Village Board of Trustees Agenda

Sandra "Sandy" Frum Board Room
1225 Cedar Lane Northbrook, IL 60062
Tuesday, January 27, 2026

7:30 PM

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **SWEARING IN OF FIREFIGHTER/PARAMEDICS THOMAS MORAN, MAXWELL OBERMAN, DANIEL BIRCH, JACK MORAN, LOGAN GOESSELE, AND ALEXANDER BECKER**
4. **MINUTES APPROVAL**
   - A. January 13, 2026 Regular Board Meeting Minutes for Approval
   - B. January 13, 2026 Committee of the Whole Minutes for Approval
   - C. January 14, 2026 Special Meeting of the Committee of the Whole for Approval
5. **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.
6. **MANAGER'S REPORT**
7. **WARRANT LIST**
   - A. Review and Approval of Payments Processed Between January 1, 2026 - January 15, 2026
   - B. Review and Approval of Escrow Deposits/Performance Bond Refunds Processed Between January 1, 2026 - January 15, 2026
8. **PRESIDENT'S REPORT**

   Community Moment

   - A. A Proclamation Recognizing January 27, 2026 as Holocaust Remembrance Day

B. Commission Appointments:
Matt Cassidy to the Emergency Telephone System Board for a term ending April 30, 2027.

9. 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 Confirming Resolution Authorizing the Purchase of 960 Tons of Additional Bulk Rock Salt for Roadway De-Icing from Morton Salt, Inc. of Chicago, Illinois at the Same Agreed Upon Price of $65.87 Per Ton Via the State of Illinois' Joint Purchasing Program for Rock Salt

At its November 11, 2025, meeting, the Village Board approved Resolution 2025-R-179 authorizing the purchase of 80% or 1,920 tons of the base bid quantity of 2,400 tons of rock salt. At that time, staff indicated that if additional rock salt needed to be purchased at the same price of $65.87 per ton, a separate resolution and budget amendment would be brought to the Village Board for its consideration.

B. A Resolution Approving the Purchase of an Annual Subscription Renewal for the Village's Secure Remote Access System from Data Center Warehouse

This resolution approves the purchase of an annual subscription renewal for the Village's secure computer remote access system used by computing devices in public safety vehicles, mobile computing devices in the field, and computing devices used when working remotely. After a competitive bidding process, Data Center Warehouse (DCW) provided the lowest cost, most responsible bid.

C. A Resolution Authorizing a Purchase from ULINE, of Pleasant Prairie, Wisconsin, for Office Furniture, in a Not-to-Exceed Amount of $23,792

This Resolution authorizes the purchase of replacement desks and related office furniture at Village Hall as part of the renovation work outlined in the FY26-30 Capital Improvement Plan and Approved FY 2025-26 Annual Budget.

D. A Resolution Approving Membership Renewal in the Northeastern Illinois Public Safety Training Academy (NIPSTA) of Glenview, IL

NIPSTA provides a cost-effective training venue for multi-jurisdictional, cross-disciplinary training events, in addition to maintaining strong strategic alliances among neighboring communities in Northeast Illinois. Northbrook has been a member since the creation of NIPSTA.

E. A Resolution Approving an Economic Incentive Agreement Between the Village of Northbrook and EUROMARKET DESIGNS, INC.

Euromarket Designs Inc., commonly known as Crate and Barrel has negotiated a second long term lease of their World Headquarters and is requesting a tax rebate agreement for 10 years at $100,000 annually for a maximum of $1,000,000 dollars over the term of the agreement.

F. An Ordinance Voluntarily Annexing Certain Territory Contiguous to the Village of Northbrook and Establishing Zoning Thereof (3969 Maple Avenue)
This is a voluntary annexation of a contiguous parcel in order to connect to Village utilities.

G. Motion to Approve the December 9, 2025 Closed Session Minutes held during the Committee of the Whole of the Village Board

10. ADMINISTRATION AND FINANCE

11. PLANNING AND ECONOMIC DEVELOPMENT

12. COMMUNITY AND SUSTAINABILITY

13. HOUSING

14. LABOR RELATIONS

15. PUBLIC WORKS AND FACILITIES

A. An Ordinance Amending the Annual Fee Ordinance of the Village of Northbrook to Prohibit the Establishment or Use of Groundwater Wells in the Vicinity of 1919 Stanley Street, 1916 Techny Road, 1896 Kingsley Circle, 1942 Kingsley Circle, 1944 Kingsley Circle, and 1946 Kingsley Circle
The property owner has requested an amendment to the Annual Fee Ordinance instituting a Limited Groundwater Use Ordinance in order to obtain a No Further Remediation (NFR) Letter from the Illinois Environmental Protection Agency.

16. PUBLIC SAFETY

17. COMMUNICATIONS AND OUTREACH

A. Review and Discussion of Possible Changes to Shermer-Walters Public Forum
The Village Board is asked to review possible changes to the Shermer-Walters Public Forum and tentatively set aside time the evening of February 10, 2026 to hear public input on the matter.

18. REMARKS FOR THE GOOD OF THE ORDER

19. CLOSED SESSION

20. 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.

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

INVOICES PROCESSED BETWEEN JANUARY 1, 2026 - JANUARY 15, 2026
FOR 1/27/26 MEETING

Sorted Alphabetically

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
311756	3M COMPANY	SUPPLIES - PW	1,465.20
8140(A)	A/R CONCEPTS INC	COLLECTIONS - FIN	3,319.86
311764	ACE NORTHBROOK HARDWARE & RENTAL	SUPPLIES - PW/FD	310.50
311837	ADAM WORTHINGTON	REIMBURSEMENT - PD	148.73
8141(A)	ADVANCED TREE CARE	SERVICES - PW (*)	6,353.50
8142(A)	ALPHA PRIME COMMUNICATIONS	SERVICES - PW	125.00
8179(A)	AMAZON.COM SERVICES INC	PARTS/SUPPLIES - PW/PD/DPS/FD/FIN	2,341.18
8180(A)	AMAZON.COM SERVICES INC	EQUIPMENT - IT	621.68
8182(A)	AMERICAN PRINTING TECHNOLOGIES INC	POSTAGE/PRINTING - FIN	5,497.92
311717	AMERICAN PUBLIC WORKS ASSOCIATION	MEMBERSHIPS - PW	1,265.00
311815	AMERICAN TAXI DISPATCH INC	SENIOR TRANSPORTATION - FIN	183.00
311794	APEX LANDSCAPING INC	SERVICES - PW	872.09
311776	ASSOCIATION OF POLICE SOCIAL SVCS	MEMBERSHIP - PD	250.00
311723	AT&T MOBILITY NATIONAL ACCOUNTS LLC	TELECOMMUNICATIONS - IT	9,996.26
8177(A)	ATLAS ENGINEERING GROUP LTD	SHERMER CORRIDOR ENG. SERVICES - PW (*)	50,568.04
311821	ATLASTICITY LLC	PROFESSIONAL SERVICES - IT	247.78
311854	AUTUMN CHARNES	WATER/SEWER REFUND - FIN	33.94
311822	BAECORE GROUP INC	PROFESSIONAL SERVICES - IT (*)	19,050.00
8143(A)	BATTERY SERVICE CORP	PARTS - PW/FD/PD	905.95
311720	BEST TECHNOLOGIES INC	ANNUAL RANGE MAINTENANCE - PD	10,839.30
311814	BIG BELLY SOLAR LLC	TRASH/RECYCLING RECEPTACLES - PW (*)	2,171.98
311852	BRIAN COLLAZO	TUITION REIMBURSEMENT - FD	1,380.00
8144(A)	BS&A SOFTWARE	PAYMENT PROCESSING SERVICES - FIN (*)	18,812.05
8176(A)	CABCONNECT	SENIOR TRANSPORTATION - FIN	73.10
311721	CASE LOTS INC	SUPPLIES - PW	2,182.25
311722	CDS OFFICE TECHNOLOGIES	EQUIPMENT - IT	665.13
8145(A)	CDW GOVERNMENT INC	EQUIPMENT - IT	1,227.26
311784	CINTAS CORPORATION #2	UNIFORMS - PW	310.24
311825	CITYGATE ASSOCIATES LLC	PROFESSIONAL SERVICES - PD (*)	16,584.67
311809	CIVILTECH ENGINEERING INC	PROFESSIONAL SERVICES - DPS	784.35
311724	CLARK BAIRD SMITH LLP	LEGAL FEES - GG	532.50
311726	COMCAST CABLE	TELECOMMUNICATIONS - IT	465.35
311725	COMCAST CABLE	CABLE/INTERNET - PD	128.50
311727	COMMONWEALTH EDISON COMPANY	UTILITIES - PW	10,467.51
311820	CONSENSUS CLOUD SOLUTIONS LLC	SUBSCRIPTION - IT	99.95
311811	CONSTELLATION ENERGY CORPORATION	UTILITIES - PW	43,115.40
8186(A)	CONSTELLIX	SUBSCRIPTION - IT	23.23
311728	COOK COUNTY RECORDER OF DEEDS	RECORDING FEES - DPS	487.00
311729	COOK COUNTY TREASURER	MAINTENANCE OF TRAFFIC SIGNALS - PW	10,558.44
8151(A)	CORE & MAIN LP	SUPPLIES - PW	848.00
311730	COSTAR REALTY INFORMATION INC	SUBSCRIPTION - DPS	1,136.05
311807	CPAH	PROFESSIONAL SERVICES - DPS	465.00
311789	CUMMINS SALES AND SERVICE	SERVICES - PW	962.57
311731	CUTLER WORKWEAR	UNIFORMS - PW (*)	1,363.28
311838	CYNTHIA PLAZAS	REIMBURSEMENT - PD	251.86
311817	DACRA TECH LLC	SUBSCRIPTION - IT (*)	2,500.00
311732	DATACOM	SUBSCRIPTION - IT	898.00
311733	DELL MARKETING LP	SUBSCRIPTION - IT (*)	155,836.98
311734	EL-COR INDUSTRIES INC	PARTS - PD/PW	504.07
311851	ELLIOT KREUZ	REIMBURSEMENT - FD	164.32
311826	ENDEAVOR HEALTH	TRAINING - PD	187.50
311828	ENDEAVOR HEALTH	TRAINING - PD	150.00
311829	ENDEAVOR HEALTH	TRAINING - PD	37.50
311831	ENDEAVOR HEALTH	TRAINING - PD	37.50
311827	ENDEAVOR HEALTH	TRAINING - PD	18.75

