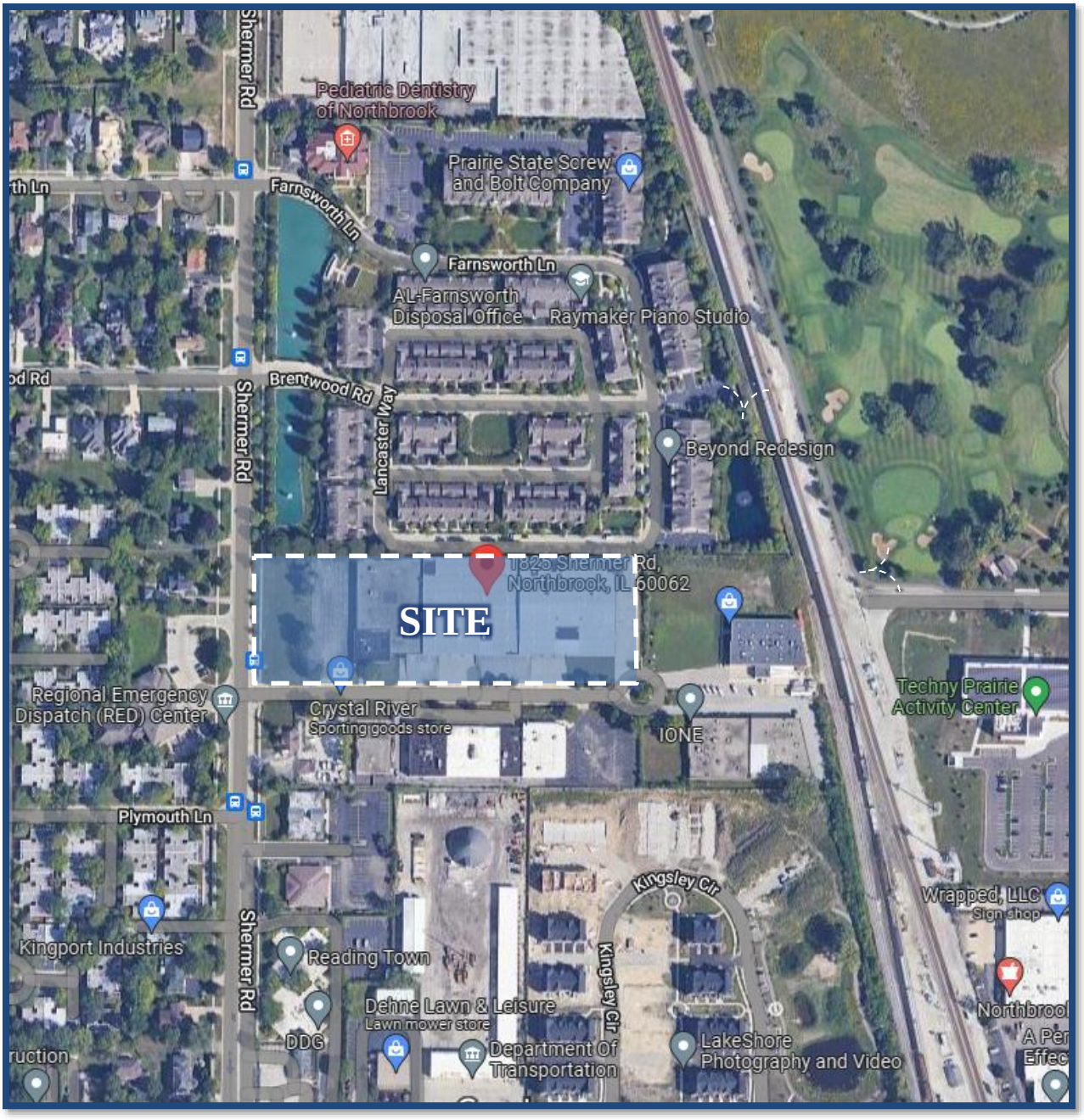
1. Existing Conditions – Analyzes the capacity of the existing roadway system using existing peak hour traffic volumes in the surrounding area.

2. Year 2028 No-Build Conditions – Analyzes the capacity of the future roadway system using the no-build traffic volumes which include the existing traffic volumes and an ambient traffic growth factor.

3. Year 2028 Total Projected Conditions – Analyzes the capacity of the future roadway system using the projected traffic volumes that include the existing traffic volumes, ambient traffic growth, and the traffic estimated to be generated by the full buildout of the proposed development.



Site Location **Figure 1**



Aerial View of Site **Figure 2**

2. Existing Conditions

Existing transportation conditions in the vicinity of the site were documented in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

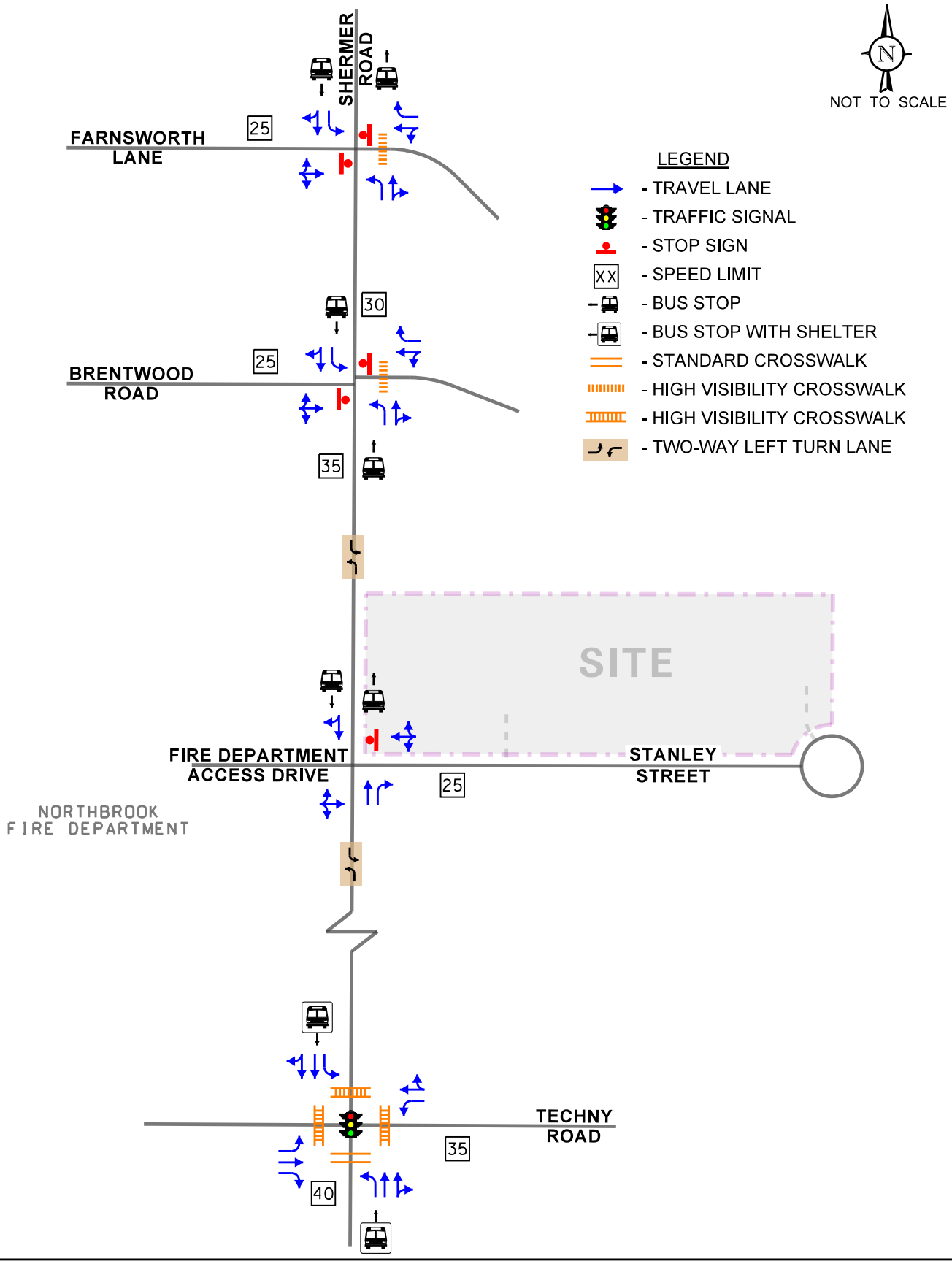
Site Location

The site is located in the northeast quadrant of the intersection of Shermer Road with Stanley Street. Land uses in the vicinity of the site include Shermer Place to the north, an office building to the south, and the Northbrook Fire Department to the west. It should be noted that the Milwaukee District North Metra commuter railroad borders the east side of the site and Glenbrook North High School is located approximately one-half mile south of the site.

Existing Roadway System Characteristics

The characteristics of the existing roadways near the development are described below and illustrated in **Figure 3**.

Shermer Road is a north-south major collector roadway that in the vicinity of the site provides one travel lane in each direction and a two-way left-turn lane. At its signalized intersection with Techny Road, Shermer Road provides an exclusive left-turn lane, a through lane, and a shared through/right-turn lane on the northbound and southbound approaches. The north leg provides a high visibility crosswalk and the south leg provides a standard style crosswalk. At its unsignalized intersection with Farnsworth Lane, Shermer Road provides an exclusive left-turn lane and a shared through/right-turn lane on both the northbound and southbound approaches. At its unsignalized intersection with Brentwood Road, Shermer Road provides an exclusive left-turn lane and a shared through/right-turn lane on both the northbound and southbound approaches. At its unsignalized intersection with Stanley Street, Shermer Road provides a shared through/right-turn lane on the southbound approach and an exclusive right-turn lane and a through lane on the northbound approach. Left turns onto both Stanley Road and the Fire Department access drive are accommodated via the center two-way left-turn lane. North of Willow Road, Shermer Road is under the jurisdiction of the Village of Northbrook and carries an annual average daily traffic (AADT) volume of 13,100 vehicles (IDOT 2021). South of Willow Road, Shermer Road is under the jurisdiction of the Illinois Department of Transportation (IDOT) and carries an AADT volume of 7,750 vehicles (IDOT 2021). Shermer Road has a posted speed limit of 25 miles per hour north of Maple Avenue, 30 miles per hour between Farnsworth Lane and Brentwood Road, and 35 miles per hour between Brentwood Road and Techny Road.



Northbrook Row
Northbrook, Illinois

Existing Roadway Characteristics

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 22-241 Figure: 3

Techny Road is an east-west major collector roadway that in the vicinity of the site provides one travel lane in each direction. At its signalized intersection with Shermer Road, Techny Road provides an exclusive left-turn lane, a through lane, and an exclusive right-turn lane on the eastbound approach and an exclusive left-turn lane and a shared through/right-turn lane on the westbound approach. Both approaches provide a high visibility crosswalk. Techny Road is under the jurisdiction of the Village of Northbrook, carries an AADT volume of 7,750 vehicles (IDOT 2018) east of Shermer Road and 6,100 vehicles (IDOT 2018) west of Shermer Road, and has a posted speed limit of 35 miles per hour.

Farnsworth Lane is an east-west local roadway that in the vicinity of the site provides one travel lane in each direction. At its unsignalized intersection with Shermer Road, Farnsworth Lane provides a shared left-turn/through lane and an exclusive right-turn lane on the westbound approach and a shared left-turn/through/right-turn lane on the eastbound approach with both approaches under stop sign control. The east leg provides a high visibility crosswalk. Farnsworth Lane is under the jurisdiction of the Village of Northbrook and has a posted speed limit of 25 miles per hour.

Brentwood Road is an east-west local roadway that in the vicinity of the site provides one travel lane in each direction. At its unsignalized intersection with Shermer Road, Brentwood Road provides a shared left-turn/through lane and an exclusive right-turn lane on the westbound approach and a shared on the eastbound approach with both approaches under stop sign control. The east leg provides a high visibility crosswalk. Brentwood Road is under the jurisdiction of the Village of Northbrook and has a posted speed limit of 25 miles per hour.

Stanley Street is an east-west local roadway that in the vicinity of the site provides one travel lane in each direction. At its unsignalized intersection with Shermer Road, Stanley Street provides a shared left-turn/through/right-turn lane on the eastbound approach under stop sign control. The westbound approach of this intersection is the Northbrook Fire Department access drive which provides a shared left-turn/through/right-turn lane. Stanley Street is under the jurisdiction of the Village of Northbrook and has a posted speed limit of 25 miles per hour

Public Transportation

The study area is also served by Pace Suburban Bus Route 422, which provides weekday service from Wilmette to Northbrook. Service operates from the Linden CTA Purple Line station to Northbrook Court and it has several bus stops along Shermer Road. Notable stops include the Shermer Road/Techny Road, Shermer Road/Farnsworth Lane, and Shermer Road/Stanley Street intersections, which will benefit the proposed residential development.

Furthermore, the Northbrook Metra station is located in the southeast quadrant of the Shermer Road/Walters Avenue intersection one-quarter mile north of the site. This station is for the Metra Milwaukee District North (MD-N) commuter railroad and, as of July 12, 2021, this railroad carries approximately 38 trains per day of which nine trains are during the weekday morning peak period and six trains are during the weekday evening peak period.

Existing Traffic Volumes

In order to determine current traffic conditions in the vicinity of the site, KLOA, Inc. conducted peak period traffic counts utilizing Miovision Scout Collection Units during the weekday morning (7:00 to 9:00 A.M.) and evening (4:00 to 6:00 P.M.) peak periods, at the following intersections:

- Shermer Road with Farnsworth Lane (May 12, 2022)
- Shermer Road with Brentwood Road (May 12, 2022)
- Shermer Road with Stanley Street (August 2, 2022)
- Shermer Road with Techny Road (August 2, 2022)

The results of the traffic counts indicated that the weekday morning peak hour of traffic occurs from 7:30 A.M. to 8:30 A.M. and the weekday evening peak hour of traffic occurs from 4:30 P.M. to 5:30 P.M.

It should be noted that on the days the counts were conducted, the schools within the vicinity of the site were in session, including Glenbrook North High School, and the weekday morning and weekday afternoon peak hours coincide with the Glenbrook North High School start and dismissal times.

In order to ensure that the traffic counts conducted reflect typical traffic conditions, the Year 2022 traffic counts at the intersection of Techny Road with Shermer Road were compared to counts previously conducted at the intersection by KLOA, Inc. in 2019, increased by a regional growth factor, as discussed later. The results of the comparison indicated that the Year 2022 traffic volumes were higher than the adjusted Year 2019 traffic volumes and, as such, no adjustment was made.

Figure 4 illustrates the existing peak hour traffic volumes. Copies of the traffic count summary sheets are included in the Appendix.

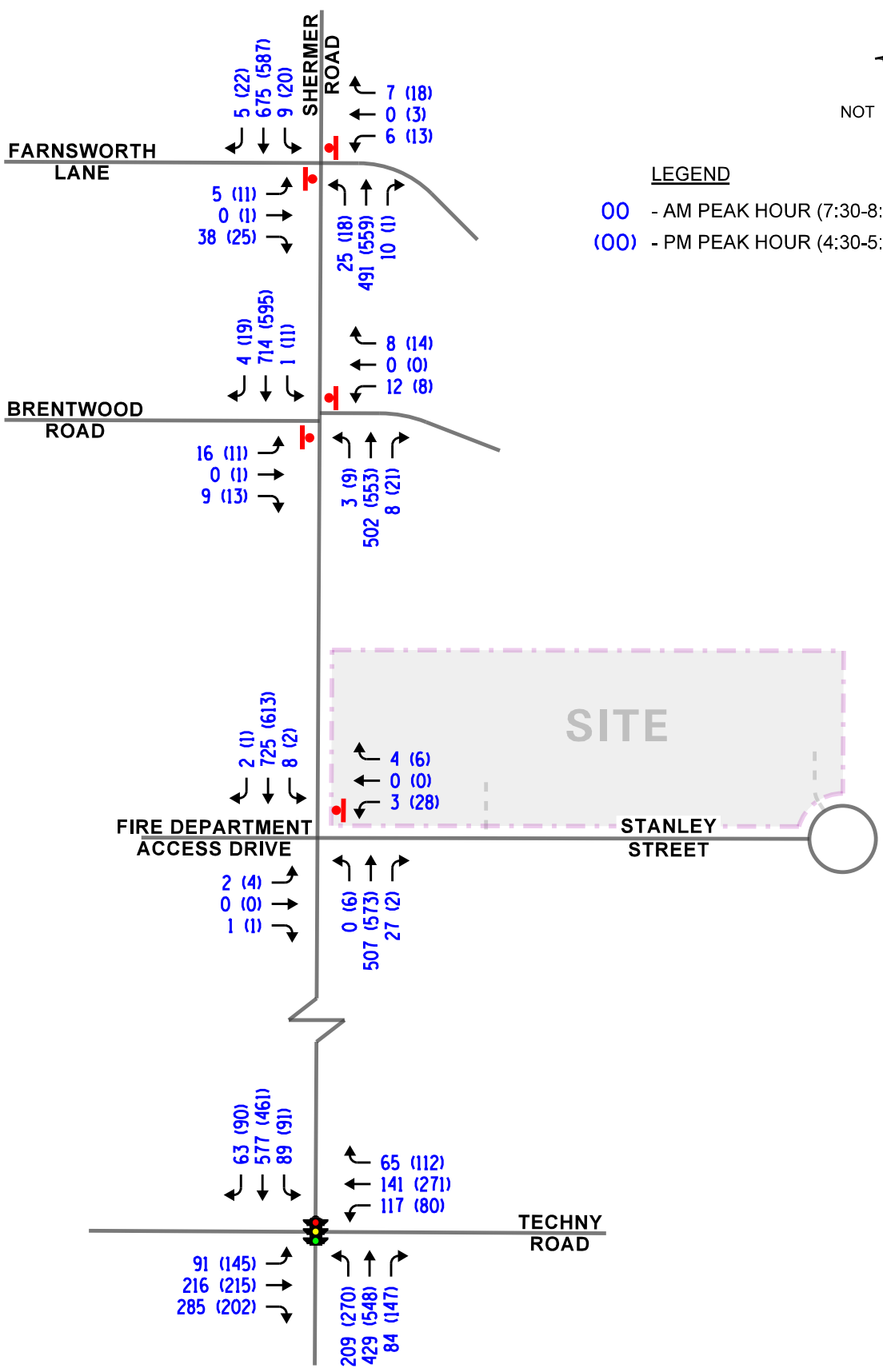
Crash Data Summary

KLOA, Inc. obtained crash data[1] for the most recent available past five years (2017 to 2021) for the following intersections:

- Shermer Road with Farnsworth Lane
- Shermer Road with Brentwood Road
- Shermer Road with Stanley Street
- Shermer Road with Techny Road

The crash data for the Shermer Road intersections are summarized in **Tables 1** through **3**. No crashes were reported at the intersection of Shermer Road with Stanley Street. A review of the crash data indicated that no fatalities were reported during the reviewed period.

[1] IDOT DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. The author is responsible for any data analyses and conclusions drawn.



Northbrook Row
Northbrook, Illinois

Existing Traffic Volumes

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Job No: 22-241 Figure: 4

Table 1
SHERMER ROAD WITH FARNSWORTH LANE – CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	Total
2017	0	0	0	0	0	0	0	0
2018	0	0	0	0	0	0	0	0
2019	0	0	0	0	0	0	0	0
2020	2	0	0	0	0	1	0	3
2021	0	0	0	0	0	0	0	0
Total	**2**	**0**	**0**	**0**	**0**	**1**	**0**	**3**
Average	**<1.0**	**--**	**--**	**--**	**--**	**<1.0**	**--**	**<1.0**

Table 2
SHERMER ROAD WITH BRENTWOOD ROAD – CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	Total
2017	0	0	0	0	0	0	1	1
2018	0	0	0	0	0	0	0	0
2019	0	0	0	0	0	1	0	1
2020	0	0	0	0	0	0	0	0
2021	0	0	0	0	0	0	0	0
Total	**0**	**0**	**0**	**0**	**0**	**1**	**1**	**2**
Average	**--**	**--**	**--**	**--**	**--**	**<1.0**	**<1.0**	**<1.0**

Table 3
SHERMER ROAD WITH TECHNY ROAD – CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	Total
2017	0	0	0	2	0	3	0	5
2018	1	0	0	3	0	1	1	5
2019	0	0	0	4	0	2	0	6
2020	0	0	1	3	0	0	0	4
2021	0	0	0	2	0	1	0	3
Total	**1**	**0**	**1**	**14**	**0**	**6**	**1**	**23**
Average	**<1.0**	**--**	**<1.0**	**2.8**	**--**	**1.2**	**<1.0**	**4.6**

3. Traffic Characteristics of the Proposed Development

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

Proposed Site and Development Plan

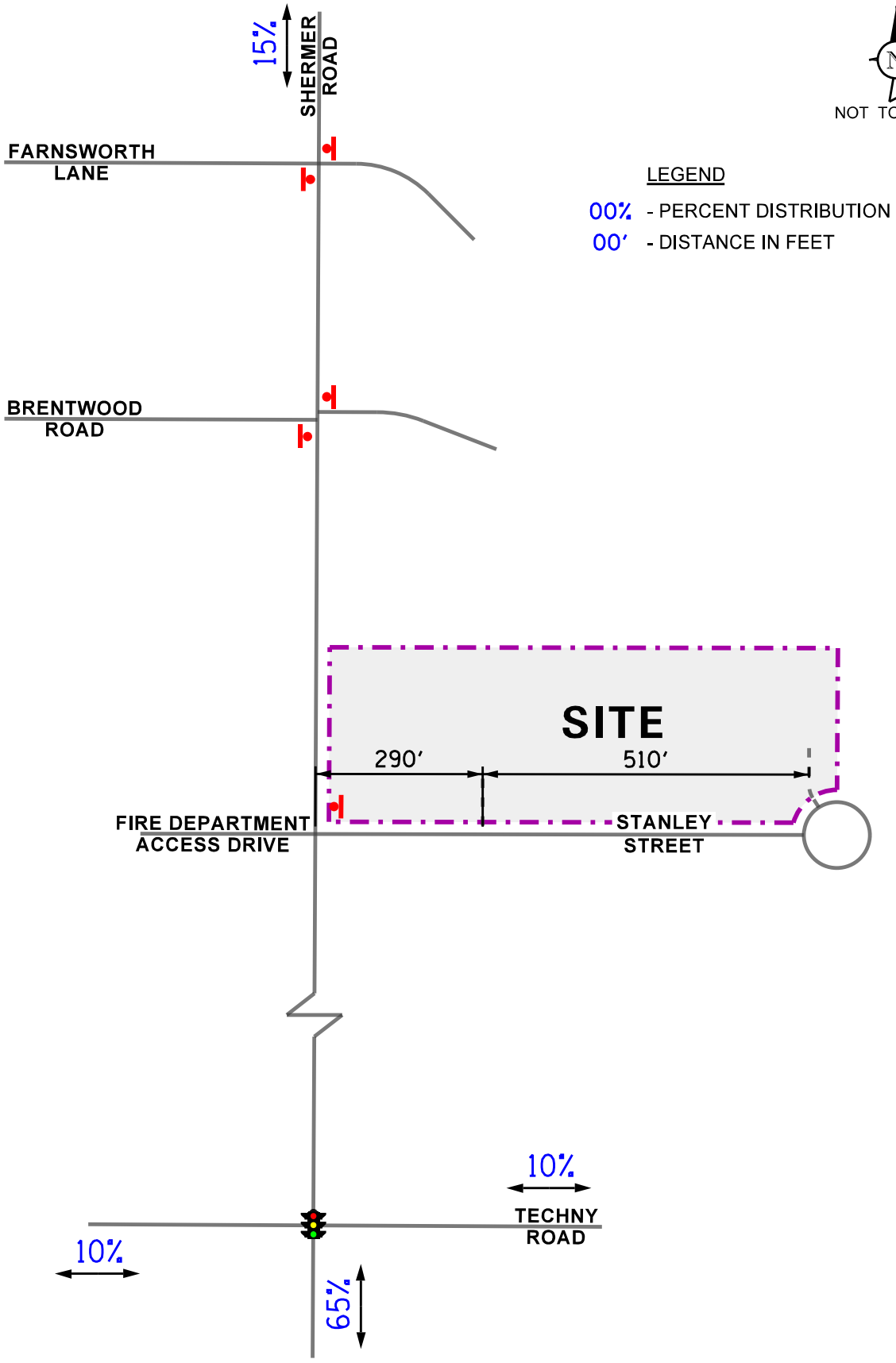
As proposed, the development includes ten three-story buildings consisting of a total of 33 attached single-family "Row" homes and 20 attached single-family "Mews" homes for a total of 53 units. Each "Row" home will have three bedrooms while "Mews" homes will have two, three or four bedrooms. Each row home will have a detached two-car garage and a private yard. Each Mews home will have an attached two-car garage that is accessed by a motor court. Access to the proposed development will be provided via two full movement access drives off Stanley Street which has a stop sign-controlled intersection with Shermer Road.

Parking for the proposed residential development will be provided via approximately 218 on-site parking spaces consisting of 106 garage spaces, 106 driveway spaces, and six on-site parking spaces for guests.

A site plan depicting the proposed site and development plan is included in the Appendix.

Directional Distribution

The directions from which residents will approach and depart the site were estimated based on existing travel patterns, as determined from the traffic counts. **Figure 5** illustrates the directional distribution of the development-generated traffic.



Northbrook Row
Northbrook, Illinois

Directional Distribution

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Job No: 22-241 Figure: 5

Peak Hour Traffic Volumes

The number of peak hour trips estimated to be generated by the proposed development was based on vehicle trip generation rates contained in *Trip Generation Manual*, 11th Edition, published by the Institute of Transportation Engineers (ITE). The "Single Family Attached Housing" (Land-Use Code 215) rate was utilized for the proposed residential units.

It is important to note that the number of trips generated by the development may be reduced based on the proximity of the site to the Northbrook Metra station and the Pace Suburban bus route. Based on census data for residents that live within one-half mile of the Northbrook Metra station, approximately 20 percent take public transportation, bicycle, or walk to work.

However, in order to provide a conservative analysis, no trip generation reductions were applied. **Table 4** summarizes the number of trips estimated to be generated by the full buildout of the proposed development.

Table 4
ESTIMATED SITE-GENERATED TRAFFIC VOLUMES

ITE Land Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Two-Way Trips
		In	Out	Total	In	Out	Total	
215	Single Family Attached Housing (53 Units)	9	30	39	27	16	43	415

4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to growth, and the traffic estimated to be generated by the proposed subject development.

Development Traffic Assignment

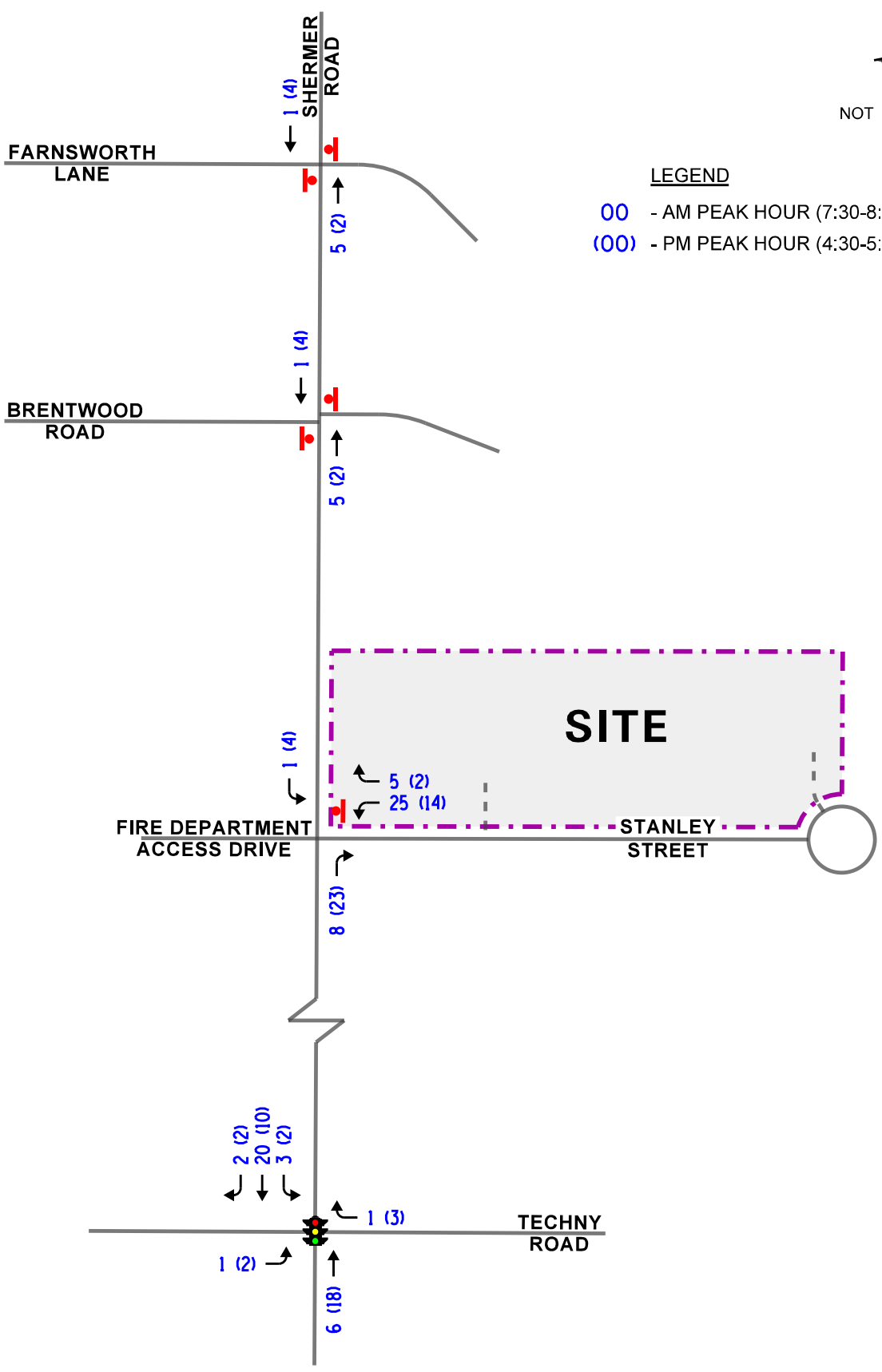
The estimated weekday morning and weekday evening peak hour traffic volumes that will be generated by the proposed development were assigned to the roadway system in accordance with the previously described directional distribution (Figure 5). **Figure 6** illustrates the traffic assignment of the new passenger vehicle trips for the development.

Background (No-Build) Traffic Conditions

The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on Annual Average Daily Traffic (AADT) projections provided by the Chicago Metropolitan Agency for Planning (CMAP), the existing traffic volumes are projected to increase by an annual compounded growth rate of approximately 0.3 percent. As such, traffic volumes were increased by three percent to represent Year 2028 no-build conditions. Additionally, the Year 2028 no-build traffic volumes include the traffic estimated to be generated by an under-construction 7-Eleven fuel center to be located in the northeast corner of the intersection of Shermer Road with Techny Road and a proposed mixed-use development to be located on the east side of Shermer Road at Woodlawn Road (redevelopment of the W.W. Grainger office building). The Year 2028 no-build traffic volumes, which include the existing traffic volumes increased by the regional growth factor and the traffic generated by the 7-Eleven fuel center and the mixed-use development, are illustrated in **Figure 7**. A copy of the CMAP projections letter is included in the Appendix.

Total Projected Traffic Volumes

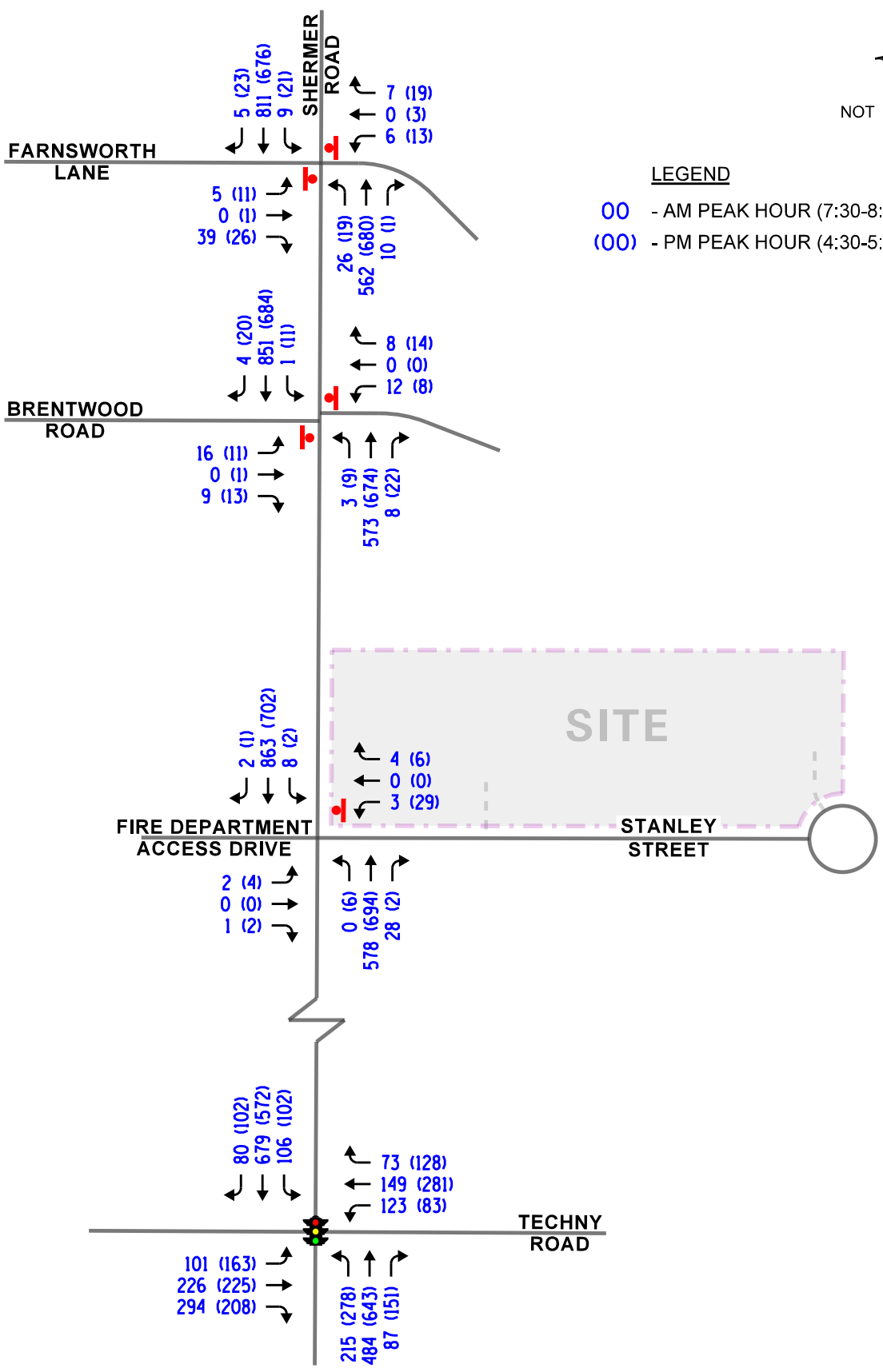
The development-generated traffic (Figure 6) was added to the existing traffic volumes taking into account background growth and the traffic generated by the 7-Eleven fuel center and the mixed-use development to determine the Year 2028 projected traffic volumes, as shown in **Figure 8.**



Site-Generated Traffic Volumes

KLOA Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 22-241 Figure: 6

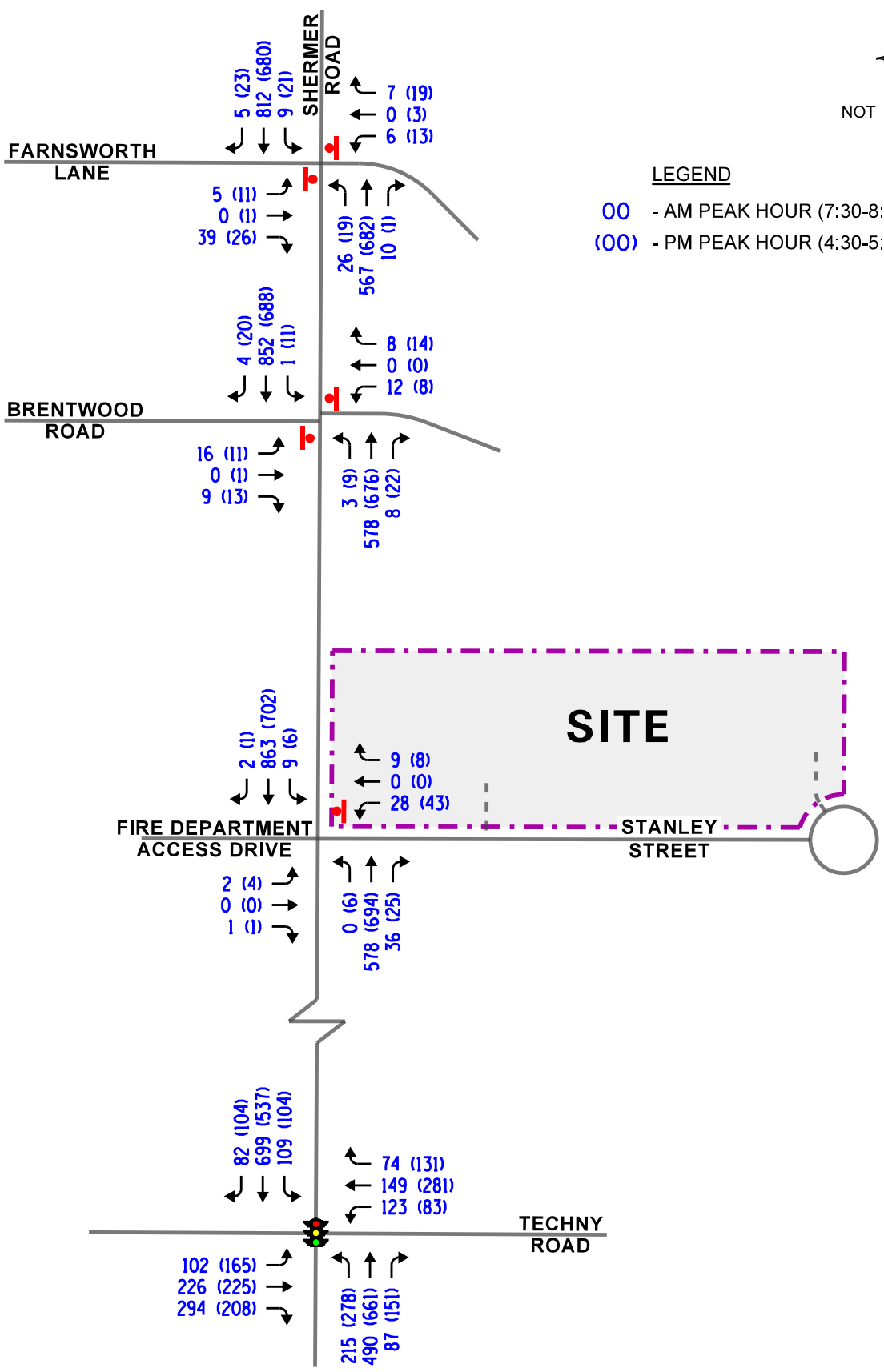


Northbrook Row
Northbrook, Illinois

Year 2028 No-Build Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 22-241 Figure: 7



Northbrook Row
Northbrook, Illinois

Year 2028 Total Projected Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 22-241 Figure: 8

5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning and weekday evening peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modifications are required.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning and weekday evening peak hours for the existing, Year 2028 no-build, and Year 2028 projected traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM)*, 6th Edition and analyzed using the Synchro/SimTraffic 11 software. The analysis for the traffic-signal controlled intersection, to determine the average overall vehicle delay and levels of service, were accomplished using field measured cycle lengths and phasings.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the existing, no-build, and total projected conditions are presented in **Tables 5** through **9**. A discussion of each intersection follows. Summary sheets for the capacity analyses are included in the Appendix

Table 5
CAPACITY ANALYSIS RESULTS – SHERMER ROAD WITH TECHNY ROAD – SIGNALIZED

	Peak Hour	Eastbound			Westbound		Northbound		Southbound		Overall
		L	T	R	L	T/R	L	T/R	L	T/R	
Existing Conditions	Weekday Morning Peak Hour	B 17.5	C 30.2	B 13.5	C 20.9	C 34.0	E 64.4	C 28.4	B 16.6	D 35.2	C 31.0
		C – 20.2			C – 29.2		D – 38.8		C – 32.9		
	Weekday Evening Peak Hour	B 17.8	C 23.7	A 2.4	B 15.3	D 40.7	D 40.3	C 31.4	B 18.9	C 32.6	C 29.4
		B – 14.5			D – 36.3		C – 33.9		C – 30.6		
Year 2028 No-Build	Weekday Morning Peak Hour	B 18.1	C 30.3	B 14.6	C 21.7	D 35.6	F 86.5	C 31.3	B 18.8	D 47.6	D 37.5
		C – 20.9			C – 30.6		D – 46.4		D – 44.1		
	Weekday Evening Peak Hour	C 26.9	C 24.8	A 5.5	B 16.0	E 59.0	F 99+	D 52.9	C 23.9	D 39.6	D 51.8
		B – 18.6			D – 51.8		F – 80.0		D – 37.4		
Year 2028 Total Projected	Weekday Morning Peak Hour	B 18.1	C 30.2	B 14.7	C 21.6	D 35.8	F 86.8	C 31.7	B 19.2	D 52.4	D 39.1
		C – 20.9			C – 30.7		D – 46.7		D – 48.4		
	Weekday Evening Peak Hour	C 28.2	C 24.8	A 5.5	B 16.0	E 60.5	F 99+	E 57.3	C 24.3	D 40.5	D 54.4
		B – 19.0			D – 53.0		F – 85.5		D – 38.2		

Letter denotes Level of Service L – Left Turns R – Right Turns
Delay is measured in seconds. T – Through

Table 6
CAPACITY ANALYSIS RESULTS – EXISTING CONDITIONS – UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Shermer Road with Farnsworth Lane				
• Eastbound Approach	C	19.5	C	15.7
• Westbound Approach	C	20.2	C	16.0
• Northbound Left Turn	A	10.0	A	8.9
• Southbound Left Turn	A	9.1	A	8.8
Shermer Road with Brentwood Road				
• Eastbound Approach	C	19.7	C	16.6
• Westbound Approach	C	17.5	B	14.9
• Northbound Left Turn	A	9.4	A	8.9
• Southbound Left Turn	A	8.6	A	8.7
Shermer Road with Stanley Street				
• Eastbound Approach	C	18.9	C	20.0
• Westbound Approach	C	16.3	C	19.7
• Northbound Left Turn	A	--	A	8.9
• Southbound Left Turn	A	8.8	B	10.8

LOS = Level of Service
Delay is measured in seconds.

Table 7
CAPACITY ANALYSIS RESULTS – NO-BUILD CONDITIONS – UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Shermer Road with Farnsworth Lane				
• Eastbound Approach	C	24.7	D	28.5
• Westbound Approach	D	25.5	D	32.4
• Northbound Left Turn	B	10.9	A	9.2
• Southbound Left Turn	A	9.5	A	9.2
Shermer Road with Brentwood Road				
• Eastbound Approach	C	23.7	C	18.9
• Westbound Approach	C	20.3	C	17.0
• Northbound Left Turn	B	10.1	A	9.2
• Southbound Left Turn	A	8.9	A	9.2
Shermer Road with Stanley Street				
• Eastbound Approach	C	22.2	C	23.3
• Westbound Approach	C	18.5	C	23.7
• Northbound Left Turn	A	--	A	9.2
• Southbound Left Turn	A	9.0	B	11.7

LOS = Level of Service
Delay is measured in seconds.

Table 8
CAPACITY ANALYSIS RESULTS – PROJECTED CONDITIONS – UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Shermer Road with Farnsworth Lane				
• Eastbound Approach	C	24.7	D	28.8
• Westbound Approach	D	25.5	D	32.7
• Northbound Left Turn	B	10.9	A	9.2
• Southbound Left Turn	A	9.5	A	9.3
Shermer Road with Brentwood Road				
• Eastbound Approach	C	23.7	C	19.0
• Westbound Approach	C	20.3	C	17.0
• Northbound Left Turn	B	10.1	A	9.2
• Southbound Left Turn	A	8.9	A	9.2
Shermer Road with Stanley Street				
• Eastbound Approach	C	22.3	C	24.0
• Westbound Approach	D	25.6	D	26.2
• Northbound Left Turn	A	--	A	9.2
• Southbound Left Turn	A	9.1	B	11.9

LOS = Level of Service
Delay is measured in seconds.

Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identifies any roadway and traffic control improvements necessary to accommodate the development-generated traffic.

Shermer Road with Techny Road

The results of the capacity analysis indicate that overall, this intersection currently operates at LOS C during the weekday morning and weekday evening peak hours. All the approaches operate at LOS D or better during both peak hours.

Under Year 2028 no-build conditions, this intersection is projected to operate at LOS D during the weekday morning and weekday evening peak hours with increases in delay of approximately seven and twenty-two seconds, respectively. All of the approaches are projected to operate at LOS D or better during both peak hours except for the northbound approach, which will operate at LOS F during the weekday evening peak hour.

Under Year 2028 total projected conditions, this intersection overall is projected to operate at an acceptable LOS D during the weekday morning and weekday evening peak hours with increase in delay of less than two and less than three seconds, respectively, over no-build conditions. All of the approaches are projected to continue operating at the same levels of service as under no-build conditions with increases in delay of less than two seconds except for the northbound approach during the weekday evening peak hour and the southbound approach during the weekday morning peak hour, which will experience increases in delay of approximately six seconds and four seconds, respectively.

It should be noted that located approximately 1,520 feet east of Shermer Road on Techny Road is an at-grade railroad crossing of the Canadian Pacific Railroad and the Metra – Milwaukee District North Line. Based on available information of train activity by the Illinois Commerce Commission (ICC) prior to modified schedules as part of the COVID-19 pandemic, the Canadian Pacific Railroad tracks carried an average number of 24 freight trains per day. Additionally, the Metra – Milwaukee District North Line railroad tracks carried an average number of 74 passenger trains and 28 freight trains per day. Observations conducted at the intersection of Shermer Road with Techny Road during the peak periods during normal traffic and train schedule conditions indicated that eastbound traffic on Techny Road queued past Shermer Road during train events. However, these queues cleared within one to two green cycles following the train event.

While this intersection can experience some increased delays and queueing as a result in the surge of school traffic for Glenbrook North High School and during freight train events, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed development, which will increase traffic traversing this intersection by only approximately one percent during the peak hours.

Shermer Road with Farnsworth Lane

The results of the capacity analysis indicate that the eastbound and westbound approaches currently operate at LOS C during the weekday morning and weekday evening peak hours. Northbound and southbound left-turn movements operate at LOS A during both peak hours.

Under Year 2028 no-build conditions, the eastbound and westbound approaches will operate at LOS D or better during both peak hours with increases in delay of approximately seventeen seconds or less. The northbound and southbound left-turn movements are projected to operate at LOS B or better during both peak hours.

Under Year 2028 total projected conditions, both the eastbound and westbound approaches will continue to operate at the same levels of service with increases in delay of less than one second. The northbound and southbound left-turn movements are projected to continue operating at LOS B or better during both peak hours with increases in delay of less than one second. As such, the traffic that will be generated by the proposed development will have a limited impact on the operation of this intersection.

Shermer Road with Brentwood Road

The results of the capacity analysis indicate that the eastbound and westbound approaches currently operate at LOS C or better during the weekday morning and weekday evening peak hours. In addition, the northbound and southbound left-turn movements operate at LOS A during both peak hours.

Under Year 2028 no-build conditions, the eastbound and westbound approaches will operate at LOS C during both peak hours with increases in delay of less than four seconds. The northbound and southbound left-turn movements will operate at LOS B or better during both peak hours with increases in delay of less than one second.

Under Year 2028 total projected conditions, the eastbound and westbound approaches are projected to continue operating at LOS C during both peak hours with increases in delay of less than one second over no-build conditions. In addition, the northbound and southbound left-turn movements will continue to operate at the same levels of service during both peak hours with increases in delay of less than one second over no-build conditions.

As such, the traffic that will be generated by the proposed development will have a limited impact on the operation of this intersection.

Shermer Road with Stanley Street

The results of the capacity analysis indicate that the eastbound and westbound approaches currently operate at LOS C during the weekday morning and weekday evening peak hours. The northbound and southbound left-turn movements operate at LOS B or better during both peak hours.

Under Year 2028 no-build conditions, the eastbound and westbound approaches will continue to operate at LOS C during both peak hours with increases in delay of approximately four seconds or less. The northbound and southbound left-turn movements will continue to operate at the same levels of service during both peak hours with increases in delay of less than one second.

Under Year 2028 total projected conditions, the eastbound approach will continue to operate at LOS C during both peak hours with an increase in delay of less than one second. The westbound approach is projected to operate at LOS D during both the weekday morning and weekday evening peak hours with increases in delay of approximately seven and less than three seconds, respectively, over no-build conditions. The northbound and southbound left-turn movements will continue operating at the same levels of service during both peak hours with increases in delay of less than one second over no-build conditions.

Parking Evaluation

As proposed, the development (on-site) will provide a total of 218 parking spaces (4.11 spaces per unit) including 106 garage spaces, 106 driveway spaces and six perpendicular guest parking spaces. Based on the Village of Northbrook Zoning Code, the development is required to provide parking at a ratio of 4.5 spaces per unit for a total of 239 required parking spaces. As such, the proposed 218 parking spaces results in a deficit of 21 parking spaces compared to Village code. A parking variance is being requested.

As previously indicated, the "Row" homes will have three bedrooms while the "Mews" homes will have two, three or four bedrooms. Therefore, for the purpose of the analysis, it was assumed that the development will have a total of 179 bedrooms. Based on information published in the ITE *Parking Generation Manual*, 5th Edition, low rise multi-family housing developments have average peak parking demands of 0.66 spaces per bedroom on a weekday and 0.80 spaces per bedroom on Saturday. As such, this results in a projected average peak parking demand of 118 and 143 spaces, respectively. It should be noted that the single family attached housing category is not separate in the latest edition of the ITE *Parking Generation Manual* and as such, the multifamily housing category (which is inclusive of townhome developments) was utilized.

Overall, the proposed 218 parking spaces will be adequate in accommodating the estimated peak parking demand for the proposed development.

6. Conclusion

Based on existing conditions and the traffic capacity analyses for the full buildout of the development, the findings and recommendations of this study are outlined below:

- The total volume of traffic that will be generated by the proposed development will be reduced due to its proximity to public transportation.

- The results of the capacity analyses indicated that the existing roadway system will generally have sufficient reserve capacity to accommodate the traffic that will be generated by the proposed development.

- While the intersection of Shermer Road with Techny Road can experience some increased delays and queueing as a result in the surge of school traffic for Glenbrook North High School and during freight train events, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed development especially, given the minimal increase in traffic resulting from the proposed development.

- The intersection of Shermer Road with Stanley Street has sufficient reserve capacity to accommodate the traffic that will be generated by the proposed development, since the access to the proposed residential development will be provided via two access drives off Stanley Street.

- The proposed 218 parking spaces will be adequate in accommodating the estimated peak parking demand for the proposed development.

Appendix

Traffic Count Summary Sheets
Site Plan
CMAP 2050 Projections Letter
Level of Service Criteria
Capacity Analysis Summary Sheets

Traffic Count Summary Sheets

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 sainkeshavarzi@kloainc.com

Count Name: Shermer Rd with Brentwood Rd
TMC
Site Code:
Start Date: 08/02/2022

Turning Movement Data

Start Time	Brentwood Rd Eastbound						Brentwood Rd Westbound						Shermer Rd Northbound						Shermer Rd Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
7:00 AM	0	0	0	1	2	1	0	2	1	2	1	5	1	0	44	0	0	45	0	1	60	1	0	62	113
7:15 AM	0	3	0	0	0	3	0	2	0	4	0	6	0	0	71	2	1	73	0	2	57	0	0	59	141
7:30 AM	0	3	0	2	1	5	0	2	0	1	0	3	0	0	56	1	0	57	0	1	48	1	0	50	115
7:45 AM	0	4	0	3	2	7	0	4	0	1	0	5	0	1	70	2	0	73	0	0	99	0	0	99	184
Hourly Total	0	10	0	6	5	16	0	10	1	8	1	19	1	1	241	5	1	248	0	4	264	2	0	270	553
8:00 AM	0	4	0	3	1	7	0	1	0	3	2	4	0	1	66	2	1	69	0	0	94	2	0	96	176
8:15 AM	0	5	0	1	1	6	0	5	0	3	0	8	0	1	62	3	0	66	0	0	85	1	0	86	166
8:30 AM	0	5	0	6	1	11	0	6	0	3	0	9	0	0	79	4	0	83	0	1	74	0	0	75	178
8:45 AM	0	2	1	3	0	6	0	4	0	3	0	7	0	0	98	2	0	100	0	0	93	1	0	94	207
Hourly Total	0	16	1	13	3	30	0	16	0	12	2	28	0	2	305	11	1	318	0	1	346	4	0	351	727
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	2	1	1	1	4	0	1	0	3	0	4	0	4	109	5	0	118	0	2	87	3	0	92	218
4:15 PM	0	5	0	7	0	12	0	5	0	1	0	6	0	2	107	1	0	110	0	3	88	4	0	95	223
4:30 PM	0	0	0	4	0	4	0	2	0	5	0	7	0	0	88	2	0	90	0	3	112	6	0	121	222
4:45 PM	0	5	1	4	2	10	0	3	0	4	0	7	0	4	98	6	0	108	0	1	109	3	0	113	238
Hourly Total	0	12	2	16	3	30	0	11	0	13	0	24	0	10	402	14	0	426	0	9	396	16	0	421	901
5:00 PM	0	2	0	4	0	6	0	3	0	2	1	5	0	3	106	9	1	118	0	2	124	3	0	129	258
5:15 PM	0	4	0	1	0	5	0	0	0	3	0	3	0	2	112	4	0	118	0	5	113	7	0	125	251
5:30 PM	0	3	0	2	1	5	0	4	0	4	0	8	0	1	100	2	0	103	0	5	117	3	0	125	241
5:45 PM	0	1	0	3	0	4	0	1	1	4	0	6	0	3	124	4	0	131	0	4	98	3	0	105	246
Hourly Total	0	10	0	10	1	20	0	8	1	13	1	22	0	9	442	19	1	470	0	16	452	16	0	484	996
Grand Total	0	48	3	45	12	96	0	45	2	46	4	93	1	22	1390	49	3	1462	0	30	1458	38	0	1526	3177
Approach %	0.0	50.0	3.1	46.9	-	-	0.0	48.4	2.2	49.5	-	-	0.1	1.5	95.1	3.4	-	-	0.0	2.0	95.5	2.5	-	-	-
Total %	0.0	1.5	0.1	1.4	-	3.0	0.0	1.4	0.1	1.4	-	2.9	0.0	0.7	43.8	1.5	-	46.0	0.0	0.9	45.9	1.2	-	48.0	-
Lights	0	46	1	43	-	90	0	45	2	45	-	92	1	22	1335	47	-	1405	0	30	1397	36	-	1463	3050
% Lights	-	95.8	33.3	95.6	-	93.8	-	100.0	100.0	97.8	-	98.9	100.0	100.0	96.0	95.9	-	96.1	-	100.0	95.8	94.7	-	95.9	96.0
Buses	0	1	2	0	-	3	0	0	0	0	-	0	0	0	3	1	-	4	0	0	8	1	-	9	16
% Buses	-	2.1	66.7	0.0	-	3.1	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.2	2.0	-	0.3	-	0.0	0.5	2.6	-	0.6	0.5
Single-Unit Trucks	0	1	0	1	-	2	0	0	0	1	-	1	0	0	36	1	-	37	0	0	50	0	-	50	90
% Single-Unit Trucks	-	2.1	0.0	2.2	-	2.1	-	0.0	0.0	2.2	-	1.1	0.0	0.0	2.6	2.0	-	2.5	-	0.0	3.4	0.0	-	3.3	2.8
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	15	0	-	15	0	0	2	0	-	2	17
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0	0.0	1.1	0.0	-	1.0	-	0.0	0.1	0.0	-	0.1	0.5
Bicycles on Road	0	0	0	1	-	1	0	0	0	0	-	0	0	0	1	0	-	1	0	0	1	1	-	2	4

% Bicycles on Road	-	0.0	0.0	2.2	-	1.0	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.1	0.0	-	0.1	-	0.0	0.1	2.6	-	0.1	0.1
Pedestrians	-	-	-	-	12	-	-	-	-	-	4	-	-	-	-	-	3	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-

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Count Name: Shermer Rd with Brentwood Rd
TMC
Site Code:
Start Date: 08/02/2022

Turning Movement Peak Hour Data (7:30 AM)

Start Time	Brentwood Rd Eastbound						Brentwood Rd Westbound						Shermer Rd Northbound						Shermer Rd Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:30 AM	0	3	0	2	1	5	0	2	0	1	0	3	0	0	56	1	0	57	0	1	48	1	0	50	115
7:45 AM	0	4	0	3	2	7	0	4	0	1	0	5	0	1	70	2	0	73	0	0	99	0	0	99	184
8:00 AM	0	4	0	3	1	7	0	1	0	3	2	4	0	1	66	2	1	69	0	0	94	2	0	96	176
8:15 AM	0	5	0	1	1	6	0	5	0	3	0	8	0	1	62	3	0	66	0	0	85	1	0	86	166
Total	0	16	0	9	5	25	0	12	0	8	2	20	0	3	254	8	1	265	0	1	326	4	0	331	641
Approach %	0.0	64.0	0.0	36.0	-	-	0.0	60.0	0.0	40.0	-	-	0.0	1.1	95.8	3.0	-	-	0.0	0.3	98.5	1.2	-	-	-
Total %	0.0	2.5	0.0	1.4	-	3.9	0.0	1.9	0.0	1.2	-	3.1	0.0	0.5	39.6	1.2	-	41.3	0.0	0.2	50.9	0.6	-	51.6	-
PHF	0.000	0.800	0.000	0.750	-	0.893	0.000	0.600	0.000	0.667	-	0.625	0.000	0.750	0.907	0.667	-	0.908	0.000	0.250	0.823	0.500	-	0.836	0.871
Lights	0	15	0	9	-	24	0	12	0	8	-	20	0	3	234	7	-	244	0	1	307	4	-	312	600
% Lights	-	93.8	-	100.0	-	96.0	-	100.0	-	100.0	-	100.0	-	100.0	92.1	87.5	-	92.1	-	100.0	94.2	100.0	-	94.3	93.6
Buses	0	1	0	0	-	1	0	0	0	0	-	0	0	0	1	1	-	2	0	0	1	0	-	1	4
% Buses	-	6.3	-	0.0	-	4.0	-	0.0	-	0.0	-	0.0	-	0.0	0.4	12.5	-	0.8	-	0.0	0.3	0.0	-	0.3	0.6
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	12	0	-	12	0	0	17	0	-	17	29
% Single-Unit Trucks	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	4.7	0.0	-	4.5	-	0.0	5.2	0.0	-	5.1	4.5
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	7	0	-	7	0	0	0	0	-	0	7
% Articulated Trucks	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	2.8	0.0	-	2.6	-	0.0	0.0	0.0	-	0.0	1.1
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	1
% Bicycles on Road	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.3	0.0	-	0.3	0.2
Pedestrians	-	-	-	-	5	-	-	-	-	-	2	-	-	-	-	-	1	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-

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Count Name: Shermer Rd with Brentwood Rd
TMC
Site Code:
Start Date: 08/02/2022

Turning Movement Peak Hour Data (4:30 PM)

Start Time	Brentwood Rd Eastbound						Brentwood Rd Westbound						Shermer Rd Northbound						Shermer Rd Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
4:30 PM	0	0	0	4	0	4	0	2	0	5	0	7	0	0	88	2	0	90	0	3	112	6	0	121	222
4:45 PM	0	5	1	4	2	10	0	3	0	4	0	7	0	4	98	6	0	108	0	1	109	3	0	113	238
5:00 PM	0	2	0	4	0	6	0	3	0	2	1	5	0	3	106	9	1	118	0	2	124	3	0	129	258
5:15 PM	0	4	0	1	0	5	0	0	0	3	0	3	0	2	112	4	0	118	0	5	113	7	0	125	251
Total	0	11	1	13	2	25	0	8	0	14	1	22	0	9	404	21	1	434	0	11	458	19	0	488	969
Approach %	0.0	44.0	4.0	52.0	-	-	0.0	36.4	0.0	63.6	-	-	0.0	2.1	93.1	4.8	-	-	0.0	2.3	93.9	3.9	-	-	-
Total %	0.0	1.1	0.1	1.3	-	2.6	0.0	0.8	0.0	1.4	-	2.3	0.0	0.9	41.7	2.2	-	44.8	0.0	1.1	47.3	2.0	-	50.4	-
PHF	0.000	0.550	0.250	0.813	-	0.625	0.000	0.667	0.000	0.700	-	0.786	0.000	0.563	0.902	0.583	-	0.919	0.000	0.550	0.923	0.679	-	0.946	0.939
Lights	0	10	1	12	-	23	0	8	0	13	-	21	0	9	400	21	-	430	0	11	442	18	-	471	945
% Lights	-	90.9	100.0	92.3	-	92.0	-	100.0	-	92.9	-	95.5	-	100.0	99.0	100.0	-	99.1	-	100.0	96.5	94.7	-	96.5	97.5
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	0	0	2	0	-	2	3
% Buses	-	0.0	0.0	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.2	0.0	-	0.2	-	0.0	0.4	0.0	-	0.4	0.3
Single-Unit Trucks	0	1	0	0	-	1	0	0	0	1	-	1	0	0	3	0	-	3	0	0	14	0	-	14	19
% Single-Unit Trucks	-	9.1	0.0	0.0	-	4.0	-	0.0	-	7.1	-	4.5	-	0.0	0.7	0.0	-	0.7	-	0.0	3.1	0.0	-	2.9	2.0
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	1	-	1	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	1	-	1	2
% Bicycles on Road	-	0.0	0.0	7.7	-	4.0	-	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	5.3	-	0.2	0.2
Pedestrians	-	-	-	-	2	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

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Count Name: Shermer Rd with Farnsworth Ln
TMC
Site Code:
Start Date: 05/12/2022

Turning Movement Data

Start Time	Farnsworth Ln Eastbound						Farnsworth Ln Westbound						Shermer Rd Northbound						Shermer Rd Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:00 AM	0	0	0	3	1	3	0	0	0	1	0	1	0	0	62	1	0	63	0	1	72	1	0	74	141
7:15 AM	0	2	0	5	0	7	0	0	0	2	0	2	0	3	83	0	0	86	0	3	120	0	0	123	218
7:30 AM	0	2	0	9	0	11	0	1	0	4	0	5	0	1	97	3	0	101	0	0	236	1	0	237	354
7:45 AM	0	2	0	15	3	17	0	2	0	2	0	4	0	8	154	4	0	166	0	4	217	1	0	222	409
Hourly Total	0	6	0	32	4	38	0	3	0	9	0	12	0	12	396	8	0	416	0	8	645	3	0	656	1122
8:00 AM	0	0	0	3	2	3	0	1	0	0	0	1	0	4	142	1	0	147	0	5	95	1	0	101	252
8:15 AM	0	1	0	11	0	12	0	2	0	1	0	3	0	12	98	2	0	112	0	0	90	2	0	92	219
8:30 AM	0	3	0	5	2	8	0	3	1	4	0	8	0	14	90	3	0	107	0	3	89	1	0	93	216
8:45 AM	0	3	0	5	1	8	0	0	0	1	0	1	0	0	64	5	0	69	0	3	91	1	0	95	173
Hourly Total	0	7	0	24	5	31	0	6	1	6	0	13	0	30	394	11	0	435	0	11	365	5	0	381	860
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2:00 PM	0	1	0	2	0	3	0	1	0	5	0	6	0	4	108	3	0	115	0	7	110	2	0	119	243
2:15 PM	0	2	0	6	0	8	0	2	0	6	0	8	0	3	97	3	0	103	0	6	101	6	0	113	232
2:30 PM	0	1	0	0	0	1	0	3	0	4	0	7	0	4	110	2	0	116	0	4	96	2	0	102	226
2:45 PM	0	2	1	2	1	5	0	3	0	3	0	6	0	2	106	3	0	111	0	5	128	5	0	138	260
Hourly Total	0	6	1	10	1	17	0	9	0	18	0	27	0	13	421	11	0	445	0	22	435	15	0	472	961
3:00 PM	0	6	0	4	0	10	0	5	1	3	0	9	0	5	120	5	0	130	0	6	150	2	0	158	307
3:15 PM	0	2	1	14	1	17	0	4	2	5	0	11	0	17	247	8	0	272	0	5	133	4	0	142	442
3:30 PM	0	8	1	4	2	13	0	2	1	3	0	6	0	10	210	4	1	224	0	6	125	4	0	135	378
3:45 PM	0	4	1	5	0	10	0	3	0	8	0	11	0	10	144	7	0	161	0	5	123	3	0	131	313
Hourly Total	0	20	3	27	3	50	0	14	4	19	0	37	0	42	721	24	1	787	0	22	531	13	0	566	1440
4:00 PM	0	1	1	2	2	4	0	8	0	5	0	13	0	6	117	2	0	125	0	3	103	1	0	107	249
4:15 PM	0	4	0	1	4	5	0	3	2	4	0	9	0	3	127	3	0	133	0	6	129	1	0	136	283
4:30 PM	0	6	0	7	1	13	0	2	1	2	0	5	0	2	136	0	0	138	0	6	159	5	0	170	326
4:45 PM	0	2	1	6	0	9	0	2	1	3	0	6	0	6	111	1	1	118	0	6	132	7	0	145	278
Hourly Total	0	13	2	16	7	31	0	15	4	14	0	33	0	17	491	6	1	514	0	21	523	14	0	558	1136
5:00 PM	0	1	0	5	2	6	0	4	1	8	0	13	0	5	167	0	0	172	0	3	141	2	0	146	337
5:15 PM	0	2	0	7	2	9	0	5	0	5	0	10	0	5	145	0	0	150	0	5	153	8	0	166	335
5:30 PM	0	2	1	5	0	8	0	4	1	1	0	6	0	4	154	0	0	158	0	5	121	2	0	128	300
5:45 PM	0	4	0	7	2	11	0	1	1	3	0	5	0	3	142	0	0	145	0	2	122	4	0	128	289
Hourly Total	0	9	1	24	6	34	0	14	3	17	0	34	0	17	608	0	0	625	0	15	537	16	0	568	1261
Grand Total	0	61	7	133	26	201	0	61	12	83	0	156	0	131	3031	60	2	3222	0	99	3036	66	0	3201	6780
Approach %	0.0	30.3	3.5	66.2	-	-	0.0	39.1	7.7	53.2	-	-	0.0	4.1	94.1	1.9	-	-	0.0	3.1	94.8	2.1	-	-	-
Total %	0.0	0.9	0.1	2.0	-	3.0	0.0	0.9	0.2	1.2	-	2.3	0.0	1.9	44.7	0.9	-	47.5	0.0	1.5	44.8	1.0	-	47.2	-
Lights	0	61	6	131	-	198	0	60	11	82	-	153	0	128	2928	57	-	3113	0	95	2905	64	-	3064	6528

% Lights	-	100.0	85.7	98.5	-	98.5	-	98.4	91.7	98.8	-	98.1	-	97.7	96.6	95.0	-	96.6	-	96.0	95.7	97.0	-	95.7	96.3
Buses	0	0	1	0	-	1	0	0	0	0	-	0	0	1	20	1	-	22	0	1	34	1	-	36	59
% Buses	-	0.0	14.3	0.0	-	0.5	-	0.0	0.0	0.0	-	0.0	-	0.8	0.7	1.7	-	0.7	-	1.0	1.1	1.5	-	1.1	0.9
Single-Unit Trucks	0	0	0	0	-	0	0	1	0	0	-	1	0	2	52	1	-	55	0	2	74	0	-	76	132
% Single-Unit Trucks	-	0.0	0.0	0.0	-	0.0	-	1.6	0.0	0.0	-	0.6	-	1.5	1.7	1.7	-	1.7	-	2.0	2.4	0.0	-	2.4	1.9
Articulated Trucks	0	0	0	2	-	2	0	0	0	1	-	1	0	0	29	1	-	30	0	1	20	1	-	22	55
% Articulated Trucks	-	0.0	0.0	1.5	-	1.0	-	0.0	0.0	1.2	-	0.6	-	0.0	1.0	1.7	-	0.9	-	1.0	0.7	1.5	-	0.7	0.8
Bicycles on Road	0	0	0	0	-	0	0	0	1	0	-	1	0	0	2	0	-	2	0	0	3	0	-	3	6
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	8.3	0.0	-	0.6	-	0.0	0.1	0.0	-	0.1	-	0.0	0.1	0.0	-	0.1	0.1
Pedestrians	-	-	-	-	26	-	-	-	-	-	0	-	-	-	-	-	2	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-

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Count Name: Shermer Rd with Farnsworth Ln
TMC
Site Code:
Start Date: 05/12/2022

Turning Movement Peak Hour Data (7:30 AM)

Start Time	Farnsworth Ln Eastbound						Farnsworth Ln Westbound						Shermer Rd Northbound						Shermer Rd Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
7:30 AM	0	2	0	9	0	11	0	1	0	4	0	5	0	1	97	3	0	101	0	0	236	1	0	237	354
7:45 AM	0	2	0	15	3	17	0	2	0	2	0	4	0	8	154	4	0	166	0	4	217	1	0	222	409
8:00 AM	0	0	0	3	2	3	0	1	0	0	0	1	0	4	142	1	0	147	0	5	95	1	0	101	252
8:15 AM	0	1	0	11	0	12	0	2	0	1	0	3	0	12	98	2	0	112	0	0	90	2	0	92	219
Total	0	5	0	38	5	43	0	6	0	7	0	13	0	25	491	10	0	526	0	9	638	5	0	652	1234
Approach %	0.0	11.6	0.0	88.4	-	-	0.0	46.2	0.0	53.8	-	-	0.0	4.8	93.3	1.9	-	-	0.0	1.4	97.9	0.8	-	-	-
Total %	0.0	0.4	0.0	3.1	-	3.5	0.0	0.5	0.0	0.6	-	1.1	0.0	2.0	39.8	0.8	-	42.6	0.0	0.7	51.7	0.4	-	52.8	-
PHF	0.000	0.625	0.000	0.633	-	0.632	0.000	0.750	0.000	0.438	-	0.650	0.000	0.521	0.797	0.625	-	0.792	0.000	0.450	0.676	0.625	-	0.688	0.754
Lights	0	5	0	37	-	42	0	6	0	7	-	13	0	25	454	9	-	488	0	8	619	4	-	631	1174
% Lights	-	100.0	-	97.4	-	97.7	-	100.0	-	100.0	-	100.0	-	100.0	92.5	90.0	-	92.8	-	88.9	97.0	80.0	-	96.8	95.1
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	6	0	-	6	0	1	5	1	-	7	13
% Buses	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	1.2	0.0	-	1.1	-	11.1	0.8	20.0	-	1.1	1.1
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	18	0	-	18	0	0	7	0	-	7	25
% Single-Unit Trucks	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	3.7	0.0	-	3.4	-	0.0	1.1	0.0	-	1.1	2.0
Articulated Trucks	0	0	0	1	-	1	0	0	0	0	-	0	0	0	13	1	-	14	0	0	6	0	-	6	21
% Articulated Trucks	-	0.0	-	2.6	-	2.3	-	0.0	-	0.0	-	0.0	-	0.0	2.6	10.0	-	2.7	-	0.0	0.9	0.0	-	0.9	1.7
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	1
% Bicycles on Road	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.2	0.0	-	0.2	0.1
Pedestrians	-	-	-	-	5	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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Count Name: Shermer Rd with Farnsworth Ln
TMC
Site Code:
Start Date: 05/12/2022

Turning Movement Peak Hour Data (3:00 PM)

Start Time	Farnsworth Ln Eastbound						Farnsworth Ln Westbound						Shermer Rd Northbound						Shermer Rd Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
3:00 PM	0	6	0	4	0	10	0	5	1	3	0	9	0	5	120	5	0	130	0	6	150	2	0	158	307
3:15 PM	0	2	1	14	1	17	0	4	2	5	0	11	0	17	247	8	0	272	0	5	133	4	0	142	442
3:30 PM	0	8	1	4	2	13	0	2	1	3	0	6	0	10	210	4	1	224	0	6	125	4	0	135	378
3:45 PM	0	4	1	5	0	10	0	3	0	8	0	11	0	10	144	7	0	161	0	5	123	3	0	131	313
Total	0	20	3	27	3	50	0	14	4	19	0	37	0	42	721	24	1	787	0	22	531	13	0	566	1440
Approach %	0.0	40.0	6.0	54.0	-	-	0.0	37.8	10.8	51.4	-	-	0.0	5.3	91.6	3.0	-	-	0.0	3.9	93.8	2.3	-	-	-
Total %	0.0	1.4	0.2	1.9	-	3.5	0.0	1.0	0.3	1.3	-	2.6	0.0	2.9	50.1	1.7	-	54.7	0.0	1.5	36.9	0.9	-	39.3	-
PHF	0.000	0.625	0.750	0.482	-	0.735	0.000	0.700	0.500	0.594	-	0.841	0.000	0.618	0.730	0.750	-	0.723	0.000	0.917	0.885	0.813	-	0.896	0.814
Lights	0	20	2	27	-	49	0	14	4	18	-	36	0	41	702	23	-	766	0	22	506	12	-	540	1391
% Lights	-	100.0	66.7	100.0	-	98.0	-	100.0	100.0	94.7	-	97.3	-	97.6	97.4	95.8	-	97.3	-	100.0	95.3	92.3	-	95.4	96.6
Buses	0	0	1	0	-	1	0	0	0	0	-	0	0	0	5	1	-	6	0	0	7	0	-	7	14
% Buses	-	0.0	33.3	0.0	-	2.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.7	4.2	-	0.8	-	0.0	1.3	0.0	-	1.2	1.0
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	1	7	0	-	8	0	0	12	0	-	12	20
% Single-Unit Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	2.4	1.0	0.0	-	1.0	-	0.0	2.3	0.0	-	2.1	1.4
Articulated Trucks	0	0	0	0	-	0	0	0	0	1	-	1	0	0	6	0	-	6	0	0	6	1	-	7	14
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	5.3	-	2.7	-	0.0	0.8	0.0	-	0.8	-	0.0	1.1	7.7	-	1.2	1.0
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	0	0	0	0	-	0	1
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.1	0.0	-	0.1	-	0.0	0.0	0.0	-	0.0	0.1
Pedestrians	-	-	-	-	3	-	-	-	-	-	0	-	-	-	-	-	1	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-

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Count Name: Shermer Rd with Farnsworth Ln
TMC
Site Code:
Start Date: 05/12/2022

Turning Movement Peak Hour Data (4:30 PM)

Start Time	Farnsworth Ln Eastbound						Farnsworth Ln Westbound						Shermer Rd Northbound						Shermer Rd Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
4:30 PM	0	6	0	7	1	13	0	2	1	2	0	5	0	2	136	0	0	138	0	6	159	5	0	170	326
4:45 PM	0	2	1	6	0	9	0	2	1	3	0	6	0	6	111	1	1	118	0	6	132	7	0	145	278
5:00 PM	0	1	0	5	2	6	0	4	1	8	0	13	0	5	167	0	0	172	0	3	141	2	0	146	337
5:15 PM	0	2	0	7	2	9	0	5	0	5	0	10	0	5	145	0	0	150	0	5	153	8	0	166	335
Total	0	11	1	25	5	37	0	13	3	18	0	34	0	18	559	1	1	578	0	20	585	22	0	627	1276
Approach %	0.0	29.7	2.7	67.6	-	-	0.0	38.2	8.8	52.9	-	-	0.0	3.1	96.7	0.2	-	-	0.0	3.2	93.3	3.5	-	-	-
Total %	0.0	0.9	0.1	2.0	-	2.9	0.0	1.0	0.2	1.4	-	2.7	0.0	1.4	43.8	0.1	-	45.3	0.0	1.6	45.8	1.7	-	49.1	-
PHF	0.000	0.458	0.250	0.893	-	0.712	0.000	0.650	0.750	0.563	-	0.654	0.000	0.750	0.837	0.250	-	0.840	0.000	0.833	0.920	0.688	-	0.922	0.947
Lights	0	11	1	25	-	37	0	13	3	18	-	34	0	18	554	1	-	573	0	19	577	22	-	618	1262
% Lights	-	100.0	100.0	100.0	-	100.0	-	100.0	100.0	100.0	-	100.0	-	100.0	99.1	100.0	-	99.1	-	95.0	98.6	100.0	-	98.6	98.9
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	1
% Buses	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.2	0.0	-	0.2	0.1
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	4	0	-	4	0	1	7	0	-	8	12
% Single-Unit Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.7	0.0	-	0.7	-	5.0	1.2	0.0	-	1.3	0.9
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	0	0	0	0	-	0	1
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.2	0.0	-	0.2	-	0.0	0.0	0.0	-	0.0	0.1
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	5	-	-	-	-	-	0	-	-	-	-	-	1	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 sainkeshavarzi@kloainc.com

Count Name: Shermer Rd with Stanley St TMC
Site Code:
Start Date: 08/02/2022

Turning Movement Data

Start Time	Access Dr Eastbound						Stanley St Westbound						Shermer Rd Northbound						Shermer Rd Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:00 AM	0	1	0	1	0	2	0	0	0	0	0	0	0	0	41	4	0	45	0	3	61	0	0	64	111
7:15 AM	0	1	0	1	0	2	0	4	0	0	2	4	0	0	72	2	0	74	0	1	55	1	0	57	137
7:30 AM	0	0	0	0	2	0	0	1	0	1	0	2	0	0	56	5	0	61	0	0	50	0	0	50	113
7:45 AM	0	2	0	0	3	2	0	0	0	0	2	0	0	0	71	8	0	79	0	3	103	0	0	106	187
Hourly Total	0	4	0	2	5	6	0	5	0	1	4	6	0	0	240	19	0	259	0	7	269	1	0	277	548
8:00 AM	0	0	0	1	2	1	0	2	0	2	2	4	0	0	69	6	0	75	0	4	93	2	0	99	179
8:15 AM	0	0	0	0	3	0	0	0	0	1	1	1	0	0	65	8	0	73	0	1	89	0	0	90	164
8:30 AM	0	2	0	0	2	2	0	1	0	2	2	3	0	0	79	7	0	86	0	3	80	1	0	84	175
8:45 AM	0	1	0	1	0	2	0	1	0	2	0	3	0	0	96	6	0	102	0	1	96	0	1	97	204
Hourly Total	0	3	0	2	7	5	0	4	0	7	5	11	0	0	309	27	0	336	0	9	358	3	1	370	722
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	0	0	0	2	0	0	2	0	2	0	4	0	0	111	0	0	111	0	0	89	0	0	89	204
4:15 PM	0	0	0	1	0	1	0	1	0	1	1	2	0	0	111	1	0	112	0	0	100	0	0	100	215
4:30 PM	0	0	0	0	0	0	0	4	0	0	0	4	0	0	95	1	0	96	0	2	117	0	0	119	219
4:45 PM	0	1	0	0	2	1	0	1	0	1	1	2	0	0	106	1	0	107	0	0	118	0	0	118	228
Hourly Total	0	1	0	1	4	2	0	8	0	4	2	12	0	0	423	3	0	426	0	2	424	0	0	426	866
5:00 PM	0	2	0	0	0	2	0	11	0	4	1	15	0	0	111	0	0	111	0	0	130	0	0	130	258
5:15 PM	0	1	0	1	0	2	0	12	0	1	0	13	0	0	116	0	0	116	0	0	114	1	0	115	246
5:30 PM	0	0	0	1	1	1	0	7	0	2	0	9	0	1	104	2	0	107	0	1	120	1	0	122	239
5:45 PM	0	0	0	0	0	0	0	1	0	1	0	2	0	0	128	0	0	128	0	0	99	0	0	99	229
Hourly Total	0	3	0	2	1	5	0	31	0	8	1	39	0	1	459	2	0	462	0	1	463	2	0	466	972
Grand Total	0	11	0	7	17	18	0	48	0	20	12	68	0	1	1431	51	0	1483	0	19	1514	6	1	1539	3108
Approach %	0.0	61.1	0.0	38.9	-	-	0.0	70.6	0.0	29.4	-	-	0.0	0.1	96.5	3.4	-	-	0.0	1.2	98.4	0.4	-	-	-
Total %	0.0	0.4	0.0	0.2	-	0.6	0.0	1.5	0.0	0.6	-	2.2	0.0	0.0	46.0	1.6	-	47.7	0.0	0.6	48.7	0.2	-	49.5	-
Lights	0	7	0	6	-	13	0	44	0	17	-	61	0	1	1382	46	-	1429	0	17	1461	6	-	1484	2987
% Lights	-	63.6	-	85.7	-	72.2	-	91.7	-	85.0	-	89.7	-	100.0	96.6	90.2	-	96.4	-	89.5	96.5	100.0	-	96.4	96.1
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	4	0	-	4	0	0	9	0	-	9	13
% Buses	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.3	0.0	-	0.3	-	0.0	0.6	0.0	-	0.6	0.4
Single-Unit Trucks	0	4	0	1	-	5	0	3	0	3	-	6	0	0	33	4	-	37	0	2	40	0	-	42	90
% Single-Unit Trucks	-	36.4	-	14.3	-	27.8	-	6.3	-	15.0	-	8.8	-	0.0	2.3	7.8	-	2.5	-	10.5	2.6	0.0	-	2.7	2.9
Articulated Trucks	0	0	0	0	-	0	0	1	0	0	-	1	0	0	12	1	-	13	0	0	2	0	-	2	16
% Articulated Trucks	-	0.0	-	0.0	-	0.0	-	2.1	-	0.0	-	1.5	-	0.0	0.8	2.0	-	0.9	-	0.0	0.1	0.0	-	0.1	0.5
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	2	0	-	2	2

% Bicycles on Road	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.1	0.0	-	0.1	0.1
Pedestrians	-	-	-	-	17	-	-	-	-	-	12	-	-	-	-	-	0	-	-	-	-	-	1	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-

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Count Name: Shermer Rd with Stanley St TMC
Site Code:
Start Date: 08/02/2022

Turning Movement Peak Hour Data (7:30 AM)

Start Time	Access Dr Eastbound						Stanley St Westbound						Shermer Rd Northbound						Shermer Rd Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
7:30 AM	0	0	0	0	2	0	0	1	0	1	0	2	0	0	56	5	0	61	0	0	50	0	0	50	113
7:45 AM	0	2	0	0	3	2	0	0	0	0	2	0	0	0	71	8	0	79	0	3	103	0	0	106	187
8:00 AM	0	0	0	1	2	1	0	2	0	2	2	4	0	0	69	6	0	75	0	4	93	2	0	99	179
8:15 AM	0	0	0	0	3	0	0	0	0	1	1	1	0	0	65	8	0	73	0	1	89	0	0	90	164
Total	0	2	0	1	10	3	0	3	0	4	5	7	0	0	261	27	0	288	0	8	335	2	0	345	643
Approach %	0.0	66.7	0.0	33.3	-	-	0.0	42.9	0.0	57.1	-	-	0.0	0.0	90.6	9.4	-	-	0.0	2.3	97.1	0.6	-	-	-
Total %	0.0	0.3	0.0	0.2	-	0.5	0.0	0.5	0.0	0.6	-	1.1	0.0	0.0	40.6	4.2	-	44.8	0.0	1.2	52.1	0.3	-	53.7	-
PHF	0.000	0.250	0.000	0.250	-	0.375	0.000	0.375	0.000	0.500	-	0.438	0.000	0.000	0.919	0.844	-	0.911	0.000	0.500	0.813	0.250	-	0.814	0.860
Lights	0	2	0	1	-	3	0	3	0	3	-	6	0	0	241	26	-	267	0	8	315	2	-	325	601
% Lights	-	100.0	-	100.0	-	100.0	-	100.0	-	75.0	-	85.7	-	-	92.3	96.3	-	92.7	-	100.0	94.0	100.0	-	94.2	93.5
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	2	0	-	2	0	0	2	0	-	2	4
% Buses	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	-	0.8	0.0	-	0.7	-	0.0	0.6	0.0	-	0.6	0.6
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	1	-	1	0	0	12	1	-	13	0	0	17	0	-	17	31
% Single-Unit Trucks	-	0.0	-	0.0	-	0.0	-	0.0	-	25.0	-	14.3	-	-	4.6	3.7	-	4.5	-	0.0	5.1	0.0	-	4.9	4.8
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	6	0	-	6	0	0	0	0	-	0	6
% Articulated Trucks	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	-	2.3	0.0	-	2.1	-	0.0	0.0	0.0	-	0.0	0.9
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	1
% Bicycles on Road	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	-	0.0	0.0	-	0.0	-	0.0	0.3	0.0	-	0.3	0.2
Pedestrians	-	-	-	-	10	-	-	-	-	-	5	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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Count Name: Shermer Rd with Stanley St TMC
Site Code:
Start Date: 08/02/2022

Turning Movement Peak Hour Data (4:30 PM)

Start Time	Access Dr Eastbound						Stanley St Westbound						Shermer Rd Northbound						Shermer Rd Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
4:30 PM	0	0	0	0	0	0	0	4	0	0	0	4	0	0	95	1	0	96	0	2	117	0	0	119	219
4:45 PM	0	1	0	0	2	1	0	1	0	1	1	2	0	0	106	1	0	107	0	0	118	0	0	118	228
5:00 PM	0	2	0	0	0	2	0	11	0	4	1	15	0	0	111	0	0	111	0	0	130	0	0	130	258
5:15 PM	0	1	0	1	0	2	0	12	0	1	0	13	0	0	116	0	0	116	0	0	114	1	0	115	246
Total	0	4	0	1	2	5	0	28	0	6	2	34	0	0	428	2	0	430	0	2	479	1	0	482	951
Approach %	0.0	80.0	0.0	20.0	-	-	0.0	82.4	0.0	17.6	-	-	0.0	0.0	99.5	0.5	-	-	0.0	0.4	99.4	0.2	-	-	-
Total %	0.0	0.4	0.0	0.1	-	0.5	0.0	2.9	0.0	0.6	-	3.6	0.0	0.0	45.0	0.2	-	45.2	0.0	0.2	50.4	0.1	-	50.7	-
PHF	0.000	0.500	0.000	0.250	-	0.625	0.000	0.583	0.000	0.375	-	0.567	0.000	0.000	0.922	0.500	-	0.927	0.000	0.250	0.921	0.250	-	0.927	0.922
Lights	0	2	0	1	-	3	0	25	0	6	-	31	0	0	425	1	-	426	0	0	468	1	-	469	929
% Lights	-	50.0	-	100.0	-	60.0	-	89.3	-	100.0	-	91.2	-	-	99.3	50.0	-	99.1	-	0.0	97.7	100.0	-	97.3	97.7
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	0	0	2	0	-	2	3
% Buses	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	-	0.2	0.0	-	0.2	-	0.0	0.4	0.0	-	0.4	0.3
Single-Unit Trucks	0	2	0	0	-	2	0	2	0	0	-	2	0	0	2	0	-	2	0	2	8	0	-	10	16
% Single-Unit Trucks	-	50.0	-	0.0	-	40.0	-	7.1	-	0.0	-	5.9	-	-	0.5	0.0	-	0.5	-	100.0	1.7	0.0	-	2.1	1.7
Articulated Trucks	0	0	0	0	-	0	0	1	0	0	-	1	0	0	0	1	-	1	0	0	0	0	-	0	2
% Articulated Trucks	-	0.0	-	0.0	-	0.0	-	3.6	-	0.0	-	2.9	-	-	0.0	50.0	-	0.2	-	0.0	0.0	0.0	-	0.0	0.2
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	1
% Bicycles on Road	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	-	0.0	0.0	-	0.0	-	0.0	0.2	0.0	-	0.2	0.1
Pedestrians	-	-	-	-	2	-	-	-	-	-	2	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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Count Name: Techny+and+Shermer TMC
Site Code:
Start Date: 05/12/2022

Turning Movement Data

Start Time	Techny Rd Eastbound						Techny Rd Westbound						Shermer Rd Northbound						Shermer Rd Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
7:00 AM	0	22	31	47	0	100	0	11	19	10	1	40	0	23	38	13	0	74	0	8	62	11	0	81	295
7:15 AM	0	21	46	47	0	114	0	17	26	13	0	56	0	36	51	14	0	101	0	18	94	19	0	131	402
7:30 AM	0	13	47	73	0	133	0	36	32	8	0	76	0	43	95	19	0	157	0	21	195	13	0	229	595
7:45 AM	0	28	53	98	0	179	0	57	41	14	0	112	0	61	147	28	0	236	0	23	218	18	0	259	786
Hourly Total	0	84	177	265	0	526	0	121	118	45	1	284	0	163	331	74	0	568	0	70	569	61	0	700	2078
8:00 AM	0	29	55	47	0	131	0	13	34	18	0	65	0	47	111	24	0	182	0	31	78	10	0	119	497
8:15 AM	0	21	61	67	0	149	0	11	34	25	0	70	0	58	76	13	0	147	0	14	86	22	1	122	488
8:30 AM	0	20	67	61	0	148	0	2	40	23	0	65	0	57	68	23	2	148	0	21	67	22	0	110	471
8:45 AM	0	15	38	42	0	95	0	6	34	18	0	58	1	32	55	16	0	104	0	15	61	12	0	88	345
Hourly Total	0	85	221	217	0	523	0	32	142	84	0	258	1	194	310	76	2	581	0	81	292	66	1	439	1801
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2:00 PM	0	13	48	40	0	101	0	9	55	17	0	81	0	50	89	18	0	157	0	16	76	21	0	113	452
2:15 PM	0	14	40	27	0	81	0	12	50	17	0	79	0	66	66	14	0	146	0	10	82	17	0	109	415
2:30 PM	0	12	23	30	0	65	0	11	52	24	0	87	0	69	90	10	0	169	0	14	69	22	0	105	426
2:45 PM	0	18	36	35	1	89	0	5	60	11	0	76	0	58	83	13	0	154	0	16	94	25	0	135	454
Hourly Total	0	57	147	132	1	336	0	37	217	69	0	323	0	243	328	55	0	626	0	56	321	85	0	462	1747
3:00 PM	0	27	31	40	0	98	0	10	86	21	0	117	0	67	76	11	0	154	0	15	112	31	0	158	527
3:15 PM	0	48	58	60	1	166	0	24	53	34	0	111	0	58	213	58	0	329	0	30	130	23	0	183	789
3:30 PM	0	46	73	58	1	177	0	20	42	28	0	90	0	71	160	53	0	284	0	27	95	17	0	139	690
3:45 PM	0	24	53	44	2	121	0	26	90	29	0	145	0	74	99	25	0	198	0	19	89	19	1	127	591
Hourly Total	0	145	215	202	4	562	0	80	271	112	0	463	0	270	548	147	0	965	0	91	426	90	1	607	2597
4:00 PM	0	20	29	43	1	92	0	16	82	25	0	123	0	60	92	26	1	178	0	21	73	30	2	124	517
4:15 PM	0	28	51	56	4	135	0	33	82	26	0	141	0	32	75	17	1	124	0	15	94	24	0	133	533
4:30 PM	0	21	42	44	1	107	0	45	69	24	0	138	0	52	94	26	0	172	0	28	113	22	0	163	580
4:45 PM	0	20	47	45	0	112	0	27	99	20	0	146	0	42	86	11	2	139	0	20	103	32	0	155	552
Hourly Total	0	89	169	188	6	446	0	121	332	95	0	548	0	186	347	80	4	613	0	84	383	108	2	575	2182
5:00 PM	0	23	65	34	3	122	0	22	94	37	0	153	0	44	102	17	0	163	0	32	100	42	3	174	612
5:15 PM	0	21	48	52	0	121	0	38	104	36	0	178	0	65	87	17	0	169	0	29	100	30	0	159	627
5:30 PM	0	16	55	27	0	98	0	20	88	19	0	127	0	59	113	28	0	200	0	32	84	25	0	141	566
5:45 PM	0	26	45	38	1	109	0	21	69	17	0	107	0	55	100	18	0	173	0	25	83	19	0	127	516
Hourly Total	0	86	213	151	4	450	0	101	355	109	0	565	0	223	402	80	0	705	0	118	367	116	3	601	2321
Grand Total	0	546	1142	1155	15	2843	0	492	1435	514	1	2441	1	1279	2266	512	6	4058	0	500	2358	526	7	3384	12726
Approach %	0.0	19.2	40.2	40.6	-	-	0.0	20.2	58.8	21.1	-	-	0.0	31.5	55.8	12.6	-	-	0.0	14.8	69.7	15.5	-	-	-
Total %	0.0	4.3	9.0	9.1	-	22.3	0.0	3.9	11.3	4.0	-	19.2	0.0	10.1	17.8	4.0	-	31.9	0.0	3.9	18.5	4.1	-	26.6	-
Lights	0	533	1125	1069	-	2727	0	449	1392	498	-	2339	1	1177	2178	479	-	3835	0	491	2246	504	-	3241	12142

% Lights	-	97.6	98.5	92.6	-	95.9	-	91.3	97.0	96.9	-	95.8	100.0	92.0	96.1	93.6	-	94.5	-	98.2	95.3	95.8	-	95.8	95.4
Buses	0	3	3	45	-	51	0	1	6	3	-	10	0	42	21	3	-	66	0	1	33	2	-	36	163
% Buses	-	0.5	0.3	3.9	-	1.8	-	0.2	0.4	0.6	-	0.4	0.0	3.3	0.9	0.6	-	1.6	-	0.2	1.4	0.4	-	1.1	1.3
Single-Unit Trucks	0	10	7	28	-	45	0	33	15	5	-	53	0	31	41	24	-	96	0	6	62	16	-	84	278
% Single-Unit Trucks	-	1.8	0.6	2.4	-	1.6	-	6.7	1.0	1.0	-	2.2	0.0	2.4	1.8	4.7	-	2.4	-	1.2	2.6	3.0	-	2.5	2.2
Articulated Trucks	0	0	6	13	-	19	0	7	14	6	-	27	0	29	24	3	-	56	0	2	15	3	-	20	122
% Articulated Trucks	-	0.0	0.5	1.1	-	0.7	-	1.4	1.0	1.2	-	1.1	0.0	2.3	1.1	0.6	-	1.4	-	0.4	0.6	0.6	-	0.6	1.0
Bicycles on Road	0	0	1	0	-	1	0	2	8	2	-	12	0	0	2	3	-	5	0	0	2	1	-	3	21
% Bicycles on Road	-	0.0	0.1	0.0	-	0.0	-	0.4	0.6	0.4	-	0.5	0.0	0.0	0.1	0.6	-	0.1	-	0.0	0.1	0.2	-	0.1	0.2
Pedestrians	-	-	-	-	15	-	-	-	-	-	1	-	-	-	-	-	6	-	-	-	-	-	7	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 sainkeshavarzi@kloainc.com

Count Name: Techny+and+Shermer TMC
Site Code:
Start Date: 05/12/2022

Turning Movement Peak Hour Data (7:30 AM)

Start Time	Techny Rd Eastbound						Techny Rd Westbound						Shermer Rd Northbound						Shermer Rd Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
7:30 AM	0	13	47	73	0	133	0	36	32	8	0	76	0	43	95	19	0	157	0	21	195	13	0	229	595
7:45 AM	0	28	53	98	0	179	0	57	41	14	0	112	0	61	147	28	0	236	0	23	218	18	0	259	786
8:00 AM	0	29	55	47	0	131	0	13	34	18	0	65	0	47	111	24	0	182	0	31	78	10	0	119	497
8:15 AM	0	21	61	67	0	149	0	11	34	25	0	70	0	58	76	13	0	147	0	14	86	22	1	122	488
Total	0	91	216	285	0	592	0	117	141	65	0	323	0	209	429	84	0	722	0	89	577	63	1	729	2366
Approach %	0.0	15.4	36.5	48.1	-	-	0.0	36.2	43.7	20.1	-	-	0.0	28.9	59.4	11.6	-	-	0.0	12.2	79.1	8.6	-	-	-
Total %	0.0	3.8	9.1	12.0	-	25.0	0.0	4.9	6.0	2.7	-	13.7	0.0	8.8	18.1	3.6	-	30.5	0.0	3.8	24.4	2.7	-	30.8	-
PHF	0.000	0.784	0.885	0.727	-	0.827	0.000	0.513	0.860	0.650	-	0.721	0.000	0.857	0.730	0.750	-	0.765	0.000	0.718	0.662	0.716	-	0.704	0.753
Lights	0	89	212	267	-	568	0	108	133	62	-	303	0	193	398	77	-	668	0	87	561	60	-	708	2247
% Lights	-	97.8	98.1	93.7	-	95.9	-	92.3	94.3	95.4	-	93.8	-	92.3	92.8	91.7	-	92.5	-	97.8	97.2	95.2	-	97.1	95.0
Buses	0	1	1	8	-	10	0	0	1	2	-	3	0	2	4	1	-	7	0	0	5	2	-	7	27
% Buses	-	1.1	0.5	2.8	-	1.7	-	0.0	0.7	3.1	-	0.9	-	1.0	0.9	1.2	-	1.0	-	0.0	0.9	3.2	-	1.0	1.1
Single-Unit Trucks	0	1	0	9	-	10	0	5	1	0	-	6	0	8	16	5	-	29	0	1	7	0	-	8	53
% Single-Unit Trucks	-	1.1	0.0	3.2	-	1.7	-	4.3	0.7	0.0	-	1.9	-	3.8	3.7	6.0	-	4.0	-	1.1	1.2	0.0	-	1.1	2.2
Articulated Trucks	0	0	3	1	-	4	0	3	4	1	-	8	0	6	11	1	-	18	0	1	3	1	-	5	35
% Articulated Trucks	-	0.0	1.4	0.4	-	0.7	-	2.6	2.8	1.5	-	2.5	-	2.9	2.6	1.2	-	2.5	-	1.1	0.5	1.6	-	0.7	1.5
Bicycles on Road	0	0	0	0	-	0	0	1	2	0	-	3	0	0	0	0	-	0	0	0	1	0	-	1	4
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.9	1.4	0.0	-	0.9	-	0.0	0.0	0.0	-	0.0	-	0.0	0.2	0.0	-	0.1	0.2
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	1	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 sainkeshavarzi@kloainc.com

Count Name: Techny+and+Shermer TMC
Site Code:
Start Date: 05/12/2022

Turning Movement Peak Hour Data (3:00 PM)

Start Time	Techny Rd Eastbound						Techny Rd Westbound						Shermer Rd Northbound						Shermer Rd Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
3:00 PM	0	27	31	40	0	98	0	10	86	21	0	117	0	67	76	11	0	154	0	15	112	31	0	158	527
3:15 PM	0	48	58	60	1	166	0	24	53	34	0	111	0	58	213	58	0	329	0	30	130	23	0	183	789
3:30 PM	0	46	73	58	1	177	0	20	42	28	0	90	0	71	160	53	0	284	0	27	95	17	0	139	690
3:45 PM	0	24	53	44	2	121	0	26	90	29	0	145	0	74	99	25	0	198	0	19	89	19	1	127	591
Total	0	145	215	202	4	562	0	80	271	112	0	463	0	270	548	147	0	965	0	91	426	90	1	607	2597
Approach %	0.0	25.8	38.3	35.9	-	-	0.0	17.3	58.5	24.2	-	-	0.0	28.0	56.8	15.2	-	-	0.0	15.0	70.2	14.8	-	-	-
Total %	0.0	5.6	8.3	7.8	-	21.6	0.0	3.1	10.4	4.3	-	17.8	0.0	10.4	21.1	5.7	-	37.2	0.0	3.5	16.4	3.5	-	23.4	-
PHF	0.000	0.755	0.736	0.842	-	0.794	0.000	0.769	0.753	0.824	-	0.798	0.000	0.912	0.643	0.634	-	0.733	0.000	0.758	0.819	0.726	-	0.829	0.823
Lights	0	141	214	197	-	552	0	77	258	111	-	446	0	256	534	139	-	929	0	90	409	87	-	586	2513
% Lights	-	97.2	99.5	97.5	-	98.2	-	96.3	95.2	99.1	-	96.3	-	94.8	97.4	94.6	-	96.3	-	98.9	96.0	96.7	-	96.5	96.8
Buses	0	1	1	3	-	5	0	1	5	0	-	6	0	2	5	0	-	7	0	1	5	0	-	6	24
% Buses	-	0.7	0.5	1.5	-	0.9	-	1.3	1.8	0.0	-	1.3	-	0.7	0.9	0.0	-	0.7	-	1.1	1.2	0.0	-	1.0	0.9
Single-Unit Trucks	0	3	0	1	-	4	0	2	4	1	-	7	0	5	5	7	-	17	0	0	9	3	-	12	40
% Single-Unit Trucks	-	2.1	0.0	0.5	-	0.7	-	2.5	1.5	0.9	-	1.5	-	1.9	0.9	4.8	-	1.8	-	0.0	2.1	3.3	-	2.0	1.5
Articulated Trucks	0	0	0	1	-	1	0	0	2	0	-	2	0	7	3	0	-	10	0	0	3	0	-	3	16
% Articulated Trucks	-	0.0	0.0	0.5	-	0.2	-	0.0	0.7	0.0	-	0.4	-	2.6	0.5	0.0	-	1.0	-	0.0	0.7	0.0	-	0.5	0.6
Bicycles on Road	0	0	0	0	-	0	0	0	2	0	-	2	0	0	1	1	-	2	0	0	0	0	-	0	4
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.7	0.0	-	0.4	-	0.0	0.2	0.7	-	0.2	-	0.0	0.0	0.0	-	0.0	0.2
Pedestrians	-	-	-	-	4	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	1	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

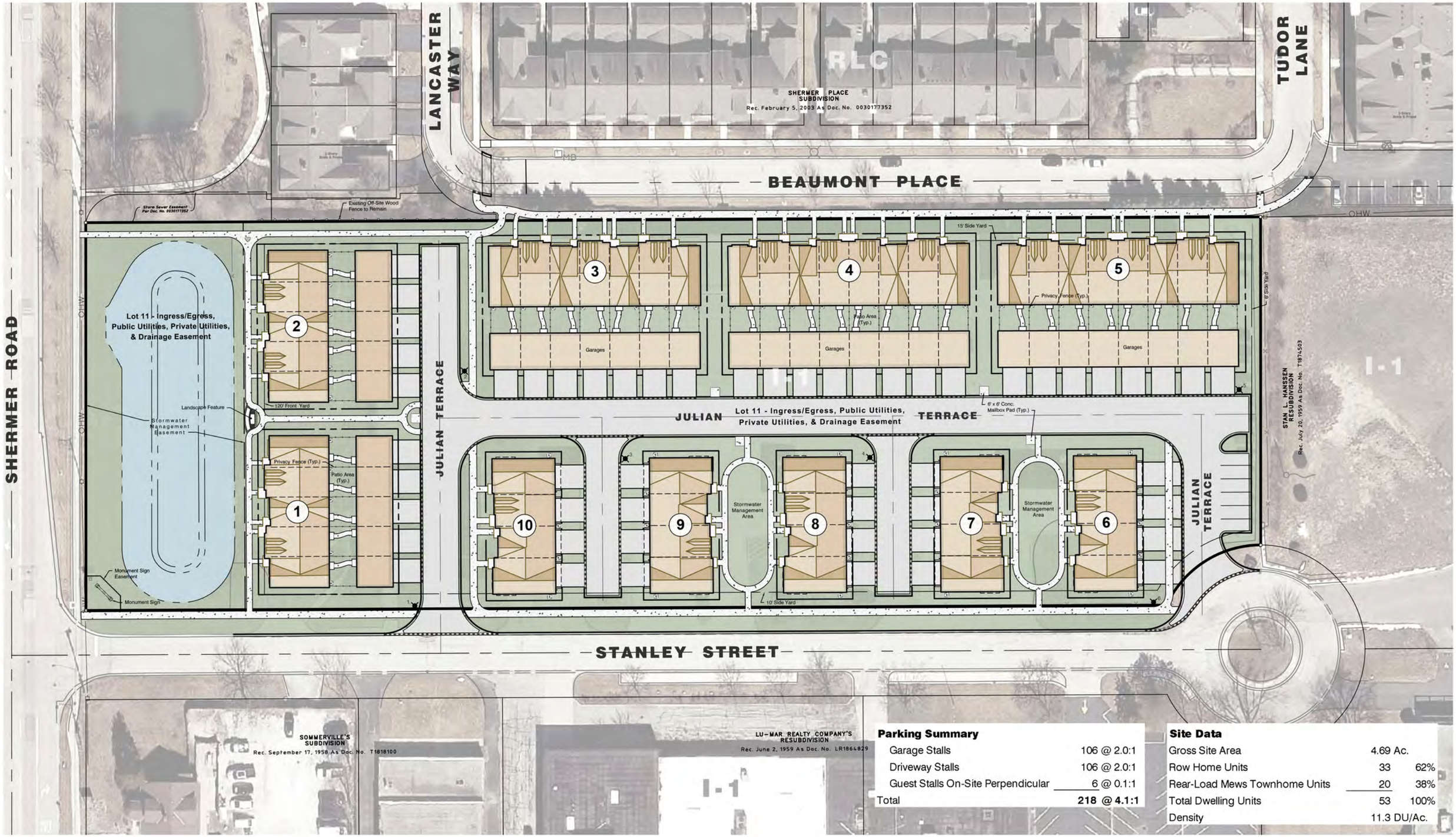
Rosemont, Illinois, United States 60018
(847)518-9990 sainkeshavarzi@kloainc.com

Count Name: Techny+and+Shermer TMC
Site Code:
Start Date: 05/12/2022

Turning Movement Peak Hour Data (4:30 PM)

Start Time	Techny Rd Eastbound						Techny Rd Westbound						Shermer Rd Northbound						Shermer Rd Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
4:30 PM	0	21	42	44	1	107	0	45	69	24	0	138	0	52	94	26	0	172	0	28	113	22	0	163	580
4:45 PM	0	20	47	45	0	112	0	27	99	20	0	146	0	42	86	11	2	139	0	20	103	32	0	155	552
5:00 PM	0	23	65	34	3	122	0	22	94	37	0	153	0	44	102	17	0	163	0	32	100	42	3	174	612
5:15 PM	0	21	48	52	0	121	0	38	104	36	0	178	0	65	87	17	0	169	0	29	100	30	0	159	627
Total	0	85	202	175	4	462	0	132	366	117	0	615	0	203	369	71	2	643	0	109	416	126	3	651	2371
Approach %	0.0	18.4	43.7	37.9	-	-	0.0	21.5	59.5	19.0	-	-	0.0	31.6	57.4	11.0	-	-	0.0	16.7	63.9	19.4	-	-	-
Total %	0.0	3.6	8.5	7.4	-	19.5	0.0	5.6	15.4	4.9	-	25.9	0.0	8.6	15.6	3.0	-	27.1	0.0	4.6	17.5	5.3	-	27.5	-
PHF	0.000	0.924	0.777	0.841	-	0.947	0.000	0.733	0.880	0.791	-	0.864	0.000	0.781	0.904	0.683	-	0.935	0.000	0.852	0.920	0.750	-	0.935	0.945
Lights	0	84	202	160	-	446	0	117	359	116	-	592	0	197	366	67	-	630	0	106	409	123	-	638	2306
% Lights	-	98.8	100.0	91.4	-	96.5	-	88.6	98.1	99.1	-	96.3	-	97.0	99.2	94.4	-	98.0	-	97.2	98.3	97.6	-	98.0	97.3
Buses	0	0	0	7	-	7	0	0	0	0	-	0	0	1	1	0	-	2	0	0	1	0	-	1	10
% Buses	-	0.0	0.0	4.0	-	1.5	-	0.0	0.0	0.0	-	0.0	-	0.5	0.3	0.0	-	0.3	-	0.0	0.2	0.0	-	0.2	0.4
Single-Unit Trucks	0	1	0	4	-	5	0	15	1	1	-	17	0	3	1	3	-	7	0	3	5	3	-	11	40
% Single-Unit Trucks	-	1.2	0.0	2.3	-	1.1	-	11.4	0.3	0.9	-	2.8	-	1.5	0.3	4.2	-	1.1	-	2.8	1.2	2.4	-	1.7	1.7
Articulated Trucks	0	0	0	4	-	4	0	0	2	0	-	2	0	2	1	1	-	4	0	0	1	0	-	1	11
% Articulated Trucks	-	0.0	0.0	2.3	-	0.9	-	0.0	0.5	0.0	-	0.3	-	1.0	0.3	1.4	-	0.6	-	0.0	0.2	0.0	-	0.2	0.5
Bicycles on Road	0	0	0	0	-	0	0	0	4	0	-	4	0	0	0	0	-	0	0	0	0	0	-	0	4
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	1.1	0.0	-	0.7	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.2
Pedestrians	-	-	-	-	4	-	-	-	-	-	0	-	-	-	-	-	2	-	-	-	-	-	3	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-

Site Plan



Parking Summary

Garage Stalls	106 @ 2.0:1
Driveway Stalls	106 @ 2.0:1
Guest Stalls On-Site Perpendicular	6 @ 0.1:1
Total	**218 @ 4.1:1**

Site Data

Gross Site Area	4.69 Ac.	
Row Home Units	33	62%
Rear-Load Mews Townhome Units	20	38%
Total Dwelling Units	53	100%
Density	11.3 DU/Ac.	