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311830	ENDEAVOR HEALTH	TRAINING - PD	18.75
311767	ENDEAVOR HEALTH MEDICAL GROUP	TESTING - PD	690.00
311735	EVANSTON FUNERAL & CREMATION INC	PROFESSIONAL SERVICES - PD	500.00
8146(A)	FASTSIGNS	SUPPLIES - FIN	105.00
311736	FIELDS JEEP INC/FIELDS CHRYSLER	PARTS - PD	1,068.21
8175(A)	FIRE SAFETY CONSULTANTS INC	PROFESSIONAL SERVICES - FD (*)	6,456.30
8178(A)	FIRST CHOICE COFFEE SERVICES	CANTEEN/SUPPLIES - PW/FD/PD	2,204.52
311737	FOOT STONE INC	PROFESSIONAL SERVICES - PW (*)	3,272.25
8147(A)	GALLS LLC	UNIFORMS - PD	799.65
8190(A)	GENUINE PARTS COMPANY INC	PARTS - PW/PD	2,155.26
8191(A)	GENUINE PARTS COMPANY INC	PARTS - PW	1,278.95
311738	GOLF MILL FORD	PARTS - PW	883.74
311819	GORDON FLESCH COMPANY INC	PRINTING - IT (*)	1,391.45
8148(A)	GRAINGER	PARTS/SUPPLIES - PW	3,569.96
8184(A)	GRANITE TELECOMMUNICATIONS LLC	TELECOMMUNICATIONS - IT	5,910.35
311739	GRAPHICS 2000 INC	SUPPLIES - FIN	1,345.35
311719	GW BERKHEIMER CO INC	SUPPLIES - PW	2,893.32
8154(A)	GZA ILLINOIS INC	PROFESSIONAL SERVICES - PW	885.00
311853	HARLAN COHEN	RESIDENT REIMBURSEMENT - PW	341.64
8150(A)	HAVEY COMMUNICATIONS INC	PARTS - PD	696.95
8149(A)	HBK WATER METER SERVICE INC	SERVICES - PW	39.00
311790	HEALTH INSPECTION PROFESSIONALS INC	SERVICES - DPS (*)	5,710.00
311797	HEARTLAND BUSINESS SYSTEMS LLC	CONSULTING - IT	292.50
311740	HENDERSON PRODUCTS INC	PARTS - PW	276.54
311832	HI TECH INVESTIGATIONS LLC	TRAINING - PD	450.00
311742	HIGH PSI LTD	SUPPLIES - PW	410.55
311781	HIGH STAR TRAFFIC	SUPPLIES - PW	1,445.25
8153(A)	HIGHLAND PARK FORD LINCOLN	NEW VEHICLE/TRUCK/PARTS - PW (*)	115,942.74
8193(A)	HODC C/O CRESTWOOD PLACE	CRESTWOOD EXPENSE REIMB - FIN (*)	42,927.67
311741	HOME DEPOT CREDIT SERVICES	SUPPLIES - PW	80.38
311743	IAFC MEMBERSHIP	MEMBERSHIPS - FD	235.00
311744	IAFC MEMBERSHIP	MEMBERSHIPS - FD	235.00
311745	IAFC MEMBERSHIP	MEMBERSHIPS - FD	235.00
311746	IDLEWOOD ELECTRIC SUPPLY INC	SUPPLIES - PW	34.54
311795	IL DEPT. OF INNOVATION & TECHNOLOGY	TELECOMMUNICATIONS - IT	3,022.89
311747	ILLINOIS SECRETARY OF STATE	LICENSE PLATES - PD	302.00
311791	INSIGHT PUBLIC SECTOR INC	EQUIPMENT - IT	1,296.00
8155(A)	INTERGOVERNMENTAL RISK MANAGEMENT	2026 ANNUAL CONTRIBUTION - FIN (*)	1,200,000.00
8194(A)	INTERNATIONAL FIRE EQUIPMENT CORP	FIRE EXTINGUISHER INSPECTION SERVICES - PW	3,100.75
311748	INTERSTATE POWER SYSTEMS INC	PARTS - PW	1,119.20
311839	JASON STEINER	REIMBURSEMENT - PD	3,518.00
311835	JEFF ZIEBKA	REIMBURSEMENT - PD	5,250.00
311840	JESSICA ARIAS	REIMBURSEMENT - PD	157.50
311841	JESSICA RAMIREZ	REIMBURSEMENT - PD	242.55
311749	JG UNIFORMS INC	UNIFORMS - PD	645.55
311750	JOHNSTONE SUPPLY	SUPPLIES - PW	373.67
8195(A)	JOSEPH KLEMM	PSEBA BENEFIT REIMBURSEMENT - GG	586.18
8156(A)	KIESLER POLICE SUPPLY INC	SUPPLIES - PD	381.36
8157(A)	KLOEPFER CONSTRUCTION INC	SERVICES - PW (*)	4,136.00
311816	KNAPHEIDE-EQUIPMENT CO-CHICAGO	SERVICES - PW	6,691.00
311793	KORDICK ELECTRIC CO	SERVICES - PW	157.50
311785	LABSOURCE INC	SUPPLIES - FD	1,037.40
311751	LAKE COUNTY PUBLIC WORKS DEPT	SERVICES - PW	172.00
311804	LAN ELECTRIC INC	SERVICES - WP	1,634.16
311752	LANDS END INC	CLOTHING VOUCHER - GG	90.86

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311753	LEE JENSEN SALES COMPANY INC	EQUIPMENT - PW	8,960.00
311812	LINDE GAS & EQUIPMENT INC	SUPPLIES - FD/PW	950.85
8158(A)	LOGSDON OFFICE SUPPLY	SUPPLIES - DPS/PD/GG	448.74
8187(A)	LRS LLC	YARD WASTE STICKERS - FIN	1,685.00
8181(A)	MACQUEEN EMERGENCY GROUP	PARTS - FD	231.09
311842	MARINO CANTU	REIMBURSEMENT - PD	140.24
311850	MARK CACIOPPO	REIMBURSEMENT - PW	480.00
8160(A)	MC MASTER CARR SUPPLY COMPANY	SUPPLIES - PW	1,175.79
8161(A)	MEADE INC	SERVICES - PW (*)	21,525.38
311754	MENONI & MOCOGNI INC	SUPPLIES - PW	218.00
8183(A)	MERCHANTS' CREDIT GUIDE CO	COLLECTIONS - FIN	15.00
8185(A)	MESCADA LLC	SERVICES - PW (*)	5,632.00
8162(A)	METROPOLITAN INDUSTRIES	SERVICES - PW	675.00
8163(A)	MGP INC	PROFESSIONAL SERVICES - PW (*)	20,033.03
311843	MICHAEL TADLEY	REIMBURSEMENT - PD	20.00
8171(A)	MICHAEL WAGNER & SONS INC	SUPPLIES - PW	408.09
311813	MICHIO MURAKISHI	PROFESSIONAL SERVICES - DPS	412.50
8164(A)	MID AMERICAN WATER OF WAUCONDA INC	SUPPLIES - PW (*)	4,234.24
311755	MID-STATES ORGANIZED CRIME INFO CTR	MEMBERSHIP - PD	250.00
311757	MONROE TRUCK EQUIPMENT INC	EQUIPMENT - PW (*)	18,816.00
311758	MORTON SALT INC	MATERIALS - PW (*)	45,184.18
8165(A)	MOTOROLA SOLUTIONS INC	SUBSCRIPTION - PD (*)	89,704.86
311844	NANCY VACCARO	REIMBURSEMENT - PD	284.70
311765	NICOR	UTILITIES - PW	4,194.90
311763	NIPSTA	COMMUNITY RESILIENCE SPECIALIST - FD (*)	28,403.75
311762	NIPSTA	TRAINING - FD (*)	1,050.00
311760	NIPSTA	TRAINING - FD (*)	650.00
311761	NIPSTA	TRAINING - FD (*)	650.00
311759	NIPSTA	TRAINING - FD (*)	130.00
311766	NORTH SHORE GAS COMPANY	UTILITIES - PW	384.34
311768	NORTHWEST FREIGHTLINER	PARTS - FD	1,128.06
311824	NORTHWESTERN LAKE FOREST HOSPITAL	TRAINING - FD	5,720.00
311845	OLIVIA SANKIEWICZ	REIMBURSEMENT - PD	451.90
311808	PACE ANALYTICAL SERVICES LLC	SERVICES - PW	1,735.00
8166(A)	PARKMOBILE LLC	MONTHLY SERVICE FEES - PW	879.60
311786	PARTNERS & PAWS VETERINARY SVCS LLC	K-9 CARE - PD	115.15
311806	PEERLESS NETWORK INC	TELECOMMUNICATIONS - IT	7,311.89
8189(A)	PERFECT CLEANING SYSTEM INC	SERVICES - PW (*)	11,250.50
311718	PETER BAKER AND SON	MATERIALS - PW (*)	7,837.50
311818	PLUNKETT'S PEST CONTROL INC	SERVICES - PW	151.41
8167(A)	POMPS TIRE SERVICE INC	TIRES - PW	1,086.82
311769	RAMAKER & ASSOCIATES INC	SERVICES - PW	1,115.63
311796	RICKMAN CONTRACT SERVICES INC	SERVICES - FIN (*)	6,900.00
311770	RLB HYDRAULIC SERVICES	SERVICES - PW	998.65
311771	RUSH TRUCK CENTERS OF ILLINOIS	PARTS - PW	254.90
311846	SCOTT LUBIAK	REIMBURSEMENT - PD	22.04
8192(A)	SHAW INTEGRATED & TURF SOLNS INC	VH RENOVATION - PW	12,144.88
311772	SICALCO LTD	CHEMICALS - PW	3,264.80
311773	SNAP-ON INCORPORATED	PARTS - PW	13.58
8168(A)	SPOK INC	SERVICES - PW	67.68
311847	STAN FERGUSON	REIMBURSEMENT - PD	152.90
311774	STANDARD EQUIPMENT COMPANY	PARTS - PW	185.32
311788	STATE GRAPHICS	PRINTING - GG (*)	8,195.00
311775	STATE TREASURER	INTERGOVERNMENTAL COST SHARING - PW (*)	16,106.52
311777	SUNSET FOOD MART INC	SUPPLIES - PW	154.99

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311778	SWANSONS BLOSSOM SHOP	PROFESSIONAL SERVICES - PD	108.95
311799	SYMMETRY ENERGY SOLUTIONS LLC	UTILITIES - PW	5,653.33
311833	TERESA BAKER	OVERPAYMENT REFUND - PD	20.00
311834	TERESA DREWES	REIMBURSEMENT - PD	461.28
311836	TERRENCE JORIA	REIMBURSEMENT - PD	67.74
8159(A)	TERRI LUECHT	SUPPLEMENT PAYMENT - FIN	1,659.00
311801	THALMANN ALIGNMENT INC	SERVICES - PD	260.00
311779	THOMPSON ELEVATOR INSP SVC INC	SERVICES - DPS (*)	2,192.00
8172(A)	THOMSON REUTERS	SUBSCRIPTION - PD	349.30
311810	TITAN CLOUD SOFTWARE LLC	SUBSCRIPTION - IT	6,050.00
311803	TODAY'S UNIFORMS INC	UNIFORMS - FD (*)	13,562.30
311802	TODAY'S UNIFORMS INC	UNIFORMS - FD (*)	13,253.50
311848	TODD FEINGOLD	REIMBURSEMENT - PD	624.25
311780	TOTAL PARKING SOLUTIONS INC	PARKING METER MAINTENANCE - PW (*)	4,956.00
311800	UNITED DISPATCH	SENIOR TRANSPORTATION - FIN	145.00
8188(A)	UNIVAR SOLUTIONS USA LLC	CHEMICALS - PW (*)	5,634.37
8152(A)	USABLUEBOOK	SUPPLIES - PW	1,347.85
311798	VERIZON CONNECT NWF INC	SERVICES - PW	1,171.09
311782	VERIZON WIRELESS	TELECOMMUNICATIONS - IT	983.98
311787	WATERWAY GAS AND WASH COMPANY	SERVICES - PD	283.50
311805	WAUCONDA ANIMAL HOSPITAL	K-9 CARE - PD	291.00
8169(A)	WEIDNER FARMS MATERIAL INC	MATERIALS AND DISPOSAL - PW (*)	60,703.08
8170(A)	WEST CENTRAL MUNICIPAL CONFERENCE	PARKWAY TREE PLANTING - PW (*)	104,830.60
311783	WEST SIDE TRACTOR SALES	PARTS - PW	245.49
311849	WILLIAM HUMPHRIES	REIMBURSEMENT - PD	461.28
8173(A)	WILMETTE TRUCK & BUS SERVICE INC	SERVICES - PW	225.00
311823	WOODBINE HILL KENNEL	K-9 CARE - PD	187.00
311792	YELLOWSTONE LANDSCAPE	SERVICES - PW (*)	73,500.47
8174(A)	ZEP SALES & SERVICES	SUPPLIES - PW	308.92
		CLASS 'A' TOTAL	**2,472,249.29**

CLASS 'B' WARRANTS

499(E)	FEDEX	SHIPPING - FD	13.80
46(E)	IPBC	HEALTH INSURANCE - GG	636,397.09
501(E)	LOWES	SUPPLIES/EQUIPMENT - PW/FD	966.15
498(E)	MIDWEST OPERATING ENGINEERS WELFARE	HEALTH INSURANCE - GG	80,880.00
1/15/26	PAYROLL	1/15/2026 PAYROLL	937,481.36
497(E)	QUADIENT FINANCE USA INC	POSTAGE - FIN	3,800.00
8139(A)	THIRD MILLENNIUM ASSOCIATES INC	VEHICLE/PET STICKER FEES - FIN	3,998.34
500(E)	WEX BANK	FUEL - PD/PW/FD	17,488.62
		CLASS 'B' TOTAL	**1,681,025.36**
		REPORT TOTAL	***4,153,274.65***

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8155(A)	INTERGOVERNMENTAL RISK MANAGEMENT	2026 ANNUAL CONTRIBUTION - FIN (*)	1,200,000.00
311733	DELL MARKETING LP	SUBSCRIPTION - IT (*)	155,836.98
8153(A)	HIGHLAND PARK FORD LINCOLN	NEW VEHICLE/TRUCK/PARTS - PW (*)	115,942.74
8170(A)	WEST CENTRAL MUNICIPAL CONFERENCE	PARKWAY TREE PLANTING - PW (*)	104,830.60
8165(A)	MOTOROLA SOLUTIONS INC	SUBSCRIPTION - PD (*)	89,704.86
311792	YELLOWSTONE LANDSCAPE	SERVICES - PW (*)	73,500.47
8169(A)	WEIDNER FARMS MATERIAL INC	MATERIALS AND DISPOSAL - PW (*)	60,703.08
8177(A)	ATLAS ENGINEERING GROUP LTD	SHERMER CORRIDOR ENG. SERVICES - PW (*)	50,568.04
311758	MORTON SALT INC	MATERIALS - PW (*)	45,184.18
311811	CONSTELLATION ENERGY CORPORATION	UTILITIES - PW	43,115.40
8193(A)	HODC C/O CRESTWOOD PLACE	CRESTWOOD EXPENSE REIMB - FIN (*)	42,927.67
311763	NIPSTA	COMMUNITY RESILIENCE SPECIALIST - FD (*)	28,403.75
8161(A)	MEADE INC	SERVICES - PW (*)	21,525.38
8163(A)	MGP INC	PROFESSIONAL SERVICES - PW (*)	20,033.03
311822	BAECORE GROUP INC	PROFESSIONAL SERVICES - IT (*)	19,050.00
311757	MONROE TRUCK EQUIPMENT INC	EQUIPMENT - PW (*)	18,816.00
8144(A)	BS&A SOFTWARE	PAYMENT PROCESSING SERVICES - FIN (*)	18,812.05
311825	CITYGATE ASSOCIATES LLC	PROFESSIONAL SERVICES - PD (*)	16,584.67
311775	STATE TREASURER	INTERGOVERNMENTAL COST SHARING - PW (*)	16,106.52
311803	TODAY'S UNIFORMS INC	UNIFORMS - FD (*)	13,562.30
311802	TODAY'S UNIFORMS INC	UNIFORMS - FD (*)	13,253.50
8192(A)	SHAW INTEGRATED & TURF SOLNS INC	VH RENOVATION - PW	12,144.88
8189(A)	PERFECT CLEANING SYSTEM INC	SERVICES - PW (*)	11,250.50
311720	BEST TECHNOLOGIES INC	ANNUAL RANGE MAINTENANCE - PD	10,839.30
311729	COOK COUNTY TREASURER	MAINTENANCE OF TRAFFIC SIGNALS - PW	10,558.44
311727	COMMONWEALTH EDISON COMPANY	UTILITIES - PW	10,467.51
311723	AT&T MOBILITY NATIONAL ACCOUNTS LLC	TELECOMMUNICATIONS - IT	9,996.26
311753	LEE JENSEN SALES COMPANY INC	EQUIPMENT - PW	8,960.00
311788	STATE GRAPHICS	PRINTING - GG (*)	8,195.00
311718	PETER BAKER AND SON	MATERIALS - PW (*)	7,837.50
311806	PEERLESS NETWORK INC	TELECOMMUNICATIONS - IT	7,311.89
311796	RICKMAN CONTRACT SERVICES INC	SERVICES - FIN (*)	6,900.00
311816	KNAPHEIDE-EQUIPMENT CO-CHICAGO	SERVICES - PW	6,691.00
8175(A)	FIRE SAFETY CONSULTANTS INC	PROFESSIONAL SERVICES - FD (*)	6,456.30
8141(A)	ADVANCED TREE CARE	SERVICES - PW (*)	6,353.50
311810	TITAN CLOUD SOFTWARE LLC	SUBSCRIPTION - IT	6,050.00
8184(A)	GRANITE TELECOMMUNICATIONS LLC	TELECOMMUNICATIONS - IT	5,910.35
311824	NORTHWESTERN LAKE FOREST HOSPITAL	TRAINING - FD	5,720.00
311790	HEALTH INSPECTION PROFESSIONALS INC	SERVICES - DPS (*)	5,710.00
311799	SYMMETRY ENERGY SOLUTIONS LLC	UTILITIES - PW	5,653.33
8188(A)	UNIVAR SOLUTIONS USA LLC	CHEMICALS - PW (*)	5,634.37
8185(A)	MESCADA LLC	SERVICES - PW (*)	5,632.00
8182(A)	AMERICAN PRINTING TECHNOLOGIES INC	POSTAGE/PRINTING - FIN	5,497.92
311835	JEFF ZIEBKA	REIMBURSEMENT - PD	5,250.00
311780	TOTAL PARKING SOLUTIONS INC	PARKING METER MAINTENANCE - PW (*)	4,956.00
8164(A)	MID AMERICAN WATER OF WAUCONDA INC	SUPPLIES - PW (*)	4,234.24
311765	NICOR	UTILITIES - PW	4,194.90
8157(A)	KLOEPFER CONSTRUCTION INC	SERVICES - PW (*)	4,136.00
8148(A)	GRAINGER	PARTS/SUPPLIES - PW	3,569.96
311839	JASON STEINER	REIMBURSEMENT - PD	3,518.00
8140(A)	A/R CONCEPTS INC	COLLECTIONS - FIN	3,319.86
311737	FOOT STONE INC	PROFESSIONAL SERVICES - PW (*)	3,272.25
311772	SICALCO LTD	CHEMICALS - PW	3,264.80
8194(A)	INTERNATIONAL FIRE EQUIPMENT CORP	FIRE EXTINGUISHER INSPECTION SERVICES - PW	3,100.75
311795	IL DEPT. OF INNOVATION & TECHNOLOGY	TELECOMMUNICATIONS - IT	3,022.89