NORTH
0 60
Scale: 1" = 60'

No.	Date	Revision

PRELIMINARY PD SITE PLAN
NORTHBROOK ROW

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

HAEGER ENGINEERING
consulting engineers · land surveyors
100 East State Parkway, Schaumburg, IL 60173 Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152 www.HaegerEngineering.com

Project Manager:	TAS
Engineer:	PAC
Date:	9-24-2024
Project No.	20-122
Sheet	1614

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Chicago Metropolitan Agency for Planning

433 West Van Buren Street
Suite 450
Chicago, IL 60607

312-454-0400
cmap.illinois.gov

July 7, 2022

Shahrzad Ainkeshavarzi
Consultant
Kenig, Lindgren, O'Hara, Aboona, Inc.
9575 West Higgins Road, Suite 400
Rosemont, IL, 60018

Subject: ***1657 Shermer Road Residential Development***
IDOT

Dear Mr. Ainkeshavarzi:

In response to a request made on your behalf and dated July 6, 2022, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT (2018)	Year 2050 ADT
Walters Avenue west of Shermer Road	4,000	5,000
Shermer Road	15,800	18,500
Techny Road east of Shermer Road	7,750	9,200
Techny Road west of Shermer Road	6,100	7,400
Willow Road east of Shermer Road	42,500	47,000
Willow Road west of Shermer Road	35,700	42,000
Western Avenue	1,400	1,700

Traffic projections are developed using existing ADT data provided in the request letter and the results from the December 2021 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806.

Sincerely,

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Rios (IDOT)
2022_ForecastTraffic\Northbrook\ck-90-22\ck-90-22.docx

Level of Service Criteria

LEVEL OF SERVICE CRITERIA

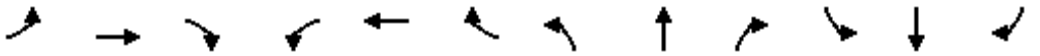
Signalized Intersections		
Level of Service	Interpretation	Average Control Delay (seconds per vehicle)
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	>10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	>20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective, or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	>35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high, and the cycle length is long. Individual cycle failures are frequent.	>55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.	>80.0

Unsignalized Intersections	
Level of Service	Average Total Delay (SEC/VEH)
A	0 - 10
B	> 10 - 15
C	> 15 - 25
D	> 25 - 35
E	> 35 - 50
F	> 50

Source: *Highway Capacity Manual*, 2010.

Capacity Analysis Summary Sheets

Existing Weekday Morning Peak Hour

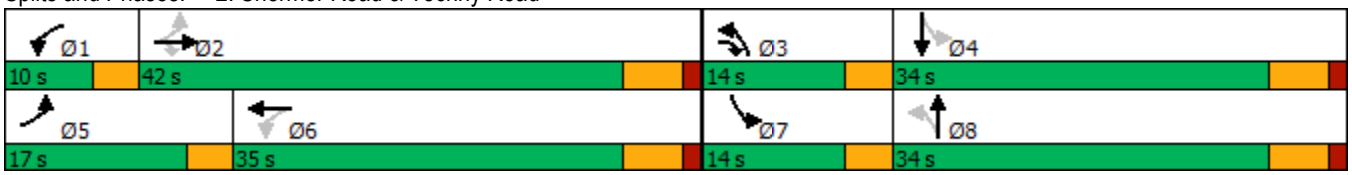


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	91	216	285	117	141	65	209	429	84	89	577	63
Future Volume (vph)	91	216	285	117	141	65	209	429	84	89	577	63
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	145		195	120		0	205		0	100		0
Storage Lanes	1		1	1		0	1		0	1		0
Taper Length (ft)	180			180			160			80		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt			0.850		0.953			0.975			0.985	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1961	1524	1687	1736	0	1671	3284	0	1770	3446	0
Flt Permitted	0.377			0.497			0.148			0.297		
Satd. Flow (perm)	702	1961	1524	883	1736	0	260	3284	0	553	3446	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			107		23			23			12	
Link Speed (mph)		35			35			40			35	
Link Distance (ft)		674			553			1982			470	
Travel Time (s)		13.1			10.8			33.8			9.2	
Peak Hour Factor	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75
Heavy Vehicles (%)	2%	2%	6%	7%	4%	5%	8%	7%	8%	2%	3%	5%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	121	288	380	156	275	0	279	684	0	119	853	0
Turn Type	pm+pt	NA	pm+ov	pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	5	2	3	1	6		3	8		7	4	
Permitted Phases	2		2	6			8			4		
Detector Phase	5	2	3	1	6		3	8		7	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0	3.0	3.0	15.0		3.0	8.0		3.0	8.0	
Minimum Split (s)	6.5	21.0	6.5	6.5	21.0		6.5	14.0		6.5	14.0	
Total Split (s)	17.0	42.0	14.0	10.0	35.0		14.0	34.0		14.0	34.0	
Total Split (%)	17.0%	42.0%	14.0%	10.0%	35.0%		14.0%	34.0%		14.0%	34.0%	
Yellow Time (s)	3.5	4.5	3.5	3.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	0.0	1.5	0.0	0.0	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0	3.5	3.5	6.0		3.5	6.0		3.5	6.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	None	None	None	None		None	Min		None	Min	
Act Effct Green (s)	35.9	24.6	41.3	30.8	21.7		42.3	29.4		38.4	27.3	
Actuated g/C Ratio	0.41	0.28	0.47	0.35	0.25		0.48	0.33		0.43	0.31	
v/c Ratio	0.30	0.53	0.49	0.43	0.62		0.95	0.62		0.33	0.79	
Control Delay	17.5	30.2	13.5	20.9	34.0		64.4	28.4		16.6	35.2	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	17.5	30.2	13.5	20.9	34.0		64.4	28.4		16.6	35.2	
LOS	B	C	B	C	C		E	C		B	D	
Approach Delay		20.2			29.2			38.8			32.9	
Approach LOS		C			C			D			C	
Queue Length 50th (ft)	41	136	99	54	126		97	159		34	222	
Queue Length 95th (ft)	61	167	124	76	168		#219	207		64	268	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		594			473			1902			390	
Turn Bay Length (ft)	145		195	120			205			100		
Base Capacity (vph)	460	806	769	367	590		293	1109		399	1110	
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0		0	0	
Storage Cap Reductn	0	0	0	0	0		0	0		0	0	
Reduced v/c Ratio	0.26	0.36	0.49	0.43	0.47		0.95	0.62		0.30	0.77	

Intersection Summary			
Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 88.3			
Natural Cycle: 65			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.95			
Intersection Signal Delay: 31.0		Intersection LOS: C	
Intersection Capacity Utilization 65.2%		ICU Level of Service C	
Analysis Period (min) 15			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			

Splits and Phases: 2: Shermer Road & Techny Road



Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	16	0	9	12	0	8	3	502	8	1	714	4
Future Vol, veh/h	16	0	9	12	0	8	3	502	8	1	714	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	0	55	-	-	55	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	87	87	87	87	87	87	87	87	87
Heavy Vehicles, %	6	0	0	0	0	0	0	8	13	0	6	0
Mvmt Flow	18	0	10	14	0	9	3	577	9	1	821	5

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1418	1418	824	1419	1416	582	826	0	0	586	0	0
Stage 1	826	826	-	588	588	-	-	-	-	-	-	-
Stage 2	592	592	-	831	828	-	-	-	-	-	-	-
Critical Hdwy	7.16	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.16	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.16	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.554	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	112	138	376	115	139	517	813	-	-	999	-	-
Stage 1	360	389	-	499	499	-	-	-	-	-	-	-
Stage 2	486	497	-	367	389	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	110	137	376	111	138	517	813	-	-	999	-	-
Mov Cap-2 Maneuver	236	260	-	237	260	-	-	-	-	-	-	-
Stage 1	359	389	-	497	497	-	-	-	-	-	-	-
Stage 2	476	495	-	357	389	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	19.7	17.5	0.1	0
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	813	-	-	273	237	517	999	-	-
HCM Lane V/C Ratio	0.004	-	-	0.105	0.058	0.018	0.001	-	-
HCM Control Delay (s)	9.4	-	-	19.7	21.1	12.1	8.6	-	-
HCM Lane LOS	A	-	-	C	C	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.3	0.2	0.1	0	-	-

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	0	38	6	0	7	25	491	10	9	675	5
Future Vol, veh/h	5	0	38	6	0	7	25	491	10	9	675	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	100	50	-	-	75	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	75	75	75	75	75	75	75	75	75	75	75	75
Heavy Vehicles, %	0	0	3	0	0	0	0	8	10	11	3	20
Mvmt Flow	7	0	51	8	0	9	33	655	13	12	900	7

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1660	1662	904	1681	1659	662	907	0	0	668	0	0
Stage 1	928	928	-	728	728	-	-	-	-	-	-	-
Stage 2	732	734	-	953	931	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.23	7.1	6.5	6.2	4.1	-	-	4.21	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.327	3.5	4	3.3	2.2	-	-	2.299	-	-
Pot Cap-1 Maneuver	78	98	334	76	99	465	759	-	-	881	-	-
Stage 1	324	349	-	418	432	-	-	-	-	-	-	-
Stage 2	416	429	-	314	348	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	73	93	334	62	93	465	759	-	-	881	-	-
Mov Cap-2 Maneuver	188	211	-	159	203	-	-	-	-	-	-	-
Stage 1	310	344	-	400	413	-	-	-	-	-	-	-
Stage 2	390	411	-	263	343	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	19.5	20.2	0.5	0.1
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	759	-	-	306	159	465	881	-	-
HCM Lane V/C Ratio	0.044	-	-	0.187	0.05	0.02	0.014	-	-
HCM Control Delay (s)	10	-	-	19.5	28.8	12.9	9.1	-	-
HCM Lane LOS	A	-	-	C	D	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.7	0.2	0.1	0	-	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↑	↗		↰	
Traffic Vol, veh/h	2	0	1	3	0	4	0	507	27	8	725	2
Future Vol, veh/h	2	0	1	3	0	4	0	507	27	8	725	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	90	-	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	86	86
Heavy Vehicles, %	0	0	0	0	0	25	0	8	4	0	6	0
Mvmt Flow	2	0	1	3	0	5	0	590	31	9	843	2

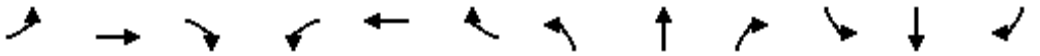
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1470	1483	844	1453	1453	590	-	0	0	621	0	0
Stage 1	862	862	-	590	590	-	-	-	-	-	-	-
Stage 2	608	621	-	863	863	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.45	-	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.525	-	-	-	2.2	-	-
Pot Cap-1 Maneuver	106	126	366	109	132	467	0	-	-	969	-	-
Stage 1	353	375	-	497	498	-	0	-	-	-	-	-
Stage 2	486	482	-	352	374	-	0	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	103	124	366	107	130	467	-	-	-	969	-	-
Mov Cap-2 Maneuver	230	244	-	233	250	-	-	-	-	-	-	-
Stage 1	353	368	-	497	498	-	-	-	-	-	-	-
Stage 2	481	482	-	345	367	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	18.9	16.3	0	0.1
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	-	-	263	326	969	-	-
HCM Lane V/C Ratio	-	-	0.013	0.025	0.01	-	-
HCM Control Delay (s)	-	-	18.9	16.3	8.8	0	-
HCM Lane LOS	-	-	C	C	A	A	-
HCM 95th %tile Q(veh)	-	-	0	0.1	0	-	-

Capacity Analysis Summary Sheets

Existing Weekday Evening Peak Hour

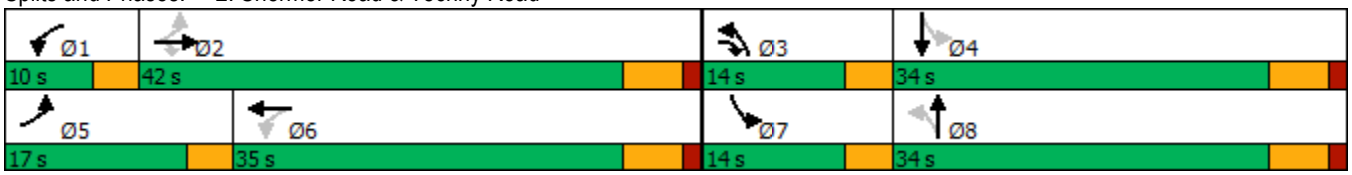


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	145	215	202	80	271	112	270	548	147	91	461	90
Future Volume (vph)	145	215	202	80	271	112	270	548	147	91	461	90
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	145		195	120		0	205		0	100		0
Storage Lanes	1		1	1		0	1		0	1		0
Taper Length (ft)	180			180			160			80		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt			0.850		0.956			0.968			0.975	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	2000	1583	1736	1761	0	1719	3405	0	1787	3390	0
Flt Permitted	0.242			0.617			0.260			0.261		
Satd. Flow (perm)	446	2000	1583	1127	1761	0	470	3405	0	491	3390	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			213		21			34			23	
Link Speed (mph)		35			35			40			35	
Link Distance (ft)		674			553			1982			470	
Travel Time (s)		13.1			10.8			33.8			9.2	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	3%	0%	2%	4%	4%	1%	5%	2%	5%	1%	4%	3%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	153	226	213	84	403	0	284	732	0	96	580	0
Turn Type	pm+pt	NA	pm+ov	pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	5	2	3	1	6		3	8		7	4	
Permitted Phases	2		2	6			8			4		
Detector Phase	5	2	3	1	6		3	8		7	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0	3.0	3.0	15.0		3.0	8.0		3.0	8.0	
Minimum Split (s)	6.5	21.0	6.5	6.5	21.0		6.5	14.0		6.5	14.0	
Total Split (s)	17.0	42.0	14.0	10.0	35.0		14.0	34.0		14.0	34.0	
Total Split (%)	17.0%	42.0%	14.0%	10.0%	35.0%		14.0%	34.0%		14.0%	34.0%	
Yellow Time (s)	3.5	4.5	3.5	3.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	0.0	1.5	0.0	0.0	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0	3.5	3.5	6.0		3.5	6.0		3.5	6.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	None	None	None	None		None	Min		None	Min	
Act Effct Green (s)	43.2	33.1	49.9	35.1	26.1		39.2	28.7		34.8	23.9	
Actuated g/C Ratio	0.47	0.36	0.55	0.39	0.29		0.43	0.32		0.38	0.26	
v/c Ratio	0.41	0.31	0.22	0.18	0.78		0.82	0.67		0.31	0.64	
Control Delay	17.8	23.7	2.4	15.3	40.7		40.3	31.4		18.9	32.6	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	17.8	23.7	2.4	15.3	40.7		40.3	31.4		18.9	32.6	
LOS	B	C	A	B	D		D	C		B	C	
Approach Delay		14.5			36.3			33.9			30.6	
Approach LOS		B			D			C			C	
Queue Length 50th (ft)	51	99	0	27	209		113	201		34	157	
Queue Length 95th (ft)	91	163	33	55	#361		#224	282		66	219	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		594			473			1902			390	
Turn Bay Length (ft)	145		195	120			205			100		
Base Capacity (vph)	408	803	963	480	583		348	1110		352	1074	
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0		0	0	
Storage Cap Reductn	0	0	0	0	0		0	0		0	0	
Reduced v/c Ratio	0.38	0.28	0.22	0.17	0.69		0.82	0.66		0.27	0.54	

Intersection Summary			
Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 91.1			
Natural Cycle: 60			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.82			
Intersection Signal Delay: 29.4		Intersection LOS: C	
Intersection Capacity Utilization 76.4%		ICU Level of Service D	
Analysis Period (min) 15			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			

Splits and Phases: 2: Shermer Road & Techny Road



Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	11	1	13	8	0	14	9	553	21	11	595	19
Future Vol, veh/h	11	1	13	8	0	14	9	553	21	11	595	19
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	0	55	-	-	55	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	9	0	0	0	0	7	0	1	0	0	3	0
Mvmt Flow	12	1	14	9	0	15	10	588	22	12	633	20

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1294	1297	643	1294	1296	599	653	0	0	610	0	0
Stage 1	667	667	-	619	619	-	-	-	-	-	-	-
Stage 2	627	630	-	675	677	-	-	-	-	-	-	-
Critical Hdwy	7.19	6.5	6.2	7.1	6.5	6.27	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.19	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.19	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.581	4	3.3	3.5	4	3.363	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	135	163	477	141	164	492	943	-	-	979	-	-
Stage 1	437	460	-	480	483	-	-	-	-	-	-	-
Stage 2	460	478	-	447	455	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	129	159	477	134	160	492	943	-	-	979	-	-
Mov Cap-2 Maneuver	255	281	-	264	282	-	-	-	-	-	-	-
Stage 1	432	454	-	475	478	-	-	-	-	-	-	-
Stage 2	441	473	-	428	450	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	16.6	14.9	0.1	0.2
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	943	-	-	338	264	492	979	-	-
HCM Lane V/C Ratio	0.01	-	-	0.079	0.032	0.03	0.012	-	-
HCM Control Delay (s)	8.9	-	-	16.6	19.1	12.5	8.7	-	-
HCM Lane LOS	A	-	-	C	C	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.3	0.1	0.1	0	-	-

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	11	1	25	13	3	18	18	559	1	20	587	22
Future Vol, veh/h	11	1	25	13	3	18	18	559	1	20	587	22
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	100	50	-	-	75	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	0	0	1	0	5	1	0
Mvmt Flow	12	1	26	14	3	19	19	588	1	21	618	23

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1310	1299	630	1312	1310	589	641	0	0	589	0	0
Stage 1	672	672	-	627	627	-	-	-	-	-	-	-
Stage 2	638	627	-	685	683	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.15	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.245	-	-
Pot Cap-1 Maneuver	137	163	485	137	160	512	953	-	-	972	-	-
Stage 1	449	458	-	475	479	-	-	-	-	-	-	-
Stage 2	468	479	-	441	452	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	127	156	485	125	153	512	953	-	-	972	-	-
Mov Cap-2 Maneuver	254	276	-	250	273	-	-	-	-	-	-	-
Stage 1	440	448	-	466	469	-	-	-	-	-	-	-
Stage 2	439	469	-	407	442	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	15.7	16	0.3	0.3
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	953	-	-	376	254	512	972	-	-
HCM Lane V/C Ratio	0.02	-	-	0.104	0.066	0.037	0.022	-	-
HCM Control Delay (s)	8.9	-	-	15.7	20.2	12.3	8.8	-	-
HCM Lane LOS	A	-	-	C	C	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.3	0.2	0.1	0.1	-	-

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	4	0	1	28	0	6	6	573	2	2	613	1
Future Vol, veh/h	4	0	1	28	0	6	6	573	2	2	613	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	90	-	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	50	0	0	11	0	0	0	1	50	100	2	0
Mvmt Flow	4	0	1	30	0	7	7	623	2	2	666	1

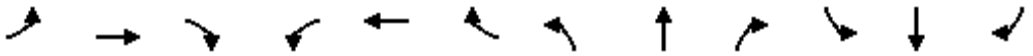
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1313	1310	667	1308	1308	623	667	0	0	625	0	0
Stage 1	671	671	-	637	637	-	-	-	-	-	-	-
Stage 2	642	639	-	671	671	-	-	-	-	-	-	-
Critical Hdwy	7.6	6.5	6.2	7.21	6.5	6.2	4.1	-	-	5.1	-	-
Critical Hdwy Stg 1	6.6	5.5	-	6.21	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.6	5.5	-	6.21	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.95	4	3.3	3.599	4	3.3	2.2	-	-	3.1	-	-
Pot Cap-1 Maneuver	108	160	462	131	161	490	932	-	-	620	-	-
Stage 1	376	458	-	451	475	-	-	-	-	-	-	-
Stage 2	391	474	-	432	458	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	105	157	462	129	158	490	932	-	-	620	-	-
Mov Cap-2 Maneuver	219	282	-	257	281	-	-	-	-	-	-	-
Stage 1	371	456	-	446	469	-	-	-	-	-	-	-
Stage 2	381	468	-	429	456	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	20	19.7	0.1	0
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	932	-	-	245	281	620	-	-
HCM Lane V/C Ratio	0.007	-	-	0.022	0.132	0.004	-	-
HCM Control Delay (s)	8.9	-	-	20	19.7	10.8	0	-
HCM Lane LOS	A	-	-	C	C	B	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.4	0	-	-

Capacity Analysis Summary Sheets

Year 2028 No-Build Weekday Morning Peak Hour



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	101	226	294	123	149	73	215	484	87	106	679	80
Future Volume (vph)	101	226	294	123	149	73	215	484	87	106	679	80
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	145		195	120		0	205		0	100		0
Storage Lanes	1		1	1		0	1		0	1		0
Taper Length (ft)	180			180			160			80		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt			0.850		0.951			0.977			0.984	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1961	1524	1687	1732	0	1671	3292	0	1770	3442	0
Flt Permitted	0.337			0.489			0.134			0.240		
Satd. Flow (perm)	628	1961	1524	868	1732	0	236	3292	0	447	3442	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			92		25			20			13	
Link Speed (mph)		35			35			40			35	
Link Distance (ft)		674			553			1982			470	
Travel Time (s)		13.1			10.8			33.8			9.2	
Peak Hour Factor	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75
Heavy Vehicles (%)	2%	2%	6%	7%	4%	5%	8%	7%	8%	2%	3%	5%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	135	301	392	164	296	0	287	761	0	141	1012	0
Turn Type	pm+pt	NA	pm+ov	pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	5	2	3	1	6		3	8		7	4	
Permitted Phases	2		2	6			8			4		
Detector Phase	5	2	3	1	6		3	8		7	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0	3.0	3.0	15.0		3.0	8.0		3.0	8.0	
Minimum Split (s)	6.5	21.0	6.5	6.5	21.0		6.5	14.0		6.5	14.0	
Total Split (s)	17.0	42.0	14.0	10.0	35.0		14.0	34.0		14.0	34.0	
Total Split (%)	17.0%	42.0%	14.0%	10.0%	35.0%		14.0%	34.0%		14.0%	34.0%	
Yellow Time (s)	3.5	4.5	3.5	3.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	0.0	1.5	0.0	0.0	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0	3.5	3.5	6.0		3.5	6.0		3.5	6.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	None	None	None	None		None	Min		None	Min	
Act Effct Green (s)	37.5	25.9	42.6	31.5	22.5		42.8	29.8		39.7	28.2	
Actuated g/C Ratio	0.41	0.29	0.47	0.35	0.25		0.47	0.33		0.44	0.31	
v/c Ratio	0.35	0.54	0.51	0.45	0.66		1.03	0.69		0.43	0.94	
Control Delay	18.1	30.3	14.6	21.7	35.6		86.5	31.3		18.8	47.6	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	18.1	30.3	14.6	21.7	35.6		86.5	31.3		18.8	47.6	
LOS	B	C	B	C	D		F	C		B	D	
Approach Delay		20.9			30.6			46.4			44.1	
Approach LOS		C			C			D			D	
Queue Length 50th (ft)	46	143	111	57	139		~126	193		42	290	
Queue Length 95th (ft)	67	174	136	79	183		#242	237		75	#353	

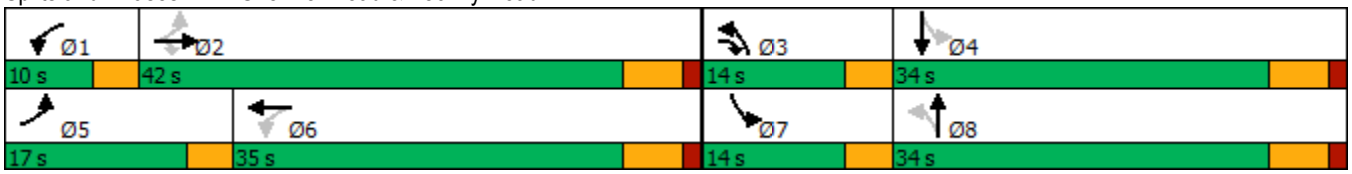
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		594			473			1902			390	
Turn Bay Length (ft)	145		195	120			205			100		
Base Capacity (vph)	439	786	766	362	576		279	1099		359	1082	
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0		0	0	
Storage Cap Reductn	0	0	0	0	0		0	0		0	0	
Reduced v/c Ratio	0.31	0.38	0.51	0.45	0.51		1.03	0.69		0.39	0.94	

Intersection Summary			
Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 90.4			
Natural Cycle: 70			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 1.03			
Intersection Signal Delay: 37.5		Intersection LOS: D	
Intersection Capacity Utilization 69.2%		ICU Level of Service C	
Analysis Period (min) 15			

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 2: Shermer Road & Techny Road



Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	16	0	9	12	0	8	3	573	8	1	851	4
Future Vol, veh/h	16	0	9	12	0	8	3	573	8	1	851	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	0	55	-	-	55	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	87	87	87	87	87	87	87	87	87
Heavy Vehicles, %	6	0	0	0	0	0	0	8	13	0	6	0
Mvmt Flow	18	0	10	14	0	9	3	659	9	1	978	5

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1657	1657	981	1658	1655	664	983	0	0	668	0	0
Stage 1	983	983	-	670	670	-	-	-	-	-	-	-
Stage 2	674	674	-	988	985	-	-	-	-	-	-	-
Critical Hdwy	7.16	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.16	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.16	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.554	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	76	99	305	79	99	464	711	-	-	931	-	-
Stage 1	294	329	-	450	459	-	-	-	-	-	-	-
Stage 2	438	457	-	300	329	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	74	99	305	76	99	464	711	-	-	931	-	-
Mov Cap-2 Maneuver	191	218	-	192	217	-	-	-	-	-	-	-
Stage 1	293	329	-	448	457	-	-	-	-	-	-	-
Stage 2	428	455	-	290	329	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	23.7	20.3	0.1	0
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	711	-	-	221	192	464	931	-	-
HCM Lane V/C Ratio	0.005	-	-	0.13	0.072	0.02	0.001	-	-
HCM Control Delay (s)	10.1	-	-	23.7	25.2	12.9	8.9	-	-
HCM Lane LOS	B	-	-	C	D	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.4	0.2	0.1	0	-	-

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	0	39	6	0	7	26	562	10	9	811	5
Future Vol, veh/h	5	0	39	6	0	7	26	562	10	9	811	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	100	50	-	-	75	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	75	75	75	75	75	75	75	75	75	75	75	75
Heavy Vehicles, %	0	0	3	0	0	0	0	8	10	11	3	20
Mvmt Flow	7	0	52	8	0	9	35	749	13	12	1081	7

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1939	1941	1085	1961	1938	756	1088	0	0	762	0	0
Stage 1	1109	1109	-	826	826	-	-	-	-	-	-	-
Stage 2	830	832	-	1135	1112	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.23	7.1	6.5	6.2	4.1	-	-	4.21	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.327	3.5	4	3.3	2.2	-	-	2.299	-	-
Pot Cap-1 Maneuver	50	66	262	48	66	411	649	-	-	811	-	-
Stage 1	257	288	-	369	389	-	-	-	-	-	-	-
Stage 2	367	387	-	248	287	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	46	62	262	36	62	411	649	-	-	811	-	-
Mov Cap-2 Maneuver	148	172	-	114	162	-	-	-	-	-	-	-
Stage 1	243	284	-	349	368	-	-	-	-	-	-	-
Stage 2	339	366	-	196	283	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	24.7	25.5	0.5	0.1
HCM LOS	C	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	649	-	-	241	114	411	811	-	-
HCM Lane V/C Ratio	0.053	-	-	0.243	0.07	0.023	0.015	-	-
HCM Control Delay (s)	10.9	-	-	24.7	38.9	14	9.5	-	-
HCM Lane LOS	B	-	-	C	E	B	A	-	-
HCM 95th %tile Q(veh)	0.2	-	-	0.9	0.2	0.1	0	-	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↑	↗		↰	
Traffic Vol, veh/h	2	0	1	3	0	4	0	578	28	8	863	2
Future Vol, veh/h	2	0	1	3	0	4	0	578	28	8	863	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	90	-	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	86	86
Heavy Vehicles, %	0	0	0	0	0	25	0	8	4	0	6	0
Mvmt Flow	2	0	1	3	0	5	0	672	33	9	1003	2

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1713	1727	1004	1695	1695	672	-	0	0	705	0	0
Stage 1	1022	1022	-	672	672	-	-	-	-	-	-	-
Stage 2	691	705	-	1023	1023	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.45	-	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.525	-	-	-	2.2	-	-
Pot Cap-1 Maneuver	72	90	296	74	94	418	0	-	-	902	-	-
Stage 1	287	316	-	449	458	-	0	-	-	-	-	-
Stage 2	438	442	-	287	316	-	0	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	70	88	296	72	92	418	-	-	-	902	-	-
Mov Cap-2 Maneuver	187	203	-	188	208	-	-	-	-	-	-	-
Stage 1	287	309	-	449	458	-	-	-	-	-	-	-
Stage 2	433	442	-	279	309	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	22.2	18.5	0	0.1
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	-	-	213	274	902	-	-
HCM Lane V/C Ratio	-	-	0.016	0.03	0.01	-	-
HCM Control Delay (s)	-	-	22.2	18.5	9	0	-
HCM Lane LOS	-	-	C	C	A	A	-
HCM 95th %tile Q(veh)	-	-	0.1	0.1	0	-	-

Capacity Analysis Summary Sheets

Year 2028 No-Build Weekday Evening Peak Hour

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	163	225	208	83	281	128	278	643	151	102	527	102
Future Volume (vph)	163	225	208	83	281	128	278	643	151	102	527	102
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	145		195	120		0	205		0	100		0
Storage Lanes	1		1	1		0	1		0	1		0
Taper Length (ft)	180			180			160			80		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt			0.850		0.953			0.971			0.976	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	2000	1583	1736	1757	0	1719	3417	0	1787	3393	0
Flt Permitted	0.135			0.591			0.157			0.147		
Satd. Flow (perm)	249	2000	1583	1080	1757	0	284	3417	0	277	3393	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			166		23			28			22	
Link Speed (mph)		35			35			40			35	
Link Distance (ft)		674			553			1982			470	
Travel Time (s)		13.1			10.8			33.8			9.2	
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Heavy Vehicles (%)	3%	0%	2%	4%	4%	1%	5%	2%	5%	1%	4%	3%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	199	274	254	101	499	0	339	968	0	124	767	0
Turn Type	pm+pt	NA	pm+ov	pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	5	2	3	1	6		3	8		7	4	
Permitted Phases	2		2	6			8			4		
Detector Phase	5	2	3	1	6		3	8		7	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0	3.0	3.0	15.0		3.0	8.0		3.0	8.0	
Minimum Split (s)	6.5	21.0	6.5	6.5	21.0		6.5	14.0		6.5	14.0	
Total Split (s)	17.0	42.0	14.0	10.0	35.0		14.0	34.0		14.0	34.0	
Total Split (%)	17.0%	42.0%	14.0%	10.0%	35.0%		14.0%	34.0%		14.0%	34.0%	
Yellow Time (s)	3.5	4.5	3.5	3.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	0.0	1.5	0.0	0.0	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0	3.5	3.5	6.0		3.5	6.0		3.5	6.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	None	None	None	None		None	Min		None	Min	
Act Effct Green (s)	47.4	37.0	53.5	38.0	29.0		41.6	28.7		38.7	27.2	
Actuated g/C Ratio	0.48	0.38	0.55	0.39	0.30		0.42	0.29		0.39	0.28	
v/c Ratio	0.65	0.36	0.27	0.22	0.93		1.24	0.95		0.50	0.80	
Control Delay	26.9	24.8	5.5	16.0	59.0		157.5	52.9		23.9	39.6	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	26.9	24.8	5.5	16.0	59.0		157.5	52.9		23.9	39.6	
LOS	C	C	A	B	E		F	D		C	D	
Approach Delay		18.6			51.8			80.0			37.4	
Approach LOS		B			D			F			D	
Queue Length 50th (ft)	71	128	27	34	299		~212	311		46	231	
Queue Length 95th (ft)	112	176	55	57	#427		#336	#385		74	267	

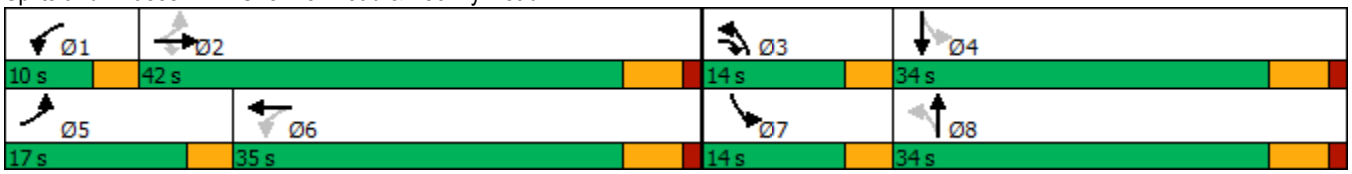
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		594			473			1902			390	
Turn Bay Length (ft)	145		195	120			205			100		
Base Capacity (vph)	327	760	938	462	536		274	1018		275	985	
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0		0	0	
Storage Cap Reductn	0	0	0	0	0		0	0		0	0	
Reduced v/c Ratio	0.61	0.36	0.27	0.22	0.93		1.24	0.95		0.45	0.78	

Intersection Summary			
Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 98.1			
Natural Cycle: 70			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 1.24			
Intersection Signal Delay: 51.8		Intersection LOS: D	
Intersection Capacity Utilization 81.5%		ICU Level of Service D	
Analysis Period (min) 15			

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 2: Shermer Road & Techny Road



Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	11	1	13	8	0	14	9	674	22	11	684	20
Future Vol, veh/h	11	1	13	8	0	14	9	674	22	11	684	20
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	0	55	-	-	55	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	9	0	0	0	0	7	0	1	0	0	3	0
Mvmt Flow	12	1	14	9	0	15	10	717	23	12	728	21

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1519	1523	739	1519	1522	729	749	0	0	740	0	0
Stage 1	763	763	-	749	749	-	-	-	-	-	-	-
Stage 2	756	760	-	770	773	-	-	-	-	-	-	-
Critical Hdwy	7.19	6.5	6.2	7.1	6.5	6.27	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.19	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.19	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.581	4	3.3	3.5	4	3.363	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	94	119	421	98	120	415	869	-	-	876	-	-
Stage 1	386	416	-	407	422	-	-	-	-	-	-	-
Stage 2	390	417	-	396	412	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	89	116	421	93	117	415	869	-	-	876	-	-
Mov Cap-2 Maneuver	210	238	-	217	239	-	-	-	-	-	-	-
Stage 1	381	410	-	402	417	-	-	-	-	-	-	-
Stage 2	372	412	-	377	406	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	18.9	17	0.1	0.1
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	869	-	-	286	217	415	876	-	-
HCM Lane V/C Ratio	0.011	-	-	0.093	0.039	0.036	0.013	-	-
HCM Control Delay (s)	9.2	-	-	18.9	22.3	14	9.2	-	-
HCM Lane LOS	A	-	-	C	C	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.3	0.1	0.1	0	-	-

Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	11	1	26	13	3	19	19	680	1	21	676	23
Future Vol, veh/h	11	1	26	13	3	19	19	680	1	21	676	23
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	100	50	-	-	75	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	0	0	1	0	5	1	0
Mvmt Flow	12	1	27	14	3	20	20	716	1	22	712	24

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1536	1525	724	1539	1537	717	736	0	0	717	0	0
Stage 1	768	768	-	757	757	-	-	-	-	-	-	-
Stage 2	768	757	-	782	780	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.15	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.245	-	-
Pot Cap-1 Maneuver	96	119	429	95	117	433	879	-	-	870	-	-
Stage 1	397	414	-	403	419	-	-	-	-	-	-	-
Stage 2	397	419	-	390	409	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	86	113	429	85	112	433	879	-	-	870	-	-
Mov Cap-2 Maneuver	86	113	-	85	112	-	-	-	-	-	-	-
Stage 1	388	404	-	394	409	-	-	-	-	-	-	-
Stage 2	367	409	-	355	399	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	28.5	32.4	0.2	0.3
HCM LOS	D	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	879	-	-	193	89	433	870	-	-
HCM Lane V/C Ratio	0.023	-	-	0.207	0.189	0.046	0.025	-	-
HCM Control Delay (s)	9.2	-	-	28.5	54.7	13.7	9.2	-	-
HCM Lane LOS	A	-	-	D	F	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.8	0.7	0.1	0.1	-	-

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	4	0	1	29	0	6	6	694	2	2	702	1
Future Vol, veh/h	4	0	1	29	0	6	6	694	2	2	702	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	90	-	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	50	0	0	11	0	0	0	1	50	100	2	0
Mvmt Flow	4	0	1	32	0	7	7	754	2	2	763	1

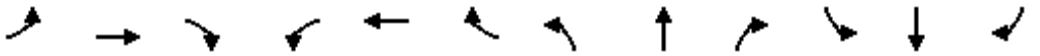
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1541	1538	764	1536	1536	754	764	0	0	756	0	0
Stage 1	768	768	-	768	768	-	-	-	-	-	-	-
Stage 2	773	770	-	768	768	-	-	-	-	-	-	-
Critical Hdwy	7.6	6.5	6.2	7.21	6.5	6.2	4.1	-	-	5.1	-	-
Critical Hdwy Stg 1	6.6	5.5	-	6.21	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.6	5.5	-	6.21	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.95	4	3.3	3.599	4	3.3	2.2	-	-	3.1	-	-
Pot Cap-1 Maneuver	73	117	407	90	117	412	858	-	-	541	-	-
Stage 1	330	414	-	381	414	-	-	-	-	-	-	-
Stage 2	328	413	-	381	414	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	71	115	407	88	115	412	858	-	-	541	-	-
Mov Cap-2 Maneuver	179	239	-	211	238	-	-	-	-	-	-	-
Stage 1	325	412	-	376	408	-	-	-	-	-	-	-
Stage 2	318	407	-	378	412	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	23.3	23.7	0.1	0
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	858	-	-	202	230	541	-	-
HCM Lane V/C Ratio	0.008	-	-	0.027	0.165	0.004	-	-
HCM Control Delay (s)	9.2	-	-	23.3	23.7	11.7	0	-
HCM Lane LOS	A	-	-	C	C	B	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.6	0	-	-

Capacity Analysis Summary Sheets

Year 2028 Total Projected Weekday Morning Peak Hour



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	102	226	294	123	149	74	215	490	87	109	699	82
Future Volume (vph)	102	226	294	123	149	74	215	490	87	109	699	82
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	145		195	120		0	205		0	100		0
Storage Lanes	1		1	1		0	1		0	1		0
Taper Length (ft)	180			180			160			80		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt			0.850		0.950			0.977			0.984	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1961	1524	1687	1730	0	1671	3292	0	1770	3442	0
Flt Permitted	0.334			0.492			0.134			0.233		
Satd. Flow (perm)	622	1961	1524	874	1730	0	236	3292	0	434	3442	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			90		25			20			12	
Link Speed (mph)		35			35			40			35	
Link Distance (ft)		674			553			1982			470	
Travel Time (s)		13.1			10.8			33.8			9.2	
Peak Hour Factor	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75
Heavy Vehicles (%)	2%	2%	6%	7%	4%	5%	8%	7%	8%	2%	3%	5%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	136	301	392	164	298	0	287	769	0	145	1041	0
Turn Type	pm+pt	NA	pm+ov	pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	5	2	3	1	6		3	8		7	4	
Permitted Phases	2		2	6			8			4		
Detector Phase	5	2	3	1	6		3	8		7	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0	3.0	3.0	15.0		3.0	8.0		3.0	8.0	
Minimum Split (s)	6.5	21.0	6.5	6.5	21.0		6.5	14.0		6.5	14.0	
Total Split (s)	17.0	42.0	14.0	10.0	35.0		14.0	34.0		14.0	34.0	
Total Split (%)	17.0%	42.0%	14.0%	10.0%	35.0%		14.0%	34.0%		14.0%	34.0%	
Yellow Time (s)	3.5	4.5	3.5	3.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	0.0	1.5	0.0	0.0	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0	3.5	3.5	6.0		3.5	6.0		3.5	6.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	None	None	None	None		None	Min		None	Min	
Act Effct Green (s)	37.6	26.1	42.7	31.6	22.5		42.8	29.8		39.7	28.2	
Actuated g/C Ratio	0.42	0.29	0.47	0.35	0.25		0.47	0.33		0.44	0.31	
v/c Ratio	0.35	0.53	0.51	0.45	0.66		1.03	0.70		0.45	0.96	
Control Delay	18.1	30.2	14.7	21.6	35.8		86.8	31.7		19.2	52.4	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	18.1	30.2	14.7	21.6	35.8		86.8	31.7		19.2	52.4	
LOS	B	C	B	C	D		F	C		B	D	
Approach Delay		20.9			30.7			46.7			48.4	
Approach LOS		C			C			D			D	
Queue Length 50th (ft)	47	143	112	57	140		~128	197		44	303	
Queue Length 95th (ft)	67	174	137	79	183		#242	240		77	#371	

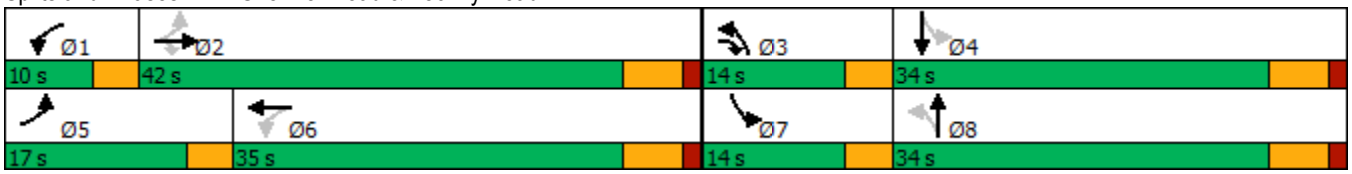
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		594			473			1902			390	
Turn Bay Length (ft)	145		195	120			205			100		
Base Capacity (vph)	438	785	766	363	574		279	1097		354	1080	
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0		0	0	
Storage Cap Reductn	0	0	0	0	0		0	0		0	0	
Reduced v/c Ratio	0.31	0.38	0.51	0.45	0.52		1.03	0.70		0.41	0.96	

Intersection Summary			
Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 90.5			
Natural Cycle: 80			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 1.03			
Intersection Signal Delay: 39.1		Intersection LOS: D	
Intersection Capacity Utilization 69.8%		ICU Level of Service C	
Analysis Period (min) 15			

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 2: Shermer Road & Techny Road



Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	16	0	9	12	0	8	3	578	8	1	852	4
Future Vol, veh/h	16	0	9	12	0	8	3	578	8	1	852	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	0	55	-	-	55	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	87	87	87	87	87	87	87	87	87
Heavy Vehicles, %	6	0	0	0	0	0	0	8	13	0	6	0
Mvmt Flow	18	0	10	14	0	9	3	664	9	1	979	5

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1663	1663	982	1664	1661	669	984	0	0	673	0	0
Stage 1	984	984	-	675	675	-	-	-	-	-	-	-
Stage 2	679	679	-	989	986	-	-	-	-	-	-	-
Critical Hdwy	7.16	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.16	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.16	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.554	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	75	98	305	78	98	461	710	-	-	927	-	-
Stage 1	294	329	-	447	456	-	-	-	-	-	-	-
Stage 2	435	454	-	300	328	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	73	98	305	75	98	461	710	-	-	927	-	-
Mov Cap-2 Maneuver	190	217	-	191	216	-	-	-	-	-	-	-
Stage 1	293	329	-	445	454	-	-	-	-	-	-	-
Stage 2	425	452	-	290	328	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	23.8	20.4	0.1	0
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	710	-	-	220	191	461	927	-	-
HCM Lane V/C Ratio	0.005	-	-	0.131	0.072	0.02	0.001	-	-
HCM Control Delay (s)	10.1	-	-	23.8	25.3	13	8.9	-	-
HCM Lane LOS	B	-	-	C	D	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.4	0.2	0.1	0	-	-

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	0	39	6	0	7	26	567	10	9	812	5
Future Vol, veh/h	5	0	39	6	0	7	26	567	10	9	812	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	100	50	-	-	75	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	75	75	75	75	75	75	75	75	75	75	75	75
Heavy Vehicles, %	0	0	3	0	0	0	0	8	10	11	3	20
Mvmt Flow	7	0	52	8	0	9	35	756	13	12	1083	7

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1948	1950	1087	1970	1947	763	1090	0	0	769	0	0
Stage 1	1111	1111	-	833	833	-	-	-	-	-	-	-
Stage 2	837	839	-	1137	1114	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.23	7.1	6.5	6.2	4.1	-	-	4.21	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.327	3.5	4	3.3	2.2	-	-	2.299	-	-
Pot Cap-1 Maneuver	49	65	261	47	65	408	648	-	-	806	-	-
Stage 1	256	287	-	366	386	-	-	-	-	-	-	-
Stage 2	364	384	-	248	286	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	45	61	261	36	61	408	648	-	-	806	-	-
Mov Cap-2 Maneuver	146	170	-	114	161	-	-	-	-	-	-	-
Stage 1	242	283	-	346	365	-	-	-	-	-	-	-
Stage 2	336	363	-	196	282	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	24.8	25.5	0.5	0.1
HCM LOS	C	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	648	-	-	240	114	408	806	-	-
HCM Lane V/C Ratio	0.053	-	-	0.244	0.07	0.023	0.015	-	-
HCM Control Delay (s)	10.9	-	-	24.8	38.9	14	9.5	-	-
HCM Lane LOS	B	-	-	C	E	B	A	-	-
HCM 95th %tile Q(veh)	0.2	-	-	0.9	0.2	0.1	0	-	-

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↑	↗		↰	
Traffic Vol, veh/h	2	0	1	28	0	9	0	578	36	8	863	2
Future Vol, veh/h	2	0	1	28	0	9	0	578	36	8	863	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	90	-	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	86	86
Heavy Vehicles, %	0	0	0	0	0	25	0	8	4	0	6	0
Mvmt Flow	2	0	1	33	0	10	0	672	42	9	1003	2

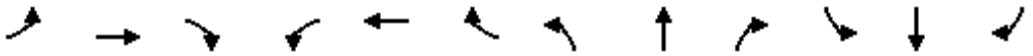
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1720	1736	1004	1695	1695	672	-	0	0	714	0	0
Stage 1	1022	1022	-	672	672	-	-	-	-	-	-	-
Stage 2	698	714	-	1023	1023	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.45	-	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.525	-	-	-	2.2	-	-
Pot Cap-1 Maneuver	71	88	296	74	94	418	0	-	-	895	-	-
Stage 1	287	316	-	449	458	-	0	-	-	-	-	-
Stage 2	434	438	-	287	316	-	0	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	68	86	296	72	92	418	-	-	-	895	-	-
Mov Cap-2 Maneuver	184	202	-	188	208	-	-	-	-	-	-	-
Stage 1	287	309	-	449	458	-	-	-	-	-	-	-
Stage 2	423	438	-	279	309	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	22.3	25.6	0	0.1
HCM LOS	C	D		

Minor Lane/Major Mvmt	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	-	-	211	217	895	-	-
HCM Lane V/C Ratio	-	-	0.017	0.198	0.01	-	-
HCM Control Delay (s)	-	-	22.3	25.6	9.1	0	-
HCM Lane LOS	-	-	C	D	A	A	-
HCM 95th %tile Q(veh)	-	-	0.1	0.7	0	-	-

Capacity Analysis Summary Sheets

Year 2028 Total Projected Weekday Evening Peak Hour



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	165	225	208	83	281	131	278	661	151	104	537	104
Future Volume (vph)	165	225	208	83	281	131	278	661	151	104	537	104
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	145		195	120		0	205		0	100		0
Storage Lanes	1		1	1		0	1		0	1		0
Taper Length (ft)	180			180			160			80		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt			0.850		0.952			0.972			0.976	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	2000	1583	1736	1755	0	1719	3421	0	1787	3393	0
Flt Permitted	0.128			0.591			0.149			0.147		
Satd. Flow (perm)	236	2000	1583	1080	1755	0	270	3421	0	277	3393	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			164		24			27			22	
Link Speed (mph)		35			35			40			35	
Link Distance (ft)		674			553			1982			470	
Travel Time (s)		13.1			10.8			33.8			9.2	
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Heavy Vehicles (%)	3%	0%	2%	4%	4%	1%	5%	2%	5%	1%	4%	3%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	201	274	254	101	503	0	339	990	0	127	782	0
Turn Type	pm+pt	NA	pm+ov	pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	5	2	3	1	6		3	8		7	4	
Permitted Phases	2		2	6			8			4		
Detector Phase	5	2	3	1	6		3	8		7	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0	3.0	3.0	15.0		3.0	8.0		3.0	8.0	
Minimum Split (s)	6.5	21.0	6.5	6.5	21.0		6.5	14.0		6.5	14.0	
Total Split (s)	17.0	42.0	14.0	10.0	35.0		14.0	34.0		14.0	34.0	
Total Split (%)	17.0%	42.0%	14.0%	10.0%	35.0%		14.0%	34.0%		14.0%	34.0%	
Yellow Time (s)	3.5	4.5	3.5	3.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	0.0	1.5	0.0	0.0	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0	3.5	3.5	6.0		3.5	6.0		3.5	6.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	None	None	None	None		None	Min		None	Min	
Act Effct Green (s)	47.4	37.0	53.5	37.9	29.0		41.6	28.6		38.7	27.2	
Actuated g/C Ratio	0.48	0.38	0.55	0.39	0.30		0.42	0.29		0.39	0.28	
v/c Ratio	0.66	0.36	0.27	0.22	0.94		1.26	0.97		0.51	0.82	
Control Delay	28.2	24.8	5.5	16.0	60.5		167.8	57.3		24.3	40.5	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	28.2	24.8	5.5	16.0	60.5		167.8	57.3		24.3	40.5	
LOS	C	C	A	B	E		F	E		C	D	
Approach Delay		19.0			53.0			85.5			38.2	
Approach LOS		B			D			F			D	
Queue Length 50th (ft)	72	128	28	34	302		~218	321		47	237	
Queue Length 95th (ft)	118	176	56	57	#432		#342	#400		75	273	

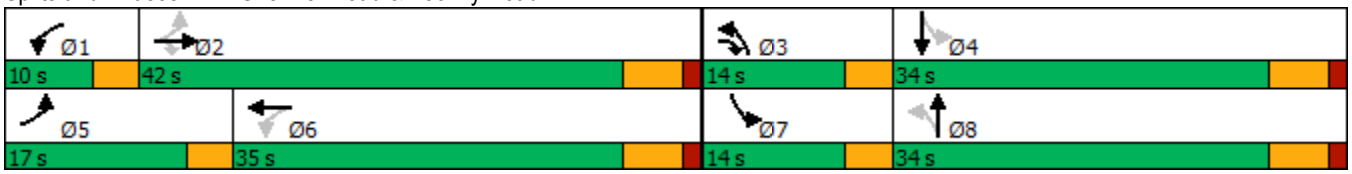
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		594			473			1902			390	
Turn Bay Length (ft)	145		195	120			205			100		
Base Capacity (vph)	323	761	937	462	535		269	1017		275	984	
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0		0	0	
Storage Cap Reductn	0	0	0	0	0		0	0		0	0	
Reduced v/c Ratio	0.62	0.36	0.27	0.22	0.94		1.26	0.97		0.46	0.79	

Intersection Summary			
Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 98.1			
Natural Cycle: 80			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 1.26			
Intersection Signal Delay: 54.4		Intersection LOS: D	
Intersection Capacity Utilization 82.1%		ICU Level of Service E	
Analysis Period (min) 15			

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 2: Shermer Road & Techny Road



Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	11	1	13	8	0	14	9	676	22	11	688	20
Future Vol, veh/h	11	1	13	8	0	14	9	676	22	11	688	20
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	0	55	-	-	55	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	9	0	0	0	0	7	0	1	0	0	3	0
Mvmt Flow	12	1	14	9	0	15	10	719	23	12	732	21

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1525	1529	743	1525	1528	731	753	0	0	742	0	0
Stage 1	767	767	-	751	751	-	-	-	-	-	-	-
Stage 2	758	762	-	774	777	-	-	-	-	-	-	-
Critical Hdwy	7.19	6.5	6.2	7.1	6.5	6.27	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.19	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.19	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.581	4	3.3	3.5	4	3.363	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	93	118	418	97	119	414	866	-	-	874	-	-
Stage 1	384	414	-	406	421	-	-	-	-	-	-	-
Stage 2	389	416	-	394	410	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	88	115	418	92	116	414	866	-	-	874	-	-
Mov Cap-2 Maneuver	208	237	-	216	238	-	-	-	-	-	-	-
Stage 1	379	408	-	401	416	-	-	-	-	-	-	-
Stage 2	371	411	-	375	404	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	19	17	0.1	0.1
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	866	-	-	283	216	414	874	-	-
HCM Lane V/C Ratio	0.011	-	-	0.094	0.039	0.036	0.013	-	-
HCM Control Delay (s)	9.2	-	-	19	22.3	14	9.2	-	-
HCM Lane LOS	A	-	-	C	C	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.3	0.1	0.1	0	-	-

Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	11	1	26	13	3	19	19	682	1	21	680	23
Future Vol, veh/h	11	1	26	13	3	19	19	682	1	21	680	23
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	100	50	-	-	75	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	0	0	1	0	5	1	0
Mvmt Flow	12	1	27	14	3	20	20	718	1	22	716	24

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1542	1531	728	1545	1543	719	740	0	0	719	0	0
Stage 1	772	772	-	759	759	-	-	-	-	-	-	-
Stage 2	770	759	-	786	784	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.15	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.245	-	-
Pot Cap-1 Maneuver	95	118	427	94	116	432	876	-	-	869	-	-
Stage 1	395	412	-	402	418	-	-	-	-	-	-	-
Stage 2	396	418	-	388	407	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	85	112	427	84	111	432	876	-	-	869	-	-
Mov Cap-2 Maneuver	85	112	-	84	111	-	-	-	-	-	-	-
Stage 1	386	402	-	393	408	-	-	-	-	-	-	-
Stage 2	366	408	-	353	397	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	28.8	32.7	0.2	0.3
HCM LOS	D	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	876	-	-	191	88	432	869	-	-
HCM Lane V/C Ratio	0.023	-	-	0.209	0.191	0.046	0.025	-	-
HCM Control Delay (s)	9.2	-	-	28.8	55.3	13.7	9.3	-	-
HCM Lane LOS	A	-	-	D	F	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.8	0.7	0.1	0.1	-	-

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	4	0	1	43	0	8	6	694	25	6	702	1
Future Vol, veh/h	4	0	1	43	0	8	6	694	25	6	702	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	90	-	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	50	0	0	11	0	0	0	1	50	100	2	0
Mvmt Flow	4	0	1	47	0	9	7	754	27	7	763	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1564	1573	764	1546	1546	754	764	0	0	781	0	0
Stage 1	778	778	-	768	768	-	-	-	-	-	-	-
Stage 2	786	795	-	778	778	-	-	-	-	-	-	-
Critical Hdwy	7.6	6.5	6.2	7.21	6.5	6.2	4.1	-	-	5.1	-	-
Critical Hdwy Stg 1	6.6	5.5	-	6.21	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.6	5.5	-	6.21	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.95	4	3.3	3.599	4	3.3	2.2	-	-	3.1	-	-
Pot Cap-1 Maneuver	70	111	407	89	116	412	858	-	-	528	-	-
Stage 1	325	410	-	381	414	-	-	-	-	-	-	-
Stage 2	322	402	-	376	410	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	67	107	407	86	112	412	858	-	-	528	-	-
Mov Cap-2 Maneuver	173	229	-	207	234	-	-	-	-	-	-	-
Stage 1	320	401	-	376	408	-	-	-	-	-	-	-
Stage 2	311	396	-	366	401	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	24	26.2	0.1	0.1
HCM LOS	C	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	858	-	-	195	225	528	-	-
HCM Lane V/C Ratio	0.008	-	-	0.028	0.246	0.012	-	-
HCM Control Delay (s)	9.2	-	-	24	26.2	11.9	0	-
HCM Lane LOS	A	-	-	C	D	B	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.9	0	-	-

Illinois Department of
Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
http://dnr.state.il.us

JB Pritzker, Governor
Natalie Phelps Finnie, Director

February 26, 2025

Jenny Nunez
Haeger Engineering
100 East State Parkway
Schaumburg, IL 60173 6173

RE: Lexington Northbrook Shermer Road
Project Number(s): 2510012 [20122, 2111386]
County: Cook

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

Isabella Newingham

Isabella Newingham
Division of Ecosystems and Environment
217-785-5500

Illinois Department of Natural Resources
JB Pritzker, Governor • Natalie Phelps Finnie, Director
One Natural Resources Way • Springfield, Illinois 62702-1271
www.dnr.illinois.gov

Cook County
Northbrook
1825 Shermer Road
HE-20-122, IEPA
Demolition and New Construction of Single Family Townhomes

PLEASE REFER TO: SHPO LOG #026032221

March 18, 2025

Phil Ceratto
Haeger Engineering LLC
100 E. State Parkway
Schaumburg, IL 60173-4546

The Illinois State Historic Preservation Office is required by the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420, as amended, 17 IAC 4180) to review all state funded, permitted, or licensed undertakings for their effect on cultural resources. Pursuant to this, we have received information regarding the referenced project for our comment.

Our staff has reviewed the specifications under the state law and assessed the impact of the project as submitted by your office. We have determined, based on the available information, that no significant historic, architectural, or archaeological resources will be affected within the proposed project area.

According to the information you have provided there is no federal involvement in your project. Be aware that the state law is less restrictive than the federal cultural resource laws concerning archaeology. If your project will use federal loans or grants, need federal agency permits, use federal property, or involve assistance from a federal agency then your project must be reviewed under the National Historic Preservation Act of 1966, as amended. Please notify us immediately if such is the case.

This approval remains in effect for two (2) years from date of issuance. It does not pertain to any discovery during construction, nor is it a clearance for purposes of the Illinois Human Remains Protection Act (20 ILCS 3440).

Please retain this letter in your files as evidence of compliance with the Illinois State Agency Historic Resources Preservation Act.

If further assistance is needed, please contact Jeff Kruchten, Principal Archaeologist, at 217/785-1279 or jeff.kruchten@illinois.gov.

Sincerely,

Carey L. Mayer

Carey L. Mayer, AIA
Deputy State Historic Preservation Officer

c: Jenny Nunez, Haeger Engineering, LLC

NATURAL RESOURCE INFORMATION REPORT

NRI: 25-1685

Petitioner:

1825 Shermer Road LLC.
1731 N. Marcey Road Street
Suite 200
Chicago, Il. 60614

Project:
1825 Shermer Road
Twnshp.42N, Range 12E Sec. 15
Northbrook, Illinois

North Cook County
Soil and Water Conservation District
640 Cosman Road
Elk Grove Village, Illinois 60007
Phone: (224) 875-7580

Reviewed By: Board of Directors

April, 2025

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APPLICATION FROM THE PETITIONER w/.Narrative 3-12

PROJECT LOCATION AERIAL PHOTO..... 13

PROJECT SUMMARY & RECOMMENDATIONS..... 14-15
Description of Project & Current Land Use, Surrounding Land Use. Wetlands & Floodplains, Woodlands & Natural Vegetation, Detention/Retention, Soil Erosion & Sediment Control Plan, Web Soil Survey Summary, These pages include a review of the materials provided by the Petitioner and of natural resource information from by various agencies.

TOPOGRAPHIC MAPS-Cook County Viewer 16
Topographic maps can indicate depressional stormwater storage areas on a site and if multiple watershed boundaries are present.

WETLAND INFORMATION..... 17
Potential project impact on regulatory wetlands.

FEMA FIRM MAP..... 18

Note areas designated as flood plain, flood fringe, special hazard areas.

HYDROLOIGIC ATLAS-Floods of Record..... 17

These documents also provide delineations of watershed boundaries

SITE PHOTOS
Pictures taken during site visit to assist with assessment of 18
current conditions.

DATA SOURCES..... 19

SOILS INFORMATION - WEB SOIL SURVEY PROVIDED

Provides information as to Limitations for the Proposed Use based on soil properties, erodible soils, hydric soils, etc. The Soil Survey also provides information on depth to the water table.

PURPOSE and INTENT

The purpose of this report is to present to officials of the local governing body and to the other decision makers, natural resource information which may be useful when undertaking land use decisions concerning variations, amendments or relief of local zoning ordinances, the proposed subdivision of vacant or agricultural lands and the subsequent development of the lands. This report is a requirement under Section 22.02 of the Illinois Soil and Water Conservation Districts Act.
The intent of this report is to present the most current resource information available and in such a manner as to be readily understood. It contains a description of the present conditions, resources available, proposed development and the impact that each have on the other. This report must be read in its entirety so that the relationship of the natural resource factors considered can be coordinated and inter-related. This report when used properly will provide the basis for good land use decisions and controlled development while protecting natural resources.

HAEGER ENGINEERING
consulting engineers · land surveyors

100 E State Pkwy
Schaumburg, Illinois 60173-4546
tel: 847.394.6600
fax: 847.394.6608

VIA EMAIL & UPS GROUND

March 10, 2025

North Cook County SWCD
640 Cosman Road
Elk Grove, IL 60007
T : 224-875-7580
E : R.McAndless@northcookswcd.org

RE: **Northbrook Row at 1825 Shermer Road, Northbrook, IL**
NRI Application
Our File#: 20-122

Rick:

Enclosed please find the initial preliminary submittal package for the proposed multi-family residential townhome development located at 1825 Shermer Road, Northbrook, IL. Attached for your review are the following:

- Preliminary Engineering Plans, revised 08/26/2024
- ALTA / NSPS Land Title Survey, dated 07/07/2022
- Preliminary Landscape Plans, revised 08/21/2024
- Preliminary Stormwater Management Report, revised 08/26/2024
- Geotechnical Report, dated 04/01/2021
- NRI Application Narrative, dated 02/28/2025
- Signed NRI Application & Fee Payment Check #6342

This concludes our submittal. Please do not hesitate to contact me with any questions or concerns.

Sincerely,
HAEGER ENGINEERING, LLC

Phil Ceratto, PE
Project Manager

NORTH COOK COUNTY SOIL & WATER CONSERVATION DISTRICT

NATURAL RESOURCE INVENTORY REPORT APPLICATION

Owner's Name:	1825 Shermer Road LLC
Address:	1731 N Marcey St. Suite 200 Chicago, IL 60614

Petitioner's Name:	1825 Shermer Road LLC
Address:	1731 N Marcey St. Suite 200 Chicago, IL 60614

Contact Person:	Wayne Moretti
Phone/Fax Number:	773 457 8563
Email:	jagenlian@lexingtonchicago.com

City or local unit of government responsible for subdivisions, annexation and Zoning:
Village of Northbrook

Real Estate Tax Index #:
See Plat

Legal Description: (Lot#, Block# - Attach Legal Description-Optional)						
See Plat						
Township(s)	42	N Range(s)	12	E Section(s)	15	

Street Address/Location:
1825 Shermer Road

Zoning District:			
Existing	I-1	Requested:	Planned Development RLC

Land Use:			
Existing	Vacant	Proposed:	Townhome Development

Total Acres of Parcel:			
Acre (s)	4.69	Fee:	$792.25

Fee Schedule:

0 to 3.0 Acres: $750.00

Add $25.00 for each additional Acre or Fraction thereof OVER 3.0 Acres

Make Checks Payable to:

North Cook County SWCD
640 Cosman Road Elk Grove, IL. 60007

NORTH COOK COUNTY SOIL & WATER CONSERVATION DISTRICT

PLEASE CHECK ALL APPLICABLE ITEMS

EXISTING SITE CHARACTERISTICS:

Be sure to check all that apply:

☐	Ponds & Lakes	☐	Floodplain (Flood Zone:)
☐	Perennial Streams (s)	☐	Floodway
☐	Intermittent Stream (s)	☐	Flood Fringe
☐	Drainage Tiles	☐	Wetland (s)
☐	Cropland	☐	Disturbed Land (landfill, excavation)
☐	Woodland	☐	Natural Area (native plant community)
✔	Vacant Land	☐	Highly Erodible Soils

REQUESTED ZONING/PLANNING CHANGE(S):

✔	Zoning Variance	✔	New Development	x	Subdivision	☐	Annexation
✔	Zoning Change	☐	Redevelopment	☐	Re-subdivision	☐	Other

PROPOSED LAND USE:

Planned Structures:

☐	Commercial Building	✔	Residential Dwelling	☐	Industrial Building

Foundation Type

✔	Slab	☐	Crawlspace	☐	Basement

Open Space:

☐	Park/Playground Areas	✔	Common Open Space Areas	☐	Conservancy Easements
☐	Other:				

Water Supply:

✔	Community Water	☐	Individual Well

Wastewater Treatment:

☐	Individual On-site Waste Water Disposal	✔	Sanitary Sewers/Collection for Municipal Treatment
☐	Homeowner's Association	☐	Other:

Stormwater Management:

☐	Drainage Ditches and Swales	✔	Storm Sewers		
☐	Detention Pond (Dry Basin)	✔	Retention Pond (Wet Basin)	☐	Vault Detention (Underground)
☐	Other:				

Floodplain Management:

☐	Flood Fringe Modification	☐	Floodway Modification
☐	Floodplain Map Revision	☐	Wetland Modifications

NORTH COOK COUNTY SOIL & WATER CONSERVATION DISTRICT

REQUIRED NARRATIVE REPORT

The Natural Resource Information Report Application is not complete until all of the following information is submitted in a narrative form for the proposed construction activity.	
1 ☑	Project description - Briefly describes the nature and purpose of the land disturbing activity, and the area of the parcel (acres) to be disturbed during the site construction phases
2 ☑	Existing site conditions- Describe (1) existing topography, vegetation, drainageways, drainage outlets, subsurface drain tile, buildings, roads and utilities, (2) soil erosion, flooding, stream scour, etc. and (3) sensitive receptors, including wetlands, ponds, groundwater, drainage outlets and Best Management Practices
3 ☑	Adjacent areas- A description of neighboring, adjacent potentially sensitive receptors such as streams, lakes, wetlands, ponds, residential areas, roads, etc. which might be affected by the land disturbance.
4 ☑	Critical areas- A description of areas on the site which have potentially serious problems such as steep or long slopes, channels, intermittent streams, highly erodible soils and side hill seeps.
7 ☑	Soil erosion and sediment control measures- (1) Describe Best Management Practices which will be used to control erosion and sedimentation on and off-site. Site. Control methods should, as a minimum, meet the standards in Section 4 of the Illinois Urban Manual. (2) Detail drawings- Include detail drawings from the Illinois Urban Manual. Any structural practices used that are not referenced to the Illinois Urban Manual or local handbooks should be explained and illustrated with detail drawings or reference to other sources included in the petition.
6 ☑	Stormwater Management- Describe (1) BMP(s) taken to minimize/reduce impacts both on site and off site during both construction of the project and after construction such as temporary & permanent sediment basins, stormwater detention/retention basins, channel armoring, treating/filtering site discharge, including construction staging for implemented measures. (2) Schematics and/or detailed plans that illustrate SWM facilities including high-water/100yr, normal, low flow, and pool elevations.
5 ☑	Soil suitability, dewatering, groundwater – Describe (1) foundation soil support adequacy, dewatering requirements (during and after construction) considering Soil Boring Report recommendations and groundwater levels encountered. (2) treatment of highly erodible soils, infiltration to and from wetlands, ponds, wet bottom detention basins on site dewatering, filtering of site discharge, dewatering of site depressions/staged sediment basins…

NORTH COOK COUNTY SOIL & WATER CONSERVATION DISTRICT

DATA MATERIALS REQUIRED BEFORE PROCESSING APPLICATION:

Submittal MUST Include one copy enclosed of the following:	
1 ☑	Completed Narrative (Please see Narrative Report on page 4)
2 ☑	Plat of Survey/Existing Conditions Topographic Survey
3 ☑	Soil Boring Report (Including Groundwater Table and Geo-technical Recommendations)
4 ☑	Concept or Development Plans
5 ☑	Preliminary Grading and Landscaping Plans
6 ☑	Drainage Plan/Drainage Concept with Stormwater Management Information
7 ☑	Soil Erosion and Sedimentation Control Plan
8 ☑	Inspection/Maintenance Information (Retention/Detention/Volume Control Facility)
9 ☑	Stormwater Pollution Prevention Plan
10 ☑	Tree Survey/ Tree Preservation Plan

Please check off all applicable permits required for the proposed development:	
☑	Illinois Environmental Protection Agency NPDES ILR-10 Permit:
☐	US Army Corps of Engineers Permit:
☐	Illinois Department of Natural Resources
☐	FEMA (Letter of Map Amendment, Letter of Map Change, Letter of Map Revision)

It is understood that this request allows a District representative the right to inspect the parcel or parcels described in the above application. It is also understood that all required data materials listed above must be submitted one week prior to monthly NCCSWCD Board meeting to be considered for review by NCCSWCD or a delay in review may occur.

PETITIONER'S SIGNATURE: _____ **DATE:** 3-5-2025

This review will be issued on a non-discriminatory basis without regard to race, color, religion, national origin, age, gender, handicap or marital status. The North Cook County Soil and Water Conservation District is a non-taxing nonprofit local government.

1825 SHERMER ROAD

NATURAL RESOURCE INVENTORY REPORT APPLICATION



ENGINEERING | SURVEYING | CONSTRUCTION

Contents:

1 Project Description
2 Existing Conditions
3 Adjacent Areas
4 Critical Areas
5 Soil Suitability, Dewatering & Groundwater
6 Stormwater Management
7 Soil Erosion & Sediment Control Measures

Project:
Northbrook Row

Location:
1825 Shermer Road
Northbrook, Illinois

Prepared For:
Lexington Homes

Date:
February 28, 2025

Prepared By:
Phil Ceratto, P.E.
Haeger Project No.: 20-122

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 tel 847 394 6600 fax 847 394 6608
haegerengineering.com

PROJECT DESCRIPTION

Northbrook Row is an attached single-family home development in a 4.69 acre lot located at 1825 Shermer Road in Northbrook, Cook County, Illinois. This residential development will consist of 10 buildings with a total of 53 single-family units. These units will contain 33 attached single-family Row Homes, with detached two-car garages and private rear yards, and 20 attached single-family Mews Homes, with attached two-car garages that are accessed by motor courts. These surrounding common area with consist of an on-site private street as well as stormwater management to provide detention and BMP storage compliant with all Village and County regulations.

EXISTING CONDITIONS

The proposed site location is currently vacant surrounded by construction fence with majority of the property covered by gravel. The site was previously occupied by a large industrial building with multiple entrances off Stanley Street at the south end of the property. Stormwater management was previously provided in an off-site basin to the northeast of the parcel, which was designed as a wetland bottom retention basin.

ADJACENT AREAS

The property to the north is Shermer Place a townhome development with roadways, common areas and ponds. The previously noted off-site basin is located to the east of the Shermer Place development, adjacent to the railroad tracks. The properties to the east and south across Stanley Street are occupied by commercial buildings. West of the property across Shermer Road is the Northbrook Fire Department Station #12 and north of that are single-family homes.

CRITICAL AREAS

There are no known "Critical Areas" on the site.

SOIL SUITABILITY, DEWATERING & GROUNDWATER

Refer to the Report of Soils Exporation prepared by Testing Service Corporation, dated 04/01/2021.

STORMWATER MANAGEMENT

The Preliminary Stormwater Management Report includes a summary of required and provided stormwater detention volumes. Detailed calculations will be provided during the Final Engineering stage to demonstrate compliance with all Village and County stormwater regulations. The proposed volume control will be provided in several distinct bioretention facilities throughout the development. Detention storage for the development will be provided in the wetland bottom basin at the west end of the property, with additional storage being credited in the existing basin northeast of the parcel on Shermer Place. A restrictor and outlet control structure will also be designed during the final engineering phase to comply with the allowable release rate.

SOIL EROSION AND SEDIMENT CONTROL MEASURES

The contractor shall employ the following soil erosion and sediment control measures as indicated in the engineering plans and any more measures per the Illinois Urban Manual that may become necessary during the construction process. The entrance to the southeast corner of the site off Stanley Street will have a stabilized construction entrance to reduce any offsite tracking. Dust control measures will be implemented as necessary. Construction and silt fences will be used around the perimeter of the site and double rows will be used adjacent to all critical areas and proposed volume control facilities. The side slopes of the ponds and any other steep and easily erodible areas of the site will be covered with erosion control blanket during the grass growing process. Inlet protection baskets will be used in the storm inlets after they are constructed. The temporary topsoil stockpile will be located by the contractor away from the critical areas of the site and will be enclosed in silt fence. Temporary concrete washout facility will be located on site.

PRELIMINARY STORMWATER NARRATIVE

Northbrook Row is a proposed residential subdivision located at 1825 Shermer Road in Northbrook, IL. The parcel is bounded to the north by the Shermer Place residential subdivision, to the east and south by existing commercial spaces and to the west by Shermer Road. The purpose of this stormwater management report is to summarize the development of Northbrook Row in accordance with the MWRD WMO & Village of Northbrook Engineering Standards.

Stormwater management was previously provided for this site during the development of Shermer Place under MWRD Permit #03-093. At that time, detention was provided for 5.97 acres, including 3.70 acres of the subject property based on MWRD Permit #76-815, now Northbrook Row. The #03-093 permit calculations indicate that 1.91 ac-ft of storage was to be provided between elevations 644.00 and 648.00, discharging to the adjacent railroad R.O.W. Storage was provided using both a surface detention pond and underground StormTrap vault. The storage provided for Shermer Place and Northbrook Row respectively was calculated based on the development area of each parcel. The 2.27 acres of Shermer Place represent 38% of the detention service area and requires 0.73 ac-ft of the provided storage.

A survey of the basin and outlet control structure completed by Haeger Engineering on 07/18/2022 determined that the outlet to the railroad R.O.W. is partially buried beneath approximately 1.5' of sediment and debris. The buried outlet is consistent with the water surface elevation of approx. 645.5 at the time of survey. The provided storage in the surface detention pond and underground StormTrap vault were re-calculated based on a new pond bottom of 645.50. The verified existing volume from 645.50 to 648.00 is 1.40 ac-ft, of which 0.73 ac-ft remains allocated to Shermer Place. The remaining 0.67 ac-ft of available storage is allocated to the Northbrook Row development. Additional calculations and details of the existing Shermer Place calculations are provided at the end of this report, with a breakdown of the volume credited to MWRD and Northbrook requirements, respectively.

Development Summary (MWRD)

The proposed stormwater management system was designed using the following criteria:

Runoff Control design will be completed during final engineering

Volume Control

- Proposed impervious area of the development = 2.958 Ac.
  - Required Volume Control Storage = 0.247 ac-ft
- Proposed volume control storage will be provided via bioretention basins and storage below the outlet of the detention basin
  - Volume Control Storage = 0.273 Ac-Ft

Detention (New Development Tributary to WMO Nomograph Pond)

- Development Area = 3.944 Ac. [Adj. CN = 87]
  - Watershed Planning Area = North Branch
  - Watershed Planning Area Release Rate = 0.30 cfs/ac
  - Gross Allowable Release Rate for Development = 1.183 cfs
- Unrestricted Area = 0.40 Ac. [CN = 89]
- Upstream Tributary Area (Trade-off & Bypass) = 0.49 Ac. [CN = 92]
- Net Allowable Release Rate = 1.183 cfs
- **Required Detention Volume = 1.236 ac-ft**
- **Proposed Detention Volume = 1.337 ac-ft**
  - Restrictor and outlet control structure design will be completed during final engineering.

Detention (Legacy Redevelopment Tributary to Shermer Place Pond)

- Development Area = 0.74 Ac.
  - Watershed Planning Area = North Branch
  - Watershed Planning Area Release Rate = 0.30 cfs/ac
  - Gross Release Rate per MWRD #03-093 = 0.18 cfs/ac
  - Gross Allowable Release Rate for Redevelopment = 0.133 cfs
- Existing Required Detention Volume for Redevelopment = 0.176 ac-ft
- **Proposed Required Detention Volume for Redevelopment = 0.241 ac-ft**
- **Existing Detention Volume in Shermer Place Pond for Development = 0.670 ac-ft**

Development Summary (Village of Northbrook)

The proposed stormwater management system was designed using the following criteria:

Detention

- Property Area = 4.685 Ac.
  - 100-Year Allowable Release Rate = 0.15 cfs/ac
  - Gross Allowable Release Rate for Development = 0.703 cfs
- **Required Detention Volume = 2.224 ac-ft**
- **Provided Detention Volume = 2.275 ac-ft**
  - Existing Detention Volume in Shermer Place Pond for Development = 0.670 ac-ft
  - Provided Detention Volume (Wetland Bottom Basin) = 1.337 ac-ft
  - Provided Detention Volume (Bioretention Areas) = 0.268 ac-ft



PROJECT: 1825 Shermer Road
Northbrook, Illinois

NRI NO: 25-1685

DATE: April, 2025

TITLE: Project Location

Description of Project & Current Land Use

The petitioner is proposing the redevelopment of a former 4.69 acre industrial site at 1825 Shermer Road in Northbrook. A residential development is proposed that will will consist of 10 buildings with a total of 53 single -family units, 33 of which will be attached single family row homes and 20 attached single family MEWS Homes. The former industrial building on the site has been demolished.

Surrounding Land Use

The surrounding land use to the north consists of a townhome development. The areas to the east and south are commercial properties and there is a fire station to the west across Shermer Road.

Wetlands & Floodplains

There are no wetlands designated on the subject site.

Woodlands, Natural Vegetation

The site is covered in gravel and turf grass

Detention/Retention

Volume control will be provided in several bioretention facilities throughout the development. Detention storage will be provided in a wetland bottom basin at the west end of the property with additional storage credited in the existing basin northeast of the subject parcel.

Watershed

North Branch of the Chicago River

Soil Erosion & Sediment Control

A Soil Erosion & Sediment Control Plan was submitted

Summary-Web Soil Survey

805 ,Orthents clayey, undulating, Moderately well drained, Depth To Water Table about 24-42 inches, **Frequency of Flooding-** None, **Frequency of Ponding-** None

854B- Markham-Asdhkum-Beecher complex 1-6 % slopes Moderately well drained, Depth To Water Table about 24-42 inches, **Frequency of Flooding-** None, **Frequency of Ponding-** None

Considerations

Stormwater Management facilities planted with native species require ecological management in perpetuity, therefore a management plan should be developed for that purpose, with parties responsible for management activities identified.

Recommendations

As Biorention facilities are planned, a copy of the Bioretention Standard from the Illinois Urban Manual (IUM) has been included in this report. At minimum, the design standards of the proposed bioretention facilities for his project should meet those of the IUM.

Any construction site dewatering on the site should follows the Dewatering Standard in the Illinois Urban Manual; https://illinoisurbanmanual.org/wp-content/uploads/2025/02/Code-813-Dewatering.pdf

Conclusion

Based on a review of materials submitted by the petitioner and the best available natural resource information, the Board of Directors Supports the petitioners Request.

Respectfully Submitted,

Board of Directors
North Cook County Soil & Water Conservation District



PROJECT: 1825 Shermer Road Northbrook, Illinois	NRI NO: 258-1685 DATE: April, 2025 TITLE: Cook County Viewer

PROJECT: 1825 Shermer Road Northbrook, Illinois	NRI NO: 24-1685 DATE: April, 2025 TITLE: F& W Service- Wetland

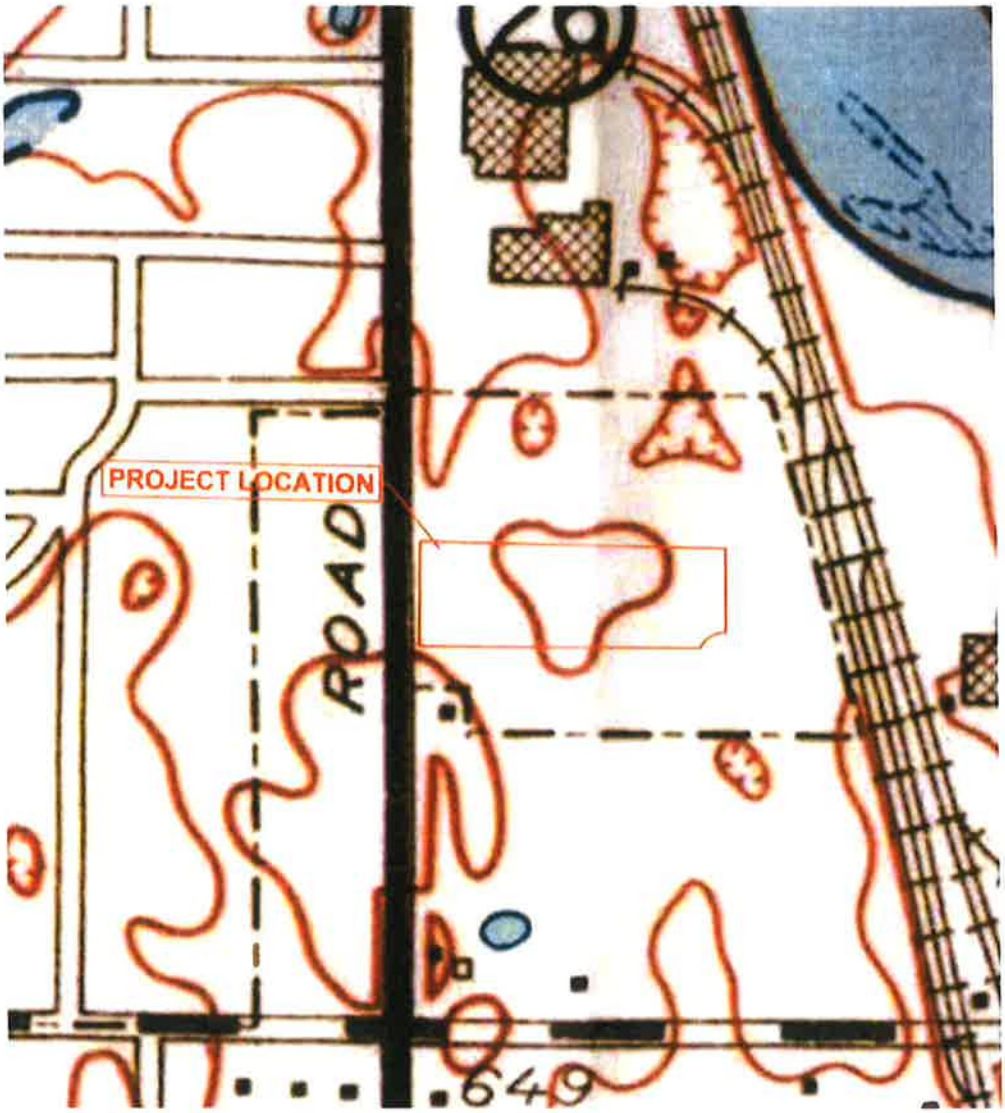


PROJECT: 1825 Shermer Road
Northbrook, Illinois

NRI NO: 25-1685

DATE: April, 2025

TITLE: FIRM Map- Rev.August 2008
Panel Number # 227 of 832



PROJECT: 1825 Shermer Road
Northbrook, Illinois

NRI NO: 25-1685

DATE: April,2025

TITLE: Hydrologic Atlas - Quad Sheet
Park Ridge



View of site east to west



Retention basin to the northeast of the site

DATA SOURCES

This report was developed from natural resource information and data selected from some of the following agencies and organizations.

Natural Resources Conservation Service

U.S. & Illinois State Geological Surveys

North Cook County Soil & Water Conservation District

Metropolitan Sanitary District of Greater Chicago

Illinois Department of Natural Resources

Chicago Metropolitan Agency for Planning

Illinois State Water Survey

U.S. Army Corps of Engineers

Illinois Department of Transportation

Illinois Division of Water Resources

U.S. Department of the Interior

Federal Emergency Management Agency - National Flood Insurance Program

U.S. and State of Illinois Environmental Protection Agencies

It should be noted that the presentation of this data is only meant to provide guidance to those making decisions on land use. It is not the intent of this report to provide the engineering required for development. It provides the basis for discussion between the governing authorities and the developer. It is the responsibility of the developer to provide necessary changes in the proposed development to overcome the precautions and limitations of the resources on the site. By its conclusion, the report in no way indicates that a certain land use is impossible, but it does alert the petitioner and the appropriate municipal agency to the probable consequences should natural resource protection be ignored.

PRELIMINARY STORMWATER MANAGEMENT REPORT

Contents:

1 Stormwater Narrative
2 MWRD Calculations
3 Village Calculations

Project:
Northbrook Row

Location:
1825 Shermer Road
Northbrook, IL

Prepared For:
Lexington Homes

Date:
October 10, 2022

Revised:

Prepared By:
Phil Ceratto, P.E.
Haeger Project No.: 20-122



ENGINEERING | SURVEYING | CONSTRUCTION

HAEGER ENGINEERING
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100 East State Parkway, Schaumburg, IL 60173 - tel 847.394.6600 fax 847.394.6608
haegerengineering.com

PRELIMINARY STORMWATER NARRATIVE

Northbrook Row is a proposed residential subdivision located at 1825 Shermer Road in Northbrook, IL. The parcel is bounded to the north by the Shermer Place residential subdivision, to the east and south by existing commercial spaces and to the west by Shermer Road. The purpose of this stormwater management report is to summarize the development of Northbrook Row in accordance with the MWRD WMO & Village of Northbrook Engineering Standards.

Development Summary (MWRD)

The proposed stormwater management system was designed using the following criteria:

Runoff Control design will be completed during final engineering

Volume Control

- Proposed impervious area of the development = 2.958 Ac.
    - Required Volume Control Storage = 0.247 ac-ft
- Proposed volume control storage will be provided via bioretention basins and storage below the outlet of the detention basin
    - Volume Control Storage = 0.273 Ac-Ft

Detention

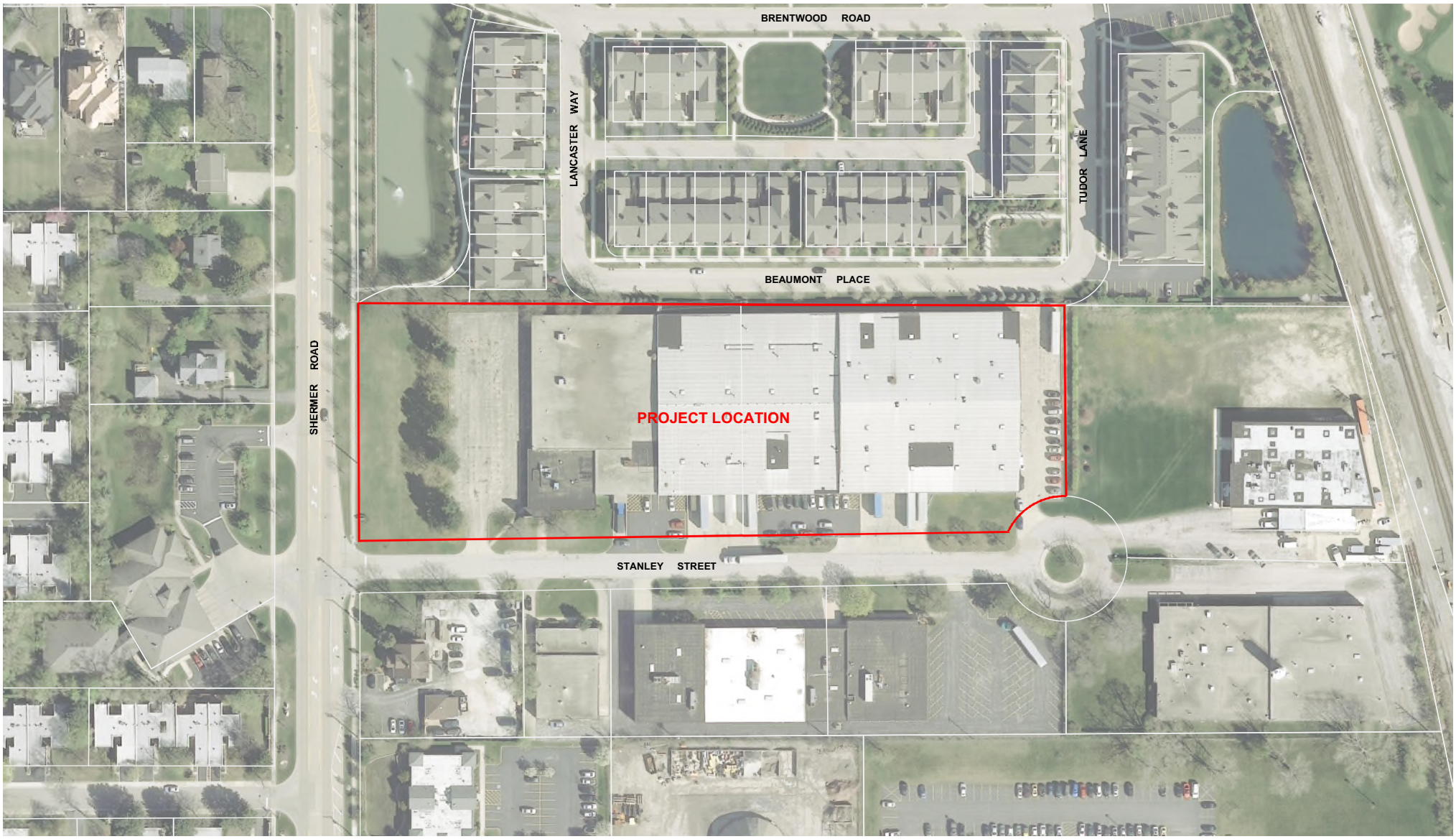
- Development Area = 4.685 Ac. [Adj. CN = 86]
    - Watershed Planning Area = North Branch
    - Watershed Planning Area Release Rate = 0.30 cfs/ac
    - Gross Allowable Release Rate for Development = 1.406 cfs
- Unrestricted Area = 0.63 Ac. [CN = 89]
- Upstream Tributary Area (Trade-off & Bypass) = 0.49 Ac. [CN = 95]
- Net Unrestricted Area = 0.098 Ac. [CN = 98]
- Unrestricted Release Rate = 0.08 cfs
- Net Allowable Release Rate = 1.32 cfs
- Required Detention Volume = 1.470 ac-ft
- Proposed Detention Volume = 1.582 ac-ft
    - Includes 36” main line storm sewer as detention volume
    - Restrictor and outlet control structure design will be completed during final engineering.