VILLAGE OF NORTHBROOK

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311719	GW BERKHEIMER CO INC	SUPPLIES - PW	2,893.32
311817	DACRA TECH LLC	SUBSCRIPTION - IT (*)	2,500.00
8179(A)	AMAZON.COM SERVICES INC	PARTS/SUPPLIES - PW/PD/DPS/FD/FIN	2,341.18
8178(A)	FIRST CHOICE COFFEE SERVICES	CANTEEN/SUPPLIES - PW/FD/PD	2,204.52
311779	THOMPSON ELEVATOR INSP SVC INC	SERVICES - DPS (*)	2,192.00
311721	CASE LOTS INC	SUPPLIES - PW	2,182.25
311814	BIG BELLY SOLAR LLC	TRASH/RECYCLING RECEPTACLES - PW (*)	2,171.98
8190(A)	GENUINE PARTS COMPANY INC	PARTS - PW/PD	2,155.26
311808	PACE ANALYTICAL SERVICES LLC	SERVICES - PW	1,735.00
8187(A)	LRS LLC	YARD WASTE STICKERS - FIN	1,685.00
8159(A)	TERRI LUECHT	SUPPLEMENT PAYMENT - FIN	1,659.00
311804	LAN ELECTRIC INC	SERVICES - WP	1,634.16
311756	3M COMPANY	SUPPLIES - PW	1,465.20
311781	HIGH STAR TRAFFIC	SUPPLIES - PW	1,445.25
311819	GORDON FLESCH COMPANY INC	PRINTING - IT (*)	1,391.45
311852	BRIAN COLLAZO	TUITION REIMBURSEMENT - FD	1,380.00
311731	CUTLER WORKWEAR	UNIFORMS - PW (*)	1,363.28
8152(A)	USABLUEBOOK	SUPPLIES - PW	1,347.85
311739	GRAPHICS 2000 INC	SUPPLIES - FIN	1,345.35
311791	INSIGHT PUBLIC SECTOR INC	EQUIPMENT - IT	1,296.00
8191(A)	GENUINE PARTS COMPANY INC	PARTS - PW	1,278.95
311717	AMERICAN PUBLIC WORKS ASSOCIATION	MEMBERSHIPS - PW	1,265.00
8145(A)	CDW GOVERNMENT INC	EQUIPMENT - IT	1,227.26
8160(A)	MC MASTER CARR SUPPLY COMPANY	SUPPLIES - PW	1,175.79
311798	VERIZON CONNECT NWF INC	SERVICES - PW	1,171.09
311730	COSTAR REALTY INFORMATION INC	SUBSCRIPTION - DPS	1,136.05
311768	NORTHWEST FREIGHTLINER	PARTS - FD	1,128.06
311748	INTERSTATE POWER SYSTEMS INC	PARTS - PW	1,119.20
311769	RAMAKER & ASSOCIATES INC	SERVICES - PW	1,115.63
8167(A)	POMPS TIRE SERVICE INC	TIRES - PW	1,086.82
311736	FIELDS JEEP INC/FIELDS CHRYSLER	PARTS - PD	1,068.21
311762	NIPSTA	TRAINING - FD (*)	1,050.00
311785	LABSOURCE INC	SUPPLIES - FD	1,037.40
311770	RLB HYDRAULIC SERVICES	SERVICES - PW	998.65
311782	VERIZON WIRELESS	TELECOMMUNICATIONS - IT	983.98
311789	CUMMINS SALES AND SERVICE	SERVICES - PW	962.57
311812	LINDE GAS & EQUIPMENT INC	SUPPLIES - FD/PW	950.85
8143(A)	BATTERY SERVICE CORP	PARTS - PW/FD/PD	905.95
311732	DATACOM	SUBSCRIPTION - IT	898.00
8154(A)	GZA ILLINOIS INC	PROFESSIONAL SERVICES - PW	885.00
311738	GOLF MILL FORD	PARTS - PW	883.74
8166(A)	PARKMOBILE LLC	MONTHLY SERVICE FEES - PW	879.60
311794	APEX LANDSCAPING INC	SERVICES - PW	872.09
8151(A)	CORE & MAIN LP	SUPPLIES - PW	848.00
8147(A)	GALLS LLC	UNIFORMS - PD	799.65
311809	CIVILTECH ENGINEERING INC	PROFESSIONAL SERVICES - DPS	784.35
8150(A)	HAVEY COMMUNICATIONS INC	PARTS - PD	696.95
311767	ENDEAVOR HEALTH MEDICAL GROUP	TESTING - PD	690.00
8162(A)	METROPOLITAN INDUSTRIES	SERVICES - PW	675.00
311722	CDS OFFICE TECHNOLOGIES	EQUIPMENT - IT	665.13
311760	NIPSTA	TRAINING - FD (*)	650.00
311761	NIPSTA	TRAINING - FD (*)	650.00
311749	JG UNIFORMS INC	UNIFORMS - PD	645.55
311848	TODD FEINGOLD	REIMBURSEMENT - PD	624.25
8180(A)	AMAZON.COM SERVICES INC	EQUIPMENT - IT	621.68

VILLAGE OF NORTHBROOK

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8195(A)	JOSEPH KLEMM	PSEBA BENEFIT REIMBURSEMENT - GG	586.18
311724	CLARK BAIRD SMITH LLP	LEGAL FEES - GG	532.50
311734	EL-COR INDUSTRIES INC	PARTS - PD/PW	504.07
311735	EVANSTON FUNERAL & CREMATION INC	PROFESSIONAL SERVICES - PD	500.00
311728	COOK COUNTY RECORDER OF DEEDS	RECORDING FEES - DPS	487.00
311850	MARK CACIOPPO	REIMBURSEMENT - PW	480.00
311726	COMCAST CABLE	TELECOMMUNICATIONS - IT	465.35
311807	CPAH	PROFESSIONAL SERVICES - DPS	465.00
311834	TERESA DREWES	REIMBURSEMENT - PD	461.28
311849	WILLIAM HUMPHRIES	REIMBURSEMENT - PD	461.28
311845	OLIVIA SANKIEWICZ	REIMBURSEMENT - PD	451.90
311832	HI TECH INVESTIGATIONS LLC	TRAINING - PD	450.00
8158(A)	LOGSDON OFFICE SUPPLY	SUPPLIES - DPS/PD/GG	448.74
311813	MICHIO MURAKISHI	PROFESSIONAL SERVICES - DPS	412.50
311742	HIGH PSI LTD	SUPPLIES - PW	410.55
8171(A)	MICHAEL WAGNER & SONS INC	SUPPLIES - PW	408.09
311766	NORTH SHORE GAS COMPANY	UTILITIES - PW	384.34
8156(A)	KIESLER POLICE SUPPLY INC	SUPPLIES - PD	381.36
311750	JOHNSTONE SUPPLY	SUPPLIES - PW	373.67
8172(A)	THOMSON REUTERS	SUBSCRIPTION - PD	349.30
311853	HARLAN COHEN	RESIDENT REIMBURSEMENT - PW	341.64
311764	ACE NORTHBROOK HARDWARE & RENTAL	SUPPLIES - PW/FD	310.50
311784	CINTAS CORPORATION #2	UNIFORMS - PW	310.24
8174(A)	ZEP SALES & SERVICES	SUPPLIES - PW	308.92
311747	ILLINOIS SECRETARY OF STATE	LICENSE PLATES - PD	302.00
311797	HEARTLAND BUSINESS SYSTEMS LLC	CONSULTING - IT	292.50
311805	WAUCONDA ANIMAL HOSPITAL	K-9 CARE - PD	291.00
311844	NANCY VACCARO	REIMBURSEMENT - PD	284.70
311787	WATERWAY GAS AND WASH COMPANY	SERVICES - PD	283.50
311740	HENDERSON PRODUCTS INC	PARTS - PW	276.54
311801	THALMANN ALIGNMENT INC	SERVICES - PD	260.00
311771	RUSH TRUCK CENTERS OF ILLINOIS	PARTS - PW	254.90
311838	CYNTHIA PLAZAS	REIMBURSEMENT - PD	251.86
311776	ASSOCIATION OF POLICE SOCIAL SVCS	MEMBERSHIP - PD	250.00
311755	MID-STATES ORGANIZED CRIME INFO CTR	MEMBERSHIP - PD	250.00
311821	ATLASTICITY LLC	PROFESSIONAL SERVICES - IT	247.78
311783	WEST SIDE TRACTOR SALES	PARTS - PW	245.49
311841	JESSICA RAMIREZ	REIMBURSEMENT - PD	242.55
311743	IAFC MEMBERSHIP	MEMBERSHIPS - FD	235.00
311744	IAFC MEMBERSHIP	MEMBERSHIPS - FD	235.00
311745	IAFC MEMBERSHIP	MEMBERSHIPS - FD	235.00
8181(A)	MACQUEEN EMERGENCY GROUP	PARTS - FD	231.09
8173(A)	WILMETTE TRUCK & BUS SERVICE INC	SERVICES - PW	225.00
311754	MENONI & MOCOGNI INC	SUPPLIES - PW	218.00
311826	ENDEAVOR HEALTH	TRAINING - PD	187.50
311823	WOODBINE HILL KENNEL	K-9 CARE - PD	187.00
311774	STANDARD EQUIPMENT COMPANY	PARTS - PW	185.32
311815	AMERICAN TAXI DISPATCH INC	SENIOR TRANSPORTATION - FIN	183.00
311751	LAKE COUNTY PUBLIC WORKS DEPT	SERVICES - PW	172.00
311851	ELLIOT KREUZ	REIMBURSEMENT - FD	164.32
311840	JESSICA ARIAS	REIMBURSEMENT - PD	157.50
311793	KORDICK ELECTRIC CO	SERVICES - PW	157.50
311777	SUNSET FOOD MART INC	SUPPLIES - PW	154.99
311847	STAN FERGUSON	REIMBURSEMENT - PD	152.90
311818	PLUNKETT'S PEST CONTROL INC	SERVICES - PW	151.41