Development Summary (Village of Northbrook)

The proposed stormwater management system was designed using the following criteria:

Detention

- Property Area = 4.685 Ac.
    - 100-Year Allowable Release Rate = 0.15 cfs/ac
    - Gross Allowable Release Rate for Development = 0.703 cfs
- Required Detention Volume = 1.595 ac-ft
- 115% of Required Detention Volume = 1.834 ac-ft
- Provided Detention Volume = 1.841 ac-ft
    - Includes 36” main line storm sewer and MWRD volume control as detention volume
    - Restrictor and outlet control structure design will be completed during final engineering.



NORTH
0 100
Scale: 1" = 100'

No.	Date	Revision

AERIAL EXHIBIT

1825 SHERMER ROAD
VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

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Illinois Professional Design Firm License No. 184-003152 www.HaegerEngineering.com

Project Manager:	TAS
Engineer:	CJB
Date:	03/24/2021
Project No.	20-122
Sheet	1 / 6

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NORTH

0 250

Scale: 1" = 250'

No.	Date	Revision

FEMA FIRM EXHIBIT

1825 SHERMER ROAD

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Project Manager:	TAS
Engineer:	CJB
Date:	03/24/2021
Project No.	20-122
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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
69A	Milford silty clay loam, 0 to 2 percent slopes	39.1	12.5%
189A	Martinton silt loam, 0 to 2 percent slopes	17.6	5.6%
192A	Del Rey silt loam, 0 to 2 percent slopes	11.3	3.6%
223B	Varna silt loam, 2 to 4 percent slopes	1.9	0.6%
290B	Warsaw silt loam, 2 to 4 percent slopes	12.4	4.0%
805B	Orthents, clayey, undulating	106.3	34.0%
854B	Markham-Ashkum-Beecher complex, 1 to 6 percent slopes	104.9	33.5%
W	Water	4.4	1.4%

NORTH
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Scale: 1" = 250'

No.	Date	Revision

SOILS MAP EXHIBIT

1825 SHERMER ROAD
VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

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Engineer:	CJB
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Project No.	20-122
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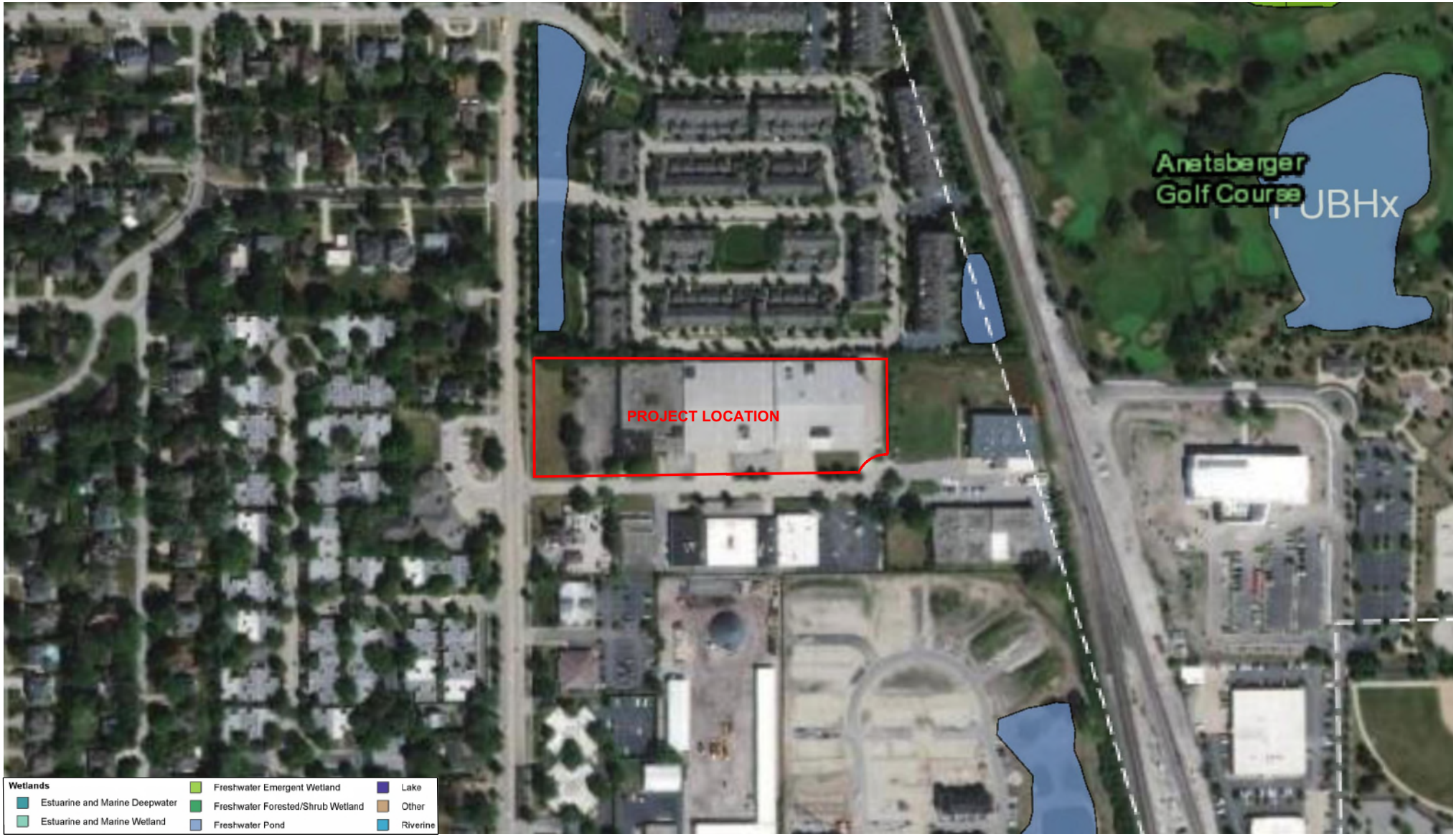

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No.	Date	Revision

WETLANDS MAP EXHIBIT

1825 SHERMER ROAD

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

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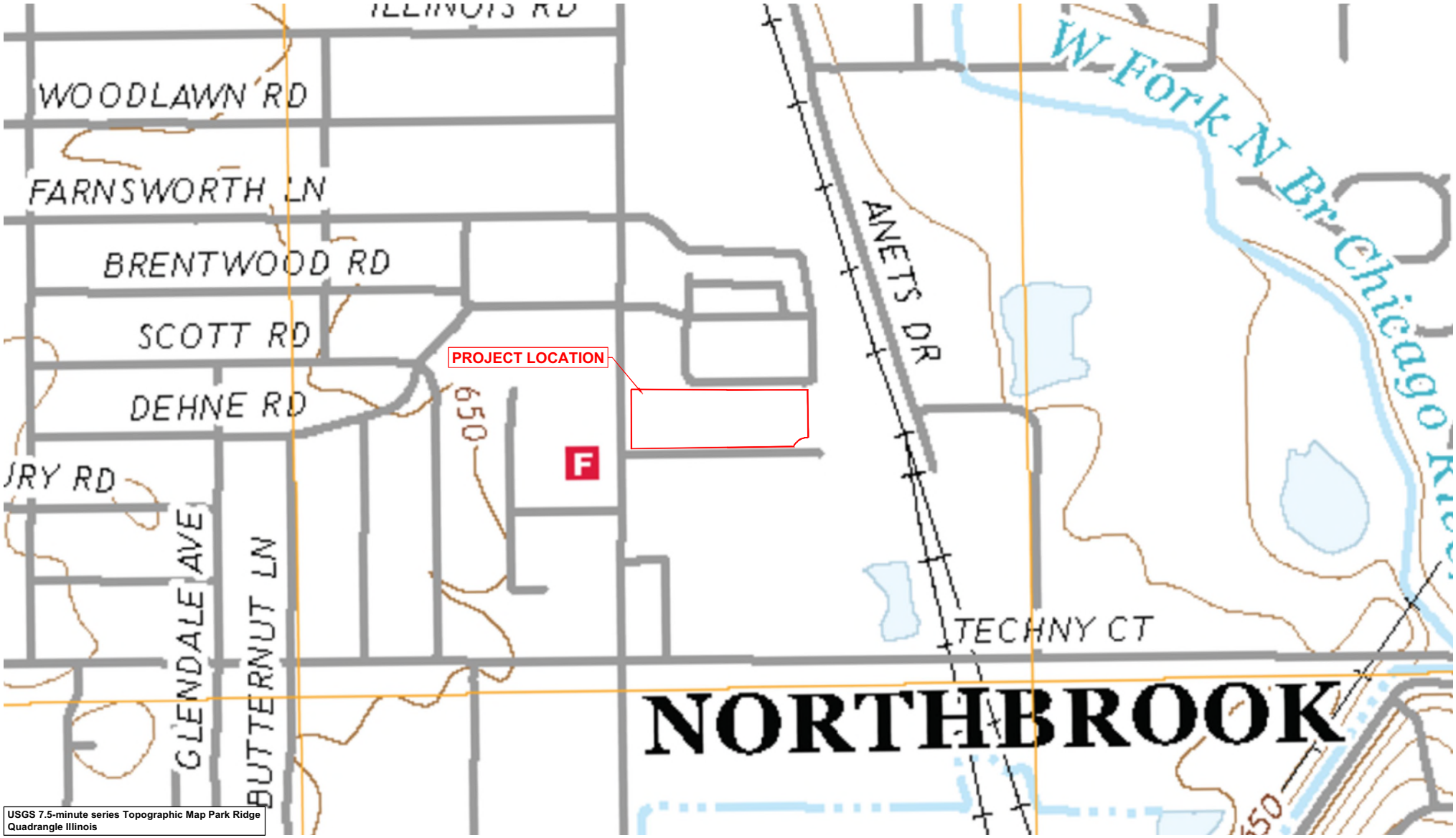

USGS 7.5-minute series Topographic Map Park Ridge Quadrangle Illinois

NORTH
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No.	Date	Revision

USGS TOPO MAP EXHIBIT

1825 SHERMER ROAD
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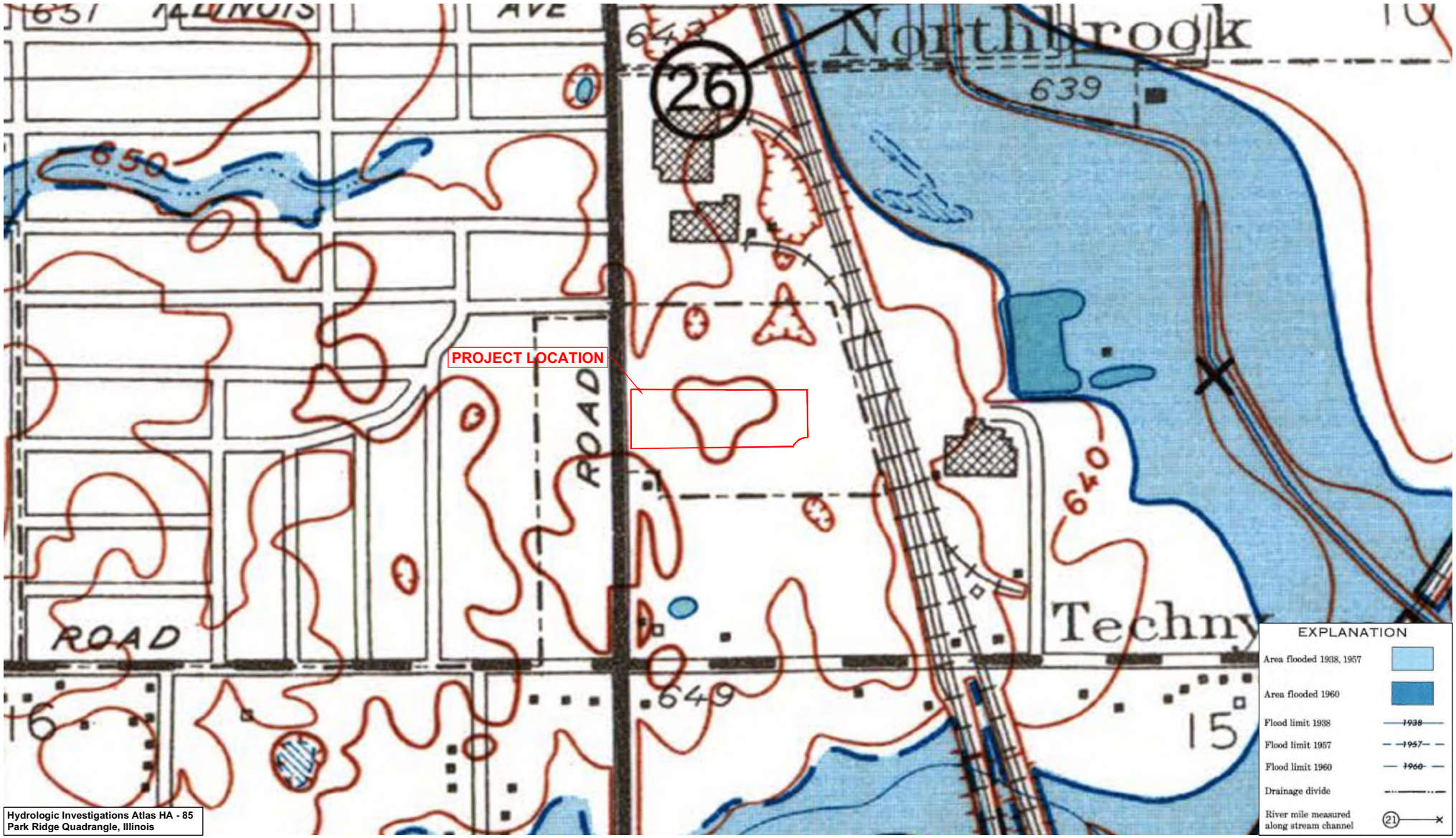

Hydrologic Investigations Atlas HA - 85
Park Ridge Quadrangle, Illinois

NORTH
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Scale: 1" = 400'

No.	Date	Revision

HYDROLOGIC ATLAS EXHIBIT

1825 SHERMER ROAD
VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

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Project Manager:	TAS
Engineer:	CJB
Date:	03/24/2021
Project No.	20-122
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No.	Date	Revision

DRAINAGE EXHIBIT

NORTHBROOK PLACE
PRELIMINARY ENGINEERING PLANS
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	C J B
Date:	09/12/2022
Project No.	20-122
Sheet	1/1

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Plot Date: Sep 12, 2022 - 10:21am Plotted By: phil-c
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MWRD Calculations

COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: **Northbrook Row (DEVELOPMENT AREA)** **PERMIT NUMBER:**

LOCATION: **1825 Shermer Road, Northbrook, IL** **DATE:** 9/12/2022

TYPE OF AREA (SELECT WITH DROP-DOWN)

X DETAINED AREA

X UNRESTRICTED AREA

UPSTREAM AREA

MAJOR STORMWATER SYSTEM

OTHER:

CONDITION (SELECT WITH DROP-DOWN)

X PROPOSED CONDITION

EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Water Surface	D	100	0.16	15.99
Impervious Surface	D	98	2.97	290.83
Pervious Surface	D	80	1.56	124.60
		TOTALS:	4.69	431.42

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{431.42}{4.69} \rightarrow \textbf{Composite CN} = \textbf{92.08}$$

COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: **Northbrook Row (Tributary Development Area)** **PERMIT NUMBER:**

LOCATION: **1825 Shermer Road, Northbrook, IL** **DATE:** 9/12/2022

TYPE OF AREA (SELECT WITH DROP-DOWN)

X DETAINED AREA

__ UNRESTRICTED AREA

__ UPSTREAM AREA

__ MAJOR STORMWATER SYSTEM

__ OTHER:

CONDITION (SELECT WITH DROP-DOWN)

X PROPOSED CONDITION

__ EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Water Surface	D	100	0.16	15.99
Impervious Surface	D	98	2.64	258.55
Pervious Surface	D	80	1.26	100.46
TOTALS:			4.05	375.00

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{375.00}{4.05} \rightarrow \textbf{Composite CN} = \textbf{92.50}$$

COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: **Northbrook Row (Unrestricted Development Area)** **PERMIT NUMBER:**

LOCATION: **1825 Shermer Road, Northbrook, IL** **DATE:** 9/12/2022

TYPE OF AREA (SELECT WITH DROP-DOWN)

___ DETAINED AREA

___ MAJOR STORMWATER SYSTEM

X UNRESTRICTED AREA

___ OTHER: ___

___ UPSTREAM AREA

CONDITION (SELECT WITH DROP-DOWN)

X PROPOSED CONDITION

___ EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Water Surface	D	100	0.00	0.00
Impervious Surface	D	98	0.33	32.28
Pervious Surface	D	80	0.30	24.14
		TOTALS:	0.63	56.42

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{56.42}{0.63} \rightarrow \textbf{Composite CN} = \textbf{89.39}$$

COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: **Northbrook Row (Upstream Trade-off Area)** **PERMIT NUMBER:**

LOCATION: **1825 Shermer Road, Northbrook, IL** **DATE:** 9/12/2022

TYPE OF AREA (SELECT WITH DROP-DOWN)

___ DETAINED AREA

___ UNRESTRICTED AREA

X UPSTREAM AREA

___ MAJOR STORMWATER SYSTEM

___ OTHER: _____

CONDITION (SELECT WITH DROP-DOWN)

X PROPOSED CONDITION

___ EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Water Surface	D	100	0.00	0.00
Impervious Surface	D	98	0.41	39.78
Pervious Surface	D	80	0.09	7.04
		TOTALS:	0.49	46.83

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{46.83}{0.49} \rightarrow \textbf{Composite CN} = \textbf{94.79}$$

ADJUSTED COMPOSITE RUNOFF CURVE NUMBER (CN_{ADJ})

PROJECT: Northbrook Row **PERMIT NUMBER:**

LOCATION: 1825 Shermer Road, Northbrook, IL **DATE:** 9/12/2022

DEVELOPMENT INFORMTION

1.	Area Detained, *A*	4.685	acres
2.	Total Impervious Area	2.968	acres
3.	Composite CN	92.08	
4.	Volume Control Storage Provided, VC_P	0.247	ac-ft
5.	Depth of Rainfall, *P*	8.57	inches

RUNOFF VOLUME (NRCS EQUATIONS)

6.	Maximum Retention, *S*	$S = \frac{1000}{CN} - 10$	0.86	inches
7.	Runoff Depth, Q_D	$Q_D = \frac{(P - 0.2S)^2}{(P + 0.8S)}$	7.62	inches
8.	Runoff Volume, V_R	$V_R = Q_D A \left(\frac{1}{12\frac{in}{ft}}\right)$	2.97	ac-ft

VOLUME CONTROL STORAGE

9.	Volume Control Storage Required, VC_R	0.247	ac-ft
10.	Additional Volume Control Storage Provided	0.000	ac-ft

ADJUSTED RUNOFF VOLUME

11.	Adjusted Runoff Volume, V_{ADJ}	$V_{ADJ} = V_R - VC_P$	2.727	ac-ft
12.	Adjusted Runoff Depth, Q_{ADJ}		6.98	inches
13.	Adjusted Maximum Retention, S_{ADJ}		1.52	inches

ADJUSTED COMPOSITE RUNOFF CURVE NUMBER

14.	Adjusted Runoff Curve Number, CN_{ADJ}	86.83	

NOMOGRAPH: BULLETIN 75 RAINFALL DATA

PROJECT: Northbrook Row (Nomograph for MWRD Calc.) **PERMIT NUMBER:**

LOCATION: 1825 Shermer Road, Northbrook, IL **DATE:** 9/12/2022

DEVELOPMENT INFORMATION

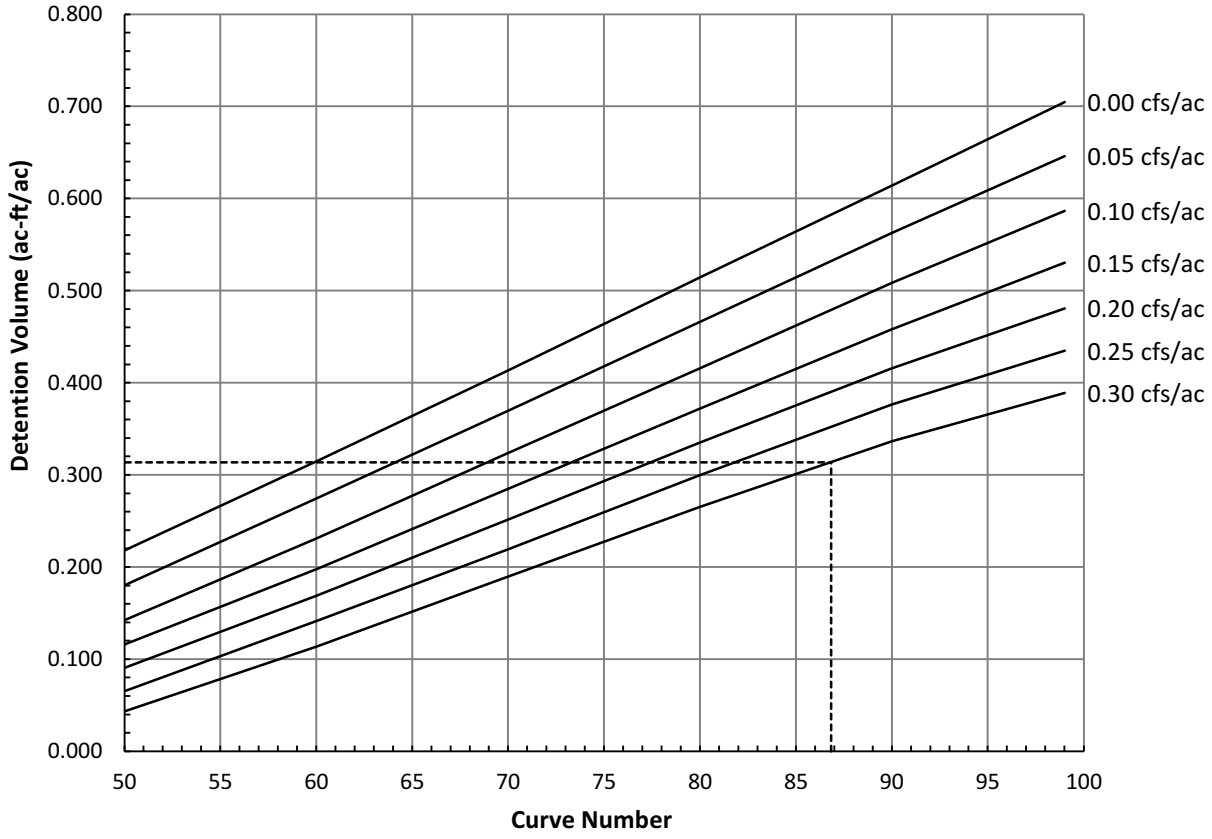
1.	Detained Area	4.685	acres
2.	Curve Number	86.83	
3.	Actual Release Rate	1.406	cfs

REQUIRED DETENTION VOLUME

4.	Required Detention Volume	1.470	ac-ft

NOMOGRAPH

NOMOGRAPH: BULLETIN 75



VOLUME CONTROL CALCULATIONS

PROJECT: Northbrook Row (BLDG 6/7 Courtyard) **PERMIT NUMBER:**

LOCATION: 1825 Shermer Road, Northbrook, IL **DATE:** 9/12/2022

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: ft²

SURFACE VOLUME CONTROL

Elevation (ft)	Area (ft²)	Average Area (ft²)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
648.00	826.00			0.000
		1246.50	0.03	
649.00	1667.00			0.029

TOTAL VOLUME CONTROL

Volume Type	Porosity	MWRD Factor	Area (SF)	Depth (ft)	Media Volume (CF)	Storage Volume (CF)
Surface Storage	1.00	1.00	N/A	N/A	1246.50	1246.50
Soil Media Mix	0.25	0.50	826.00	1.50	1239.00	154.88
Coarse Aggregate (Above UD)	0.36	0.50	826.00	0.50	413.00	74.34
Coarse Aggregate (Below UD)	0.36	1.00	826.00	0.50	413.00	148.68
Total						**1624.40**
Total (ac-ft)						**0.037**

VOLUME CONTROL CALCULATIONS

PROJECT: Northbrook Row (BLDG 8/9 Courtyard) **PERMIT NUMBER:**

LOCATION: 1825 Shermer Road, Northbrook, IL **DATE:** 9/12/2022

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: ft²

SURFACE VOLUME CONTROL

Elevation (ft)	Area (ft²)	Average Area (ft²)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
648.00	931.00			0.000
		1359.00	0.03	
649.00	1787.00			0.031

TOTAL VOLUME CONTROL

Volume Type	Porosity	MWRD Factor	Area (SF)	Depth (ft)	Media Volume (CF)	Storage Volume (CF)
Surface Storage	1.00	1.00	N/A	N/A	1359.00	1359.00
Soil Media Mix	0.25	0.50	931.00	1.50	1396.50	174.56
Coarse Aggregate (Above UD)	0.36	0.50	931.00	0.50	465.50	83.79
Coarse Aggregate (Below UD)	0.36	1.00	931.00	0.50	465.50	167.58
Total						**1784.93**
Total (ac-ft)						**0.041**

VOLUME CONTROL CALCULATIONS

PROJECT: Northbrook Row (Pond Bottom) **PERMIT NUMBER:**

LOCATION: 1825 Shermer Road, Northbrook, IL **DATE:** 9/12/2022

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: ft²

SURFACE VOLUME CONTROL

Elevation (ft)	Area (ft²)	Average Area (ft²)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
642.00	5222.00			0.000
		6094.50	0.14	
643.00	6967.00			0.140

TOTAL VOLUME CONTROL

Volume Type	Porosity	MWRD Factor	Area (SF)	Depth (ft)	Media Volume (CF)	Storage Volume (CF)
Surface Storage	1.00	1.00	N/A	N/A	6094.50	6094.50
Soil Media Mix	0.25	0.50	5222.00	1.50	7833.00	979.13
Coarse Aggregate (Above UD)	0.36	0.50	5222.00	0.50	2611.00	469.98
Coarse Aggregate (Below UD)	0.36	1.00	5222.00	0.50	2611.00	939.96
Total						**8483.57**
Total (ac-ft)						**0.195**

DETENTION VOLUME PROVIDED

PROJECT: Northbrook Row (MWRD Calculation) **PERMIT NUMBER:**

LOCATION: 1825 Shermer Road, Northbrook, IL **DATE:** **9/12/2022**

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: ft²

POND / VAULT / SURFACE DETENTION VOLUME

Elevation (ft)	Area (ft²)	Average Area (ft²)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
643.00	6967.00			0.00
		7890.50	0.18	
644.00	8814.00			0.18
		9787.00	0.22	
645.00	10760.00			0.41
		11784.00	0.27	
646.00	12808.00			0.68
		13882.00	0.32	
647.00	14956.00			1.00
		16080.00	0.37	
648.00	17204.00			1.36

STORM SEWER DETENTION VOLUME

Diameter (in)	Length (ft)	Volume (ac-ft)
36	1256	0.20

TOTAL DETENTION VOLUME

Pond / Vault / Surface Detention Volume (ac-ft)	1.36
Storm Sewer Detention Volume (ac-ft)	0.20
Total Detention Volume (ac-ft)	**1.57**

Village of Northbrook Calculations

NOMOGRAPH: BULLETIN 70 RAINFALL DATA

PROJECT: Northbrook Row (Nomograph for Village Calc.) **PERMIT NUMBER:**

LOCATION: 1825 Shermer Road, Northbrook, IL **DATE:** 9/12/2022

DEVELOPMENT INFORMATION

1. Detained Area	4.685	acres
2. Curve Number	86.83	
3. Actual Release Rate	0.703	cfs

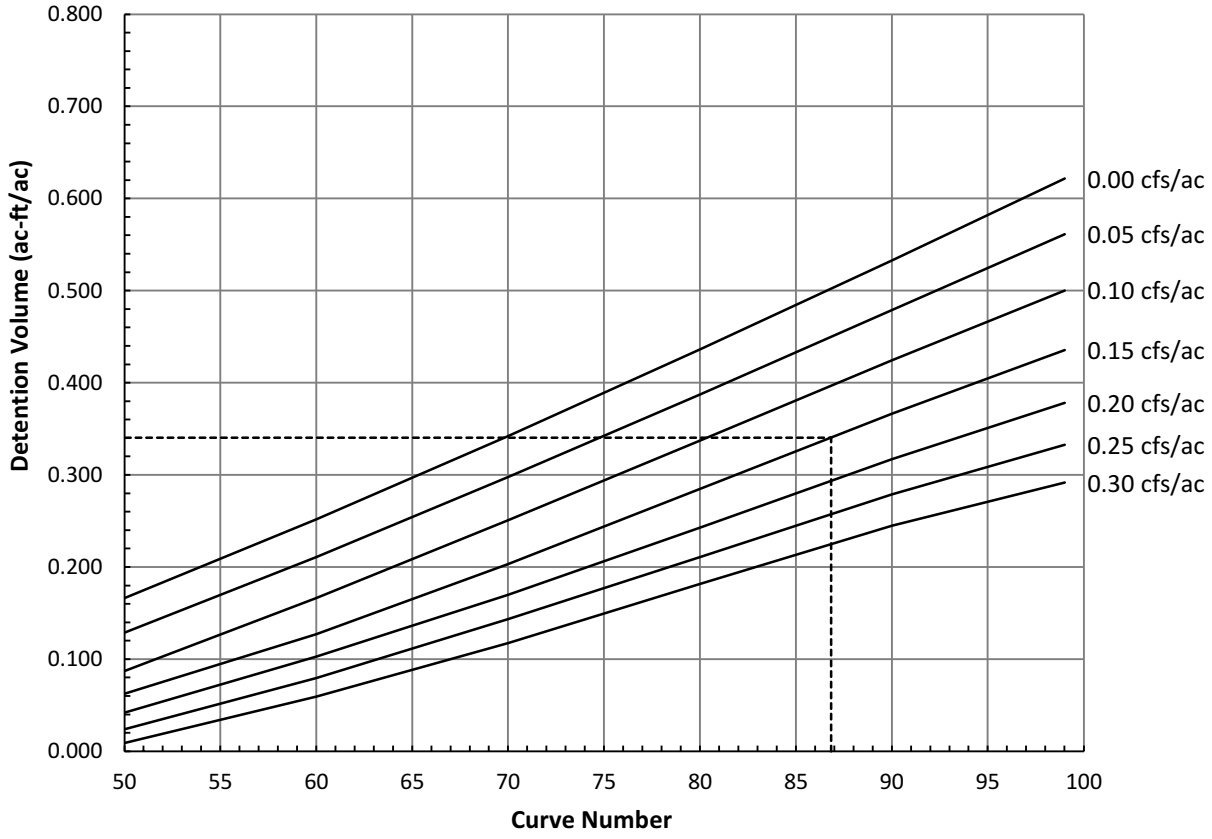
.

REQUIRED DETENTION VOLUME

4. Required Detention Volume	1.595	ac-ft

NOMOGRAPH

NOMOGRAPH: BULLETIN 70



DETENTION VOLUME PROVIDED

PROJECT: Northbrook Row (Northbrook Calculation) **PERMIT NUMBER:**

LOCATION: 1825 Shermer Road, Northbrook, IL **DATE:** 9/12/2022

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: ft²

POND DETENTION VOLUME

Elevation (ft)	Area (ft²)	Average Area (ft²)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
643.00	6967.00			0.00
		7890.50	0.18	
644.00	8814.00			0.18
		9787.00	0.22	
645.00	10760.00			0.41
		11784.00	0.27	
646.00	12808.00			0.68
		13882.00	0.32	
647.00	14956.00			1.00
		16080.00	0.37	
648.00	17204.00			1.36

STORM SEWER DETENTION VOLUME

Diameter (in)	Length (ft)	Volume (ac-ft)
36	1256	0.20

TOTAL DETENTION VOLUME

Pond Detention Volume (ac-ft)	1.364
Volume Control Credited as Detention (ac-ft)	0.273
Storm Sewer Detention Volume (ac-ft)	0.204
Total Detention Volume (ac-ft)	**1.841**

Northbrook Row
1825 Shermer Road
Northbrook, IL

Tax Impact Study

April 28, 2025

Prepared for

Lexington Homes

By

Johnson Research Group, Inc.

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A. Methodology for Estimating Property Tax Revenues

1 Executive Summary

Introduction

Johnson Research Group, Inc. ("JRG") was engaged by Lexington Homes (the "Developer") to prepare an estimate of the fiscal impacts on two public school districts from a proposed residential development featuring 53 "for sale" units at 1825 Shermer Road in the Village of Northbrook, Illinois ("Village"). This study addresses the net fiscal impacts to Northbrook / Glenview School District 30 ("SD 30") and Glenbrook High School District 225 ("HSD 225").

The Project

The Developer proposes a residential development located at 1825 Shermer Road with 53 "for sale" townhome units featuring 33 market-rate three-bedroom Row Homes, with an average sales price of $771,970, 12 market-rate Mews Homes, with optional two, three, and four-bedroom floor plans and an average sales price of $640,000, and eight affordable-rate four-bedroom Mews Homes, with a sales price of $350,000 (the "Project"). For the purposes of this study, the 12 market-rate Mews Homes with optional bedroom floor plans are assumed to be three-bedroom units.

Net Fiscal Impact

Key impacts of the Project for the school districts following stabilization are as follows:

Northbrook / Glenview School District 30

- The annual net fiscal impact for SD 30 is estimated to be a positive $48,102.
- The Project will generate an estimated $288,484 in annual property tax revenue and $102,245 in one-time impact fees for SD 30.
- The Project's 53 households could generate as many as 18 school-age children in grades K-8, including 14 students in grades K-5 and four students in grades 6-8 based on the residential multipliers in the Village's Municipal Code.

Glenbrook High School District 225

- The annual net fiscal impact for HSD 225 is estimated to be a positive $112,701.
- The Project will generate an estimated $187,800 in annual property tax revenue and $36,506 in one-time impact fees for HSD 225.
- The Project's 53 households are expected to generate approximately four students in grades 9-12 based on the residential multipliers in the Village's Municipal Code.

2 Introduction

Lexington Homes (the "Developer") engaged Johnson Research Group, Inc. ("JRG") to prepare an estimate of the fiscal impacts on affected school districts from a proposed "for sale" residential development featuring 33 Row Home units and 20 Mews Home units located at 1825 Shermer Road in the Village of Northbrook, Illinois ("Village"). This study addresses the net fiscal impacts to Northbrook / Glenview School District 30 ("SD 30") and Glenbrook High School District 225 ("HSD 225").

2.1 The Project

The proposed residential development will feature 53 townhome units, of which 33 are market-rate three-bedroom Row Homes, with an average sales price of $771,970, 12 market-rate Mews Homes, with optional two, three, and four-bedroom floor plans with an average sales price of $640,000, and eight affordable-rate four-bedroom Mews Homes with a sales price of $350,000 (the "Project"). For the purposes of this study, the 12 market-rate Mews Homes with optional bedroom floor plans are assumed to be three-bedroom units. Also, the affordable unit price is established by the Village pursuant to its affordable housing technical manual for pricing, whereas market-rate sale prices reflect the base sales price set by the Developer (although final sales prices are typically higher and vary based on buyers' preferences for upgrades over the base model). The bedroom mix and average sales prices for each unit type are presented in Table 1 below.

The Village requires developers of new residential units to make 15% of total units affordable to households or pay a fee in lieu of providing affordable units onsite. The Developer will provide the required eight affordable units on-site. According to the Village's affordable housing technical manual for pricing, the maximum sale price for a four-bedroom townhome unit for households with income between 80% and 100% of area median income is capped at $350,000. The final sales prices for the affordable units will be determined after consultation with Community Partners for Affordable Housing and may differ from the figure used in this study.

Table 1. 1825 Shermer Road - Unit Mix and Sale Prices

Unit Type	Market Rate Units	Market Rate Average Sale Price ($)	Affordable Units	Affordable Sale Price ($)
3 BR – Row Homes	33	771,970	–	–
3 BR – Mews Homes*	12	640,00	–	–
4 BR – Mews Homes	–	–	8	350,000
Total	**45**	**736,778**	**8**	**350,000**

Sources: Lexington Homes, Village of Northbrook, JRG.
* Buyers have the option of choosing 2, 3, or 4 bedroom floor plans.

Consistent with other fiscal impact analyses, the impacts are presented in today's dollars (2025), rather than dollars inflated to a point in time that the Project is anticipated to be fully stabilized. Because JRG's estimates are in uninflated dollars, every year after the first year is assumed to have the same impact as this first stabilized year.

3 Projected Public School District Property Tax Revenues

3.1 Methodology

Annual property tax estimates for the Project are based on the assumptions described below. The Developer provided information about the Project components, quantities, base sales prices, and timing of construction and absorption. JRG gathered all other relevant information from the following sources: Cook County Assessor, Cook County Clerk, and the Cook County Treasurer. Appendix A provides a detailed explanation of how property taxes are calculated in Cook County.

3.2 Current Equalized Assessed Value and Property Taxes

The Project site currently generates $79,189 in total property taxes (tax year 2023). Of that amount, $27,201 (40.7%) is generated by the SD 30 tax extension and $26,006 (26.5%) is generated by the HSD 225 tax extension.

The Project site consists of two PINs, listed in Table 2, which also includes the most recent (tax year 2023) certified assessed values ("AV") for both the land and improvements, as well as the equalized assessed value ("EAV") and aggregate property tax extension for all taxing agencies for each PIN.

Table 2. Current Assessed Value, Equalized Assessed Value and Property Tax by PIN (Tax Year 2023)

PIN	Land AV ($)	Improved AV ($)	Current EAV ($)	Total Property Taxes ($)
04-15-102-002-0000	184,324	0	558,996	43,802.93
04-15-102-003-0000	149,711	0	451,579	35,385.73
Totals	**334,035**	**0**	**1,010,575**	**79,188.66**

Sources: Lexington Homes, Cook County Clerk, Village of Northbrook, JRG.

3.3 Project Valuation

Following stabilization, the EAV of the Project will be approximately $9.05 million, compared to $1.18 million in tax year 2021 before Project construction began, and $1.01 million for tax year 2023. Total annual property taxes from the completed Project are estimated to be $708,863 compared to $159,036 in tax year 2021 and $79,189 in tax year 2023.

Table 3. Project Valuation Assumptions and Estimates

Assumptions / Calculations	3 Bedroom Row Homes	3 Bedroom Mews Homes	4 Bedroom Mews Homes	Project Totals
Per Unit				
Average Sale Price ($)	771,970	640,000	350,000*	
Assessor Discount Factor (%)	12.00	12.00	12.00	
Assessor Fair Market Value ($)	681,649	565,120	309,050	
Assessment Level (%)	10.00	10.00	10.00	
Assessed Value ($)	68,165	56,512	30,905	
Cook County Equalizer	3.0163	3.0163	3.0163	
Equalized Assessed Value ($)	205,606	170,457	93,219	
EAV with Homeowner Exemptions ($)	195,606	160,457	83,219	
Aggregate Property Tax Rate (%)	7.836	7.836	7.836	
Property Tax Amount ($)	15,328	12,573	6,521	
Project Totals				
Unit Count	33	12	8	**53**
Assessed Value ($)	2,249,443	678,144	247,240	**3,174,827**
EAV After Exemptions ($)	6,454,993	1,925,486	665,750	**9,046,229**
Property Tax Amount ($)	505,813	150,881	52,168	**708,863**

Source: JRG

*Affordable sale price based on Village technical manual for pricing affordable units, final price may vary.

3.4 Estimated Property Taxes for School District 30 and High School District 225

Using the 2023 tax rates of 3.189% for SD 30 and 2.076% for HSD 225, the Project is estimated to generate annual property taxes of $288,484 for SD 30 and $187,800 for HSD 225 following full stabilization. As shown in Table 4, these amounts, when compared to 2023 levels, mark a net increase in property tax revenue of $261,283 for SD 30 and $161,794 for HSD 225. Table 4 also shows the current and potential property taxes for all other taxing agencies.

Table 4. Comparison of 2023 Property Taxes and Estimated Property Taxes by Taxing Agency

Taxing Agency	2023 Rate (%)	Proportion (%)	2023 Taxes ($)	Total Project Taxes ($)	Delta ($)
Northbrook / Glenview School District 30	3.189	40.70	27,201	288,484	261,283
Glenbrook High School District 225	2.076	26.49	26,006	187,800	161,794
Oakton Community College District Skokie Des Plaines	0.227	2.90	2,294	20,535	18,241
Village of Northbrook	0.685	8.74	6,922	61,967	55,044
Northbrook Library Fund	0.309	3.94	3,123	27,953	24,830
Northbrook Park District	0.420	5.36	4,244	37,994	33,750
Town of Northfield	0.024	0.31	243	2,171	1,929
Road & Bridge Northfield	0.051	0.65	515	4,614	4,098
General Assistance Northfield	0.009	0.11	91	814	723
Cook County	0.170	2.17	1,718	15,379	13,661
Cook County Forest Preserve	0.075	0.96	758	6,785	6,027
Cook County Public Safety	0.139	1.77	1,405	12,574	11,170
Cook County Consolidated Elections	0.032	0.41	323	2,895	2,571
Cook County Health Facilities	0.077	0.98	778	6,966	6,187
Water Reclamation District of Chicago	0.345	4.40	3,486	31,209	27,723
North Shore Mosquito Abatement District	0.008	0.10	81	724	643
Total	**7.836**	**100.00**	**79,189**	**708,863**	**629,674**

Sources: Cook County, JRG

4 Impact Fee Revenue

The Village of Northbrook Municipal Code requires that new residential developments help reduce the impact on the capital costs of applicable school districts, the Northbrook Park District, and the Northbrook Library system by making either a donation of land for additional facilities or a monetary contribution based a fee schedule in the Municipal Code. This section presents a calculation of impact fees generated by the Project based on a fee schedule in the Village of Northbrook Municipal Code. The Village's Municipal Code states that impact fees for affordable units can be waived by the Village and are assumed so in the estimates below.

Impact fees from the Project will accrue to SD 30, HSD 225, the Northbrook Park District and the Northbrook Library Fund. Table 5 shows the fee per unit for the 45 market rate units and total amount for each recipient. It is assumed that Impact fees will not be required to be paid for the eight affordable units.

Table 5. Impact Fee Revenue for Market Rate Units

District / Bedrooms	Fee / Unit ($)	Market Rate Unit Count	Total Fees ($)
Northbrook / Glenview School District 30			
3 Bedroom	2,272.11	45	102,244.95
4 Bedroom	3,702.22	0	0.00
Subtotal		*45*	*102,244.95*
Glenbrook High School District 225			
3 Bedroom	811.25	45	36,506.25
4 Bedroom	2,378.75	0	0.00
Subtotal		*45*	*36,506.25*
Northbrook Park District			
3 Bedroom	5,980.00	45	269,100.00
4 Bedroom	7,862.50	0	0.00
Subtotal		*45*	*269,100.00*
Northbrook Library Fund			
3 Bedroom	239.99	45	10,799.55
4 Bedroom	315.54	0	0.00
Subtotal		*45*	*10,799.55*
Total			**418,650.75**

Sources: Village of Northbrook Municipal Code, Lexington Homes, JRG

The Project will generate an estimated $102,245 in one-time impact fees for SD 30 and $36,507 for HSD 225 based on the per unit rate of $2,272.11 being applied to 45 three-bedroom market rate units.

5 Student Population Estimates

5.1 Methodology

This section presents estimates of school-age children who will reside at the Project and might attend school at SD 30 and HSD 225 based on residential unit multipliers in the Village's Municipal Code. The multipliers were published in 1996 by the Illinois School Consulting Service/Associated Municipal Consultants, Inc. using data from the 1990 Census. The multipliers for school-age children are grouped by grade levels that allow for aggregation by school type. For purposes of this study, estimates are aggregated by grade for elementary school (grades K-5), junior high (grades 6-8) and high school (grades 9-12).

5.2 Public School Student Population Estimates

Table 6 below includes estimates of residents per unit, including adults and children by grade and age for each unit based on the number of bedrooms.

Table 6. Estimated Population Per Individual Dwelling Unit

Bedrooms	Pre-School (0-4 yrs.)	Grades K-5 (5-10 yrs.)	Grades 6-8 (11-13 yrs.)	Grades 9-12 (14-17 yrs.)	Adults (18+ yrs.)	Total
3	0.212	0.234	0.058	0.059	1.829	2.392
4	0.323	0.322	0.154	0.173	2.173	3.145

Source: Village of Northbrook Municipal Code

Table 7 shows the total estimated population (rounded to the nearest whole number), including adults and school-age children for the whole Project, based on the total number of units and number of bedrooms.

Table 7. Project Estimated Population by Number of Bedrooms

Bedrooms	Units	Pre-School (0-4 yrs.)	Gr. K-5 (5-10 yrs.)	Gr. 6-8 (11-13 yrs.)	Gr. K-8 (5-13 yrs.)	Gr. 9-12 (14-17 yrs.)	Adults (18+ yrs.)	Total
3	45	10	11	3	14	3	82	109
4	8	3	3	1	4	1	17	25
Total	**53**	**13**	**14**	**4**	**18**	**4**	**99**	**134**

Sources: Village of Northbrook Municipal Code, Lexington Homes, JRG.

6 Public School District Expenditures

6.1 Total Expenditures Per Pupil

The projected marginal operating costs for SD 30 and HSD 225 from potential student generation by the Project are estimated to be $447,858 and $118,840, respectively. However, in FY 2024 property tax revenue from residential properties only funded 53.7% of SD 30's annual operating costs and 63.2% of HSD 225's annual costs (see Table 8). As a result, the share of operating costs that can be fairly attributable to the Project are $240,382 for SD 30 and $75,099 for HSD 225.

The estimates of additional expenses from enrollment of school-age children living at the Project for SD 30 and HSD 225 are based on each district's operating expenditures per pupil ("OEPP") reported to, and published by, the Illinois State Board of Education ("ISBE"). Estimates for the Project are based on FY 2023-24 OEPP, which are the most recent figures available, and adjusted for inflation (1.79%) to align with the property tax estimates described in Section 5 of this study. FY 2023-24 OEPP for SD 34 was $24,444, which equates to $24,881 after adjusting for inflation and it was $29,188 for HSD 225, which is $29,710 after adjusting for inflation.

Table 8. Total Expenditures Per Pupil ("OEPP") by School District from New Students

School District	New Students	OEPP ($)	Total Op. Exp. ($)	Prop. Tax / All Revenue (%)	Res. Share of Prop. Tax (%)	Res. Eff. Share (%)	Project Share ($)
	A	*B*	*C = A x B*	*D*	*E*	*F = D x E*	*G = C x F*
SD 30	18	24,881	447,858	90.8	59.1	53.7	240,382
HSD 225	4	29,710	118,840	88.8	71.2	63.2	75,099
Total	**22**		**566,698**				**315,481**

Sources: Illinois State Board of Education, Cook County Clerk, JRG.

Local property taxes account for 90.8% of SD 30's funding sources and 88.8% of HSD 225's funding sources (see Table 9). The remainder comes from other local, state and federal sources.

Table 9. School District Revenue by Source (FY23-24)

Funding Source	SD 30 (%)	HSD 225 (%)
Local Property Taxes	90.8	88.8
Other Local Funding	4.0	5.5
Evidence Based Funding	2.4	2.0
Other State Funding	1.0	1.2
Federal Funding	1.8	2.5
Total	**100.0**	**100.0**

Sources: Illinois State Board of Education, JRG.

Property tax revenue from residential property accounts for 59.1% of property tax funding for SD 30 and 71.2% for HSD 225 (see Table 10).

Table 10. School District Equalized Assessed Value by Valuation Type (Tax Year 2023)

Valuation Type	EAV in SD 30 ($)	EAV in SD 30 (%)	EAV in HSD 225 ($)	EAV in HSD 225 (%)
Residential	637,259,908	59.1	5,314,436,091	71.2
Commercial	313,975,741	29.1	1,659,367,669	22.2
Industrial	125,522,995	11.6	490,115,161	6.6
Railroad	1,294,990	0.1	3,998,085	0.1
Total	**1,078,053,634**	**100.0**	**7,467,917,006**	**100.0**

Sources: Cook County Clerk, JRG.

7 Net Fiscal Impact on School District 30 and High School District 225

This section presents a brief recap of the revenues and operating expenses resulting from student generation by the Project and finishes with a comparison of the figures to produce the net fiscal impact for each school district.

7.1 School District Revenues

As noted earlier, the Project is estimated to generate annual property taxes of $288,484 for SD 30 and $187,800 for HSD 225. These figures are used to estimate the Net Fiscal Impact to the school districts in Table 11 below.

The Project is also expected to generate one-time impact fees of $102,245 for SD 30 and $36,506 for HSD 225.

7.2 School District Expenditures

The Project is estimated to generate 18 students for SD 30 and additional operating expenses of $447,858, with 53.7% or $240,382 anticipated to be funded with property tax revenue from the Project. For HSD 225, the Project is estimated to generate four students and $118,840 of

additional operating expenses, with 63.2% or $75,099 anticipated to be funded with property tax revenue from the Project.

7.3 School District Net Fiscal Impact

Table 11 shows that annual net fiscal impact for SD 30 will be a positive $48,102 and a positive $112,701 for HSD 225.

Table 11. Project's Net Fiscal Impact on SD 30 and HSD 225

Annual Project Impacts	**SD 30 Amounts ($)**	**HSD 225 Amounts ($)**
Property Tax Revenue	288,484	187,800
Residential Property Share of Operating Expenses	(240,382)	(75,099)
Annual Net Fiscal Impact	**48,102**	**112,701**

Source: JRG

Appendices

A. Methodology for Estimating Property Tax Revenues

Appendix A

Methodology for Estimating Property Tax Revenues

Annual property tax estimates for the Project are based on the assumptions described below. The Developer provided information about the Project components, quantities, residential rent levels, construction timing and leasing absorption. JRG gathered all other relevant information from the following sources: Cook County Assessor, Cook County Treasurer, Cook County Clerk, and CoStar.

Property Tax Calculation. The formula for calculation of property taxes is shown in Figure 1 below.

Figure A-1. Property Tax Calculation

Property Tax	=	Assessor's Fair Market Value	X	Assessment Rate	X	Equalization Factor	X	Tax Rate

Assessor's Fair Market Value (FMV). The Project's FMV was estimated using the sales approach for residential components of the Project. An Assessor Discount Factor of 12% is then applied to the estimated market value to estimate the Assessor's Fair Market Value (e.g. estimated market value x 88% = Assessor's Fair Market Value).

Assessment Level. The residential units are assessed at 10% of FMV.

State Equalization Factor. The most recent (2023) State Equalization Factor for Cook County is 3.0163.

Tax Rates. For purposes of these estimates, the most recent tax rates (2023) for SD 30 and HSD 225 and other taxing districts extensions utilized. The property tax rates for tax assessment year 2023, for taxes payable in 2024, were as follows:

Table A-1. Tax Year 2023 Tax Rates by Taxing Agency

Taxing Agency	2023 Rate (%)
Northbrook / Glenview School District 30	3.189
Glenbrook High School District 225	2.076
Oakton Community College District Skokie Des Plaines	0.227
Village of Northbrook	0.685
Northbrook Library Fund	0.309
Northbrook Park District	0.420
Town of Northfield	0.024
Road & Bridge Northfield	0.051
General Assistance Northfield	0.009
Cook County	0.170
Cook County Forest Preserve	0.075
Cook County Public Safety	0.139
Cook County Consolidated Elections	0.032
Cook County Health Facilities	0.077
Water Reclamation District of Chicago	0.345
North Shore Mosquito Abatement District	0.008
Total	**7.836**

Source: Cook County Clerk

Fully Assessed Taxes. Based on these assumptions, the Project will have a total EAV of $9,046,229 the first full year following full stabilization and generate $708,863 in property taxes.

THIS INSTRUMENT PREPARED BY AND SHOULD BE RETURNED TO:

Brian Meltzer
MELTZER, PURTILL & STELLE LLC
1515 East Woodfield Road
Second Floor
Schaumburg, Illinois 60173-5431

PIN: See Exhibit A

ABOVE SPACE FOR RECORDER'S USE ONLY

DECLARATION FOR NORTHBROOK ROW

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DECLARATION FOR NORTHBROOK ROW

This Declaration is made by Northbrook Row LLC, an Illinois limited liability company ("Declarant").

R E C I T A L S

The Development Area is legally described in Exhibit A hereto. Some or all of the Development Area shall be the subject of a phased development called Northbrook Row (the "Development"). The Development shall include townhome units (each a "Home" hereunder) and other areas which will be maintained by the Association.

Initially, the Declarant shall subject the real estate which is legally described in Exhibit B hereto to the provisions of this Declaration as the Premises. From time to time the Declarant may subject additional portions of the Development Area to the provisions of this Declaration as Added Premises, as more fully described in Article Twelve.

All portions of the Premises not improved with a Home (including outlots owned by the Association, if any, and those portions of each Dwelling Unit which are not improved with a Home), shall be designated as a Common Area hereunder. In order to provide for the orderly and proper administration and maintenance of the Premises, the Declarant has formed (or will form) the Association under the Illinois Limited Liability Company Act. The Association shall have the responsibility for administering and maintaining the Common Area and certain portions of the Dwelling Units and Home Exteriors and shall set budgets and fix assessments to pay the expenses incurred in connection with such duties. Each Owner of a Dwelling Unit shall be a member of the Association and shall be responsible for paying assessments with respect to the Dwelling Unit owned by such Owner.

During the construction and marketing of the Development, the Declarant shall retain certain rights set forth in this Declaration, which rights shall include, without limitation, the right, prior to the Turnover Date, to manage the affairs of the Association or to designate the Managers of the Association, as more fully described in Article Nine and in the Operating Agreement, and the right to come upon the Premises in connection with Declarant's efforts to sell Homes and other rights reserved in Article Nine.

NOW, THEREFORE, the Declarant hereby declares as follows:

ARTICLE ONE
Definitions

For the purpose of brevity and clarity, certain words and terms used in this Declaration are defined as follows:

1.01 ASSOCIATION: The Northbrook Row Townhome Owners Association, LLC, an Illinois limited liability company, and its successors and assigns.

1.02 BACKYARD: That portion of a Townhome Lot which is between the dwelling unit and the garage located on the Townhome Lot. The Backyards shall not be part of the Common Area hereunder.

1.03 CHARGES: The Common Assessment, any special assessment levied by the Association and/or any other charges or payments which an Owner is required to pay or for which an Owner is liable under this Declaration or the Operating Agreement.

1.04 COMMON AREA: Those portions of the Premises which are designated as Common Area in Exhibit B hereto from time to time and all improvements thereto and landscaping thereon. The Common Area shall generally consist of all portions of the Premises located outside of the Homes and the Home Exteriors other than the Backyards.

1.05 COMMON ASSESSMENT: The amounts which the Association shall assess and collect from the Owners to pay the Common Expenses and accumulate reserves for such expenses, as more fully described in Article Six.

1.06 COMMON EXPENSES: The expenses of administration (including management and professional services) of the Association; the expenses of the operation, maintenance, repair, replacement of landscaping and other improvements located on the Common Area; the expenses of the maintenance and services required to be furnished by the Association under Section 3.02; premiums for insurance policies maintained by the Association hereunder; the cost of general and special real estate taxes, if any, levied or assessed against the Common Area (which is not part of a Dwelling Unit); to the extent not separately metered or charged to the Owners, the cost of sewer and/or other necessary utility services to the Homes; and any expenses designated as Common Expenses hereunder. Notwithstanding the foregoing, Common Expenses shall not include any payments made out of Capital Reserves.

1.07 COUNTY: Cook County, Illinois or any political entity which may from time to time be empowered to perform the functions or exercise the powers vested in the County as of the Recording of this Declaration.

1.08 DECLARANT: Northbrook Row LLC, an Illinois limited liability company, its successors and assigns.

1.09 DECLARANT'S DEVELOPMENT PLAN: The Declarant's current plan for the Development, which shall be maintained by the Declarant at its principal place of business and may be changed at any time, or from time to time, without notice.

1.10 DECLARATION: This instrument with all Exhibits hereto, as amended or supplemented from time to time.

1.11 DEVELOPMENT AREA: The real estate described in Exhibit A hereto with all improvements thereon and rights appurtenant thereto, as Exhibit A may be amended as provided in Section 10.01. Exhibit A is attached hereto for informational purposes only and no covenants, conditions, restrictions, easements, liens or changes shall attach to any part of the real estate

described therein, except to the extent that portions thereof are described in Exhibit B and expressly made subject to the provisions of this Declaration as part of the Premises.

1.12 DWELLING UNIT: A portion of the Premises which is improved or intended to be improved with a Home. A Dwelling Unit may be either a (i) a Townhome Lot which is improved or planned to be improved with a Home, or (ii) a Townhome Parcel which is improved or planned to be improved with a Home.

1.13 FIRST MORTGAGEE: The holder of a bona fide first mortgage, first trust deed or equivalent security interest covering a Dwelling Unit.

1.14 HOME: That portion of a Dwelling Unit which is improved with a townhome unit.

1.15 HOME EXTERIOR: The roof, gutters, downspouts, foundation or slab, footings, sidewalks, steps, decks, patios and outer surface of exterior walls of a Home. The Home Exterior shall not include windows, window frames, window glass, doors (including garage and/or storm doors) and screening which are part of a Home.

1.16 MANAGERS: The manager or managers from time to time as appointed or elected as provided in this Declaration or the Operating Agreement.

1.17 MUNICIPALITY: The Village of Northbrook, an Illinois municipal corporation, or any political entity which may from time to time be empowered to perform the functions or exercise the powers vested in the Municipality as of the Recording of this Declaration.

1.18 OPERATING AGREEMENT: The Operating Agreement of the Association which is attached hereto as Exhibit C.

1.19 OWNER: A Record owner, whether one or more persons, of fee simple title to a Dwelling Unit, including a contract seller, but excluding those having such interest merely as security for the performance of an obligation. The Declarant shall be deemed to be an Owner with respect to each Dwelling Unit owned by the Declarant and, if a Lot is not yet divided into Dwelling Units, the number of Dwelling Units proposed for such Dwelling Unit on the Declarant's Development Plan.

1.20 PERSON: A natural individual, corporation, partnership, trustee or other legal entity capable of holding title to real property.

1.21 PREMISES: Those portions of the Development Area which are legally described in Exhibit B hereto, with all improvements thereon and rights appurtenant thereto. Declarant shall have the right, but not the obligation, to make additional portions of the Development Area subject to this Declaration as part of the Premises as more fully provided in Article Twelve.

1.22 RECORD: To record in the office of the Recorder of Deeds for the County.

1.23 RESIDENT: An individual who resides in a Home.

1.24 TOWNHOME LOT: A subdivided lot which is intended to be improved with a Home and is designated in Section I.A of Exhibit B hereto as a “Townhome Lot”.

1.25 TOWNHOME PARCEL: Each subdivided lot which is listed in Section I.B of Exhibit B hereto shall be improved with a building containing four (4) townhome units (each a Home). Each Home on the lot shall share a perimeter wall with at least one (1) other Home. The shared walls are defined as "Party Walls" in Section 13.01 hereof. Each such subdivided lot shall be divided into four (4) tracts which shall be defined by the Party Walls, as extended to the lot line. Each such tract shall consist of a Home (including approximately one-half (1/2) of the Party Wall which divides the Home from an adjacent Home) landscapable areas (including backyards), and portions of driveways and walkways. Each tract shall be legally described in the deed which conveys the tract to the first purchaser thereof from the Declarant and the tract so described, together with all improvements thereon, shall be a "Townhome Parcel" hereunder.

1.26 TURNOVER DATE: The date on which the right of the Declarant to manage the affairs of the Association is terminated under Section 9.05.

1.27 VOTING MEMBER: The individual who shall be entitled to vote in person or by proxy at meetings of the Owners, as more fully set forth in Article Five.

ARTICLE TWO
Scope of Declaration/Certain Easements

2.01 PROPERTY SUBJECT TO DECLARATION: Declarant, as the owner of fee simple title to the Premises, expressly intends to and by Recording this Declaration, does hereby subject the Premises to the provisions of this Declaration. Declarant shall have the right from time to time to subject additional portions of the Development Area to the provisions of this Declaration as Added Premises, as provided in Article Twelve hereof. Nothing in this Declaration shall be construed to obligate the Declarant to subject to this Declaration as Premises any portion of the Development Area other than those portions which are described in Exhibit B hereto or which are added to Exhibit B by Supplemental Declarations Recorded by Declarant pursuant to Article Twelve.

2.02 CONVEYANCES SUBJECT TO DECLARATION: All easements, restrictions, conditions, covenants, reservations, liens, charges, rights, benefits, and privileges which are granted, created, reserved or declared by this Declaration shall be deemed to be covenants appurtenant, running with the land and shall at all times inure to the benefit of and be binding on any Person having at any time any interest or estate in the Premises, and their respective heirs, successors, personal representatives or assigns, regardless of whether the deed or other instrument which creates or conveys the interest makes reference to this Declaration.

2.03 DURATION: Except as otherwise specifically provided herein the covenants, conditions, restrictions, easements, reservations, liens, and charges, which are granted, created, reserved or declared by this Declaration shall be appurtenant to and shall run with and bind the land for a period of forty (40) years from the date of Recording of this Declaration and for successive periods of ten (10) years each unless revoked, changed or amended in whole or in part as provided in Section 10.02.

2.04 DWELLING UNIT CONVEYANCE: Once a Dwelling Unit has been conveyed by the Declarant to a bona fide purchaser for value, then any subsequent conveyance or transfer of ownership of the Dwelling Unit shall be of the entire Dwelling Unit and there shall be no conveyance or transfer of a portion of the Dwelling Unit.

2.05 ACCESS EASEMENT:

(a) Each Owner of a Dwelling Unit shall have the following non-exclusive, perpetual easements, which easements shall run with the land, be appurtenant to and pass with title to every Dwelling Unit for ingress to and egress from his Dwelling Unit, over and across the private roads, driveways and walkways located on the Common Area, to public streets and roads.

(b) Any governmental authority which has jurisdiction over the Premises shall have a non-exclusive easement of access over roads and driveways located on the Common Area for police, fire, ambulance, waste removal, snow removal, or for the purpose of furnishing municipal or emergency services to the Premises.

(c) The Association, its employees, agents and contracts, shall have the right of ingress to, egress from, and parking on the Common Area, and the right to store equipment on the Common Area, for the purpose of furnishing any maintenance, repairs or replacements of the Common Area and Home Exteriors, as required or permitted hereunder.

(d) Each owner of a portion of the Development Area shall have a non-exclusive, perpetual easement over the roads on the Common Area for access to a public way.

2.06 RIGHT OF ENJOYMENT: Each Owner shall have the non-exclusive right and easement to use and enjoy the Common Area. In addition, each Owner shall have exclusive right to use and enjoy the Owner's Home and Home Exterior. Such rights and easements shall run with the land, be appurtenant to and pass with title to every Dwelling Unit, and shall be subject to and governed by the laws, ordinances and statutes of jurisdiction, the provisions of this Declaration, the Operating Agreement, and the reasonable rules and regulations from time to time adopted by the Association, including the right of the Association to come upon a Dwelling Unit to furnish services hereunder.

2.07 DELEGATION OF USE: Subject to the provisions of this Declaration, the Operating Agreement, and the reasonable rules and regulations from time to time adopted by the Association, any Owner may delegate his right to use and enjoy the Common Area to Residents of the Owner's Home. An Owner shall delegate such rights to tenants and contract purchasers of the Owner's Home who are Residents.

2.08 RULES AND REGULATIONS: The use and enjoyment of the Premises shall at all times be subject to reasonable rules and regulations duly adopted by the Association from time to time.

2.09 UTILITY EASEMENTS: The Municipality and all public and private utilities (including cable companies) serving the Premises are hereby granted the right to lay, construct,

renew, operate, and maintain conduits, cables, pipes, wires, transformers, switching apparatus and other equipment, into and through the Common Area for the purpose of providing utility services to the Premises or any other portion of the Development Area. In addition, each Owner of a Home shall have a perpetual easement for the continued existence and use of water, sewer, electric, gas or other utility lines and/or components of other systems which were originally installed by the Declarant or a utility company and which serve the Owner's Home, which utility lines or wiring may be located in the Common Area or on any other portion of the Premises, including, without limitation, under or through another Home.

2.10 EASEMENTS, LEASES, LICENSES AND CONCESSIONS: The Association shall have the right and authority from time to time to lease or grant easements, licenses, or concessions with regard to any portions or all of the Common Area for such uses and purposes as the Managers deem to be in the best interests of the Owners and which are not prohibited hereunder, including, without limitation, the right to grant easements for utilities or any other purpose which the Managers deem to be in the best interests of the Owners. Any and all proceeds from leases, easements, licenses or concessions with respect to the Common Area shall be used to pay the Common Expenses. Also, the Association shall have the right and power to dedicate any part or all of the roads or parking areas located on the Common Area to the Municipality or other governmental authority which has jurisdiction over the Common Area. Each person, by acceptance of a deed, mortgage, trust deed, other evidence of obligation, or other instrument relating to a Dwelling Unit, shall be deemed to grant a power coupled with an interest to the Managers, as attorney-in-fact, to grant, cancel, alter or otherwise change the easements provided for in this Section. Any instrument executed pursuant to the power granted herein shall be executed by the President and attested to by the Secretary of the Association and duly Recorded.

2.11 ASSOCIATION'S ACCESS: The Association shall have the right and power to come onto any Dwelling Unit, Home, or Home Exterior for the purpose of furnishing the services required to be furnished hereunder or enforcing its rights and powers hereunder.

2.12 NO DEDICATION TO PUBLIC USE: Except for easements granted or dedications made as permitted in Section 2.10, nothing contained in this Declaration shall be construed or be deemed to constitute a dedication, express or implied, of any part of the Common Area to or for any public use or purpose whatsoever.

2.13 EASEMENT FOR ENCROACHMENT: In the event that by reason of the construction, repair, reconstruction, settlement or shifting of an improvement to a Dwelling Unit, any improvement which is intended to service and/or be part of the Dwelling Unit shall encroach upon any part of any other Dwelling Unit or upon the Common Area or any improvement to the Common Area shall encroach upon any part of a Dwelling Unit, then there shall be deemed to be an easement in favor of and appurtenant to such encroaching improvement for the continuance, maintenance, repair and replacement thereof; provided, however, that in no event shall an easement for any encroachment be created in favor of any Owner (other than Declarant), if such encroachment occurred due to the intentional, willful, or negligent conduct of such Owner or his agent. Without limiting the foregoing, the Owner of each Dwelling Unit shall have an easement appurtenant to his Dwelling Unit for the continuance, maintenance, repair and replacement of the

following improvements, if any, which encroach onto another Dwelling Unit or the Common Area:

(a) the eaves, gutters, downspouts, fascia, flashings, and like appendages which serve the Home or the Dwelling Unit;

(b) the chimney which serves the Home on the Dwelling Unit;

(c) the air conditioning equipment which serves the Home on the Dwelling Unit; or

(d) balconies, steps, porches, decks, walkways, door entries and patios which serve the Home on the Dwelling Unit.

The Person who is responsible for the maintenance of any encroaching improvement for which an easement for continuance, maintenance, repair and replacement thereof is granted under this Section shall continue to be responsible for the maintenance of such encroaching improvement and the Person who is responsible for the maintenance of the real estate upon which such improvement encroaches shall not have the duty to maintain, repair or replace any such encroaching improvement unless otherwise provided in this Declaration.

2.14 OWNERSHIP OF COMMON AREA: Those portions of the Common Area, if any, which are part of a Dwelling Unit shall be owned by the Owner of the Dwelling Unit. Those portions of the Common Area which are not part of a Dwelling Unit, shall be conveyed to the Association free of mortgages no later than ninety (90) days after such portion is made subject hereto.

2.15 LEASE OF HOME: Any Owner shall have the right to lease all (and not less than all) of his Home subject to the following provisions:

(a) No Home shall be leased for less than six (6) months or for hotel or transient purposes; and

(b) Any lease shall be in writing and shall provide that such lease shall be subject to the terms of this Declaration and that any failure of the lessee to comply with the terms of this Declaration shall be a default under the lease. A lessee shall be bound by the provisions hereof regardless of whether the lease specifically refers to this Declaration.

(c) Each Owner who leases his Home shall be required to furnish the Association with a copy of the lease and shall promptly notify the Association of any change in status of the lease. The Association shall maintain a record of such information with respect to all leased Homes.

2.16 REAL ESTATE TAXES FOR COMMON AREA: If a tax bill is issued with respect to Common Area (which is not part of a Dwelling Unit) which is made subject to this Declaration in the middle of a tax year (regardless of when it is conveyed to the Association), then the tax bill shall be prorated so that the Declarant shall be responsible for the payment of

that portion of the tax bill from January 1st of the tax year to the date that such Common Area is made subject to this Declaration, and the Association shall be responsible for the balance of the tax bill for such year, and any tax bills for subsequent years. Each Owner of a Dwelling Unit shall be responsible for the payment of real estate taxes levied with respect to the Owner's Dwelling Unit (including any portion of the Owner's Dwelling Unit which is designated as Common Area hereunder).

ARTICLE THREE
Maintenance

3.01 IN GENERAL: The restrictions and limitations contained in this Article shall be subject to the rights of the Declarant set forth in Article Nine.

3.02 MAINTENANCE BY THE ASSOCIATION:

(a) The Association shall furnish the following and the cost thereof shall be Common Expenses:

(i) Maintenance repair and replacement of the private roads, drive aisles, driveways, guest parking spaces and service walkways located on the Premises.

(ii) Snow removal from private roads, drive aisles, driveways, guest parking spaces and service walkways located on the Premises.

(iii) Maintenance, repair and replacement of stormwater management areas, including, without limitation, the detention basin, bioswale areas and native plantings installed by the Declarant or the Association on the Common Area, in accordance with plans approved by the Municipality.

(iv) Subject to the provisions of Section 3.07, grass cutting and maintenance of grass and landscaping located on the Premises (other than the Backyards); however, the watering of grass, shrubs, trees and other foliage on the Premises shall be governed by Section 8.10 below.

(v) Maintenance, repair and replacement of all improvements installed by the Declarant or the Association on the Common Area (which is not part of a Dwelling Unit).

(vi) To the extent not maintained by a utility company, maintenance, repair and replacement of the electric, gas and other utility lines, and components of air conditioning systems, if any, which (a) are located on the Premises, including, without limitation, those located in the Common Area and those which run under or through Homes, and (b) serve more than one Home.

(b) The Association shall furnish all maintenance (including periodic painting), repairs and replacements to Home Exteriors (excluding, however, exterior window washing which shall be the responsibility of the Owner of each Home) and the cost thereof shall be Common Expenses. Without limiting the foregoing, to the extent there is damage to a Home Exterior

which is not covered by insurance, the repair or replacement of such damage and the extent of any such repair or replacement shall be furnished by the Association at the Manager's reasonable discretion.

(c) The Association shall maintain the grass, shrubs, trees, and flowers, if any, installed by the Declarant on the Common Area ("Initial Plantings") in accordance with generally accepted landscape maintenance standards, including mowing, trimming, fertilization, pruning, re-mulching, applications of insect and disease control, as needed, and any other maintenance which will promote the health of the Initial Plantings. If the Association fails to maintain the Initial Plantings in accordance with generally acceptable landscape maintenance standards and Initial Plantings die or decline as a result of this failure, then, the Association shall be responsible for the replacement of the declining or dead Initial Plantings, including, but not limited to replacements required by the Municipality in connection with the Municipality's acceptance of the Initial Plantings. All expenses incurred under this subsection shall be Common Expenses.

(d) The maintenance, repair and replacement of fencing installed by the Declarant between Townhome Lots shall be furnished by the Association and the cost thereof shall not be part of the Common Expenses but shall be allocated to the Owners of Townhome Lots served by such fencing in equal shares, or such other reasonable basis as the Managers deem appropriate.

3.03 MAINTENANCE BY OWNER:

(a) Except as otherwise specifically provided for in this Declaration, each Owner shall be responsible for the maintenance, repair and replacement of his Home.

(b) Each Owner of a Townhome Lot shall be responsible for all maintenance, repairs and replacements required to be furnished with respect to the Backyard on the Owner's Townhome Lot, including, without limitation, landscaping.

(c) The maintenance (other than periodic exterior painting), repairs and replacements of windows, window frames, window glass, doors (including garage and storm doors) and screening on a Home shall be the responsibility of the Owner of the Home; however, at the option of the Managers, such work shall be furnished by the Association and the cost thereof charged to the Owner of the Home with respect to which the work is done based on actual cost, as determined by the Managers in its or their reasonable judgment.

(d) To the extent not maintained by a utility company, maintenance, repair and replacement of water, sewer, electric, gas and other utility lines, and components of other systems which serve only the Owner's Home and are located on any portion of the Premises, including, without limitation, on the Common Area, under the Owner's Home or other Homes, or on another Owner's Dwelling Unit, shall be the responsibility of the Owner of the Home served by any such utility lines or other system.

(e) If, in the judgment of the Managers, an Owner fails to maintain those portions of the Owner's Home which the Owner is responsible for maintaining hereunder in good condition and repair or the appearance of such portions is not of the quality of that of other Homes in the

Development or in compliance with rules and regulations adopted by the Managers from time to time, then the Managers may, in its or their discretion, take the following action:

(i) advise the Owner of the work which must be done and allow the Owner at least twenty (20) days (or less in the case of an emergency) to cause the work to be done; and

(ii) if the work is not done to the satisfaction of the Managers, in its or their sole judgment, then the Managers may seek injunctive relief, levy a fine and/or cause such work to be done and the cost thereof shall be a Charge payable by the Owner to the Association upon demand.

(f) Repairs and replacements which are required due to occurrences which are normally covered by insurance required to be obtained by the Association under Section 4.01 shall be made as provided in Section 4.06.

3.04 CERTAIN UTILITY COSTS: Certain utility costs incurred in connection with the use, operation and maintenance of the Common Area and Home Exteriors may not be separately metered and billed to the Association. Without limiting the foregoing, the Association shall have the right to use water from taps or spigots which may be located on a Dwelling Unit for the purpose of watering landscaping on the Common Areas. If the cost for such water or other utilities is metered and charged to individual Homes rather than being separately metered and charged to the Association, then the following shall apply:

(a) If in the opinion of the Managers, each Owner is sharing in a fair and equitable manner the cost for such service, then no adjustment shall be made and each Owner shall pay his own bill; or

(b) If in the opinion of the Managers, the Owner of a Home is being charged disproportionately for costs allocable to the Common Area and Home Exteriors, then the Association shall pay, or reimburse such Owner, an amount equal to the portion of the costs which in the reasonable determination of the Managers is properly allocable to the Common Area and Home Exteriors and the amount thereof shall be Common Expenses hereunder.

Any determinations or allocations made hereunder by the Managers shall be final and binding on all parties.

3.05 DAMAGE BY RESIDENT: If, due to the act or omission of a Resident of a Home, or of a household pet or guest or other authorized occupant or invitee of the Owner of a Dwelling Unit, damage shall be caused to the any property insured by the Association pursuant to Section 4.01 and maintenance, repairs or replacements shall be required thereby, which would otherwise be a Common Expense, then the Owner of the Dwelling Unit shall pay for such damage and such maintenance, repairs and replacements, as may be determined by the Managers, to the extent not covered by insurance carried by the Association, including, without limitation, the deductible amount under any applicable insurance policy.

3.06 ALTERATIONS, ADDITIONS OR IMPROVEMENTS TO THE COMMON AREA:

(a) No alterations, additions or improvements shall be made to the Common Area without the prior approval of the Manager.

(b) The Association may cause alterations, additions or improvements to be made to the Common Area, and the cost thereof shall be paid from a special assessment, as more fully described in Section 6.05.

(c) If the Association shall alter, in any way, landscaping which was installed by the Declarant on the Common Area in accordance with plans approved by the Municipality, and if the Municipality requires that the altered area be returned to its original state, then the Association shall be responsible for restoring the altered area in accordance with the plans approved by the Municipality and the cost thereof shall be a Common Expense.

3.07 ALTERATIONS, ADDITIONS OR IMPROVEMENTS TO HOMES AND HOME EXTERIORS: Subject to the provisions of Section 9.09, with respect to any Dwelling Unit which has been improved with a Home and conveyed to a bona fide purchaser for value No additions, alterations or improvements shall be made to any Dwelling Unit (including any portion of a Home which is visible from outside the Home) by an Owner without the prior written consent of the Managers and, until the Declarant no longer holds title to any portion of the Development Area, the Declarant, and compliance with applicable ordinances, rules and regulations of the Municipality. The Managers may (but shall not be required to) condition its, or their, consent to the making of an addition, alteration or improvement to a Dwelling Unit which requires the consent of the Managers upon the Owner's agreement either (i) to be solely responsible for the maintenance of such addition, alteration or improvement, subject to such standards as the Managers may from time to time set, or (ii) if the addition, alteration or improvement is required to be maintained hereunder by the Association as part of the Common Expenses, to pay to the Association from time to time the additional cost of maintenance as a result of the addition, alteration or improvement. If an addition, alteration or improvement which requires consent of the Managers and/or Declarant hereunder is made to a Dwelling Unit by an Owner without the prior written consent of the Managers or Declarant, or both, as applicable, then (i) the Managers may, in its, or their, discretion, take any of the following actions; and (ii) until such time as the Declarant no longer owns or controls title to any portion of the Development Area, the Declarant may, in its discretion take any of the following actions:

(a) Require the Owner to remove the addition, alteration or improvement and restore the Dwelling Unit to its original condition, all at the Owner's expense; or

(b) If the Owner refuses or fails to properly perform the work required under (a), the Managers may cause such work to be done and may charge the Owner for the cost thereof as determined by the Managers or the Declarant, as applicable; or

(c) Ratify the action taken by the Owner, and the Managers may (but shall not be required to) condition such ratification upon the same conditions which it may impose upon the giving of its, or their, prior consent under this Section.

3.08 SPECIAL SERVICES : The Managers may furnish to an Owner or Owners special services relating to the use and occupancy of a Dwelling Unit or Dwelling Units and may charge the cost of providing such services to the Owner or Owners who benefit from the service. Without limiting the foregoing, the Association may contract with a provider of a special service, such as satellite TV service, cable TV service, internet access or other similar service, either make such service available to all Dwelling Units or offer such service to each of the Owners on a voluntary basis. The Managers may charge the Owner of each Dwelling Unit which receives any such service for the reasonable cost of providing such service, which may be allocated in equal shares for each of the Dwelling Units which is served or on such other reasonable basis as the Managers may deem appropriate. Any amount charged to an Owner for services furnished pursuant to this Section shall be due and payable at such time or times as designated by the Managers and failure to pay any such amount shall give rise to a lien provided for in Section 7.01.

ARTICLE FOUR
Insurance/Condemnation

4.01 HAZARD INSURANCE: Except as otherwise provided in Section 4.04 hereof, the Managers shall have the authority to and shall obtain what is currently commonly referred to as "bare wall" insurance for the Premises and all improvements thereto against loss or damage by fire and such other hazards as may be required under applicable requirements of Fannie Mae from time to time, as the Managers may deem desirable, or as reasonably required by First Mortgagees, for the full insurable replacement cost of the Homes, and all improvements thereto. Premiums for such insurance shall be Common Expenses. Such insurance coverage shall be written in the name of the Association, the losses under such policies shall be adjusted by the Managers, and the proceeds of such insurance shall be payable to the Association, in each case as trustee for each of the Owners. All such policies of insurance (i) shall contain standard mortgage clause endorsements in favor of the First Mortgagees as their respective interests may appear, (ii) shall provide that the insurance shall not be invalidated by any act or neglect of any Owner, (iii) to the extent possible, shall provide that such policy shall not be cancelled or substantially modified (including cancellation for nonpayment of premium) without at least thirty (30) days' written notice to the Association and the First Mortgagee of each Dwelling Unit, and (iv) shall contain waivers of subrogation with respect to the Association and its Managers, directors, officers, employees and agents (including the managing agent), Owners, occupants of the Home, First Mortgagees, the Declarant and/or shall name all such parties as additional insured parties as their interests may appear.

4.02 INSURANCE TRUSTEE/USE OF PROCEEDS: The Managers may engage the services of any bank or trust company authorized to do trust business in Illinois to act as trustee, agent or depository on behalf of the Managers for the purpose of receiving and disbursing the insurance proceeds resulting from any loss, upon such terms as the Managers shall determine consistent with the provisions of this Declaration. The fees of such corporate trustee shall be Common Expenses. In the event of any loss in excess of $100,000.00 in the aggregate, the Managers shall engage a corporate trustee as aforesaid. In the event of any loss resulting in the destruction of the major portion of one or more Homes, the Managers shall engage a corporate trustee as aforesaid upon the written demand of the First Mortgagee or any Owner of any Home

so destroyed. The rights of First Mortgagees under any standard mortgage clause endorsement to such policies shall, notwithstanding anything to the contrary therein contained, at all times be subject to the provisions of this Declaration with respect to the application of insurance proceeds to the repair or reconstruction of the Homes. Payment by an insurance company to the Managers or to such corporate trustee of the proceeds of any policy, and the receipt of a release from the Managers of the company's liability under such policy, shall constitute a full discharge of such insurance company, and such company shall be under no obligation to inquire into the terms of any trust under which proceeds may be held pursuant hereto, or to take notice of any standard mortgage clause endorsement inconsistent with the provisions hereof, or see to the application of any payments of the proceeds of any policy by the Managers or the corporate trustee.

4.03 OTHER INSURANCE: The Managers shall also have the authority to and shall obtain the following insurance:

(a) Comprehensive public liability and property damage insurance against claims for personal injury or death or property damage suffered by the public or by any Owner occurring in, on or about the Premises or upon, in or about the streets, private drives and passageways and other areas adjoining the Premises, in such amounts as the Managers shall deem desirable (but not less than $1,000,000 covering all claims for personal injury and/or property damage arising out of a single occurrence).

(b) Such workers compensation insurance as may be necessary to comply with applicable laws.

(c) Employer's liability insurance in such amount as the Managers shall deem desirable.

(d) Fidelity bond indemnifying the Association, the Managers and the Owners for loss of funds resulting from fraudulent or dishonest acts of any employee of the Association or of any other person handling the funds of the Association, the Managers or the Owners in such amount as the Managers shall deem desirable and as required applicable regulations of Fannie Mae.

(e) Directors and officers (or equivalent thereof) liability insurance covering the Managers with full prior acts coverage and a retroactive date back as far as available.

(f) Such other insurance in such reasonable amounts as is required under applicable regulations of the Fannie Mae or the Managers shall deem desirable.

Such insurance coverage shall include cross liability claims of one or more insured parties against other insured parties. To the extent possible, all of such policies shall provide that they may not be cancelled or substantially modified (including cancellation for nonpayment of premium) without at least thirty (30) days' prior written notice to the Association and First Mortgagees who specifically request such notice. The premiums for such insurance shall be Common Expenses.

4.04 OWNER'S RESPONSIBILITY: Unless expressly advised to the contrary by the Managers, each Owner shall obtain his or her own insurance on the contents of the Owner's Home and the fixtures, furnishings and personal property therein, through what is currently commonly referred to as an "HO-6 policy", which shall include all items inside the primer on the drywall of the Owner's Home, including, without limitation, floor coverings, wall coverings, ceiling coverings, built in cabinets, fixtures, appliances, air conditioning equipment, furnace/hot water heaters and sump and ejector pumps, regardless of from whom or when such items were acquired. Such HO-6 policy shall also include the Owner's personal liability to the extent not covered by the liability insurance for all of the Owners obtained as part of the Common Expenses as above provided. The Managers shall have no obligation whatsoever to obtain any such HO-6 insurance coverage on behalf of an Owner.

4.05 WAIVER OF SUBROGATION: The Association and each Owner hereby waive and release any and all claims which it or he may have against any other Owner, the Association, its Managers, the Declarant, and the managing agent if any, and their respective employees and agents, for damage to the Home or to any personal property located in a Home caused by fire or other casualty, to the extent that such damage is covered by fire or other form of casualty insurance, and to the extent this release is allowed by policies for such fire or other casualty insurance.

4.06 REPAIR OR RECONSTRUCTION:

(a) In the case of damage by fire or other disaster to any Home (a "Damaged Improvement") where the insurance proceeds are sufficient to repair or reconstruct the Damaged Improvement, then the proceeds shall be used by the Association to repair or reconstruct the Damaged Improvement.

(b) In the case of damage by fire or other disaster to any Home or building which contains Homes where the insurance proceeds are insufficient to repair or reconstruct the Damaged Improvement or the Damaged Improvement cannot be reconstructed as originally designed and built because of zoning, building or other applicable laws, ordinances or regulations, the following procedure shall be followed:

(1) A meeting of the Owners shall be held not later than the first to occur of (i) the expiration of thirty (30) days after the final adjustment of the insurance claims or (ii) the expiration of ninety (90) days after the occurrence which caused the damage.

(2) At the meeting, the Managers shall present a plan for the repair or reconstruction of the Damaged Improvement and an estimate of the cost of repair or reconstruction, together with an estimate of the amount thereof which must be raised by way of special assessment and a proposed schedule for the collection of a special assessment to pay the excess cost.

(3) A vote shall then be taken on the question of whether or not the Damaged Improvement shall be repaired or reconstructed based on the information provided by the Managers under (2) above, including the proposed special assessment. The Damaged Improvement shall be repaired or reconstructed and the proposed special assessment shall

be levied only upon the affirmative vote of Voting Members representing at least three-fourths (3/4) of the votes cast.

(4) If the Voting Members do not vote to repair or reconstruct the Damaged Improvement at the meeting provided for in (1) above, then the Managers may, at its or their discretion, call another meeting or meetings of the Owners to reconsider the question of whether or not the Damaged Improvement shall be repaired or reconstructed.

(5) If the Voting Members do not vote to repair or reconstruct the Damaged Improvement under subsection (4) above, then the Managers may, with the consent of Owners representing 75% of the Homes in the damaged building and First Mortgagees representing 75% of the Homes (by number) subject to Mortgages in the building, amend this Declaration to withdraw the building which includes the Damaged Improvement from the terms hereof (except as provided below). The payment of just compensation, or the allocation of any insurance or other proceeds to any withdrawing or remaining Owner shall be made to such Owner and his First Mortgagee, as their interests may appear, on an equitable basis, determined by the Managers. From and after the effective date of the amendment referred to above in this paragraph, the Owner of a Home located in the building which is withdrawn shall have no responsibility for the payment of assessments which would have been payable with respect to the Dwelling Unit if the amendment had not been Recorded; provided, that, the Dwelling Unit shall continue to be subject to the provisions of Section 3.07 hereof and upon issuance of an occupancy permit for a residential unit constructed on a Dwelling Unit removed from the terms hereof as provided above, the Dwelling Unit shall thereupon be subject to the terms hereof.

(c) If the Damaged Improvement is repaired or reconstructed, it shall be done in a workmanlike manner and the Damaged Improvement, as repaired or reconstructed, shall be substantially similar in design and construction to the improvements on the Premises as they existed prior to the damage, with any variations or modifications required to comply with applicable law.

(d) If the Damaged Improvement is not repaired or reconstructed, then the damaged portion of the building shall be razed, or secured and otherwise maintained in conformance with the rules or standards adopted from time to time by the Managers. Any reconstruction of the building shall be subject to the provisions of Section 3.07.

4.07 CONDEMNATION: In the case of a taking or condemnation by competent authority of any part of the Common Area (which is not part of a Dwelling Unit), the proceeds awarded in such condemnation shall be paid to the Association and such proceeds, together with any Capital Reserve being held for such part of the Common Area, shall, in the discretion of the Managers, either (i) be applied to pay the Common Expenses, (ii) be distributed to the Owners and their respective First Mortgagees, as their interests may appear, in equal shares, or (iii) be used to acquire additional real estate to be used and maintained for the mutual benefit of all Owners, as Common Area under this Declaration. Any acquisition by the Association pursuant to this Section of real estate which shall become Common Area hereunder shall not become effective unless and until a supplement to this Declaration, which refers to this Section and

legally describes the real estate affected, is executed by a majority of the Managers of the Association and Recorded.

4.08 INSURANCE DEDUCTIBLES: The Managers may in its or their sole discretion, in the case of a claim for damage to any property to be insured by the Association pursuant to Section 4.01, (i) pay any deductible amounts as a Common Expense or from a separate line item established for deductibles in the Capital Reserve (defined in Section 6.06 below), (ii) after notice and an opportunity for a hearing, assess the deductible amount against the Owners who caused the damage or from whose Home the damage or cause of loss originated, or (iii) require the Owners of the Homes affected to pay the deductible amount. Any deductible amounts assessed to an Owner pursuant to this Section shall be a Charge hereunder.

ARTICLE FIVE
The Association

5.01 IN GENERAL: Declarant shall cause the Association to be organized as a limited liability company under the laws of the State of Illinois. The Association shall be the governing body for all of the Owners for the administration and operation of the Common Area and for the maintenance repair and replacement of the Common Area and certain portions of the Home Exteriors as provided herein.

5.02 MEMBERSHIP: Each Owner shall be a member of the Association. There shall be one membership per Dwelling Unit. There shall be two classes of membership. The Declarant shall be the "Class B Member" with respect to each Dwelling Unit which it owns from time to time. Each owner other than the Declarant shall be a "Class A Member" with respect to each Dwelling Unit the Owner Owns. Membership shall be appurtenant to and may not be separated from ownership of a Dwelling Unit. Ownership of a Dwelling Unit shall be the sole qualification for membership. The purchasing Owner shall give to the Association written notice of the change of ownership of a Dwelling Unit within ten (10) days after such change

5.03 VOTING MEMBERS: Subject to the provisions of Section 9.05, voting rights of the members of the Association shall be vested exclusively in the Voting Members. One individual shall be designated as the "Voting Member" for each Dwelling Unit. The Voting Member or his proxy shall be the individual who shall be entitled to vote at meetings of the Owners. If the Dwelling Unit is owned by one individual, that individual shall be the Voting Member. If the Record ownership of a Dwelling Unit shall be in more than one person, or if an Owner is a trustee, corporation, partnership or other legal entity, then the Voting Member for the Dwelling Unit shall be designated by such Owner or Owners in writing to the Managers and if in the case of multiple individual Owners no designation is given, then the Managers at its or their election may recognize an individual Owner of the Dwelling Unit as the Voting Member for such Dwelling Unit.

5.04 MANAGERS: Prior to the Turnover Date, the Managers shall be the Declarant, or one or more entities or persons designated by the Declarant from time to time, who need not be Owners or Voting Members. After the Turnover Date, the Managers shall consist of that number of individuals provided for in the Operating Agreement, each of whom shall be an Owner or Voting Member.

5.05 VOTING RIGHTS: Prior to the Turnover Date, all of the voting rights at each meeting of the Association shall be vested exclusively in the Class B Member, the Declarant, and the Owners (other than Declarant) shall have no voting rights. From and after the Turnover Date, all of the voting rights shall be vested in the Voting Members, and each Voting Member who represents a Dwelling Unit owned by a Class A member shall have one vote for each Dwelling Unit which the Voting Member represents, and the Declarant, as the Class B Member, shall have ten (10) votes for each Dwelling Unit which it owns or each Home which is planned to be built on each Lot (as shown on the Declarant's Development Plan). From and after the Turnover Date any action may be taken by the Voting Members at any meeting at which a quorum is present (as provided in the Operating Agreement) upon an affirmative vote of a majority of the votes represented at such meeting by Voting Members and the Declarant, except as otherwise provided herein or in the Operating Agreement.

5.06 MANAGERS LIABILITY: The Managers of the Association shall not be personally liable to the Association or the Owners for any mistake of judgment or for any other acts or omissions of any nature whatsoever as such Managers except for any acts or omissions found by a court to constitute criminal conduct, gross negligence or actual fraud. The Association shall indemnify and hold harmless the Declarant and each of the Managers, and its or their heirs, executors or administrators, against all contractual and other liabilities to the Association, the Owners or others arising out of contracts made by or other acts of the Managers on behalf of the Owners or the Association or arising out of their status as Managers unless any such contract or act shall have been made criminally, fraudulently or with gross negligence. It is intended that the foregoing indemnification shall include indemnification against all costs and expenses (including, but not limited to, counsel fees, amounts of judgments paid and amounts paid in settlement) actually and reasonably incurred in connection with the defense of any claim, action, suit or proceeding, whether civil, criminal, administrative, or other in which any such Managers may be involved by virtue of such person being or having been such Manager; provided, however, that such indemnity shall not be operative with respect to (i) any matter as to which such person shall have been finally adjudged in such action, suit or proceeding to be liable for criminal conduct, gross negligence or fraud in the performance of his duties as such Manager, or (ii) any matter settled or compromised, unless, in the opinion of independent counsel selected by or in a manner determined by the Managers there is not reasonable ground for such person being adjudged liable for criminal conduct, gross negligence or fraud in the performance of his duties as such Manager.

5.07 MANAGING AGENT: The Declarant (or an entity affiliated with the Declarant) may be engaged by the Association to act as the managing agent for the Association and as managing agent shall be paid a reasonable fee for its services as fixed by a written agreement between the Association and the Declarant (or an entity controlled by the Declarant). Any management agreement entered into by the Association prior to the Turnover Date shall have a term of not more than two years and shall be terminable by the Association without payment of a termination fee on ninety (90) days written notice.

5.08 REPRESENTATION: The Association shall have the power and right to represent the interests of all of the Owners in connection with claims and disputes affecting the Common Area and Home Exteriors. Without limiting the foregoing, the Association shall have the power

after the Turnover Date to settle warranty disputes or other disputes between the Association, the Owners, and the Declarant affecting the construction, use or enjoyment of the Common Area and Home Exteriors and any such settlement shall be final and shall bind all of the Owners.

5.09 DISSOLUTION: To the extent permissible under applicable law, in the event of the dissolution of the Association, any Common Area owned by the Association shall be conveyed to the Owners as tenants in common.

5.10 LITIGATION: No judicial or administrative proceedings shall be commenced or prosecuted by the Association without first holding a special meeting of the members and obtaining the affirmative vote of Voting Members representing at least seventy-five percent (75%) of the Dwelling Units to the commencement and prosecution of the proposed action. This Section shall not apply to (a) actions brought by the Association to enforce the provisions of this Declaration, the Operating Agreement or rules and regulations adopted by the Managers (including, without limitation, an action to recover Charges or to foreclose a lien for unpaid Charges) or actions to enforce the terms of any contract or agreement to which the Association is a party, or (b) counterclaims brought by the Association in proceedings instituted against it.

5.11 CONVERSION / MERGER: Prior to the Turnover Date, the Declarant, or after the Turnover Date, the Managers shall have the right, power and authority to convert the Association from an Illinois Limited Liability Company to an Illinois Not for Profit Corporation ("NFP Conversion"), as permitted under applicable laws of the State of Illinois, as amended from time to time ("IL Law"). In furtherance of the foregoing, a power coupled with an interest is hereby reserved and granted to the Declarant and/or the Managers, as applicable, to make, consent to, and execute such documents as may be required under IL Law on behalf of each Owner and the Association. Each deed, mortgage, trust deed, other evidence of obligation, or other instrument affecting a Dwelling Unit and the acceptance thereof shall be deemed to be a grant and acknowledgment of, and a consent to the reservation of, the power of the Declarant and/or the Managers to make, consent to, and execute the NFP Conversion and take such other actions as the Declarant and/or the Managers deem necessary or appropriate to carry out the intent of the NFP Conversion, including, without limitation, adopting By-Laws for the Association to replace the Operating Agreement.

ARTICLE SIX
Assessments

6.01 PURPOSE OF ASSESSMENTS: The assessments levied by the Association shall be exclusively to administer the affairs of the Association, to pay the Common Expenses, and to accumulate reserves for any such expenses.

6.02 COMMON ASSESSMENT: Each year on or before December 1, the Managers shall adopt and furnish each Owner with a budget for the ensuing calendar year, which shall show the following with reasonable explanations and itemizations:

(a) The estimated Common Expenses;

(b) The estimated amount, if any, to maintain adequate reserves for Common Expenses including, without limitation, amounts to maintain the Capital Reserve;

(c) The estimated net available cash receipts from the operation and use of the Common Area, plus the estimated excess funds, if any, from the current year's assessments;

(d) The amount of the "Common Assessment" payable by the Owners, which is hereby defined as the amount determined in (a) above, plus the amount determined in (b) above, minus the amount determined in (c) above;

(e) That portion of the Common Assessment which shall be payable by the Owner of each Dwelling Unit which is subject to assessment hereunder each month until the next Common Assessment or revised Common Assessment becomes effective, which monthly amount shall be equal to the Common Assessment, divided by the number of Dwelling Units, divided by twelve (12), so that each Owner shall pay equal Common Assessments for each Dwelling Unit owned.

Anything herein to the contrary notwithstanding the provisions of this paragraph shall apply with respect to the period prior to the Turnover Date. Any budget ("Stabilized Budget") prepared by the Managers prior to the Turnover Date shall be based on the assumptions that (i) the Development has been fully constructed as shown on Declarant's Development Plan, and (ii) all proposed Homes have been sold and are occupied. Prior to the Turnover Date, each owner of a Dwelling Unit (other than Declarant) shall pay a Common Assessment equal to the total cash needs, as shown on the Stabilized Budget, divided by the total number of proposed Homes, as shown on the Declarant's Development Plan, divided by 12, so that each Owner (other than Declarant) will pay, with respect to each Dwelling Unit owned, a monthly Common Assessment equal to what such Owner would be paying with respect to the Owner's Dwelling Unit if the Development were fully constructed pursuant to the Declarant's Development Plan and all proposed Homes have been built and are occupied. The Declarant shall not be obligated to pay any Common Assessments to the Association prior to the Turnover Date. However, if with respect to the period commencing on the date of the Recording of this Declaration and ending on the Turnover Date, the amount of Common Assessments billed to Owners (other than Declarant), regardless of whether paid by Owners, plus working capital contributions under Section 6.07 payable by Owners (other than Declarant) less the portions thereof which are to be added to Reserves is less than the Common Expenses actually incurred with respect to such period, then the Declarant shall pay the difference to the Association. From time to time prior to the Turnover Date, the Declarant may (but shall not be obligated to) advance to the Association funds to be used by the Association to pay its expenses ("Advanced Funds"). A final accounting and settlement of the amount, if any, owed by Declarant to the Association shall be made as soon as practicable after the Turnover Date. If, and to the extent that, the final accounting determines that the Advanced Funds, if any, are less than the amount owed by the Declarant to the Association pursuant to this Section, the Declarant shall pay the difference to the Association. If, and to the extent that, the final accounting determines that the Advanced Funds, if any, exceed the amount owed by the Declarant to the Association pursuant to this Section, then the Association shall pay such excess to the Declarant.

6.03 PAYMENT OF COMMON ASSESSMENT: On or before the 1st day of January of the ensuing calendar year, and on the first day of each month thereafter until the effective date of the next annual or revised Common Assessment, each Owner of a Dwelling Unit which is subject to assessment shall pay to the Association, or as the Managers may direct, that portion of the Common Assessment which is payable by each Owner of a Dwelling Unit under Section 6.02. For purposes hereof, a Dwelling Unit shall only be subject to assessment hereunder from and after such time as a temporary, conditional or permanent occupancy certificate has been issued with respect to the Home constructed thereon.

6.04 REVISED ASSESSMENT: If the Common Assessment proves inadequate for any reason (including nonpayment of any Owner's assessment) or proves to exceed funds reasonably needed, then the Managers may increase or decrease the assessment payable under Section 6.02(e) by giving written notice thereof (together with a revised budget and explanation for the adjustment) to each Owner not less than ten (10) days prior to the effective date of the revised assessment.

6.05 SPECIAL ASSESSMENT: After the Turnover Date, the Managers may levy a special assessment as provided in this Section (i) to pay (or build up reserves to pay) expenses other than Common Expenses incurred (or to be incurred) by the Association from time to time for a specific purpose including, without limitation, to make alterations, additions or improvements to the Common Area, or any other property owned or maintained by the Association; or (ii) to cover an unanticipated deficit under the prior year's budget. Any special assessment shall be levied against all of Dwelling Units in equal shares. No special assessment shall be adopted without the affirmative vote of Voting Members representing at least two-thirds (2/3) of the votes cast on the question. The Managers shall serve notice of a special assessment on all Owners by a statement in writing giving the specific purpose and reasons therefor in reasonable detail, and the special assessment shall be payable in such manner and on such terms as shall be fixed by the Managers. Any assessments collected pursuant to this Section (other than those to cover an unanticipated deficit under the prior year's budget) shall be segregated in a special account and used only for the specific purpose set forth in the notice of assessment.

6.06 CAPITAL RESERVE: The Association shall segregate and maintain a special reserve account to be used solely for making capital expenditures in connection with the Common Area and those portions of the Home Exteriors with respect to which the Association is responsible for repair and replacement (the "Capital Reserve"). The Managers shall determine the appropriate level of the Capital Reserve based on a periodic review of the useful life of improvements to the Common Area, the portions of the Home Exteriors for which the Association is responsible and other property owned by the Association and periodic projections of the cost of anticipated major repairs or replacements to the Common Area, the portions of the Home Exteriors for which the Association is responsible and the purchase of other property to be used by the Association in connection with its duties hereunder. The Capital Reserve may be built up by separate or special assessments or out of the Common Assessment as provided in the budget. Special accounts set up for portions of the Capital Reserve to be used to make capital expenditures with respect to the Common Areas, Home Exteriors and other property owned by the Association, shall be held by the Association as agent and trustee for the Owners of Homes with respect to which the Capital Reserve is held and such accounts shall be deemed to have been funded by capital contributions to the Association by the Owners. The budgets which will

be adopted from time to time by the Managers prior to the Turnover Date shall include reserve buildups which the Managers deem to be appropriate based on information available to the Managers, which may include, without limitation, a separate line item for insurance deductibles. Managers elected by the Owners after the Turnover Date may use different approaches from those used by Declarant, as the Managers prior to the Turnover Date for the buildup of reserves or may choose not to provide for the buildup of reserves for certain capital expenditures or deferred maintenance for repairs or replacements of the Common Area, those portions of the Dwelling Units and Home Exteriors for which the Association is responsible for repair and replacement and other property owned by the Association. If the Managers chooses not to provide for the buildup of reserves for a particular anticipated expenditure or if the buildup of reserves that the Managers provide for in the budget does not result in sufficient funds to pay for the expenditure when the expenditure must be made, then (i) neither the Managers nor any of its past or present members shall be liable to the Association or the Owners for failing to provide for sufficient reserves and (ii) the Managers shall have the right and power to either levy a separate or special assessment to raise the funds to pay the expenditure or to borrow funds to pay the expenditure and repay the borrowed funds out of future Common Assessments, separate assessments or special assessments.

6.07 INITIAL CAPITAL CONTRIBUTION: Upon the closing of the sale of each Home by the Declarant to a purchaser for value, the purchasing Owner shall make a capital contribution to the Association in an amount equal to three (3) monthly installments of the then current Common Assessment for that Home and an amount equal to the current annual first and extended coverage insurance premium allocable to the Home, which amounts shall be held and used by the Association for its working capital needs (and not as an advance payment of the Common Assessment). In addition, the purchasing Owner shall pay to the Association the sum of One Hundred Dollars ($100.00), which shall be added to the Capital Reserve.

6.08 PAYMENT OF ASSESSMENTS: Assessments levied by the Association shall be collected from each Owner by the Association and shall be a lien on the Owner's Dwelling Unit and also shall be a personal obligation of the Owner in favor of the Association, all as more fully set forth in Article Seven.

ARTICLE SEVEN
Collection of Charges and Remedies for Breach or Violation

7.01 CREATION OF LIEN AND PERSONAL OBLIGATION: The Declarant hereby covenants, and each Owner of a Dwelling Unit by acceptance of a deed therefor (whether or not it shall be so expressed in any such deed or other conveyance) shall be and is deemed to covenant and hereby agrees to pay to the Association all Charges made with respect to the Owner or the Owner's Dwelling Unit. Each Charge, together with interest thereon and reasonable costs of collection, if any, as hereinafter provided, shall be a continuing lien upon the Dwelling Unit against which such Charge is made and also shall be the personal obligation of the Owner of the Dwelling Unit at the time when the Charge becomes due. The lien or personal obligation created under this Section shall be in favor of and shall be enforceable by the Association.

7.02 COLLECTION OF CHARGES: The Association shall collect from each Owner all Charges payable by such Owner under this Declaration.

7.03 NON-PAYMENT OF CHARGES: Any Charge which is not paid to the Association when due shall be deemed delinquent. Any Charge which is delinquent for fifteen (15) days or more shall bear interest at the rate of eighteen percent (18%) per annum or the maximum rate permitted by law, whichever is less, from the due date to the date when paid. The Association may (i) bring an action against the Owner personally obligated to pay the Charge to recover the Charge (together with interest, costs and reasonable attorney's fees for any such action, which shall be added to the amount of the Charge and included in any judgment rendered in such action), and (ii) enforce and foreclose any lien which it has or which may exist for its benefit. In addition, the Managers may add a reasonable late fee to any installment of an assessment which is not paid within fifteen (15) days of its due date. No Owner may waive or otherwise escape personal liability for the Charges hereunder by nonuse of the Common Area or by abandonment or transfer of his Dwelling Unit.

7.04 LIEN FOR CHARGES SUBORDINATED TO MORTGAGES: The lien for Charges, provided for in Section 7.01, shall be subordinate to the First Mortgagee's mortgage on the Dwelling Unit which was Recorded prior to the date that any such Charge became due. Except as hereinafter provided, the lien for Charges, provided for in Section 7.01, shall not be affected by any sale or transfer of a Dwelling Unit. Where title to a Dwelling Unit is transferred pursuant to a decree of foreclosure of the First Mortgagee's mortgage or by deed or assignment in lieu of foreclosure of the First Mortgagee's mortgage, such transfer of title shall extinguish the lien for unpaid Charges which became due prior to the date of the transfer of title. However, the transferee of the Dwelling Unit shall be personally liable for his share of the Charges with respect to which a lien against his Dwelling Unit has been extinguished pursuant to the preceding sentence where such Charges are reallocated among all the Owners pursuant to a subsequently adopted annual or revised Common Assessment or special assessment, and non-payment thereof shall result in a lien against the transferee's Dwelling Unit, as provided in this Article.

7.05 SELF-HELP BY MANAGERS: In the event of a violation or breach by an Owner of the provisions, covenants or restrictions of the Declaration, the Operating Agreement, or rules or regulations of the Managers, where such violation or breach may be cured or abated by affirmative action, then the Managers, upon not less than ten (10) days' prior written notice to the Owner, shall have the right to enter upon that part of the Premises where the violation or breach exists to remove or rectify the violation or breach; provided, that, if the violation or breach exists within a Home, judicial proceedings must be instituted before any items of construction can be altered or demolished.

7.06 OTHER REMEDIES OF THE MANAGERS: In addition to or in conjunction with the remedies set forth above, to enforce any of the provisions contained in this Declaration or any rules and regulations adopted hereunder the Managers may levy a fine or the Managers may bring an action at law or in equity in the name of the Association against any person or persons violating or attempting to violate any such provision, either to restrain such violation, require performance thereof, to recover sums due or payable (including fines) or to recover damages, and against the Dwelling Unit to enforce any lien created hereunder; and failure by the

Association to enforce any provision shall in no event be deemed a waiver of the right to do so thereafter.

7.07 COSTS AND EXPENSES: All costs and expenses incurred by the Managers in connection with any action, proceedings or self-help in connection with exercise of its or their rights and remedies under this Article, including, without limitation, court costs, attorneys' fees and all other fees and expenses, and all damages, liquidated or otherwise, together with interest thereon at the rate of eighteen percent (18%) per annum or the maximum rate permitted by law, whichever is less, until paid, shall be charged to and assessed against the defaulting Owner, and the Association shall have a lien for all the same, upon his Dwelling Unit as provided in Section 7.01.

7.08 ENFORCEMENT BY OWNERS: Enforcement of the provisions contained in this Declaration and the rules and regulations adopted hereunder may be by any proceeding at law or in equity by any aggrieved Owner against any person or persons violating or attempting to violate any such provisions, either to restrain such violation or to recover damages, and against a Dwelling Unit to enforce any lien created hereunder.

7.09 ENFORCEMENT BY DECLARANT: The Declarant is hereby granted the right, but shall not be obligated, to enforce covenants and obligations of the Association or the Owners hereunder. If the Association or one or more Owners fail to comply with any covenants and obligations hereunder, the Declarant shall have the right (but shall not be obligated) to give notice to the Association or the offending Owner or Owners of its, his or their failure to perform its, his or their obligations. If such notice is given and the Association or the offending Owner or Owners do not perform as provided hereunder within thirty (30) days after the giving of such notice, then the Declarant may (but shall not be obligated to) enter upon the Premises and perform any and all work which it deems necessary and appropriate, either directly or through contractors engaged by the Declarant. The Association or the offending Owner or Owners shall, upon demand, reimburse the Declarant for the reasonable cost of such work, plus interest, at the rate of two percent (2%) above the "prime rate" of interest as published from time to time in the Wall Street Journal, from the date incurred and paid by the Declarant through the date the Declarant is reimbursed for such cost, and if payment is not made within thirty (30) days after demand, then the amount due, plus reasonable costs of collection, including reasonable attorneys' fees, shall become a lien on the property of the offending Owner or Owners or, in the case of the Association, the property of the Association, effective as of the date on which such work was completed; provided, however, that such lien shall be subordinate to the lien of any first mortgage on a Lot Recorded prior to the date on which any such cost becomes a lien against the Lot as provided above. Any amount payable by the Association to the Declaration pursuant to this Section 7.09 may, at the Declarant's sole option, be subtracted from any amount payable by the Declarant to the Association under Section 6.02.

7.10 ENFORCEMENT BY MUNICIPALITY: The Municipality is hereby granted the right, but shall not be obligated, to enforce the covenants and obligations of the Association and each Owner hereunder. Without limiting the foregoing, in the event that the Association fails to perform any maintenance or repair work required to be performed by the Association hereunder and such failure continues for more than ten (10) days after the Municipality delivers written notice thereof to the Association, the Municipality shall have the right, but not the obligation, to

enter upon the Premises to perform any such maintenance and/or repair work. In the event the Municipality elects to perform maintenance or repair work as provided in the preceding sentence, the Association shall, upon demand, reimburse the Municipality for the costs and expenses incurred by the Municipality in the performance of such maintenance and/or repair work, including compensation for staff time and the use of equipment owned by the Municipality, as well as materials, outside services and attorney's fees, all as applicable. In the event the Association fails to pay the amount due to the Municipality within thirty (30) days after demand, the Municipality shall have the right to levy an assessment on each Lot for the costs and expenses incurred by it in the performance of such maintenance and/or repair work, to the same extent and as fully as the Association has the right and power to do so pursuant the provisions of this Declaration, and such amount due shall become a lien against each Lot effective as of the date on which such work was completed; provided, however, that such lien shall be subordinate to the lien of any first mortgage on a Lot Recorded prior to the date on which any such cost becomes a lien against the Lot as provided above. Should any Owner fail to timely pay to the Municipality the Owner's portion of any assessment levied pursuant to this paragraph, the Municipality shall have all rights, powers, privileges and remedies granted to the Association by this Declaration, and any other remedies provided by law.

ARTICLE EIGHT
Use Restrictions

8.01 INDUSTRY/SIGNS: No industry, business, trade, occupation or profession of any kind shall be conducted, maintained or permitted on any part of the Common Area nor shall any "For Sale" or "For Rent" signs or any other advertising be maintained or permitted on any part of the Common Area or any Home Exterior, except as permitted by the Managers or as permitted under Article Nine.

8.02 UNSIGHTLY USES: No clothes, sheets, blankets, laundry of any kind or other articles shall be hung out on any portion of any Home Exterior or the Common Area. The Premises shall be kept free and clear of all rubbish, debris and other unsightly materials and no waste shall be committed thereon. The Managers shall have the right to adopt reasonable rules and regulations concerning window treatment or other decorating within a Home which is visible from outside the Home.

8.03 SATELLITE DISHES/ANTENNAE: Subject to applicable federal, state and local regulations, laws and ordinances, no television antenna, radio receiver or transmitter or other similar device shall be attached to or installed on any portion of any Home Exterior or the Common Area without the prior written approval of the Managers.

8.04 RESIDENTIAL USE ONLY:

(a) Except as provided in Article Nine or in subsections (b) and (c) of this Section, each Home shall be used only as a residence and no industrial business, trade, occupation or profession of any kind shall be conducted, maintained or permitted on any part of the Premises.

(b) No Resident shall be precluded with respect to his Home, from (i) maintaining a personal professional library, (ii) keeping his personal business records or accounts therein, or (iii) handling his personal business or professional calls or correspondence therefrom.

(c) To the extent permitted under applicable laws and ordinances, a Resident may conduct an in-home business in a Home.

8.05 PARKING:

(a) There shall be no parking in the drive aisles which serve the homes.

(b) Unless expressly permitted by the Managers, no boat, truck (other than a pickup truck which is used as a personal vehicle), recreational vehicle, trailer, commercial vehicle or other similar vehicle shall be parked or stored on any portion of the Premises (other than a garage which is part of a Home). Except for emergencies, no repairs or maintenance work shall be performed on any vehicle on the Premises (other than within a garage).

(c) The parking of vehicles on the Premises shall be subject to rules and regulations adopted by the Managers from time to time, which rules and regulations may provide for the removal of any violating vehicles at the vehicle owner's expense or for the imposition of a fine for a violation of the rules and regulations.

8.06 OBSTRUCTIONS: Except as permitted under Section 9.03 there shall be no obstruction of the Common Area, and nothing shall be stored in the Common Area without the prior written consent of the Managers.

8.07 PETS: No animal of any kind shall be raised, bred or kept in the Common Area. The Managers may from time to time adopt rules and regulations governing the (a) keeping of pets in the Home, which may include prohibiting certain species of pets from being kept in the Home, and (b) use of the Common Area by pets, including, without limitation, rules and regulations which require an Owner to clean up after his pet. Any pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the Premises upon three (3) days written notice from the Managers to the Owner of the Home containing such pet and the decision of the Managers shall be final.

8.08 NO NUISANCE: No noxious or offensive activity shall be carried on in the Premises nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the Residents.

8.09 STRUCTURAL IMPAIRMENT: Nothing shall be done in, on or to any part of the Premises which would impair the structural integrity of any Home located thereon.

8.10 WATERING: The Managers may adopt rules and regulations governing the watering of grass, shrubs, trees and other foliage on the Common Areas. Without limiting the foregoing, the Managers may require the Owner of a particular Dwelling Unit to be responsible for watering specific portions of the Common Area as designated from time to time by the Managers.

8.11 BALCONIES / GRILLS: The use and placement of grills and other seasonal items on balconies shall be subject to applicable ordinances of the Municipality and rules and regulations adopted by the Managers from time to time. Without limiting the foregoing, the use of charcoal grills on balconies is prohibited.

8.12 USE AFFECTING INSURANCE: Nothing shall be done or kept in any Home or on the Common Areas which will increase the rate of insurance on the Premises, without prior written consent of the Managers. No Owner shall permit anything to be done or kept in his Home on the Common Areas which will result in the cancellation of insurance on the Premises or which would be in violation of any law.

8.13 GARBAGE/REFUSE: All garbage and refuse shall be deposited in such areas and in such receptacles as shall be designated from time to time by the Managers or the Municipality. Without limiting the foregoing garbage bins shall be stored in the garage of a Home except during the evening on the day prior to the day that garbage is collected and during the day on which garbage is collected.

8.14 RECREATIONAL EQUIPMENT AND FACILITIES: No swing set, basketball hoop, playground equipment or other temporary or permanent recreational equipment or facilities shall be permitted on any portion of the Premises, unless otherwise approved, in writing, by the Managers, in their sole discretion.

ARTICLE NINE
Declarant's Reserved Rights and Special Provisions Covering Development Period

9.01 IN GENERAL: In addition to any rights or powers reserved to the Declarant under the provisions of this Declaration or the Operating Agreement, the Declarant shall have the rights and powers set forth in this Article. Anything in this Declaration or the Operating Agreement to the contrary notwithstanding, the provisions set forth in this Article shall govern. Except as otherwise provided in this Article, the rights reserved to the Declarant in this Article shall terminate one (1) year from such time as the Declarant is no longer vested with or in control of title to any portion of the Development Area ("Declarant Rights Period").

9.02 PROMOTION OF PROJECT: The Declarant shall have the right and power, within its sole discretion, to (i) construct such temporary or permanent improvements, or to do such acts or other things in, on, or to the Premises as the Declarant may, from time to time, determine to be necessary or advisable, (ii) construct and maintain model homes, sales or leasing offices, parking areas, advertising signs, lighting and banners, or other promotional facilities at such locations and in such forms as the Declarant may deem advisable and to use such model homes (including model homes which are sold and leased back to the Declarant), sales or leasing offices or other facilities for the purpose of selling or leasing Homes on the Development Area or at other properties in the general location of the Development Area which are being offered for sale by the Declarant or any of its affiliates, without the payment of any fee or charge whatsoever to the Association. Declarant, its agents, prospective purchasers and tenants, shall have the right of ingress, egress and parking in and through, and the right to use and enjoy the Common Area,

at any and all reasonable times without fee or charge. The Declarant shall have the right and power to lease any Home owned by it to any person or entity which it deems appropriate in its sole discretion and it need not comply with the provisions of Section 2.15.

9.03 CONSTRUCTION ON PREMISES: In connection with the construction of improvements to any part of the Premises, the Declarant, its agents and contractors, shall have the right, at the Declarant's own expense, (but shall not be obligated) to make such alterations, additions or improvements to any part of the Premises including, without limitation, the construction, reconstruction or alteration of any temporary or permanent improvements to any structure which shall contain Homes or the Common Area which the Declarant deems, in its sole discretion, to be necessary or advisable, and the landscaping, sodding or planting and replanting of any unimproved portions of the Premises. In connection with the rights provided in the preceding sentence, the Declarant, its agents and contractors, shall have the right of ingress, egress and parking on the Premises and the right to store dirt, construction equipment and materials on the Premises without the payment of any fee or charge whatsoever.

9.04 GRANT OF EASEMENTS AND DEDICATIONS: Declarant shall have the right to dedicate portions of the Common Area to the County, Municipality or other governmental authority which has jurisdiction over such portions. Declarant shall also have the right to reserve or grant easements over the Common Area to any governmental authority, public utility or private utility for the installation and maintenance of electrical and telephone conduit and lines, gas, sewer, water lines and cable television, or any other utility services serving any Dwelling Unit.

9.05 DECLARANT CONTROL OF ASSOCIATION: Prior to the Turnover Date, the Managers shall be the Declarant, or one or more entities or persons designated by the Declarant from time to time who need not be Owners or Voting Members. Initially the Declarant shall be the sole Manager. The rights and powers of the Declarant to manage the affairs of the Association, or designate the Managers of the Association shall terminate on the first to occur of (i) such time as Declarant no longer holds or controls title to any portion of the Development Area, (ii) the giving of written notice by Declarant to the Association of Declarant's election to terminate such rights, (iii) ten (10) years from the date of Recording hereof, or (iv) such other date as prescribed by statute. The date on which the Declarant's rights under this Section shall terminate shall be referred to as the "Turnover Date". From and after the Turnover Date, the Managers shall be constituted and elected as provided in the Operating Agreement. Prior to the Turnover Date, all of the voting rights at each meeting of the Owners shall be vested exclusively in the Declarant and the Owners shall have no voting rights.

9.06 OTHER RIGHTS: The Declarant shall have the right and power to execute all documents and do all other acts and things affecting the Premises which, in Declarant's opinion, are necessary or desirable in connection with the rights of Declarant under this Declaration.

9.07 ASSIGNMENT BY DECLARANT: Any and all rights which are specified in this Declaration to be rights of the Declarant are mortgageable, pledgeable, assignable or transferable. Any successor to, or assignee of, the rights of the Declarant hereunder (whether as the result of voluntary assignment, foreclosure, assignment in lieu of foreclosure, or otherwise) shall hold or be entitled to exercise the rights of Declarant hereunder as fully as if named as such

party herein. No such successor assignee of the rights of Declarant hereunder shall have or incur any liability for the acts of any other party which previously exercised or subsequently shall exercise such rights.

9.08 ARCHITECTURAL CONTROLS: Prior to such time as the Declarant no longer holds or controls title to any portion of the Development Area, no additions, alterations or improvements (including, without limitation, changes in the exterior color of a Home or construction or installation of a shed, outbuilding, deck, patio, terrace, antennae, satellite dish or similar changes) shall be made to the exterior of any Home or any part of the Home which is visible from outside the Home by an Owner without the prior written consent of the Declarant. If an addition, alteration or improvement which requires Declarant approval hereunder is made to a Home without the prior written consent of the Declarant, then the Declarant may seek injunctive relief to cause the Owner to cease construction of and/or remove the addition, alteration or improvement. Declarant's decision to approve or disapprove an alteration, addition or improvement in one instance shall not in any way create or establish a precedent for how the Declarant must respond to a request for an alteration, addition or improvement subsequently made, it being understood that circumstances, situations and standards may change and the Declarant reserves the right and power to grant or deny requests as Declarant believes are appropriate in Declarant's sole and absolute discretion.

9.09 MATTERS AFFECTING COMMON AREA: During the Declarant Rights Period, the Association shall not cause or permit a lien or encumbrance to be placed or imposed on any portion of any of the Common Area legally described in Section II.B. of Exhibit B attached hereto (each a "Common Area Lot") without the prior written consent of the Declarant. Any such lien or encumbrance placed or imposed on any portion of any Common Area Lot without Declarant's consent shall be null and void. In order to reflect or conform to a change in the Declarant's plan for the development, any time prior to the end of the Declarant Rights Period, the Declarant shall have the right and power to (i) Record a Special Amendment pursuant to Section 10.01(vi) to withdraw and remove any portion or portions of a Common Area Lot from the Common Area, and (ii) require the Association to convey such portion or portions of the Common Area Lot or Common Area Lots which are so withdrawn and removed from the Common Area to Declarant or its nominee, free and clear of any liens or encumbrances other than those created by or consented to by the Declarant pursuant to this Section.

ARTICLE TEN
Amendments

10.01 SPECIAL AMENDMENTS: Anything herein to the contrary notwithstanding, Declarant reserves the right and power to Record a special amendment ("Special Amendment") to this Declaration at any time and from time to time which amends this Declaration (i) to comply with requirements of the Fannie Mae, the Government National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Veteran's Administration, or any other governmental agency or any other public, quasi-public or private entity which performs (or may in the future perform) functions similar to those currently performed by such entities, (ii) to induce any of such agencies or entities to make, purchase, sell, insure, guarantee or otherwise deal with first mortgages covering Dwelling Units, (iii) to correct omissions, errors, ambiguities or inconsistencies in the Declaration or any Exhibit, (iv) to bring the Declaration into compliance

with applicable laws, ordinances or governmental regulations and/or agreements with the Municipality, (v) to amend Exhibit A to include additional real estate, (vi) to reflect a change in the Declarant's Development Plan, and/or (vii) to amend Exhibit B to withdraw and remove all, or any portion, of the Common Area Lots (as defined in Section 9.08), which upon the Recording hereof or in a Supplemental Declaration were designated as part of the Common Area, from the terms of the Declaration so that the portion or portions so withdrawn and removed shall no longer be Common Area hereunder. In furtherance of the foregoing, a power coupled with an interest is hereby reserved and granted to the Declarant to make or consent to a Special Amendment on behalf of each Owner. Each deed, mortgage, trust deed, other evidence of obligation, or other instrument affecting a Dwelling Unit and the acceptance thereof shall be deemed to be a grant and acknowledgment of, and a consent to the reservation of, the power to the Declarant to make, execute and Record Special Amendments. The right and power of the Declarant to record a Special Amendment hereunder shall terminate five (5) years after such time as Declarant no longer holds or controls title to a portion of the Development Area.

10.02 AMENDMENT: Subject to Section 10.01 and Article Eleven, the provisions of this Declaration may be amended, abolished, modified, enlarged, or otherwise changed in whole or in part by the affirmative vote of Voting Members representing at least Seventy-Five percent of the total votes or by an instrument consented to, in writing, executed by Owners of at least Seventy-Five Percent (75%) of the Dwelling Units; except, that (i) the provisions of this Section 10.02 may be amended only by an instrument executed by all of the Owners and all First Mortgagees, (ii) until such time as the rights and powers of the Declarant under Article Nine terminate, the provisions of Article Nine, Article Fourteen or any provisions of this Declaration relating to the rights and powers of the Declarant may only be amended with the written consent of the Declarant, (iii) no amendment which affects the rights of the Municipality shall be effective unless the Municipality has given its prior written consent thereto, and (iv) any amendment which would result in a violation of the requirements of the Municipality's Subdivision Code shall not be effective. No amendment which removes Premises from the provisions of this Declaration shall be effective if as a result of such removal, an Owner of a Dwelling Unit shall no longer have the legal access to a public way from his Dwelling Unit. No amendment shall become effective until properly Recorded.

ARTICLE ELEVEN
First Mortgagees Rights

11.01 NOTICE TO FIRST MORTGAGEES: Upon the specific, written request of First Mortgagee or the insurer or guarantor of a First Mortgagee's mortgage, such party shall receive some or all of the following:

(a) Copies of budgets, notices of assessment, or any other notices or statements provided under this Declaration by the Association to the Owner of the Dwelling Unit covered by the First Mortgagee's mortgage;

(b) Any audited or unaudited financial statements of the Association which are prepared for the Association and distributed to the Owners; provided, that, if an audited statement is not available, then upon the written request of the holder, insurer or guarantor of a Mortgage, the Association shall permit such party to have an audited

statement for the preceding fiscal year of the Association prepared at such party's expense;

(c) Copies of notices of meetings of the Owners;

(d) Notice of any proposed action that requires the consent of a specified percentage of Eligible First Mortgagees;

(e) Notice of any substantial damage to any part of the Common Area or the Dwelling Unit subject to the First Mortgagee's mortgage;

(f) Notice of the commencement of any condemnation or eminent domain proceedings with respect to any part of the Common Area or the Dwelling Unit subject to the First Mortgagee's mortgage;

(g) Notice of any default by the Owner of the Dwelling Unit which is subject to the First Mortgagee's mortgage under this Declaration, the Operating Agreement or the rules and regulations of the Association which is not cured within 30 days of the date of the default;

(h) The right to examine the books and records of the Association at any reasonable times;

(i) In the case of a First Mortgagee, the right to be listed on the records of the Association as an "Eligible First Mortgagee" for purpose of Section 11.02 below; and

(j) A lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Association.

The request of any such party shall specify which of the above it desires to receive and shall indicate the address to which any notices or documents shall be sent by the Association.

11.02 CONSENT OF FIRST MORTGAGEES:

(a) In addition to any requirements or prerequisites provided for elsewhere in this Declaration, the consent of First Mortgagees holding, in the aggregate, the first mortgages on at least two-thirds (2/3) of the Dwelling Units (by number) which are subject to first mortgages held by First Mortgagees which specifically request to be treated as "Eligible First Mortgagees" under Section 11.01(i) above will be required for the Association to do or permit to be done any of the following:

(1) Adoption of an amendment to this Declaration which (i) changes Article Six or otherwise changes the method of determining the Common Assessments or other Charges which may be levied against an Owner; (ii) changes Section 7.04 or Article Ten, (iii) changes this Article Eleven, Article Twelve or any other provision of this Declaration or by Operating Agreement which specifically grants rights to First Mortgagees, (iv) materially changes insurance and fidelity bond requirements, (v)

changes voting rights, or (vi) imposes a right of first refusal or similar restriction on the right of an Owner to sell, transfer or otherwise convey his Dwelling Unit;

(2) The withdrawal of the Premises from the provisions of this Declaration; provided, that, such consent of Eligible First Mortgagees will not be required with respect to any action under (1) above which occurs as a result of any action taken pursuant to Article Twelve.

(b) Whenever required, the consent of an Eligible First Mortgagee shall be deemed granted unless the party seeking the consent is advised to the contrary, in writing, by the Eligible First Mortgagee within sixty (60) days after making the request for consent.

11.03 INSURANCE PROCEEDS/CONDEMNATION AWARDS: In the event of (i) any distribution of any insurance proceeds hereunder as a result of damage to, or destruction of, any part of the Premises or (ii) any distribution of the proceeds of any award or settlement as a result of condemnation or eminent domain proceedings with respect to any part of the Common Area, any such distribution shall be made to the Owners and their respective First Mortgagees, as their interests may appear, and no Owner or other party shall be entitled to priority over the First Mortgagee of a Dwelling Unit with respect to any such distribution to or with respect to such Dwelling Unit; provided, that, nothing in this Section shall be construed to deny to the Association the right (i) to apply insurance proceeds to repair or replace damaged improvements or (ii) to apply proceeds of any award or settlement as a result of eminent domain proceedings as provided in Article Four.

ARTICLE TWELVE
Annexing Additional Property

12.01 IN GENERAL: Declarant reserves the right at any time and from time to time prior to ten (10) years from the date of Recording of this Declaration to annex, add and subject additional portions of the Development Area to the provisions of this Declaration as additional Premises by recording a supplement to this Declaration (a "Supplemental Declaration"), as hereinafter provided. Any portion of the Development Area which is subjected to this Declaration by a Supplemental Declaration shall be referred to as "Added Premises"; any portion of any Added Premises which is made part of the Common Area shall be referred to as "Added Common Area"; and any Dwelling Units contained in the Added Premises shall be referred to as "Added Dwelling Units". After the expiration of said ten (10) year period, Declarant may exercise the rights described herein to annex, add and subject additional portions of the Development Area to the provisions of this Declaration, provided that the consent the Owners (by number) of two-thirds (2/3) of all Dwelling Units then subject to this Declaration is first obtained.

12.02 POWER TO AMEND: Declarant hereby retains the right and power to Record a Supplemental Declaration, at any time and from time to time as provided in Section 12.01, which amends or supplements Exhibit B. Exhibit B may only be amended or supplemented pursuant to this Article to add portions of the Development Area to Exhibit B and shall not be amended to reduce or remove any real estate which is described in Exhibit B immediately prior to the Recording of such Supplemental Declaration. A Supplemental Declaration may contain such

additional provisions affecting the use of the Added Premises or the rights and obligations of owners of any part or parts of the Added Premises as the Declarant deems necessary or appropriate.

12.03 EFFECT OF SUPPLEMENTAL DECLARATION: Upon the Recording of a Supplemental Declaration by Declarant which annexes and subjects Added Premises, Added Common Area, or Added Dwelling Units to this Declaration, as provided in this Article, then:

(a) The easements, restrictions, conditions, covenants, reservations, liens, charges, rights, benefits and privileges set forth and described herein shall run with and bind the Added Premises and inure to the benefit of and be binding on any Person having at any time any interest or estate in the Added Premises in the same manner, to the same extent and with the same force and effect that this Declaration applies to the Premises, and Persons having an interest or estate in the Premises, subjected to this Declaration prior to the date of the Recording of the Supplemental Declaration;

(b) Every Owner of an Added Dwelling Unit shall be a member of the Association on the same terms and subject to the same qualifications and limitations as those members who are Owners of Dwelling Units immediately prior to the Recording of such Supplemental Declaration;

(c) In all other respects, all of the provisions of this Declaration shall include and apply to the Added Premises (including the Added Common Area or the Added Dwelling Units, if any) made subject to this Declaration by any such Supplemental Declaration and the Owners, First Mortgagees, and lessees thereof, with equal meaning and of like force and effect and the same as if such Added Premises were subjected to this Declaration at the time of the Recording hereof;

(d) The Recording of each Supplemental Declaration shall not alter the amount of the lien for any Charges made to a Dwelling Unit or its Owner prior to such Recording;

(e) The Declarant shall have and enjoy with respect to the Added Premises all rights, powers and easements reserved by the Declarant in this Declaration, plus any additional rights, powers and easements set forth in the Supplemental Declaration; and

(f) Each Owner of an Added Dwelling Unit which is subject to assessment hereunder shall be responsible for the payment of the Common Assessment pursuant to Section 6.02(e) or Section 6.08, but shall not be responsible for the payment of any special assessment which was levied prior to the time that the Added Dwelling Unit became subject to assessment hereunder.

ARTICLE THIRTEEN
Party Walls

13.01 PARTY WALL: Every wall, including the foundations therefor, which is built as a part of the original construction of a building and placed on the boundary line between separate Homes shall constitute and be a "Party Wall", and the Owner of a Dwelling Unit immediately

adjacent to a Party Wall shall have the obligation and be entitled to the rights and privileges of these covenants and, to the extent not inconsistent herewith, the general rules of law regarding party walls.

13.02 RIGHTS IN PARTY WALL: Each Owner of a Dwelling Unit, which is adjacent to a Party Wall, shall have the right to use the Party Wall for support of the structure originally constructed thereon and all replacements thereof and shall have the right to keep, maintain, repair and replace therein all pipes, conduit, and ducts originally located therein and all replacements thereof.

13.03 DAMAGE TO PARTY WALL:

(a) If any Party Wall is damaged or destroyed through the act or acts of any Owner of a Dwelling Unit which is adjacent to such Party Wall, or his agents, servants, tenants, guests, invitees, licensees, or members of his family, whether such act is willful, negligent or accidental, such Owner shall, with prior notice to the Association and the Owner of the other adjoining Dwelling Unit, forthwith proceed to rebuild or repair the same to as good a condition as in which such Party Wall existed prior to such damage or destruction without costs therefor to the Owner of the other adjoining Dwelling Unit.

(b) Any Party Wall damaged or destroyed by some act or event other than one caused by the Owner of a Dwelling Unit which is adjacent to such Party Wall, or his agents, servants, tenants, guests, invitees, licensees, or members of his family, shall be rebuilt or repaired by the Owners of the adjacent Dwelling Units to as good a condition as in which such Party Wall existed prior to such damage or destruction at joint and equal expense of such Owners, and as promptly as is reasonably possible; provided that the cost of repairing or replacing any portion thereof which is part of a Home Exterior with respect to which the Association is responsible for furnishing maintenance, repairs or replacements hereunder shall be paid by the Association as a Common Expense to the extent not covered by insurance.

(c) In the event that any Owner shall fail, within a reasonable time after the occurrence of damage or destruction referred to in this Section, to perform the necessary repair or rebuilding, then, the Managers may cause such repairs or rebuilding to be performed in the manner as provided in this Section and the cost thereof shall be charged to such Owner as his personal obligation and shall be a continuing lien on the Owner's Dwelling Unit.

13.04 CHANGE IN PARTY WALL: Any Owner of a Dwelling Unit who proposes to modify, rebuild, repair or make additions to any structure upon his Dwelling Unit in any manner which requires the extension, alteration or modification of any Party Wall shall first obtain the written consent thereto, as to said Party Wall, of the Owner of the other adjacent Dwelling Unit and the Managers, in addition to meeting any other requirements which may apply including, without limitation, those of the Municipality. In the event that a Party Wall is altered, regardless of whether all required consents have been obtained, any express or implied warranties made by the Declarant or the Original Declarant concerning the structural integrity of the Party Wall or either of the Homes adjacent to the Party Wall shall be null and void and the Owner who alters the Party Wall shall be responsible for any and all damage caused to either of the adjacent Homes or improvements thereto.

13.05 ARBITRATION: In the event of a disagreement between Owners of Dwelling Units adjoining a Party Wall with respect to their respective rights or obligations as to such Party Wall, upon the written request of either of said Owners to the other the matter shall be submitted to the Managers and the decision of the Managers shall be final and binding.

ARTICLE FOURTEEN
Miscellaneous

14.01 NOTICES: Any notice required to be sent to any Owner under the provisions of this Declaration or the Operating Agreement shall be deemed to have been properly sent if (i) mailed, postage prepaid, to his or its last known address as it appears on the records of the Association at the time of such mailing, (ii) transmitted by facsimile or e-mail to his or its facsimile number or e-mail address as either appears on the records of the Association at the time of such transmittal, or (iii) when personally delivered to his or its Home. The date of mailing, or the date of transmission if the notice is sent by facsimile or e-mail, shall be deemed the date of service.

14.02 CAPTIONS: The Article and Section headings are intended for convenience only and shall not be construed with any substantive effect in this Declaration. In the event of any conflict between statements made in recitals to this Declaration and the provisions contained in the body of this Declaration, the provisions in the body of this Declaration shall govern.

14.03 SEVERABILITY: Invalidation of all or any portion of any of the easements, restrictions, covenants, conditions, or reservations, by legislation, judgment or court order shall in no way affect any other provisions of this Declaration which shall, and all other provisions, remain in full force and effect.

14.04 PERPETUITIES AND OTHER INVALIDITY: If any of the options, privileges, covenants or rights created by this Declaration would otherwise be unlawful or void for violation of (a) the rule against perpetuities or some analogous statutory provision, (b) the rule restricting restraints on alienation, or (c) any other statutory or common law rules imposing time limits, then such provisions shall continue only until twenty-one (21) years after the death of the survivor of the now living lawful descendants of the President of the United States at the time this Declaration is Recorded.

14.05 TITLE HOLDING LAND TRUST: In the event title to any Dwelling Unit is held by a title holding trust, under the terms of which all powers of management, operation and control of the Dwelling Unit remain vested in the trust beneficiary or beneficiaries, then the beneficiaries thereunder from time to time shall be responsible for payment of all Charges and for the performance of all agreements, covenants and undertakings chargeable or created under this Declaration against such Dwelling Unit. No claim shall be made against any such title holding trustee personally for payment of any lien or obligation hereunder created and the trustee shall not be obligated to sequester funds or trust property to apply in whole or in part against such lien or obligation. The amount of such lien or obligation shall continue to be a charge or lien upon the Dwelling Unit and the beneficiaries of such trust notwithstanding any transfers of the beneficial interest of any such trust or any transfers of title to such Dwelling Unit.

14.06 WAIVER OF IMPLIED WARRANTY OF HABITABILITY AND OTHER WARRANTIES: Illinois courts have held that every contract for the construction of a new home in Illinois carries with it a warranty that when completed, the home will be free of defects and will be fit for its intended use as a home. The courts have also held that this "Implied Warranty of Habitability" does not have to be in writing to be a part of the contract and that it covers not only structural and mechanical defects such as may be found in the foundation, roof, masonry, heating, electrical and plumbing, but it also covers any defect in workmanship which may not easily be seen by the buyer. However, the courts have also held that a seller-builder and buyer may agree in writing that the Implied Warranty of Habitability is not included as a part of their particular contract. Each buyer of a Home from Declarant agreed in the purchase contract that the Declarant has excluded and disclaimed the Implied Warranty of Habitability and all other implied warranties, whether created judicially, statutorily or by common law, including the implied warranty of fitness for a particular purpose. Such exclusion and disclaimer shall apply to and bind any subsequent Owner of a Home and, accordingly, no Owner of a Home shall have the right to assert a claim against Declarant for a breach of the Implied Warranty of Habitability or any other implied warranty.

[Signature page follows]

Dated: _____, 202_

DECLARANT:

NORTHBROOK ROW LLC, an Illinois limited liability company

By: Lexington Homes L.L.C., an Illinois limited liability company, Manager

By: Lexington Homes Illinois Inc., an Illinois corporation, Manager

By: _____
Jeffrey Benach, Authorized Signatory

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, a Notary Public in and for said County and State, do hereby certify that Jeffrey Benach, authorized signatory for Lexington Homes Illinois Inc., which is the manager of Lexington Homes L.L.C., which is the manager of Northbrook Row LLC, an Illinois limited liability company (the "Company"), appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this ____ day of _____, 202_.

_____
Notary Public

CONSENT OF MORTGAGEE

_____, as holder of a mortgage dated _____, and recorded in the office of the Recorder of Deeds of Cook County, Illinois, on _____, as Document No. _____, with respect to the Premises, hereby consents to the recording of the Declaration to which this Consent is attached and agrees that its mortgage shall be subject to the terms of this Declaration, as supplemented and amended from time to time.

Dated: _____, 202_

_____

By:_____
Its_____

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

The undersigned, a Notary Public in and for said County and State, do hereby certify that _____ the _____of _____ (the "Mortgagee"), appeared before me this day in person and acknowledged that [he][she] signed, sealed and delivered said instrument as [his][her] free and voluntary act, and as the free and voluntary act of the Mortgagee, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this ___ day of _____, 202_.

_____
Notary Public

EXHIBIT A TO
DECLARATION FOR NORTHBROOK ROW

The Development Area

[To be completed prior to recording]

All Lots and Outlots in the Northbrook Row Subdivision, being a subdivision _____, in Cook County, Illinois, pursuant to the plat thereof recorded in Cook County, Illinois, on _____, 202_, as Document _____.

PINs: 04-15-102-002 and 04-15-102-003

EXHIBIT B TO
DECLARATION FOR NORTHBROOK ROW

The Premises

[To be completed prior to recording]

I. Dwelling Units:

A. Townhome Lots:

Lots _____, both inclusive, in Northbrook Row Subdivision, being a subdivision _____, in Cook County, Illinois, pursuant to the plat thereof recorded in Cook County, Illinois, on _____, 202_, as Document _____. (the "Northbrook Row Subdivision").

B. Townhome Parcels:

The following described lots shall be divided into Townhome Parcels as described in Section 1.25 of the Declaration to which this exhibit is attached:

Lots 6 through 10, both inclusive, in Northbrook Row Subdivision.

II. Common Area:

A. All portions of each Dwelling Unit described in Section I. above, outside of the Homes on the Dwelling Unit.

B. Lot 11 in Northbrook Row Subdivision.

EXHIBIT C TO
DECLARATION FOR NORTHBROOK ROW

Operating Agreement

[See attached]

OPERATING AGREEMENT
OF
NORTHBROOK ROW TOWNHOME OWNERS ASSOCIATION, LLC

This Operating Agreement is entered into as of _____, 202_, in Chicago, Illinois, between Northbrook Row Townhome Owners Association, LLC, an Illinois limited liability company (the "Association"), and Northbrook Row LLC, an Illinois limited liability company, its sole Member (sometimes referred to herein as the "Declarant").

A. Articles of Organization for the Association were filed with the Secretary of State of Illinois on _____, 202_; and

B. Declarant desires to set forth the terms and conditions governing the management, operation and affairs of the Association.

THEREFORE, in consideration of the mutual promises contained herein, and for other good and valuable consideration, the sufficiency of which are hereby acknowledged, the parties agree as follows:

ARTICLE I
NAME OF ASSOCIATION

The full legal name of the Association is Northbrook Row Townhome Owners Association, LLC.

ARTICLE II
PURPOSE AND POWERS

2.01 PURPOSES: The purposes of the Association are to act on behalf of its Members collectively, as their governing body, with respect to the preservation, care, maintenance, replacement, improvement, enhancement, operation and administration of both real and personal property, for the promotion of the health, safety and welfare and the common use and enjoyment thereof by Members of the Association. This Operating Agreement is subject to the provisions of the Declaration for Northbrook Row Townhomes ("Declaration") recorded with the Office of the Recorder of Deeds for Cook County, Illinois, as amended or supplemented from time to time. All terms used herein (if not otherwise defined herein) shall have the meanings set forth in the Declaration.

2.02 POWERS: The Association shall have and exercise all powers as are now or may hereafter be granted by the Illinois Limited Liability Company Act (the "Act"), the Declaration and this Operating Agreement.

2.03 TAX STATUS. It is intended that the Association shall be treated as an association taxable as a corporation and, to the extent determined from time to time by the Board (as hereafter defined), shall elect to be treated as a "homeowners association" under Section 528 of the Internal Revenue Code, or any successor provision thereto.

ARTICLE III
OFFICES

3.01 REGISTERED OFFICE: The Association shall have and continuously maintain in the State of Illinois a registered office and a registered agent whose office is identical with such registered office, and may have other offices within or without the State of Illinois as the Board may from time to time determine.

3.02 PRINCIPAL OFFICE: The Association's principal office shall be maintained on the Development Area or at the office of the managing agent employed by the Association, if any.

ARTICLE IV
MEETINGS AND ACTIONS OF MEMBERS

4.01 MEMBERSHIP. The Owner from time to time of each Dwelling Unit shall automatically be a "Member" of the Association. There shall be one membership per Dwelling Unit. There shall be two (2) classes of membership. The Declarant shall be the "Class B Member" with respect to Dwelling Units which it owns from time to time. Each owner other than the Declarant shall be a "Class A Member" with respect to each Dwelling Unit the Owner Owns. Membership shall be appurtenant to and may not be separated from ownership of a Dwelling Unit. Ownership of a Dwelling Unit shall be the sole qualification for membership. A purchasing Owner shall give to the Association written notice of the change of ownership of a Dwelling Unit within ten (10) days after such change.

4.02 VOTING RIGHTS: Prior to the First Meeting (as defined in Section 4.04 below), the voting rights shall be vested exclusively in the Class B Member (the Declarant) and the Owners other than Declarant shall have no voting rights. From and after the First Meeting, all of the voting rights shall be vested in the Voting Members and each Voting Member who represents a Dwelling Unit owned by a Class A Member shall have one vote for each Dwelling Unit which the Voting Member represents, and the Declarant, as the Class B Member, shall have ten (10) votes for each Dwelling Unit which it owns or each Home which is planned to be built on each Lot (as shown on the Declarant's Development Plan). The Voting Members may vote in person or by proxy. All proxies shall be in writing, revocable, valid only for eleven (11) months from the date of execution and filed with the Secretary.

4.03 PLACE OF MEETING; QUORUM: Meetings of the Members shall be held at the principal office of the Association or at such other place in Cook County, Illinois, as may be designated in any notice of a meeting. All meetings shall be conducted in accordance with the rules and provisions set forth in Roberts Rules of Order as from time to time published. Voting Members representing at least twenty percent (20%) of the total votes shall constitute a quorum. However, in the event quorum is not met for a particular meeting, the number of Voting Members required for quorum for any subsequent meeting called for the same purpose shall be reduced by fifty percent (50%) and shall continue to be reduced by fifty percent (50%) until such time as quorum is met and a meeting can be held; provided that quorum shall not be reduced to less than five percent (5%). Unless otherwise expressly provided herein or in the Declaration, any action may be taken at any meeting of the Members at which a quorum is present upon the affirmative vote of a majority of the Voting Members present at such meeting, including any matter which, under the Act, would otherwise require the unanimous consent of the Members.

4.04 ANNUAL MEETINGS: The first meeting of the Members ("First Meeting") shall be held upon not less than twenty-one (21) days' written notice given by the Declarant to the Members. If not called earlier by the Declarant, the First Meeting shall be held no later than thirty (30) days after the Turnover Date. Thereafter, there shall be an annual meeting of the Members ("Annual Meeting") on the anniversary of the First Meeting, or at such other reasonable time or date (not more than thirty (30) days before or after such date) upon not less than twenty-one (21) days written notice given by the Board to the Members.

4.05 SPECIAL MEETINGS: A special meeting of the Members may be called at any time for the purpose of considering matters which, by the terms of the Declaration, require the approval of all or some of the Voting Members or for any other reasonable purpose. A special meeting shall be called by written notice to the Members by Declarant (prior to the First Meeting), a majority of the Board (after the First Meeting), or by twenty percent (20%) of the Voting Members (after the First Meeting), and delivered not less than twenty-one (21) days prior to the date fixed for said meeting. The notices shall specify the date, time, and place of the meeting and the matters to be considered.

4.06 NOTICE OF MEETINGS: Notices of meetings required to be given herein may be delivered either personally, by email to the address on file with the Association, or by using a "prescribed delivery method" (as defined in the Illinois Common Interest Community Association Act) to the Members, addressed to such Member at the address given by such Member to the Board for the purpose of service of such notice or to the Dwelling Unit of the Member, if no address has been given to the Board. A notice of meeting shall include an agenda of business and matters to be acted upon or considered at the meeting.

4.07 NO DUTY OWED BY MEMBERS: Except as otherwise provided herein or in the Declaration, a Member who is not also a Manager (as hereafter defined) owes no duty to the Association or to the other Members solely by reason of being a Member.

4.08 NO SERVICES DUE FROM MEMBERS: No Member shall be required to perform any services for the Association solely by reason of being a Member. No Member shall be entitled to any compensation for any services performed by such Member for the Association unless otherwise determined by the Board.

4.09 INDEMNIFICATION: The Association shall indemnify each Member for all authorized acts performed by such Member in respect of the Association, to the full extent permitted by the Act, but in no event for a Member's material breach of this Operating Agreement, criminal conduct, gross negligence or any fraudulent act committed by the Member.

ARTICLE V
BOARD OF MANAGERS

5.01 IN GENERAL: After the First Meeting, the affairs of the Association shall be vested in the board of managers (the "Board"), which shall consist of three (3) persons (each a "Manager" and, collectively, the "Managers"), or such other number of persons as shall be fixed from time to time by the affirmative vote of not less than fifty percent (50%) of the Voting Members.

5.02 DECLARANT AS MANAGER: Anything herein to the contrary notwithstanding, the Declarant shall be the sole Manager and sole member of the Board until the First Meeting.

5.03 DELIVERY OF DOCUMENTS: Within sixty (60) days of the First Meeting, the Declarant shall deliver to the Board:

(a) Original copies of the Declaration, this Operating Agreement and the Association's Articles of Organization and any other documents filed with the Secretary of State of the State of Illinois.

(b) An accounting of all receipts and expenditures made or received on behalf of the Association by the Declarant.

(c) All Association funds and bank accounts.

(d) A schedule of all personal property, equipment and fixtures belonging to the Association, including documents transferring the property to the Association.

5.04 ELECTION: At the First Meeting, the Voting Members shall elect a full Board to replace the Declarant as the sole Manager. The two (2) candidates receiving the greatest number of votes shall each serve a two-year term and the candidate receiving the next greatest number of votes shall each serve a one- year term. Thereafter, each Manager shall serve a two-year term. Each Manager shall hold office until his term expires or until his successor has been elected and qualified. Managers may succeed themselves in office. In all elections for Managers, each Class A Member shall be entitled to the number of votes equal to the number of Managers to be elected, and the Class B Member shall be entitled to the number of votes equal to the number of Managers to be elected times ten (10). Cumulative voting shall not be permitted for Class A Members, but cumulative voting shall be permitted for the Class B Member.

5.05 BOARD MEETINGS: After the First Meeting, regular meetings of the Board shall be held at such time and place as shall be determined at the Annual Meeting or, from time to time, by a majority of the Board, provided that (i) the Board shall hold its first meeting within thirty (30) days of the First Meeting, and (ii) not less than four (4) Board meetings shall be held during each fiscal year. Notice of regular meetings of the Board shall be given to each Manager, personally or by mail, at least two (2) days prior to the day named for any such meeting and such notice shall state the time and place of such regular meeting and such notice shall be posted conspicuously on the Premises so as to inform the Members of such meetings.

5.06 SPECIAL MEETINGS: After the First Meeting, a special meeting of the Board may be called by the President or at least one-third (l/3) of the Managers then serving.

5.07 WAIVER OF NOTICE: Before or at any meeting of the Board, any Manager may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Manager at any meeting of the Board shall be a waiver of notice by him of the time and place thereof. If all the Managers are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

5.08 QUORUM: A majority of the Managers serving from time to time shall constitute a quorum for the election of officers and for the transaction of business at any meeting of the Board, provided, that if less than a majority of the Managers are present at said meeting, a majority of the Managers present may adjourn the meeting from time to time without further notice. Except as otherwise expressly provided herein or in the Declaration, any action may be taken upon the affirmative vote of a majority of the Managers present at a meeting at which a quorum is present ("Board Action").

5.09 POWERS AND DUTIES OF THE BOARD: The Board shall have all of the powers and duties granted to it or imposed upon it by the Declaration, this Operating Agreement, and the Act, including, without limitation, the following powers and duties:

(a) To engage the services of a managing agent upon such terms and with such authority as the Board may approve;

(b) To provide for the designation, hiring and removal of such employees and such other personnel, including attorneys and accountants, as the Board may, in its discretion, deem necessary or proper;

(c) To provide for any maintenance, repair, alteration, addition, improvement or replacement of the Common Area for which the Association is responsible under the Declaration and this Operating Agreement;

(d) To procure insurance as provided for under the Declaration;

(e) To estimate and provide each Member with an annual budget showing the Common Expenses;

(f) To set, give notice of, and collect from the Members, Common Assessments and other assessments, as provided in the Declaration;

(g) To pay the Common Expenses;

(h) Subject to the provisions of the Declaration, to own, convey, encumber or otherwise deal with any real property conveyed to or purchased by the Association;

(i) To adopt and, from time to time, to amend such reasonable rules and regulations as the Board may deem advisable for the use, enjoyment, administration, management, maintenance, conservation and beautification of the Common Area, and for the health, comfort, safety and general welfare of the Members and Residents. Written notice of any such rules and regulations or amendments thereto shall be given to all Residents affected thereby;

(j) To delegate the exercise of its power to committees appointed pursuant to Article Seven of this Operating Agreement;

(k) To borrow money and pledge the assets of the Association, including the right

to receive future assessments, as collateral for repayment thereof; and

(l) To convey all or substantially all of the Association's assets to, merge with, or convert to, another entity, including a not-for-profit corporation, to the extent permitted by law.

5.10 COMPENSATION/REIMBURSEMENT FOR EXPENSES: Managers shall receive no compensation, except as expressly provided in a resolution duly adopted by not less than 75% of the Voting Members. Upon the presentation of receipts or other appropriate documentation, a Manager shall be reimbursed by the Association for reasonable out-of-pocket expenses incurred in the course of the performance of his or her duties as a Manager.

5.11 REMOVAL OR RESIGNATION OF A MANAGER: Prior to the First Meeting, the Declarant may not be removed as Manager without the Declarant's written consent. After the First Meeting, any Manager may be removed from office, with or without cause, by the affirmative vote of at least two-thirds (2/3) of the Managers then serving at any Annual Meeting or at a special meeting called for such purpose. Any Manager may resign at any time by submitting his written resignation to the Board. If after the First Meeting, a Manager ceases to be a Member or Voting Member, he or she shall be deemed to have resigned as of the date of such cessation. A successor to fill the unexpired term of a Manager who resigns or is removed may be appointed by a majority of the remaining Managers at any regular meeting or a special meeting called for such purpose and any successor so appointed shall serve the balance of his or her predecessor's term.

5.12 NO EXCLUSIVE DUTY: Except as otherwise provided in this Operating Agreement, the Managers shall not be required to manage the Association as their sole and exclusive function and the Managers may have other business interests and engage in other activities in addition to those relating to the Association. Neither the Association nor any Member shall have any right to share or participate in such other investments or activities of the Managers or to the income or proceeds derived therefrom.

5.13 LIMITATION OF LIABILITY: The Managers shall perform the duties of the Manager in good faith, in a manner which the Managers believe to be in the best interests of the Association, and with such care as an ordinarily prudent individual in a like position would use under similar circumstances. See Section 5.06 of the Declaration for provisions concerning limitations on the liability of Managers and other indemnification provisions.

5.14 INDEMNIFICATION: The Association shall indemnify each Manager for all acts performed by the Manager in respect of the Association, to the full extent permitted by the Act, but in no event for fraud, deceit, theft, misappropriation, embezzlement, willful misconduct or gross negligence relating to the Association.

ARTICLE VI
OFFICERS

6.01 OFFICERS: The officers of the Association shall be a President, one or more Vice Presidents, a Secretary, Treasurer, and such assistants to such officers as the Board may deem appropriate and shall hold office at the discretion of the Board. After the First Meeting, officers shall be Managers and shall be elected annually at the first Board meeting following the Annual

Meeting.

6.02 VACANCY OF OFFICE: Any officer may be removed at any meeting of the Board by the affirmative vote of the majority of the Managers in office, either with or without cause. Any officer may resign at any time by submitting his or her written resignation to the Board. If after the First Meeting, an officer ceases to be a Member or Voting Member, he or she shall be deemed to have resigned as of the date of such cessation. A successor to fill the unexpired term of an officer who resigns or is removed may be appointed by the Board at any regular meeting or a special meeting called for such purpose and any successor so appointed shall serve the balance of his or her predecessor's term.

6.03 POWERS OF OFFICERS: The respective officers of the Association shall have such powers and duties as are from time to time prescribed by the Board and as are usually vested in such officers, including but not limited to, the following:

(a) The President shall be the Chief Executive Officer of the Association and shall preside at all meetings of the Members and at all meetings of the Board and shall execute amendments to the Declaration and this Operating Agreement as provided in the Declaration and this Operating Agreement.

(b) The Vice President shall, in the absence or the disability of the President, perform the duties and exercise the powers of such office;

(c) The Secretary shall keep minutes of all meetings of the Members and of the Board and shall have charge of such other books, papers and documents as the Board may prescribe;

(d) The Treasurer shall be responsible for Association funds and securities and for keeping full and accurate accounts of all receipts and disbursements in the Association books of accounts kept for such purpose.

6.04 OFFICERS' COMPENSATION: The officers shall receive no compensation for their services, except as expressly provided by a resolution duly adopted by not less than 75% of the Voting Members.

ARTICLE VII
COMMITTEES DESIGNATED BY BOARD

7.01 BOARD COMMITTEES: The Board may, by Board Action, designate one or more committees, each of which shall consist of two or more Managers, which committees, to the extent consistent with law and as provided in said resolution, shall have and exercise the authority of the Board in the management of the Association; but the designation of such committees and delegation thereto of authority shall not operate to relieve the Board, or any individual Manager, of any responsibility imposed by law upon the Board or any individual Manager.

7.02 SPECIAL AND STANDING COMMITTEES: Other committees not having and exercising the authority of the Board in the management of the Association may be designated by a resolution adopted by Board Action. Except as otherwise provided in such resolution, members of

each such special committee shall be Members or Voting Members and the President shall appoint the members of such special committee, as well as a Manager to act as the liaison between the special committee and the Board. Any member of such special committee may be removed by the President whenever in his or her judgment the best interests of the Association shall be served by such removal. The powers and the duties of any standing committee shall be as set from time to time by resolution of the Board. The President shall designate a Manager (who shall act as the liaison between the standing committee and the Board) to serve as the chairman of each standing committee, and the other members of the standing committee (who need not be Managers) shall be appointed and removed from time to time by such chairman.

7.03 TERM: Each member of a committee shall continue as such until the next Annual Meeting of the Board and until his or her successor is appointed, unless the committee shall be sooner terminated, or unless such member shall be removed from such committee, or unless such member shall cease to qualify as a member thereof.

7.04 CHAIRPERSON: Except as otherwise provided in Section 7.02, one member of each committee shall be appointed chairperson.

7.05 VACANCIES: Vacancies in the membership of any committee may be filled by appointments made in the same manner as provided in the case of the original appointments to such committee.

7.06 QUORUM: Unless otherwise provided in the resolution of the Board designating a committee, a majority of the whole committee shall constitute a quorum and the act of a majority of the members present at a meeting at which a quorum is present shall be the act of the committee.

7.07 RULES: Each committee may adopt rules for its own governance not inconsistent with the Declaration, this Operating Agreement or with rules adopted by the Board.

ARTICLE VIII
CONTRACTS, CHECKS, DEPOSITS AND FUNDS

8.01 CONTRACTS: The Board may authorize any officer of officers, agent or agents of the Association, in addition to the officers so authorized by this Operating Agreement, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Association and such authority may be general or confined to specific instances. In the absence of any such authorization by the Board, any such contract or instrument shall be executed by the President or a Vice President and attested to by the Secretary or an Assistant Secretary of the Association.

8.02 PAYMENTS: All checks, drafts, vouchers or other orders for the payment of money, notes or other evidences of indebtedness issued in the name of the Association shall be signed by such officer or officers, agent or agents of the Association, and in such manner as shall from time to time be determined by resolution of the Board. In the absence of such determination by the Board, such instruments shall be signed by the Treasurer or an Assistant Treasurer and countersigned by the President or a Vice President of the Association.

8.03 BANK ACCOUNTS: All funds of the Association not otherwise employed shall be deposited from time to time to the credit of the Association in such banks, trust companies or other

depositories as the Board shall elect.

8.04 SPECIAL RECEIPTS: The Board may accept on behalf of the Association any contribution, gift, bequest, or devise for the general purposes or for any special purpose of the Association.

ARTICLE IX
FISCAL MANAGEMENT

9.01 FISCAL YEAR: The fiscal year of the Association shall be established by the Association and may be changed from time to time by a resolution adopted by two-thirds (2/3) of the Board.

9.02 ANNUAL STATEMENT: Within a reasonable time after the close of each fiscal year, the Board shall furnish each Member with a statement of the income and disbursements of the Association for such fiscal year.

9.03 SPECIAL STATEMENT: Within ten (10) days after receipt of a written request from a Member, the Board shall provide the Member with a statement containing the following information:

(a) The status of the Member's account and the amount of any unpaid assessments or other charges due and owing from the Member; and

(b) The status and amount of any and all Capital Reserves.

9.04 ASSESSMENT PROCEDURE: Common Assessments and special assessments shall be made and collected as provided in the Declaration.

ARTICLE X
TRANSFER OF MEMBERSHIP

10.01 MEMBERSHIP: The Owner of each Dwelling Unit shall automatically be a Member of the Association. There shall be one membership per Dwelling Unit. Membership shall be appurtenant to and may not be separated from ownership of a Dwelling Unit. Ownership of a Dwelling Unit shall be the sole qualification for membership. The Association shall be given written notice of a proposed change of ownership of a Dwelling Unit within ten (10) days prior to such change. Any attempt to transfer membership in the Association separate from ownership of a Dwelling Unit shall be invalid, null and void, and of no force and effect.

10.02 NO VOLUNTARY DISSOCIATION: Except as otherwise provided by Section 10.01 above, a Member shall not be permitted to voluntarily dissociate from the Association.

ARTICLE XI
BOOKS AND RECORDS

The Association shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of its Members, the Board, and committees having any of

the authority of the Board, and shall keep at the registered or principal office of the Association a record including the following: (i) the names and last known address of the Members, setting forth the date on which each became a Member; (ii) a copy of the Articles of Organization of the Association, as amended or restated, together with executed copies of any powers of attorney pursuant to which any articles, applications, or certificates have been executed; (iii) copies of the Association's financial statements and federal, state, and local income tax returns and reports for the three (3) most recent years, where applicable; and (4) copies of the Operating Agreement and any amendments thereto. All books and records of the Association may be inspected and copied by any Member, or his or her mortgagee, agent or attorney, at any reasonable time. The Member shall reimburse the Association for all costs and expenses incurred by the Association in connection with that Member's inspection and copying of such records.

ARTICLE XII
MISCELLANEOUS PROVISIONS

12.01 GOVERNING LAW. This Operating Agreement shall be interpreted in accordance with the internal laws of the State of Illinois, without regard to its rules governing conflict of laws.

12.02 VALIDITY. The provisions of this Operating Agreement are intended to be interpreted and construed in a manner which renders them valid and enforceable. In the event that any provision of this Operating Agreement is found to be invalid or unenforceable, such provision shall be deemed excised from this Operating Agreement without affecting the validity or enforceability of any of the remaining provisions hereof.

12.03 JURISDICTION AND VENUE. All disputes arising under or in connection with this Operating Agreement shall be resolved and disposed of by the federal and state courts located in the County where the Declaration is recorded, and the Association, Managers, and Members irrevocably consent to the exclusive personal jurisdiction of such courts and venue therein.

ARTICLE XIII
AMENDMENTS

This Operating Agreement may be amended or modified at any time, or from time to time, by the affirmative vote of two-thirds of the Managers then serving provided, that (i) no provision of this Operating Agreement may be amended or modified so as to conflict with the provisions of the Declaration or the Act, and (ii) no provision contained in this Operating Agreement which affects the rights of the Class B Member may be amended or modified without the written consent of the Class B Member.

[Signature page follows]

IN WITNESS WHEREOF, the parties have executed this Operating Agreement as of the first date set forth above.

ASSOCIATION:

Northbrook Row Townhome Owners Association, LLC, an Illinois limited liability company

By: Northbrook Row LLC, an Illinois limited liability company, Manager

By: Lexington Homes L.L.C., an Illinois limited liability company, Manager

By: Lexington Homes Illinois Inc., an Illinois corporation, Manager

By: _____
Jeffrey Benach, Authorized Signatory

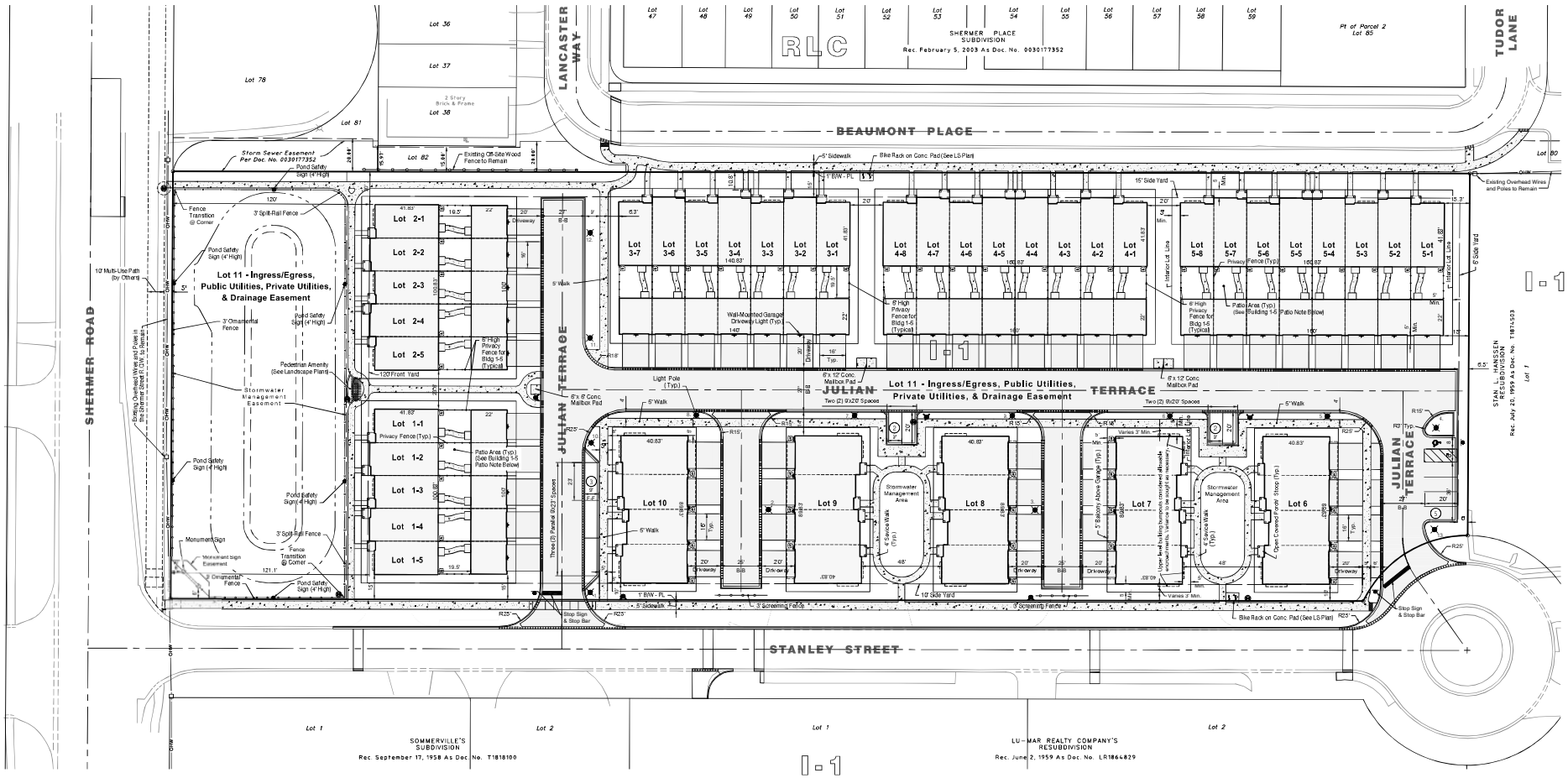
MEMBER/DECLARANT:

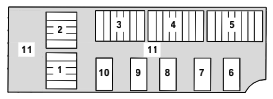
Northbrook Row LLC, an Illinois limited liability company, Manager

By: Lexington Homes L.L.C., an Illinois limited liability company, Manager

By: Lexington Homes Illinois Inc., an Illinois corporation, Manager

By: _____
Jeffrey Benach, Authorized Signatory





LOT 11 - Easement for Ingress/Egress, Public Utilities, Private Utilities, & Drainage Easement

Lot Key Map
Not to Scale

Building 1 - 5 Patio Note
All the areas between the garages and residential units have been accounted for as 100% impervious to allow for optional/ future patios.

Site Data		
Gross Site Area	4.69 Ac.	
Row Home Units	33	62%
Rear-Load Mews Townhome Units	20	38%
Total Dwelling Units	**53**	**100%**
Density	**11.3 DU/Ac.**	
Parking Summary		
Garage Stalls	106 @ 2.0:1	
Driveway Stalls	106 @ 2.0:1	
Guest Stalls On-Site	12 @ 0.23	
Total	**224 @ 4.23:1**	

Bulk, Space and Yard Requirements[1]	Required/ Permitted	Proposed
Building Height - Stories	4	3
Building Height - Feet[2]	65'	36' - 10"
Minimum Lot Area (s.f.)	100,000	204,081
Lot Area per Dwelling (s.f.)	4,150	3,851
Yard Summary		
Front (Shermer Road)	100	120
Corner Side (Stanley Street)	100	10
Interior Side (North)	6	15
Rear (East)	25	6
Floor Area Ratio	65%	61%
Lot Coverage	70%	48%

Notes:
1. Existing zoning is I-1 (Restricted Industrial). Proposed zoning is Planned Development R-C (Residential and Limited Commercial.) The Required/ Permitted values listed in the table reference that zoning.
2. The taller, Rowhome (Buildings 1-5) height, is listed in the above table. The Mews Townhome (Buildings 6-10) height is 35' - 3".

NORTH
Scale: 1" = 30'

No.	Date	
4	10.13.2025	Per Village Review & Coordination
3	8.28.2025	Per Village Review
2	5.28.2025	Per Village Review
1	9.26.2024	Stanley Street Parking Removed

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PRELIMINARY PD SITE PLAN

NORTHBROOK ROW

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

Project Manager:	T A S
Engineer:	P A C
Date:	6-6-2024
Project No.	20122
Sheet	1/1

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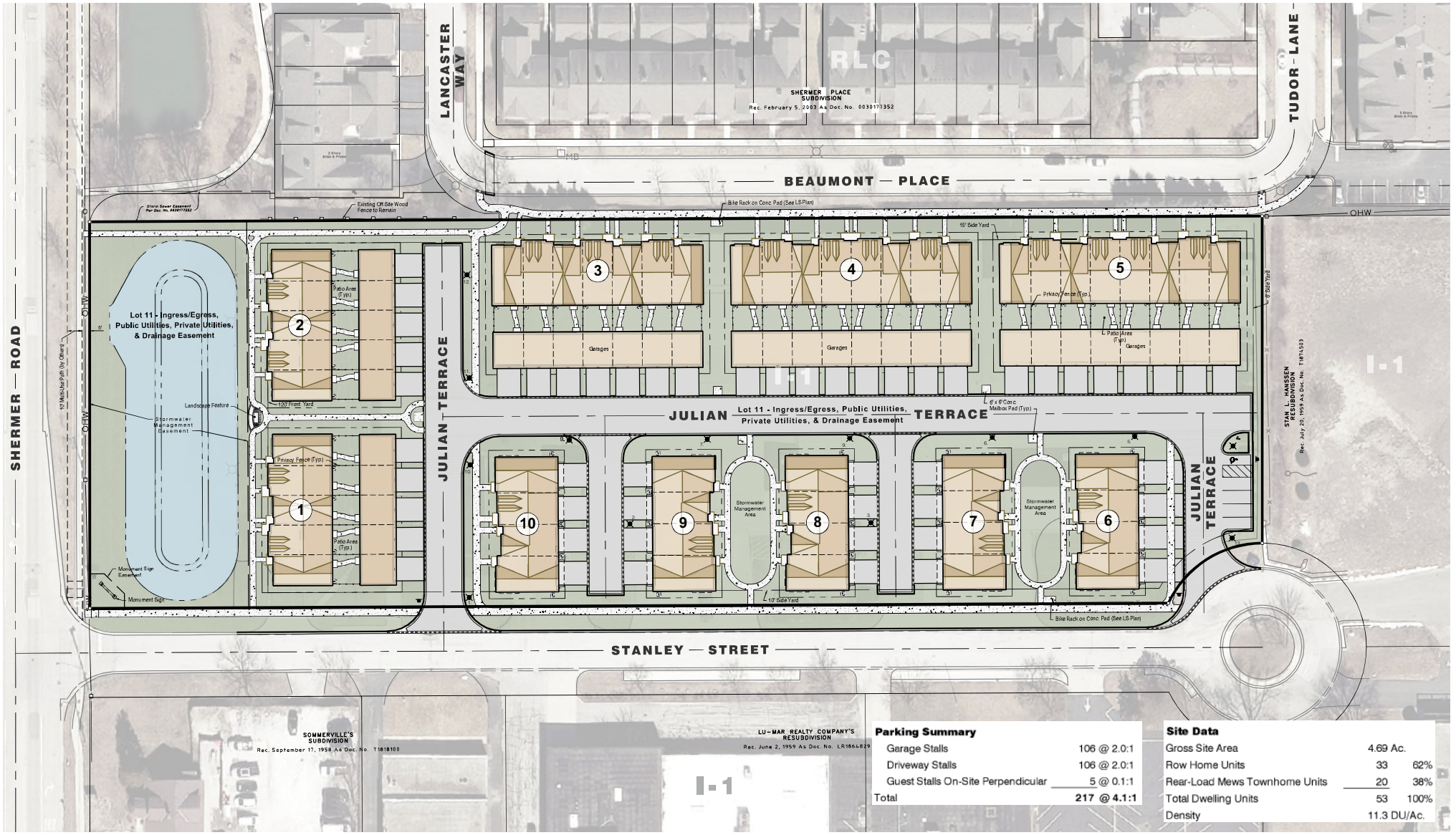
Plot Date: Oct 13, 2025 - 7:09am Plotted By: tsd5
File Name: P:\2020\20122\Drawings\Preliminary\20122-SP (Alternate for PC).dwg

1770



Parking Summary

Garage Stalls	106 @ 2.0:1
Driveway Stalls	106 @ 2.0:1
Guest Stalls On-Site Perpendicular	5 @ 0.1:1
Total	**217 @ 4.1:1**

Site Data

Gross Site Area	4.69 Ac.	
Row Home Units	33	62%
Rear-Load Mews Townhome Units	20	38%
Total Dwelling Units	53	100%
Density	11.3 DU/Ac.	

NORTH
0 60
Scale: 1" = 60'

No.	Date	Revision
2	6-20-2025	Per Village Comments
1	3-28-2025	Per Village Comments

ILLUSTRATIVE SITE PLAN
NORTHBROOK ROW

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

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Illinois Professional Design Firm License No. 184-003152 www.HaegerEngineering.com

Project Manager:	TAS
Engineer:	PAC
Date:	9-24-2024
Project No.	20-122
Sheet	1 / 1

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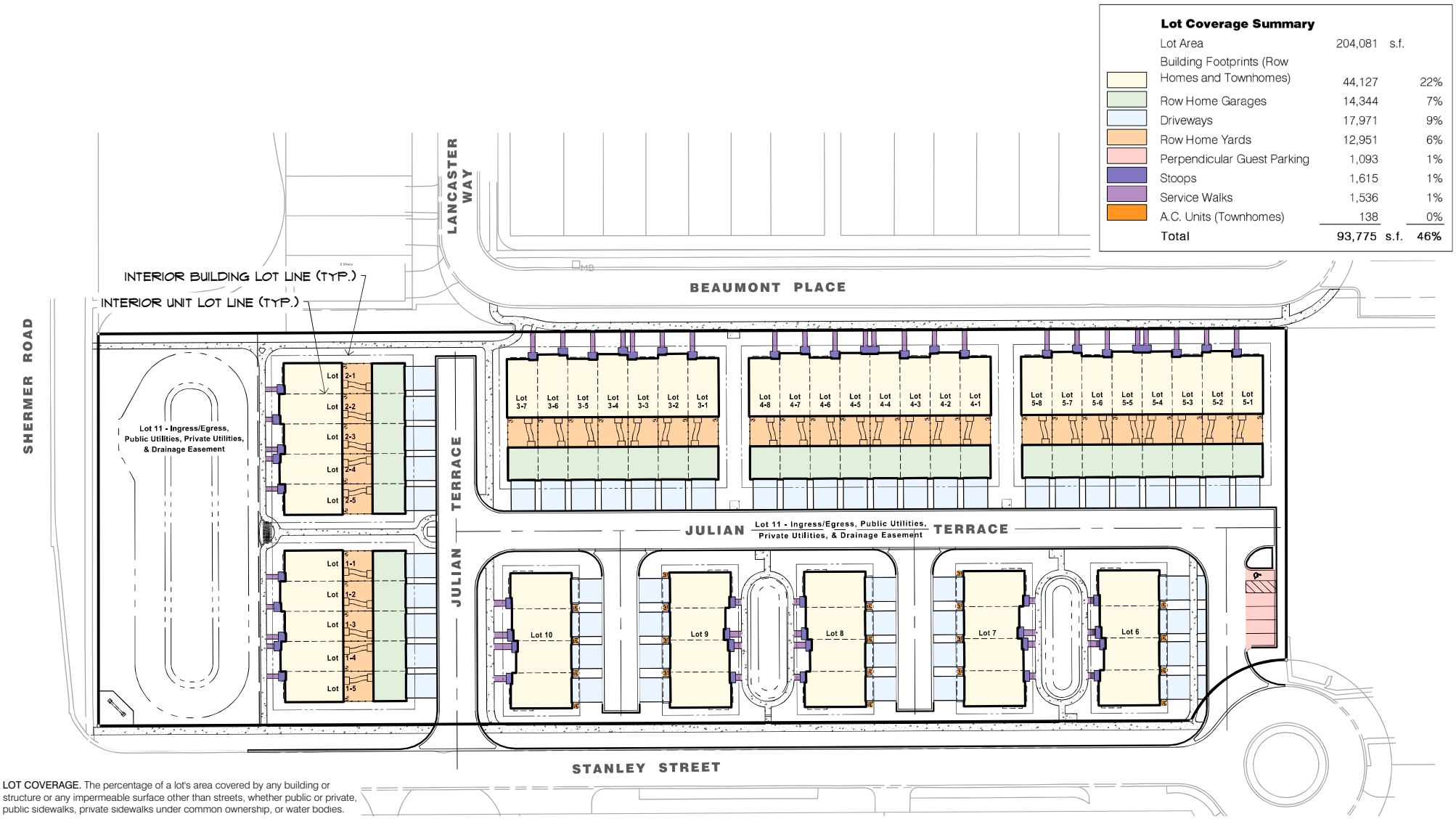

LOT COVERAGE. The percentage of a lot's area covered by any building or structure or any impermeable surface other than streets, whether public or private, public sidewalks, private sidewalks under common ownership, or water bodies.

Source: Northbrook Zoning Code, Article XII - Applicability and Interpretation, Part II - Interpretation, Including Definitions.

No.	Date	Revision
2	6-20-2025	Per Village Review
1	3-28-2025	Miscellaneous Revisions

LOT COVERAGE EXHIBIT
NORTHBROOK ROW

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

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Project Manager:	TAS
Engineer:	PAC
Date:	9-26-2024
Project No.	20-122
Sheet	1 / 1

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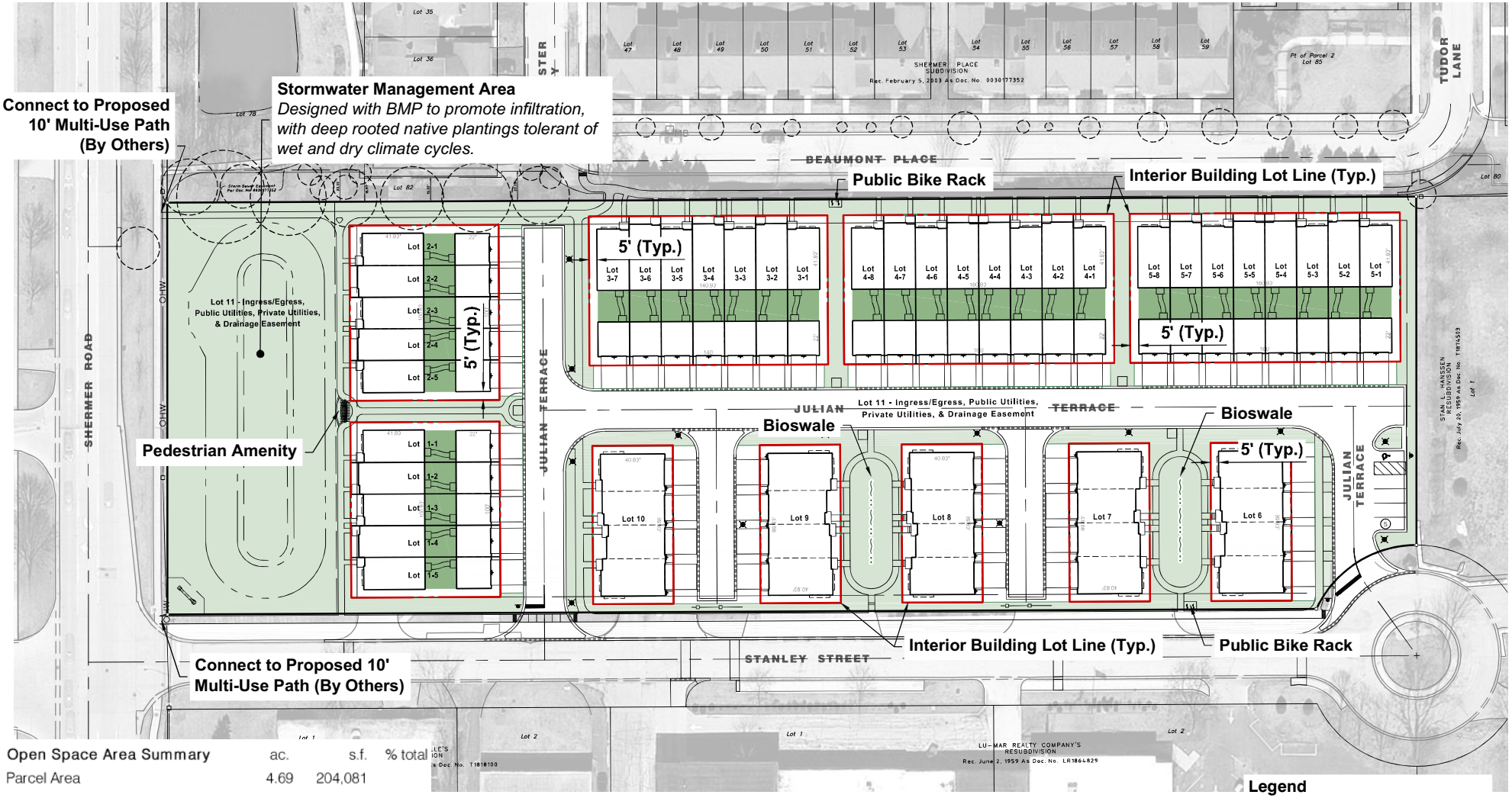

Open Space Area Summary	ac.	s.f.	% total
Parcel Area	4.69	204,081	
Common Area Open Space	1.45	62,972	30.9%
Private Open Space (Back Yards)	0.30	13,145	6.4%
Total Open Space	1.75	76,117	37%

Legend

- Common Open Space
- Private Open Space (Back Yards)

NORTH
0 60
Scale: 1" = 60'

No.	Date	Revision
4	6-20-2025	Per Village Review
3	3-28-2025	Miscellaneous Revisions
2	9-24-2024	Stanley Street Parking Removed
1	2-26-2024	Private Open Space Added

OPEN SPACE EXHIBIT
NORTHBROOK ROW
VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

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Project Manager:	TAS
Engineer:	PAC
Date:	10-11-2022
Project No.	20122
Sheet	1 / 1

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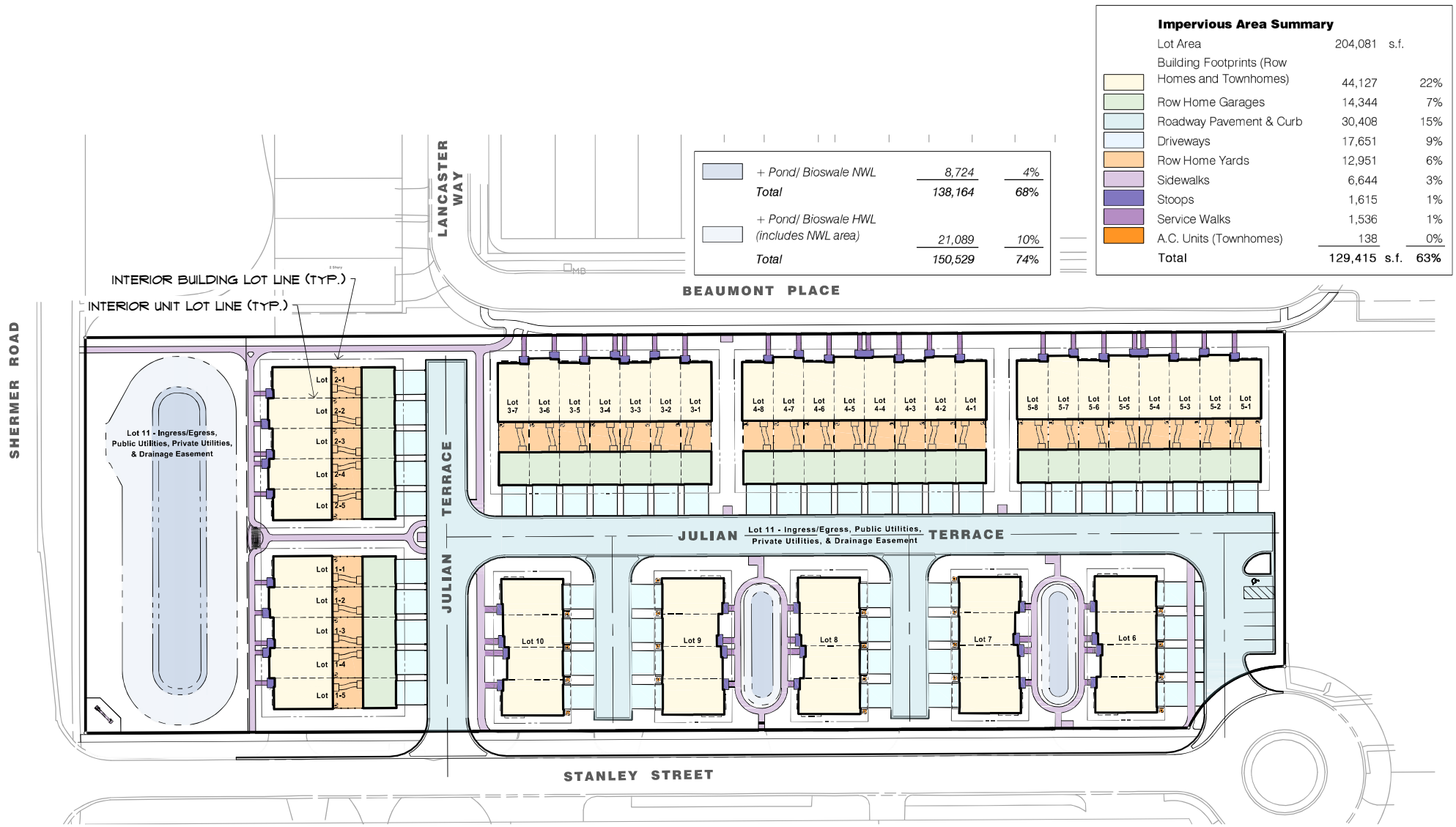

	+ Pond/ Bioswale NWL	8,724	4%
	Total	138,164	68%
	+ Pond/ Bioswale HWL (includes NWL area)	21,089	10%
	Total	150,529	74%

Impervious Area Summary

	Lot Area	204,081 s.f.	
	Building Footprints (Row Homes and Townhomes)	44,127	22%
	Row Home Garages	14,344	7%
	Roadway Pavement & Curb	30,408	15%
	Driveways	17,651	9%
	Row Home Yards	12,951	6%
	Sidewalks	6,644	3%
	Stoops	1,615	1%
	Service Walks	1,536	1%
	A.C. Units (Townhomes)	138	0%
	Total	129,415 s.f.	63%

NORTH
0 60
Scale: 1" = 60'

No.	Date	Revision
2	6-20-2025	Per Village Review
1	3-28-2025	Miscellaneous Revisions

IMPERVIOUS SURFACE EXHIBIT
NORTHBROOK ROW

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

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Project Manager:	T A S
Engineer:	P A C
Date:	9-26-2024
Project No.	20-122
Sheet	1 / 1

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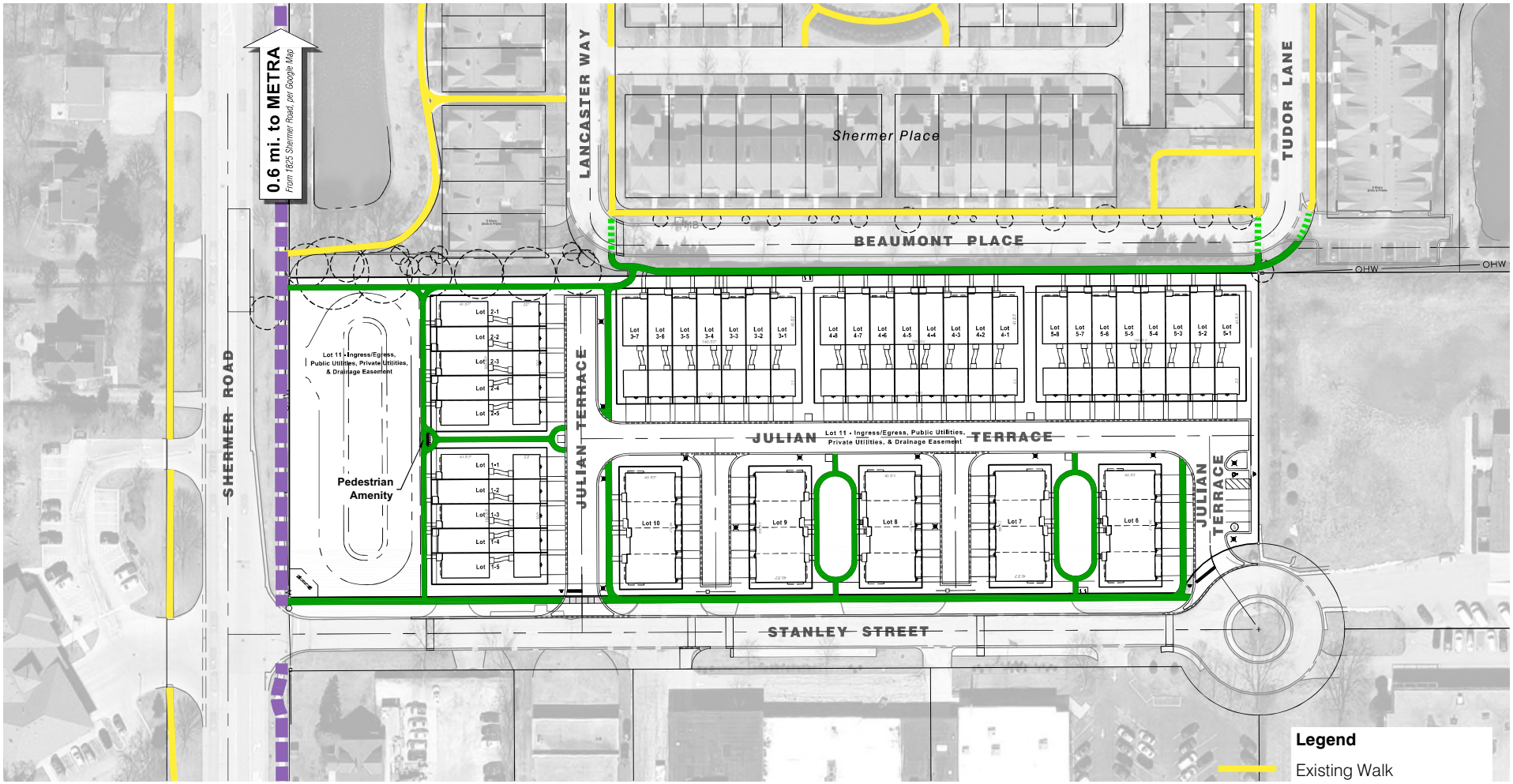

NORTH
0 80
Scale: 1" = 80'

No.	Date	Revision
3	6-20-2025	Per Village Review
2	3-28-2025	Miscellaneous Revisions
1	9-24-2024	Stanley Street Parking Removed

SIDEWALK CONNECTIVITY EXHIBIT
NORTHBROOK ROW

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

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Project Manager:	TAS
Engineer:	PAC
Date:	10-11-2022
Project No.	20122
Sheet	1 / 1

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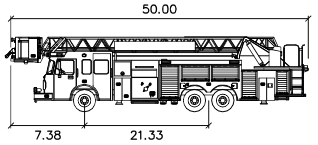
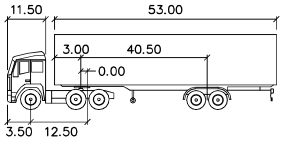


Pierce Lance 100

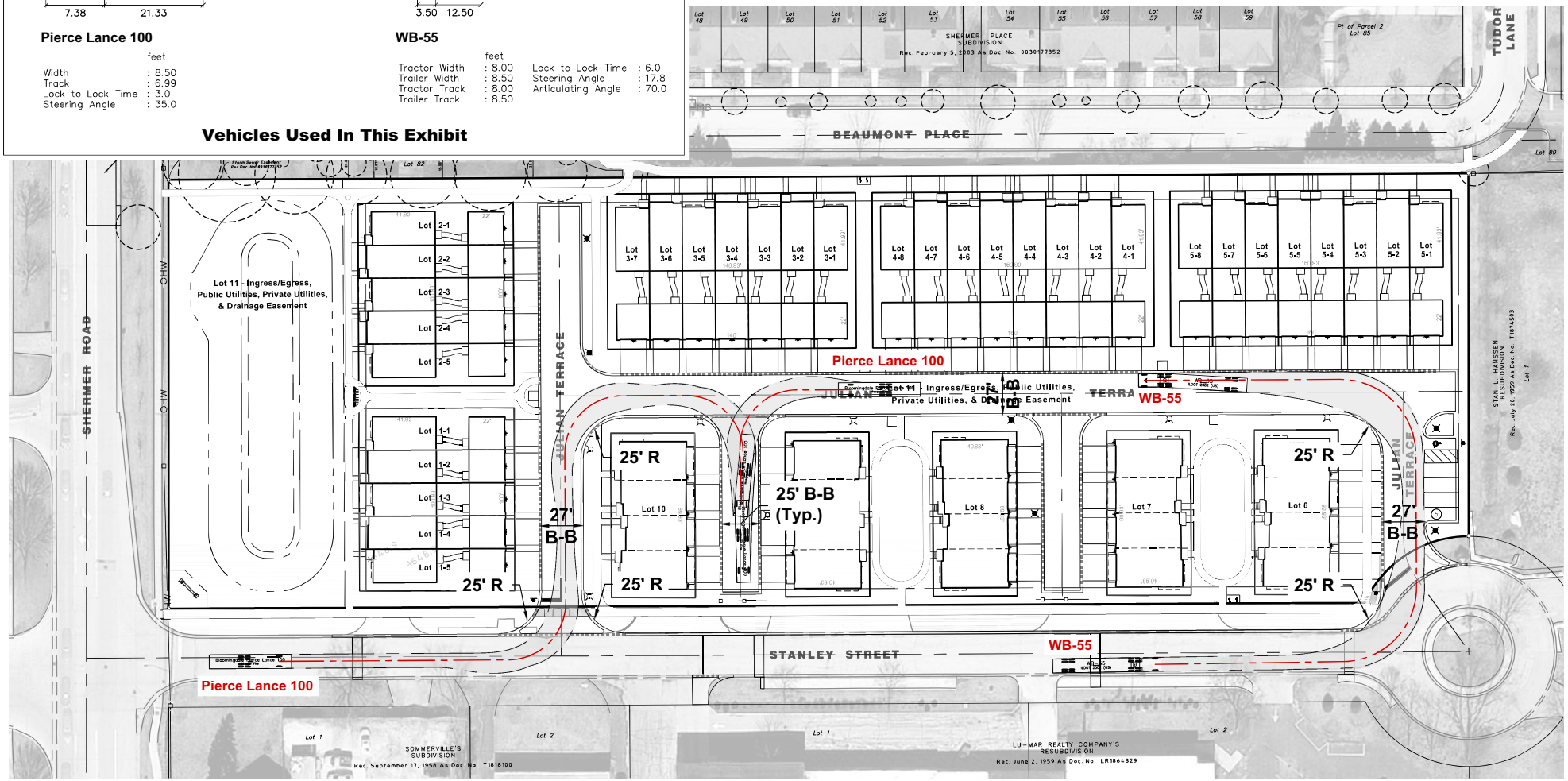
	feet
Width	: 8.50
Track	: 6.99
Lock to Lock Time	: 3.0
Steering Angle	: 35.0



WB-55

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.8
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

Vehicles Used In This Exhibit



NORTH
0 60
Scale: 1" = 60'

No.	Date	Revision
3	6-20-2025	Per Village Review
2	3-28-2025	Miscellaneous Revisions
1	9-24-2024	Stanley Street Parking Removed

VEHICLE TURNING EXHIBIT
NORTHBROOK ROW

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

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Project Manager:	TAS
Engineer:	PAC
Date:	10-11-2022
Project No.	20122
Sheet	1 / 1