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311828	ENDEAVOR HEALTH	TRAINING - PD	150.00
311837	ADAM WORTHINGTON	REIMBURSEMENT - PD	148.73
311800	UNITED DISPATCH	SENIOR TRANSPORTATION - FIN	145.00
311842	MARINO CANTU	REIMBURSEMENT - PD	140.24
311759	NIPSTA	TRAINING - FD (*)	130.00
311725	COMCAST CABLE	CABLE/INTERNET - PD	128.50
8142(A)	ALPHA PRIME COMMUNICATIONS	SERVICES - PW	125.00
311786	PARTNERS & PAWS VETERINARY SVCS LLC	K-9 CARE - PD	115.15
311778	SWANSONS BLOSSOM SHOP	PROFESSIONAL SERVICES - PD	108.95
8146(A)	FASTSIGNS	SUPPLIES - FIN	105.00
311820	CONSENSUS CLOUD SOLUTIONS LLC	SUBSCRIPTION - IT	99.95
311752	LANDS END INC	CLOTHING VOUCHER - GG	90.86
311741	HOME DEPOT CREDIT SERVICES	SUPPLIES - PW	80.38
8176(A)	CABCONNECT	SENIOR TRANSPORTATION - FIN	73.10
311836	TERRENCE JORIA	REIMBURSEMENT - PD	67.74
8168(A)	SPOK INC	SERVICES - PW	67.68
8149(A)	HBK WATER METER SERVICE INC	SERVICES - PW	39.00
311829	ENDEAVOR HEALTH	TRAINING - PD	37.50
311831	ENDEAVOR HEALTH	TRAINING - PD	37.50
311746	IDLEWOOD ELECTRIC SUPPLY INC	SUPPLIES - PW	34.54
311854	AUTUMN CHARNES	WATER/SEWER REFUND - FIN	33.94
8186(A)	CONSTELLIX	SUBSCRIPTION - IT	23.23
311846	SCOTT LUBIAK	REIMBURSEMENT - PD	22.04
311843	MICHAEL TADLEY	REIMBURSEMENT - PD	20.00
311833	TERESA BAKER	OVERPAYMENT REFUND - PD	20.00
311827	ENDEAVOR HEALTH	TRAINING - PD	18.75
311830	ENDEAVOR HEALTH	TRAINING - PD	18.75
8183(A)	MERCHANTS' CREDIT GUIDE CO	COLLECTIONS - FIN	15.00
311773	SNAP-ON INCORPORATED	PARTS - PW	13.58
		CLASS 'A' TOTAL	**2,472,249.29**

CLASS 'B' WARRANTS

1/15/26	PAYROLL	1/15/2026 PAYROLL	937,481.36
46(E)	IPBC	HEALTH INSURANCE - GG	636,397.09
498(E)	MIDWEST OPERATING ENGINEERS WELFARE	HEALTH INSURANCE - GG	80,880.00
500(E)	WEX BANK	FUEL - PD/PW/FD	17,488.62
8139(A)	THIRD MILLENNIUM ASSOCIATES INC	VEHICLE/PET STICKER FEES - FIN	3,998.34
497(E)	QUADIENT FINANCE USA INC	POSTAGE - FIN	3,800.00
501(E)	LOWES	SUPPLIES/EQUIPMENT - PW/FD	966.15
499(E)	FEDEX	SHIPPING - FD	13.80
		CLASS 'B' TOTAL	**1,681,025.36**
		REPORT TOTAL	***4,153,274.65***

VILLAGE OF NORTHBROOK

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ESCROW DEPOSIT/PERFORMANCE BOND REFUNDS
INVOICES PROCESSED BETWEEN JANUARY 1, 2026 - JANUARY 15, 2026
FOR 1/27/26 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
311705	RELIANCE PLUMBING	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	500.00
311706	BILL'S PLUMBING AND SEWER INC	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	500.00
311707	TOM LEN CUSTOM HOMES	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	1,000.00
311708	MASTER ROOTER PLUMBING INC	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	500.00
311709	SANTUCCI PLUMBING	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	500.00
311710	J BLANTON PLUMBING	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	500.00
311711	ELIZABETH & SEAN ZIVIN	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	1,500.00
311712	2915 KOEPKE LLC	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	1,000.00
311713	ILLINOIS SEWER & DRAIN INC	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	500.00
311714	WYSPA DZIECI LEARNING CENTER	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	693.00
311715	24-7 PLUMBING 4U INC	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	500.00
311716	SPACECO INC	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	100.00
311855	AMERICAN LLC	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	157,941.00
		CLASS 'A' TOTAL	**165,734.00**

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Public Works Kelly Hamill
Date: 2026-01-27
Subject: A Confirming Resolution Authorizing the Purchase of 960 Tons of Additional Bulk Rock Salt for Roadway De-Icing from Morton Salt, Inc. of Chicago, Illinois at the Same Agreed Upon Price of $65.87 Per Ton Via the State of Illinois' Joint Purchasing Program for Rock Salt

Overview

At its November 11, 2025, meeting, the Village Board approved Resolution 2025-R-179 authorizing the purchase of 80% or 1,920 tons of the base bid quantity of 2,400 tons of rock salt. At that time, staff indicated that if additional rock salt needed to be purchased at the same price of $65.87 per ton, a separate resolution and budget amendment would be brought to the Village Board for its consideration.

Fiscal Impact

The amended FY26 Budget provides a total of $175,891 in General Fund Account No. 11-4100-625-73 (Snow and Ice Removal Materials) of which $126,741 is for the purchase of rock salt. The cost to purchase an additional 960 tons of rock salt for this winter season is $63,235 under the terms of the State purchasing program and will require a budget amendment which will be included with the Quarter Three submittals. This will result in a newly amended budget in account 11-4100-625-73 in the amount of $238,856.

Recommendation

Approval.

Background

Since November 10, 2025, through January 20, 2026, Public Works staff has responded to eight (8) separate snow and ice events that have required the use of rock salt to treat the Village’s roadways. Although the current stock on hand is approximately 1,200 tons, due to the number of events that have occurred thus far this winter season and considering recent

forecast models, on January 20, 2026 staff placed an order with Morton to deliver an additional 600 tons of salt with an anticipated delivery date of January 23. Therefore, staff seeks the authorization and funding of this confirming resolution to procure a total of 960 tons of additional rock salt for the 2025-2026 winter season from Morton Salt, Inc. of Chicago, Illinois at the same agreed upon price of $65.87 per ton via the State of Illinois' joint purchasing program for rock salt.

As staff fully intends to purchase the remaining 360 tons of salt before the end of the 2025-2026 winter season, the total amount of rock salt to be purchased is 2,880 tons or 120% of the base bid quantity which is the maximum amount of salt the Village is allowed to purchase under the terms of the current contract with Morton Salt though CMS’s joint procurement program.

While the Village has implemented strategies to minimize salt usage and reduce environmental impacts and costs, approximately 2,580 tons of salt are used during each winter season. However, the actual amount of rock salt applied during each winter season depends on the number and type of winter events, as well as their duration. Additionally, at the end of each winter season, the department strives to have up to 2,000 tons of rock salt on hand to respond to events at the start of the next season. Staff will be in attendance at the Village Board meeting for any questions that may arise.