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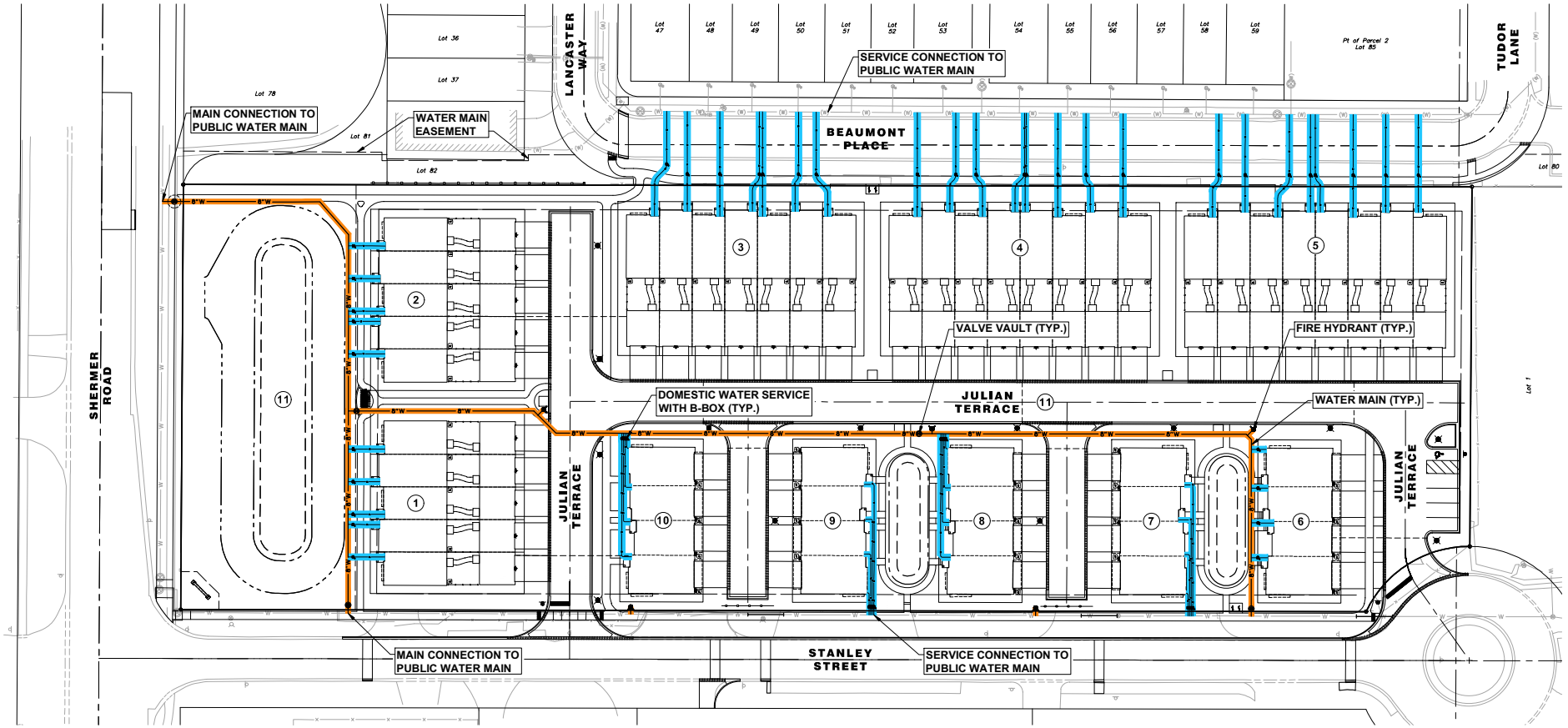

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No.	Revision	Date
1.	Per Village Review	6-20-2025

WATER MAIN & SERVICES
OWNERSHIP/MAINTENANCE EXHIBIT
NORTHBROOK ROW
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	J N
Date:	04/28/2025
Project No.	20-122
Sheet	1/1

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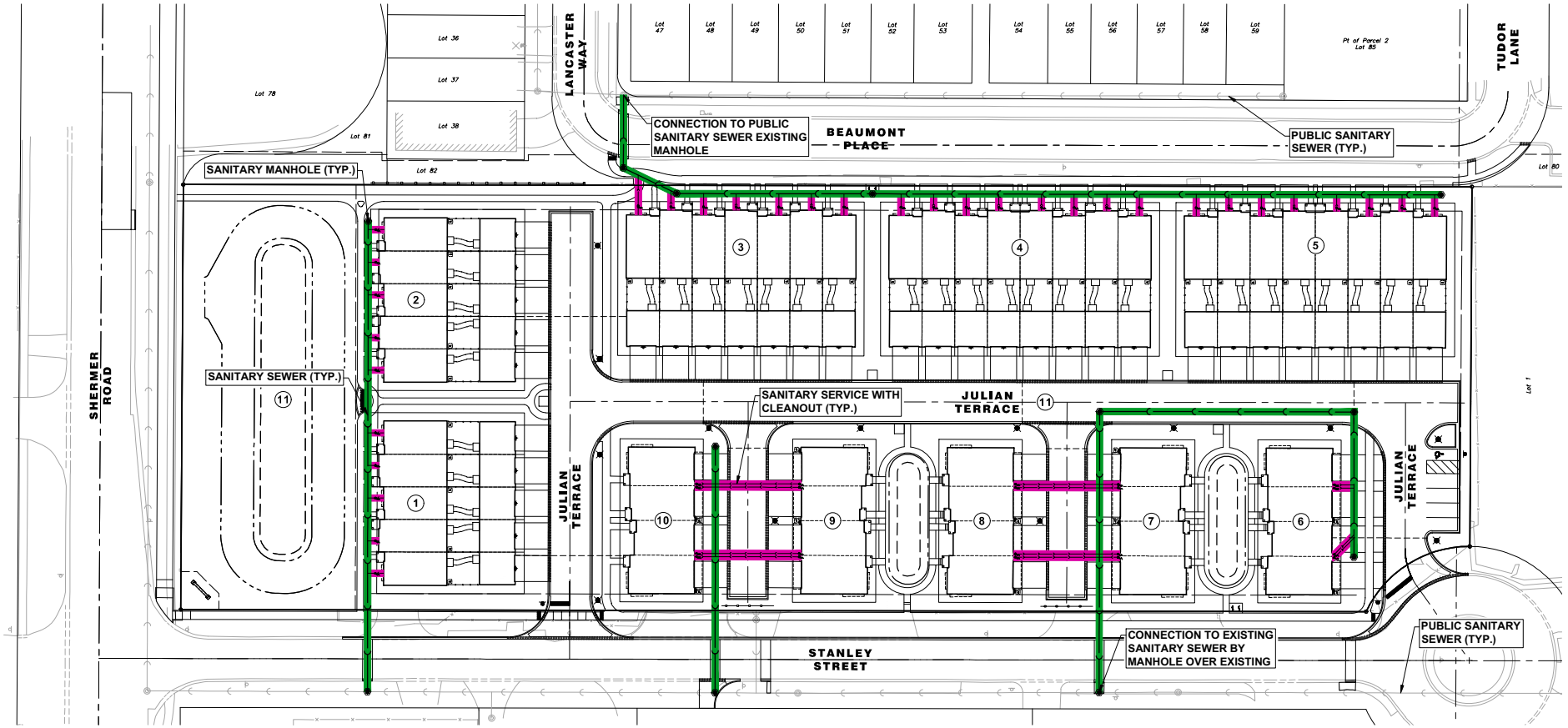
File Name: P:\2020\20122\Drawings\Exhibits\20122-Utility Ownership Exhibit.dwg



Per Village Review — Revisions

No.	Date
1	6-20-2025

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SANITARY SEWER & SERVICES
OWNERSHIP/MAINTENANCE EXHIBIT
NORTHBROOK ROW
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	J N
Date:	04/28/2025
Project No.	20-122
Sheet	1/1

Plot Date: Jun 16, 2025 - 3:09pm Plotted By: jenny-n
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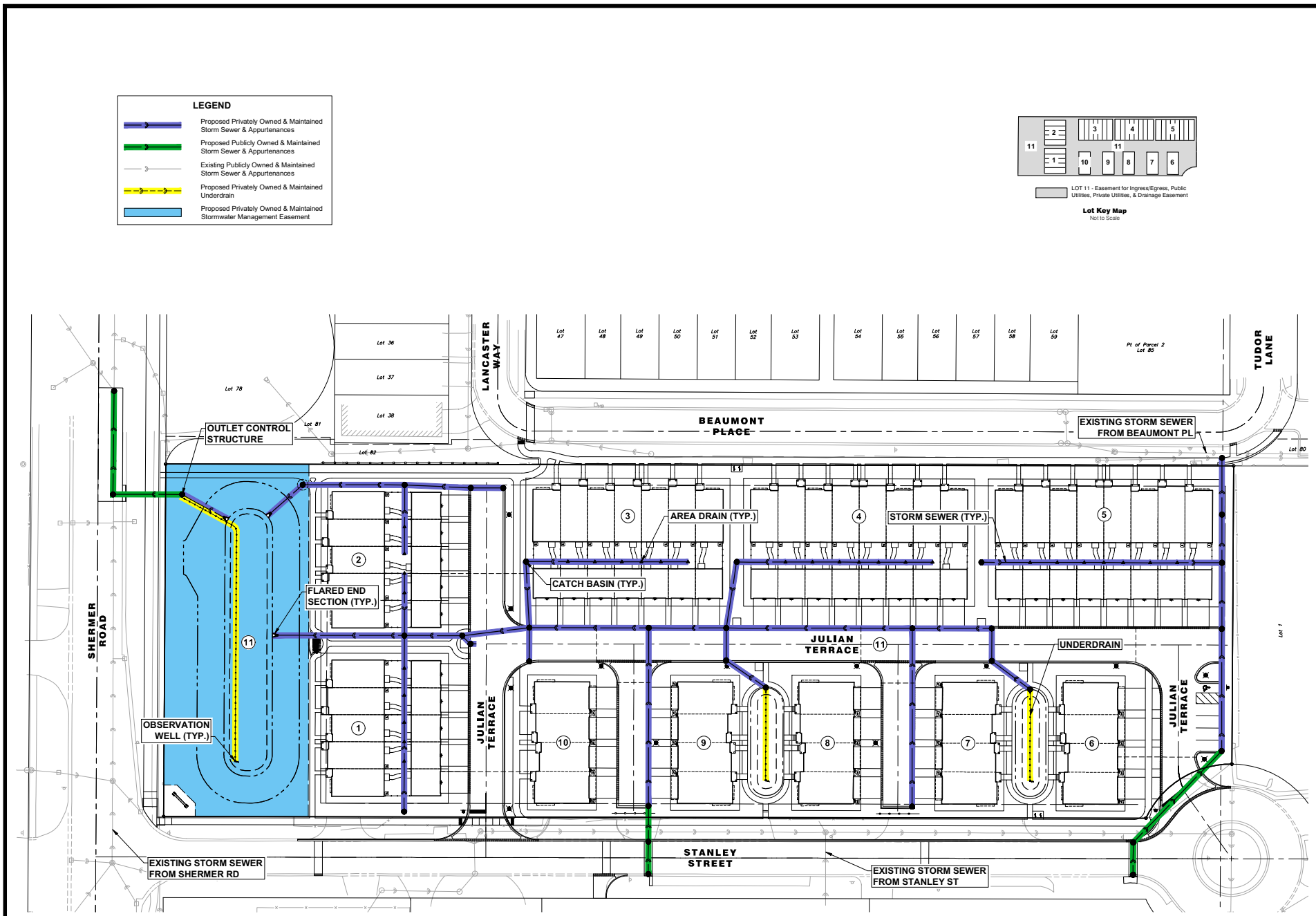

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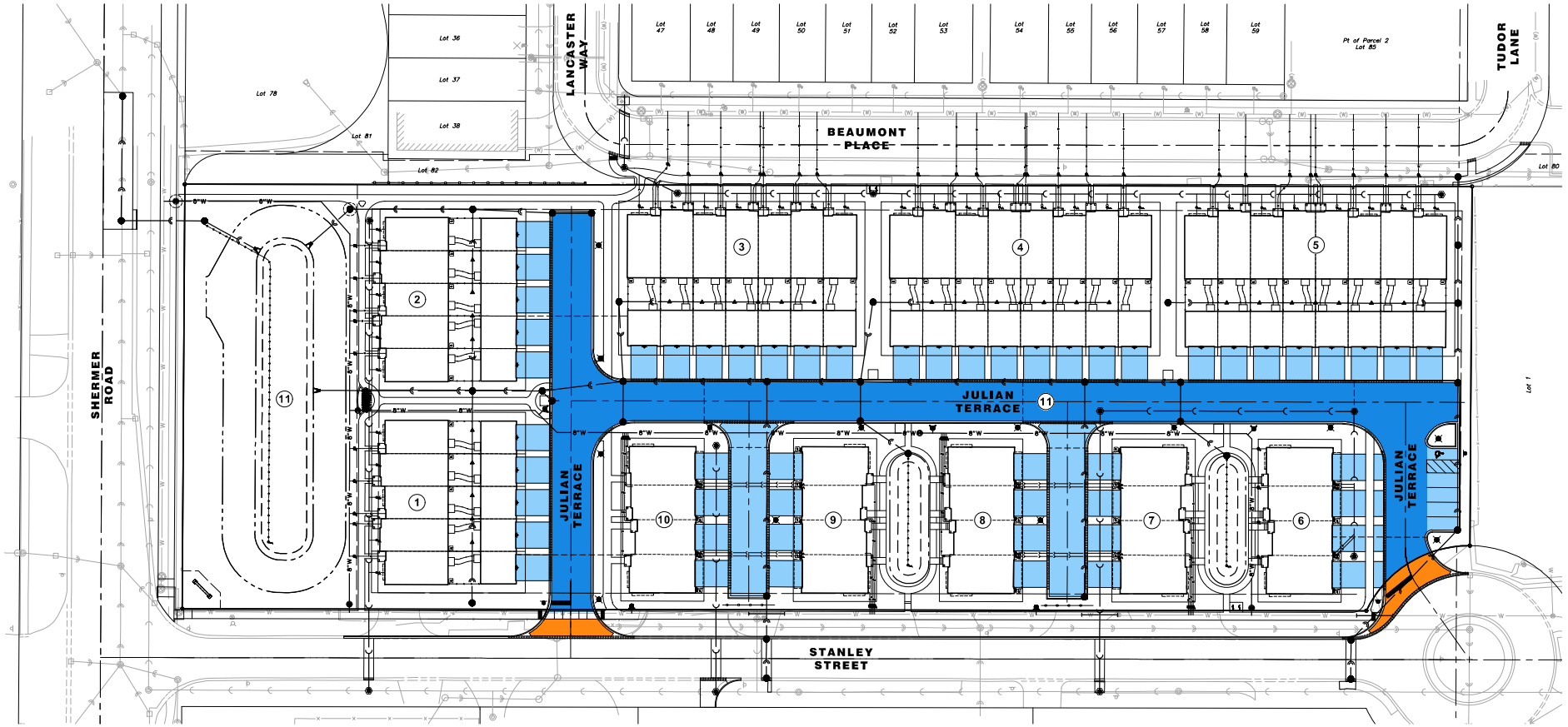
No. 1 — Date: 6-20-2025 — Revision: Per Village Review

STORM SEWER & SERVICES / SWM
OWNERSHIP/MAINTENANCE EXHIBIT
NORTHBROOK ROW
1875 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager: P A C
Engineer: J N
Date: 04/28/2025
Project No. 20-122
Sheet 1/1

Plot Date: Jun 16, 2025 - 3:09pm Plotted By: jenny-h
File Name: P:\2020\20122\Drawings\Exhibits\20122-Utility Ownership Exhibit.dwg

1779



No.	Date	Revision
1.	6-20-2025	Per Village Review

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ROADWAY & DRIVEWAY
OWNERSHIP/MAINTENANCE EXHIBIT
NORTHBROOK ROW
1815 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	J N
Date:	04/28/2025
Project No.	20-122
Sheet	1/1

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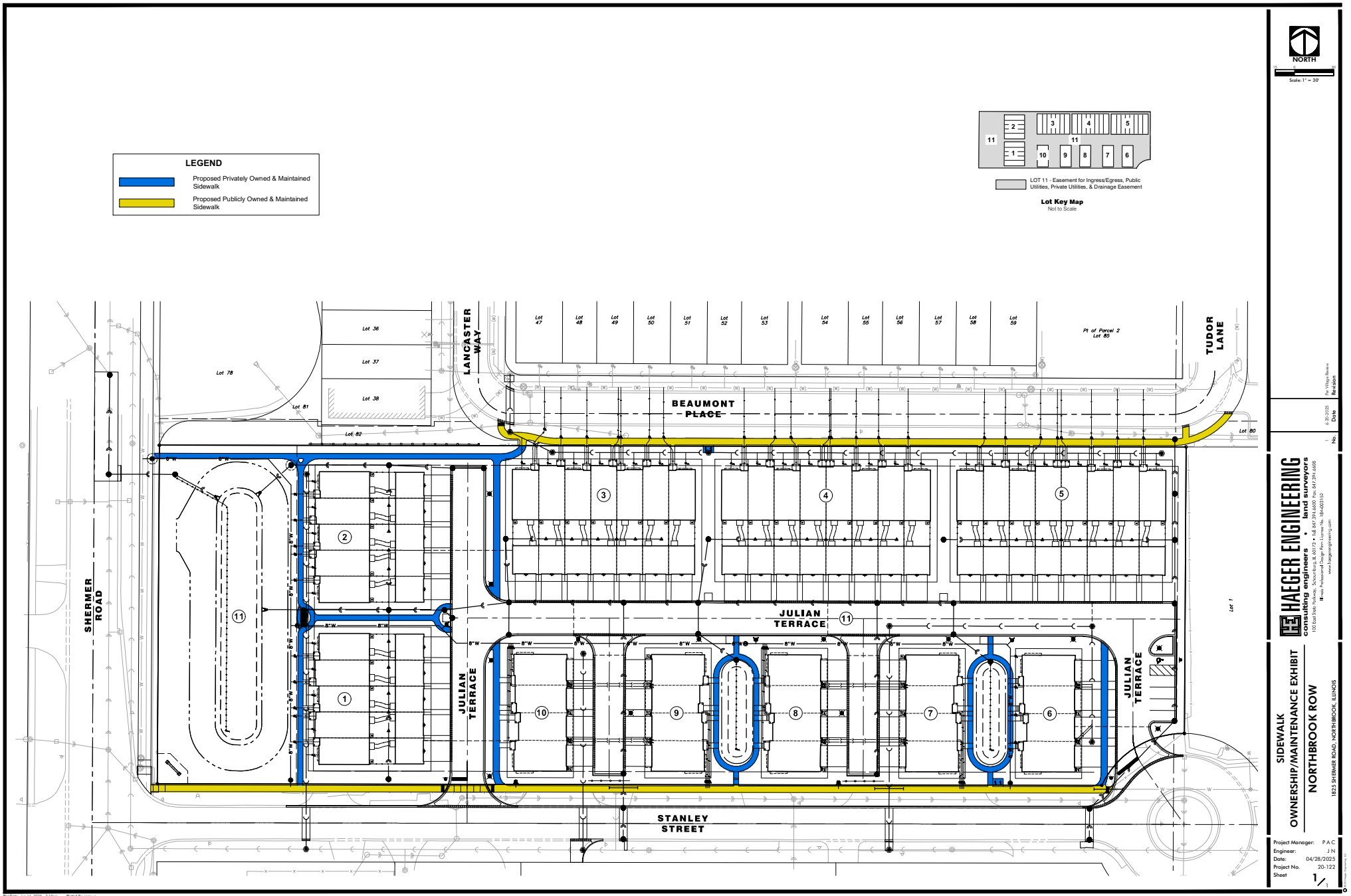

Per Village Review — Revisions

No.	Date
1.	6-20-2025

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SIDEWALK
OWNERSHIP/MAINTENANCE EXHIBIT
NORTHBROOK ROW
1875 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	J N
Date:	04/28/2025
Project No.	20-122
Sheet	1/1

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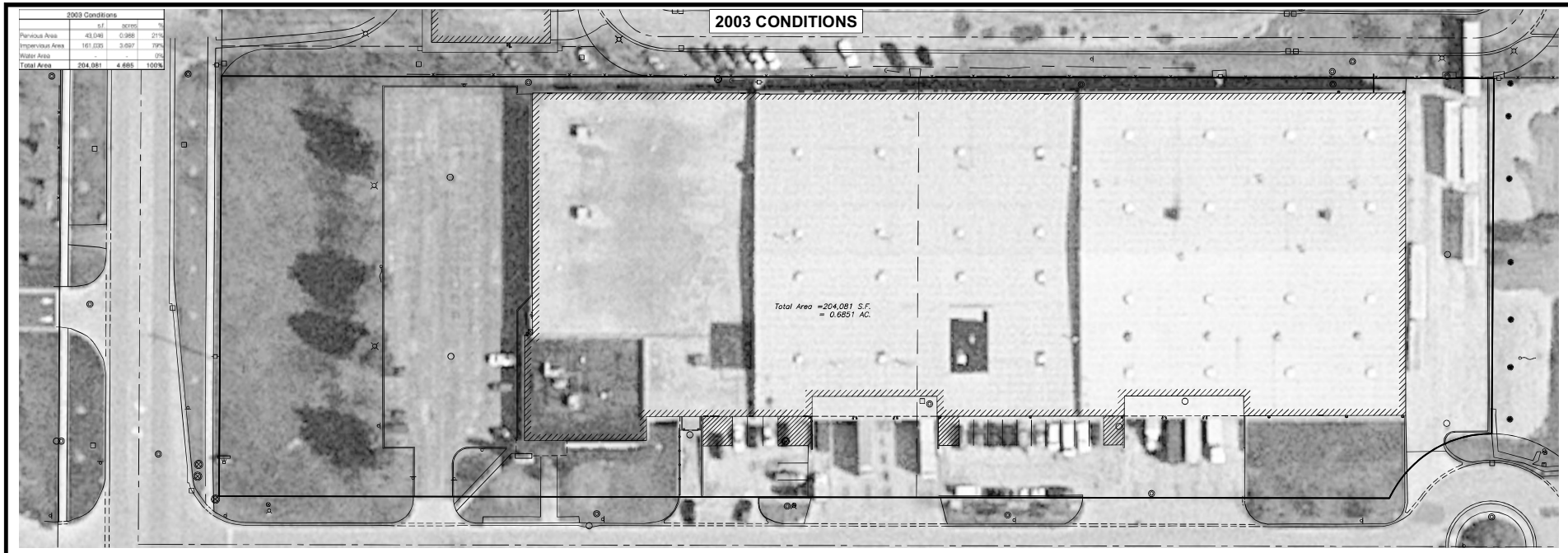
Plot Date: Jun 16, 2025 - 3:10pm Plotted By: jenny-h
File Name: P:\2020\20122\Drawings\Exhibits\20122-Utility Ownership Exhibit.dwg

1781

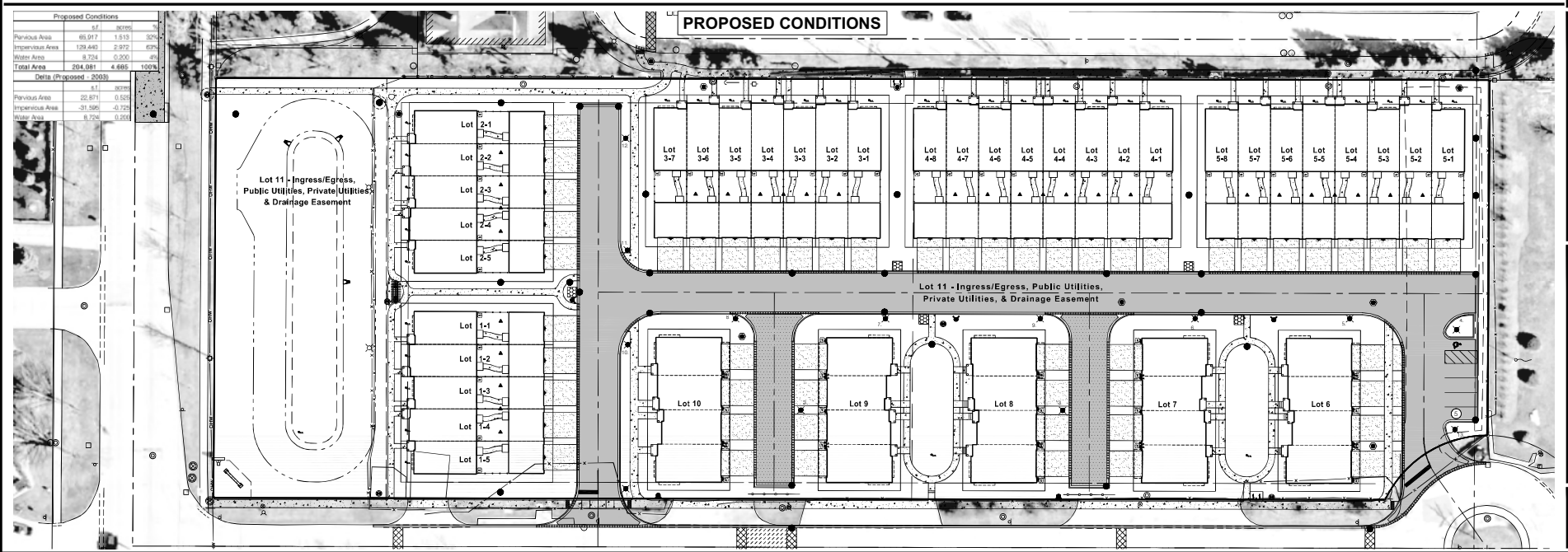
2003 CONDITIONS

2003 Conditions	s.f.	acres	%
Pervious Area	43,046	0.988	21%
Impervious Area	161,035	3.697	79%
Water Area			0%
Total Area	204,081	4.685	100%



PROPOSED CONDITIONS

Proposed Conditions	s.f.	acres	%
Pervious Area	65,917	1.513	32%
Impervious Area	129,440	2.972	63%
Water Area	8,724	0.200	4%
Total Area	204,081	4.685	100%
Delta (Proposed - 2003)			
	s.f.	acres	
Pervious Area	22,871	0.525	
Impervious Area	-31,595	-0.725	
Water Area	8,724	0.200	



NORTH
Scale: 1" = 30'

No.	Date	Revision
1	6-20-2025	Per Village Review

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IMPERVIOUS AREA COMPARISON EXHIBIT
2003 CONDITIONS vs PROPOSED CONDITIONS
NORTHBROOK ROW
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	T A S
Engineer:	C J B
Date:	03/28/2025
Project No.	20-122
Sheet	1/1

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Plot Date: Jun 16, 2025 - 2:32pm Plotted By: jenny-h
File Name: P:\2020\20122\Drawings\Exhibits\20122-2003 IMPERVIOUS AREA COMP EXHIBIT.dwg

1782

PERMITS		
AGENCY	PERMIT #	ISSUE DATE
MWRDGC	PENDING	
IEPA - NPDES CGP	PENDING	
IEPA - SANITARY	PENDING	
IEPA - WATER	PENDING	
IHPA	026032221	03/18/2025
IDNR - ENDANGERED SPECIES	2510012, 2111386	02/26/2025

NORTHBROOK ROW
PRELIMINARY ENGINEERING PLANS
1825 SHERMER ROAD

SECTION 15 TOWNSHIP 42 NORTH RANGE 12 EAST
NORTHBROOK, ILLINOIS
COOK COUNTY

DRAINAGE STATEMENT:

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE PROPOSED DEVELOPMENT. IF ANY DRAINAGE PATTERNS WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS IN TO THE PUBLIC AREA, OR DRAINS APPROVED FOR THE USE BY THE MUNICIPAL ENGINEER, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGES TO ADJOINING PROPERTIES.

PHILIP A CUTTLE 062-070701 LICENSED PROFESSIONAL ENGINEER STATE OF ILLINOIS
EXPIRES 11–30–25

Illinois Registered Professional Engineer No. 062-070701 — 03/28/2025 Date

PHILIP A CUTTLE 062-070701 LICENSED PROFESSIONAL ENGINEER STATE OF ILLINOIS
EXPIRES 11–30–25

DEVELOPER:
Lexington Homes
1731 Marcey Street, Suite 200
Chicago, IL 60614
Tel: 773-360-0300
lexingtonchicago.com

PREPARED BY:
Haeger Engineering LLC
Illinois Prof. Design Firm #184-003152
100 E. State Parkway
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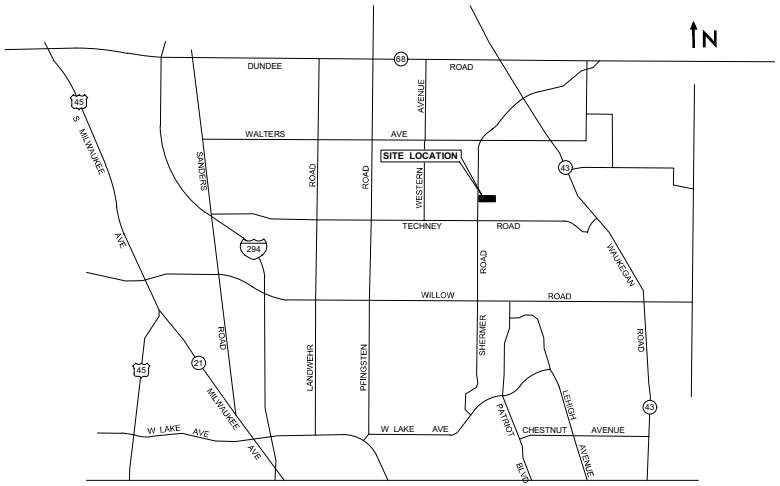
VILLAGE OF NORTHBROOK
1225 Cedar Lane
Northbrook, IL 60062
Tel: 847-272-505



LOCATION MAP
Not To Scale

Benchmark

Village Benchmark:
Station #14
GPS Monument 0.2 Miles South of the Intersection of Raymond Drive and Shermer Road
Elevation = 647.73

Site Benchmarks:

CP #102 (See Survey)
Description: Cross Notch
Elevation: 649.71 NAVD 88 (Geoid 12A)

CP # 100 (See Survey)
Description: Cross Notch
Elevation: 649.27 NAVD 88 (Geoid 12A)

INDEX TO SHEETS	
NO.	DESCRIPTION
C1.0	TITLE SHEET
C2.0	EXISTING CONDITIONS PLAN
C3.0	DEMOLITION PLAN
C4.0	GEOMETRY PLAN
C5.0	UTILITY PLAN
C6.0	GRADING PLAN
C7.0	EROSION CONTROL PLAN
C8.0	OFFSITE POND PLAN

LEGEND

Existing Symbol	Description	Proposed Symbol
	Storm Sewer Manhole	
	Catch Basin	
	Inlet	
	Flared End Section	
	Area Drain	
	Sanitary Sewer Manhole	
C.O.	Clean Out	C.O.
	Storm Sewer	
	Storm Sewer Service	
	Perforated Underdrain	
	Sanitary Sewer	
	Sanitary Sewer Service	
FM	Force Main	FM
W	Water Main	W
	Water Main Service	
	Fire Hydrant	
	Valve Vault	
	Valve Box	
	B-Box	
	Light Pole	
	Hand Hole	
	Fence	
	Pipe Bollard	
	Sign	
	Gas Valve	
G	Gas Line	G
E	Electric Line	E
OHW	Overhead Utility Line	OHW
	Electrical Pedestal	
E	Electric Manhole	E
	Guy Wire	
	Utility Pole	
	Telephone Pedestal	
T	Telephone Manhole	T
T	Telephone Line	T
CATV	Cable TV Line	CATV
	Cable TV Pedestal	
	Flagpole	
M	Mailbox	M
	Number of Parking Stalls	X
	Curb & Gutter	
	Depressed Curb	
C XXX.XX G/P XXX.XX	Curb Elevation and Gutter/Pavement Elevation	C XXX.XX G XXX.XX
XXX.XX	Pavement Elevation	P XXX.XX
XXX.XX	Sidewalk Elevation	W XXX.XX
XXX.X +	Ground Elevation	XXX.X
Gr XXX.XX	Open Lid Frame & Grate	Gr XXX.XX
Rim XXX.XX	Closed Lid Frame & Lid	Rim XXX.XX
FG XXX.XX	Finish Grade	FG XXX.XX
GF XXX.XX	Garage Floor	GF XXX.XX
TF XXX.XX	Top of Foundation	TF XXX.XX
	Swale	
	Hardscape Flow	
	Softscape Flow	
XXX	Contour Line	XXX
	Normal Water Level	
	High Water Level	
	Flood Plain	
	Flood Way	
	Deciduous Tree	
	Coniferous Tree	
	Bush	
	Brushline	
B-1	Soil Boring	
	Over Land Flow Route	B-1

GENERAL NOTES:

1. **Conflict Between Component Parts or Specifications**
   In the event that any provision in any of the following component parts of these specifications conflict with any provision in any other of the component parts, the provision in the component part first enumerated below shall govern over any other component part which follows it numerically, except as may otherwise specifically be stated. Said component parts are the following:
   - **a. Village of Northbrook Standard Details**
   - **b. Northbrook Standard Specifications for Public and Private Improvements**
   - **c. Plans**
   - **d. Addendum to Specifications**
   - **e. Special Provisions**
2. **No operations shall take place on the property that create noise outside of allowable hours. This includes stating diesel engines or dump trucks arriving prior to the designated time.**
3. **The developer shall provide a site engineer to monitor the installation of underground utilities, roadway, curb/gutter, sidewalk, witness sewer and water main pressure tests, etc. including creation of daily reports and verify installation requirements have been met. The site engineer will be onsite full time while these work items are taking place. The Developer shall also provide a geotechnical onsite for the roadway proof roll. Nuclear density tests shall be performed during the HMA work.**
4. **No site work (with the exception of perimeter safety fencing, soil erosion & sedimentation control, tree protective fencing) can take place prior to issuance of the Village Site Work Permit. A Village Site Work Permit will not be issued until Final Engineering is approved by the Village Engineer. Final Engineering cannot be approved until the MWRD-WMO comments have been incorporated into the Final Engineering Submittal to Northbrook and the MWRD has issued their permit.**
5. **The Village cannot release a Site Work permit with only an MWRD Earthwork/Foundation Limited Permit. The MWRD-WMO permit is required.**
6. **All detention shall be complete and operational prior to construction of the buildings or other impervious surface.**

811 Know what's **below.** **Call** before you dig.

Note:
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

No.	Date	Revision
2	06/20/2025	PER VILLAGE REVIEW
1	03/28/2025	PER VILLAGE REVIEW

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Illinois Professional Design Firm | Firm License No. 184-003152
www.haegerengineering.com

TITLE SHEET

NORTHBROOK ROW
PRELIMINARY ENGINEERING PLANS
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	C J B
Date:	10/11/2022
Project No.	20-122
Sheet	C1.0 / C8

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Plot Date: Jul 07, 2025 - 12:39pm Plotted By: jacero
File Name: P:\2020\20122\Drawings\Preliminary\20122-C1-TITLE.dwg

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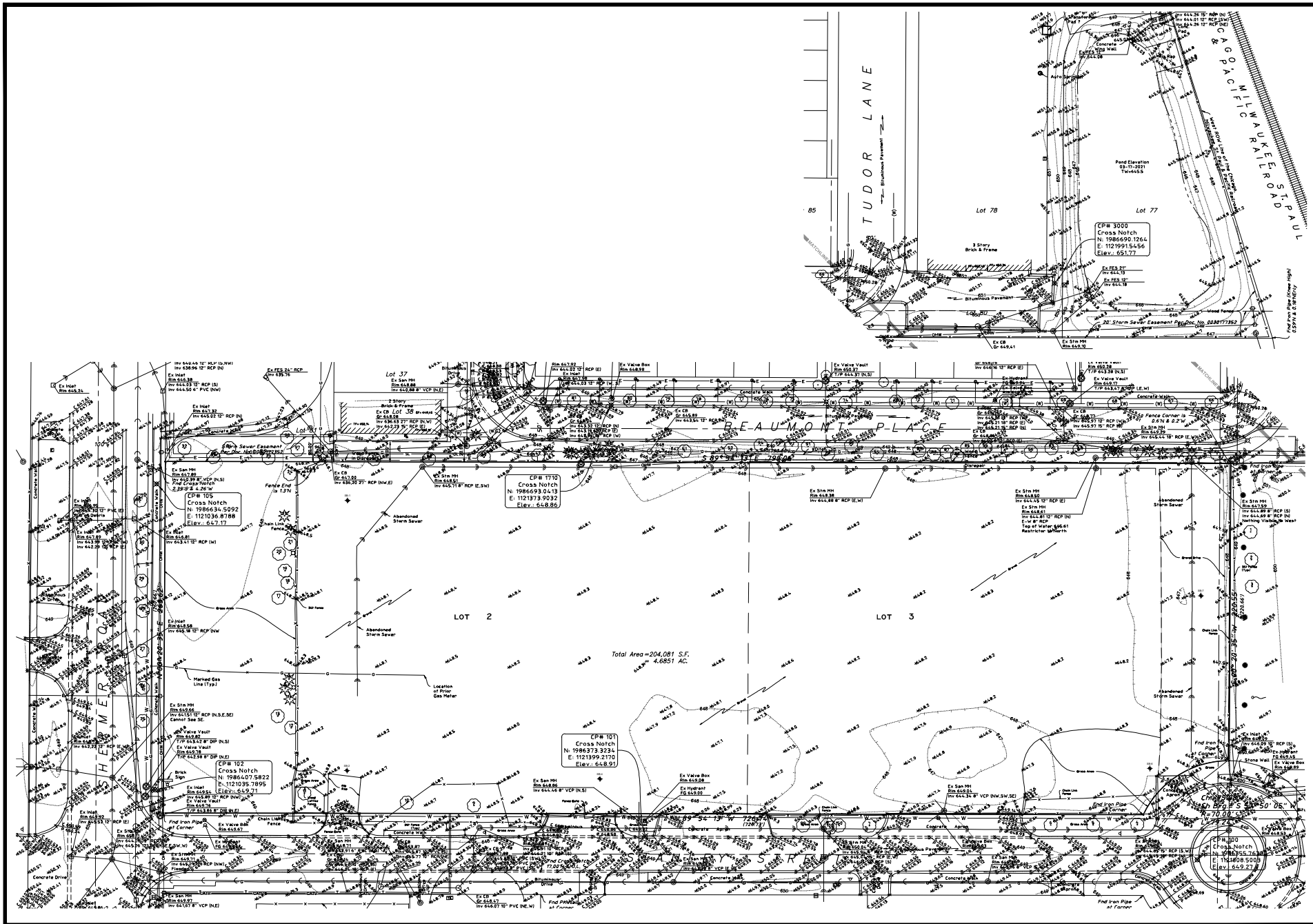
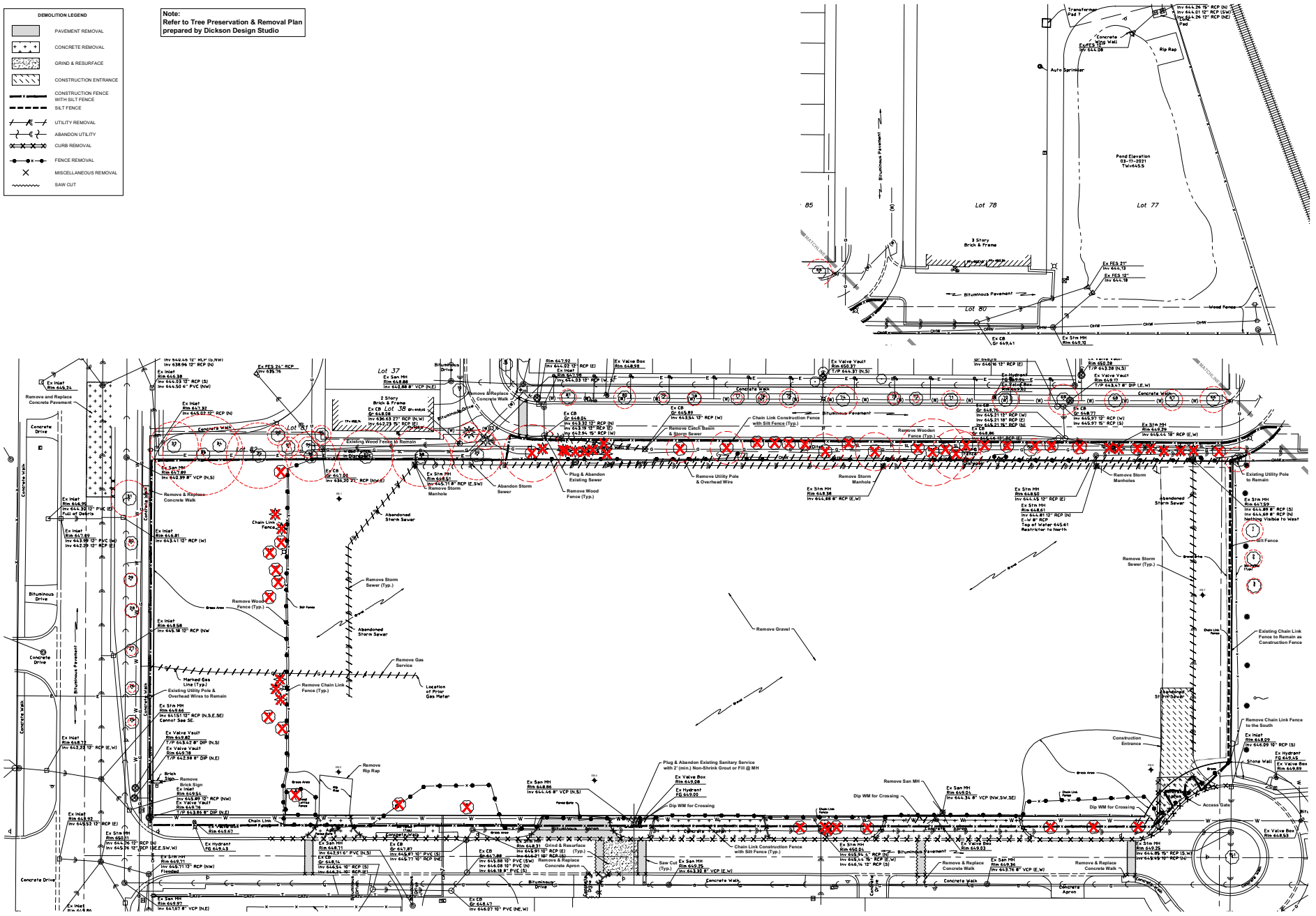

TUDOR LANE
CHICAGO, MILWAUKEE & ST. PAUL RAILROAD
BEAUMONT PLACE
SHERMER ROAD
ASHBURY STREET
LOT 2
LOT 3
Total Area = 204,081 S.F.
4.6851 AC.
CP# 105
Cross Notch
N: 1986634.5092
E: 1121036.8788
Elev.: 647.17
CP# 1710
Cross Notch
N: 1986693.0413
E: 1121973.9032
Elev.: 648.86
CP# 3000
Cross Notch
N: 1986690.1264
E: 1121991.5456
Elev.: 651.77
CP# 102
Cross Notch
N: 1986407.5822
E: 1121035.7895
Elev.: 649.71
CP# 101
Cross Notch
N: 1986373.3234
E: 1121399.2170
Elev.: 648.91
CP# 100
Cross Notch
N: 1986355.7636
E: 1121808.5005
Elev.: 649.27
S 89° 15' E 796.66'
S 54° 13' W 726.73' (726.73')
S 89° 15' E 229.55'
S 00° 50' 05" W 229.66'
R=70.00'
L=74.24'
CH=S 30° 50' 05" W
Lot 37
Lot 38
Lot 78
Lot 77
Lot 80
Lot 81
Lot 85
3 Story Brick & Frame
2 Story Brick & Frame
Pond Elevation 03-17-2021 Twp645.5
20' Storm Sewer Easement Per Doc. No. 0330177352
Fence End is 1.3N
Fence Corner is 0.6N & 0.2W
Abandoned Storm Sewer
Marked Gas Line (Typ.)
Location of Prior Gas Meter
Bituminous Pavement
Concrete Walk
Concrete Apron
Wood Fence
Chain Link Fence
Stone Wall
Brick Sign
Found Iron Pipe at Corner
Ex Inlet Rim 645.34
Ex Inlet Rim 645.38 Inv 644.53 15" RCP (S) Inv 644.50 6" PVC (NW)
Ex Inlet Rim 647.32 Inv 645.22 12" RCP (N)
Ex Inlet Rim 647.80 Inv 643.39 8" VCP (N,S) 2.23'S & 4.26'W
Ex Inlet Rim 647.89 Inv 643.39 12" RCP (S) Inv 642.28 12" RCP (W)
Ex Inlet Rim 644.58 Inv 643.18 12" RCP (NW)
Ex Inlet Rim 647.66 Inv 641.51 12" RCP (N,S,E,SE) Cannot See SE
Ex Inlet Rim 649.54 Inv 645.89 12" RCP (NW)
Ex Inlet Rim 647.39 Inv 642.38 8" DIP (N,E)
Ex Inlet Rim 649.92 Inv 645.33 12" RCP (E)
Ex Inlet Rim 649.71 Inv 645.26 12" RCP (NW) Flowline
Ex Inlet Rim 649.97 Inv 644.07 8" VCP (N,E)
Ex Inlet Rim 647.92 Inv 644.03 12" RCP (E)
Ex Inlet Rim 647.98 Inv 644.03 12" RCP (W)
Ex Inlet Rim 647.98 Inv 643.33 12" RCP (N) Inv 643.13 12" RCP (E)
Ex Inlet Rim 648.51 Inv 645.71 8" RCP (E,SW)
Ex Inlet Rim 648.86 Inv 644.68 8" VCP (N,S)
Ex Inlet Rim 649.08 Inv 644.96 12" RCP (E)
Ex Inlet Rim 650.37 T/P 643.37 (N,S)
Ex Inlet Rim 649.17 T/P 643.38 (N,S)
Ex Inlet Rim 649.17 T/P 643.67 (NW) (E,W)
Ex Inlet Rim 649.79 Inv 645.79 12" RCP (E,W)
Ex Inlet Rim 649.79 Inv 645.46 18" RCP (E,W)
Ex Inlet Rim 647.52 Inv 644.89 8" RCP (S) Inv 644.69 8" RCP (N) Nothing Visible to West
Ex Inlet Rim 647.47 Inv 644.09 12" RCP (S)
Ex Inlet Rim 647.47 Inv 644.09 12" RCP (N)
Ex Inlet Rim 648.55
Ex Valve Box Rim 648.98
Ex Valve Box Rim 649.08
Ex Valve Box Rim 648.82
Ex Valve Vault Rim 649.82 T/P 643.42 8" DIP (N,S)
Ex Valve Vault Rim 649.78 T/P 643.38 8" DIP (N,E)
Ex Valve Vault Rim 649.77 T/P 643.86 8" DIP (N,E)
Ex Valve Vault Rim 649.77 T/P 643.67 (NW) (E,W)
Ex Valve Vault Rim 649.77 T/P 643.38 (N,S)
Ex Valve Vault Rim 649.77 T/P 643.37 (N,S)
Ex Hydrant FG 649.00
Ex Hydrant FG 649.05
Ex Hydrant FG 649.06
Ex Hydrant FG 649.07
Ex Hydrant FG 649.08
Ex Hydrant FG 649.09
Ex Hydrant FG 649.10
Ex Hydrant FG 649.11
Ex Hydrant FG 649.12
Ex Hydrant FG 649.13
Ex Hydrant FG 649.14
Ex Hydrant FG


DEMOLITION LEGEND
PAVEMENT REMOVAL
CONCRETE REMOVAL
GRIND & RESURFACE
CONSTRUCTION ENTRANCE
CONSTRUCTION FENCE WITH SILT FENCE
SILT FENCE
UTILITY REMOVAL
ABANDON UTILITY
CURB REMOVAL
FENCE REMOVAL
MISCELLANEOUS REMOVAL
SAW CUT
Note:
Refer to Tree Preservation & Removal Plan prepared by Dickson Design Studio
Lot 85
Lot 78
Lot 77
Lot 80
Lot 37
Lot 38
Lot 81
Lot 82
Lot 83
3 Story Brick & Frame
2 Story Brick & Frame
Pond Elevation 03-17-2021 Twe645.5
Bituminous Pavement
Concrete Walk
Concrete Drive
Wood Fence
Chain Link Fence
Auto Sprinkler
Transformer Pad 7
Concrete Wing Wall
Rip Rap
Remove and Replace Concrete Pavement
Remove & Replace Concrete Walk
Existing Wood Fence to Remain
Abandoned Storm Sewer
Abandon Storm Sewer
Remove Storm Manhole
Remove Storm Manholes
Remove Storm Sewer (Typ.)
Remove Wood Fence (Typ.)
Remove Wooden Fence (Typ.)
Remove Catch Basin & Storm Sewer
Remove Utility Pole & Overhead Wire
Plug & Abandon Existing Sewer
Chain Link Construction Fence with Silt Fence (Typ.)
Remove Chain Link Fence (Typ.)
Remove Gravel
Remove Gas Service
Location of Prior Gas Meter
Marked Gas Line (Typ.)
Existing Utility Pole & Overhead Wires to Remain
Existing Utility Pole to Remain
Existing Chain Link Fence to Remain as Construction Fence
Remove Chain Link Fence to the South
Remove Brick Sign
Remove Rip Rap
Plug & Abandon Existing Sanitary Service with 2" (min.) Non-Shrink Grout or Fill @ MH
Dip WM for Crossing
Remove San MH
Remove & Replace Concrete Apron
Grind & Resurface
Saw Cut
Construction Entrance
Access Gate
Stone Wall
Silt Fence
Brick Wall
Ex Inlet Rim 646.34
Ex Inlet Rim 646.38
Ex Inlet Rim 646.36
Ex Inlet Rim 646.81
Ex Inlet Rim 647.89
Ex Inlet Rim 648.58
Ex Inlet Rim 648.72
Ex Inlet Rim 648.29
Ex Inlet Rim 646.92
Ex Inlet Rim 646.52
Ex Inlet Rim 646.71
Ex Inlet Rim 646.44
Ex Inlet Rim 646.32
Ex Inlet Rim 647.32
Ex Inlet Rim 647.92
Ex Inlet Rim 647.17
Ex Inlet Rim 648.98
Ex Inlet Rim 649.12
Ex Inlet Rim 649.54
Ex Inlet Rim 649.71
Ex Inlet Rim 649.97
Ex Inlet Rim 650.28
Ex Inlet Rim 650.25
Ex Inlet Rim 650.37
Ex Inlet Rim 650.04

PAVING LEGEND

BITUMINOUS PAVEMENT - ROAD
- 2" Hot Mix Asphalt (HMA) Surface Course, Mix D, N50
- 4" Hot Mix Asphalt (HMA) Binder Course, IL-19, N50
- 9" Aggregate Base Course, CA-6, Crushed
- Compacted Sub-Grade

BITUMINOUS PAVEMENT - ALLEY
- 2" Hot Mix Asphalt (HMA) Surface Course, Mix D, N50
- 4" Hot Mix Asphalt (HMA) Binder Course, IL-19, N50
- 9" Aggregate Base Course, CA-6, Crushed
- Compacted Sub-Grade

BITUMINOUS PAVEMENT - DRIVEWAY
- 2" (Min.) Hot Mix Asphalt (HMA) Surface Course, Mix D, N50
- 6" (Min.) Aggregate Base Course, CA-6, Crushed
- Compacted Sub-Grade

BITUMINOUS PAVEMENT - GRIND & RESURFACE
- Grind 2" Existing Bituminous Pavement (Min.)
- 2" Hot Mix Asphalt (HMA) Surface Course, Mix D, N50
- Level Binder As Required (Thickness Varies)
- Binder Patch As Required

CONCRETE PAVEMENT - APRON
- 6" PCC Pavement (Class PV)
- 8" Aggregate Base Course, CA-6, Crushed
- Compacted Sub-Grade

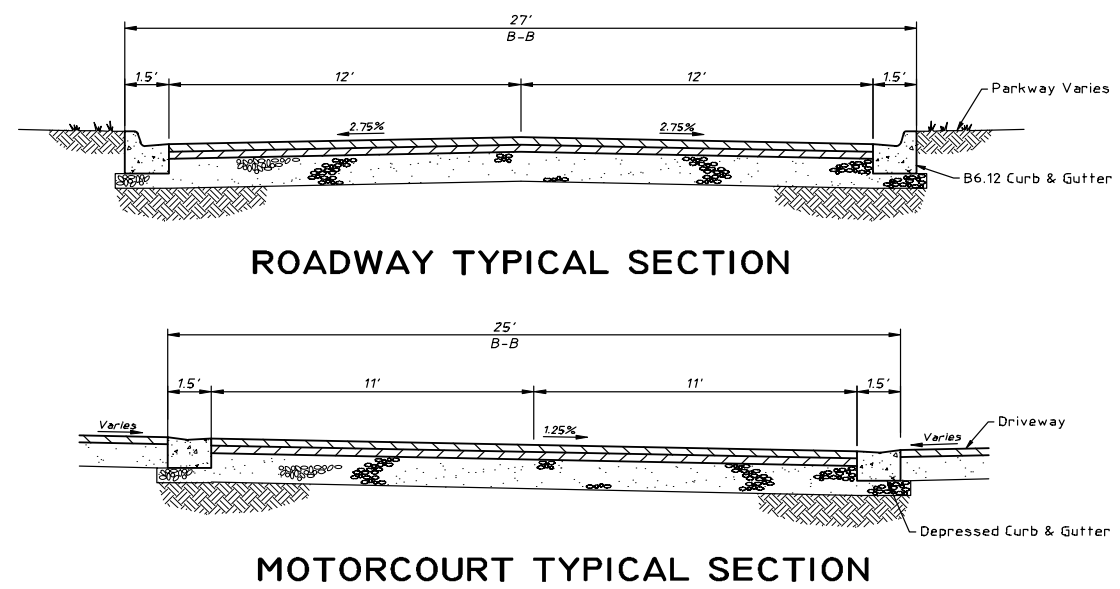
CONCRETE SIDEWALK
- 5" PCC Walk (Class SI) [Provide 6" Through Driveways]
- 4" Aggregate Base Course, CA-6, Crushed
- Compacted Sub-Grade

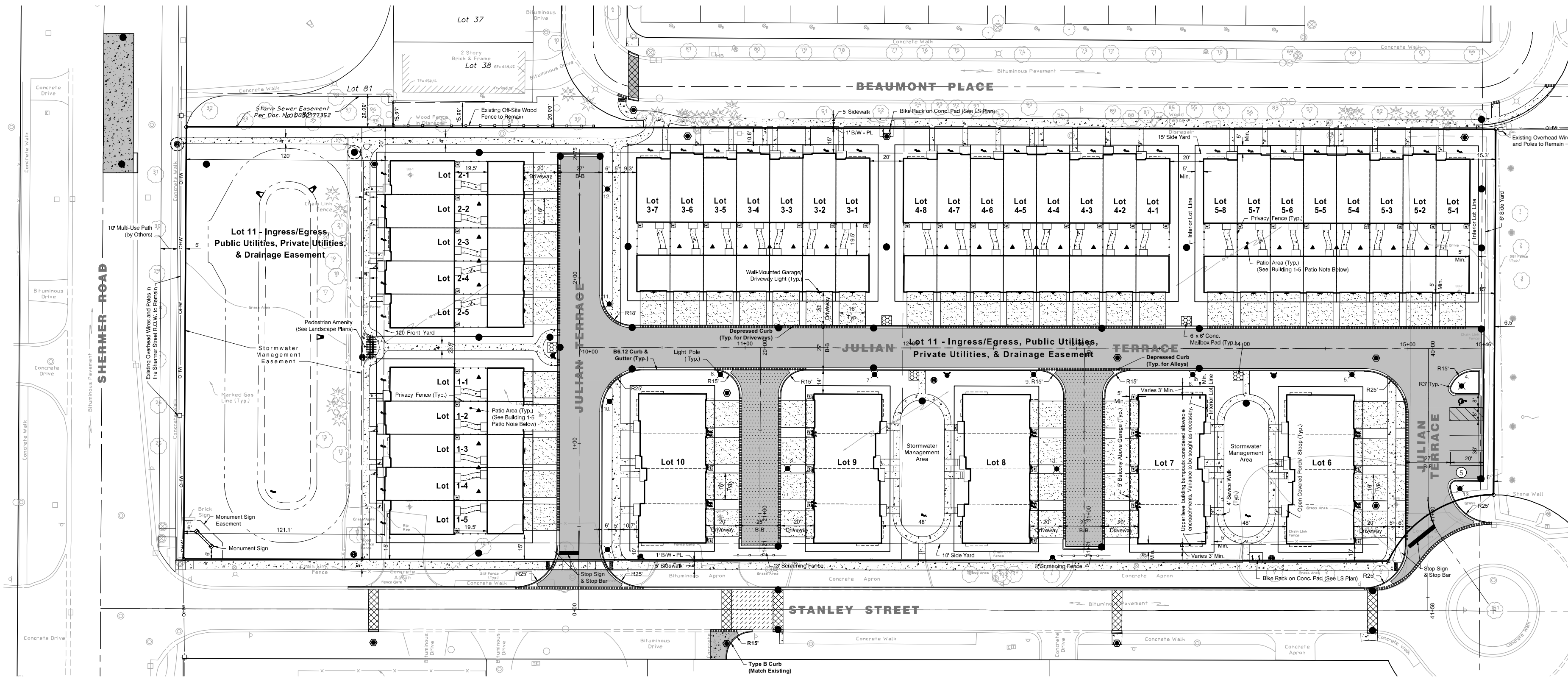
CONCRETE MAILBOX PAD
- 8" PCC Pavement (Class SI)
- 8" Aggregate Base Course, CA-6, Crushed
- Compacted Sub-Grade

UTILITY TRENCH (SHERMER ROAD & STANLEY STREET)
- 2" Hot Mix Asphalt (HMA) Surface Course, Mix D, N50
- 4" Hot Mix Asphalt (HMA) Binder Course, IL-19, N50
- 9" Aggregate Base Course, CA-6, Crushed
- Compacted Sub-Grade

UTILITY TRENCH (BEAUMONT PLACE)
- 1 1/2" Hot Mix Asphalt (HMA) Surface Course, Mix D, N50
- 2 1/4" Hot Mix Asphalt (HMA) Binder Course, IL-19, N50 (See Note 2)
- 6 1/4" Bituminous Base Course
- Compacted Sub-Grade

Paving Note:
1. **A pre-paving inspection shall be schedule with Northbrook Public Works at 847-272-4711. A Materials Engineer (P.E.) hired by the contractor or developer shall attend the meeting and shall be present during the proof roll. The Materials Engineer shall provide a written determination of the suitability of the subgrade.**
2. **The Shermer Place Plans specified 1 1/2" Binder Course & 7" Bituminous Base Course. However, the current IDOT Min. Thickness for HMA Binder Course is 2 1/4". As a result, the Binder Course thickness was increased to 2 1/4" and Bituminous Base Course was reduced to 6 1/4" to maintain the same overall pavement thickness.**





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Illinois Professional Design Firm License No. 184-003152
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NORTH
Scale: 1" = 30'

No.	Date	Revision
2	06/20/2025	PER VILLAGE REVIEW
1	03/28/2025	PER VILLAGE REVIEW

GEOMETRY PLAN

NORTHBROOK ROW
PRELIMINARY ENGINEERING PLANS
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager: PAC
Engineer: CJB
Date: 10/11/2022
Project No. 20-122
Sheet C4.0 / C8

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Plot Date: Jul 07, 2025 - 12:40pm Plotted By: pcera
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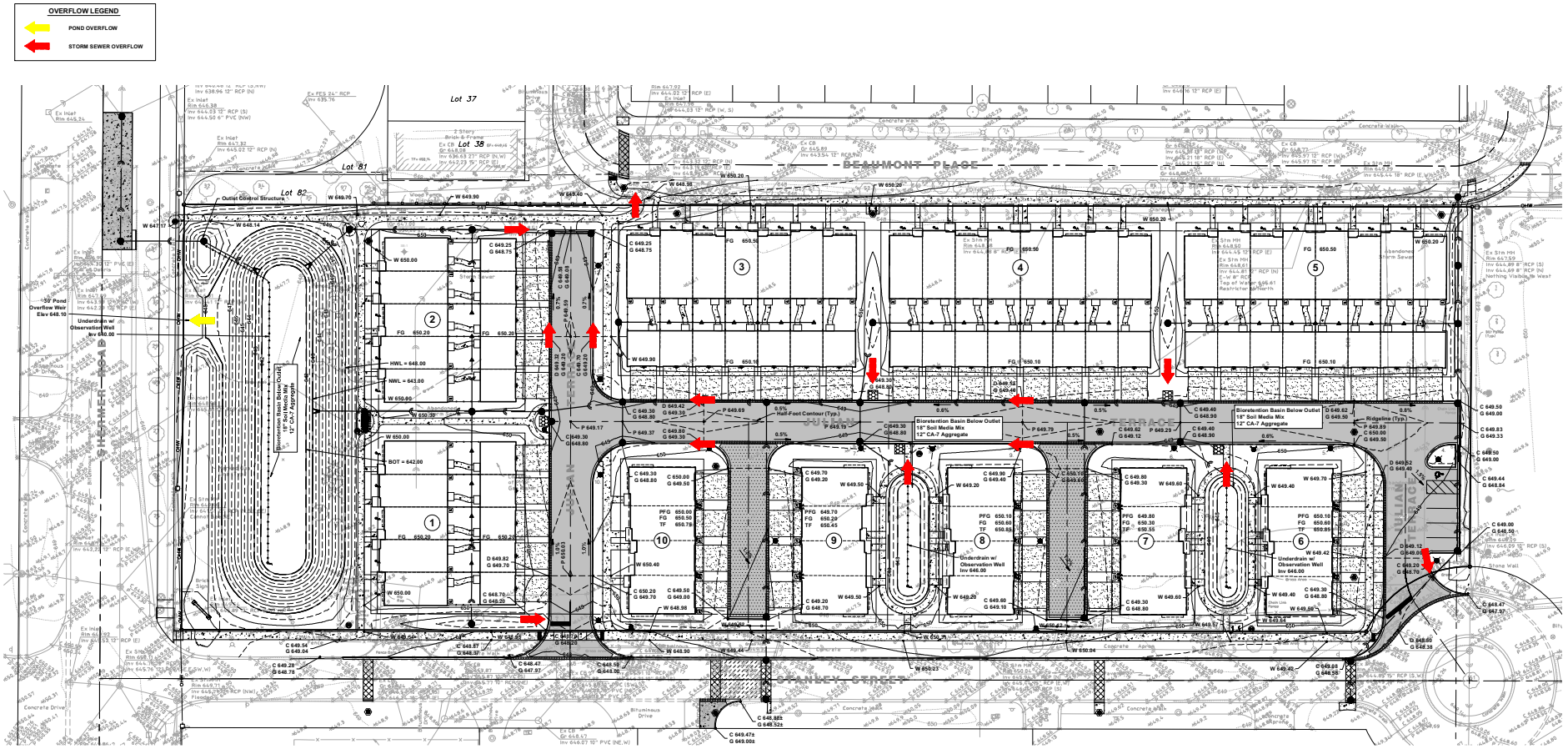

NORTH

Scale: 1" = 30'

No.	Date	Revision
2	06/20/2025	PER VILLAGE REVIEW
1	03/28/2025	PER VILLAGE REVIEW

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GRADING PLAN

NORTHBROOK ROW
PRELIMINARY ENGINEERING PLANS
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	C J B
Date:	10/11/2022
Project No.	20-122
Sheet	C5.0 / C8

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Plot Date: Jul 07, 2025 - 12:40pm Plotted By: psaro
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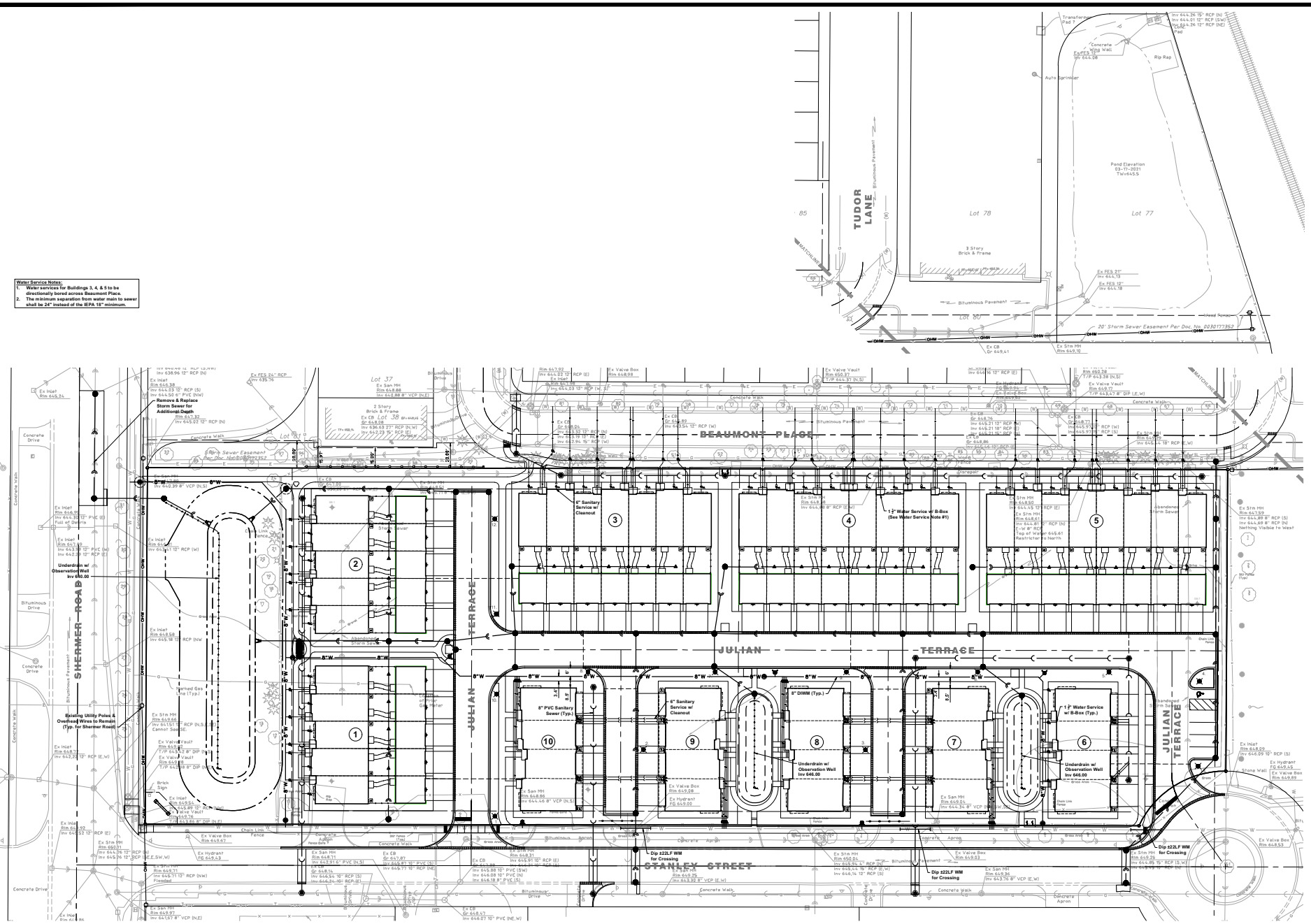
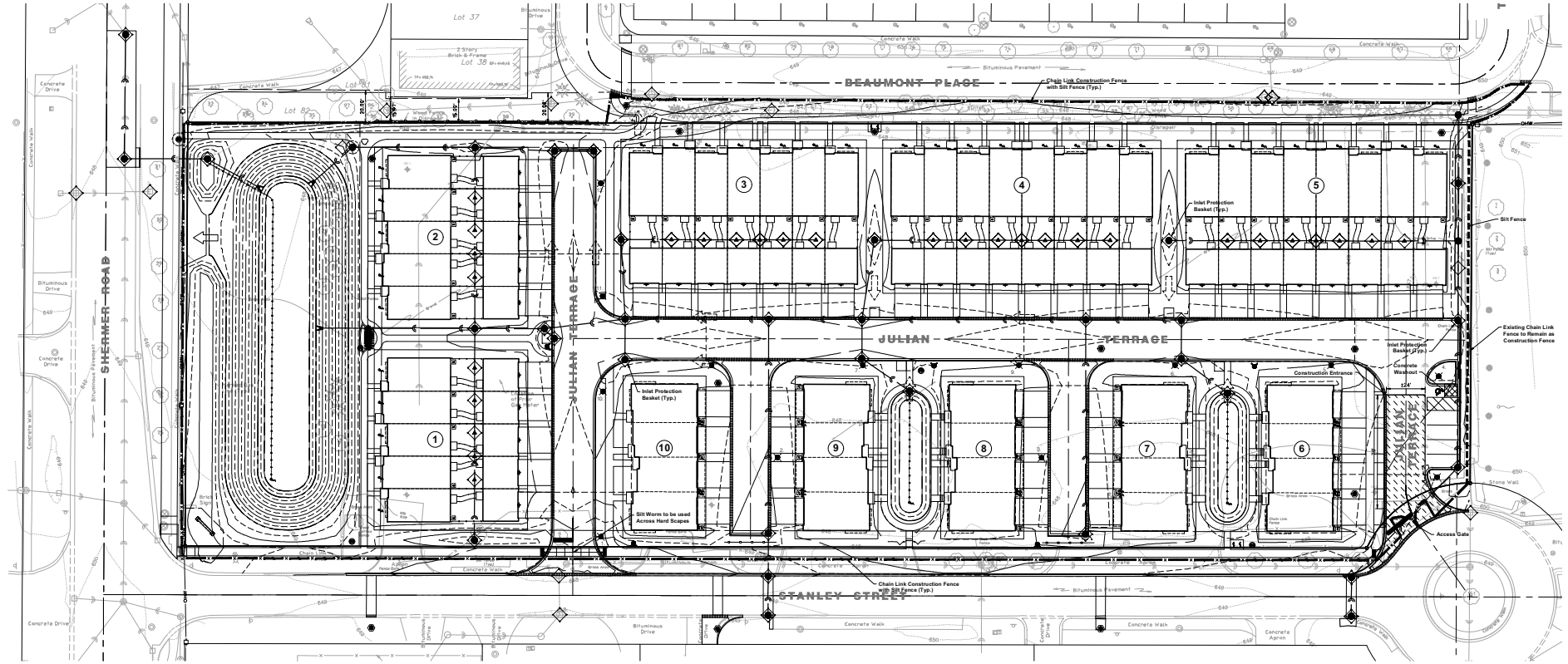

Water Service Notes:
1. Water services for Buildings 3, 4, & 5 to be directionally bored across Beaumont Place.
2. The minimum separation from water main to sewer shall be 24" instead of the IEPA 18" minimum.
TUDOR LANE
Lot 78
Lot 77
Lot 85
Lot 86
3 Story Brick & Frame
Pond Elevation 03-17-2021 Tw=645.5
20' Storm Sewer Easement Per Doc. No. 0030177352
BEAUMONT PLACE
JULIAN TERRACE
SHERMER ROAD
STANLEY STREET
Removal & Replace Storm Sewer for Additional Depth
Underdrain w/ Observation Well Inv 640.00
Existing Utility Poles & Overhead Wires to Remain (Typ. for Shermer Road)
6" Sanitary Service w/ Cleanout
1 2" Water Service w/ B-Box (See Water Service Note #1)
8" PVC Sanitary Sewer (Typ.)
6" DIWM (Typ.)
1 2" Water Service w/ B-Box (Typ.)
Underdrain w/ Observation Well Inv 646.00
Dip ±22LF WM for Crossing
Abandoned Storm Sewer
Remove Gas Line (Typ.)
Relocate Gas Meter
Remove Fence
Brick Sign
Pole
Ex Hydrant
Ex Valve Box
Ex Inlet
Ex Sanitary MH
Ex Storm MH
Ex CB
Ex Valve Vault
Ex FES
Bituminous Pavement
Concrete Walk
Concrete Drive
Concrete Apron
Chain Link Fence
Stone Wall
Rip Rap
Auto Sprinkler
Transformer Pad 7
Concrete Wing Wall
Ex FES 24" Inv 644.08
Ex FES 21" Inv 644.13
Ex FES 12" Inv 644.18
Ex CB Gr 649.41
Ex Strm MH Rim 649.10
Inv 644.26 15" RCP (N)
Inv 644.01 12" RCP (SW)
Inv 644.26 12" RCP (NE)
Pad
Lot 37
Lot 81
2 Story Brick & Frame
Ex Strm MH Rim 644.88 Inv 642.88 8" VCP (N,E)
Ex Inlet Rim 646.38 Inv 644.53 12" RCP (S) Inv 644.50 6" PVC (NW)
Ex Inlet Rim 645.34
Ex Inlet Rim 646.20 Inv 644.30 12" PVC (E) Full w/ Debris
Ex Inlet Rim 647.39 Inv 643.39 12" PVC (W) Inv 643.29 12" PVC (E)
Ex Inlet Rim 646.66 Inv 644.11 12" RCP (W)
Ex Strm MH Rim 646.66 Inv 641.51 12" RCP (N,S,W) Cannot Seal SE
Ex Valve Vault Rim 649.66 T/P 643.53 8" DIP (E,W)
Ex Valve Vault Rim 649.61 T/P 643.86 8" DIP (N,E)
Ex Inlet Rim 648.71 Inv 643.21 12" RCP (E,W)
Ex Inlet Rim 649.92 Inv 643.52 12" RCP (E)
Ex Strm MH Rim 650.11 Inv 644.76 12" RCP (N) Inv 645.76 12" RCP (S,E,SW,W)
Ex Strm MH Rim 649.71 Inv 645.71 12" RCP (NW) Flooded
Ex Strm MH Rim 649.97 Inv 641.97 8" VCP (N,E)
Ex Inlet Rim 644.44
Ex Inlet Rim 649.52
Ex Valve Box Rim 649.67
Ex Hydrant FG 649.49
Ex San MH Rim 648.71 Inv 643.91 6" PVC (N,S) Inv 643.91 6" PVC (E)
Ex CB Gr 647.87 Inv 645.87 10" PVC (S) Inv 645.77 10" RCP (NE)
Ex CB Gr 647.89 Inv 645.88 10" PVC (SW) Inv 646.08 10" PVC (N) Inv 646.18 8" PVC (S)
Ex San MH Rim 648.31 Inv 645.91 10" RCP (E) Inv 645.81 10" RCP (W)
Ex CB Gr 648.16 Inv 646.34 10" RCP (S) Inv 646.34 10" RCP (E)
Ex CB Gr 648.47 Inv 646.07 10" PVC (NE,W)
Ex San MH Rim 648.86 Inv 644.46 8" VCP (N,S)
Ex Valve Box Rim 649.98
Ex Hydrant FG 649.00
Ex San MH Rim 649.03 Inv 644.36 8" VCP (W)
Ex Valve Box Rim 649.89
Ex Strm MH Rim 650.84 Inv 645.94 4" RCP (N) Inv 645.44 15" RCP (E,W) Inv 646.14 12" RCP (S)
Ex Strm MH Rim 649.25 Inv 644.85 15" RCP (S,W) Inv 644.95 12" RCP (N)
Ex San MH Rim 649.36 Inv 643.76 8" VCP (E,W)
Ex Valve Box Rim 649.53
Ex Inlet Rim 648.29 Inv 644.09 10" RCP (S)
Ex Hydrant FG 649.45
Ex Valve Box Rim 649.89
Ex Valve Vault Rim 650.37 T/P 644.37 (N,S)
Ex Valve Vault Rim 649.72 T/P 643.38 (N,S)
Ex Valve Vault Rim 649.77 T/P 643.67 8" DIP (E,W)
Ex Strm MH Rim 650.28 Inv 644.78 12" RCP (E)
Ex Inlet Rim 649.95 Inv 644.75 12" RCP (W)
Ex CB Gr 648.76 Inv 645.21 12" RCP (W) Inv 645.21 18" RCP (E) Inv 645.11 18" RCP (W)
Ex CB Gr 648.86 Inv 644.66 12" RCP (E)
Ex CB Gr 648.71 Inv 645.37 12" RCP (W) Inv 645.97 18" RCP (E)
Ex Strm MH Rim 648.90 Inv 644.45 12" RCP (E)
Ex Strm MH Rim 648.61 Inv 644.81 12" RCP (N) C.W 8" RCP Top of Water 644.61 Restrictor to North
Ex Strm MH Rim 647.59 Inv 644.89 8" RCP (S) Inv 644.69 8" RCP (N) Nothing Visible to West
Ex Inlet Rim 649.29 Inv 644.79 18" RCP (E,W)
Ex Strm MH Rim 649.31 Inv 644.91 18" RCP (E) Inv 644.81 18" RCP (W)
Ex Strm MH Rim 649.01 Inv 644.34 8" VCP (W)
Ex Strm MH Rim 648.90 Inv 644.45 12" RCP (E)
Ex Strm MH Rim 648.61 Inv 644.81 12" RCP (N) C.W 8" RCP Top of Water 644.61 Restrictor to North
Ex Strm MH Rim 647.59 Inv 644.89 8" RCP (S) Inv 644.69 8" RCP (N) Nothing Visible to West
Ex Inlet Rim 649.29 Inv 644.79 18" RCP (E,W)
Abandoned Storm Sewer
Ex Inlet Rim 648.29 Inv 644.09 10" RCP (S)
Ex Hydrant FG 649.45
Ex Valve Box Rim 649.89
Ex Valve Box Rim 649.53
Ex Strm MH Rim 649.25 Inv 644.85 15" RCP (S,W) Inv 644.95 12" RCP (N)
Ex San MH Rim 649.36 Inv 643.76 8" VCP (E,W)
Ex Valve Box Rim 649.03
Ex Strm MH Rim 650.84 Inv 645.94 4" RCP (N) Inv 645.44 15" RCP (E,W) Inv 646.14 12" RCP (S)
Ex Valve Box Rim 649.98
Ex Hydrant FG 649.00
Ex San MH Rim 648.86 Inv 644.46 8" VCP (N,S)
Ex Valve Box Rim 649.67
Ex Hydrant FG 649.49
Ex San MH Rim 648.71 Inv 643.91 6" PVC (N,S) Inv 643.91 6" PVC (E)
Ex CB Gr 647.87 Inv 645.87 10" PVC (S) Inv 645.77 10" RCP (NE)
Ex CB Gr 647.89 Inv 645.88 10" PVC (SW) Inv 646.08 10" PVC (N) Inv 646.18 8" PVC (S)
Ex San MH Rim 648.31 Inv 645.91 10" RCP (E) Inv 645.81 10" RCP (W)
Ex CB Gr 648.16 Inv 646.34 10" RCP (S) Inv 646.34 10" RCP (E)
Ex CB Gr 648.47 Inv 646.07 10" PVC (NE,W)
Ex Strm MH Rim 649.97 Inv 641.97 8" VCP (N,E)
Ex Inlet Rim 644.44
Ex Inlet Rim 649.52
Ex Valve Box Rim 649.67
Ex Hydrant FG 649.49
Ex Valve Vault Rim 649.66 T/P 643.53 8" DIP (N,E)
Ex Valve Vault Rim 649.61 T/P 643.86 8" DIP (N,E)
Ex Inlet Rim 648.71 Inv 643.21 12" RCP (E,W)
Ex Inlet Rim 649.92 Inv 643.52 12" RCP (E)
Ex Strm MH Rim 650.11 Inv 644.76 12" RCP (N) Inv 645.76 12" RCP (S,E,SW,W)
Ex Strm MH Rim 649.71 Inv 645.71 12" RCP (NW) Flooded

EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- CONSTRUCTION FENCE WITH SILT FENCE
- SILT FENCE
- INLET PROTECTION BASKET
- CONCRETE WASHOUT

NORTHBROOK SEDIMENT AND EROSION CONTROL REQUIREMENTS

1. All Erosion and Sediment Control (ESC) measures will be maintained in accordance with the SWPPP and IDOT Erosion and Sediment Control Field Guide for Construction Inspection. The Guide can be found on the IDOT website.
2. The Contractor will assume responsibility for maintenance of all soil erosion control during construction.
3. The contractor shall check all ESC measures weekly and after each rainfall 0.5 inches or greater in a 24 hour period, or equivalent snowfall. Additionally, during winter months, all measures shall be checked by the contractor after each significant snowmelt. These reports shall be provided to the Village each week.
4. The contractor shall provide the Village Engineer a plan to ensure that a stabilized flow line will be provided during storm sewer construction. The use of a stabilized flow line between installed storm sewer and open disturbance will reduce the potential for the offsite discharge of sediment-bearing waters, especially when rain is forecasted, so that flow will not erode.
5. Any loose material deposited in the flow line of drainage structures, which obstructs the natural flow of water, shall be removed at the close of each working day. Prior to acceptance of the improvement, all drainage structures shall be free of dirt and debris.
6. Temporary or permanent stabilization shall be enacted immediately upon completion of disturbance or if the work area is to be left undisturbed for 7 days or more.
7. Under no circumstances shall the contractor prolong final grading and shaping so that the entire project can be permanently seeded at one time.
8. The IEPA NPDES Permit and Storm Water Pollution Prevention Plan shall be maintained at the project field office and available for viewing by any Village of Northbrook Employee upon request.
9. Silt fence logs are to be available on-site in case of silt fence damage and installed when sections of the silt fence are down. Silt fence shall be repaired with-in 7 days of damage.
10. Dewatering operations for storm sewer shall be through a Siltation Bag of the appropriate size for the pump.
11. Should these requirements above not be adhered to, requests for inspection (water main, driveway, storm sewer, etc.) by the contractor shall be denied.



NORTH

Scale: 1" = 30'

No.	Date	Revision
2	06/30/2025	PER VILLAGE REVIEW
1	03/28/2025	PER VILLAGE REVIEW

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EROSION CONTROL PLAN

NORTHBROOK ROW
PRELIMINARY ENGINEERING PLANS
1823 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	C J B
Date:	10/11/2022
Project No.	20-122
Sheet	C7.0 / C8

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Plot Date: Jul 07, 2025 - 12:41pm Plotted By: jcaro
File Name: P:\2020\20122\Drawings\Preliminary\20122-C7-ERC5.dwg

1789

NORTH

Scale: 1" = 30'

No.	Date	Revision
2	06/20/2025	PER VILLAGE REVIEW
1	03/28/2025	PER VILLAGE REVIEW

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OFFSITE POND PLAN

NORTHBROOK ROW
PRELIMINARY ENGINEERING PLANS
1825 SKOKIE BOULEVARD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	C J B
Date:	10/11/2022
Project No.	20-122
Sheet	C8.0 / C8

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Plot Date: Jul 07, 2025 - 12:41pm Plotted By: jcarc
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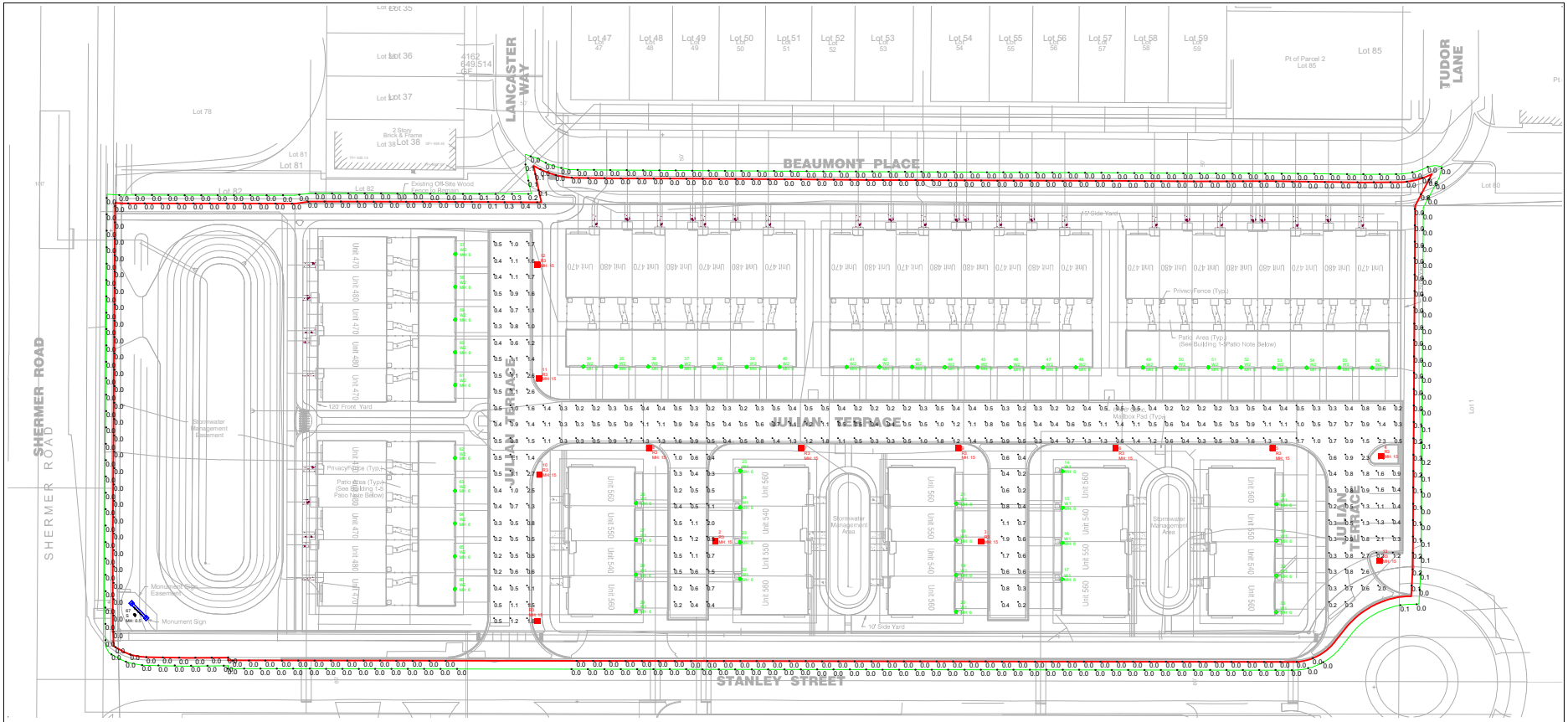
1790



Luminaire Schedule						
Symbol	Qty	Label	Description	LLF	Lum Watts	Mtg Height
	1	S	BK SA-LED-X54-FL-9-4000K	0.900	10.4162	0.5
	13	R3	Current EPTT02003BN30_PBLCK-120-277V	0.900	29	15
	20	W1	Progress P5642-3130K	0.900	59.4	6
	33	W2	Progress P5641-3130K	0.900	29.6	6, 9

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Monument Sign	Illuminance	Fc	18.16	49.7	1.9	9.56	26.16
Parking Spaces	Illuminance	Fc	0.96	2.1	0.2	4.80	10.50
Property Line	Illuminance	Fc	0.01	0.4	0.0	N.A.	N.A.
Property Line 5ft Beyond	Illuminance	Fc	0.01	0.3	0.0	N.A.	N.A.
Streets	Illuminance	Fc	0.76	2.7	0.2	3.80	13.50

Mounting Height=15ft (Pole)
Mounting Height=9ft (Wall Above Garage)
Mounting Height=6ft (Wall By Door)
Fixture Tilt=0
Light Loss Factor=0.9 (Maintained Fc)
Calculation Grids Are At Grade (Z=0)

Luminaire Location Summary				
LumNo	Label	Z	Orient	Tilt
1	R3	15	180	0
2	R3	15	180	0
3	R3	15	0	0
4	R3	15	180	0
5	R3	15	90	0
6	R3	15	90	0
7	R3	15	90	0
8	R3	15	90	0
9	R3	15	90	0
10	R3	15	180	0
11	R3	15	180	0
12	R3	15	180	0
13	R3	15	180	0
14	W1	6	180	0
15	W1	6	180	0
16	W1	6	180	0
17	W1	6	180	0
18	W1	6	0	0
19	W1	6	0	0
20	W1	6	0	0
21	W1	6	0	0
22	W1	6	180	0
23	W1	6	180	0
24	W1	6	180	0
25	W1	6	180	0
26	W1	6	0	0
27	W1	6	0	0
28	W1	6	0	0
29	W1	6	0	0
30	W1	6	0	0
31	W1	6	0	0
32	W1	6	0	0
33	W1	6	0	0
34	W2	9	270	0

Luminaire Location Summary				
LumNo	Label	Z	Orient	Tilt
35	W2	9	270	0
36	W2	9	270	0
37	W2	9	270	0
38	W2	9	270	0
39	W2	9	270	0
40	W2	9	270	0
41	W2	9	270	0
42	W2	9	270	0
43	W2	9	270	0
44	W2	9	270	0
45	W2	9	270	0
46	W2	9	270	0
47	W2	9	270	0
48	W2	9	270	0
49	W2	9	270	0
50	W2	9	270	0
51	W2	9	270	0
52	W2	9	270	0
53	W2	9	270	0
54	W2	9	270	0
55	W2	9	270	0
56	W2	9	270	0
57	W2	6	0	0
58	W2	6	0	0
59	W2	6	0	0
60	W2	6	0	0
61	W2	6	0	0
62	W2	6	0	0
63	W2	6	0	0
64	W2	6	0	0
65	W2	6	0	0
66	W2	6	0	0
67	S	0.5	44.5	135

FOOTCANDLE ANALYSIS BY PHOTOMETRICS LLC 6/5/2025.

POLE LIGHTS ARE MOUNTED 15FT ABOVE FINISHED GRADE.
WALL LIGHTS ARE MOUNTED 6FT & 9FT ABOVE FINISHED GRADE.

THIS LAYOUT MEETS IES RP8-22 RECOMMENDATIONS FOR LOCAL ROADWAY LIGHTING LEVELS AND UNIFORMITY.

FOOTCANDLE READINGS DO NOT INCLUDE SHADOWING EFFECTS CAUSED BY OBSTRUCTIONS ONSITE SUCH AS BUILDINGS, TREES, ETC.

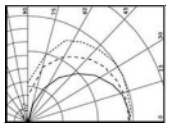
THE IES PHOTOMETRIC COMPUTER FILES USED FOR THIS ANALYSIS WERE PROVIDED BY THE MANUFACTURER(S) OF THE LIGHT FIXTURE(S) USED ON THIS PROJECT. THE ACCURACY OF THESE FILES ARE THE RESPONSIBILITY OF THE MANUFACTURER(S).

CONFORMANCE TO ANY AND ALL FACILITY, LOCAL, STATE, OR NATIONAL CODES AND REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

CAREFUL PLACEMENT AND ORIENTATION OF THE LIGHT FIXTURES ONSITE IS REQUIRED FOR THIS COMPUTER SIMULATION TO BE ACCURATE.

NORMAL TOLERANCES OF VOLTAGE, TEMPERATURE, LAMP OUTPUT, AND BALLAST AND LUMINAIRE MANUFACTURER WILL AFFECT RESULTS.

Photometrics LLC
rveazey@photometricsllc.com
Ph: (407) 330-8220



#	Date	Comments

Revisions

Draen By: BV
Checked By:
Date: 6/5/2025
Scale: 1"=30'(at 24"X36" Print Size)

NORTHBROOK ROW STREET LIGHTING

Photometic Plan

SHEET#: PH1

1791

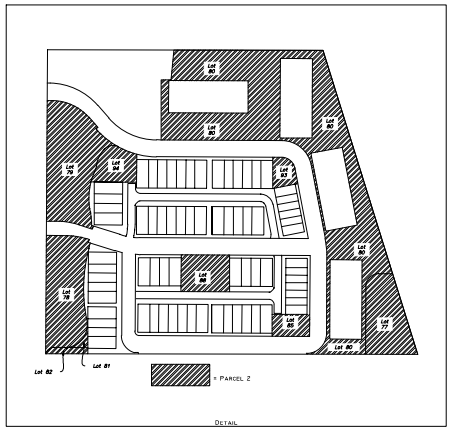
P.I.N. No. 04-15-102-002
04-15-102-003

ALTA / NSPS LAND TITLE SURVEY

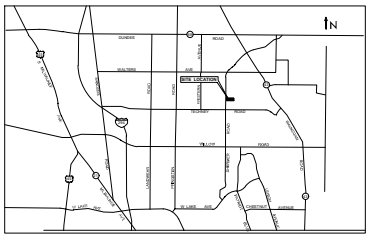
OF

Parcel 1:
Lot 2 (except the West 17 feet dedicated for public right of way recorded as document 23088921 on September 29, 1972) and Lot 3 in Stanley Subdivision in the Northwest 1/4 of Section 15, Township 42 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof registered in the office of the Registrar of titles of Cook County, Illinois on February 15, 1956 as document LR1830762, in Cook County, Illinois.

Parcel 2:
Non-exclusive, perpetual easement for the benefit of parcel 1 as granted in Grant of Stormwater Drainage
Easement and Agreement recorded September 26, 2003 as document 0329345970 for the right to connect to and use the stormwater management facilities for the flow of run-off water over and upon a portion of lots 77, 78, 79, 80, 81, 82, 84, 85, 86, 93 and Non-Interest Place subdivision described on exhibit 'A' attached thereto.

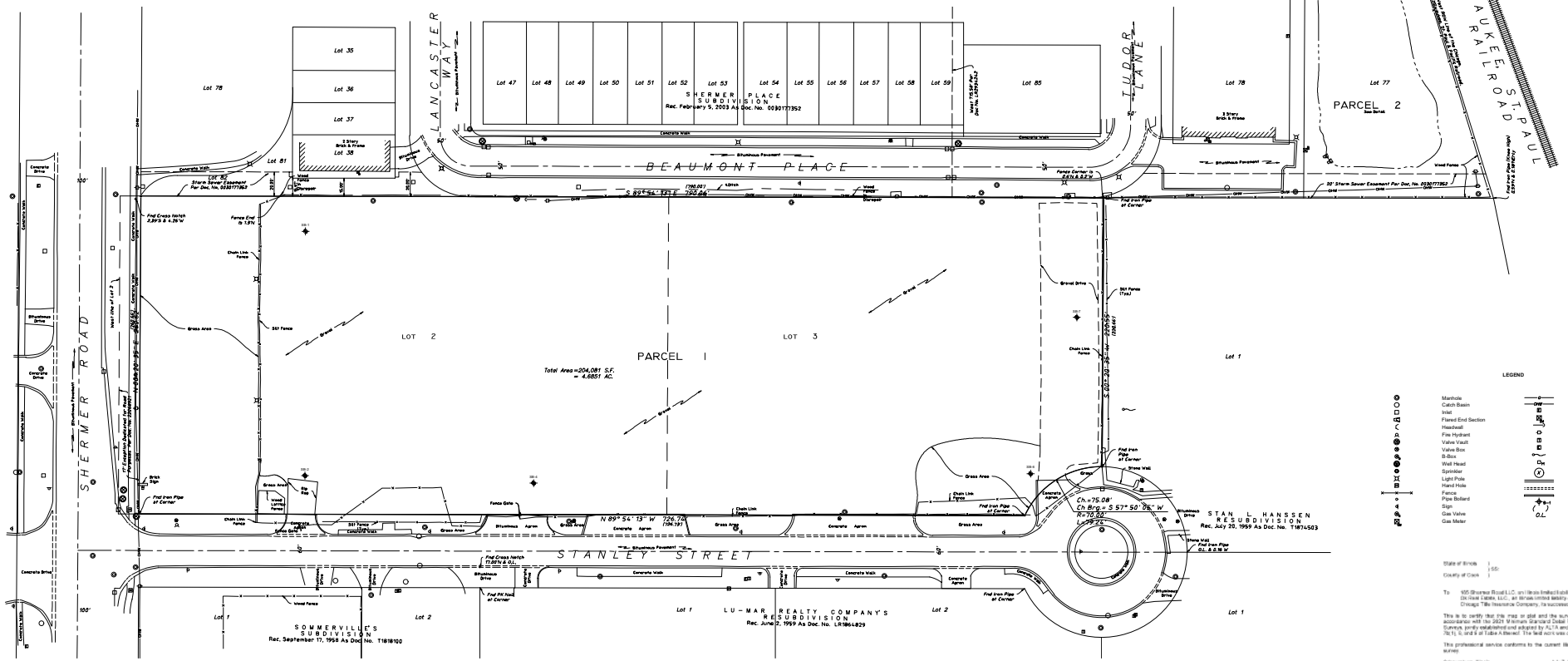


DETAIL



LOCATION MAP

SCALE: 1" = 30'



LEGEND

Manhole		Gas Line	
Catch Basin		Overhead Utility Line	
Inlet		Electrical Pedestal	
Flared End Section		Electric Meter	
Headwall		Guy Wire	
Fire Hydrant		Utility Pole	
Valve Vault		Telephone Pedestal	
Valve Box		Cable TV Pedestal	
B-Box		Flagpole	
Well Head		Mailbox	
Sprinkler		Number of Parking Stalls	
Light Pole		Curb & Gutter	
Hand Hole		Depressed Curb	
Fence		Retaining Wall	
Pipe Bollard		Soil Boring	
Sign		Record	
Gas Valve		On Line	
Gas Meter			

Surveyor's notes:

1. The basis of bearing shown hereon based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Kane Company's RTK network.
2. Utilities are not shown hereon.
3. Information provided on the Flood Insurance Rate Map Community – Panel No. Effective August 19, 2008 produced by the Federal Emergency Management Agency for Cook County, Illinois. No property shown and described hereon is Zone X, which is defined by FEMA as 'Areas determined to be outside the 500-year floodplain.'
4. Basis of title survey reference was made to Chicago Title Insurance Company for Title Insurance Order No. CCHI18010962D with an Effective Date of 8/2/21.

With respect to **Schedule B** of said commitment:

Exception I – Requirements for Storm Water Detention – Doc. No. LR2934242 - The subject property is located adjacent to the land described therein, plotted and shown hereon.
Exception J – Rights of the Public, State & Municipality – Doc No. 23088921 – Plotted and shown hereon.
Exception K – Grant of Stormwater Drainage Easement & Agreement – Doc. No. 0329345970 – Plotted and shown hereon.
Exception M – No Further Remediation Letter – Doc. No. 1534944016 – No plottable survey items.
Exception W – Lien – Doc. No. 1635915123 & 1928147045 - No plottable survey items.
Exception W – Lien – Doc. No. 1830417014 – No plottable survey items.