A Confirming Resolution Authorizing the Purchase of 960 Tons of Additional Bulk Rock Salt.docx
Supplemental Information - Resolution 2025-R-179 and Supporting Materials.pdf

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 Confirming Resolution Authorizing the Purchase of 960 Tons of Additional Bulk Rock Salt for Roadway De-Icing from Morton Salt, Inc. of Chicago, Illinois at the same agreed upon price of $65.87 per ton via the State of Illinois' Joint Purchasing Program for Rock Salt

is hereby adopted, as follows:

Section 1. Recitals.

The Village's amended Fiscal Year 2025/2026 Budget provides for the procurement of bulk rock salt ("***Material***") for snow and ice control operations during the winter season by participating 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.

At the November 11, 2025 meeting, the Village Board approved Resolution 2025-R-179 authorizing the purchase of 80% or 1,920 tons of the base bid quantity of 2,400 tons of rock salt. Since November 10, 2025, through January 20, Public Works staff has responded to eight (8) separate snow and ice events that have required the use of rock salt to the Village roadways. Although the current stock on hand is approximately 1,200 tons, due to the number of events that have occurred thus far this winter season and considering forecast models, on January 20, 2026 staff placed an order with the Vendor to deliver an additional 600 tons of salt with an anticipated delivery date of January 23. Therefore, staff seeks the authorization and funding of this confirming resolution to procure a total of 960 tons of additional rock salt for the 2025-206 winter season from Morton Salt, Inc. of Chicago, Illinois at the same agreed upon price of $65.87 per ton via the State of Illinois' joint purchasing program for rock salt.

As staff fully intends to purchase the remaining 360 tons of salt before the end of the 2025-2026 winter season, this would bring the total amount of rock salt to be purchased to 2,880 tons or 120% of the base bid quantity which is the maximum amount of salt the Village is allowed to purchase under the terms of the current contract with Morton Salt though CMS's joint procurement program.

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 amended Budget for Fiscal Year 2025/26 contains sufficient funds in General Fund Account No. 11-4100-625-73 for 120% of the Village's base order (2,880 tons).

Based on these factors, Village staff recommends that the Village Board authorize the procurement of an additional 960 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 $63,235 for a total purchase amount of $238,856 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 additional 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 additional Material from the Vendor.

Section 3. Effective Date.

This Resolution shall be in full force and effect immediately after its passage and publication provided by law.

Approved:

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

ATTEST:

_____
Village President

_____
Village Clerk

Resolution 2025-R-179

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: 11/11/25

RESULT:	**APPROVED [4 – 0]**
MOVER:	Robert Israel, Trustee
SECONDER:	Johannah Hebl, Trustee
AYES:	Israel, Hebl, Ebhomielen, Cassidy
NAYES:	None
ABSTAIN:	Kathryn Ciesla, President
ABSENT:	Heather Ross, Trustee and Michelle Kohler, Trustee

/s/ Kathryn Ciesla
Village President

ATTEST:

/s/ Derek Gau
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

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Chief Information Officer Lori Baker
Date: 2026-01-27
Subject: A Resolution Approving the Purchase of an Annual Subscription Renewal for the Village's Secure Remote Access System from Data Center Warehouse

Overview

This resolution approves the purchase of an annual subscription renewal for the Village's secure computer remote access system used by computing devices in public safety vehicles, mobile computing devices in the field, and computing devices used when working remotely. After a competitive bidding process, Data Center Warehouse (DCW) provided the lowest cost, most responsible bid.

Fiscal Impact

The adopted Fiscal Year 2025/2026 budget provides funding in Account Number 11-1400-543-01 for the annual subscription renewal in a not to exceed amount of $24,000.

Recommendation

Approval.

Background

When not working in a Village facility, as is the case with many Village Staff, it is required to have a secure way to remotely connect the laptop computer or mobile device over the Internet to access Village applications and data. The Village has utilized a secure remote access solution for several years. The Village's Information Technology (IT) Department has reviewed the current solution and agrees it continues to meet the needs of the Village.

Village IT staff requested and received quotes from three authorized resellers of the secure remote access solution. A summary of the quotes follows:

Reseller	Total Cost
DCW	$23,050
Insight Public Sector	$26,859
NobleTec	$23,729

Data Center Warehouse (DCW), based in Laguna Hilla, CA, provided the lost cost, most responsible quote in the amount of $23,050 for the one-year subscription required by the Village.

The Village's Fiscal Year 2025/2026 adopted budget provides funding in Account Number 11-1400-543-01 in the amount of $24,000.

Staff recommend the Village Board approve the purchase of the subscription from Data Center Warehouse (DCW) in a not to exceed amount of $23,050.

Staff will be present at the January 27, 2026, Regular Board of Trustees meeting to answer any questions that may arise.

A Resolution Approving the Purchase of an Annual Subscription Renewal for the Villageâ€™s Secure Remote Access System from Data Center Warehouse
Exhibit - DCW Quote Q-151950

Resolution 2026-

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

A Resolution Approving the Purchase of an Annual Subscription Renewal for the Village's Secure Remote Access System from Data Center Warehouse

is hereby adopted, as follows:

Section 1. Recitals.

The Fiscal Year 2025/2026 annual budget provides funding for the continued procurement of a subscription to a secure computer remote access system. Village Information Technology (IT) staff reviewed the secure remote access system implemented several years ago and agree that the current remote access system ("***System***") continues to meet the needs of the Village.

Village staff received quotes from authorized resellers of the System and determined that Data Center Warehouse/DCW ("***Vendor***"), headquartered in Laguna Hills, CA, provided the lowest cost, most responsible bid in the amount of $23,050.

Based on these factors, Village staff recommends procuring the subscription for the System from the Vendor in a not-to-exceed amount of $23,050. Sufficient funds exist in Account No. 11-1400-543-01 for this expenditure.

The President and the Board of Trustees have considered the purchase and determined that it is in the best interests of the Village and the public to purchase the subscription for the System from the Vendor.

Section 2. Authorization for Purchase.

The Village Manager shall be, is hereby, authorized and directed to execute all such documents and make such payments as are necessary to complete the procurement of the subscription for the System from the Vendor in a not-to-exceed amount of $23,050.

DATA CENTER WAREHOUSE
23041 Avenida De La Carlota, Suite 325
Laguna Hills, CA 92653
Phone: (732) 491-8997

[redacted] Renewal

Number: **Q-151950**

Date: **01/13/2026**

Bill To:
Lori Baker
Village of Northbrook 901297 Ref: 901297
1225 Cedar Lane
Northbrook, IL 60062-4513
Phone: (847)664-4092
Email: lori.baker@northbrook.il.us

Ship To:
Lori Baker
Village of Northbrook 901297
1225 Cedar Lane
Northbrook, IL 60062
Phone: (847)272-5050
Email: lori.baker@northbrook.il.us

Item #	Mfr. Part	Description	Price	Qty.	Extended
*1	[redacted]	[redacted] Notes: 2/28/26-2/27/27	$ 94.00	165	**$ 15,510.00**
*2	[redacted]	[redacted] Notes: 2/28/26-2/27/27	$ 116.00	65	**$ 7,540.00**
		2 item(s)		**Sub-Total**	**$ 23,050.00**
				Tax	**$ 0.00**
				Freight	**as applicable**
				Total	**$ 23,050.00**
					(*) Tax exempted Part(s)

Quote Valid Until: 02/12/2026

Payment Details

Pay by: Company PO
Payment Term 30 days

Shipping and Delivery Details

Shipping via: FEDEX Ground

Terms and Conditions

This quote is based on current duty and tax rates. Any increases in duties, tariffs, or related government-imposed fees after this quote but before the order date shall be the sole responsibility of customer.

Please visit http://datacenterwarehouse.com/terms-and-conditions/ for terms and conditions.

Prepared by: **Steve Squires** Email: **Steve.Squires@4dcw.com** Phone: **(732) 491-8997**

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Public Works Director Kelly Hamill
Date: 2026-01-27
Subject: A Resolution Authorizing a Purchase from ULINE, of Pleasant Prairie, Wisconsin, for Office Furniture, in a Not-to-Exceed Amount of $23,792

Overview

This Resolution authorizes the purchase of replacement desks and related office furniture at Village Hall as part of the renovation work outlined in the FY26-30 Capital Improvement Plan and Approved FY 2025-26 Annual Budget.

Fiscal Impact

The adopted FY25/26 Budget provides funding in Account Number 11-4100-703-00 (Building and Permanent Improvements) for the purchase of furniture in a not to exceed amount of $23,792.

Recommendation

Approval.

Background

Over the past two years certain areas of Village Hall including portions of the Finance Department, Information Technology Department and the Village Manager's Office have been updated with new paint and carpet. Additionally, task chairs and some office furniture has been replaced due to age and with a focus on ergonomic option. As efforts to update and improve the efficiency of several workspaces at the Village Hall, staff have worked to find and install more affordable materials and furnishings while not forgoing quality or the interior design pallet that was selected to standardize the functionality and appearance of the remodeled areas.

In August of this year, in-house Facilities staff completed minor remodeling of an existing storage room used by the IT Department, to reconfigure the space into an area that can also accommodate two workstations. The work included painting, flooring replacement, and furniture assembly.

The furniture selected for this space was purchased directly from ULINE of Pleasant Prairie, WI for an amount less than would have been paid for comparable pieces from a vendor previously used. Additional savings were also realized by using in-house staff to assemble and install the furniture.

The purchase of furniture for the eight (8) office spaces in the Village Manager's Office is included in the Capital Improvement Plan for Fiscal Year 2025/26 as part of the Village Manager's Office Phase 3 Renovation Plan. Staff recommends the Village Board approve the purchase of the office furniture for the eight (8) office spaces in the Village Manager's Office in a not to exceed amount of $23,792 from ULINE.