State of Illinois)
) SS:
County of Cook)

To: 105 Shermer Road LLC, an Illinois limited liability company; DR Horton Illinois, LLC, an Illinois limited liability company; and Chicago Title Insurance Company, its successors and/or assigns;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7a, 7b(1), 8, and 9 of Table A thereof. The field work was completed on April 29, 2022.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Schaumburg, Illinois, July 7, 2022

By: _____
Illinois Professional Land Surveyor No. 3666

Ordered By: Lexington Homes

Project No. 20122

EXPIRES 11-30-22

HAEGER ENGINEERING
consulting engineers • land surveyors
150 East Gate Parkway, Schaumburg, IL 60173
tel 847.394.2400 fax 847.394.2405
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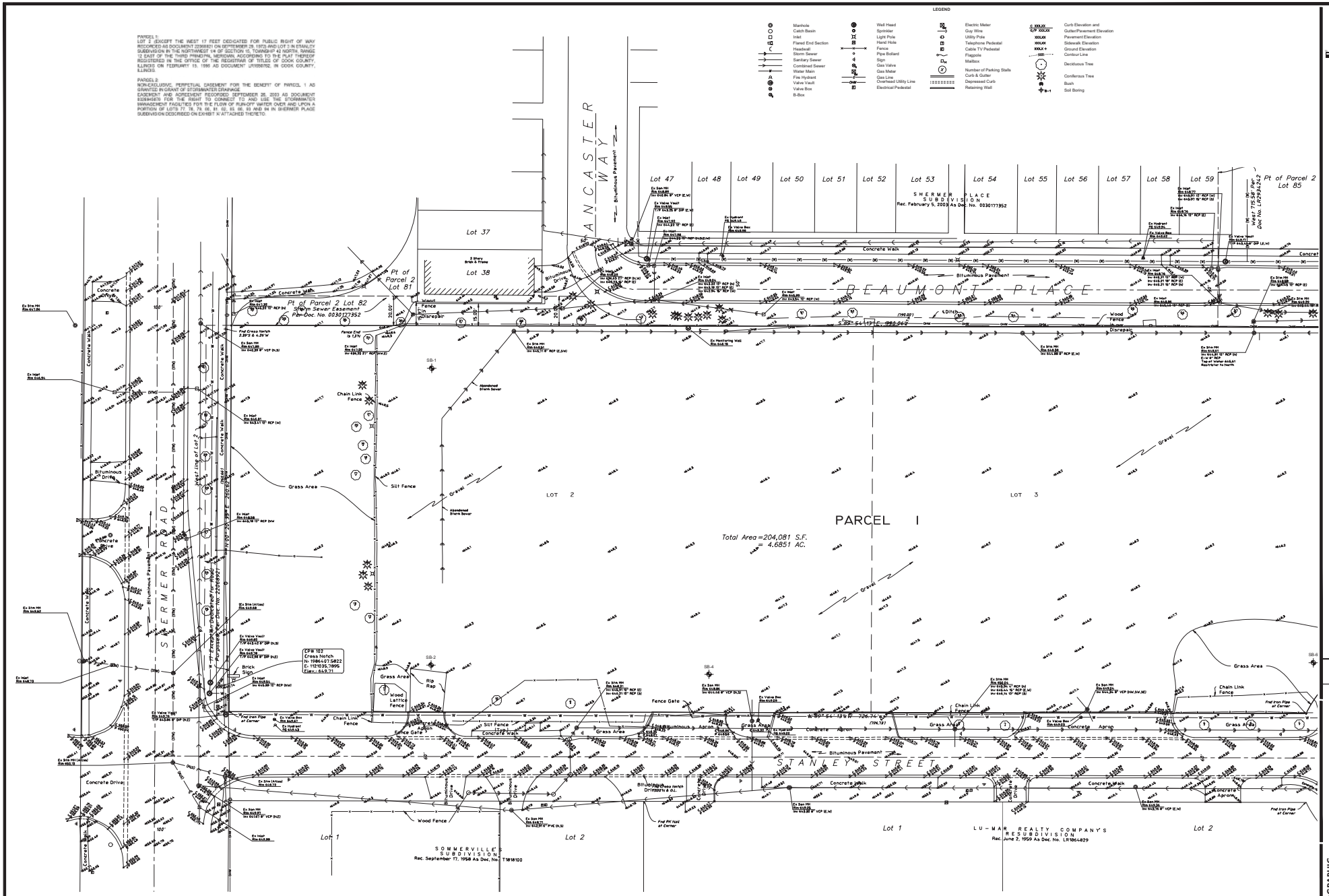
1792

Plot Date: Jul 07, 2022 - 3:16pm Plotted By: ian.h Layout: ALTA-NSPS
File Name: P:\2020\20122\02 Drawings\Final Survey\20122_ALTA-NSPS LTS(Final Demo).dwg


LEGEND
Manhole
Catch Basin
Inlet
Flared End Section
Headwall
Storm Sewer
Sanitary Sewer
Combined Sewer
Water Main
Fire Hydrant
Valve Vault
Valve Box
B-Box
Well Head
Sprinkler
Light Pole
Hand Hole
Fence
Pipe Bollard
Sign
Gas Valve
Gas Meter
Gas Line
Overhead Utility Line
Electrical Pedestal
Electric Meter
Guy Wire
Utility Pole
Telephone Pedestal
Cable TV Pedestal
Flagpole
Mailbox
Number of Parking Stalls
Curb & Gutter
Depressed Curb
Retaining Wall
Curb Elevation and Gutter/Pavement Elevation
Pavement Elevation
Sidewalk Elevation
Ground Elevation
Contour Line
Deciduous Tree
Coniferous Tree
Bush
Soil Boring
NORTH
Scale: 1" = 30'
PARCEL 1:
LOT 2 (EXCEPT THE WEST 17 FEET DEDICATED FOR PUBLIC RIGHT OF WAY RECORDED AS DOCUMENT 22308921 ON SEPTEMBER 28, 1972) AND LOT 3 IN ETAILLY SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 15, 1996 AS DOCUMENT LR1606702, IN COOK COUNTY, ILLINOIS.
PARCEL 2:
NON-EXCLUSIVE, PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS GRANTED IN GRANT OF STORMWATER DRAINAGE EASEMENT AND AGREEMENT RECORDED SEPTEMBER 26, 2003 AS DOCUMENT 0330177352 FOR THE RIGHT TO CONNECT TO AND USE THE STORMWATER MANAGEMENT FACILITIES FOR THE FLOW OF RUN-OFF WATER OVER AND UPON A PORTION OF LOTS 77, 78, 79, 80, 81, 82, 83, 85, 93 AND 94 IN SHERMER PLACE SUBDIVISION DESCRIBED ON EXHIBIT 'A' ATTACHED THERETO.
SHERMER ROAD
ANCASTER WAY
BEAUMONT PLACE
STANLEY STREET
Lot 37
Lot 38
Lot 47
Lot 48
Lot 49
Lot 50
Lot 51
Lot 52
Lot 53
Lot 54
Lot 55
Lot 56
Lot 57
Lot 58
Lot 59
SHERMER PLACE SUBDIVISION
Rec. February 5, 2003 As Doc. No. 0330177352
Pt of Parcel 2 Lot 81
Pt of Parcel 2 Lot 82
Storm Sewer Easement Per Doc. No. 0330177352
Pt of Parcel 2 Lot 85
West 715.58 Feet Per Doc No. 0329434
PARCEL 1
Total Area = 204,081 S.F.
= 4.6851 AC.
LOT 2
LOT 3
Lot 1
Lot 2
SOMMERVILLE'S SUBDIVISION
Rec. September 17, 1958 As Doc. No. 1818100
LU-MAR REALTY COMPANY'S RESUBDIVISION
Rec. June 2, 1959 As Doc. No. LR1864829
CP# 102
Cross Notch
N: 1986407.5822
E: 1121035.7895
Elev.: 649.71
Benchmark
Site Benchmarks
CP #102 (See Survey)
Description: Cross Notch
Elevation: 649.71 NAVD 88 (Geoid 12A)
CP # 100 (See Survey)
Description: Cross Notch
Elevation: 649.27 NAVD 88 (Geoid 12A)
Surveyor's Notes:
1. Field work was completed on July 14, 2022.
2. The Horizontal coordinates and bass of bearing shown hereon are based on NAD 83(2011) Illinois East zone 1201 State Plane Coordinates as referenced from Kors Company's RTK Network.
3. The vertical Datum referenced hereon is based on NAVD 88 (Geoid 12A) as referenced from Kors Company's RTK Network.
4. Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of those records cannot be guaranteed, except for those items that can be verified by field measurements. Prior to any excavation contact J.U.L.I.E (1-800-892-0123).
Ordered By: Lexington Homes
Order No.: 20122
State of Illinois
County of Cook
SS.
This professional service conforms to the current Illinois minimum standards for a boundary and topographic survey.
Given under my hand and seal this 26th day of October A.D. 2022
By:
Illinois Professional Land Surveyor No. 3695
JEFFREY W. GLUNZ
035-3695
PROFESSIONAL LAND SURVEYOR
ILLINOIS
EXPIRES 11-30-22
No. Date Revision
HAEGER ENGINEERING
consulting engineers • land surveyors
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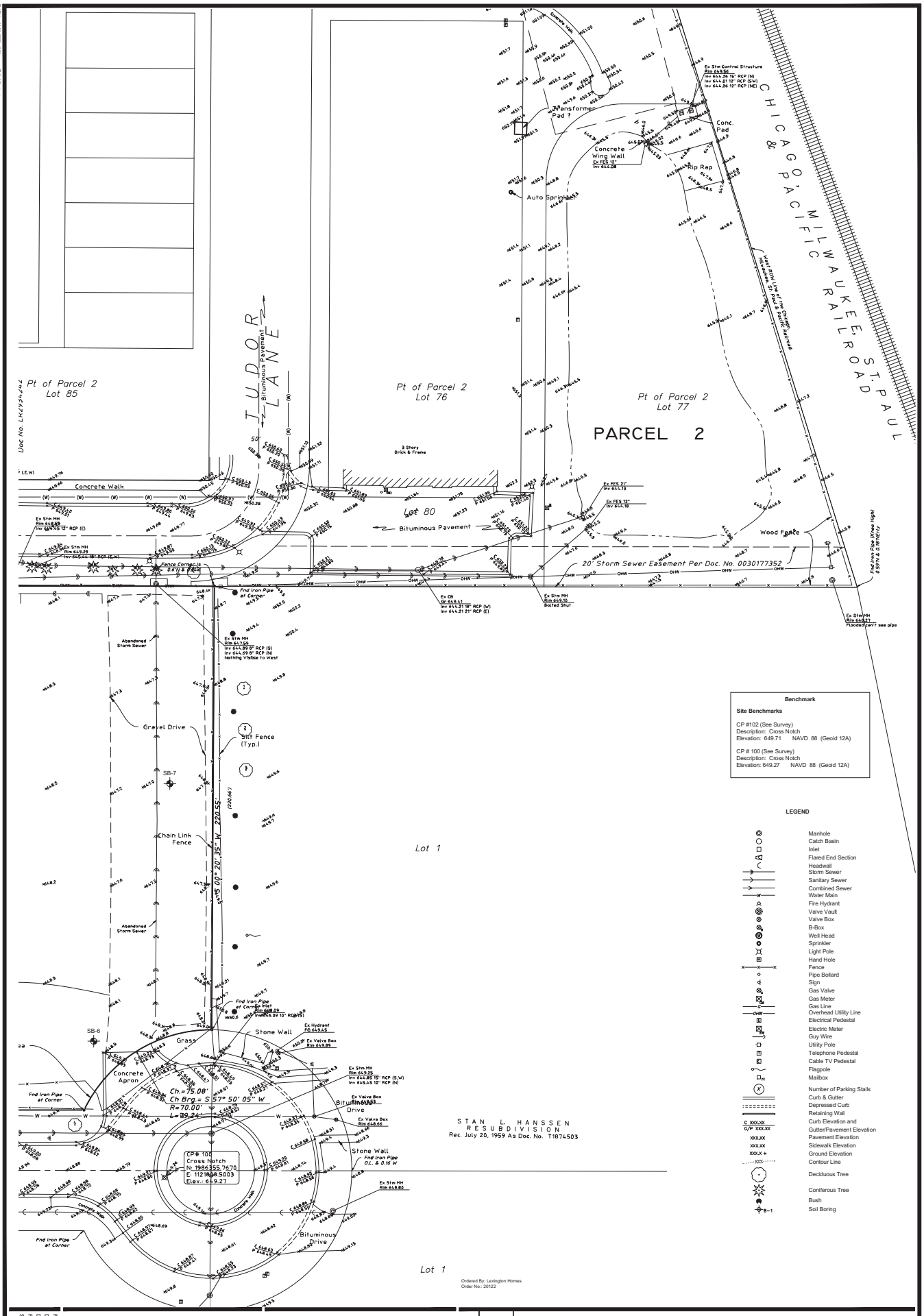
1570 Oak Avenue, Suite 201, Lake Forest, IL 60045 ph: 847.478.9700 fax: 847.478.9701
www.haegerengineering.com
BOUNDARY & TOPOGRAPHIC SURVEY
1825 SHERMER ROAD
NORTHBROOK, ILLINOIS
Project Manager: TAS
Drafter: TSK
Date: 2022-05-04
Project No. 20122
Sheet 1 of 2
1793



Ordered By: Lexington Homes
Order No.: 20122

BOUNDARY & TOPOGRAPHIC SURVEY

1825 SHERMER ROAD
NORTHBROOK, ILLINOIS

Project Manager: TAS
Drafter: TAS
Date: 2022-05-04
Project No.: 20122
Sheet: 2 / 2

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Illinois Professional Design Firm License No. 184003122
www.haegerengineering.com

No.	Date	Revision

1794

P.I.N. 04-15-102-002
04-15-102-003

MAIL PLAT TO:

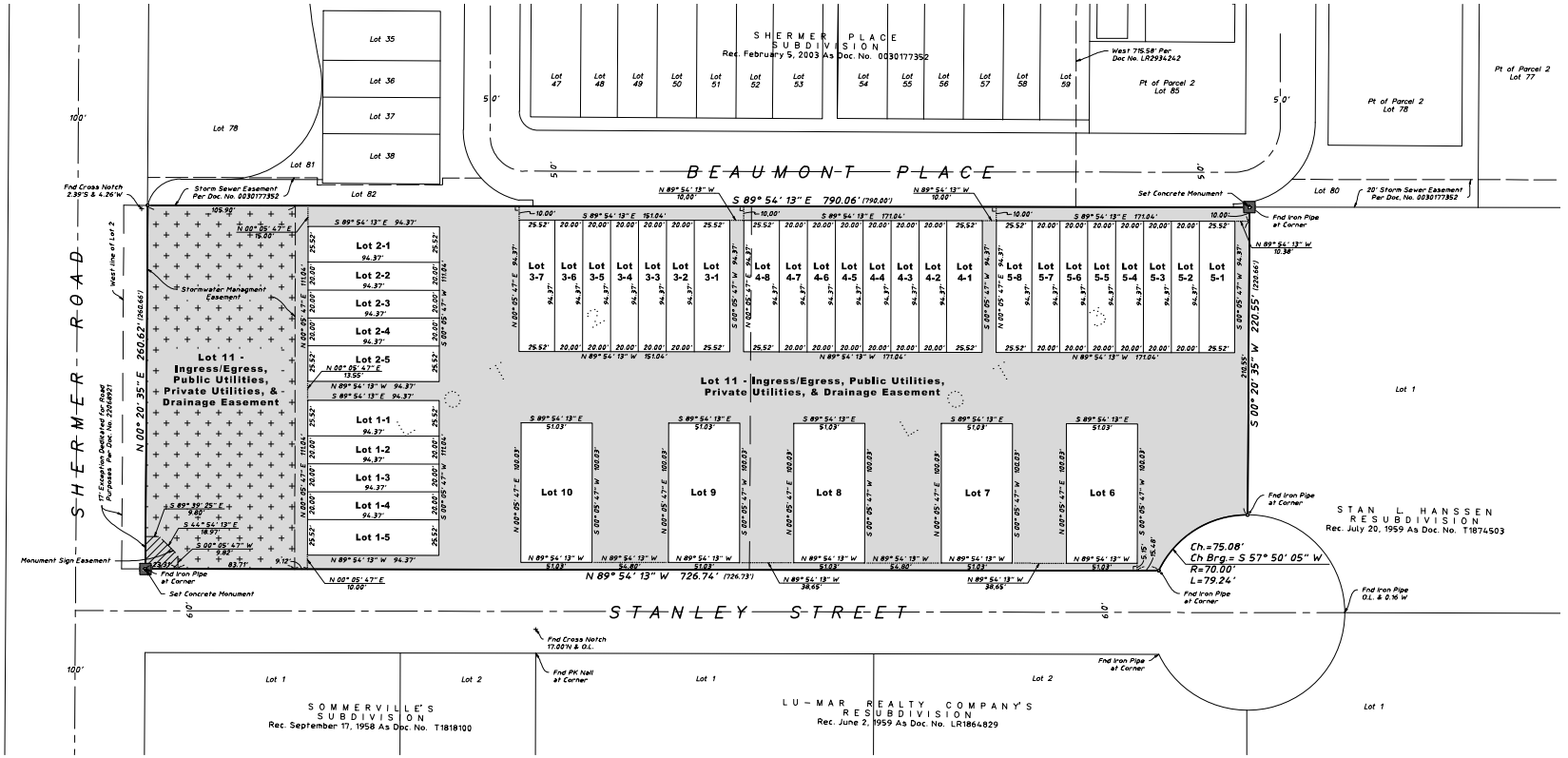
HAEGER ENGINEERING LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173

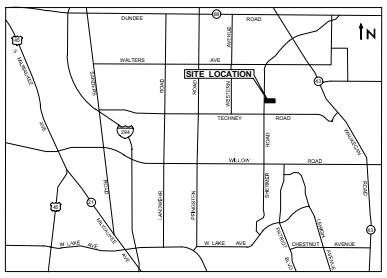
PRELIMINARY PLAT
OF
NORTHBROOK ROW

SHEET 1 OF 1

SCALE: 1" = 40'

Lot Area Summary	Area (ac.)	Area (sf)
Townhome Lots		
Lot 1-1	0.05528	2,408
Lot 1-2	0.04333	1,887
Lot 1-3	0.04333	1,887
Lot 1-4	0.04333	1,887
Lot 1-5	0.05528	2,408
Lot 2-1	0.05528	2,408
Lot 2-2	0.04333	1,887
Lot 2-3	0.04333	1,887
Lot 2-4	0.04333	1,887
Lot 2-5	0.05528	2,408
Lot 3-1	0.05528	2,408
Lot 3-2	0.04333	1,887
Lot 3-3	0.04333	1,887
Lot 3-4	0.04333	1,887
Lot 3-5	0.04333	1,887
Lot 3-6	0.04333	1,887
Lot 3-7	0.05528	2,408
Lot 4-1	0.05528	2,408
Lot 4-2	0.04333	1,887
Lot 4-3	0.04333	1,887
Lot 4-4	0.04333	1,887
Lot 4-5	0.04333	1,887
Lot 4-6	0.04333	1,887
Lot 4-7	0.04333	1,887
Lot 4-8	0.05528	2,408
Lot 5-1	0.05528	2,408
Lot 5-2	0.04333	1,887
Lot 5-3	0.04333	1,887
Lot 5-4	0.04333	1,887
Lot 5-5	0.04333	1,887
Lot 5-6	0.04333	1,887
Lot 5-7	0.04333	1,887
Lot 5-8	0.05528	2,408
Lot 6	0.11720	5,105
Lot 7	0.11720	5,105
Lot 8	0.11720	5,105
Lot 9	0.11720	5,105
Lot 10	0.11720	5,105
Subtotal: Lots 1-1 - 10	2.13529	93,013
Common Area		
Lot 11	2.54977	111,068
Total	4.68505	204,081





LOCATION MAP
Not To Scale

Legal Description

PARCEL 1:
LOT 2 (EXCEPT THE WEST 17 FEET DEDICATED FOR PUBLIC RIGHT OF WAY RECORDED AS DOCUMENT 22068921 ON SEPTEMBER 29, 1972) AND LOT 3 IN STANLEY SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 15, 1956 AS DOCUMENT LR1650762, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
NON-EXCLUSIVE, PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS GRANTED IN GRANT OF STORMWATER DRAINAGE
EASEMENT AND AGREEMENT RECORDED SEPTEMBER 26, 2003 AS DOCUMENT 0326945070 FOR THE RIGHT TO CONNECT TO AND USE THE STORMWATER MANAGEMENT FACILITIES FOR THE FLOW OF RUN-OFF WATER OVER AND UPON A PORTION OF LOTS 77, 78, 79, 80, 81, 82, 85, 88, 93 AND 94 IN SHERMER PLACE SUBDIVISION DESCRIBED ON EXHIBIT 'A' ATTACHED THERETO.

Private Street Covenant:
All streets located with Lot 11 shall be Private Streets owned and maintained by the Northbrook Row Townhome Owners Association, LLC. The Village of Northbrook shall at no time be under any obligation to provide maintenance for or accept dedication of any Private Streets.

Village of Northbrook - Form Restrictive Covenants and Easement for Storm Water Detention Area

1. THE AREA OF THE PROPERTY DESIGNATED ON THIS PLAT AS "STORM WATER DETENTION AREA" SHALL BE CONTINUOUSLY MAINTAINED IN A FIRST RATE MANNER BY OWNER OF [INSERT DESIGNATION OF ENCUMBERED PROPERTY] (THE "PLANNED DEVELOPMENT") AND AN EASEMENT ON, UNDER AND ABOVE THE STORM WATER DETENTION AREA IS HEREBY GRANTED TO, AND FOR THE USE AND BENEFIT OF, THE PLANNED DEVELOPMENT FOR THE SOLE PURPOSE OF STORM WATER DETENTION AND DRAINAGE.
2. NO CHANGE SHALL BE MADE IN THE FINISHED GRADE OF THE LAND WITHIN THE STORM WATER DETENTION AREA, NOR SHALL ANY CONSTRUCTION OF ANY KIND WHATSOEVER BE ERECTED OR PERMITTED TO EXIST WITHIN THE STORM WATER DETENTION AREA THAT MIGHT MATERIALLY IMPEDE STORM WATER DRAINAGE THEREIN OR MATERIALLY REDUCE THE STORM WATER DETENTION CAPACITY THEREOF. TREES, SHRUBS, FENCES AND NORMAL LANDSCAPE PLANTING SHALL BE PERMITTED WITHIN THE STORM WATER DETENTION AREA ONLY WITH THE PRIOR WRITTEN APPROVAL OF THE VILLAGE MANAGER OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS (THE "VILLAGE"). THE OWNER OF THE PLANNED DEVELOPMENT SHALL MAINTAIN A GRASS COVER ON THE SURFACE OF THE STORM WATER DETENTION AREA AND SHALL KEEP SUCH GRASS IN A NEAT AND TRIMMED CONDITION.
3. IN THE EVENT THE VILLAGE DETERMINES, IN ITS SOLE AND ABSOLUTE DISCRETION, THAT PRIOR MAINTENANCE OF THE STORM WATER DETENTION AREA IS NOT PERFORMED AT ANY TIME, THE VILLAGE, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE OWNERS OF THE PLANNED DEVELOPMENT, MAY, BUT SHALL NOT BE OBLIGATED TO, ENTER UPON ANY OR ALL OF THE PLANNED DEVELOPMENT FOR THE PURPOSE OF PERFORMING MAINTENANCE WORK ON AND TO THE STORM WATER DETENTION AREA.
4. IN THE EVENT THAT THE VILLAGE SHALL CAUSE TO BE PERFORMED ANY WORK PURSUANT TO THESE PARAGRAPHS, THE VILLAGE SHALL HAVE THE RIGHT TO CHARGE THE OWNER OF THE PLANNED DEVELOPMENT AN AMOUNT SUFFICIENT TO DEFRAY THE ENTIRE COST OF SUCH WORK OR ACTION, INCLUDING ADMINISTRATIVE COSTS, EITHER BEFORE OR AFTER SUCH COST IS INCURRED. IF THE AMOUNT SO CHARGED IS NOT PAID BY THE OWNER OF THE PLANNED DEVELOPMENT WITHIN THIRTY (30) DAYS FOLLOWING A DEMAND IN WRITING BY THE VILLAGE FOR SUCH PAYMENT, SUCH CHARGE, TOGETHER WITH INTEREST AND COSTS OF COLLECTION, SHALL BECOME A LIEN UPON THE PLANNED DEVELOPMENT AND THE VILLAGE SHALL HAVE THE RIGHT TO COLLECT SUCH CHARGE, WITH INTEREST AND COSTS, AND TO ENFORCE SUCH LIEN AS IN FORECLOSURE PROCEEDINGS AS PERMITTED BY LAW. 4887-6814-6096, v. 1
5. NOTHING IN THESE PARAGRAPHS SHALL BE CONSTRUED TO CONSTITUTE A DEDICATION OF ANY PORTION OF THE STORM WATER DETENTION AREA OR OF THE PLANNED DEVELOPMENT TO, OR AN ACCEPTANCE THEREOF BY, THE VILLAGE.
6. THE VILLAGE SHALL BE UNDER NO OBLIGATION TO EXERCISE THE RIGHTS GRANTED IN THESE PARAGRAPHS EXCEPT AS IT SHALL DETERMINE TO BE IN ITS BEST INTEREST. NO FAILURE TO EXERCISE AT ANY TIME ANY RIGHT HEREIN GRANTED TO THE VILLAGE SHALL BE CONSTRUED AS A WAIVER OF THAT OR ANY OTHER RIGHTS.
7. THESE COVENANTS SHALL RUN WITH THE LAND IN THE PLANNED DEVELOPMENT, AND SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE OWNER OF THE PLANNED DEVELOPMENT, THEIR RESPECTIVE SUCCESSORS, ASSIGNS AND GRANTEES AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM. ENFORCEMENT OF THESE COVENANTS MAY BE SOUGHT BY THE OWNER OF THE PLANNED DEVELOPMENT, ANY PERSON WITH AN INTEREST IN ANY OF SAID LOTS OF RECORD, OR THE VILLAGE OF NORTHBROOK BY ANY PROCEEDING AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION, TO COMPEL AFFIRMATIVE ACTION, OR TO RECOVER DAMAGES, AND AGAINST THE LAND TO ENFORCE ANY LIEN CREATED BY THESE COVENANTS.

Notes:
1. The basis of bearing shown heron is based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
2. Underground utilities are not shown hereon.
3. Based on information provided on the Flood Insurance Rate Map Community - Panel No. 17031C0227J dated August 19, 2008, produced by the Federal Emergency Management Agency (FEMA) for Cook County, Illinois, the property shown and described hereon is located within Zone X, which is defined by FEMA as "Areas determined to be outside the 0.2% annual chance floodplain."
4. In the preparation of this survey reference was made to Chicago Title Insurance Company Commitment for Title Insurance Order No. CCH11801099LD with an Effective Date of February 18, 2021.
5. Lot 11 is a "Common Area / Blanket Easement for Ingress / Egress, Public Utilities, Private Utilities and Drainage" benefiting Lots 1 to 10.

Originally Prepared: 3/31/2025 Project No. 20-122

No.	Date	Revision
1	6-20-2025	Per Village Review

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

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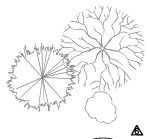
Plot Date: Jun 16, 2025 - 2:25pm Plotted By: jenny-h Layout: Prelim Plat
File: ...\20 Drawings\Preliminary\20122-PRELIM PLAT.dwg

1795

PLANT SYMBOLS KEY & PLANT MIX MATRIX

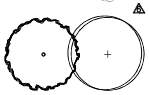
NOTE!
NOT ALL PLANT SYMBOLS & PLANT VARIETIES MAY BE DEPICTED ON PLANS.



EXISTING DECIDUOUS TREE

EXISTING EVERGREEN TREE

EXISTING SHRUBS & PERENNIALS



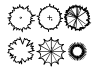
SHADE / CANOPY TREES, 2.5" - 4" CALIPER:

- *ACER VARIETIES* / MAPLE VAR.
- *CATALPA SPECIOSA* / NORTHERN CATALPA
- *CELTIS OCCIDENTALIS* / COMMON HACKBERRY
- *GINGKO BILOBA* / GINKGO
- *GYMNOCLADUS DIOICA* / KENTUCKY COFFEETREE
- *LIQUIDAMBAR STYRACIFLUA* / AMERICAN SWEETGUM
- *LIRIODENDRON TULIPIFERA* / TULIP TREE
- *METASEQUOIA GLYPTOSTROBOIDES* / DAWN REDWOOD
- *NYSSA SYLVATICA* / BLACK TUPELO
- *PLATANUS ACERIFOLIA 'MORTON CIRCLE'* / LONDON PLANETREE
- *QUERCUS ALBA* / WHITE OAK
- *QUERCUS BICOLOR* / SWAMP WHITE OAK
- *QUERCUS MACROCARPA* / BUR OAK
- *QUERCUS IMBRICARIA* / SHINGLE OAK
- *QUERCUS RUBRA* / RED OAK
- *TILIA TOMENTOSA 'STERLING SILVER'* / STERLING SILVER LINDEN
- *ULMUS SPP.* / HYBRID ELM



ORNAMENTAL TREES, 6'-10'+ TALL:

- *AMELANCHIER VARIETIES* / SERVICEBERRY VAR.
- *BETULA NIGRA* / RIVER BIRCH
- *CERCIS CANADENSIS* / REDBUD
- *CORNUS MAS* / CORNELIAN CHERRY
- *CRATAEGUS CRUS-GALLI* / COCKSPUR HAWTHORN
- *HAMAMELIS VARIETIES* / WITCHHAZEL VAR.
- *MAGNOLIA VARIETIES* / MAGNOLIA VAR.
- *MALUS VARIETIES* / FLOWERING CRABAPPLE VAR.
- *SYRINGA RETICULATA* / JAPANESE TREE LILAC



EVERGREEN TREES, 6'-10'+ TALL:

- *ABIES CONCOLOR* / WHITE FIR
- *JUNIPERUS CHINENSIS 'FAIRVIEW'* / FAIRVIEW JUNIPER
- *JUNIPERUS SCOPULORUM 'WICHITA BLUE'* / WITCHITA BLUE JUNIPER
- *PICEA GLAUCA 'DENSATA'* / BLACK HILLS SPRUCE
- *PICEA OMORIKA* / SERBIAN SPRUCE
- *PINUS STROBUS* / EASTERN WHITE PINE
- *PSEUDOTSUGA MENZIESII* / DOUGLAS FIR
- *TAXUS CUSPIDATA 'CAPITATA'* / CAPITATA YEW
- *THUJA VARIETIES* / ARBORVITAE VAR.
- *TSUGA CANADENSIS* / CANADIAN HEMLOCK



LARGE, DECIDUOUS SHRUBS, 36"-48"+ TALL:

- *AESCULUS PARVIFLORA* / BOTTLEBRUSH BUCKEYE
- *ARONIA VARIETIES* / CHOKEBERRY VAR.
- *CORNUS VARIETIES* / DOGWOOD VAR.
- *FORSYTHIA 'MEADOWLARK' / MEADOWLARK FORSYTHIA*
- *FOTHERGILLA GARDENII* / DWARF FOTHERGILLA
- *HYDRANGEA VARIETIES* / HYDRANGEA VAR.
- *SYRINGA VARIETIES* / LILAC VAR.
- *VIBURNUM VARIETIES* / VIBURNUM VAR.

SMALL, DECIDUOUS SHRUBS, 18"-24" TALL:

- *BERBERIS VARIETIES* / BARBERRY VAR.
- *HYPERICUM KALMIANUM* / ST. JOHNSWORT
- *PHYSOCARPUS VARIETIES* / NINEBARK
- *RHUS AROMATICA 'GRO-LOW'* / GRO LOW SUMAC
- *ROSA VARIETIES* / SHRUB ROSE VAR.
- *SPIRAEA VARIETIES* / SPIREA VAR.



SMALL, EVERGREEN SHRUBS, 24" TALL / WIDE:

- *BUXUS VARIETIES* / BOXWOOD VAR.
- *JUNIPERUS VARIETIES* / JUNIPER VAR.
- *TAXUS VARIETIES* / YEW VAR.
- *THUJA OCCIDENTALIS 'HETZ MIDGET'* / HETZ MIDGET ARBORVITAE

LARGE, ORNAMENTAL GRASS, 3 GALLON &
SMALL, ORNAMENTAL GRASS, 1 GALLON:

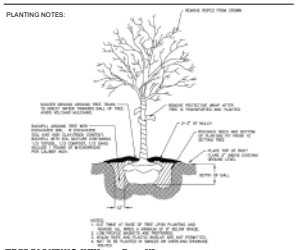
- *CALAMAGROSTIS VARIETIES* / REED GRASS VAR.
- *MISCANTHUS VARIETIES* / MAIDEN GRASS VAR.
- *PANICUM VARIETIES* / SWITCH GRASS VAR.
- *PENNISETUM VARIETIES* / FOUNTAIN GRASS VAR.
- *SCHIZACHYRIUM SCOPARIUM* / LITTLE BLUESTEM
- *SESLERIA AUTUMNALIS* / MOOR GRASS
- *SPOROBOLUS HETEROLEPSIS* / PRAIRIE DROPSEED



PERENNIAL FLOWERS & GROUNDCOVER,
1 GALLON:

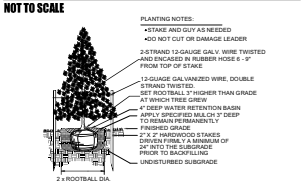
- MISC. VAR.

PLANTING DETAILS



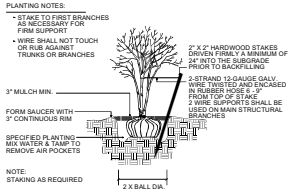
TREE PLANTING (Village Detail)

NOT TO SCALE



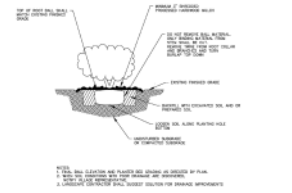
EVERGREEN TREE PLANTING

NOT TO SCALE



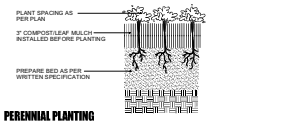
MULTI-TRUNK TREE STAKING

NOT TO SCALE



SHRUB PLANTING (Village Detail)

NOT TO SCALE



PERENNIAL PLANTING

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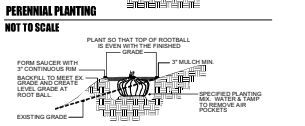

HILLSIDE PLANTING

NOT TO SCALE

NOTES - GENERAL LANDSCAPE

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.
2. CALL J.U.L.I.E. UTILITY LOCATING SERVICE (TEL 800.892.0123), 48 HOURS PRIOR TO THE START OF ANY DIGGING.
3. GENERAL PLANT NOTES:
   A. ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
   B. ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS.
   C. ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE (LESS THAN 50 MILES).
   D. PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM / HABIT. PLANTS SHALL NOT BE PRUNED/HEDGED UNLESS ABSOLUTELY NECESSARY (DUE TO VISIBILITY OR HAZARD OBSTRUCTION).
   E. ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE.
4. LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.
5. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (6"-12" DEEP), FINE GRADING, AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS. ALL SOILS SHALL BE FREE OF CONSTRUCTION DEBRIS, PRIOR TO INSTALLING ANY PLANT MATERIAL.
6. PRIOR TO SPREADING TOPSOIL, THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM GRADES INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.
7. ALL SHRUB, GROUNDCOVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE PREPARED WITH A SOIL AMENDMENT MIX - 1/3 TOPSOIL, 1/3 MUSHROOM COMPOST, AND 1/3 TORPEDO SAND. MATERIAL SHALL BE ROTO-TILLED JUST PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
8. ALL PLANTING ISLANDS SHALL BE MOUNDED TO PROVIDE POSITIVE DRAINAGE.
9. ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL OR OTHER BORDER IS SPECIFIED.
10. ALL PLANTING BED AREAS SHALL MAINTAIN A MAX. 3" DEEP LAYER OF SHREDDED HARDWOOD MULCH (COLOR: NON-DYED, BROWN).
11. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH LANDSCAPE MAINTENANCE CONTRACTOR, TO ENSURE PROPER WATERING OF PLANTED AND SODDED AREAS AFTER INITIAL INSTALLATION.
12. LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE ANY REDO OF COMPLETED LANDSCAPE WORK AND DAMAGE TO PLANT MATERIAL.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN LAYOUT WORK. UPON REQUEST, LANDSCAPE ARCHITECT SHALL BE AVAILABLE TO ASSIST/APPROVE CONTRACTOR LAYOUT.
14. EVERY ATTEMPT HAS BEEN MADE TO DEPICT ALL EXISTING UTILITY LINES. CONTRACTOR SHALL USE PRECAUTION WHEN DIGGING. CONTRACTOR SHALL MAKE THEMSELVES THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING, VERIFYING LOCATIONS AND DEPTHS OF ALL UTILITIES.
15. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
16. PLANT LIST QUANTITIES PROVIDED AT TIME OF FINAL PLANS ARE APPROXIMATIONS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETING THEIR OWN QUANTITY TAKE-OFFS. IF A DISCREPANCY IS FOUND BETWEEN THE PLAN AND THE PLANT LIST, THEN THE PLAN SHALL PREVAIL.
17. PLANT SUBSTITUTIONS ARE ALLOWED DUE TO PLANT AVAILABILITY OR PLANTING TIME OF YEAR, ONLY WITH THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT. IF SUBSTITUTIONS ARE MADE WITHOUT PRIOR CONSENT, THE LANDSCAPE ARCHITECT MAINTAINS THE RIGHT TO REJECT MATERIAL IN THE FIELD, AT THE COST TO THE CONTRACTOR.
18. CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.
19. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
20. ALL TURF SHALL SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL, NOT PEAT), PER VILLAGE, SEED IS NOT ALLOWED.
21. CONTRACTOR SHALL RESTORE LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
22. LANDSCAPE DETAILS SHOWN ARE FOR DESIGN INTENT ONLY. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY. CONTRACTOR IS RESPONSIBLE FOR ERECTING AND INSTALLING PROPERLY BUILT AMENITIES PER CODE, PER SITE CONDITIONS (FINAL GRADING & UTILITY LOCATIONS), AND PER AREA CLIMATE CONDITIONS. ALL LANDSCAPE SITE DETAILS FOR STRUCTURES AND FOOTINGS SHALL BE REVIEWED & APPROVED BY A STRUCTURAL ENGINEER.
23. CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL, IN PERPETUITY.
24. (IF APPLICABLE) CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A THREE-YEAR MONITORING AND MAINTENANCE PROGRAM ON ALL NATURALIZED DETENTION AREAS.

PROJECT TEAM

DEVELOPER:
LEXINGTON HOMES, LLC.
1731 N. MARCEY STREET, #200
CHICAGO, IL 60614
TEL (773) 457-8563

CONTACT: JOHN AGENLIAN / NATE WYNSMA

SURVEYOR/CIVIL ENGINEER:
HAEGER ENGINEERING
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173
TEL (847) 394-6600

CONTACT: PHIL CERRATO

LANDSCAPE ARCHITECT:
DICKSON DESIGN STUDIO, INC.
9 CRYSTAL LAKE ROAD, SUITE 110
LAKE IN THE HILLS, IL 60156
TEL (224) 241-8181

CONTACT: SHARON DICKSON / JEFF TORRENS

ARBORIST:
DAVEY RESOURCE GROUP
NATURAL RESOURCE CONSULTING
TEL (248) 221-0439

CONTACT: PETE SORENSEN

SHEET INDEX

L0.1 PROJECT TEAM
GENERAL LANDSCAPE NOTES
PLANTING DETAILS
PLANT SYMBOLS KEY & PLANT MIX MATRIX

L0.2 TREE PRESERVATION & REMOVAL PLAN
TREE PROTECTION FENCE DETAIL

L0.3 TREE INVENTORY
TREE PRESERVATION NOTES
TREE CONDITION / RATING SCALE

L1.1 OVERALL LANDSCAPE PLAN

L2.0 FENCING PLAN

L3.0 DETAILS: FENCING

L3.1 DETAILS: BIKE RACK, MONUMENT & PERGOLA

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

AUGUST 26, 2022

REVISIONS

1.	10/3/22 FOR VILLAGE SUBMITTAL
2.	8/21/24 PER STAFF COMMENTS
3.	9/16/24 PER STAFF COMMENTS
4.	4/10/25 PER STAFF COMMENTS
5.	6/13/25 PER STAFF COMMENTS
6.	10/13/25 PER STAFF COMMENTS
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PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

PRELIMINARY LANDSCAPE PLAN - COVER SHEET

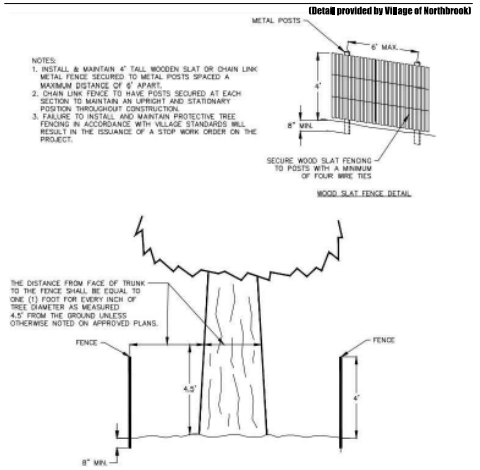
SHEET NUMBER

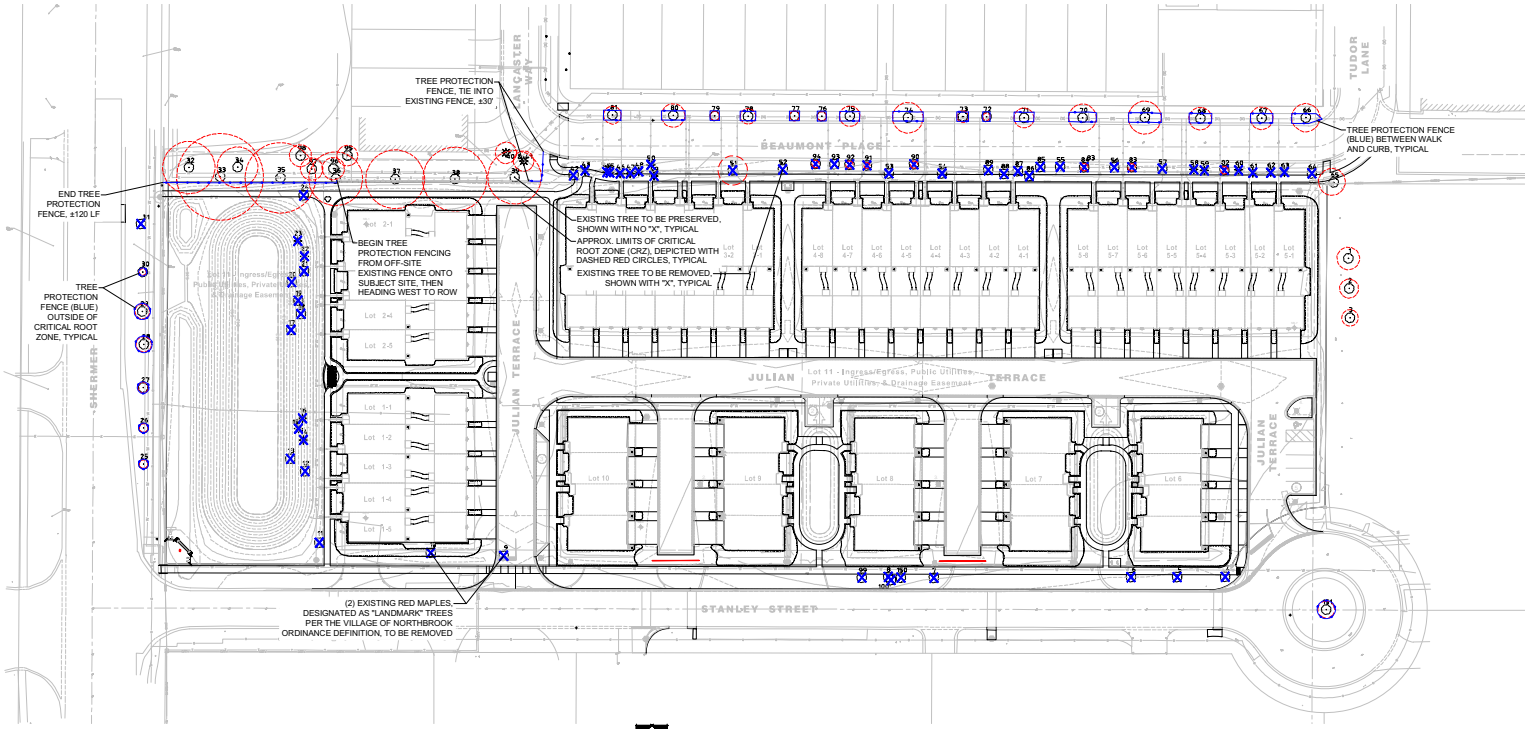
L0.1

1796

DETAIL: TREE PROTECTION FENCE

(Detail provided by Village of Northbrook)





NORTH

TREE PRESERVATION & REMOVAL PLAN - PROPOSED CONDITIONS

SCALE: 1" = 40'-0"

0 20' 40' 80'

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

AUGUST 26, 2022

REVISIONS

1.	10/3/22 FOR VILLAGE SUBMITTAL
2.	8/21/24 PER STAFF COMMENTS
3.	9/16/24 PER STAFF COMMENTS
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5.	6/13/25 PER STAFF COMMENTS
6.	10/13/25 PER STAFF COMMENTS
7.	
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PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW

NORTHBROOK, IL

TREE PRESERVATION & REMOVAL PLAN

SHEET NUMBER

L0.2

1797

TREE INVENTORY: ON-SITE

TAG #	COMMON NAME	SCIENTIFIC NAME	DBH	CONDITION	CATEGORY	OUTCOME
9	Red Maple	Acer rubrum	19.8	Fair	LANDMARK	REMOVE
10	Red Maple	Acer rubrum	16.5	Fair	LANDMARK	REMOVE
11	Norway Maple	Acer platanoides	19.8	Fair	NON-NUISANCE	REMOVE
12	Crabapple	Malus spp.	14.4	Poor	NUISANCE	REMOVE
13	Norway Maple	Acer platanoides	20.8	Good	NON-NUISANCE	REMOVE
14	Austrian Pine	Pinus nigra	14.6	Dead	DEAD	REMOVE
15	Austrian Pine	Pinus nigra	23.6	Fair	NON-NUISANCE	REMOVE
16	Austrian Pine	Pinus nigra	17.9	Fair	NON-NUISANCE	REMOVE
17	Crabapple	Malus spp	0	Removed	REMOVED	REMOVE
18	Crabapple	Malus spp.	13.9	Poor	NUISANCE	REMOVE
19	Norway Maple	Acer platanoides	14.3	Poor	NON-NUISANCE	REMOVE
20	Norway Maple	Acer platanoides	13.7	Fair	NON-NUISANCE	REMOVE
21	Austrian Pine	Pinus nigra	13.5	Dead	DEAD	REMOVE
22	Scots Pine	Pinus sylvestris	15	Fair	NON-NUISANCE	REMOVE
23	Scots Pine	Pinus sylvestris	19.1	Dead	DEAD	REMOVE
24	Crabapple	Malus spp.	13.1	Poor	NON-NUISANCE	REMOVE

TREE INVENTORY: OFF-SITE

TAG #	COMMON NAME	SCIENTIFIC NAME	DBH	CONDITION	CATEGORY	OUTCOME	PARKWAY
1	Ginkgo	Ginkgo biloba	8.5	Very Good	NON-NUISANCE	Preserve	
2	Ginkgo	Ginkgo biloba	6.9	Very Good	NON-NUISANCE	Preserve	
3	Ginkgo	Ginkgo biloba	6.2	Very Good	NON-NUISANCE	Preserve	
4	Norway Maple	Acer platanoides	15.3	Fair	DAMAGED	REMOVE	X
5	Norway Maple	Acer platanoides	17.1	Good	PROTECTED	REMOVE	X
6	Norway Maple	Acer platanoides	12.7	Good	PROTECTED	REMOVE	X
7	Norway Maple	Acer platanoides	10.8	Poor	NUISANCE	REMOVE	X
8	Norway Maple	Acer platanoides	12.2	Fair	PROTECTED	REMOVE	X
25	Kentucky Coffeetree	Gymnocladus dioicus	3.4	Very Good	PROTECTED	Preserve	X
26	Hybrid Elm	Ulmus x	7	Very Good	PROTECTED	Preserve	X
27	American Basswood	Tilia americana	4.8	Very Good	PROTECTED	Preserve	X
28	Hybrid Elm	Ulmus x	6.4	Very Good	PROTECTED	Preserve	X
29	Catalpa	Catalpa speciosa	6.3	Very Good	PROTECTED	Preserve	X
30	Ginkgo	Ginkgo biloba	2.2	Good	PROTECTED	Preserve	X
31	Callery Pear	Pyrus calleryana	14.4	Fair	PROTECTED	REMOVE	X
32	River Birch	Betula nigra	17.8	Poor	NON-NUISANCE	ADDRESS	
33	Honeylocust	Gleditsia triacanthos	30	Good	NON-NUISANCE	ADDRESS	
34	River Birch	Betula nigra	19.4	Dead	NON-NUISANCE	ADDRESS	
35	Honeylocust	Gleditsia triacanthos	24.7	Good	NON-NUISANCE	ADDRESS	
36	Honeylocust	Gleditsia triacanthos	18.9	Good	NON-NUISANCE	ADDRESS	
37	Honeylocust	Gleditsia triacanthos	19.5	Good	NON-NUISANCE	ADDRESS	
38	Honeylocust	Gleditsia triacanthos	21.6	Good	NON-NUISANCE	ADDRESS	
39	Honeylocust	Gleditsia triacanthos	18.5	Very Good	NON-NUISANCE	ADDRESS	
40	White Spruce	Picea glauca	7.6	Very Good	NON-NUISANCE	Preserve	
41	White Spruce	Picea glauca	7.2	Good	NON-NUISANCE	Preserve	
42	Honeylocust	Gleditsia triacanthos	21.1	Very Good	PROTECTED	REMOVE	X
43	White Spruce	Picea glauca	5.2	Good	PROTECTED	REMOVE	X
44	White Spruce	Picea glauca	5.1	Good	PROTECTED	REMOVE	X
45	White Spruce	Picea glauca	7.1	Good	PROTECTED	REMOVE	X
46	White Spruce	Picea glauca	5	Good	PROTECTED	REMOVE	X
47	White Spruce	Picea glauca	5.7	Fair	PROTECTED	REMOVE	X
48	White Spruce	Picea glauca	6.5	Fair	PROTECTED	REMOVE	X
49	White Spruce	Picea glauca	6.6	Fair	PROTECTED	REMOVE	X
50	White Spruce	Picea glauca	6.4	Good	PROTECTED	REMOVE	X
51	Kentucky Coffeetree	Gymnocladus dioicus	9.7	Good	PROTECTED	REMOVE	X
52	Kentucky Coffeetree	Gymnocladus dioicus	12.3	Good	PROTECTED	REMOVE	X
53	Miyabe's Maple	Acer miyabei	12.8	Good	PROTECTED	REMOVE	X
54	Miyabe's Maple	Acer miyabei	14	Good	PROTECTED	REMOVE	X
55	Crabapple	Malus spp.	0	Removed	NUISANCE	REMOVE	X
56	Crabapple	Malus spp.	5.4	Good	PROTECTED	REMOVE	X
57	Crabapple	Malus spp.	5.5	Good	PROTECTED	REMOVE	X
58	Blue Spruce	Picea pungens	11.6	Good	PROTECTED	REMOVE	X
59	Blue Spruce	Picea pungens	12.9	Good	PROTECTED	REMOVE	X
60	Blue Spruce	Picea pungens	10.7	Good	PROTECTED	REMOVE	X
61	Blue Spruce	Picea pungens	11.4	Good	PROTECTED	REMOVE	X
62	Blue Spruce	Picea pungens	11.9	Good	PROTECTED	REMOVE	X
63	Blue Spruce	Picea pungens	10.5	Good	PROTECTED	REMOVE	X
64	American Basswood	Tilia americana	13.8	Fair	PROTECTED	REMOVE	X
65	White Mulberry	Morus alba	9.1	Fair	NUISANCE	Preserve	
66	Littleleaf linden	Tilia cordata	9.6	Good	PROTECTED	Preserve	X
67	Littleleaf linden	Tilia cordata	7.7	Fair	PROTECTED	Preserve	X
68	Littleleaf linden	Tilia cordata	7.7	Fair	PROTECTED	Preserve	X
69	Swamp white oak	Quercus bicolor	11.2	Very good	LANDMARK	Preserve	X
70	Swamp white oak	Quercus bicolor	9.4	Very good	LANDMARK	Preserve	X
71	Northern hackberry	Celtis occidentalis	6.8	Good	PROTECTED	Preserve	X
72	Japanese tree lilac	Syringa reticulata	2.5	Good	PROTECTED	Preserve	X
73	Japanese tree lilac	Syringa reticulata	4.0	Good	PROTECTED	Preserve	X
74	Miyabe maple	Acer miyabei	10.4	Good	PROTECTED	Preserve	X
75	Miyabe maple	Acer miyabei	6.9	Poor	PROTECTED	Preserve	X
76	Tatarian maple	Acer tataricum subsp. Ginnala	3.1	Very good	PROTECTED	Preserve	X
77	Tatarian maple	Acer tataricum subsp. Ginnala	3.4	Very good	PROTECTED	Preserve	X
78	Sweetgum	Liquidambar styriciflua	5.3	Good	PROTECTED	Preserve	X
79	Tatarian maple	Acer tataricum subsp. Ginnala	3.1	Very good	PROTECTED	Preserve	X
80	Northern hackberry	Celtis occidentalis	8.0	Good	PROTECTED	Preserve	X
81	Northern hackberry	Celtis occidentalis	6.0	Good	PROTECTED	Preserve	X
82	Serviceberry	Amalanchier spp.	2.1	Very good	PROTECTED	REMOVE	X
83	Japanese tree lilac	Syringa reticulata	2.3	Good	PROTECTED	REMOVE	X
84	Japanese tree lilac	Syringa reticulata	2.3	Good	PROTECTED	REMOVE	X
85	Serviceberry	Amalanchier spp.	10.2	Good	PROTECTED	REMOVE	X
86	Serviceberry	Amalanchier spp.	16.1	Good	PROTECTED	REMOVE	X
87	Serviceberry	Amalanchier spp.	8.8	Fair	PROTECTED	REMOVE	X
88	Serviceberry	Amalanchier spp.	24.5	Good	PROTECTED	REMOVE	X
89	Serviceberry	Amalanchier spp.	11.8	Fair	PROTECTED	REMOVE	X
90	Ohio buckeye	Aesculus glabra	2.3	Very good	PROTECTED	REMOVE	X
91	Ohio buckeye	Aesculus glabra	1.6	Good	PROTECTED	REMOVE	X
92	Japanese tree lilac	Syringa reticulata	2.3	Good	PROTECTED	REMOVE	X
93	Japanese tree lilac	Syringa reticulata	2.3	Fair	PROTECTED	REMOVE	X
94	Japanese tree lilac	Syringa reticulata	2.3	Good	PROTECTED	REMOVE	X
95	Hawthorn	Crategus spp.	7	Good	NON-NUISANCE	Preserve	
96	Hawthorn	Crategus spp.	7.8	Good	NON-NUISANCE	Preserve	
97	Hawthorn	Crategus spp.	7.6	Good	NON-NUISANCE	Preserve	
98	Hawthorn	Crategus spp.	7.5	Good	NON-NUISANCE	Preserve	
99	Crabapple	Malus spp.	9.5	Fair	PROTECTED	REMOVE	X
100	Crabapple	Malus spp.	9.4	Fair	PROTECTED	REMOVE	X
150	Crabapple	Malus spp.	4.5	Fair	PROTECTED	REMOVE	X
151	Eastern white pine	Pinus strobus	5.7	Poor	PROTECTED	Preserve	

Condition / Form Rating Scale:

Excellent
The tree is typical of the species, has less than 10% deadwood in the crown that is attributable to normal clauses, has no other observed problems, and required no remedial action.

Good
The tree is typical of the species and/or has less than 20% deadwood in the crown, only one or two minor problems that are easily corrected with normal care.

Fair
The tree is typical of the species and/or has less than 30% deadwood in the crown, one or two minor problems that are not eminently lethal to the tree, and no significant decay or structural problems, but the tree must have remedial care above normal care in order to minimize the impact of future stress and to insure continued health.

Poor
The tree is not typical of the species and/or has significant problems such as 30-50% deadwood in the crown, serious decay or structural defect, insects, disease or other problems that can be eminently lethal to the tree or create a hazardous tree if not corrected in a short period of time or if the tree is subjected to additional stress.

Critical
The tree is not typical of the species and/or has over 50% deadwood in the crown, major decay or structural problems, is hazardous or is severely infested with insects, disease, or other problems that even if aggressively corrected would not result in the long term survival of the tree.

Dead
Less than 10% of the tree shows signs of life.

ARBORIST METHODS FOR ADDRESSING EXISTING TREES

For **Northbrook Row** the following techniques and strategies are recommended to be followed to ensure the best possible success in retaining existing trees:

Protective Fencing
All trees to be preserved on site shall be identified based on the tree preservation plan. Once identified, tree protection fencing shall be installed in accordance to the tree preservation plan and all village codes. Where trees are grouped in clusters, protective fencing shall be installed as shown on the tree preservation plan. In addition to the tree protection fencing, a protective sedimentation fence should be installed at the drip-line of all significant trees or protected trees which are located downgrade of any clearing, excavation and/or construction activity. Fencing shall be installed prior to any construction activities, including tree removal. For trees at or near the property lines, fencing shall only be installed on the **Northbrook Row** property side, except where tying into existing off-site fencing.

For trees identified for preservation that will have construction activity occurring within the critical root zone, including those trees identified to be further addressed, protective fencing shall be installed at the limit of construction.

At no time shall any construction activity, equipment, parking/placement of vehicles, materials, spoils, or debris be stored within the tree protection zone. In addition, no crushed limestone, hydrocarbons or other materials detrimental to trees shall be stored on the uphill side adjacent to protected trees.

Protective fencing shall remain in place throughout the construction process.

Tree Removal
Once protective fencing has been installed, removal of existing trees as identified on the tree preservation can commence. Trees and stumps shall be removed and can be chipped on site for use as mulch. For tree removals adjacent to protective fencing or vegetation, at no time shall vegetation be forcibly removed in such a manner that would damage the root system of surrounding preserved vegetation.

Mulching
Chipped tree mulch shall be spread at a depth of 12"-18" between preserved tree trunks and the protective fencing, to lessen soil/root compaction where access is needed over critical root zones.

Root Pruning
Root pruning shall occur where either the limit of construction encroaches on the critical root zone, or where trees that are being removed are directly adjacent to trees being preserved. Root pruning shall entail clean cuts of all encountered roots.

Fertilization
All trees that are being root pruned shall also receive fertilization to promote new root growth.

Additional Landscaping
The landscape plan has been designed in a way that minimizes the potential damage to roots by limiting any planting within the critical root zones, including those trees identified to be further addressed. All landscape work to be conducted within the protective fencing zone shall be hand-dig only.

All work regarding the removal and protection of existing trees shall be conducted by or under the supervision of an ISA Certified Arborist.

NOTES

1. TREE PRESERVATION:

A. **ALL WORK MUST BE PERFORMED ACCORDING TO THE APPROVED TREE PRESERVATION PLAN. IT IS STRONGLY RECOMMENDED TO DOCUMENT GOOD STEWARDSHIP PRACTICES DURING CONSTRUCTION. IF REQUIRED, PRIOR TO COMMENCING ANY DEMOLITION / CONSTRUCTION ACTIVITY, NOTIFY MUNICIPAL FORESTRY DEPARTMENT (NOTIFY AT LEAST 48 HOURS IN ADVANCE OF WORK).**

B. AN APPROVED TREE PRESERVATION PLAN MUST BE AVAILABLE AT THE BUILDING SITE.

C. PRIOR TO ANY DEMOLITION / CONSTRUCTION ACTIVITY, INSTALL TREE PRESERVATION FENCE AND PERFORM ROOT PRUNING FOR ALL PROTECTED TREES.

D. FENCE THE CRITICAL ROOT ZONE (CRZ) / CANOPY DRIP-LINE, OF THE ENTIRE EXISTING TREE TO BE PRESERVED, WITH TREE PROTECTION FENCE. FENCE TO PREVENT WOUNDS TO THE TREE & SOIL COMPACTION. POST THE FENCE WITH A SIGN STATING, "TREE PROTECTION ZONE - KEEP OUT".

E. ALL REQUIRED TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL THE TIME OF FINISH GRADING AND LANDSCAPING.

F. NO TRENCHING SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES FOR ANY CONSTRUCTION ACTIVITY, UNLESS PRE-APPROVED BY PROJECT ARBORIST &/OR PROJECT LANDSCAPE ARCHITECT.

G. NO GRADE CHANGES SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES OF TREES FOR ANY CONSTRUCTION ACTIVITY.

H. SHOULD IT BE NECESSARY TO TRENCH WITHIN THE CRZ FOR UTILITIES, INCLUDING DISCONNECTION OR CAPPING OF EXISTING UTILITIES, ALL TRENCHES SHALL BE HAND DUG. NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS NO OTHER ALTERNATIVE IS FEASIBLE. ALL SMALLER ROOTS THAT REQUIRE CUTTING, SHALL BE CUT WITH A SHARP PRUNING SAW. CUTS SHALL BE MADE FLUSH WITH THE SIDE OF THE TRENCH. IF AT ANY TIME, TWENTY-FIVE PERCENT (25%) OF THE AREA WITHIN THE CRZ IS BEING SEPARATED FROM THE TREE BY A TRENCH, THEN THE LINE SHALL BE EITHER RELOCATED OR INSTALLED USING TRENCH-LESS METHODS.

I. LOCATE THE PROPOSED WATER AND SEWER LINES OUTSIDE OF THE TREE PROTECTION ZONE OR INSTALL THE SEWER AND WATER UTILITIES USING TRENCH-LESS METHODS. AUGER THROUGH THE ENTIRE TREE PROTECTION ZONE, LOCATE PITS OUTSIDE OF THE TREE PROTECTION ZONE.

J. THE PROPOSED WATER SERVICE LINE VALVES (B-BOXES), ARE TO BE TEN FEET (10') FROM PRESERVED TREES. IF FUTURE UTILITY EXCAVATIONS NEED TO OCCUR, THIS REDUCES THE CHANCES OF EXTENSIVE STEM OR ROOT DAMAGE, WHICH COULD LEAD TO TREE DECLINE.

K. AT NO TIME SHALL ANY EQUIPMENT, MATERIALS, SUPPLIES OR FILL SOIL BE ALLOWED IN THE TREE PROTECTION ZONE(S). DO NOT STORE EXCAVATED SOIL OR THE DUMPSTER WITHIN THE DRIP-LINE (CRZ) OF THE PRESERVED TREE(S).

L. **REMOVAL OF ANY HARDSCAPE WITHIN THE TREE PROTECTION ZONES WILL BE DONE BY HAND.** NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS THERE IS NO ALTERNATIVE FEASIBLE. CUTS WILL BE MADE WITH A SHARP PRUNING SAW TO AVOID TEARING AND WILL BE FLUSH WITH THE TREE SIDE OF THE TRENCH.

M. THE TREE PROTECTION ZONE MAY BE MULCHED TO IMPROVE THE GROWING CONDITIONS FOR TREE ROOTS AND TO MINIMIZE MAINTENANCE OF THE LAWN.

N. ALL OFF-SITE TREES SHALL BE PRESERVED.

O. EXISTING TREES SHOWN TO REMAIN SHALL BE PRESERVED TO THE BEST EXTENT POSSIBLE, PENDING FINAL SITE PLAN, FINAL CIVIL ENGINEERING, AND/OR ANY UNFORESEEN ISSUES.

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES
1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

AUGUST 26, 2022

REVISIONS

1.	10/3/22 FOR VILLAGE SUBMITTAL
2.	8/21/24 PER STAFF COMMENTS
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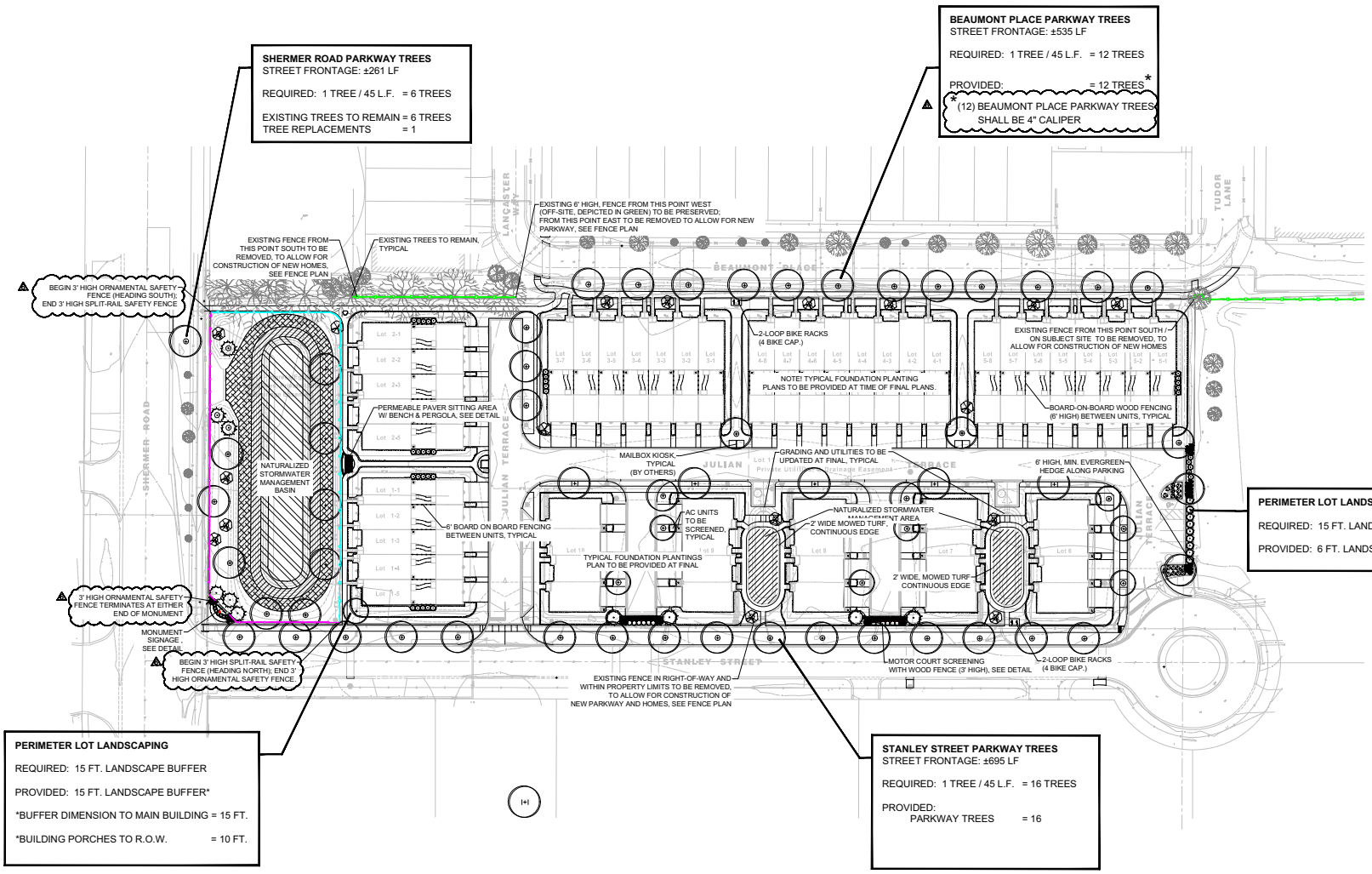
PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

TREE INVENTORY & NOTES

SHEET NUMBER

L0.3



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9 CRYSTAL LAKE ROAD
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PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

PRELIMINARY LANDSCAPE PLAN

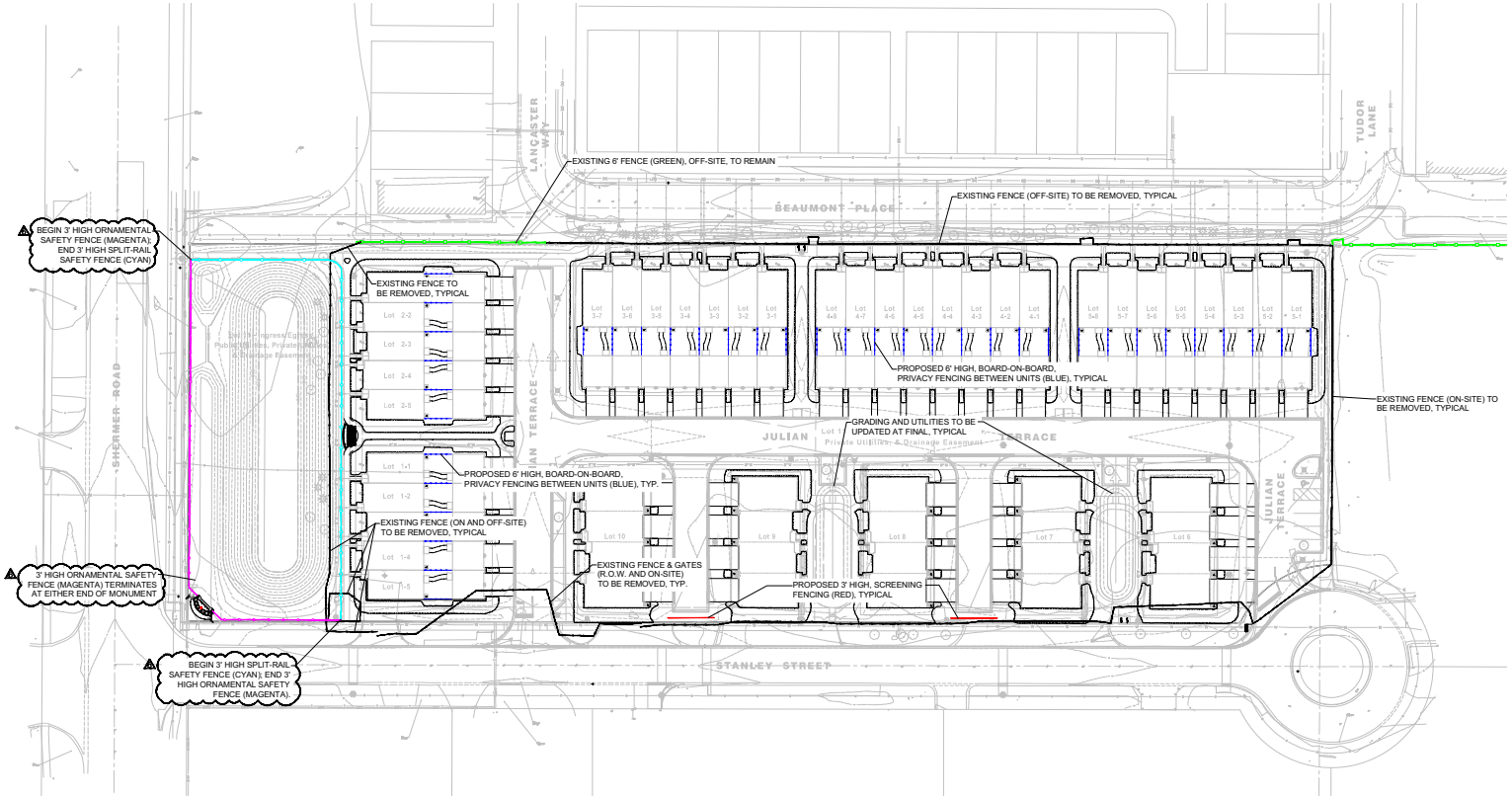
SHEET NUMBER

L1.1

1799

LEGEND: FENCE TYPES

- EXISTING FENCE TO BE REMOVED
- EXISTING OFF-SITE FENCE TO REMAIN
- PROPOSED 3 FT. HIGH MOTOR COURT TERMINUS FENCING
- PROPOSED 3 FT. HIGH ORNAMENTAL SAFETY FENCING
- PROPOSED 3 FT. HIGH SPLIT RAIL SAFETY FENCING
- PROPOSED 6 FT. HIGH PRIVACY FENCE



NORTH

FENCE PLAN

SCALE: 1" = 40'-0"

0 20' 40' 80'

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
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PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW

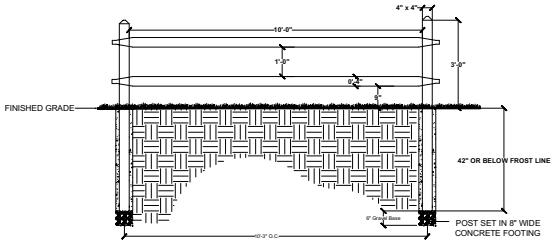
NORTHBROOK, IL

PRELIMINARY LANDSCAPE PLAN - FENCING PLAN

SHEET NUMBER

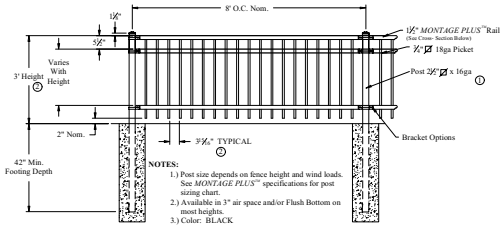
L2.0

1800



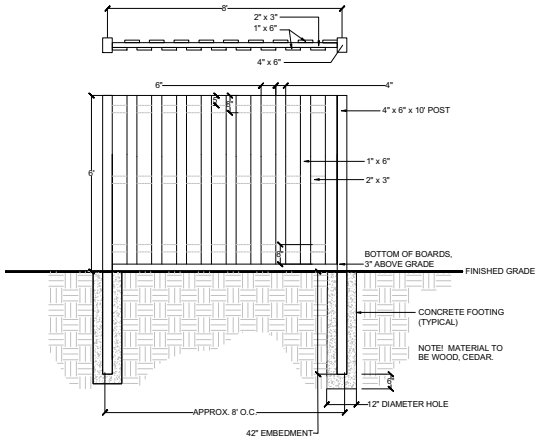
FENCE DETAIL: SPLIT RAIL SAFETY FENCE

SCALE: 1/2" = 1'-0"



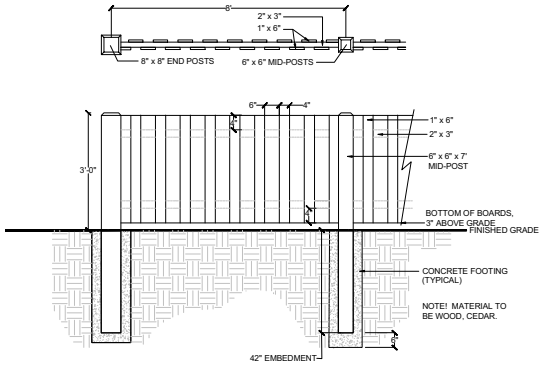
FENCE DETAIL: ORNAMENTAL SAFETY FENCE

SCALE: 1/2" = 1'-0"



FENCE DETAIL, PRIVACY FENCE FOR ROWHOME REAR YARDS

SCALE: 1/2" = 1'-0"



FENCE DETAIL: MOTORCOURT TERMINUS

SCALE: 1/2" = 1'-0"

dickson design
STUDIO
9 CRYSTAL LAKE ROAD
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LAKE IN THE HILLS, IL 60156
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PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

PRELIMINARY LANDSCAPE PLAN - DETAILS: FENCING

SHEET NUMBER

L3.0



SPECIFICATION - ORION SQUARE (LOOP) BIKE RACK

SHALL BE:

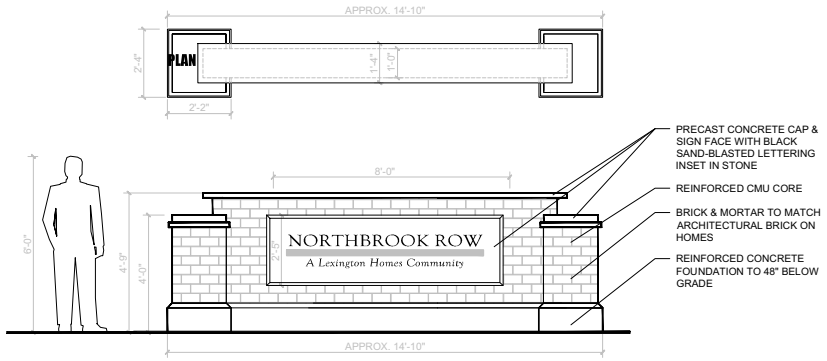
- QUANTITY: 4
- NAME: ORION SQUARE RACK
- MODEL #: ORNS-2-SF-P
- MATERIAL: POWDER COATED STEEL
- COLOR: BLACK
- DIMENSIONS: 26" L X 33" H

- SHALL BE SURFACE MOUNTED PER MANUFACTURER'S SPECIFICATIONS.

- AVAILABLE THRU (OR APPROVED EQUAL:
  GRABER MANUFACTURING, INC.
  THOMAS STEELE, MADRAX
  CONTACT: LARRY SEIPLE
  LSEIPLE@MADRAX.COM

BIKE RACK DETAIL - ORION SQUARE (LOOP)

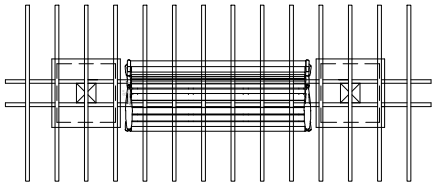
NOT TO SCALE



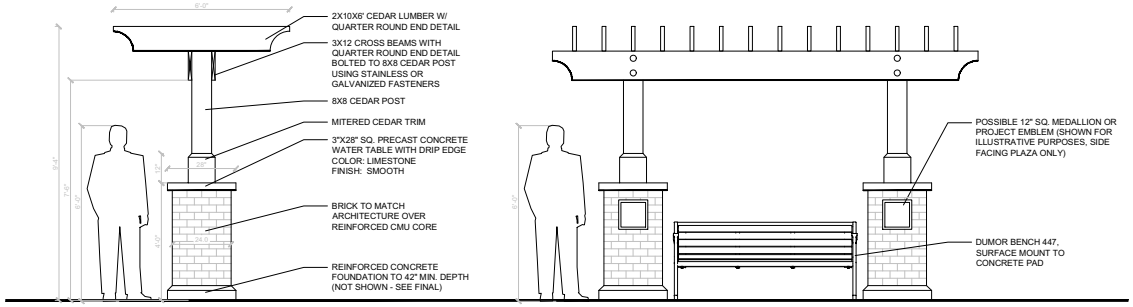
ELEVATION

ENTRY MONUMENT DETAIL

SCALE: 1/2" = 1'-0"



PLAN



ELEVATION - SIDE

ELEVATION

PERGOLA DETAIL

SCALE: 1/2" = 1'-0"

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

AUGUST 26, 2022

REVISIONS

1.	10/3/22 FOR VILLAGE SUBMITTAL
2.	8/21/24 PER STAFF COMMENTS
3.	9/16/24 PER STAFF COMMENTS
4.	4/10/25 PER STAFF COMMENTS
5.	6/13/25 PER STAFF COMMENTS
6.	10/13/25 PER STAFF COMMENTS
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

PRELIMINARY LANDSCAPE PLAN - DETAILS: AMENITIES

SHEET NUMBER

L3.1

1802



LEXINGTON HOMES
Chicago, Illinois

Streetscape Character - 400 Series Rows

Northbrook Row
Northbrook, IL

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March 25, 2025 | SF210505.00



LP SmartSide Trim:
SW7625 “Mount Edna”



Asphalt Shingles:
Certainteed
Landmark “Moire Black”



LP SmartSide Lap Siding:
“Midnight Shadow”



LP SmartSide Lap Siding:
“Snowscape White”



Standing Seam Metal Roof:
Pac-Clad “Matte Black”



Brick Veneer:
ACME “White Bluff”



Brick Soldier Course:
Glen-Gery “Iron Vineyard”



Brick Veneer:
General Shale “Slate Gray”

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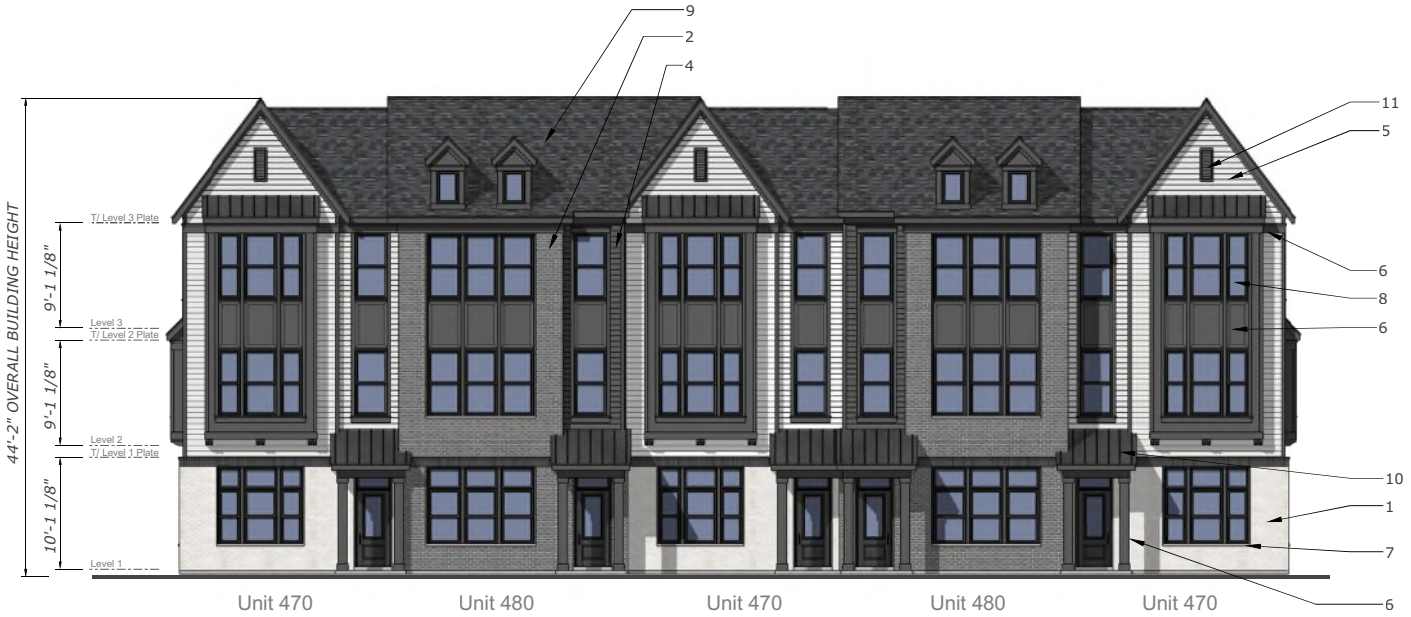

Front Elevation

scale: 3/16" = 1'-0"

Exterior Finish Schedule			
1	Brick Veneer	ACME	White Bluff
2	Brick Veneer	General Shale	Slate Gray
3	Brick Soldier Course	Glen-Gery	Iron Vineyard
4	Engineered Lap Siding	LP SmartSide	Midnight Shadow
5	Engineered Lap Siding	LP SmartSide	Snowscape White
6	Engineered Trim & Panel	LP SmartSide	SW 7625 "Mount Edna"
7	Cast Stone Sill	Limestone	Gray
8	Vinyl Windows	Midway	Black-By-White
9	Asphalt Shingles	Certainteed	Landmark "Moire Black"
10	Standing Seam Metal Roof	Pac-Clad	Matte Black
11	Decorative Louver	Fypon	Black
12	Steel Garage Door	Clopay	SW 7625 "Mount Edna"

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Rear Elevation

scale: 3/16" = 1'-0"



Side Elevation

scale: 3/16" = 1'-0"

Side Elevation

scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

5-Unit Building Assembly

Northbrook Row
Northbrook, IL

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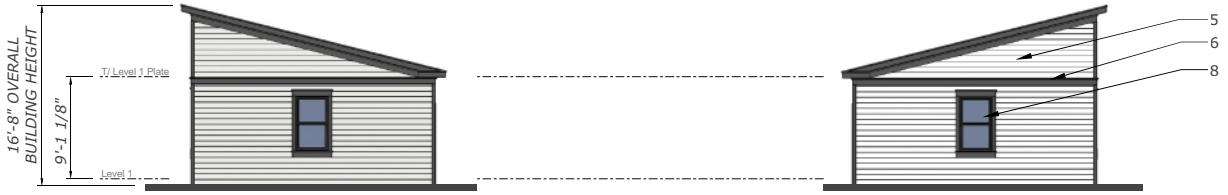
Rear Elevation
scale: 3/16" = 1'-0"



Side Elevation
scale: 3/16" = 1'-0"

Side Elevation
scale: 3/16" = 1'-0"



Front Elevation
scale: 3/16" = 1'-0"

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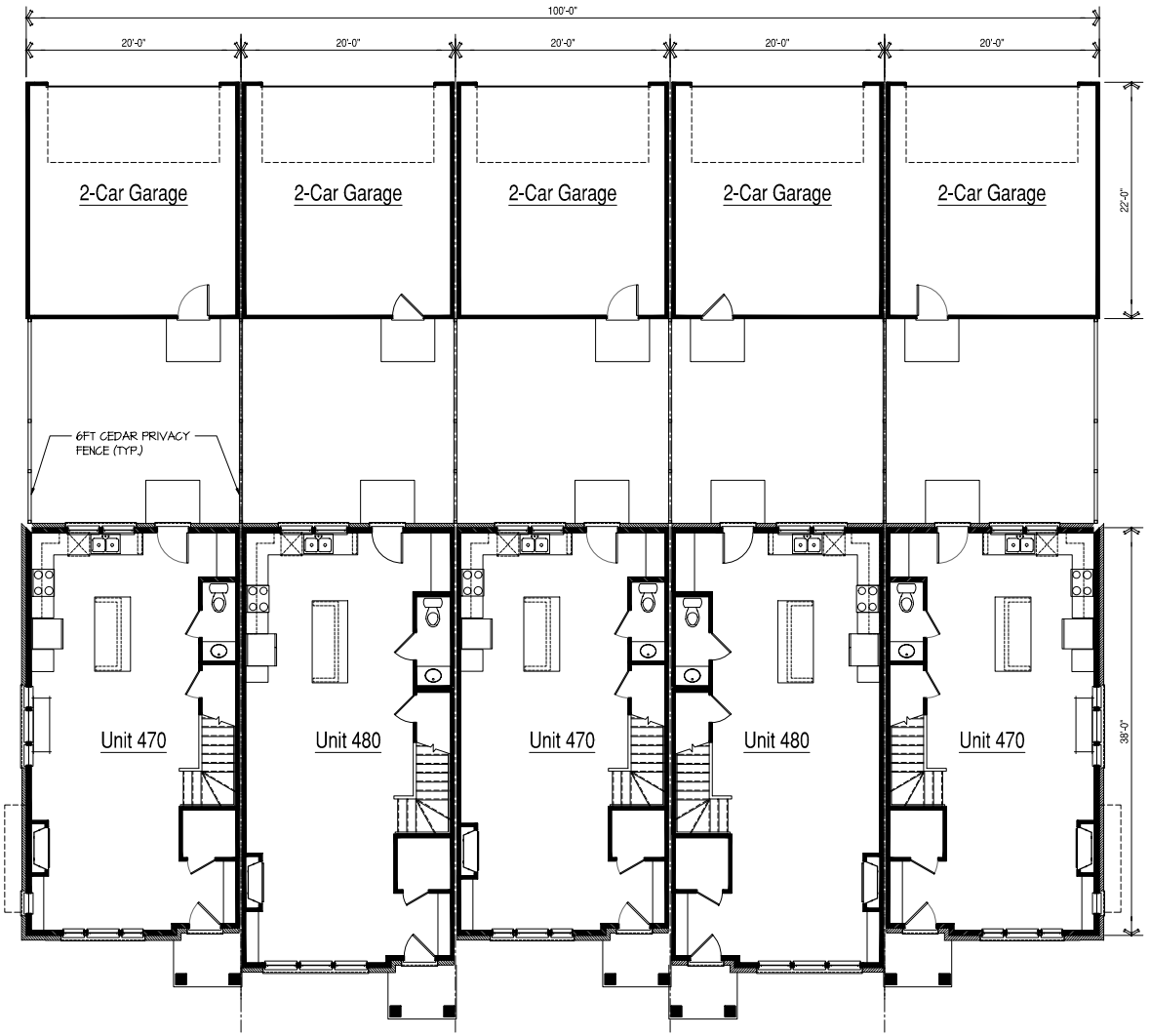

Level 1 Floor Plan

SCALE: 3/16"=1'-0"

LEXINGTON HOMES
Chicago, Illinois

5-Unit Building Assembly

Northbrook Row
Northbrook, IL

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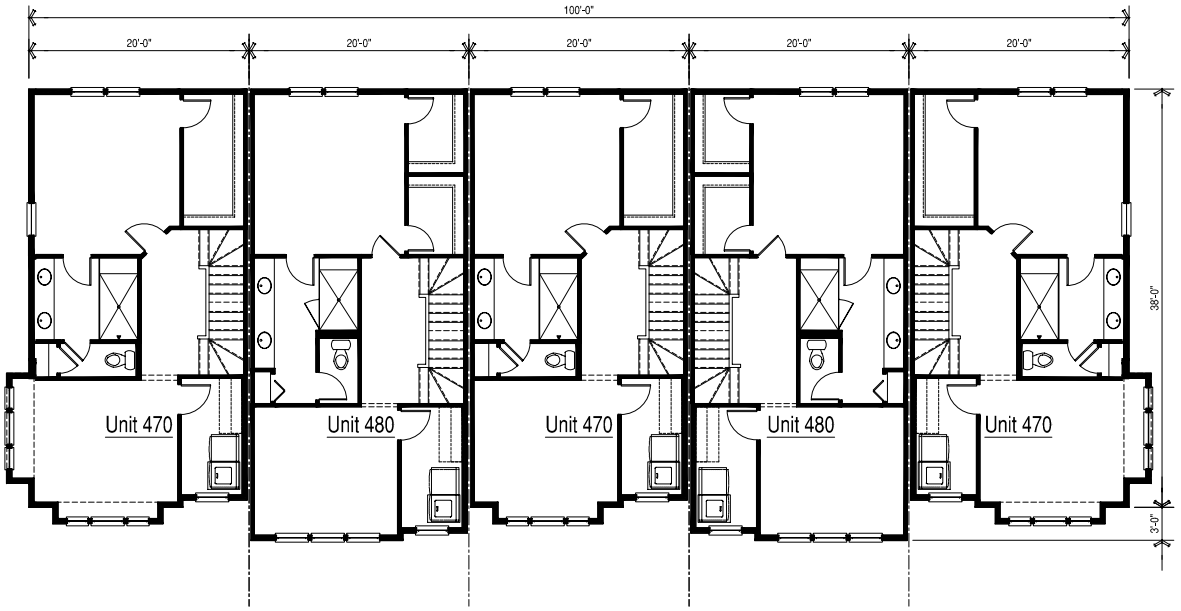

Level 2 Floor Plan

SCALE: 3/16"=1'-0"

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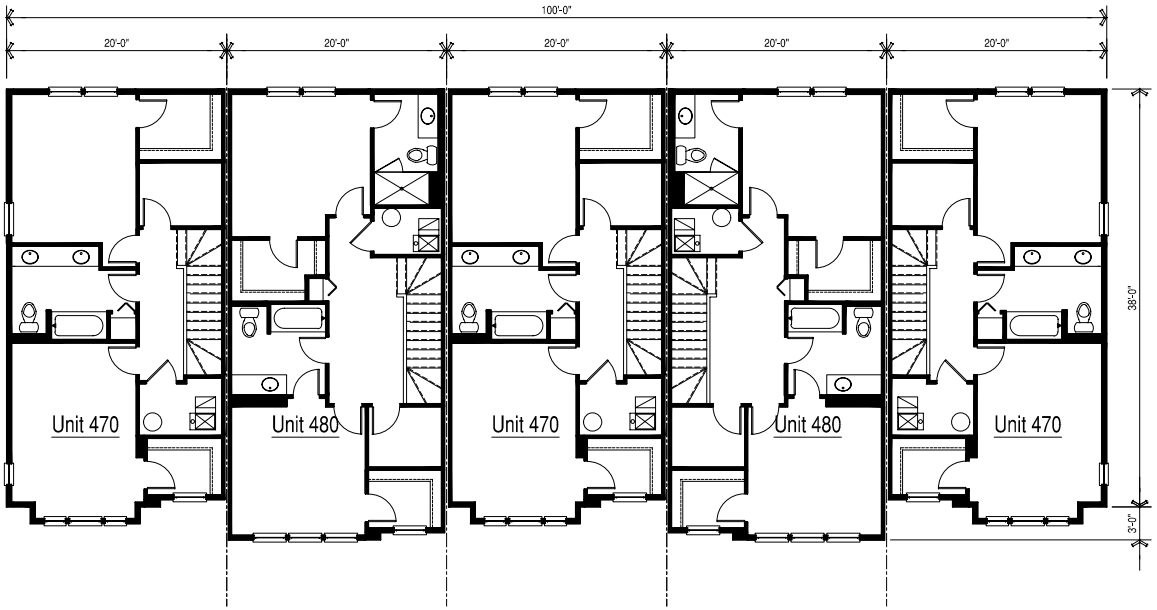

Level 3 Floor Plan

SCALE: 3/16"=1'-0"

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Front Elevation

scale: 3/16" = 1'-0"

Exterior Finish Schedule			
1	Brick Veneer	ACME	White Bluff
2	Brick Veneer	General Shale	Slate Gray
3	Brick Soldier Course	Glen-Gery	Iron Vineyard
4	Engineered Lap Siding	LP SmartSide	Midnight Shadow
5	Engineered Lap Siding	LP SmartSide	Snowscape White
6	Engineered Trim & Panel	LP SmartSide	SW 7625 "Mount Edna"
7	Cast Stone Sill	Limestone	Gray
8	Vinyl Windows	Midway	Black-By-White
9	Asphalt Shingles	Certainteed	Landmark "Moire Black"
10	Standing Seam Metal Roof	Pac-Clad	Matte Black
11	Decorative Louver	Fypon	Black
12	Steel Garage Door	Clopay	SW 7625 "Mount Edna"

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Rear Elevation
scale: 3/16" = 1'-0"



Side Elevation
scale: 3/16" = 1'-0"

Side Elevation
scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

7-Unit Building Assembly

Northbrook Row
Northbrook, IL

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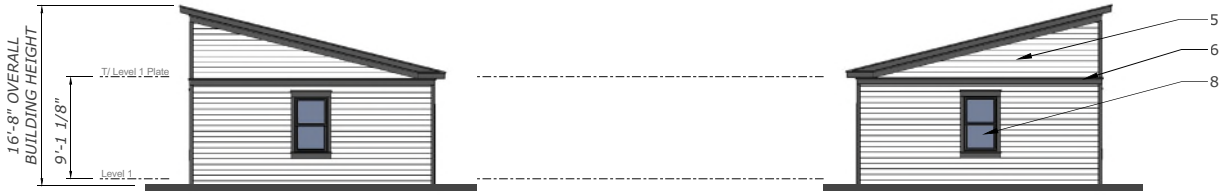
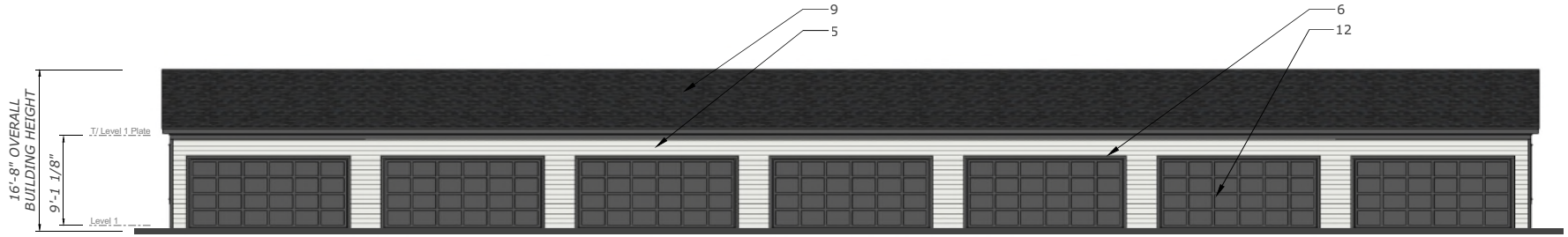
Rear Elevation
scale: 3/16" = 1'-0"



Side Elevation
scale: 3/16" = 1'-0"

Side Elevation
scale: 3/16" = 1'-0"



Front Elevation
scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

7-Unit Garage Assembly

Northbrook Row
Northbrook, IL

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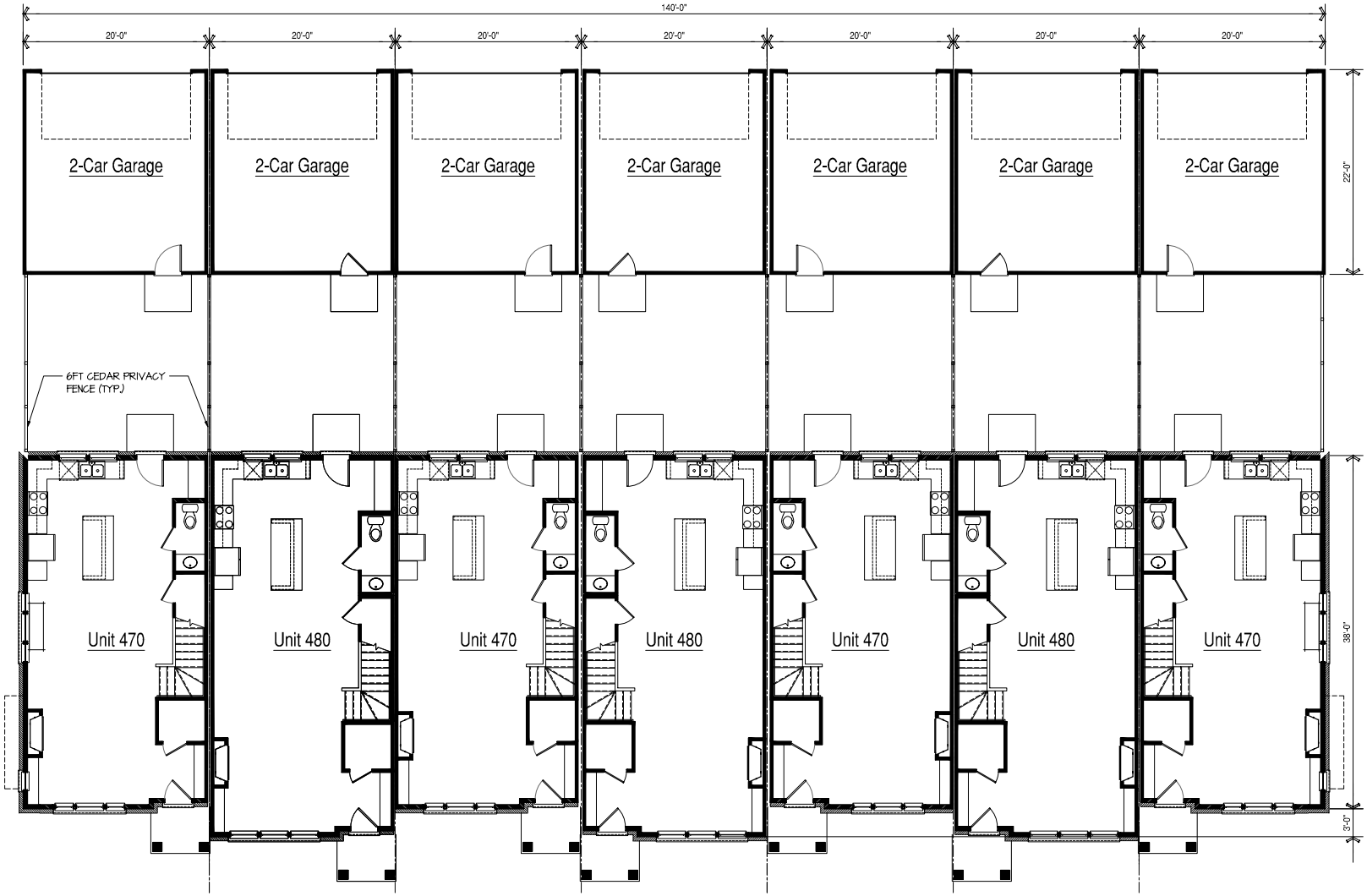

Level 1 Floor Plan

SCALE: 3/16"=1'-0"

LEXINGTON HOMES
Chicago, Illinois

7-Unit Building Assembly

Northbrook Row
Northbrook, IL

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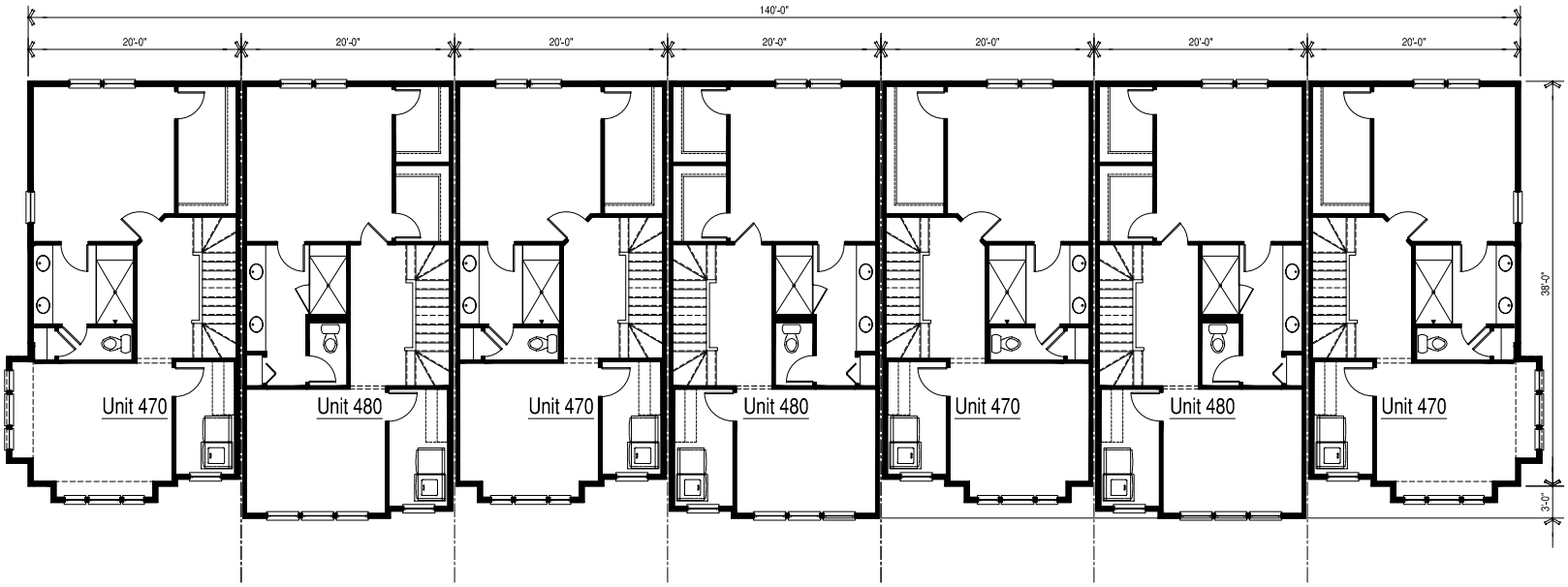

Level 2 Floor Plan

SCALE: 3/16"=1'-0"

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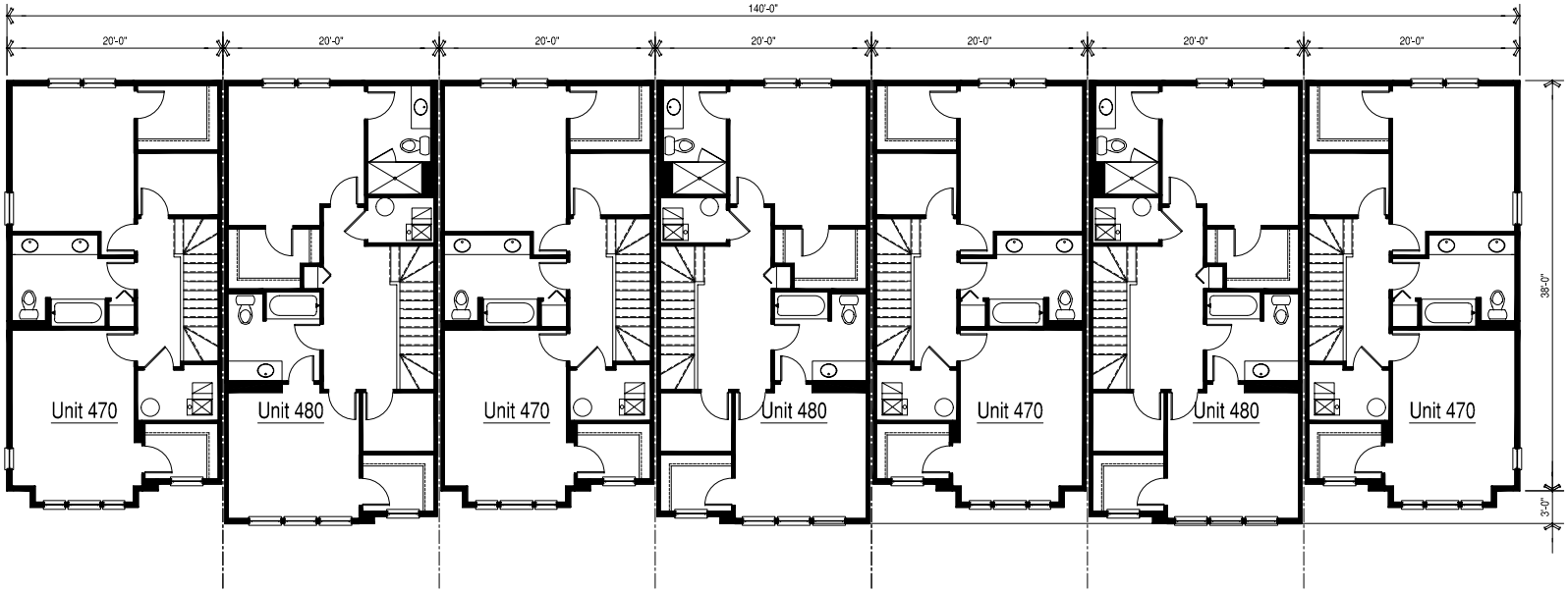

Level 3 Floor Plan

SCALE: 3/16"=1'-0"

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Front Elevation

scale: 3/16" = 1'-0"

Exterior Finish Schedule			
1	Brick Veneer	ACME	White Bluff
2	Brick Veneer	General Shale	Slate Gray
3	Brick Soldier Course	Glen-Gery	Iron Vineyard
4	Engineered Lap Siding	LP SmartSide	Midnight Shadow
5	Engineered Lap Siding	LP SmartSide	Snowscape White
6	Engineered Trim & Panel	LP SmartSide	SW 7625 "Mount Edna"
7	Cast Stone Sill	Limestone	Gray
8	Vinyl Windows	Midway	Black-By-White
9	Asphalt Shingles	Certainteed	Landmark "Moire Black"
10	Standing Seam Metal Roof	Pac-Clad	Matte Black
11	Decorative Louver	Fypon	Black
12	Steel Garage Door	Clopay	SW 7625 "Mount Edna"

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Rear Elevation

scale: 3/16" = 1'-0"



Unit 470

Side Elevation

scale: 3/16" = 1'-0"

Unit 470

Side Elevation

scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

8-Unit Building Assembly

Northbrook Row
Northbrook, IL

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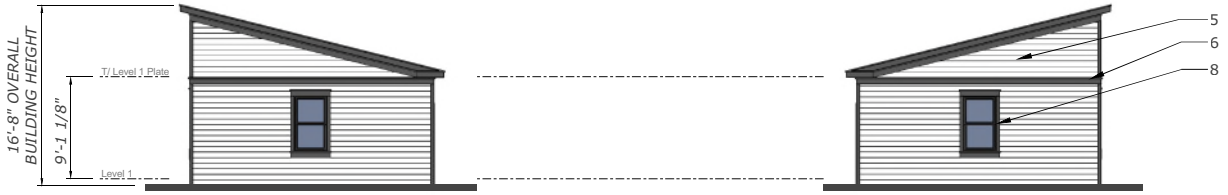
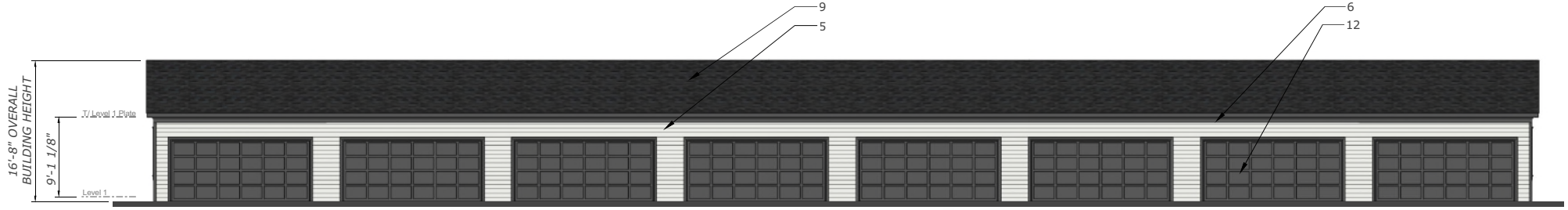
Rear Elevation
scale: 3/16" = 1'-0"



Side Elevation
scale: 3/16" = 1'-0"

Side Elevation
scale: 3/16" = 1'-0"



Front Elevation
scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

8-Unit Garage Assembly

Northbrook Row
Northbrook, IL

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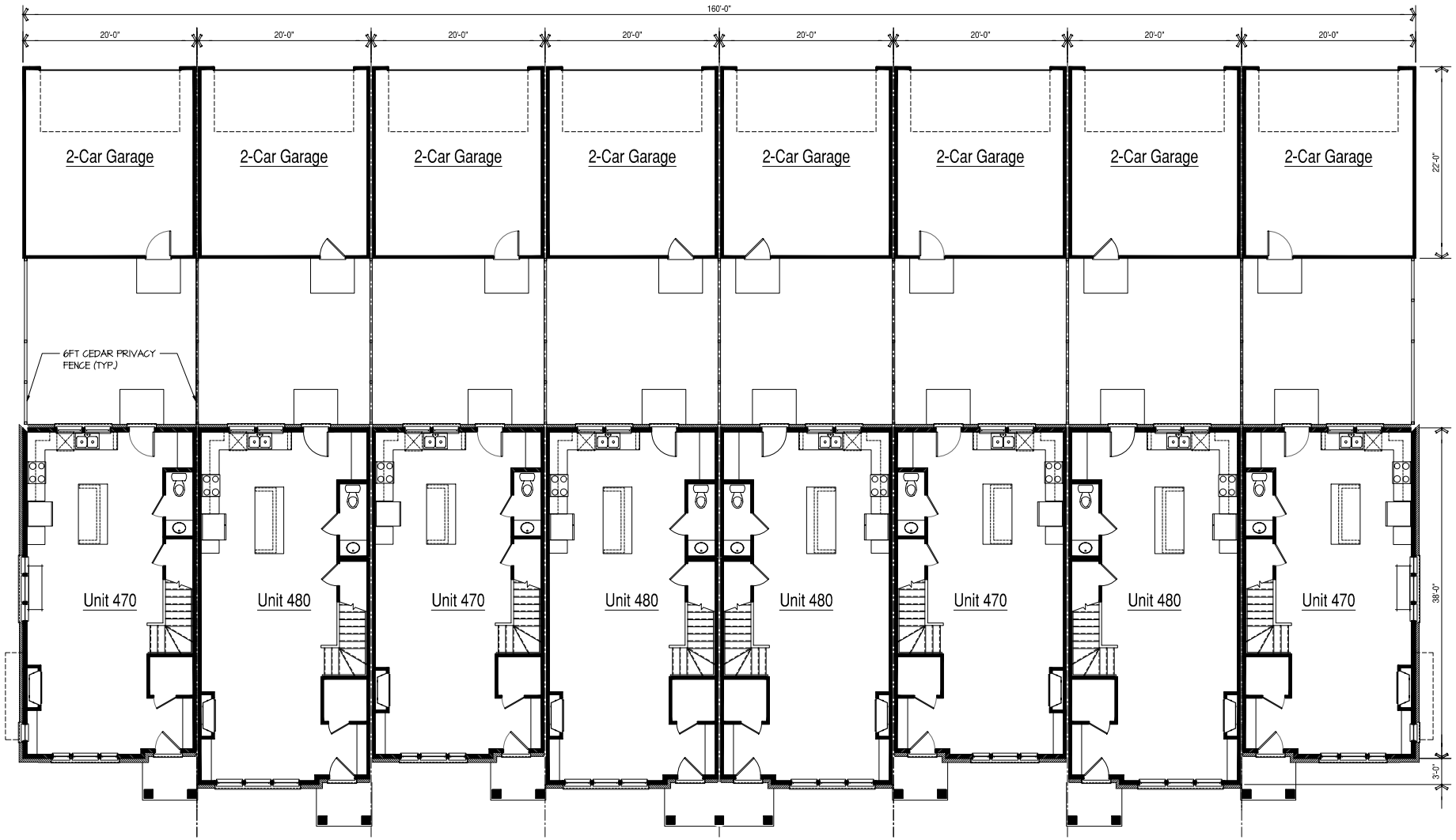

Level 1 Floor Plan

SCALE: 3/16"=1'-0"

LEXINGTON HOMES
Chicago, Illinois

8-Unit Building Assembly

Northbrook Row
Northbrook, IL

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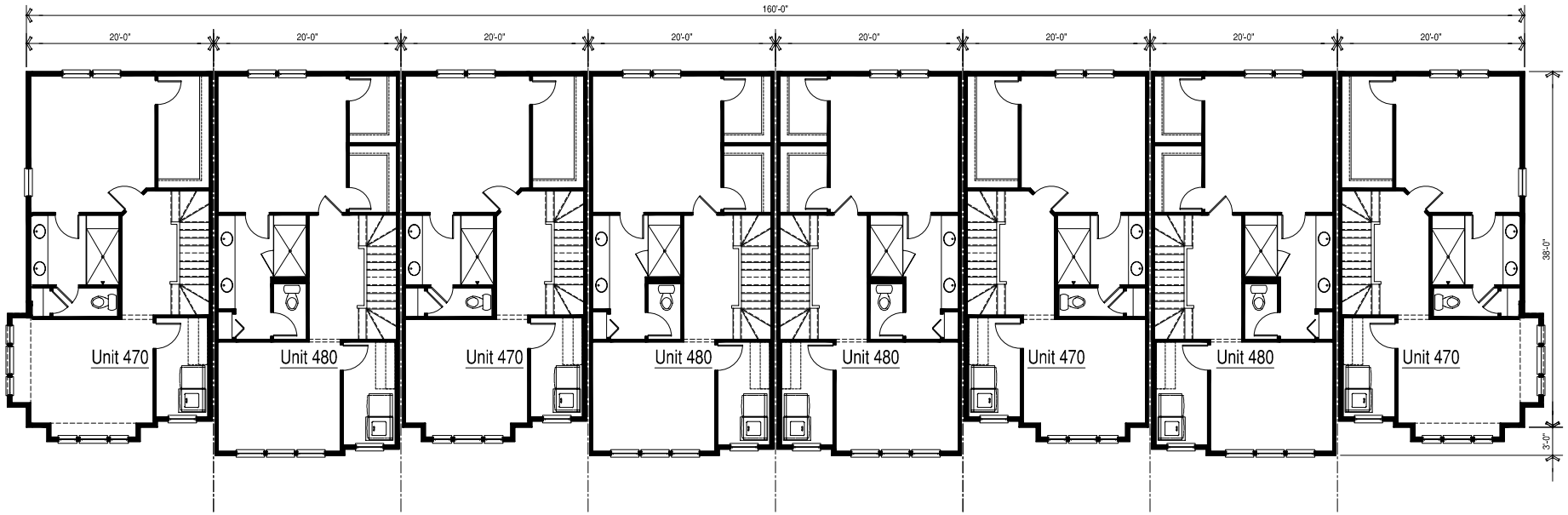

Level 2 Floor Plan

SCALE: 3/16"=1'-0"

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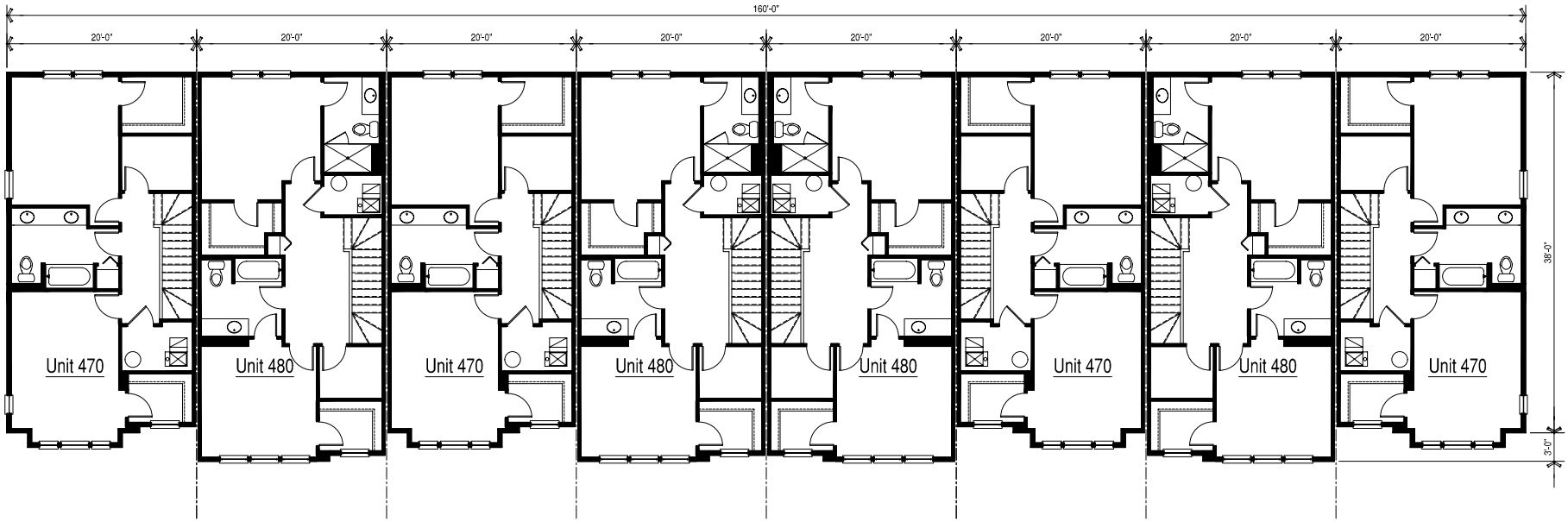

Level 3 Floor Plan

SCALE: 3/16"=1'-0"

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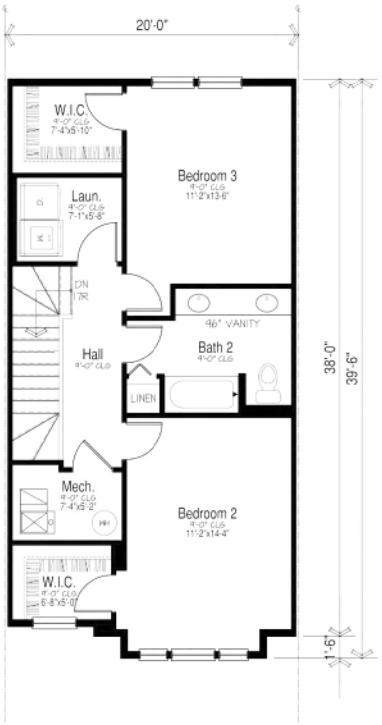
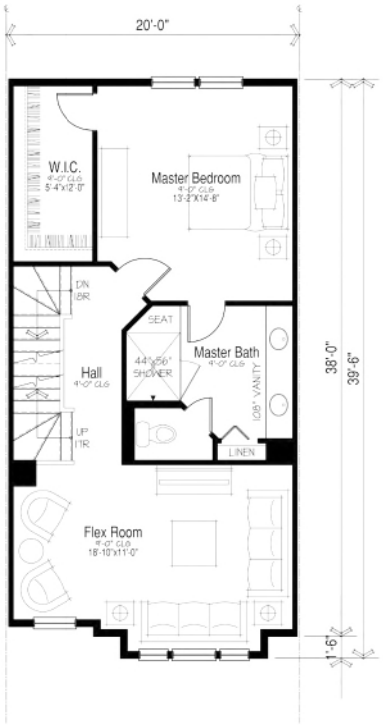


709 SF

Level 3 Floor Plan

SCALE: 1/4"=1'-0"



758 SF

Level 2 Floor Plan

SCALE: 1/4"=1'-0"



743 SF

Level 1 Floor Plan

SCALE: 1/4"=1'-0"

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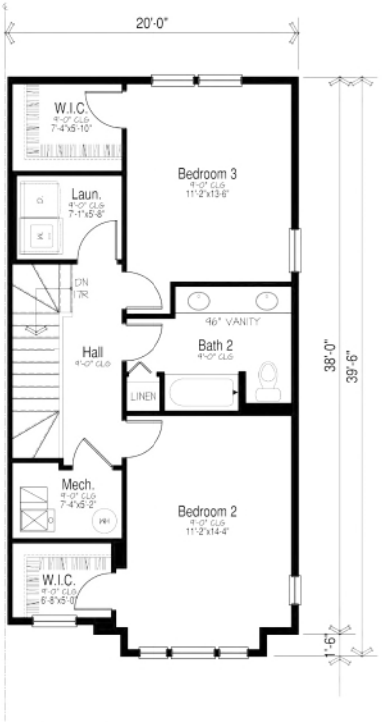
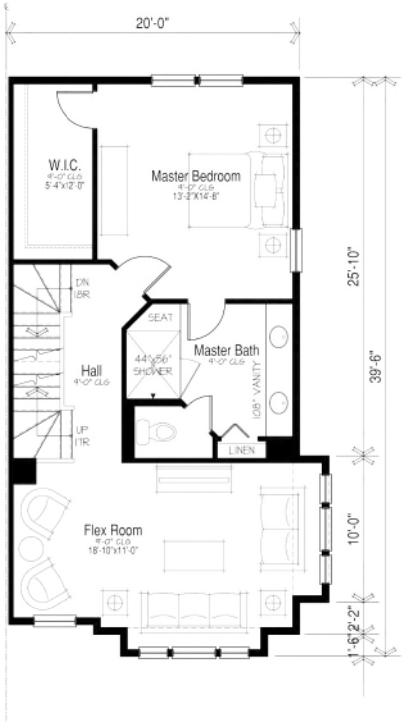


End Condition - 716 SF

Level 3 Floor Plan

SCALE: 1/4"=1'-0"



End Condition - 758 SF

Level 2 Floor Plan

SCALE: 1/4"=1'-0"



End Condition - 750 SF

Level 1 Floor Plan

SCALE: 1/4"=1'-0"

LEXINGTON HOMES
Chicago, Illinois

Unit 470 End Condition - 2,224 SF

Northbrook Row
Northbrook, IL

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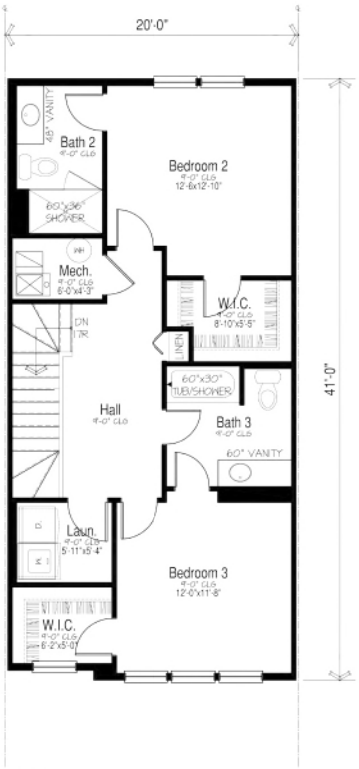
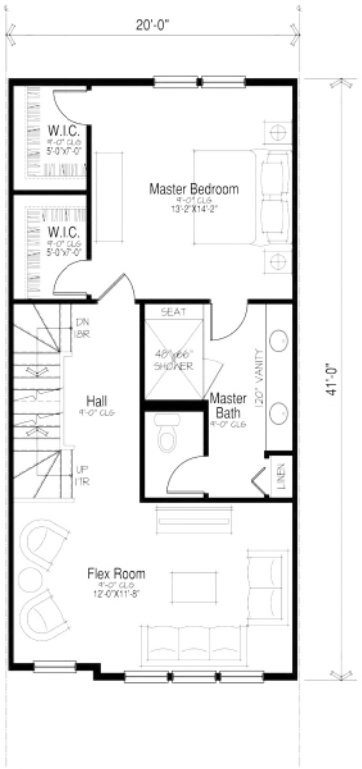


753 SF

Level 3 Floor Plan

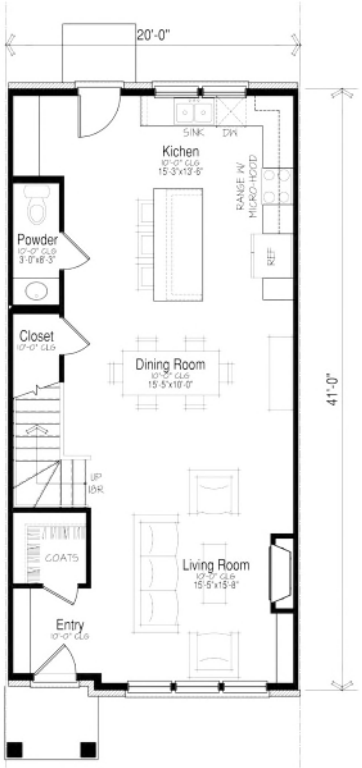
SCALE: 1/4"=1'-0"



802 SF

Level 2 Floor Plan

SCALE: 1/4"=1'-0"



802 SF

Level 1 Floor Plan

SCALE: 1/4"=1'-0"

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Front Elevation

scale: 3/16" = 1'-0"

Exterior Finish Schedule			
1	Brick Veneer	ACME	White Bluff
2	Brick Veneer	General Shale	Slate Gray
3	Brick Soldier Course	Glen-Gery	Iron Vineyard
4	Engineered Lap Siding	LP SmartSide	Midnight Shadow
5	Engineered Lap Siding	LP SmartSide	Snowscape White
6	Engineered Trim & Panel	LP SmartSide	SW 7625 "Mount Edna"
7	Cast Stone Sill	Limestone	Gray
8	Vinyl Windows	Midway	Black-By-White
9	Asphalt Shingles	Certainteed	Landmark "Moire Black"
10	Standing Seam Metal Roof	Pac-Clad	Matte Black
11	Decorative Louver	Fypon	Black
12	Steel Garage Door	Clopay	SW 7625 "Mount Edna"

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Unit 560 Unit 511 Unit 550 Unit 560

Rear Elevation

scale: 3/16" = 1'-0"



Unit 560 Unit 560

Side Elevation

scale: 3/16" = 1'-0"

Side Elevation

scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

4-Unit Building Assembly

Northbrook Row
Northbrook, IL

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LP SmartSide Trim:
SW7625 “Mount Edna”



Asphalt Shingles:
Certainteed
Landmark “Moire Black”



LP SmartSide Lap Siding:
“Midnight Shadow”



LP SmartSide Lap Siding:
“Snowscape White”



Standing Seam Metal Roof:
Pac-Clad “Matte Black”



Brick Veneer:
ACME “White Bluff”



Brick Soldier Course:
Glen-Gery “Iron Vineyard”



Brick Veneer:
General Shale “Slate Gray”

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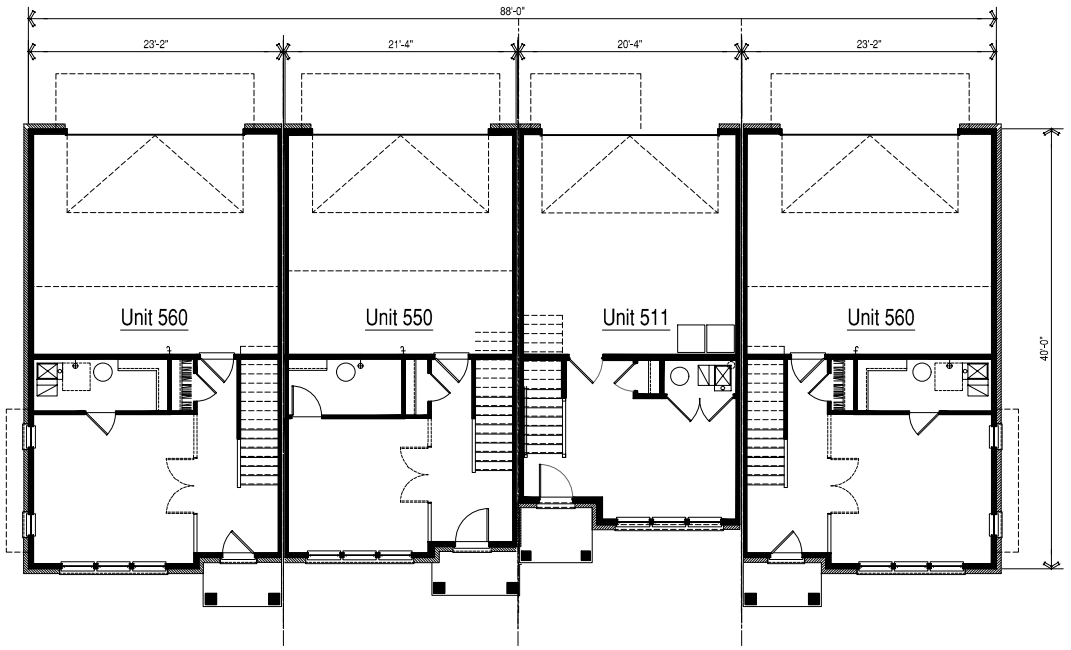
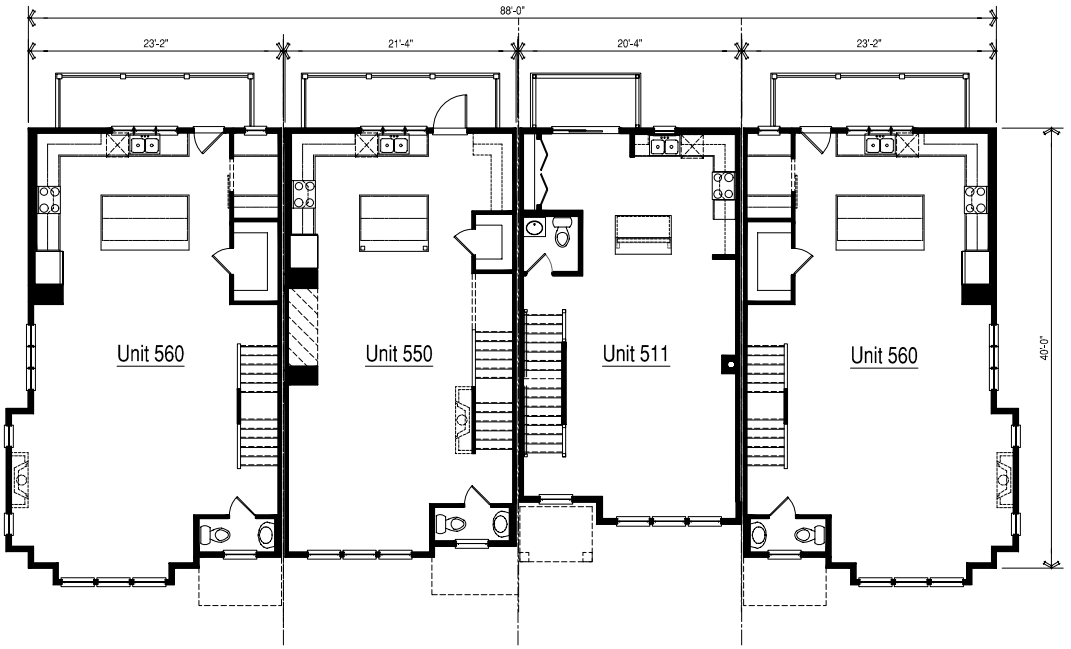


Level 1 Floor Plan

SCALE: 3/16"=1'-0"

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2024 BSB Design, Inc.



Level 2 Floor Plan

SCALE: 3/16"=1'-0"

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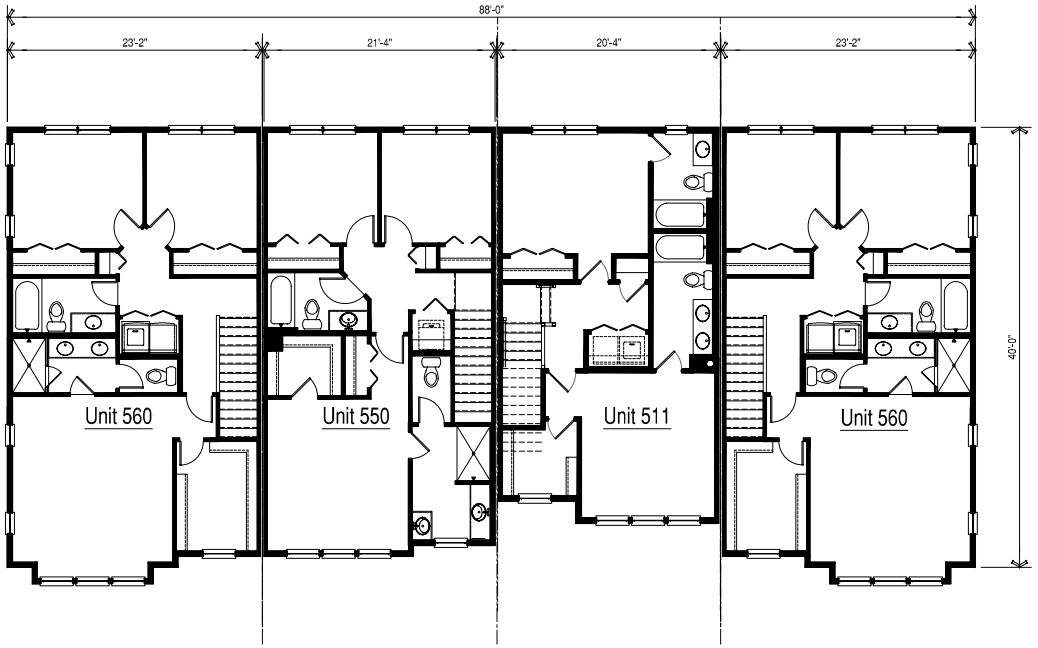
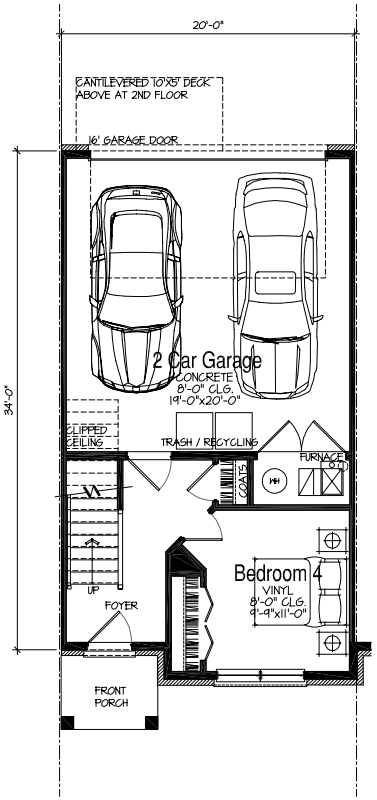


Level 3 Floor Plan

SCALE: 3/16"=1'-0"

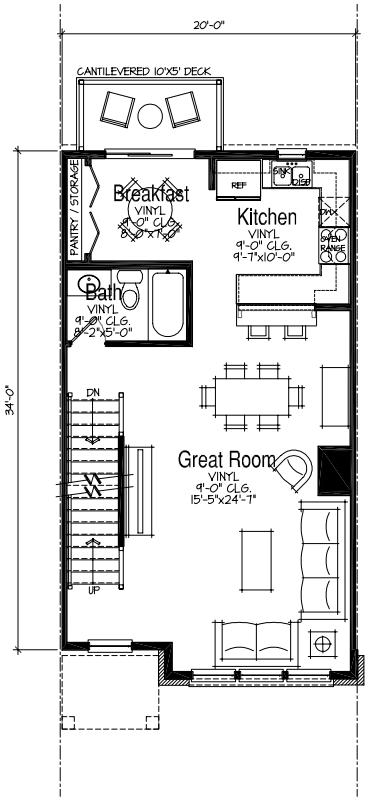
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2024 BSB Design, Inc.



294 SF + Garage 411 SF

Lower Floor Plan

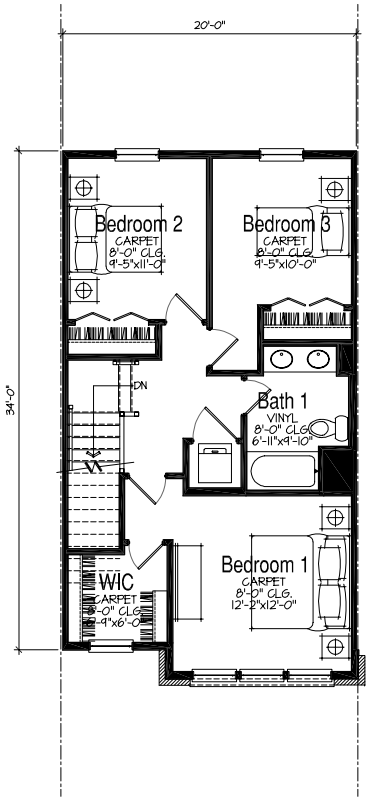
SCALE: 1/4" = 1'-0"



705 SF

Main Floor Plan

SCALE: 1/4" = 1'-0"



653 SF

Upper Floor Plan

SCALE: 1/4" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

Unit 511 - 1,652 SF

Northbrook Row
Northbrook, IL

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2024 BSB Design, Inc.

March 25, 2025 | SF210505.00

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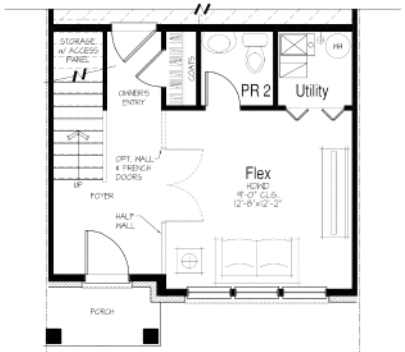
BSBDESIGN.COM



Optional Powder Room

Part'l Level 1 Floor Plan

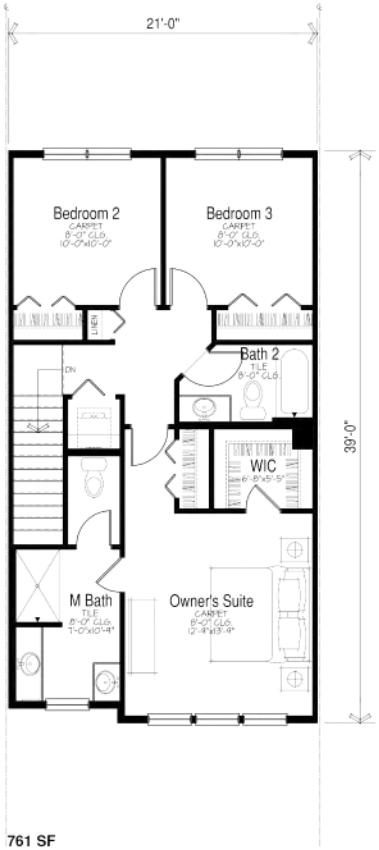
SCALE: 1/4"=1'-0"



Optional Bedroom 4 / Bath 3

Part'l Level 1 Floor Plan

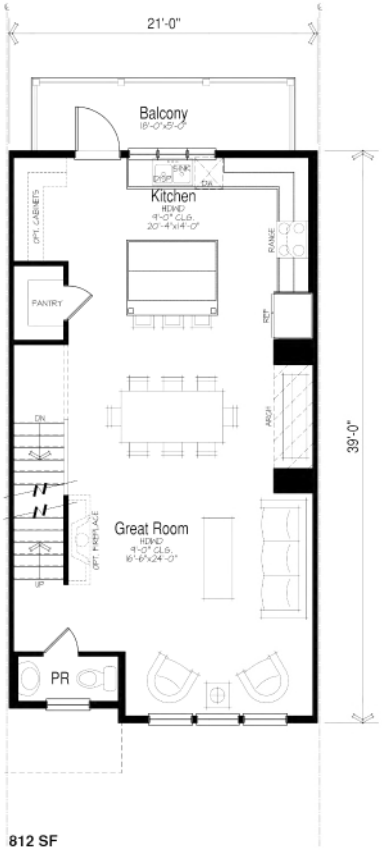
SCALE: 1/4"=1'-0"



761 SF

Level 3 Floor Plan

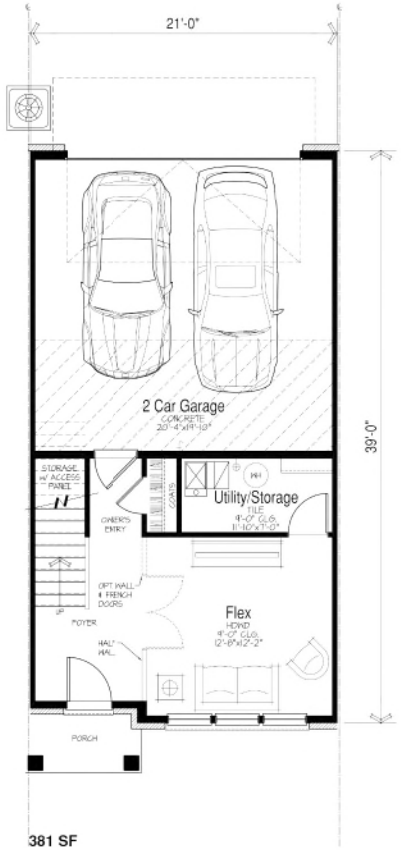
SCALE: 1/4"=1'-0"



812 SF

Level 2 Floor Plan

SCALE: 1/4"=1'-0"



381 SF

Level 1 Floor Plan

SCALE: 1/4"=1'-0"

LEXINGTON HOMES
Chicago, Illinois

Unit 550 - 1,954 SF

Northbrook Row
Northbrook, IL

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2023 BSB Design, Inc.

March 25, 2025 | SF210505.00

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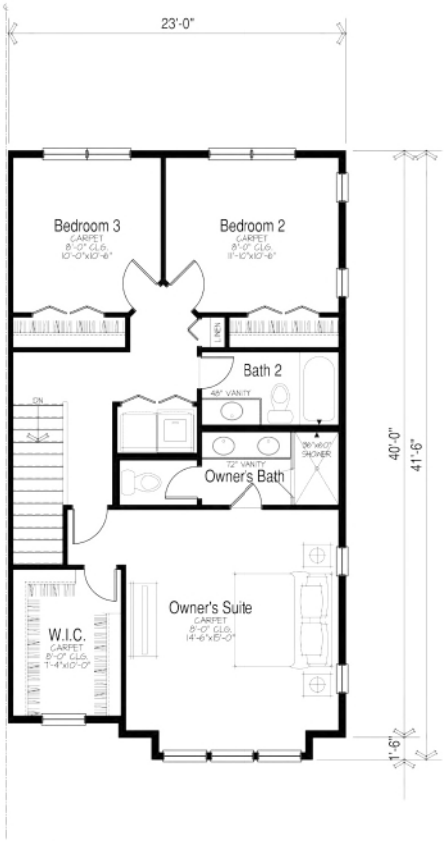
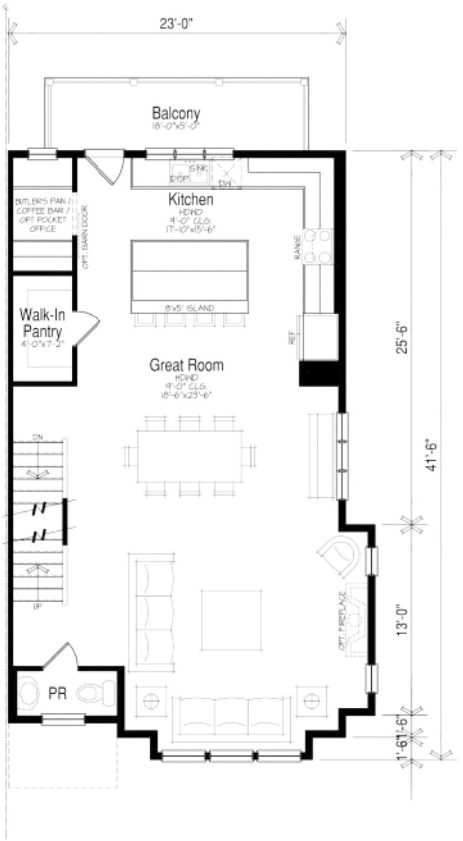
BSBDESIGN.COM



898 SF

Level 3 Floor Plan

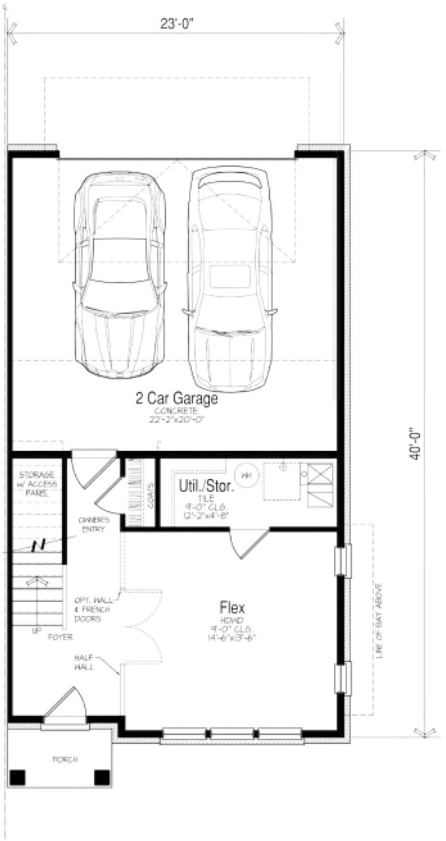
SCALE: 1/4"=1'-0"



939 SF

Level 2 Floor Plan

SCALE: 1/4"=1'-0"



441 SF

Level 1 Floor Plan

SCALE: 1/4"=1'-0"

LEXINGTON HOMES
Chicago, Illinois

Unit 560 - 2,278 SF

Northbrook Row
Northbrook, IL

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March 25, 2025 | SF210505.00

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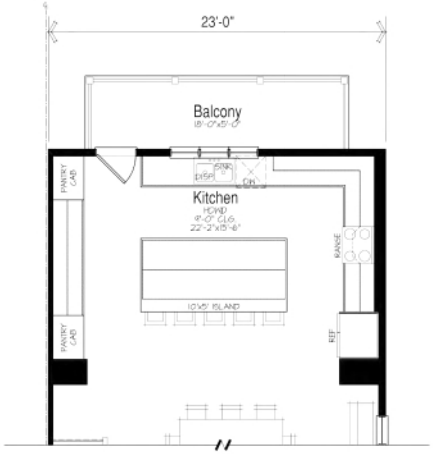
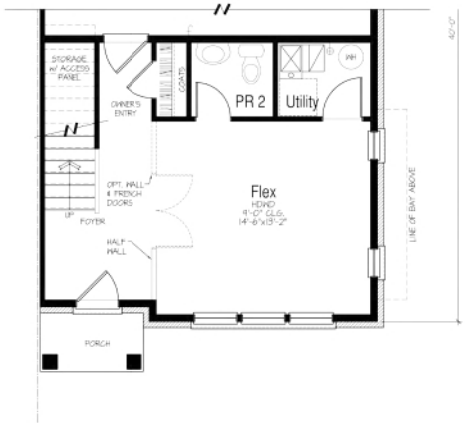


Optional Gourmet Kitchen

Part'l Level 2 Floor Plan

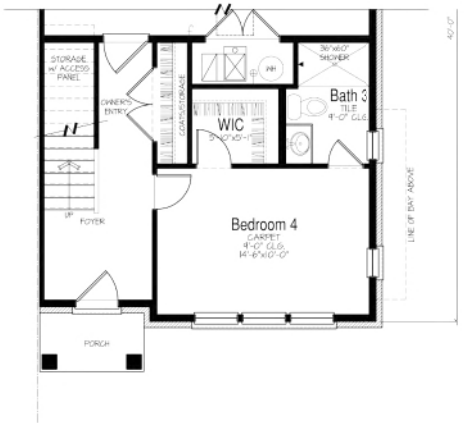
SCALE: 1/4"=1'-0"



Optional Powder Room

Part'l Level 1 Floor Plan

SCALE: 1/4"=1'-0"



Optional Bedroom 4 / Bath 3

Part'l Level 1 Floor Plan

SCALE: 1/4"=1'-0"

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MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Development & Planning Services Amy McEwan
Date: 2025-11-11
Subject: A Resolution Approving a Plat of Easement For 1657 Shermer Road

Overview

The developer of 1593 Shermer Road (Poupard Place) is requesting an easement for NICOR across a portion of Village owned property at 1657 Shermer Road to accommodate installation of a necessary gas line to serve 1593 Shermer Road.

Fiscal Impact

N/A.

Recommendation

Approval.

Background

The Village has received a request for expedited review of a request for an easement, as such, this item and attached may be updated prior to the November 11, 2025 meeting as the request came outside of standard staff reviews.

The Village of Northbrook, as owner, subdivided 1657 Shermer Road into two lots of record which was recorded with Cook County on January 31, 2025. The Village conveyed Lot 1 (now known as 1593 Shermer Road) of the subdivision (northern 1.5 acres) to Housing Opportunity Development Corporation (HODC) for development of a 48 unit rental supportive affordable housing development. The Village retained ownership of Lot 2.

The developer of 1593 Shermer Road has commenced construction and is now requesting approval of a plat of easement for a NICOR gas line to be installed within the previously approved permanent access easement granted across a portion of 1657 Shermer Road for the HODC development.. HODC has stated that the easement is necessary for the least invasive installation of a gas line to access the landlocked parcel. The location of the

easement and Plat of Easement have been reviewed by the Village Engineer and Attorney.

A draft resolution approving the easement is included for the Board of Trustees to consider taking formal action on. Within the resolution is language that allows the Village Manager and Village Attorney to approve any necessary adjustments to the plat that are in the best interests of the Village. There is also language included that allows for the relocation of the easement and gas line if necessary for the future development of 1657 Shermer Road.

A Resolution Approving a Plat of Easement for 1657 Shermer Road
Resolution Exhibit A - 1657 Shermer Road Plat of Easement
Supplemental Information - Applicant Request Letter and Plans

Resolution 2025-

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

A Resolution Approving a Plat of Easement For 1657 Shermer Road

shall be, and is hereby, adopted as follows:

Section 1. RECITALS.

The Village of Northbrook was the owner of fee simple title to that certain real property consisting of 10.3 acres and commonly known as 1657 Shermer Road, Northbrook, Illinois ("***Property***").

The Village subdivided the Property into two lots pursuant to that certain Plat of Subdivision recorded in the office of the Cook County Recorder of Deeds on January 31, 2025, as Document No. 2503107008 with Lot 1 being referred to as the ***"Lot 1 Parcel***" and Lot 2 being referred to as the ***"Lot 2 Parcel***."

The Village conveyed the Lot 1 Parcel to Housing Opportunity Development Corporation ("***HODC***") for the construction of a supportive affordable housing development ("***Supportive Housing Development***").

The Village retained ownership of the Lot 2 Parcel.

HODC has commenced construction and development of the Supportive Housing Development and has determined that it is necessary to extend a gas main across the Lot 2 Parcel in order to provide natural gas service to the Supportive Housing Development.

HODC submitted a request to the Village for an easement across a portion of the Village-owned Lot 2 parcel in order to allow Nicor Gas Company ("***Nicor***") to install, operate and maintain a gas main ("***Easement***").

The Village Engineer has worked with HODC and Nicor representatives to identify the most practical and least disruptive location for the Easement. The proposed location of the Easement is depicted in the "*Plat of Easement Over 1657 Shermer Northbrook*" ("***Plat of Easement***"), attached to this Resolution as ***Exhibit A***.

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

Section 2. APPROVAL OF GRANT OF EASEMENT.

The Village President and Board of Trustees hereby approve the grant of the Easement by the Village to Nicor 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. APPROVAL OF PLAT OF EASEMENT.

The Plat of Easement shall be, and is hereby, approved in substantially the form attached hereto as ***Exhibit A*** and in a final form approved by the Village Manager and the Village Engineer. The Village Manager is authorized to approve adjustments to the location and route of the Easement if, in the Village Manger's determination, these adjustments are in the best interests of the Village.

Section 4. AUTHORIZATION TO EXECUTE PLAT OF EASEMENT.

The Village President and the Village Clerk are hereby authorized and directed to execute and seal, on behalf of the Village, the Plat of Easement.

Section 5. RELOCATION OF EASEMENT.

The Village or any future owner of the Lot 2 Parcel reserve the right to require the relocation of the Easement if necessary for the future development of the Lot 2 Parcel. In the event that relocation is necessary, the Village will work with Nicor and HODC to determine an alternate location for the Easement to ensure continued natural gas service to the Lot 1 Parcel.

Section 6. EFFECTIVE DATE.

This resolution shall become effective immediately upon its passage and approval in the manner provided by law.

EXHIBIT A

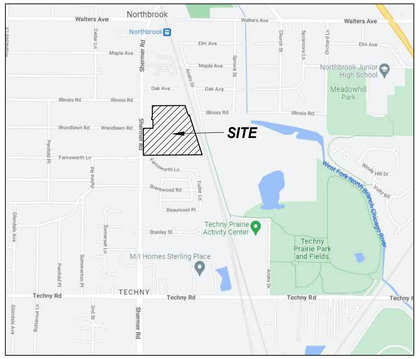
Plat of Easement

PLAT OF EASEMENT
OVER
1657 SHERMER NORTHBROOK

PART OF THE SOUTHWEST 1/4 OF SECTION 10, AND PART OF THE NORTHWEST QUARTER OF SECTION 15, ALL IN TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 04-10-315-038
04-15-100-047

1841



VICINITY MAP
NOT TO SCALE

LEGEND

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EX. & PRO. CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE

ABBREVIATIONS

N NORTH
S SOUTH
E EAST
W WEST
CB CHORD BEARING
A ARC LENGTH
R RADIUS
U.E. UTILITY EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
EX. EXISTING
PRO. PROPOSED

PC POINT OF CURVATURE
PCC POINT OF COMPOUND CURVATURE
PRC POINT OF REVERSE CURVATURE
PT POINT OF TANGENCY
(REC) RECORD DATUM
MEAS. MEASURED DATUM
[CALC] CALCULATED DATUM
<DED> INFORMATION TAKEN FROM DEED
ETBE EXCEPTION TO BLANKET EASEMENT
M.U.E. MUNICIPAL UTILITY EASEMENT
I.E. INGRESS & EGRESS EASEMENT

PERMANENT ACCESS EASEMENT
HERETOFORE GRANTED DOC. 2508308018

DETENTION EASEMENT
HERETOFORE GRANTED DOC. 2508308018

STORM SEWER EASEMENT
HERETOFORE GRANTED DOC. 2508308018

NICOR GAS EASEMENT
HEREBY GRANTED

NICOR GAS EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH NATURAL GAS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:

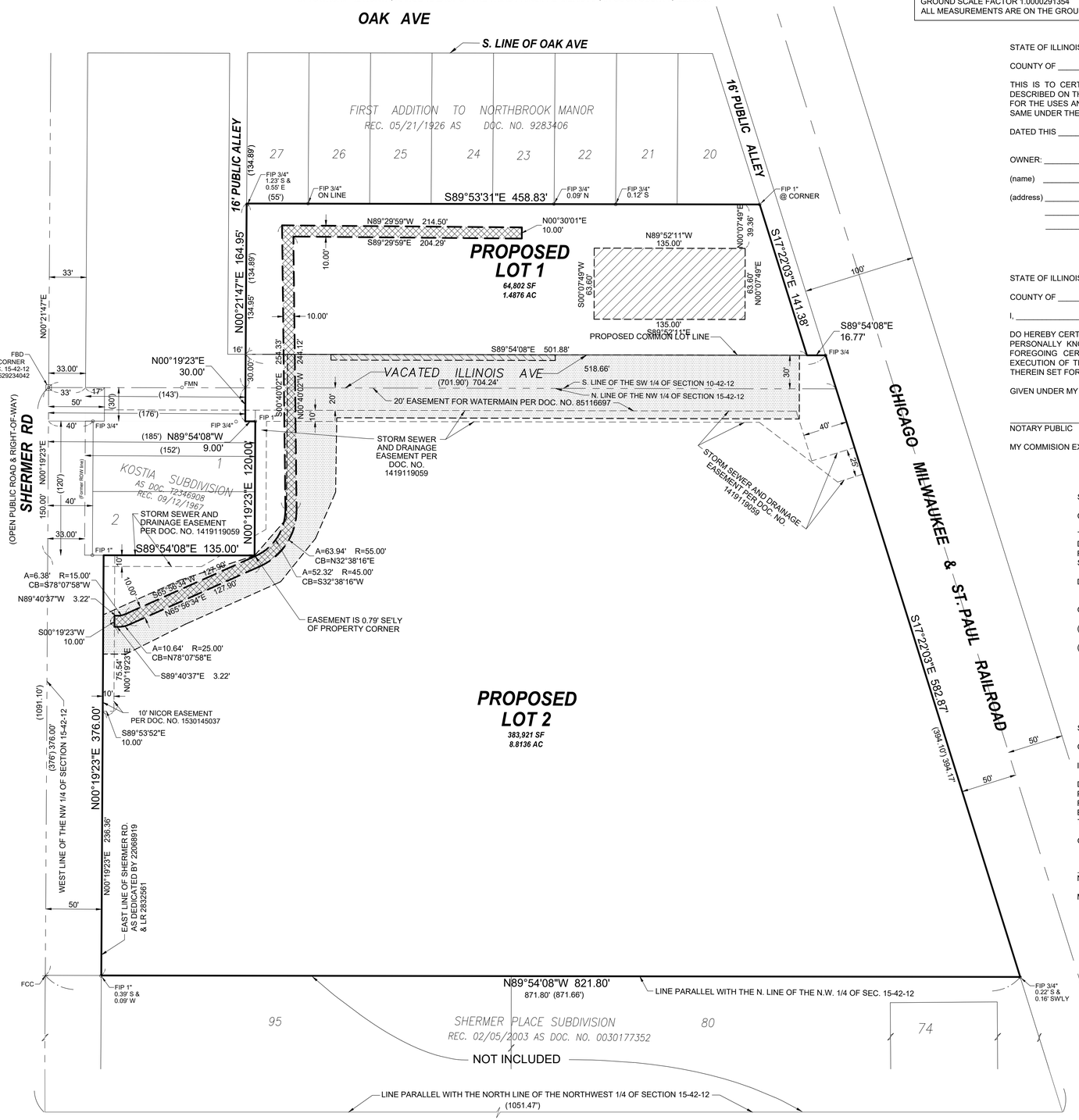
NICOR GAS COMPANY

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT", "P.U. & D.E.", THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY AND DRAINAGE EASEMENT", "P.U.& D.E." WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(E), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND, OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.



BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT LATITUDE 42° 07' 25.10143" N LONGITUDE 87° 49' 36.81481" W ELLIPSOIDAL HEIGHT: 538.703 SFT GROUND SCALE FACTOR 1.0000291354 ALL MEASUREMENTS ARE ON THE GROUND.

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

1" = 50'

STATE PLANE MERIDIAN

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED ON THE ANNEXED PLAT AND HAS CAUSED THE SAME TO BE PLATTED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS _____ DAY OF _____, A.D. 20___.

OWNER: _____ ATTEST: _____

(name) _____ TITLE: _____

(address) _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID,

DO HEREBY CERTIFY THAT _____ AND _____, ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS HIS OR THEIR FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20____.

_____
NOTARY PUBLIC

MY COMMISION EXPIRES _____.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED ON THE ANNEXED PLAT AND HAS CAUSED THE SAME TO BE PLATTED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS _____ DAY OF _____, A.D. 20___.

OWNER: _____ ATTEST: _____

(name) _____ TITLE: _____

(address) _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID,

DO HEREBY CERTIFY THAT _____ AND _____, ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS HIS OR THEIR FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20____.

_____
NOTARY PUBLIC

MY COMMISION EXPIRES _____.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, CHARLES W. BARTOSZ, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED AT AND UNDER MY DIRECTION. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 11TH DAY OF SEPTEMBER, A.D., 25___.

_____
CHARLES W. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2027.
cbartosz@v3co.com

CHARLES W. BARTOSZ 3188 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WOODRIDGE, ILLINOIS

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
HODC
Housing Opportunity Development Corp.
5340 Lincoln Ave.
Skokie, Illinois 60077
224-307-8329

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

PLAT OF EASEMENT
1657 SHERMER NORTHBROOK

Project No: 220603.HODC
Group No: VP10.2

DRAFTING COMPLETED: 09-11-2025
FIELD WORK COMPLETED: N/A
DRAWN BY: CWB
CHECKED BY: CWB
PROJECT MANAGER: CWB
SCALE: 1" = 50'

SHEET NO. 1 of 1

HOUSING OPPORTUNITY DEVELOPMENT CORPORATION

5340 Lincoln Avenue ♦ Skokie, Illinois 60077
(847) 564-2900 ♦ (847) 564-2992 fax ♦ hodc@hodc.org ♦ www.hodc.org

November 7, 2025

Michaela Kohlstedt, AICP
Village of Northbrook
1225 Cedar Lane
Northbrook, Illinois 60062

Re: 1593 Shermer Rd, Poupard Place
Nicor Gas Easement, 1657 Shermer Rd.

Dear Michaela:

Housing Opportunity Development Corporation (HODC) respectfully requests Village approval to grant Nicor Gas Company an easement across a portion of Village-owned property at 1657 Shermer Road to extend a gas main and provide natural gas service to Poupard Place, located at 1593 Shermer Road. A draft Plat of Easement reflecting the proposed Nicor easement is enclosed for your review.

After consultation with Nicor representatives, our general contractor, and Village engineering staff, connecting to the existing gas main along Shermer Road—through the Village's existing permanent access easement—has been identified as the least disruptive solution. This alignment offers a direct, shorter route that minimizes excavation and surface disturbance while ensuring future maintenance access for both Nicor and the Village. Other potential routes were evaluated; however, each would have required crossing multiple private properties, increasing project costs, extending construction timelines, and causing unnecessary disruption. Because the Poupard Place property is bordered by Metra-owned rail right-of-way to the east, single-family homes to the north, and a residential subdivision to the west, the only feasible route that avoids private property impacts is through the Village-owned parcel at 1657 Shermer Rd.

We acknowledge that our general contractor mistakenly recorded a Plat of Easement with the County Recorder's Office prior to receiving formal Village approval. We are taking immediate action to correct that filing to ensure that the Village-approved version is properly recorded. Nicor has informed us that they cannot place the project on their construction schedule until the approved easement has been officially recorded.

EQUAL HOUSING OPPORTUNITY

As winter approaches, we respectfully request the Village's assistance in expediting review and approval so that gas service can be installed prior to the onset of cold weather. We sincerely appreciate the Village's cooperation and are happy to provide additional documentation or meet to discuss this request further.

Sincerely,



Richard Koenig
Executive Director

NICOR GAS - NEW BUSINESS
NBA10018804 - GAS MAIN EXTENSION
FOR HODC SHERMER LP
1593 SHERMER ROAD
NORTHBROOK, IL
W.O.# 1615295

GENERAL NOTES:

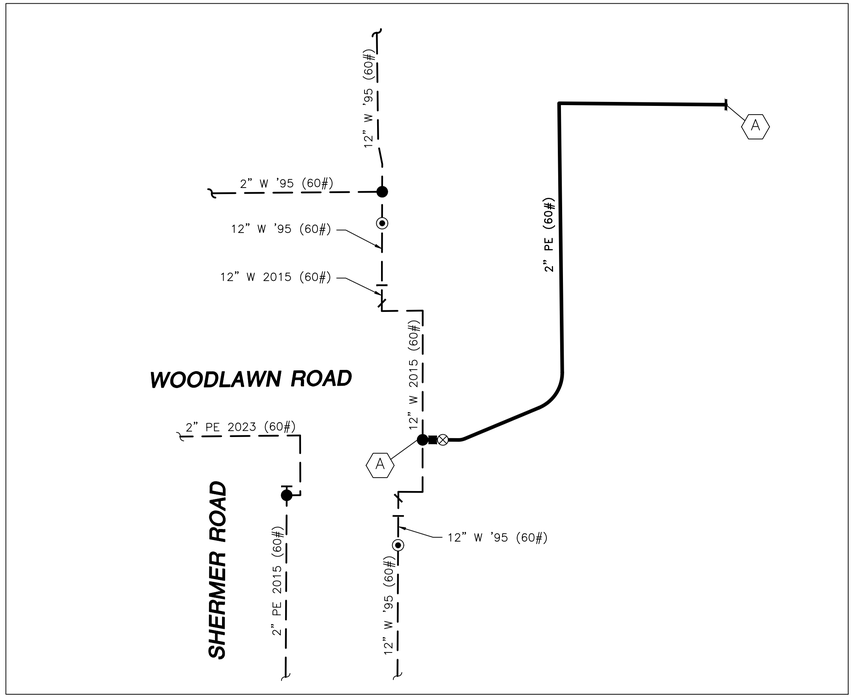
1. CONTRACTOR TO INSTALL THE PROPOSED GAS MAIN TO THE ELEVATIONS SHOWN ON THE PLANS USING THE BENCHMARKS PROVIDED. APPROXIMATE COVER SHOWN AFTER THE REQUIRED ELEVATION IS FOR INFORMATION PURPOSES ONLY.
2. BACKFILL WITH SAND WHERE PIPE TRENCH IS UNDER OR WITHIN 2' OF PAVEMENT, CURB, OR SIDEWALK.
3. INSTALL PROPOSED MAIN USING ROAD STATIONING WHERE GIVEN. OTHER DIMENSIONS ARE FOR MAPPING PURPOSES ONLY.
4. ALL RIGHT-OF-WAY MUST BE STAKED AND STATIONING PROVIDED BEFORE GAS MAIN CAN BE INSTALLED.
5. INSTALL PIPELINE MARKERS PER GCS 249. SEE SPECIFICATION FOR ALL REQUIREMENTS. FOR CLASS 1 AND 2 LOCATIONS, MARKERS ARE REQUIRED OVER EACH BURIED MAIN AT EACH CROSSING OF A PUBLIC ROAD AND RAILROAD. IN ADDITION, PIPELINE MARKERS ARE REQUIRED AT ALL RAILROAD AND WATERWAY CROSSINGS.
6. INSTALL ALL MAIN WITH A MINIMUM COVER OF 3' UNLESS OTHERWISE NOTED.
7. PIPE CONTRACTOR SHALL INSTALL THE PROPOSED GAS MAINS CROSSING CONCRETE, ASPHALT, MACADAM, OR OTHER HARD SURFACED PAVEMENTS, WALKS, OR DRIVEWAYS BY BORING OR PUSHING UNLESS OTHERWISE SPECIFIED. CONTRACTOR WILL INSTALL A TEMPORARY PATCH PER GAS CONSTRUCTION SPECIFICATIONS FOR CONTRACTORS. PERMANENT REPAIRS TO BE COMPLETED BY OTHERS.
8. CONTRACTOR SHALL FURNISH AND INSTALL ALL CAPS AND OTHER FITTINGS NECESSARY FOR TESTING THE MAIN.
9. ALL 8" AND LARGER STEEL PIPE THAT IS BORED MUST BE DUAL COATED.
10. PLUG AND/OR CAP RETIRED 6" AND LARGER MAINS EVERY 660' PER GCS 849.
11. RETIRE OLD MAIN PER GCS 849.
12. IT IS THE RESPONSIBILITY OF THE NICOR GAS INSPECTOR, CONTRACTOR, AND ANYONE INVOLVED IN THE CONSTRUCTION OF THE FACILITIES TO FOLLOW THE LATEST NICOR GAS GMS AND GCS SPECIFICATIONS. CONTACT NICOR'S TECHNICAL SERVICES DEPARTMENT FOR A COPY OF THE LATEST EDITION.
13. COORDINATE WITH NICOR GAS INSPECTOR FOR LOCATION OF UNDERGROUND UTILITIES PRIOR TO STARTING ANY EXCAVATION. EXERCISE CARE WHEN EXCAVATING NEAR EXISTING STRUCTURES.
14. ANY PROPOSED DIRECTIONALLY BORED PIPE TO BE INSTALLED PER NICOR GAS DIRECTIONAL BORING GUIDELINES DATED DECEMBER 15, 2005.
15. UTILITY LOCATIONS SHOWN ON PLANS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE CONTRACTOR SHALL CONTACT J.U.L.I.E. AND LOCAL GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION FOR ALL UTILITY LOCATIONS.
16. REMOVE TOP SECTION OF THE VALVE BOX FROM VALVES ON THE RETIRED MAIN. BACKFILL WITH SAND AND MATCH EXISTING PAVEMENT IF APPLICABLE.
17. IT IS THE RESPONSIBILITY OF THE CREW (INTERNAL OR CONTRACTOR) INSTALLING THE GAS FACILITIES TO LOCATE ALL SEWER MAINS AND LATERALS WITHIN THE SCOPE OF THE PROJECT. NO BORING, DIRECTIONAL DRILLING OR OTHER TRENCH LESS CONSTRUCTION METHODS SHALL BE EMPLOYED WITHOUT EITHER LOCATING SEWERS OR OBTAINING PROOF OF SEPTIC SYSTEMS. THE USE OF A SONDE DEVICE (CALIBRATED DAILY) IS RECOMMENDED FOR LOCATING THE SEWER FACILITIES. SPOTTING OF SEWER FACILITIES IS REQUIRED IF A SONDE DEVICE IS NOT USED (HOWEVER, SPOTTING OF FACILITIES MAY STILL BE REQUIRED WHEN USING A SONDE DEVICE). PROPER CLEARANCE OF GAS FACILITIES AND SEWER MAINS/LATERALS SHALL BE MAINTAINED PER GCS 700 SECTION 10.
18. IF ASBESTOS COAL WRAP IS IDENTIFIED, REFER TO ASBESTOS COAL TAR WRAP REMOVAL GUIDELINES. REMOVAL MUST BE COMPLETED BY A TRAINED EMPLOYEE. FOR ANY QUESTIONS OF PROCEDURE OR TRAINED EMPLOYEES, CALL RICHARD DOMBROSKI (224-363-3406) IN THE SAFETY DEPT.
19. CONTACT INFO:

NICOR GAS
KELSEY MARTIN-FRIEMUTH, NEW BUSINESS COORDINATOR — PHONE: (224) 268-5319 — EMAIL: KMARTIN@SOUTHERNCO.COM
JEREMY REMPERT, CONSTRUCTION OPERATIONS SUPERINTENDENT — PHONE: (224) 242-6543 — EMAIL: JREMPER@SOUTHERNCO.COM

ENVIRONMENTAL NOTES:

1. PCB WIPE SAMPLES, PERFORMED BY NICOR GAS EMPLOYEES, ARE REQUIRED FOR ALL 4" AND LARGER PIPE THAT IS ABANDONED OR REMOVED ON THIS WORK ORDER. DIRECT QUESTIONS ON PCB WIPE SAMPLE PROCEDURES TO THE SYSTEM OPERATIONS DEPARTMENT OR ENVIRONMENTAL AFFAIRS (EA).
2. COLLECT AND PROPERLY DISPOSE OF ALL LIQUIDS FROM PIPELINES BEING RETIRED.
3. IN THE EVENT OF A SPILL, PLEASE IMMEDIATELY CALL DISPATCH (630-317-9111) AND ASK FOR THE ON-CALL ENVIRONMENTAL REPRESENTATIVE.
4. ANY RETIRED PIPE THAT MUST BE REMOVED FROM THE SITE SHOULD HAVE THE ENDS COVERED WITH PLASTIC OR SIMILAR MATERIAL UNTIL THE PCB WIPE SAMPLE LAB RESULTS ARE KNOWN. INDICATE ON THE "NICOR GAS PCB SAMPLE INFORMATION FORM" WHERE ANY PIPE REMOVED FROM THE SITE IS BEING TEMPORARILY LOCATED.
5. IF CONTAMINATED SOIL IS SUSPECTED, CALL EA FOR REGULATORY COMPLIANCE INSTRUCTION.
6. ALL WETLANDS SHOULD BE IDENTIFIED ON THESE WORK ORDER DRAWINGS. WETLANDS AND WATERBODIES ARE GENERALLY LABELED AS "SITES." IF THERE IS A QUESTION ABOUT THE WETLAND BOUNDARIES OR BUFFERS, PLEASE CALL EA.
7. IF THE PROJECT HAS ENVIRONMENTAL PERMITS AND/OR A GREEN BINDER, THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE NICOR GAS STORM WATER POLLUTION PREVENTION PLAN FOR THE PROJECT. IF THERE ARE QUESTIONS, PLEASE CALL EA.
8. IF AN INADVERTENT RETURN (IR) OF DRILLING FLUID TO THE SURFACE OCCURS DURING DIRECTIONAL DRILLING, THE CONTRACTOR IS RESPONSIBLE FOR STOPPING DRILLING, CONTAINING THE DRILLING FLUID, AND IMMEDIATELY CONTACTING EA. AFTER CONTAINING THE MATERIAL AND CONTACTING EA, THE CONTRACTOR MUST REMOVE THE IR DRILLING FLUID FROM THE IMPACTED AREA.
9. REFUEL AND STORE EQUIPMENT A MINIMUM OF 100 FEET FROM WETLANDS OR WATERBODIES.
10. INSTALL SOIL AND EROSION CONTROL PROTECTION TO PROTECT ANY OPEN GRATED STRUCTURES (I.E. INLETS, CATCH BASINS, OR MANHOLES) WITHIN OR ADJACENT TO THE PROJECT AREA THAT ARE NEAR DISTURBED SOIL.
11. WHEN DEWATERING, DIRECT WATER TO A FLAT, UPLAND AREA TO ALLOW WATER TO SOAK INTO THE GROUND AND/OR USE FILTER BAGS AND WOOD FIBER LOGS TO REMOVE SOIL/SEDIMENT FROM THE WATER. NO SEDIMENT LADEN WATER IS ALLOWED TO ENTER INLETS, WETLANDS, WATERBODIES, ETC.
12. IF MUD IS BEING TRACKED ON THE STREETS BY EQUIPMENT AND/OR VEHICLES, DAILY STREET SWEEPING WILL BE REQUIRED.
13. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL CONTOURS AND CONDITIONS. RESTORATION MUST BE INITIATED WITHIN 1 DAY DEPENDING ON PERMIT CONDITIONS.
14. ENVIRONMENTAL CONTACT INFO:

EMMANUEL LADAPO, WASTE — PHONE: (331) 293-1892
NIKKI CHAVEZ, STORMWATER — PHONE: (224) 423-3487



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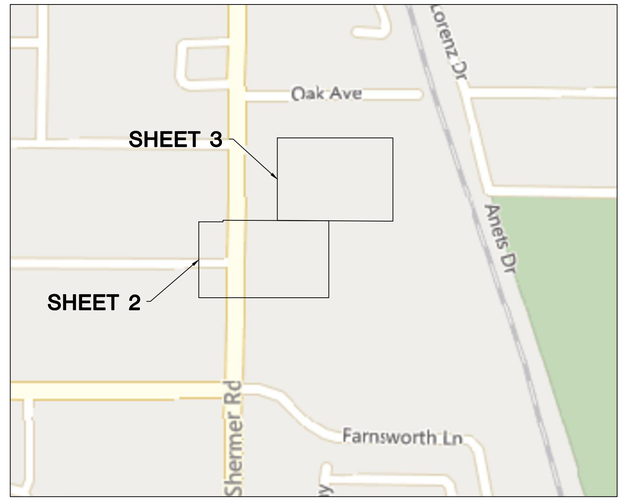
SITE PLAN
(NOT TO SCALE)

GPS COORDINATES
42.123159, -87.829042



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LOCATION MAP
NORTHBROOK, IL

DRAWING - SHEET	DESCRIPTION
N18103C- - 1	LOCATION MAP, SITE PLAN, TEST DATA AND SYMBOL LEGEND
N18103C- - 2	SHERMER ROAD & WOODLAWN ROAD
N18103C- - 3	1593 SHERMER ROAD
N18103C- - 4	ENVIRONMENTAL NOTES AND DETAILS
N18103C- - 5	ENVIRONMENTAL NOTES AND DETAILS
N18103C- - 6	CLASS C & D PATCHES
N18103C- - 7	IDOT TRAFFIC MAINTENANCE STANDARDS

REQUIRED PERMITS APPROVAL BEFORE CONSTRUCTION	REQUIRED	APPROVED DATE
LAND SERVICES---APPROVAL		
RAILROAD		
HIGHWAY, STATE		
HIGHWAY, COUNTY		
FOREST PRESERVE		
SANITARY DIST.		
PRIVATE PROP. EASEMENT		
FRONTAGE		
OTHER GOV. AGENCY		
ENVIRONMENTAL---APPROVAL		
WATERWAYS		
WETLANDS		
CONTAMINATED SOIL		
STORM WATER		

TOTAL WORK ORDER QUANTITIES		
TOTAL PIPE INSTALLATION	ESTIMATED	ACTUAL
2"ø PIPE IPS PE SDR 11.0	654'	
TOTAL PIPE RETIREMENT	ESTIMATED	ACTUAL
NONE	0'	
TOTAL PIPE BORING	ESTIMATED	ACTUAL
2" BORING	632	
TOTAL TRENCH BACKFILL	35 CY	
TOTAL ASPHALT & CONCRETE BREAKS	100 SF	
TOTAL SERVICE TRANSFERS	1	

SYMBOL LEGEND	
T	PURGE END (GCS 209/709)
	ANODE (GCS 513/514)
	LATERAL TEE/HIGH VOLUME TEE (GCS 210.21-33, 720, 721)
	PRESSURE CNTL. FTG. (GCS 210.38/.39)
	TRANSITION FITTING (GCS 703)
	VALVE - GENERAL
	REDUCER (GMS 308 & 336)
	INS. COUPLING (ECT)
T	TIN WHISTLE (GMS 639.2, .3, .4)
V V	DUAL 5' X 5' VAULT
	CUT AND CAP (GCS 849)
	RETIRE MAIN (GCS 849)
	EXCAVATE AREA (GCS 870)
	TREE
	INSULATOR FLANGE
	ELECTRICAL TEST STATION
R	REGULATOR STATION
	BORE PIT/TAP HOLE & SPOIL PILE W/SILT FENCE
	SITE LOCATION
	COUPLING
M	METER SET

PURGE/SEALED STAMP

Were Facilities Successfully Purged of Gas and Pipe Ends Sealed?

Required for all retirement of Main. See OPM Division III - Construction - Section 8: Purging, and OPM Division II - Operating and Maintenance Standards - Section 9: Abandonment or Deactivation of Facilities.

Choose one:

YES ☐ _____ Completed By

N/A ☐

03/18/2025

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM 811
Illinois1call.com
JULIE LOCATE #A251190631

TEST SECTION			DESCRIPTION				LEAK TEST PER GCS 887				STRENGTH TEST PER GCS 888						WELD INSPECTION PER GCS 851			FIELD RECORD PER GCS 860		
SECTION	MOP	TYPE	TOTAL LENGTH	DIA	MAT'L	PAGE	TEST PRESSURE (PSI)	PRIOR TO STRENGTH	COMB W/ STRENGTH	MIN HOURS	TEST PRESSURE (PSI)	% SMYS AT TEST	PIPE	FITTINGS	TEST MEDIUM AIR/N2	TEST MEDIUM WATER* (GALLONS)	ALLOWABLE ΔP (PSI) (>60# SYS)	MIN HOURS	VISUAL	RADIOGRAPHIC (%)	OTHERS	SECTION	DIA	PIPE IDENTIFICATION "DATA CODE"-STEEL MAIN ONLY
A	60	1	654'	2"	PE	2-3	90	-	-	1	NOT REQUIRED								X	-	☐	A	2"	

GAS MAIN EXTENSION FOR HODC SHERMER LP

SEALED BY: _____ SIGNATURE
SEALED ON: _____
LICENSE EXPIRATION: _____

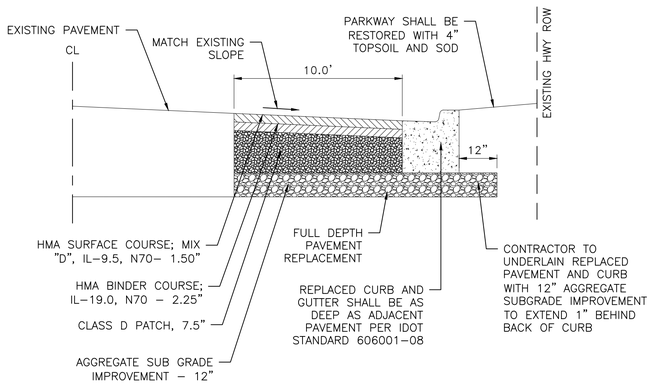
APPROVED FOR REVIEW

REV.	DESCRIPTION	BY	CHK'D BY	APP'D. BY	DATE

PREPARED FOR: Nicor Gas

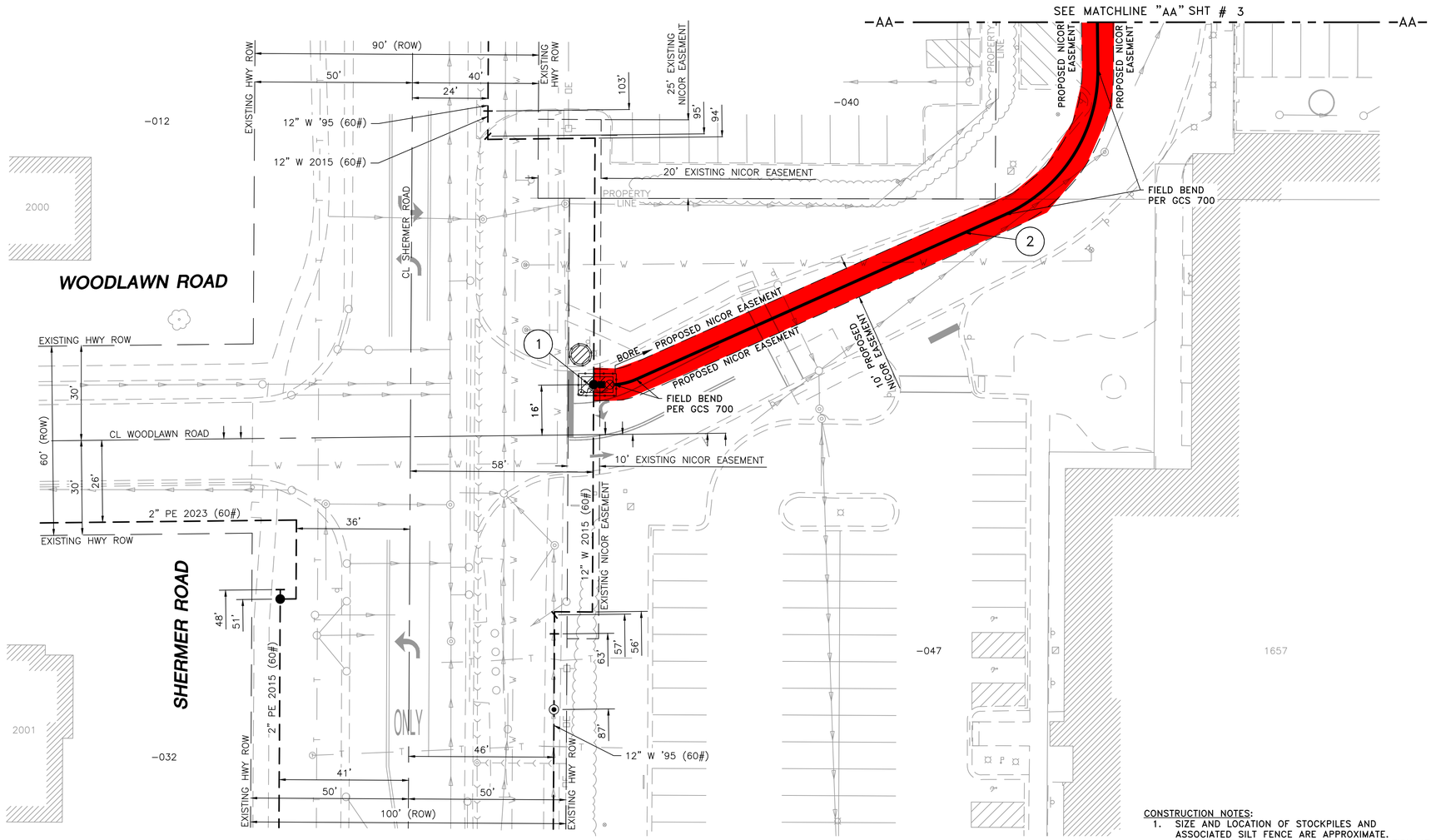
PREPARED BY: SHAECTEE ENGINEERING
Phone: 630-678-9600 | 7325 Jones Ave, Woodridge, IL 60517
www.shactee.net

COUNTY: COOK	TOWNSHIP: NORTHFIELD		1/4 SECTION: 103
TOWN: NORTHBROOK	TIER: 42N	RANGE: 12E 3PM	
REGION: NCAT WEST	DEPARTMENT: CONST.	ENGINEER/DESIGNER: T. SIMMONS	DATE: 06-16-25
WORK ORDER NO.: 1615295		DRAWN BY: C. MOORE	DATE: 06-16-25
NICOR JOB NO.: NBA10018804	NODE/LD NO.	CHECKED BY: E. PETTY	DATE: 06-16-25
SHACTEE JOB NO.: 2501092.088		CORROSION	DATE
SCALE: NTS		APPROVED BY	DATE
DATE IN SERVICE		DRAWING FILE NO.: N18103C-	SHEET 1 OF 7



DETAIL "A" - HMA PAVEMENT RESTORATION CROSS SECTION

NTS



1 INSTALL
(1) GCS 720.03* (2" & LARGER STL HDR - 2" PE LATERAL BF)
*INCL: (1) 2" TEE LAT IPS PER GCS 210.22 (LATERAL WELD TEE)
(1) 2"x2" FITTING TRANS IPS STL PE SDR 11.0 W/GCS 702 (ANTI SHEAR SLEEVE PE PIPE)
(1) GCS 714.33 (ETC WIRE CONNECTION [W/ DETACHABLE ANODE WIRE] FOR STL TO PE SYSTEMS)
*INCL: (1) BOX TERMINAL 18" LG 4" OD
(1) 32# ANODE INSTALLED ON EXISTING PIPE SEE SPEC FOR COMPLETE LIST OF REQUIRED MATERIALS
(1) GCS 725.02* (2" PE VALVE INSTALLATION BF)
*INCL: (1) 2" POLY VALVE IPS PE BF W/PUP 15 LONG
(AS REQ'D) 2" PIPE IPS PE SDR 11.0 ASTM D2513
(1) 4" EXTENSION VALVE BOX
(1) BLOCK WOOD 2"X10"X12"
(AS REQ'D) COPPER WIRE #12 GAUGE HARD DRAWN HMWPE 2500' SPOOLS YELLOW TRACING WIRE, 12 AWG SOLID
BREAK & REPLACE
(1) 5'x10' ASPHALT PAVEMENT

2 INSTALL
(215') 2"ø PIPE IPS PE SDR 11.0
(TEST SECTION 'A')
(60# SYSTEM)

CONSTRUCTION NOTES:
1. SIZE AND LOCATION OF STOCKPILES AND ASSOCIATED SILT FENCE ARE APPROXIMATE. CONTRACTOR TO DETERMINE SIZE AND LOCATION AT THE TIME OF CONSTRUCTION.
2. CONTRACTOR TO MINIMIZE IMPACT TO EXISTING TREES AND SHRUBS. ANY REQUIRED REMOVAL TO BE COORDINATED WITH ENVIRONMENTAL HEALTH AND SAFETY AT THE TIME OF CONSTRUCTION TO ENSURE LOCAL TREE ORDINANCES ARE FOLLOWED.

SYMBOL LEGEND	
▨	EXCAVATION W/ SILT FENCING
▨	STOCKPILE W/ SILT FENCING
▨	18"ø CORE VAC EXCAVATION FOR UTILITY CROSSING

WORK ORDER QUANTITIES THIS SHEET		
PIPE INSTALLATION THIS SHEET	**ESTIMATED**	**ACTUAL**
2"ø PIPE IPS PE SDR 11.0	215'	
PIPE RETIREMENT THIS SHEET	**ESTIMATED**	**ACTUAL**
NONE	0'	
PIPE BORING THIS SHEET	**ESTIMATED**	**ACTUAL**
2" BORING	207'	
TRENCH BACKFILL THIS SHEET	13 CY	
ASPHALT & CONCRETE BREAKS THIS SHEET	50 SF	
SERVICE TRANSFERS THIS SHEET	0	

N

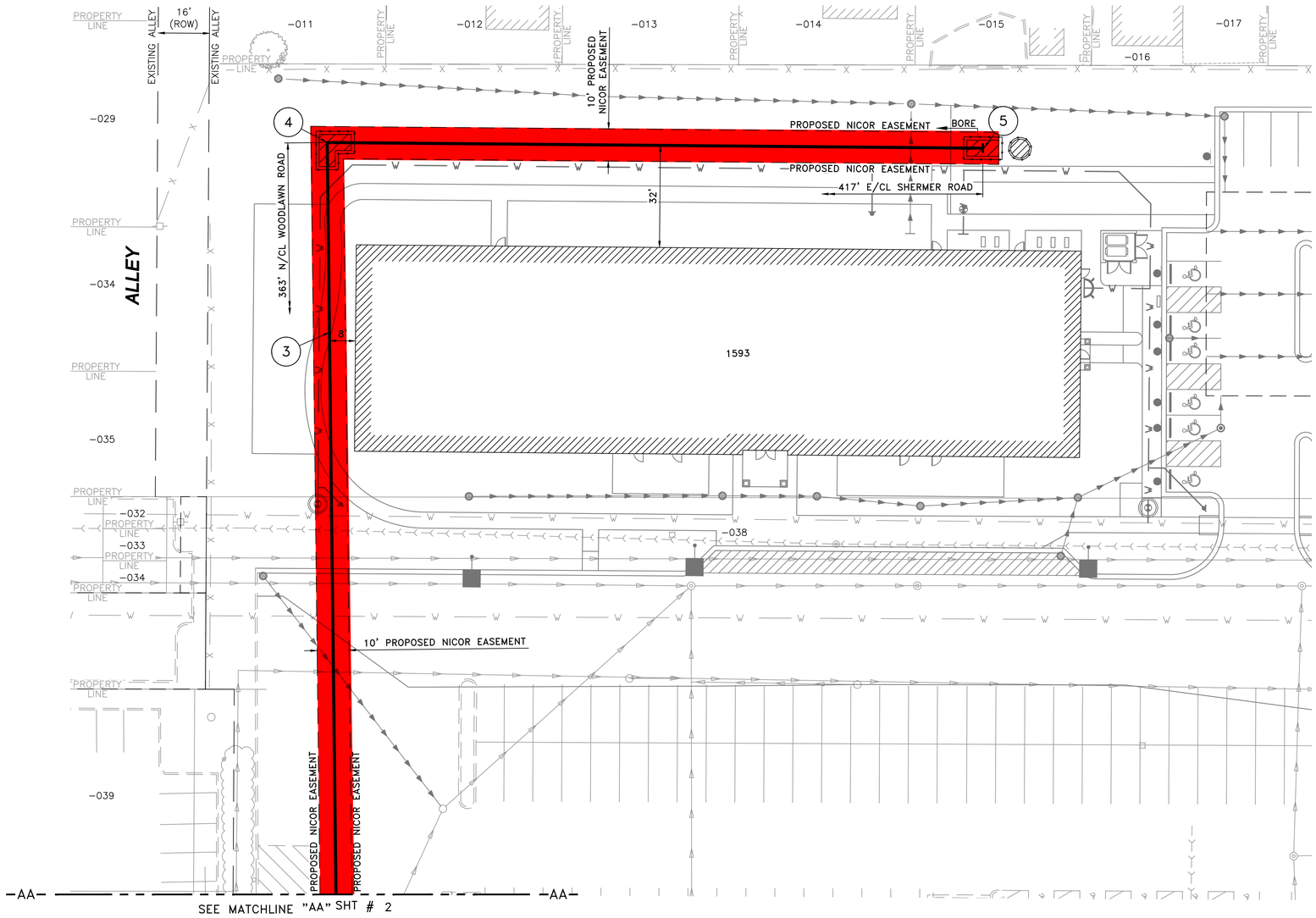
APPROVED FOR REVIEW

REV.	DESCRIPTION	BY	CHK'D BY	APP'D. BY	DATE

PREPARED FOR: Nicor Gas

PREPARED BY: SHAW ENGINEERING

COUNTY: COOK	TOWNSHIP: NORTHFIELD		1/4 SECTION: 103
TOWN: NORTHBROOK	TIER: 42N	RANGE: 12E 3PM	
REGION: NCAT WEST	DEPARTMENT: CONST.	ENGINEER/DESIGNER: T. SIMMONS	DATE: 06-16-25
WORK ORDER NO.: 1615295		DRAWN BY: C. MOORE	DATE: 06-16-25
NICOR JOB NO.: NBA10018804	NODE/LD NO.	CHECKED BY: E. PETTY	DATE: 06-16-25
SHAC TEE JOB NO.: 2501092.088		CORROSION	DATE
SCALE: 1:20		APPROVED BY	DATE
DATE IN SERVICE		DRAWING FILE NO.: N18103C-	SHEET 2 OF 7



SYMBOL LEGEND	
▨	EXCAVATION W/ SILT FENCING
▨	STOCKPILE W/ SILT FENCING
▨	18"ø CORE VAC EXCAVATION FOR UTILITY CROSSING

WORK ORDER QUANTITIES THIS SHEET		
PIPE INSTALLATION THIS SHEET	**ESTIMATED**	**ACTUAL**
2"ø PIPE IPS PE SDR 11.0	439'	
PIPE RETIREMENT THIS SHEET	**ESTIMATED**	**ACTUAL**
NONE	0'	
PIPE BORING THIS SHEET	**ESTIMATED**	**ACTUAL**
2" BORING	425'	
TRENCH BACKFILL THIS SHEET	21 CY	
ASPHALT & CONCRETE BREAKS THIS SHEET	50 SF	
SERVICE TRANSFERS THIS SHEET	1	

(3) INSTALL
(439') 2"ø PIPE IPS PE SDR 11.0
(TEST SECTION 'A')
(60# SYSTEM)

(4) INSTALL
(1) 2" 90° ELL IPS PE SDR 11.0

(5) INSTALL
(1) GCS 709.21* (PURGE END 2" MAIN W/ 2"X1" WHIP BF)
*INCL: (1) 2"x1" REDUCING PURGE END IPS CTS PE
(1) 1" CAP BE PE CON STAB CTS
(1) GCS 714.5 (WIRE TO WIRE CONNECTION)

BREAK & REPLACE
(1) 5'x10' ASPHALT PAVEMENT

EXTEND MAIN TO LAST SERVICE

CONSTRUCTION NOTES:
1. SIZE AND LOCATION OF STOCKPILES AND ASSOCIATED SILT FENCE ARE APPROXIMATE. CONTRACTOR TO DETERMINE SIZE AND LOCATION AT THE TIME OF CONSTRUCTION.
2. CONTRACTOR TO MINIMIZE IMPACT TO EXISTING TREES AND SHRUBS. ANY REQUIRED REMOVAL TO BE COORDINATED WITH ENVIRONMENTAL HEALTH AND SAFETY AT THE TIME OF CONSTRUCTION TO ENSURE LOCAL TREE ORDINANCES ARE FOLLOWED.
3. ALL PROPOSED SEWER AND WATER MAINS TO BE INSTALLED PRIOR TO NICOR'S PLANNED WORK. IF UTILITIES ARE NOT INSTALLED PRIOR TO MOBILIZATION, CONTRACTOR TO COORDINATE WITH DEVELOPER TO ENSURE PROPOSED GAS DEPTH MAINTAINS ADEQUATE CLEARANCES WITH ALL PROPOSED UTILITY CROSSINGS.
4. ALL PROPOSED ROADWAYS ARE TO BE CONSTRUCTED WITH SLEEVES PRIOR TO NICOR'S PLANNED WORK TO FACILITATE THE INSTALLATION OF ANY NEW GAS MAINS OR SERVICES. IF PROPOSED ROADWAYS ARE NOT CONSTRUCTED PRIOR TO MOBILIZATION, CONTRACTOR TO COORDINATE WITH DEVELOPER TO CONFIRM DEPTH OF PROPOSED GAS CROSSING. NICOR CONSTRUCTION SUPERINTENDENT MAY CHANGE INSTALLATION AS REQUIRED.

N

APPROVED FOR REVIEW

REV.	DESCRIPTION	BY	CHK'D BY	APP'D. BY	DATE

PREPARED FOR: Nicor Gas

PREPARED BY: SHäCTEE ENGINEERING
Phone: 855-678-0650 | 7326 Jones Ave, Woodridge, IL 60517
www.shactee.net

COUNTY: COOK	TOWNSHIP: NORTHFIELD		1/4 SECTION: 103
TOWN: NORTHBROOK	TIER: 42N	RANGE: 12E 3PM	
REGION: NCAT WEST	DEPARTMENT: CONST.	ENGINEER/DESIGNER: T. SIMMONS	DATE: 06-16-25
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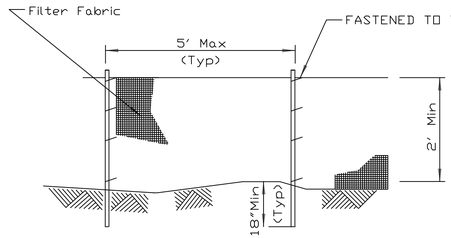
SCALE: 1:20		APPROVED BY	DATE
DATE IN SERVICE		DRAWING FILE NO.: N18103C-	SHEET 3 OF 7

NICOR GAS GENERAL SOIL EROSION AND SEDIMENT CONTROL NOTES - NEW BUSINESS PROJECTS

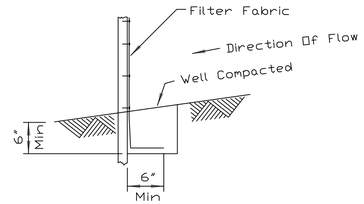
1. ONLY REMOVE TREES OR VEGETATION WITHIN THE MINIMUM AREA NECESSARY TO SUCCESSFULLY COMPLETE PROJECT ACTIVITIES.
2. SOIL EROSION AND SEDIMENT CONTROL (SESC) MEASURES SHALL BE APPROPRIATE WITH REGARD TO THE PROJECT ACTIVITIES, THE SUSCEPTIBILITY OF SOILS TO EROSION AND PROXIMITY TO WETLANDS AND WATERBODIES (SITES).
3. REGULARLY INSPECT AND MAINTAIN SESC MEASURES INSTALLED FOR THE PROJECT.
4. PROVIDE SESC MEASURES AROUND SOIL STOCKPILES THAT REMAIN IN PLACE FOR MORE THAN THREE DAYS AND STOCKPILES LOCATED NEAR A SITE (WETLAND OR WATERBODY).
5. INSTALL SILT FENCE OR EQUIVALENT OUTSIDE OF WETLANDS AND WATERBODIES ALONG PERIMETER OF THE WORK AREA TO PREVENT THE FLOW OF SEDIMENTS INTO AN OFFSITE WATERBODY/WETLAND (SITE).
6. ALL FUNCTIONAL STORM DRAIN INLETS WITHIN OR IMMEDIATELY ADJACENT TO PROJECT ACTIVITIES SHALL BE PROTECTED BY APPROPRIATE SESC MEASURE, SUCH AS AN INLET BASKET.
7. DEWATERING ACCUMULATED GROUNDWATER OR PRECIPITATION FROM A TRENCH OR WORKSITE, IF NEEDED, SHALL BE DISCHARGED TO AN UNDISTURBED OR STABILIZED AREA.
8. SESC MEASURES USED DURING DISCHARGE OF THIS DEWATERING ACTIVITY WILL DEPEND ON THE TYPE AND AMOUNT OF SEDIMENT WITHIN THE WATER, AND VOLUME AND RATE OF DISCHARGE. DISCHARGES SHALL BE AT A NON-EROSIVE VELOCITY. AT A MINIMUM, FILTER BAGS SHALL BE USED TO REMOVE SEDIMENT PRIOR TO DISCHARGE.
9. DISCHARGE WATER FROM TRENCH/SITE DEWATERING SHALL BE CLEAR WITH NO SIGNS OF CONTAMINATION (E.G. SHEEN OR PETROLEUM ODOR). PUMPING SEDIMENT-LADEN AND/OR CONTAMINATED WATER INTO ANY STORMWATER FACILITY (E.G., STORM SEWER INLET, DETENTION BASIN) OR WATEBODY/WETLAND EITHER DIRECTLY OR INDIRECTLY IS PROHIBITED.
10. REMOVE ANY SOIL OR GRAVEL THAT HAS BEEN SPILLED OR TRACKED ONTO ROADWAYS DAILY OR MORE FREQUENT AS NECESSARY TO MAINTAIN SAFE ROAD CONDITIONS. GRAVELED ROADS, ACCESS PADS OR DRIVES, PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH MAY ALSO BE USED TO PREVENT SOIL FROM BEING TRACKED OR DEPOSITED ONTO PUBLIC OR PRIVATE ROADWAYS.
11. IF PIPE INSTALLATION IS PART OF A LARGER DEVELOPMENT, DEVELOPER WILL COMPLETE RESTORATION. IF NOT - GROUND DISTURBANCE SHALL BE PERMANENTLY OR TEMPORARILY STABILIZED BY NICOR GAS WITHIN 14 DAYS AFTER FINAL GRADE IS REACHED OR WHEN LEFT IDLE FOR MORE THAN 14 DAYS. TEMPORARY SESC MEASURES SHALL BE PROPERLY MAINTAINED UNTIL FINAL RESTORATION HAS BEEN ADEQUATELY ESTABLISHED.
12. ALL TEMPORARY SESC MEASURES SHALL BE REMOVED WITHIN 30-DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF AND THE AREA PERMANENTLY STABILIZED.
13. ALL WASTE GENERATED (INCLUDING DISCARDED BUILDING MATERIALS, USED FILTER BAGS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER, SANITARY WASTE OR ANY OTHER WASTE) SHALL BE PROPERLY DISPOSED OF AND BE PREVENTED FROM BEING CARRIED OFF THE SITE BY EITHER WIND OR WATER.

NICOR EA REVISED ON 11/16/2023

SILT FENCE PLAN



ELEVATION

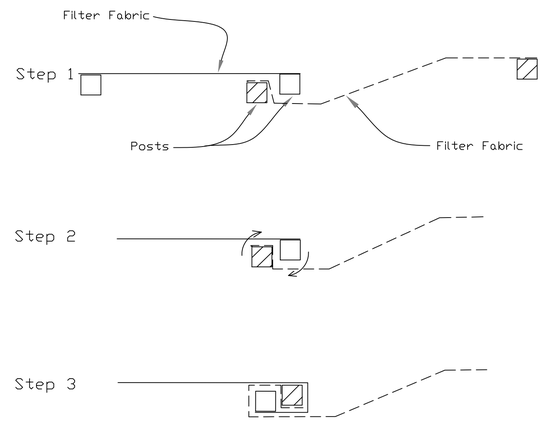


FABRIC ANCHOR DETAIL

NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1, Class 2.
3. Fence posts shall be either standard steel post or wood post 2" X 2" nominal.

REFERENCE		STANDARD DWG. NO.
Project		IUM-620A
Designed ____ Date ____		SHEET 1 OF 2
Checked ____ Date ____		DATE 04-15-2021
Approved ____ Date ____		

SILT FENCE - SPLICING TWO FENCES



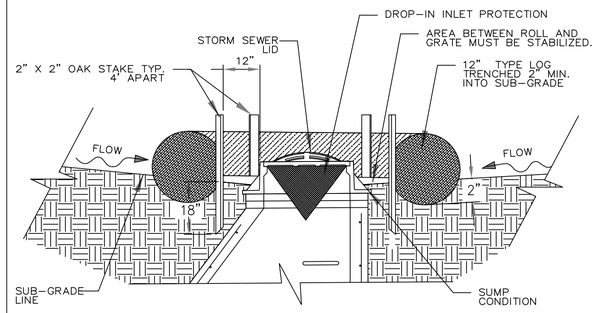
ATTACHING TWO SILT FENCES

1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Cut the fabric near the bottom of the stakes to accommodate the 6" flap.
4. Drive both posts a minimum of 18 inches into the ground and bury the flap.
5. Compact backfill (particularly at splices) completely to prevent stormwater piping.

REFERENCE		STANDARD DWG. NO.
Project		IUM-620B(W)
Designed ____ Date ____		SHEET 1 OF 1
Checked ____ Date ____		DATE 3-16-2012
Approved ____ Date ____		

INLET PROTECTION LOG TYPE

NOT TO SCALE



SECTION

NOTES:
1. 2" x 2" nominal hardwood stakes, 4 foot minimum length, driven into ground approximately 18 inches, stakes driven a minimum width of 12 inches away from the drop inlet.
2. Area inside the log, from edge of fabric to structure, must be stabilized with erosion control blanket. Turf Reinforcement Mat, Geotextile 592 Table 2 Class 2 or CA-7 stone.
3. The maximum distance between the stakes should be 4 feet.
4. A maintenance schedule must maintain a sediment accumulation of less than 50% of the height of the log.

REFERENCE		STANDARD DWG. NO.
Project		IUM-562
Designned ____ Date ____		SHEET 1 OF 1
Checked ____ Date ____		DATE 11-30-2015
Approved ____ Date ____		

PREPARED FOR: Nicor Gas

PREPARED BY: SHäCTEE ENGINEERING
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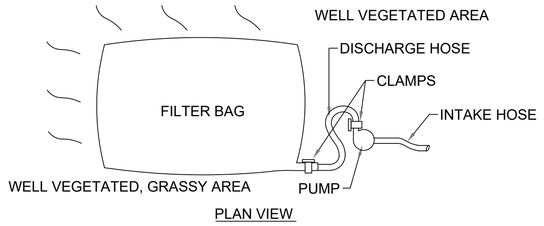
www.shactee.net

APPROVED FOR REVIEW

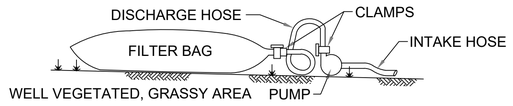
REV.	DESCRIPTION	BY	CHK'D BY	APP'D. BY	DATE

COUNTY: COOK	TOWNSHIP: NORTHFIELD		1/4 SECTION: 103
TOWN: NORTHBROOK	TIER: 42N	RANGE: 12E 3PM	
REGION: NCAT WEST	DEPARTMENT: CONST.	ENGINEER/DESIGNER: T. SIMMONS	DATE: 06-16-25
WORK ORDER NO.: 1615295		DRAWN BY: C. MOORE	DATE: 06-16-25
NICOR JOB NO.: NBA10018804	NODE/LD NO.	CHECKED BY: E. PETTY	DATE: 06-16-25
SHACTEE JOB NO.: 2501092.088		CORROSION	DATE
SCALE: NTS		APPROVED BY	DATE
DATE IN SERVICE		DRAWING FILE NO.: N18103C-	SHEET 4 OF 7

DEWATERING FILTER BAG



PLAN VIEW



ELEVATION VIEW

FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS.

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES MUST BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED.

BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE FLOW PATH SHALL BE PROVIDED. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%/

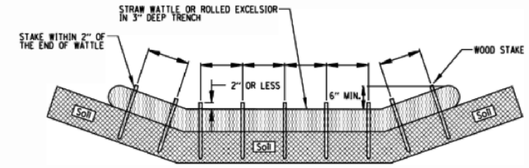
THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED.

THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHOULD BE FLOATING AND SCREENED.

FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

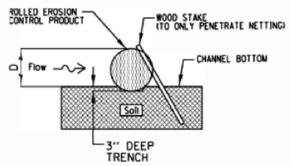
ROLLED EROSION CONTROL PRODUCTS

STAKING PATTERN GUIDE



NOTES:
1. OVERLAP MINIMUM IS THE DIAMETER OF THE ROLL.
2. 4' SPACING FOR WATTLES.
3. 2' SPACING FOR ROLLED EXCELSIOR.
4. OR SPACE ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

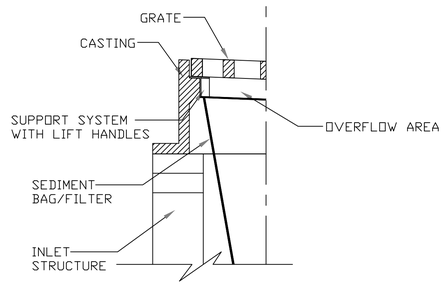
STAKE DETAIL

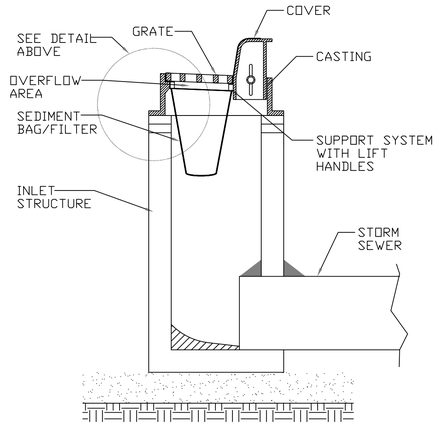


NOTES:
1. DRAWINGS ARE NOT TO SCALE.
2. ENDS OF WATTLES OR ROLLED EXCELSIOR SHALL BE TURNED AT LEAST 6" UPSLOPE.
3. RECOMMENDED STAKES ARE 1 1/8" WIDE x 1 1/8" THICK x 30" LONG.
4. STAKES SHALL NOT EXTEND ABOVE THE STRAW WATTLE MORE THAN 2".
5. SPACING: THE TOE OF THE UPSTREAM DITCH CHECK SHALL CREATE A HORIZONTAL LINE WITH THE TOP OF THE DOWNSTREAM DITCH CHECK.

REFERENCE		STANDARD DWG. NO.
Project _____		IUM-514
Designed _____ Date _____		SHEET 1 OF 1
Checked _____ Date _____		DATE 08-2-2019
Approved _____ Date _____		

INLET PROTECTION - PAVED AREAS
DROP-IN PROTECTION





REFERENCE		STANDARD DWG. NO.
Project _____		IUM-561D
Designed _____ Date _____		SHEET 1 OF 1
Checked _____ Date _____		DATE 01-11-11
Approved _____ Date _____		

PREPARED FOR: Nicor Gas

PREPARED BY: SHäCTEE ENGINEERING
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www.shactee.net

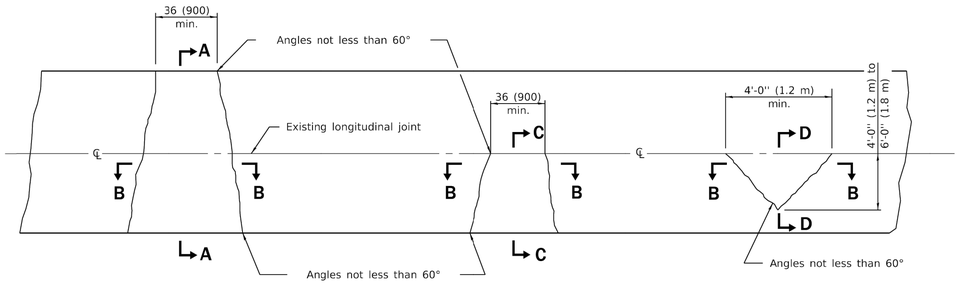
APPROVED FOR REVIEW

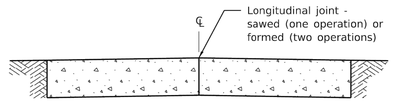
REV.	DESCRIPTION	BY	CHK'D BY	APP'D. BY	DATE

COUNTY: COOK	TOWNSHIP: NORTHFIELD		1/4 SECTION: 103
TOWN: NORTHBROOK	TIER: 42N	RANGE: 12E 3PM	
REGION: NCAT WEST	DEPARTMENT: CONST.	ENGINEER/DESIGNER: T. SIMMONS	DATE: 06-16-25
WORK ORDER NO.: 1615295		DRAWN BY: C. MOORE	DATE: 06-16-25
NICOR JOB NO.: NBA10018804	NODE/LD NO.	CHECKED BY: E. PETTY	DATE: 06-16-25
SHACTEE JOB NO.: 2501092.088		CORROSION	DATE
SCALE: NTS		APPROVED BY	DATE
DATE IN SERVICE		DRAWING FILE NO.: N18103C-	SHEET 5 OF 7

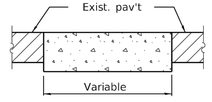
CLASS C & D PATCHES

CLASS C

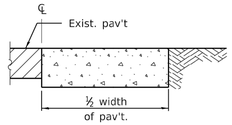




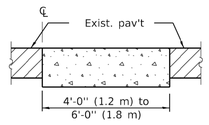
SECTION A-A



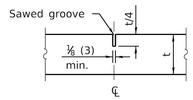
SECTION B-B



SECTION C-C



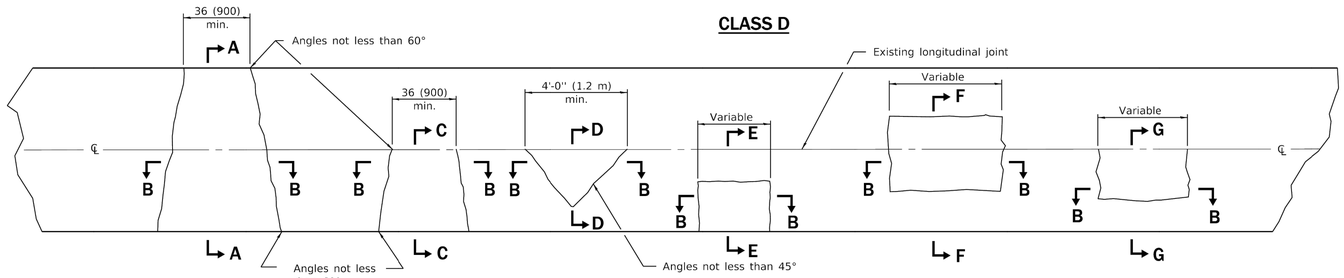
SECTION D-D

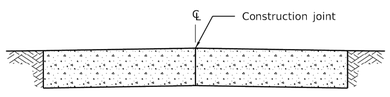


DETAIL OF SAWED CONTRACTION JOINT

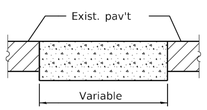
Note:
Longitudinal joints shall be as detailed on Standard 420001, except tie bars are not required for patches 20'-0" (6.0 m) or less in length.

CLASS D

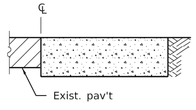




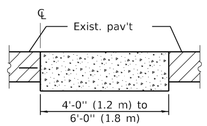
SECTION A-A
(Built in two operations)



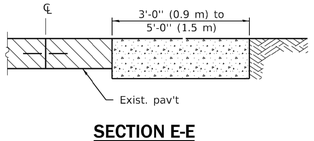
SECTION B-B



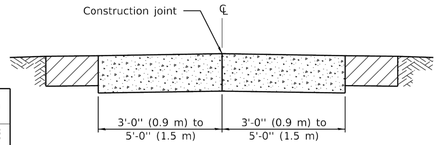
SECTION C-C



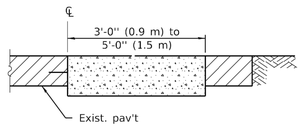
SECTION D-D



SECTION E-E



SECTION F-F
(Built in two operations)



SECTION G-G

GENERAL NOTES

Existing tie bars shall be either cut or removed. Marginal bars shall be cut.

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

Illinois Department of Transportation

PASSED January 1, 2008
ENGINEER OF POLICY AND PROCEDURES

APPROVED January 1, 2008
ENGINEER OF DESIGN AND ENVIRONMENT

ISSUED 1-1-97

DATE	REVISIONS
1-1-08	Switched units to
	English (metric).
1-1-07	Revised Note for
	Class C patches.

CLASS C and D PATCHES

STANDARD 442201-03

PREPARED FOR: Nicor Gas

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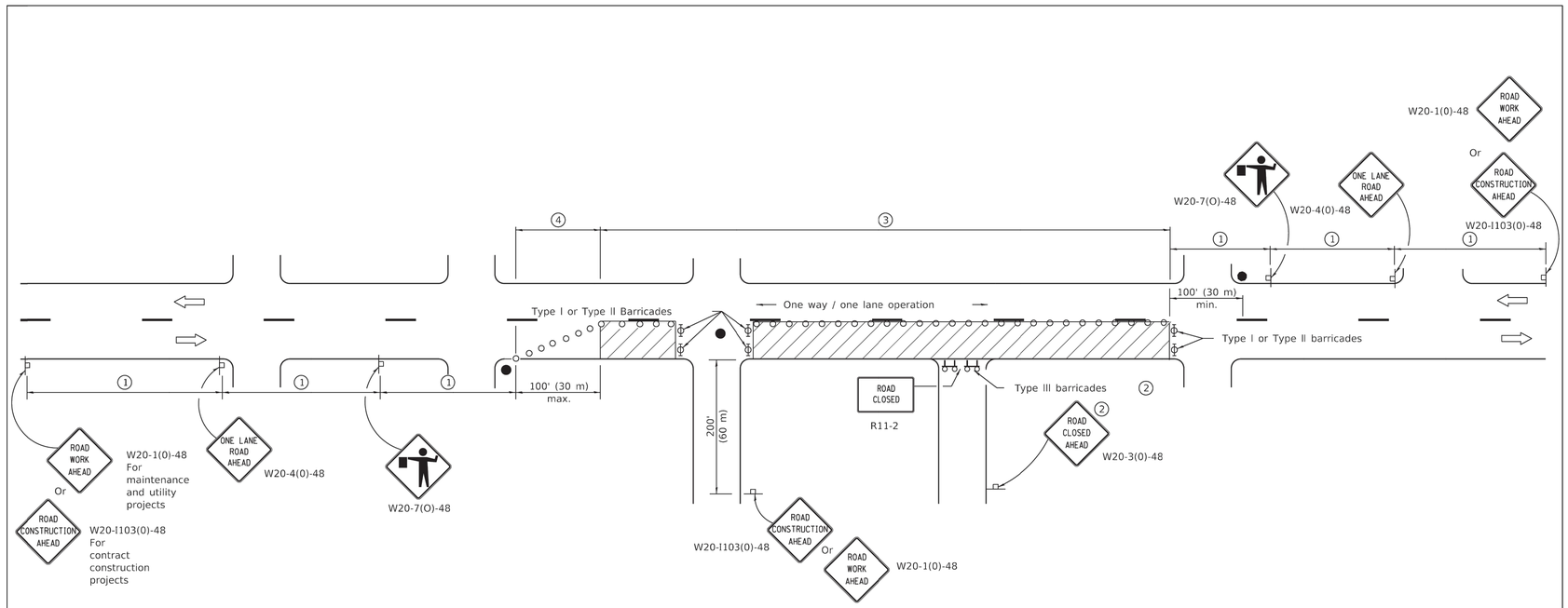
www.shactee.net

APPROVED FOR REVIEW

REV.	DESCRIPTION	BY	CHK'D BY	APP'D. BY	DATE

COUNTY: COOK	TOWNSHIP: NORTHFIELD		1/4 SECTION: 103
TOWN: NORTHBROOK	TIER: 42N	RANGE: 12E 3PM	
REGION: NCAT WEST	DEPARTMENT: CONST.	ENGINEER/DESIGNER: T. SIMMONS	DATE: 06–16–25
WORK ORDER NO.: 1615295		DRAWN BY: C. MOORE	DATE: 06–16–25
NICOR JOB NO.: NBA10018804	NODE/LD NO.	CHECKED BY: E. PETTY	DATE: 06–16–25
SHACTEE JOB NO.: 2501092.088		CORROSION	DATE
SCALE: NTS		APPROVED BY	DATE
DATE IN SERVICE		DRAWING FILE NO.: N181036–	SHEET 6 OF 7

I.D.O.T. TRAFFIC MAINTENANCE STANDARDS



SIGN SPACING	
Posted Speed	Sign Spacing
55	500' (150 m)
50-45	350' (100 m)
<45	200' (60 m)

SYMBOLS

- Work area
- Cone, drum or barricade (not required for moving operations)
- Sign on portable or permanent support
- Flagger with traffic control sign
- Barricade or drum with flashing light
- Type III barricade with flashing lights

(1) Refer to SIGN SPACING TABLE for distances.

(2) For approved sideroad closures.

(3) Cones at 25' (8 m) centers for 250' (75 m). Additional cones may be placed at 50' (15 m) centers. When drums or Type I or Type II barricades are used. the interval between devices may be doubled.

(4) Cones, drums or barricades at 20' (6 m) centers.

GENERAL NOTES

This Standard is used where at any time, day or night, any vehicle, equipment, workers or their activities
encroach on the pavement requiring the closure of one traffic lane in an urban area.

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

Illinois Department of Transportation

PASSED January 1, 2011
ENGINEER OF SAFETY ENGINEERING

APPROVED January 1, 2011
ENGINEER OF DESIGN AND ENVIRONMENT

ISSUED 1-1-17

DATE	REVISIONS
1-1-11	Revised flagger sign.
1-1-09	Switched units to
	English (metric).
	Corrected sign No.'s.

URBAN LANE CLOSURE, 2L, 2W, UNDIVIDED

STANDARD 701501-06

APPROVED FOR REVIEW

REV.	DESCRIPTION	BY	CHK'D BY	APP'D. BY	DATE

PREPARED FOR: Nicor Gas

PREPARED BY: SHACTEE ENGINEERING
Phone: 630-678-0650 | 7326 Jones Ave, Woodridge, IL 60517
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COUNTY: COOK	TOWNSHIP: NORTHFIELD		1/4 SECTION: 103
TOWN: NORTHBROOK	TIER: 42N	RANGE: 12E 3PM	
REGION: NCAT WEST	DEPARTMENT: CONST.	ENGINEER/DESIGNER: T. SIMMONS	DATE: 06-16-25
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SHACTEE JOB NO.: 2501092.088		CORROSION	DATE
SCALE: NTS		APPROVED BY	DATE
DATE IN SERVICE		DRAWING FILE NO.: N18103C-	SHEET 7 OF 7

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Public Works Kelly Hamill
Date: 2025-11-11
Subject: A Resolution Amending the Master Construction Manager Agreement for the Second/Final Guaranteed Maximum Price for Construction of the Fleet Maintenance Garage with Leopardo Construction, Inc. of Hoffman Estates, Illinois

Overview

At the August 26, 2005 Board meeting, Resolution 2025-133 directed staff to have construction documents developed which would be the basis for the final construction cost for the adaptive re-use of 3504 Commercial Avenue for a new Fleet Maintenance Garage.

Fiscal Impact

The Village's Annual Budget for FY 25/26 provides sufficient funds in Account No. 38-7800-703-00-33001 for anticipated cost related to Construction Manager Services for the Fleet Maintenance for this FY. The Capital Improvement Plan has identified the future cost for the construction, and the Draft Annual Budget for FY 2026/27 will reflect the cost to complete the project. The Village's spending authority under the A133 agreement will be increased by $17,367,364 from $2,263,187 to $19,630,551 for the Construct Manager Consultant services with the amendment to the A133 Agreement.

Recommendation

Approval.

Background

A resolution has been prepared to recommend the approval of an amendment to the Master Construction Manager Agreement with Leopardo Companies for the Final Guaranteed Maximum Price (GMP) for the construction cost for adaptive reuse of 3504 Commercial Avenue for a new Fleet Maintenance Garage.

Leopardo Construction used the Construction Drawing designed by FGM Architects to develop the final scope of work and created bid package 2 for the remaining construction cost for the new Fleet Maintenance Garage. This bid package provided a cost of $17,367,364 to

complete the project and is identified within the Second Guaranteed Maximum Price Amendment provided by Leopardo. As identified in the amendment, previously approved cost and this amendment bring the cost for Leopardo construction for the building to $19,630,551. This cost is roughly $1,841,491 more than originally estimated at completion of Design Development.

As mentioned above, the GMP received is to deliver the building as designed and does not include any value engineering (VE). Leopardo and staff are in the process of reviewing all costs and looking for VE items which will help decrease the overall cost of the project while trying to minimize any impact on operational or facility goals of the project. This list of VE items will be evaluated, and recommendations will be made for potential cost savings on the project. At this time, staff and Leopardo have identified roughly $350,000 of VE changes which can help reduce the cost of the project. The process of identifying VE items is ongoing now and through out the project.

Another item which is still being reviewed is the Geothermal wells for the project. During the Design Development (DD) phase the number of well needed at the facility was estimated to be 33. In consultation with the Geothermal well designer, the number of wells increased to 50 on the construction drawings. The GMP has an allocation of cost for 50 wells and that has increased this portion of the project. A test well has been drilled at the site and the consultant is performing testing which will better identify conductivity of the well and the number of wells needed. It is anticipated that the number of wells needed may in fact be less than the 50 included in the plans and will be a deduction during construction. We will have the final report by the end of November and will report back to the Village Board the test results and the final determination on the number of wells need and the cost implications

As previously discussed during our sustainability review of the project, there is the possibility for geothermal tax credits for the project once complete which may cover up to 30% of these costs. Additionally, Leopardo is working with their team members responsible for grants to identify opportunities for other sustainability items. Village staff is also reviewing State awarded grants for additional funding assistance for the project.

Subject to Board approval at this time of $350,000 in reductions, further update will be made at the next Regular Village Board meeting on December 9, 2025 as to the progress on these cost saving opportunities as they are identified and how they will positively impact the project costs.

A historical cost summary of the project is attached in the supplemental information.

As the Board may recall, the Goals for the new facilities are stated as follows:

- Welcoming workplace for all employees and visitors
- Incorporate sustainable practices in the use of materials and long-term operations as part of planned facility improvements
- Plan for a facility (where applicable) that is considered a community space and a space for outside agency cooperation
- Technology must be flexible to accommodate present and future needs
- A workspace and community place that is forward thinking and supports a culture of innovation in the delivery of services
- Space must be flexible to accommodate present and future needs as municipal operations can pivot and change (sometimes quickly as the pandemic has shown us)
- Each facility is a 24/7/365 operation and employee wellness, especially for shift workers is necessary. Each facility is core to Northbrook's public safety responsibilities and therefore, there will be Critical Facility Structural and Operational Requirements.

Major milestones that have been accomplished to reach this point include:

- The Village Board adopted the FY22/23 Budget inclusive of a new Facility Capital Project Fund as recommended by the Village Manager and CFO to include appropriations to move forward with work to undertake the necessary actions to consider renovation and/or replacement of facilities being evaluated. This has been critical to directing excess surplus funds each year into the Fund to pay as you go for costs associated with engagement of professional architect services, planning for new facilities and acquiring property. Subsequently, contracts for professional services with Leopardo Companies, Inc. for Owner's Representative/Construction Management Services and FGM Architects were approved for initial stages of these facilities and further engagements as the projects progressed.
- On April 25, 2023, the Village Board accepted the Space Needs report to identify size and service needs at each facility.
- On August 13, 2024, the Village Board approved the land purchases for both facilities.
- On June 10, 2025, the Village Board approved the Schematic Design and granted authority to proceed with the Design Development phase. The approved Schematic Design established basic Site Plan, Floor Plan, Sustainability Goals, Schematic Design cost, elevations and related architectural elements for each facility. The Schematic Design was developed in accordance with the Space Needs Study as well as direction given to the Village Manager at the April 8 and 22, 2025 Village Board meetings.

- On August 26, 2025, the Village Board approved the Design Development and directed the Village's Architect, FGMA to develop Construction Drawings, which Leopardo Construction utilized to undertake bidding for construction of the adaptive reuse facility. Design Development established building design, floor plan, and finishings.

Detailed Background

The Village has undertaken extensive evaluation of three key public safety facilities with public discussion beginning in 2016/2017, when an Ad Hoc Facilities Committee of the Board of Trustees directed staff to have facility assessments done for Fire Station 11, the Police Station, and the Public Works Fleet Maintenance Garage.

In March of 2019, the Village received a Facilities Conditions Assessment and Report Card, and a Facility Needs Assessment was completed by Healy Bender for Fire Station 11/Administration Office, Fleet Maintenance Garage and the Police Station. With the Covid-19 pandemic, further discussion was deferred until November 9, 2021, when the Village Board was provided a report/review of prior work in order to outline the steps required to move forward with policy considerations related to Fire Station 11/Administration Office, Fleet Maintenance Garage and the Police Station. As a result of the November review, several actions were taken:

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

On August 9, 2022, as part of the Regular Meeting of the Village Board, a presentation and status update on the Facilities Project was held to review the future options related to renovation/replacement of three Village Facilities: Fire Station 11/Headquarters, Police Station, and Public Works Fleet Maintenance Garage.

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

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

At the February 28, 2023 Public Works and Facilities Committee Meeting of the Village Board, Leopardo Companies and FGM Architects presented a comprehensive update on the Space Needs and Facilities Conditions, work on Solutions Design and the development of the Facilities Plan Master Schedule for Fire Station 11/Headquarters, Fleet Maintenance Garage and the Police Station.

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

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

At the August 13, 2024 Board Meeting, the Village Board approved Ordinance 24-43 and Ordinance 24-44 approving the land purchases for both properties. After the approval of these Ordinances, the Village had a due diligence period, during which staff worked with the Village's architect and construction manager, FMGA and Leopardo respectively, to review the cost to demolish the vacant home on the site and complete site fit tests for the 820 Dundee property for a new Fire Station #11. With this decision, the Village acknowledged additional land or an alternative site for the Fire Headquarters is still required and is required to be attached to a fire station. That site selection decision is in process.

At the September 24, 2024 Village Board Meeting, after a due diligence period and consensus from Committee of the Whole to continue, the Board made formal recommendations to purchase both properties for Village facilities.

- 3504 Commercial for $2.3 MM for a future Fleet Maintenance Garage
- 820 Dundee for $997,963 for a future Fire Station 11

At the November 12, 2024 Village Board Meeting, the Board approved amendments to the

existing agreements for Construction Management and Architectural Services for the new Fire Station #11 and the Fleet Maintenance Garage. With Resolution 24-172 and 24-173 staff received direction to start the Schematic Design. At the November 12, 2024 Village Board Meeting, the Board directed the Village to proceed with facility design to reduce energy consumption and related measures to ensure a reduction in the long term operating costs of both facilities through High Performance Design and energy use per square foot reductions to minimize the environmental footprint of each building in conformance with the Climate Action Plan along with a focus on health, well-being, and quality of life for the employees working in these facilities was also directed. The Community and Sustainability Committee of the Village Board met on November 6, 2024, to consider policy matters related to sustainability with guidance and input from FGM Architects and Leopardo Companies.

On April 8, 2025, staff, in conjunction with the Village's construction manager (Leopardo Companies) and architect (FGM Architects), presented the schematic designs for a new Fire Station #11 at 820 Dundee Road and the adaptive reuse of 3504 Commercial Avenue for the Fleet Maintenance Garage to the Committee of the Whole. At that meeting the elevations of proposed facilities, schematic design and various architectural elements, as well as the current estimated cost of the facilities were presented. Included with this agenda item as supplementation information are the materials from the April 8, 2025 Committee of the Whole Meeting.

At the conclusion of the April 8, 2025, Committee of the Whole meeting, the Village Board directed the following matters be presented at the April 22, 2025 Regular Meeting of the Village Board when they were approved by Resolution 25-R-66:

- Fire Station #11 at 820 Dundee Road:
    - Move forward to the design development phase for this facility with the elevations, schematic design, and architectural elements in a form substantially similar to those presented
    - Move forward with the inclusion of geothermal heating and cooling for the site. Include the make-ready work for solar at this facility, with the right-sizing of the solar panel array to be reviewed for installation at a later date.
    - On this date, the estimated cost for the facility as discussed and directed was $22,007,348 inclusive of construction and land purchase.
- Fleet Maintenance Garage at 3504 Commercial Avenue:
    - Move forward to the design development phase for this facility with the elevations, schematic design, and architectural elements in a form substantially similar to those presented.
    - Move forward with the inclusion of geothermal heating and cooling for the site. Do not include make-ready work for solar or solar panels at this facility due to the lack

of sufficient roof area to support the solar array and the low electric generation rate of the remaining portion of the roof.
- On this date, the estimated cost for the facility as discussed and directed was $22,657,842 inclusive of construction and land purchase.

At the May 27, 2025 Committee of the Whole Meeting, emergency backup power alternatives were reviewed in terms of reliability, maintenance, sustainability, cost and building code relative to the new Fire Station #11 to be located at 820 Dundee Road and an adaptive reuse of 3504 Commercial Avenue for a new Fleet Maintenance Garage. It was highlighted that generators are part of an early submittal bid package in order to manage the schedule to open of these new facilities.

Staff will be in attendance at the November 11, 2025 meeting to answer any questions.

A Resolution Amending the Master Construction Manager Agreement for the Second/Final Guaranteed Maximum Price for Construction of the Fleet Maintenance Garage with Leopardo Construction, Inc. of Hoffman Estates, Illinois
Supplemental Information - Fleet Maintenance Second GMP Amendment
Supplemental Information - Fleet Maintenance Garage Cost Summary
Supplemental Information - Design Development Presentation Fire Station 11 and Fleet Maintenance Garage
Supplemental Information - Northbrook Fleet Program

Resolution 2025 - ____

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

A Resolution Amending the Master Construction Manager Agreement for the Second/Final Guaranteed Maximum Price for Construction of the Fleet Maintenance Garage with Leopardo Construction, Inc. of Hoffman Estates, Illinois

is hereby adopted, as follows:

Section 1. BACKGROUND.

The Village of Northbrook has identified the replacement of Fire Station #11 and the Fleet Maintenance Garage ("***Projects***") as among the key priorities for the Village. The Village purchased property at 820 Dundee Road with Resolution 2024-43 and 3504 Commercial Avenue with Resolution 2024-44 for these respective facilities and determined that these properties are of a sufficient size for these operations. Following this review, the Village amended the A133 and B133 Contracts with Leopardo Construction and FGM Architects with Resolutions 2024-172 and 2024-173 to move to Schematic Design for Fire Station #11 and the Fleet Maintenance Garage. With Resolution 25-R-66, direction was provided to move to Design Development for Fire Station #11 and the Fleet Maintenance Garage. Finally, Resolution 2025-94 provided directions on the use of diesel generators, preparation of site plan documents for submittal to other approval agencies and specifications and bidding for the first bid packages for a new Fire Station #11 at 820 Dundee Road and an adaptive reuse of 3504 Commercial for a new Fleet Garage.

On August 26, 2025, with Resolution 2025-R-133, the Village accepted the Design Development Phase and provided direction for the development of construction drawings for new Fire Station #11 at 820 Dundee Road and an adaptive reuse of 3504 Commercial for a new Fleet Garage. At this same meeting, Resolution 2025-R-135 authorized the amendment to the Master Construction Manager Agreement ("***Agreement***") with Leopardo Construction, Inc. ("***Consultant***") for the First Partial Guaranteed Maximum Price (GMP) for Bid Package 1 items associated with the Fleet Maintenance Garage.

With the previously approved resolutions the Village has invested $5,752,187 on the Fleet Maintenance Garage Project, which includes purchase of the 3504 Commercial Avenue property for $2,300,000, retaining FGM Architects to design the facility for $1,189,000, and pre-construction services and Bid Package 1 approval with the Consultant in the amount of $2,263,187.

Consultant utilized the Construction Drawing designed by FGM Architects to develop the final scope of work and created Bid Package 2 for the remaining construction cost for the new Fleet Maintenance Garage. This bid package provides a cost of $17,367,364 to complete the project and is identified within the Second Guaranteed Maximum Price Amendment ("***Amendment***") provided by Consultant. As identified in the Amendment, the previously approved cost and this Amendment bring the cost for the construction of the building to $19,630,551. This cost is roughly $1,841,491 more than originally estimated at completion of Design Development.

The Village will also have additional costs associated with purchasing and installing Furniture Fixtures and Equipment (FFE), IT Solutions, Utility Modifications and will hold a contingency for the Fleet Maintenance Garage Project as well. These additional costs are estimated to be $1,625,764

and will be presented for consideration and approval separately.

The estimate total cost to complete the construction of the Fleet Maintenance Garage is $24,745,315. This estimate is inclusive of land purchase, design cost, construction cost and other associated project costs and will deliver a facility which meets the long-term operational needs and facility goals identified by the Village.

The Village's Annual Budget for FY 25/26 provides sufficient funds in Account No. 38-7800-703-00-33001 for anticipated costs related to Construction Manager Services for the Fleet Maintenance Garage for this FY. The Capital Improvement Plan has identified the future cost for the construction and the Draft Annual Budget for FY 2026/27 will reflect the cost to complete the Fleet Maintenance Garage Project. Based on these factors, staff recommends that the Village Board authorize the Amendment to the Agreement. The Village's spending authority under the A133 Agreement will be increased by $17,367,364, from $2,263,187, for the Construct Manager Consultant services with the Amendment.

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

Section 2. APPROVAL OF AMENDMENT.

The Amendment to the Agreement with the Consultant with the Second Guaranteed Maximum Price outlined in ***Exhibit A*** is approved in a form acceptable to the Village Manager and Village Attorney.

Section 3. AUTHORIZATION TO EXECUTE AMENDED AGREEMENT.

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

Adopted:

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

ATTEST:

Village President

Village Clerk

Fleet Maintenance Facility Exhibit A-FM.2 Second Guaranteed Maximum Price Amendment

Standard Form of Agreement Between Owner and Construction Manager as Constructor *where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price.*

AGREEMENT made as of the 11th day of November in the year 2025

BETWEEN the Owner:
Village of Northbrook
1225 Cedar Lane
Northbrook, IL 60062

and the Construction Manager:
Leopardo Construction Inc.
5200 Prairie Stone Parkway
Hoffman Estates, IL 60192

for the following Project:
Fleet Maintenance Facility

Dear: Village of Northbrook

Please find below the Second Guaranteed Maximum Price Proposal for your project. We have included a scope of work, qualifications, and exclusions. Leopardo Construction, Inc. proposes to provide the construction services in general accordance with the following scope of work:

1.0 **Exhibit B: GMP Documents** – The GMP Proposal is based on the following:

- FGM Architects Inc. BP-2: Issued for Bid & Permit Drawings dated 9/12/2025
- FGM Architects Inc. BP-2: Issued for Bid & Permit Specifications 9/12/2025
- FGM Architects Inc BP-2 Addenda #1 Dated 10/6/2025
- FGM Architects Inc BP-2 Addenda #2 Dated 10/8/2025
- Leopardo Bid Package 2 Project Manual Dated 9/22/2025

2.0 **GMP Schedule of Values** – Total price for scopes of work which includes bid packages 2-01 Building Concrete, 2-02 Steel, Decking, Misc. Metals, 2-03 Demolition, 2-04 General Trades, 2-05 Masonry, 2-06 Air Barrier & Waterproofing, 2-07 Roofing and Metal Panels, 2-08 Overhead Coiling Doors, 2-09 Glazing, 2-10 Spray Insulation, 2-11 Acoustical Ceiling & Wall Panels, 2-12 Millwork, 2-13 Fences and Gates, 2-14 Plumbing, 2-15 HVAC, 2-16 Electrical, 2-17 Fire Protection, 2-18 Landscaping, 2-19 Carpet & Resilient Flooring, 2-20 Hard Tile, 2-21 Epoxy Floors and Sealed Concrete, 2-22 Painting and Wallcovering, 2-23 Signage, 2-24 Lockers, 2-25 Window Treatment, 2-29 Elevators, 2-30 Pre-Engineered Metal Building, Hazardous Material Abatement Allowance, Floor Prep Allowance and Geothermal Drilling/Piping Allowance. This schedule of values also includes, general conditions, contractor contingency, contractor fee, and insurances based on the value of the items listed above.

General Conditions	$736,196
BP 1-01 Earthwork/Site Utilities Package (adjustments per BP2 document changes)	$88,689
BP 1-04 Generator and ATS Procurement (adjustments per BP2 document changes)	$28,431
BP 2-01 Building Concrete	$796,962
BP 2-02 Steel, Decking, Misc. Metals	$623,635

BP 2-03 Demolition	$275,000
BP 2-04 General Trades	$795,000
BP 2-05 Masonry	$524,000
BP 2-06 Air Barrier and Waterproofing	$67,900
BP 2-07 Roofing and Metal Panels	$275,450
BP 2-08 Overhead Coiling Doors	$192,495
BP 2-09 Glazing	$358,000
BP 2-10 Spray Insulation	$6,500
BP 2-11 Acoustical Ceiling & Wall Panels	$365,000
BP 2-12 Millwork	$98,995
BP 2-13 Fences and Gates	$232,700
BP 2-14 Plumbing	$648,000
BP 2-15 HVAC	$3,108,000
BP 2-16 Electrical	$2,735,000
BP 2-17 Fire Protection	$230,360
BP 2-18 Landscaping	$19,431
BP 2-19 Carpet & Resilient Floorings	$63,044
BP 2-20 Hard Tile	$44,019
BP 2-21 Epoxy Floors & Sealed Concrete	$57,400
BP 2-22 Paint and Wallcoverings	$177,000
BP 2-23 Signage	$26,620
BP 2-24 Lockers	$32,170
BP 2-25 Window Treatment	$4,495
BP 2-29 Elevators	$387,000
BP 2-30 Pre-Engineered Metal Building	$1,467,000
Hazardous Material Abatement Allowance	$20,000
Floor Prep Allowance	$10,480
Geothermal Drilling and Piping Allowance	$1,205,000
TRADE SUB-TOTAL	**$15,699,972**
Subcontractor Default Insurance	$164,601
Performance and Payment Bonds	$159,963
Insurance Package	$193,875
PROJECT SUB-TOTAL	**$16,218,411**
Builder's Risk Insurance	$69,196
PROJECT SUB-TOTAL	**$16,287,607**
Construction Contingency	$572,165
PROJECT SUBTOTAL	**$16,859,772**

Construction Manager's Fee	$507,592
SECOND GMP TOTAL	**$17,367,364**
Previously Approved Pre-Construction Services	**$59,962**
Previously Approved First Partial GMP 1	**$2,203,225**
Total of All Approved Items to be Contracted by LCI	**$19,630,551**

4.0 **Purpose** – The purpose of this document is to serve as a communication tool for the project team by defining the quality and scope of this project. Leopardo Companies Inc. The GMP represents construction trade labor, material, equipment and methods anticipated to be utilized on this project.

5.0 **Design Documents –** The proposal is based on the design documents prepared by FGM Architects Inc. Refer to the included document list for specific identification of documents above.

6.0 **Schedule** – This proposal is based on construction commencing on 12/1/2025 and being substantially completed by 12/4/2026.

7.0 **Bonds** – 100% performance and payments bonds are included, and we have included enrolling the project in our subcontractor default insurance program.

8.0 **Construction Contingency** – The proposal includes a 3.5% construction contingency to be used at the discretion of LCI for construction and is not intended to serve as an owner and/or design contingency. The construction contingency does not provide for architect/engineer (A/E) error and omissions and/or owner requested changes during construction.

9.0 **Allowances –** Allowances are included in the proposal. Allowances shall cover the total cost of material, labor and equipment. This includes material delivery, unloading and handling at the site, installation costs, overhead, profit and all other expenses contemplated for stated allowance. When costs are more than or less than allowances the contract sum shall be adjusted accordingly by Change Order.

10.0 **Owner Contingencies –** This GMP excludes all cost associated with Owner, Program and Design Contingencies.

11.0 **Escalation –** We have not included escalation for the listed bid packages as part of this GMP.

12.0 **Value Engineering Approach –** We will carry out a value-engineering approach throughout the project to make sure we achieve the best long-term value and performance. This will include working closely with the vendors, contractors, design team, and Village Staff to review options and make informed decisions on cost, quality, and function, of identified value engineering items. Upon approval, the associated cost savings will be deducted from the LCI contract, inclusive of applicable contract markups and fees.

13.0 **Clarifications** – The following clarifications are outlined to coincide with the GMP:

1. **Exclusions**

General Requirements – Items Provided by Owner (not included in proposal):

1. Surveys/current topography.

2. Environmental studies.
3. EPA testing and inspections.
4. Architectural/Engineering and/or other consultant fees.
5. Soil investigations.
6. Utility consumptions costs during construction.
7. Off-site Costs.
8. Furniture, Fixtures and equipment. (not described in the project documents)
9. Impact fees, tap fees, termination fees.
10. Weather Conditions
11. Permit costs
12. Additional work required by governing authorities including changes for permit compliance.
13. Fees for Energy Credit Advisory Services and Similar Services

2. Work to include the following:

Division 2

Leopardo Allowances

1. Our Proposal Includes A $20,000 Allowance for Hazardous Material Abatement

Demolition

1. See Leopardo Project Manual for Demolition Scope of Work
2. Excludes Hazardous Material Abatement, see above allowance.

Fences and Gates

1. See Leopardo Project Manual for Fence and Gates Scope of Work

Landscaping

1. See Leopardo Project Manual for Landscaping Scope of Work
2. Excludes watering cycle for sod turf

Division 3

Building Concrete

1. See Leopardo Project Manual for Building Concrete Scope of Work
2. This scope includes an allowance of $25,000 for the possible underpinning of foundations. No design provided for possible underpinning in plans and specifications. If underpinning is required engineering/structural design will need to be provided by EOR. Installation of said underpinning to be deducted from $25,000 allowance.

Division 4

Masonry

1. See Leopardo Project Manual for Masonry Scope of Work

Division 5

Structural Steel, Decking, Misc Metals

1. See Leopardo Project Manual for Structural Steel, Decking and Misc. Metal Scope of Work

Division 6

Millwork

1. See Leopardo Project Manual for Millwork Scope of Work
2. Includes all kitchen cabinets, stone counter tops, bathroom vanities etc.

Division 7

Air Barrier and Waterproofing

1. See Leopardo Project Manual for Air Barrier and Waterproofing Scope of Work
2. Includes crystalline waterproofing at existing building foundation and waterproofing of new elevator pits

Membrane Roofing and Metal Panels

1. See Leopardo Project Manual for Roofing & Metal Panels

Sprayed Insulation

1. See Leopardo Project Manual for Sprayed Insulation Scope of Work

Division 8

Overhead & Coiling Doors

1. See Leopardo Project Manual for Overhead & Coiling Doors Scope of Work
2. This includes high speed and low speed maintenance bay doors as well as the fire rated counter coiling door.

Glazing

1. See Leopardo Project Manual for Glazing Scope of Work
2. This includes ballistic rated glazing and ballistic rated transaction window

Division 9

General Trades

1. See Leopardo Project Manual for General Trades Scope of Work
2. This includes framing, insulation, blocking, drywall, doors, frames, hardware, toilet accessories, fire extinguishers, wall protection, and corner guards.

Acoustical Ceilings & Wall Panels

1. See Leopardo Project Manual for Acoustical Ceiling & Wall Panels
2. This includes all acoustic wall panels, acoustic baffles and acoustical cork wall tile.

Hard Tile

1. See Leopardo Project Manual for Hard Tile Scope of Work

Carpet & Resilient Flooring

1. See Leopardo Project Manual for Carpet & Resilient Flooring Scope of Work

Epoxy Floors & Sealed Concrete

1. See Leopardo Project Manual for Epoxy Floors and Sealed Concrete Scope of Work
2. This scope includes preparation for epoxy flooring systems.

Painting and Wall Covering

1. See Leopardo Project Manual for Painting and Wallcovering Scope of Work
2. This scope includes WP-1 due to the rolled good nature of the product

Division 10

Signage

1. See Leopardo Project Manual for Signage Scope of Work
2. This includes both interior and exterior signage

Locker and Benches

1. See Leopardo Project Manual for Lockers & Benches
2. This includes all listed accessories in the specification for lockers

Division 13

Pre-Engineered Metal Building

1. See Leopardo Project Manual for PEMB Scope of Work
2. This is inclusive of bracing the existing PEMB during construction, full roof and wall panel systems compromising of internal and external metal panels/liner panels, vapor barrier system, insulation system and structural z support systems.

Division 14

Elevators

1. See Leopardo Project Manual for Elevator Scope of Work

Division 15

Fire Protection

1. See Leopardo Project Manual for Fire Suppression Scope of Work
2. This includes the Clean Agent System in the IT Room

Plumbing

1. See Leopardo Project Manual for Plumbing Scope of Work
2. This includes all sump pumps, ejector pumps and oil separators.

HVAC

1. See Leopardo Project Manual for HVAC Scope of Work
2. This includes the following:
    a. Compressed air and oil piping systems
    b. Vehicle exhaust fan systems
    c. Radiant floor heating systems
    d. Tie-in to geothermal loop system and Glycol Fill

Geothermal Drilling and Piping Allowance

1. This allowance is intended to cover a 50 well system.
2. Once design for the Geothermal well field is complete this cost will be finalized.

Division 26

Electrical

1. We have included site and building electrical systems per the drawings and specifications.
2. We have excluded the following.
    e. EV charging stations (conduit for future installation as shown on drawings included)
    f. Preparations for any solar panel/array systems.

Division 27

Technology/Structured Cabling

1. We have included the following items for structured cabling and technologies
    a. All shown raceways, boxes, conduit etc.
    b. Wiring for all security, access control, WAPs, AiPhones, Paging etc.
    c. Termination of data cabling
    d. Communications Infrastructure Equipment Schedule shown on E7.05 of the drawing set
2. We have <u>excluded</u> the following items
    a. Cable tray other than what is shown in Electrical/IT room 104
    b. Installation or furnishing of owner provided:
        i. Security cameras, security systems or software
        ii. Access control hardware or software (items detailed in door hardware schedule as by others)
        iii. WAPs
        iv. AiPhones
        v. Paging Systems
        vi. Owner vendor fire alarm monitoring devices

3. Work for this GMP to be performed during normal working hours. If necessary, Leopardo will coordinate additional hours or weekend work to maintain the schedule.
4. Sales tax is not included.
5. Work to be performed in a first-class workman-like manner by Union employees.
6. Pricing is based on the uninterrupted flow of work in accordance with the schedule. Delays due to others is not anticipated or included. Any delay beyond the control of LCI, which affects the critical path, shall be cause for an increase in cost and extension of time.
7. Project commencement and completion date shall be contingent upon issuance of permit, fully executed owner contract, and confirmation of long lead item delivery dates (whichever is the latest).

8. While this GMP does not include owner costs—such as Village contingency, utility modifications (e.g., ComEd, Nicor direct costs), Owner FF&E, or Owner IT solutions—LCI is tracking the following values for each category:
    a. Village Contingency - $490,764
    b. Village FF&E - $695,000
    c. Village IT Solutions - $365,000
    d. Utility Modifications - $75,000

Leopardo Construction Inc. appreciates the opportunity to present our proposal.

Sincerely, **LEOPARDO CONSTRUCTION.**

ACCEPTED: _____ **DATE:** _____
Cara Pavlicek
Village Manager

ACCEPTED: _____ **DATE:** _____
Derek Gau
Village Clerk

ACCEPTED: Ryan Rojas _____ **DATE:** **11/11/25**
Ryan Rojas
Project Manager

Fleet Maintenance Garage

	Space Needs	Schematic Design	Design Development	Construction Documents
Square Footage	30,156	31,330	31,330	31,330
Design Fees	$ 1,396,100	$ 1,189,000	$1,189,000	$1,189,000
Construction	$ 16,309,301	$ 16,030,271	$16,052,453	$17,893,944
Village FF&E	$ 652,372	$ 1,000,000	$1,006,500	$695,000
IT Solutions				$365,000
Utility Modifications				$75,000
Village Contingency	$ 367,155	$516,313	$519,727	$490,764
	$ 18,724,928	$ 18,735,584	$ 18,767,680	$ 20,708,708
Cost per Square Foot	$ 621	$ 598	$ 599	$ 661
Land Purchase	$0	$2,300,000	$2,300,000	$2,300,000
Geothermal/Sustainability	$0	$1,736,607	$1,736,607	$1,736,607
Total	$ 18,724,928	$ 22,772,191	$ 22,804,287	$ 24,745,315

Still need to finalize Furniture, Equipment and IT Solutions

Fire Station 11 And Fleet Maintenance

Northbrook Public Works Department

August 26, 2025

Goals for Village Facilities

- Welcoming workplace for all employees and visitors;
- Incorporate sustainable practices in use of materials and long-term operations as part of planned facility improvements;
- Plan for a facility (where applicable) that is considered a community space and a space for outside agency cooperation;
- Technology must be flexible to accommodate present and future needs;
- A workspace and community place that is forward thinking and supports a culture of innovation in the delivery of services;
- Space must be flexible to accommodate present and future needs as municipal operations can pivot and change (sometimes quickly as the pandemic has shown us);
- Each facility is a 24/7/365 operation and employee wellness, especially for shift workers, is necessary;
- Each facility is core to Northbrook's public safety responsibilities and therefore, there will be Critical Facility Structural and Operational Requirements.

Facilities Milestones:

- Establishment of Facility Capital Fund in FY23 Budget to begin saving surplus revenues for Fire, Fleet and Police Facility needs
- Engaged professional services with Leopardo Companies, Inc. for Construction Management Services and FGM Architects
- Accepted Space Needs report for Fire, Fleet and Police on April 25, 2023, to identify size and service needs.
- Purchase land for Fire Station 11 and Fleet Maintenance Garage on August 13, 2024 as neither could be expanded on existing site
- Approved Schematic Design for Fire Station 11 and Fleet on June 10, 2025 to establish basic Site Plan, Floor Plan, Sustainability Goals, Schematic Design cost, elevations and related architectural elements for each facility
- Site selection for Fire Headquarters and Police pending

16
Public Discussions About Facilities Since November 2021

Fire Station 11

1872

Fire Station 11: Space Needs vs. Proposed

Fire Station 11 and Fire Headquarters Combined Facility	
Building Size	
Existing Square Footage	21,719
Space Needs Program Square Footage	30,058
Deficift	-8,339
Parking	
Existing Parking	31
Space Needs Required Parking	80
Deficift	-49
Lot Size	
Existing Lot Size (acres)	1.10
Space Needs Required Lot Size	3.55
Deficift	-2.45

Fire Station 11 Separated Facility	
Building Size	
Existing Square Footage	17,747
Revised Square Footage	23,000
Parking	
Existing Parking	0
Revised Required Parking	23
Lot Size	
Purchase Lot Size (Acres)	2.00

Proposed Fire Station 11	
Building Size	
Designed Square Footage	23,714
Parking	
Designed Parking	23
Lot Size	
Lot Size (acres)	2.00

Exterior

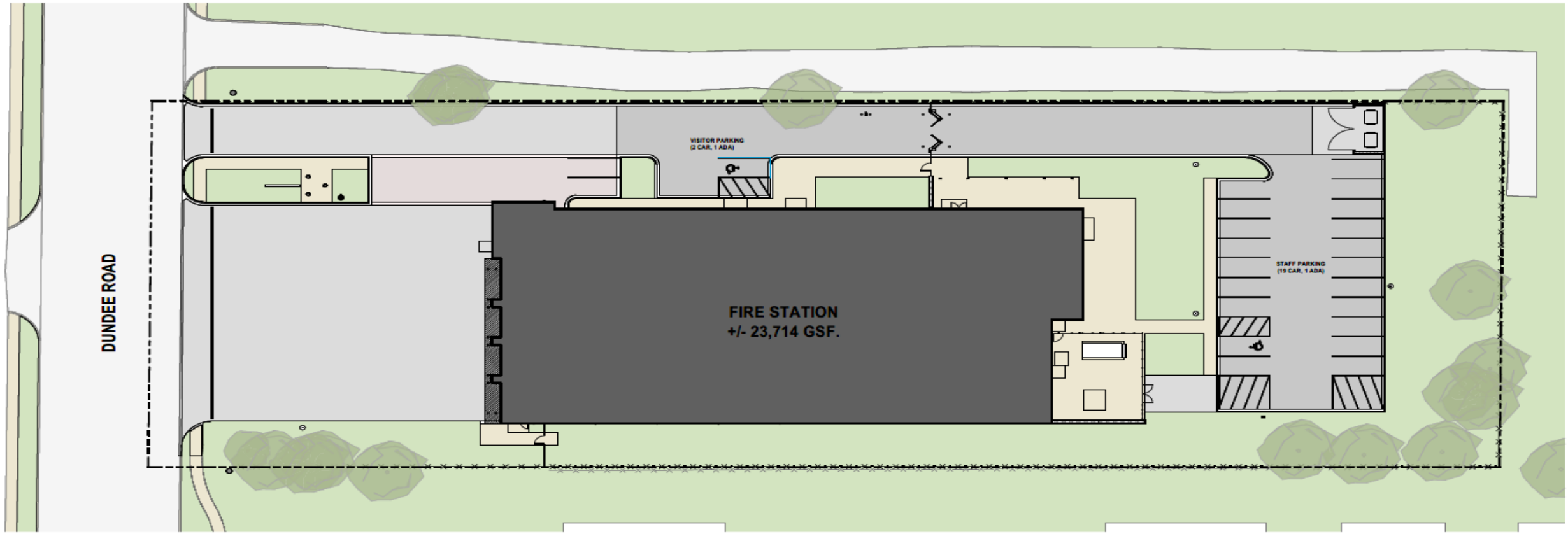


Exterior



NORTHBROOK FIRE STATION 11

820 DUNDEE ROAD, NORTHBROOK, IL



OVERALL SITE PLAN

VILLAGE OF NORTHBROOK
Job No. 25-4186.01

Published 08/22/25
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fgma
FGMARCHITECTS

NORTHBROOK FIRE STATION 11

820 DUNDEE ROAD, NORTHBROOK, IL

OVERALL FLOOR PLAN

VILLAGE OF NORTHBROOK
Job No. 25-4186.01

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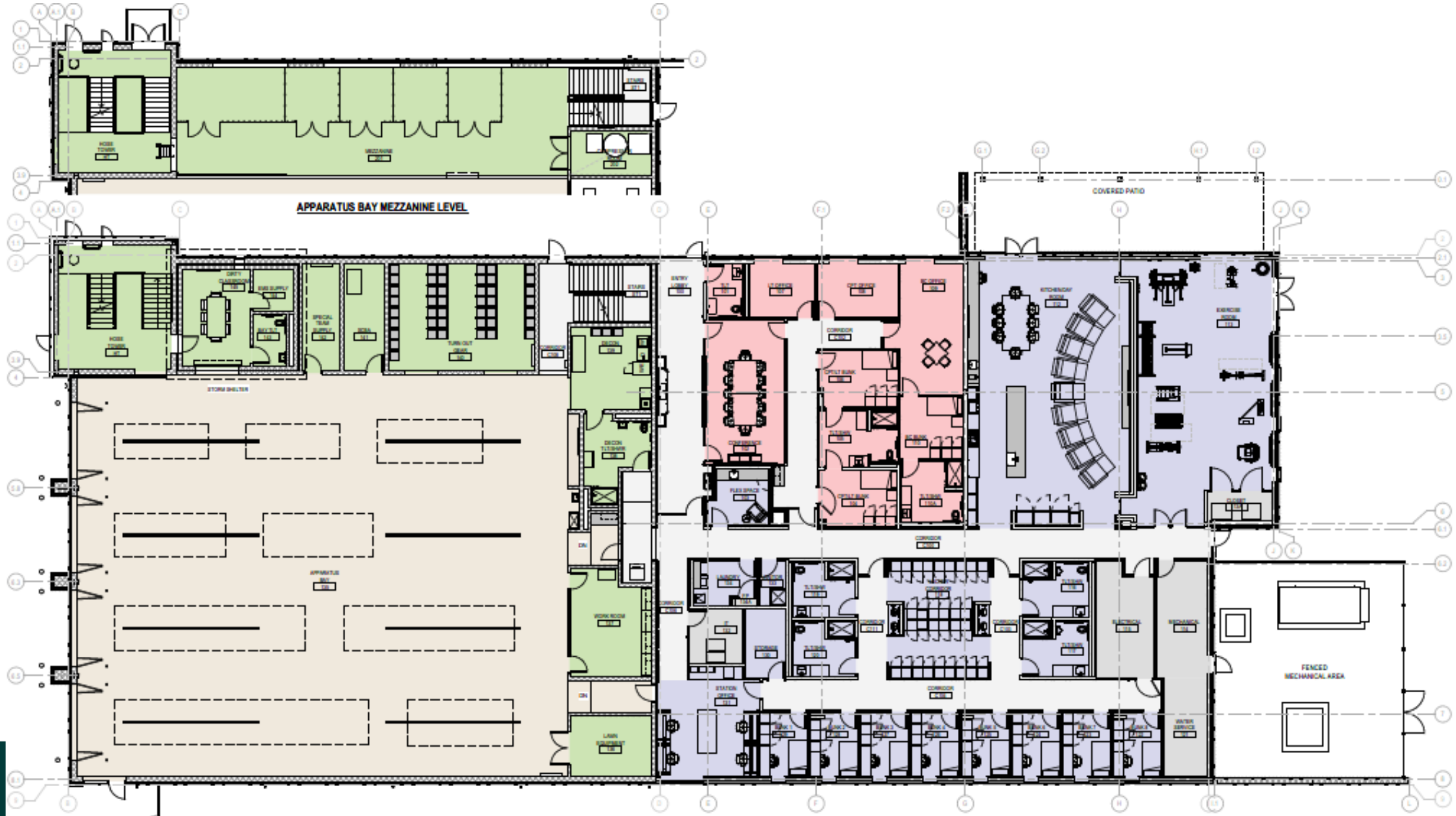
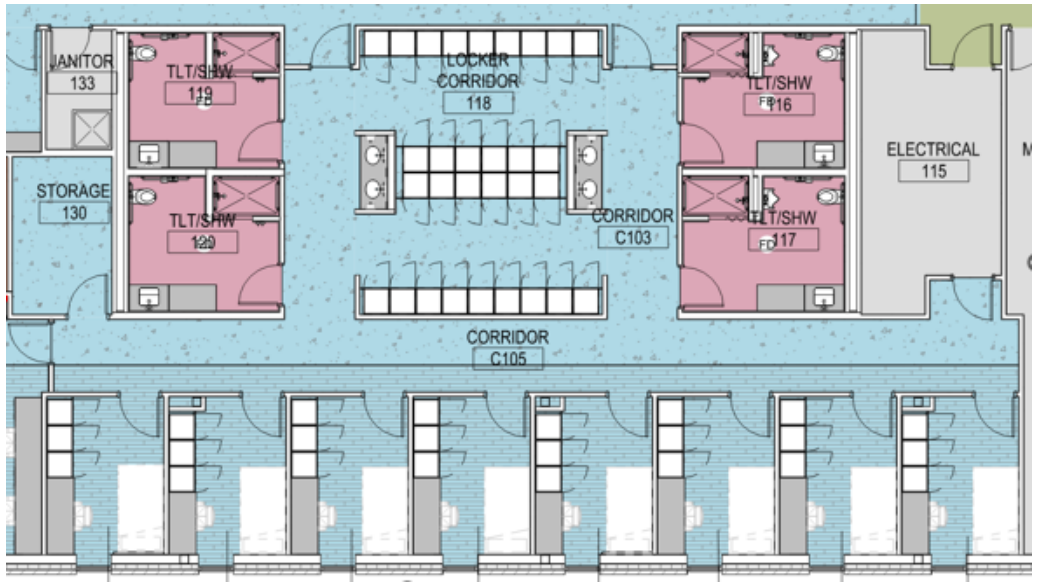


Entry


ENTRY LOBBY 100
TLT 101
LT OFFICE 107
CPT OFFICE 108
BC OFFICE 109
CORRIDOR C102
CPT/LT BUNK 106
CONFERENCE 102
TLT/SHW 105
BC BUNK 110
FLEX SPACE 103
CPT/LT BUNK 104
CORRIDOR C100


STATION NO. 11





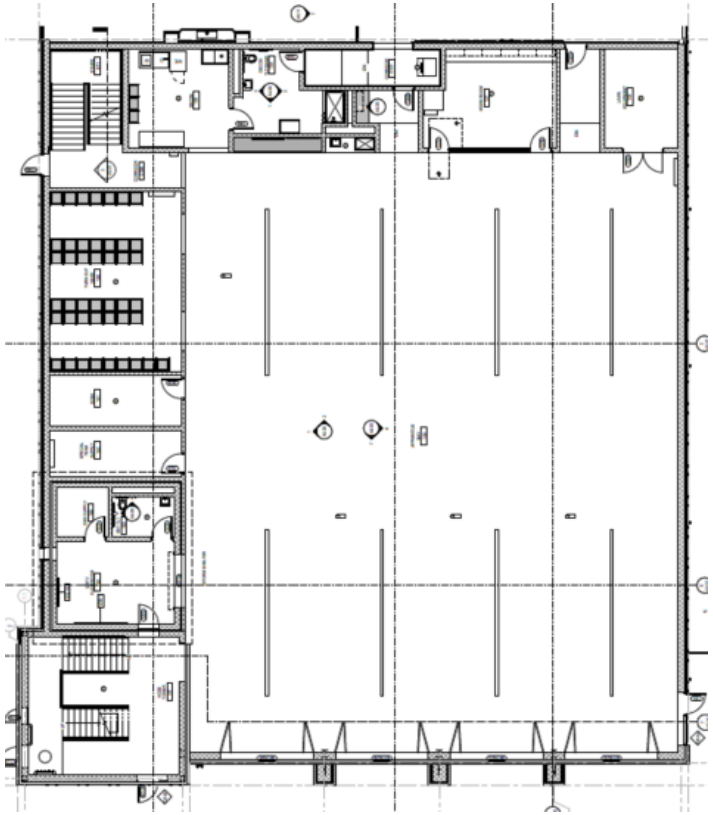
Locker Room

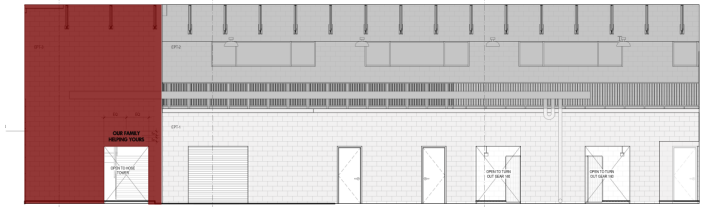


Bunks

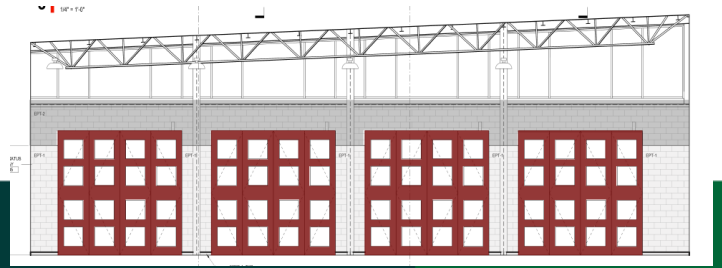












Apparatus Bay

Summary of Cost Estimates Between Phases

Fire Station 11 & Fire Headquarters			
		Fire Station 11 Only	Fire Station 11 Only
	Space Needs *	Schematic Design	Design Development
Square Footage	30,058	23,714	23,714
Design Fees	$ 1,552,862	$ 1,282,000	$1,282,000
Construction	$ 16,672,864	$ 17,804,021	$17,341,828
Village FF&E **	$ 500,000	$ 325,000	$793,728
Village Contingency	$ 421,220	$ 369,317	$362,384
	$ 19,146,946	$ 19,780,338	$ 19,779,940
Cost per Square Foot	$ 637	$ 834	$ 834
Land Purchase	$0	$997,963	$997,963
Geothermal/Sustainability	$0	$1,817,121	$1,817,121
Total	$ 19,146,946	$ 22,595,422	$ 22,595,024
* Based on a combined Fire Station 11 and Fire Headquarters			
** Still need to finalize Furniture, Equipment and IT Solutions			

Next Steps

- Plan Commission Meeting 9/16
- Permit Approvals - Bid Package 1
- Begin Preliminary Site Work Construction
- Ground-Breaking
- Finalize Construction Drawings & Guarantee Maximum Price (GMP)
- Seek Board Approval of Final GMP
- Construction Complete – December 2026

Other Items

- Fire Station 11 Decommissioning

Fire Headquarters

1883

Fire Headquarters: Existing Station vs. Space Needs

Fire Headquarter	
Separated Facility	
Building Size	
Existing Square Footage	7,237
Revised Square Footage	11,000
Parking	
Existing Parking	0
Revised Required Parking	55
Lot Size	
Purchase Lot Size (Acres)	0.00

Fire Headquarters: Initial Cost Estimate

Fire Headquarters	
	Revised Space Needs *
Square Footage	11,000
Design Fees	$ 690,000
Land	$ -
Construction	$ 8,226,056
Village FF&E	$ 176,058
Village Contingency	$ 181,862
Total	$ 9,273,976
Cost per Square Foot	$ 843
Land Purchase	$0
Sustainability	$0
Total	$9,273,976
* Based on High Level Site Fit Testing	

Fleet Maintenance

Fleet Maintenance: Space Needs vs. Proposed

Fleet Maintenance Garage	
Building Size	
Existing Square Footage	11,994
Space Needs Program Square Footage	30,156
Deficift	-18,162
Parking	
Existing Parking	10
Space Needs Required Parking	47
Deficift	-37
Lot Size	
Existing Lot Size (acres)	0.60
Space Needs Required Lot Size	3.18
Deficift	-2.58

Proposed Fleet Maintenance Garage	
Building Size	
Designed Square Footage	31,300
Parking	
Designed Parking	27
Lot Size	
Lot Size (acres)	1.57

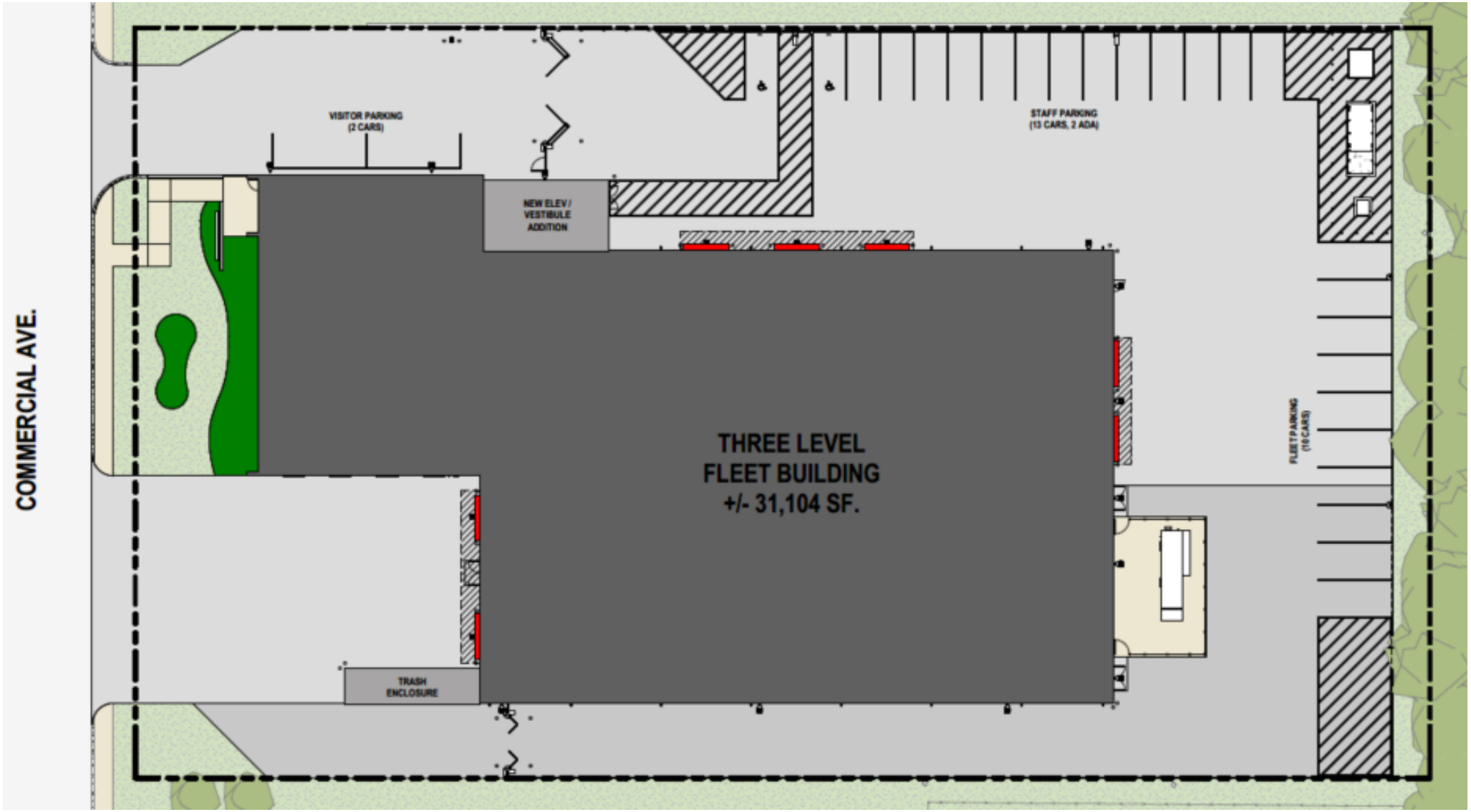
Exterior





FLEET MAINTENANCE FACILITY

3504 COMMERCIAL AVENUE, NORTHBROOK, IL



SITE PLAN

VILLAGE OF NORTHBROOK
Job No. 25-4189.01

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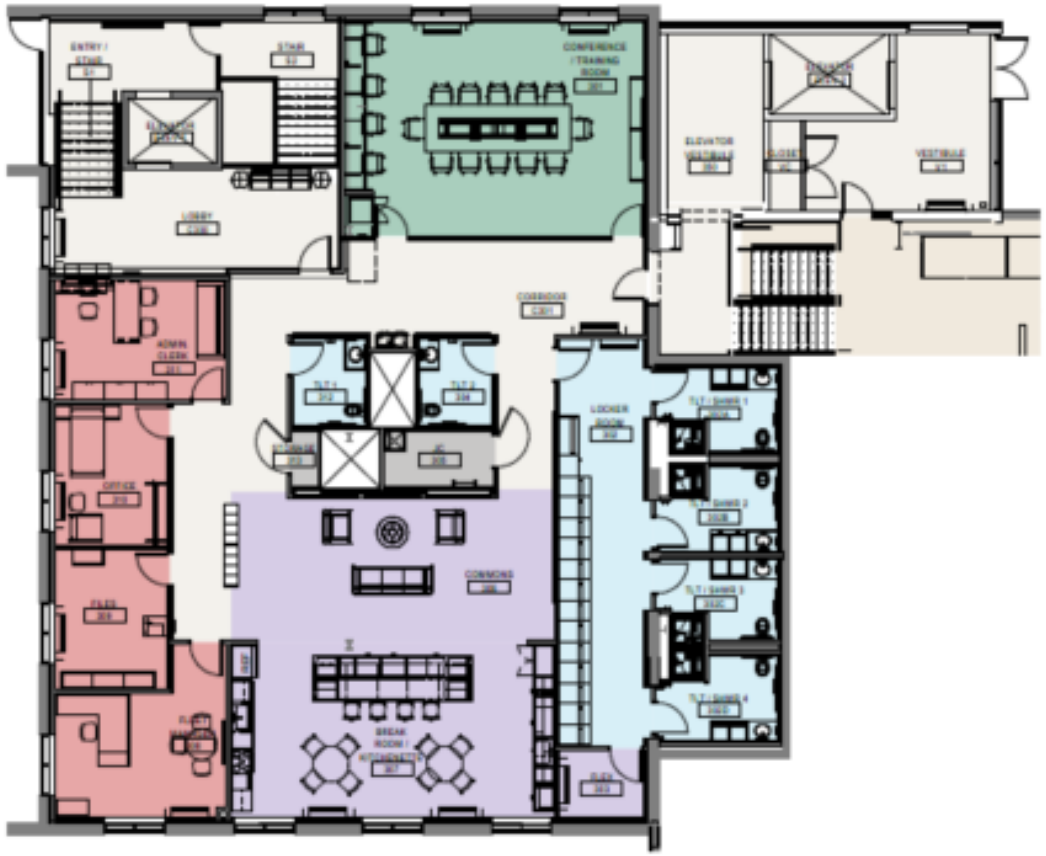
FLEET MAINTENANCE FACILITY

3504 COMMERCIAL AVENUE, NORTHBROOK, IL



LOWER LEVEL



UPPER LEVEL

ENLARGED OFFICE

VILLAGE OF NORTHBROOK
Job No. 25-4189.01

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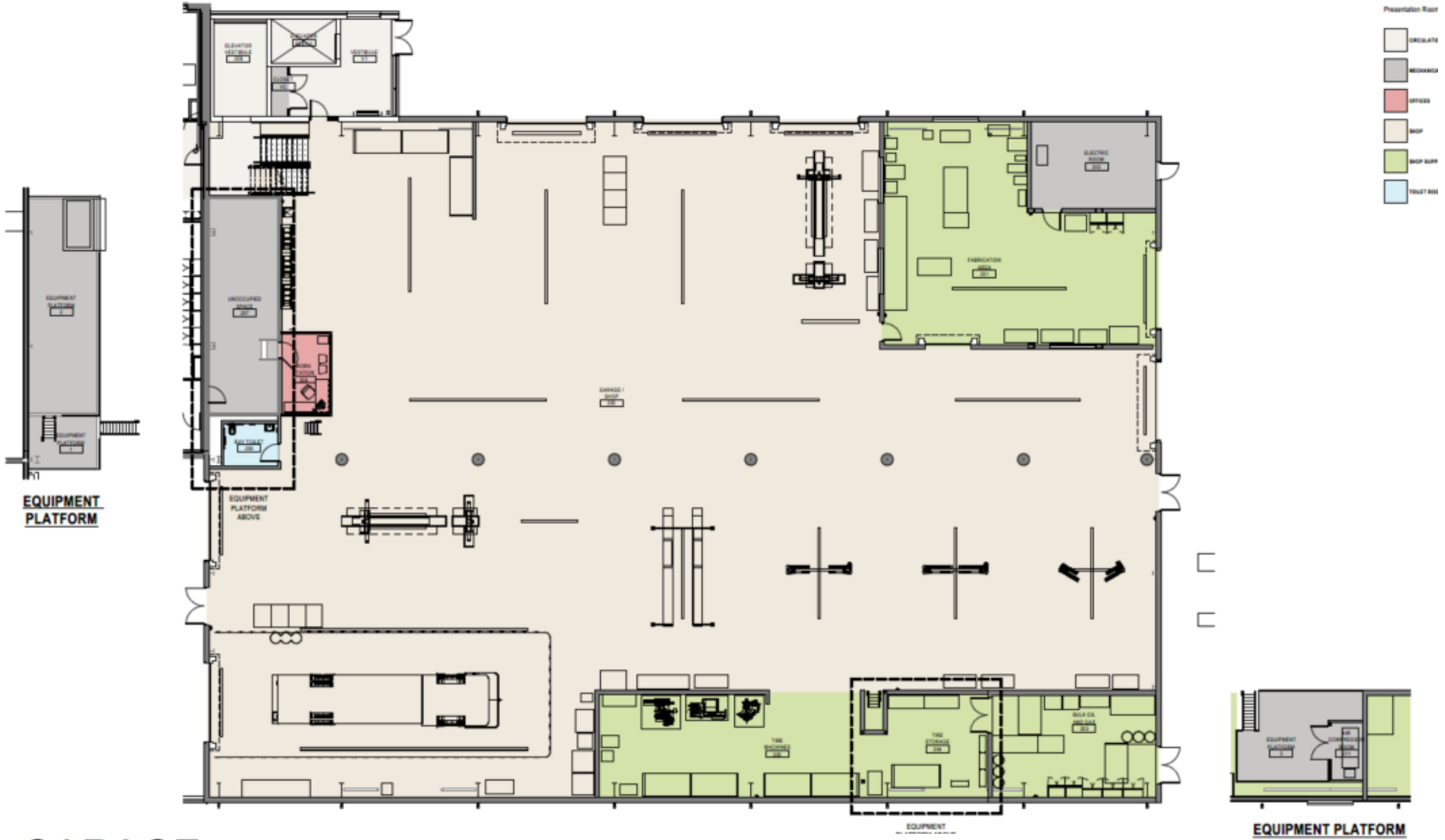
FLEET MAINTENANCE FACILITY

3504 COMMERCIAL AVENUE, NORTHBROOK, IL



ENLARGED GARAGE

VILLAGE OF NORTHBROOK
Job No. 25-4189.01

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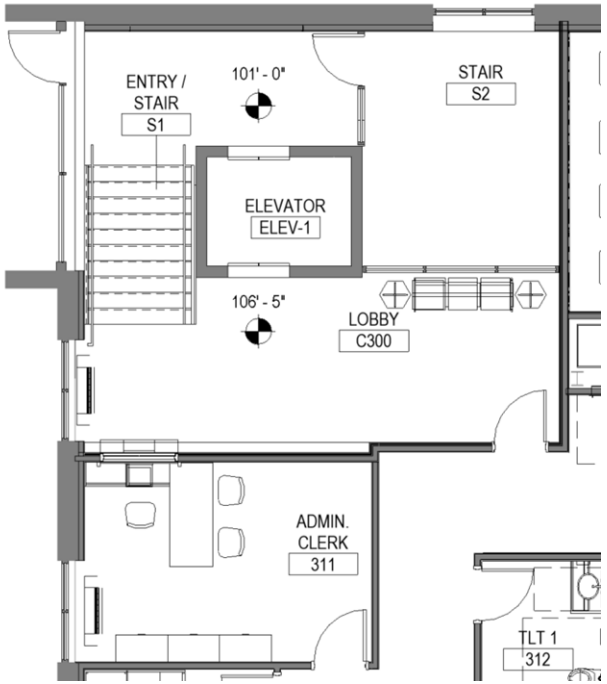
Entry

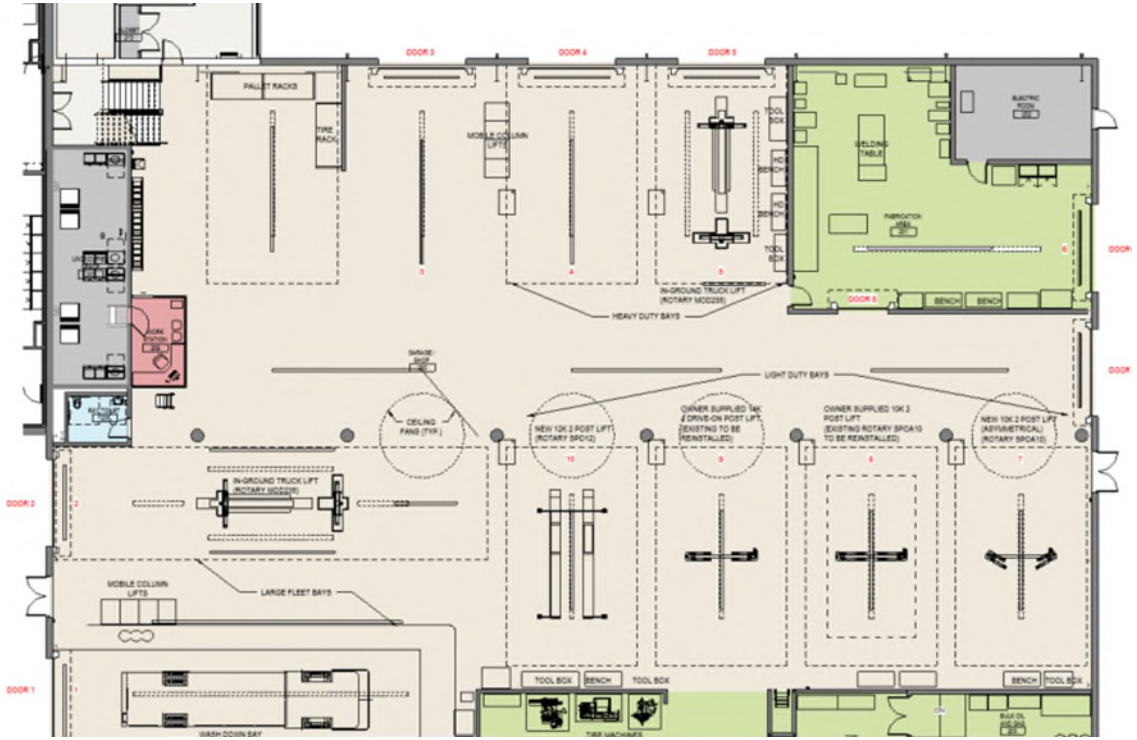

northbrook
public works
fleet maintenance


ENTRY / STAIR
S1
101' - 0"
STAIR
S2
ELEVATOR
ELEV-1
106' - 5"
LOBBY
C300
ADMIN. CLERK
311
TLT 1
312

Lobby



Garage


PALLET RACKS
TIRE RACK
MOBILE COLUMN LIFTS
WELDING TABLE
IN-GROUND TRUCK LIFT (ROTARY MCD25K)
HEAVY DUTY BAYS
LIGHT DUTY BAYS
CEILING FANS (TYP.)
NEW 12K 2 POST LIFT (ROTARY SPO12)
OWNER SUPPLIED 10K 2 POST LIFT (EXISTING ROTARY SPOA10 TO BE REINSTALLED)
NEW 10K 2 POST LIFT (ASYMETRICAL) (ROTARY SPOA10)
MOBILE COLUMN LIFTS
LARGE FLEET BAYS
TOOL BOX
BENCH
WASH DOWN BAY




northbrook
public works
fleet maintenance



Summary of Cost Estimates Between Phases

Fleet Maintenance Garage			
	Space Needs	Schematic Design	Design Development
Square Footage	30,156	31,330	31,330
Design Fees	$ 1,396,100	$ 1,189,000	$1,189,000
Construction	$ 16,309,301	$ 16,030,271	$16,052,453
Village FF&E *	$ 652,372	$ 1,000,000	$1,006,500
Village Contingency	$ 367,155	$516,313	$519,727
	$ 18,724,928	$ 18,735,584	$ 18,767,680
Cost per Square Foot	$ 621	$ 598	$ 599
Land Purchase	$0	$2,300,000	$2,300,000
Geothermal/Sustainability	$0	$1,736,607	$1,736,607
Total	$ 18,724,928	$ 22,772,191	$ 22,804,287
* Still need to finalize Furniture, Equipment and IT Solutions			

Next Steps

- Plan Commission Meeting 9/16
- Tenant Lease Expires – October 15
- Permit Approvals - Bid Package 1
- Begin Preliminary Site Work Construction
- Ground-Breaking
- Finalize Construction Drawings & Guarantee Maximum Price (GMP)
- Seek Board Approval of GMP
- Construction Complete – October 2026

Other Items

- Recommendation to Demolish Existing Garage

Police Station

1895

Police Station: Existing Station vs. Space Needs

Police Station	
Building Size	
Existing Square Footage	45,115
Space Needs Program Square Footage	85,773
Deficift	-40,658
Parking	
Existing Parking	101
Space Needs Required Parking	142
Deficift	-41
Lot Size	
Existing Lot Size (acres)	3.50
Space Needs Required Lot Size	5.63
Deficift	-2.13

Police Station: 2023 Estimated Cost

Police Station		
	Space Needs	
Square Footage		85,773
Design Fees	$	2,902,077
Land	$	-
Construction	$	57,690,129
Village FF&E	$	1,100,000
Village Contingency	$	1,233,844
Total	$	62,926,050
Cost per Square Foot	$	734
Land Purchase	$	-
Sustainability	$	-
Total	$	62,926,050
Escalation 2023-2025		13%
Estimated Escalation 2026		4%

Questions?

Village of Northbrook
Fleet Department
Space Needs Program

FGMARCHITECTS
April 17, 2023

FGM Project No. 23-3665.01

Item	Room/Area/Space	Employee Counts	Sq.ft.			Employee Counts	Notes
		Current Staffing	Existing Space	Current Required	Future Required	Future Capacity	
A.	**PUBLIC ENTRY**						
1.0	Public Entry Vestibule		-		80		Entrance vestibule
2.0	Public Lobby		-		150		Provide seating for (3)
3.0	**Public Entry / Training / Community Room Sub-Total**		-		**230**		
4.0	**Circulation, Wall, and Mechanical Shaft Space**				58		
5.0	**PUBLIC ENTRY**		-		**288**		
B.	**ADMINISTRATION**						
1.0	Administrative Clerk Office	1	see total below		210	2	Desk, credenza, guest seating for (2), file - located near Fleet Supervisor. Window to lobby for reception. Counter space for a part-time staff member for future
2.0	Fleet Manager Office	1	see total below		180	1	Desk, credenza, guest seating for (2), file - located near Admin Clerk.
3.0	Office	0			120	1	Desk, credenza, guest seating for (2) - located near Admin Clerk.
4.0	Conference Room/ Training Room		-		450		To accomodate 8-10 people. Include a counter with (3) workstations for mechanics and flex. Include copier, library, & manuals. Located near Fleet Supervisor.
5.0	File Storage		see total below		120		Secure file storage room with (6) 42" lateral files
6.0	**Administration Sub-Total**	2	241		**1,080**	4	
7.0	**Circulation, Wall, and Mechanical Shaft Space**				378		
8.0	**ADMINISTRATION TOTAL**		241		**1,458**		
C.	**STAFF SUPPORT AREAS**						
1.0	Universal Locker Area	6	on bay flr		300	6	Provide (18) 24" wide lockers w/ foot drawer and bench area. Includes lockers for facilities
2.0	Single User Toilet/Shower Rooms		136		400		(4) single user rooms, each with (1) toilet, (1) lav, (1) shower, and (1) changing bench
3.0	Uniform Service Area				30		Supply lockers, laundry locker, that is accessible to all staff.
4.0	Lunchroom		323		600		To accommodate 8-10 people, but maximum up to 14 people for staff training and other PD or PW staff. Include large TV/monitor. Fridge, (3) microwaves, (3) toaster ovens, no stove, dishwasher, sink, ice machine, coffee station, vending machines, & bottle filler. Located away from shop. area for charging devices and equipment. Access to outside patio with grill.
5.0	Laundry Room		-		100		Washer, dryer, drying rack space or equipment dryer, slop sink.
6.0	Weather Gear Lockers		-		120		(10) lockers, located on way from bay to main locker room, but separate.
7.0	Fitness Area		-		200		(2) treadmills/ cardio units, free weights, stretching area.
8.0	**Staff Support Areas Sub-Total**		459		**1,750**		
9.0	Circulation, Wall, and Mechanical Shaft Space				613		
10.0	**STAFF SUPPORT AREAS TOTAL**		459		**2,363**		

Village of Northbrook
Fleet Department
Space Needs Program

FGMARCHITECTS
April 17, 2023

FGM Project No. 23-3665.01

Item	Room/Area/Space	Employee Counts	Sq.ft.			Employee Counts	Notes
		Current Staffing	Existing Space	Current Required	Future Required	Future Capacity	
D.	**FLEET**						
1.0	Small Fleet Maintenance Bays		3,420		4,800		80' long, (1) 18' wide access lane to (4) 20'x30' work bays. (1) 12' staging lane off access lane for progress vehicles. (3) work bays with either 2 or 4 post overhead racks and (1) work bay with an in-ground lift. Room in work bays for mechanic tools, benches, and equipment. Provide 18' high-speed coiling OH door in/out each side.
2.0	Express Maintenance Lane		-		1,760		80' long, (1) 22' wide. Intended for in-service and quick service. To be also be used for overnight storage of vehicles for department pickup. Located near tools storage. Adjacent racks for plow blades, tools, benches, etc. equipment to allow bay to be used for wash of vehicles. Provide 18' wide high-speed coiling OH door in/out each side.
3.0	Large Fleet Maintenance Bays		4,711		4,680		(2) 90' long x 26' wide, (3) heavy vehicle work bays utilizing mobile lifts and (1) work bay with an in-ground lift. Room in work bays for mechanic tools, benches, mobile lift charging, and equipment. Provide multi-directional 5 ton hoist over entire Large Fleet Maintenance Bays and adjacent fabrication areas. Provide 18' high-speed coiling OH doors for each bay.
4.0	Bulk Oil & Gas Supply		628		1,000		Depressed containment. Bulk oil supply (3) large tanks (palette), bulk gas cylinder supply, (3) kinds of anti-freeze, drum fluid, hydraulic fluids, DEF, washer fluid drums, room for (12) drums, bottle Oxygen (possibly shift to Fire?), shelving with (1) 5-gallon pails, chemical/cleaner storage. To have direct access to exterior and shop. Room for empty drums until pickup.
5.0	Parts & Small Shop Tool Storage		700		800		Secured caged area. Immediate parts & shared hand tools, stand up counter for inventory and access.
6.0	Wash Area/ Boot Wash		-		150		Hose down equipment, boot wash unit, slop sink, equipment drying area. Connected to Laundry Room.
7.0	Emergency Shower/ Eye Wash Station		-		100		(2) 50 s.f. separate areas - one on either side of the bays for emergency convenience
8.0	Mezzanine Storage		692		2,000		Long term storage and large bulk storage. Includes vehicle seats/ panels, tires, bulk equipment, etc. Make capable of 225lbs loading. Hoist access.
9.0	Fabrication Area		in bays		600		Welding, steel rack, milling, drill press, welding table, & horizontal saw. Large enough for plow access. Open above to allow the 5-ton hoist from Large Fleet Maintenance Bays.
10.0	Wood Shop		parts stor		600		Located near the fabrication shop. Table saw, sanders, chop saw, drill press, etc. Sized to accommodate Facilities use of shop
11.0	New/Old Tire Storage		in bays		600		20'x30' - Racks for tires, with direct exterior access. Adjacent to a PD changeover bay for possible use on tire changing.

Village of Northbrook
Fleet Department
Space Needs Program

FGMARCHITECTS
April 17, 2023

FGM Project No. 23-3665.01

Item	Room/Area/Space	Employee Counts	Sq.ft.			Employee Counts	Notes
		Current Staffing	Existing Space	Current Required	Future Required	Future Capacity	
12.0	Small Equipment Workroom & Parts		parts stor		400		20'x20' - Secured caged area for equipment repair, bench, tools, etc.
13.0	Vehicle Changeover Bays		in bays		3,200		(4) 35' long x 21' wide bays, one with a 2 or 4 post rack that could be used for tire changeover. Extra space for large racking of police changover supply (lights, equipment, bars, etc.). Bay for storage of vehicles on long lead turnover.
14.0	Recycling Storage Area		on bay flr		400		Palletized storage for Village recycling programs. Space for 15 floor accessed pallets and dumpster
15.0	Bay Toilet		-		160		(2) 80 s.f. separate rooms - one either side of the bays for convenience.
16.0	Facilities Storage		-		320		centralized storage for Village facilities needs.
17.0	General Storage		106		120		Miscellaneous storage
18.0	**Fleet Sub-Total**		10,257		**21,690**		
19.0	Circulation, Wall, and Mechanical Shaft Space				3,254		
20.0	**FLEET TOTAL**		10,257		**24,944**		
E.	**BUILDING SYSTEMS AND MAINTENANCE SPACES**						
1.0	Elevator		-		-		Assumed single story facility
2.0	Elevator Machine Room		-		-		Assumed single story facility
3.0	Emergency Generator		-		-		Located outside. Fully backed up facility.
4.0	Mechanical Room(s)		-		300		Plumbing and Fire Protection Equipment (assume roof top HVAC equipment)
5.0	Electrical Room		-		200		
6.0	Gas Service Room		-		-		In mechanical room
7.0	I.T. Server Room		-		120		Space for up to (1) server rack and (1) communications rack
8.0	Janitor's Closet		-		100		For supplies and cleaning equipment
9.0	Delivery Staging Area		-		200		Delivery staging area
10.0	**Building Systems and Maintenance Spaces Sub-Total**		-		**920**		
11.0	Circulation, Wall, and Mechanical Shaft Space				184		
12.0	**BUILDING SYSTEMS AND MAINTENANCE SPACES TOTAL**		-		**1,104**		
F.	**BUILDING AREA SUBTOTAL**		**11,994**		**30,156**		
G.	**MULTI-STORY CIRCULATION FACTOR**		**-**		**-**		Assumed single story facility
H.	**TOTAL BUILDING AREA REQUIRED**		**11,994**		**30,156**		
I.	**EXTERIOR REQUIREMENTS**						
1.0	Flagpole Area				50		

Village of Northbrook
Fleet Department
Space Needs Program

FGMARCHITECTS
April 17, 2023

FGM Project No. 23-3665.01

Item	Room/Area/Space	Employee Counts	Sq.ft.			Employee Counts	Notes
		Current Staffing	Existing Space	Current Required	Future Required	Future Capacity	
2.0	Patio				250		Outdoor seating with hookup for grill, located off lunchroom.
3.0	Electrical Transformer				100		
4.0	Generator				300		Fully backed up facility.
5.0	Trash Enclosure				150		for (3) 4-yd dumpsters, cardboard, scrap, trash
6.0	Security fencing with power gates				-		
J.	**PARKING REQUIREMENTS**		Exist. Spaces		Spaces		
1.0	Staff Parking		4		10		Spaces for personal vehicles on secured side
2.0	Visitor Parking		-		5		Spaces for visitors
3.0	Salt Spreader Storage Spaces		-		9		Spaces for box equipment on storage racks.
4.0	Large Vehicle Maintenance Parking		-		5		Parking for up to 40' long vehicles - Staging for maintenance projects
5.0	Covered/ Cold-Storage Fleet Vehicle Parking		-		6		Parking for 20' long vehicles - Weather-resistent storage for maintenance projects
6.0	Fleet Vehicle Maintenance Parking		6		12		Parking for 20' long vehicles - Staging for maintenance projects
7.0	**TOTAL PARKING REQUIRED**		**10**		**47**		Total Spaces
	S:\jobs\2023\23-3665.01\1.0 PM\1.06 Programming\ Northbrook Fleet Program 2023.04.17.xlsx						