Village Hall is a high-profile facility which many would identify as the centerpiece of the Village government. Since being built over 30 years ago, there have been some renovations and space changes over the years, with the last renovation occurring in 2008. The Village recognizes that sometimes cosmetic improvements such as new flooring, fresh paint and newer furniture can go along way as far as the identity for the public, staff and prospective employees.

The Village Hall is a public building housing most public meetings as well as several Village Departments which can experience high traffic from customers and internal and public meeting attendees with an average of 55 Village employees working at the facility. Staff will be available at the meeting to answer any questions that may arise.

A Resolution Waiving Competitive Bids and Approving the Purchase of Furniture
Supplemental Information - VMO Phase 3 Renovation
Supplemental Information - Furniture Quote from ULINE

Resolution 2026 -

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

A Resolution Waiving Competitive Bidding and Authorizing a Purchase from ULINE of Pleasant Prairie, Wisconsin, for Office Furniture in a Not-to-Exceed Amount of $23,792

is hereby adopted, as follows:

Section 1. Recitals.

Over the past two years certain areas of the Finance Department, Information Technology (IT) Department and the Village Manager's Office have been remodeled. The work included new carpet, paint and furniture. As efforts to update and improve the efficiency of several workspaces at Village Hall, staff have worked to find and install more affordable materials and furnishings while not forgoing quality or the interior design pallet that was selected to standardize the functionality and appearance of the remodeled areas.

In August of this year in-house Facilities staff completed minor remodeling of an existing storage room in the IT Department, reconfiguring the space into an area that can also accommodate two workstations. The work included painting, carpet replacement, and furniture assembly.

The furniture selected for this space was purchased directly from ULINE of Pleasant Prairie, WI ("***Furniture Vendor***") for an amount less than would have been paid for comparable pieces from the previous vendor. Additional savings were also realized by using in-house staff to assemble and install the furniture.

The furniture that will be purchased for the eight (8) office spaces in the Village Manager's Office ("***Replacement Office Furniture***") are included in the Capital Improvement Plan for Fiscal Year 2025/26 as part of the Village Manager's Office Phase 3 Renovation Plan ("***Village Hall Remodeling"***). Staff recommends the Village Board approve the purchase of the Replacement Office Furniture for the eight (8) office spaces in the Village Manager's Office in a not to exceed amount of $23,792 from the Furniture Vendor.

The Village's adopted Fiscal Year 2025/26 Budget contains sufficient funds for the Replacement Office Furniture in Account No. 11-4100-703-00 (Building and Permanent Improvements) to complete this work.

Based on these factors, Village staff recommends the purchase of Replacement Office Furniture for the Village Hall Remodeling.

The President and the Board of Trustees have considered the purchase and determined that it is in the best interest of the Village and the public to make the purchase.

Section 2. Waiver Of Competitive Bids.

The requirement of competitive, sealed bids be solicited for this purchase is hereby waived based on a Special Authorized Waiver.

Section 3. Authorization for the Purchase.

The Village Manager shall be, and is hereby, authorized and directed to execute all such documents and make such payments as are necessary to complete the procurement of the Replacement Office Furniture from the Furniture Vendor in a not-to-exceed amount $23,792.

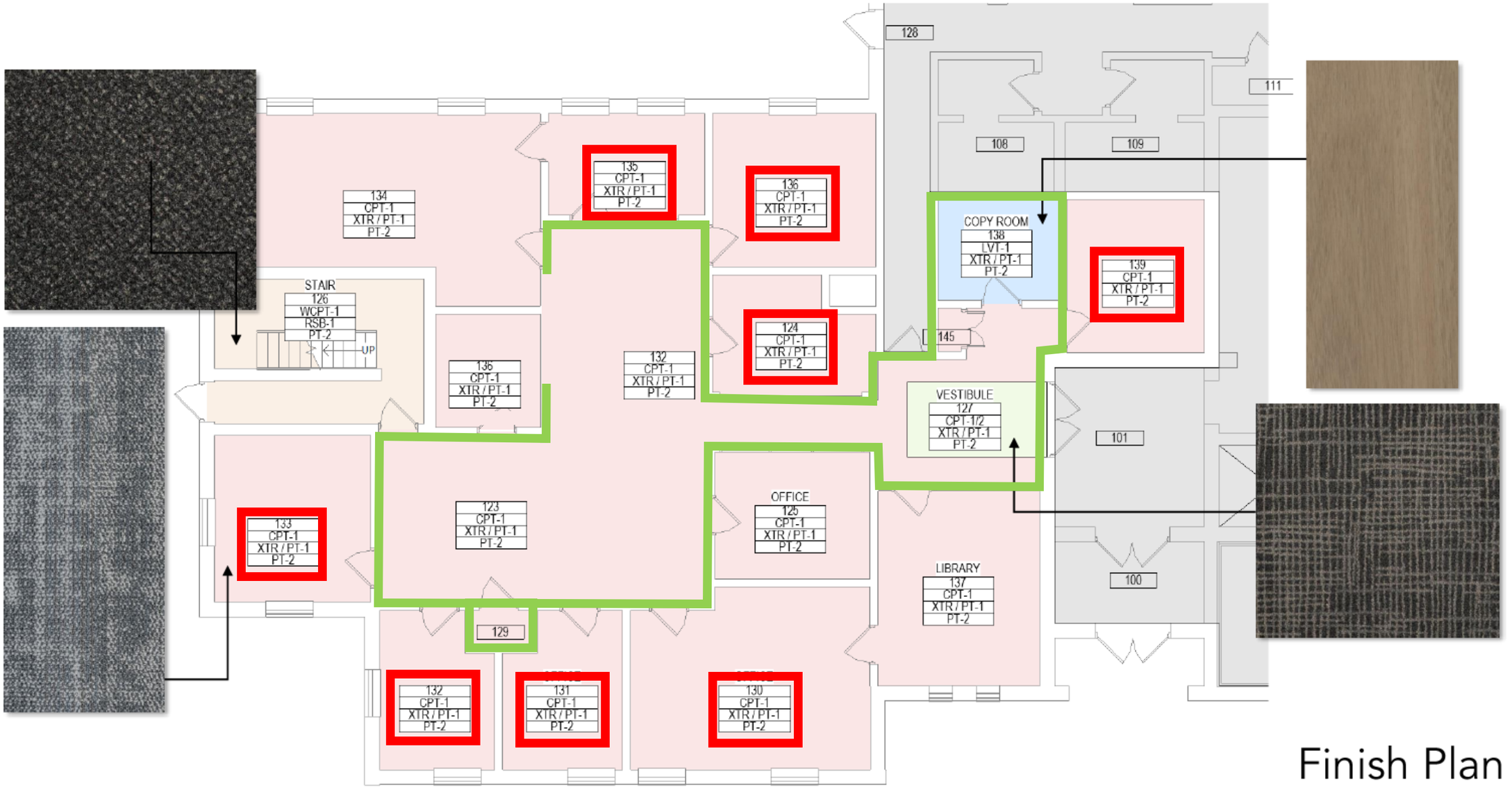
Approved:

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

ATTEST:

Village President

Village Clerk



Finish Plan

AREAS IN RED ARE PART OF THE PHASE 3 RENOVATION FOR THE VILLAGE MANAGERS OFFICE AND INCLUDED IN THE CAPITAL IMPROVEMENT PLAN FOR FISCAL YEAR 2025/26.

ULINE

1-800-295-5510
uline.com
customer.service@uline.com

PRICING REQUEST

REQUEST # PRB1503661

Thank you for your interest in Uline!

PROVIDED TO: NORTHBROOK PUBLIC WORKS
655 HUEHL RD
NORTHBROOK IL 60062-2305

SHIP TO: NORTHBROOK PUBLIC WORKS
655 HUEHL RD
NORTHBROOK IL 60062-2305

CUSTOMER NUMBER	SHIP VIA	REQUEST DATE
10884587	JA FRATE	01/08/26

QUANTITY	U/M	ITEM NUMBER	DESCRIPTION	UNIT PRICE	EXT. PRICE
4	KT	H-11113	METRO ADJUSTABLE HEIGHT L-DESK - 72 X 72 X 30", WALNUT	1,310.00	5,240.00
4	EA	H-11118	METRO ADJUSTABLE HEIGHT L-DESK BASE PART OF KIT	.00	.00
4	EA	H-11116	72 X 72 X 30" METRO DESKTOP & MODESTY PANEL PART OF KIT	.00	.00
2	KT	H-10306	METRO STORAGE CREDENZA - DOUBLE CABINET, WALNUT	740.00	1,480.00
4	EA	H-10295	METRO STORAGE CABINET - 2-SHELF, WALNUT PART OF KIT	.00	.00
2	EA	H-10308	STORAGE CREDENZA TOP/SIDE FRAMES PART OF KIT	.00	.00
1	KT	H-9779	METRO OFFICE DESK - 72 X 30", WALNUT	560.00	560.00
1	EA	H-9779-PANEL	72" MODESTY PANEL PART OF KIT	.00	.00

NOTE:

DELIVERY TIME 1 BUSINESS DAY VIA JA FRATE.
ATTENTION: DANIEL JUAREZ
NEW: ORDER ONLINE AT ULINE.COM/PRICINGREQUESTDETAIL

ULINE

1-800-295-5510
uline.com
customer.service@uline.com

PRICING REQUEST

REQUEST # PRB1503661

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NORTHBROOK IL 60062-2305

CUSTOMER NUMBER	SHIP VIA	REQUEST DATE
10884587	JA FRATE	01/08/26

QUANTITY	U/M	ITEM NUMBER	DESCRIPTION	UNIT PRICE	EXT. PRICE
1	EA	H-9779-TOP	72 X 30" LAMINATE TOP - WALNUT PART OF KIT	.00	.00
1	ST	H-9779-LEGS	30" D DESK LEGS PART OF KIT	.00	.00
3	KT	H-11625	METRO STORAGE CREDENZA - DOUBLE LATERAL FILE CABINET, WALNUT	1,040.00	3,120.00
6	EA	H-10303	METRO LATERAL FILE CABINET - 2-DRAWER, WALNUT PART OF KIT	.00	.00
3	EA	H-10308	STORAGE CREDENZA TOP/SIDE FRAMES PART OF KIT	.00	.00
2	KT	H-10307	METRO STORAGE CREDENZA - LATERAL FILE AND CABINET, WALNUT	880.00	1,760.00
2	EA	H-10303	METRO LATERAL FILE CABINET - 2-DRAWER, WALNUT PART OF KIT	.00	.00

NOTE:

ULINE

1-800-295-5510
uline.com
customer.service@uline.com

PRICING REQUEST

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NORTHBROOK IL 60062-2305

CUSTOMER NUMBER	SHIP VIA	REQUEST DATE
10884587	JA FRATE	01/08/26

QUANTITY	U/M	ITEM NUMBER	DESCRIPTION	UNIT PRICE	EXT. PRICE
2	EA	H-10295	METRO STORAGE CABINET - 2-SHELF, WALNUT PART OF KIT	.00	.00
2	EA	H-10308	STORAGE CREDENZA TOP/SIDE FRAMES PART OF KIT	.00	.00
1	KT	H-11686	METRO ADJUSTABLE HEIGHT L-DESK - 60 X 60 X 24", WALNUT	1,300.00	1,300.00
1	EA	H-11118	METRO ADJUSTABLE HEIGHT L-DESK BASE PART OF KIT	.00	.00
1	EA	H-11687	60 X 24" METRO DESKTOP & MODESTY PANEL PART OF KIT	.00	.00
6	EA	H-9785	METRO MOBILE 3-DRAWER PEDESTAL FILE - WALNUT	240.00	1,440.00
1	KT	H-10354	METRO OFFICE DESK - 60 X 30", WALNUT	505.00	505.00
1	ST	H-9779-LEGS	30" D DESK LEGS PART OF KIT	.00	.00

NOTE:

ULINE

1-800-295-5510
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customer.service@uline.com

PRICING REQUEST

REQUEST # PRB1503661

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NORTHBROOK IL 60062-2305

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655 HUEHL RD
NORTHBROOK IL 60062-2305

CUSTOMER NUMBER	SHIP VIA	REQUEST DATE
10884587	JA FRATE	01/08/26

QUANTITY	U/M	ITEM NUMBER	DESCRIPTION	UNIT PRICE	EXT. PRICE
1	EA	H-9778-PANEL	60" MODESTY PANEL PART OF KIT	.00	.00
1	EA	H-10354-TOP	60 X 30" LAMINATE TOP - WALNUT PART OF KIT	.00	.00
1	KT	H-11111	METRO ADJUSTABLE HEIGHT DESK - 60 X 30", WALNUT	840.00	840.00
1	EA	H-11117	METRO ADJUSTABLE HEIGHT DESK BASE PART OF KIT	.00	.00
1	EA	H-11114	60 X 30" METRO DESKTOP & MODESTY PANEL PART OF KIT	.00	.00
4	KT	H-10296	METRO STORAGE CABINET - 5-SHELF, WALNUT	570.00	2,280.00
4	EA	H-10298	2-DR 72" H CBNT-TOP & SHELVES PART OF KIT	.00	.00
4	EA	H-10297	2-DR 72" H CBNT-FRAME PART OF KIT	.00	.00

NOTE:

ULINE

1-800-295-5510
uline.com
customer.service@uline.com

PRICING REQUEST

REQUEST # PRB1503661

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SHIP TO: NORTHBROOK PUBLIC WORKS
655 HUEHL RD
NORTHBROOK IL 60062-2305

CUSTOMER NUMBER	SHIP VIA	REQUEST DATE
10884587	JA FRATE	01/08/26

QUANTITY	U/M	ITEM NUMBER	DESCRIPTION	UNIT PRICE	EXT. PRICE
2	EA	H-10303	METRO LATERAL FILE CABINET - 2-DRAWER, WALNUT	470.00	940.00
2	KT	H-11129	METRO DELUXE CAFÉ TABLE - 42" DIAMETER, WALNUT	294.00	588.00
2	EA	H-11136	DELUXE CAFE TABLE BASE - BLACK PART OF KIT	.00	.00
2	EA	H-11133	42" ROUND DELUXE CAFE TOP - WALNUT PART OF KIT	.00	.00
1	KT	H-11625	METRO STORAGE CREDENZA - DOUBLE LATERAL FILE CABINET, WALNUT	1,040.00	1,040.00
2	EA	H-10303	METRO LATERAL FILE CABINET - 2-DRAWER, WALNUT PART OF KIT	.00	.00
1	EA	H-10308	STORAGE CREDENZA TOP/SIDE FRAMES PART OF KIT	.00	.00
1	EA	H-9784	METRO MOBILE 2-DRAWER PEDESTAL FILE - WALNUT	225.00	225.00

NOTE:

ULINE

1-800-295-5510
uline.com
customer.service@uline.com

PRICING REQUEST

REQUEST # PRB1503661

Thank you for your interest in Uline!

PROVIDED TO:
NORTHBROOK PUBLIC WORKS
655 HUEHL RD
NORTHBROOK IL 60062-2305

SHIP TO:
NORTHBROOK PUBLIC WORKS
655 HUEHL RD
NORTHBROOK IL 60062-2305

CUSTOMER NUMBER	SHIP VIA	REQUEST DATE
10884587	JA FRATE	01/08/26

QUANTITY	U/M	ITEM NUMBER	DESCRIPTION	UNIT PRICE	EXT. PRICE
1	EA	H-10310	METRO BOOKCASE - 3-SHELF, WALNUT	307.00	307.00
2	KT	H-11112	METRO ADJUSTABLE HEIGHT DESK - 72 X 30", WALNUT	860.00	1,720.00
2	EA	H-11117	METRO ADJUSTABLE HEIGHT DESK BASE PART OF KIT	.00	.00
2	EA	H-11115	72 X 30" METRO DESKTOP & MODESTY PANEL PART OF KIT	.00	.00

SUB-TOTAL	SALES TAX	SHIPPING/HANDLING	TOTAL
23,345.00	.00	446.11	23,791.11

NOTE:

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Police Chief John Ustich
Date: 2026-01-27
Subject: A Resolution Approving Membership Renewal in the Northeastern Illinois Public Safety Training Academy (NIPSTA) of Glenview, IL

Overview
NIPSTA provides a cost-effective training venue for multi-jurisdictional, cross-disciplinary training events, in addition to maintaining strong strategic alliances among neighboring communities in Northeast Illinois. Northbrook has been a member since the creation of NIPSTA.

Fiscal Impact
The FY 2025/2026 Annual Budget provides funding for an annual membership to NIPSTA in Account Nos. #11-2100-542-00, #11-3100-542-00, and #11-4100-542-00. This total cost of this membership, which includes staff from the Police, Fire and Public Works Departments, is $22,714 for the NIPSTA fiscal year (January 1 - December 31).

Recommendation
Approve.

Background
In 1997, the Northbrook Village Board authorized (Resolution No. 97-R-5) entry into a feasibility study regarding the re-use of twenty-acres of the former Glenview Naval Air Station property as a regional training facility. In October of 2001, seventeen municipalities and fire protection districts, including the Village of Northbrook, participated in a multi-year plan to develop the Northeastern Illinois Public Safety Training Academy (NIPSTA). NIPSTA provides a cost-effective training venue for multi-jurisdictional, cross-disciplinary training events, in addition to maintaining strong strategic alliances among neighboring communities in Northeast Illinois. NIPSTA provides programs and services that address public safety needs focusing on Homeland Security, fire department response to hazardous materials, police and fire agility testing for new recruit entrance examinations, operational readiness and in-service training for police, fire, and public works personnel using both indoor and outdoor training environments.

In 2024, the Village entered into an additional agreement with NIPSTA and the Village of Wilmette for the shared use of a Community Resilience Specialist. The Community Resilience Specialist is responsible for emergency management policies and plans, community engagement, training and exercise, data analysis, and crisis response.

The annual membership fees for Police, Fire, and Public Works personnel to participate in NIPSTA trainings are assessed based on the number of personnel assigned to each Department. For the period of January through December 2026, the total membership investment for Police, Fire, and Public Works personnel is $22,714. Cost sharing between the three Departments, based upon the NIPSTA invoice, is distributed as follows: Police, $9,860; Fire, $11,354; and Public Works, $1,500.

Staff will be present at the January 27 Board of Trustees, should any questions arise.

A Resolution Approving Membership Renewal in the Northeastern Illinois Public Safety Training Academy (NIPSTA)
NIPSTA Member Invoice - 2026

Resolution 2026-R-

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 Membership Renewal in the Northeastern Illinois Public Safety Training Academy (NIPSTA)

shall be, and is hereby, adopted as follows:

Section 1. RECITALS.

In 1997, the Northbrook Village Board authorized (Resolution No. 97-R-5) entry into a feasibility study regarding the re-use of twenty-acres of the former Glenview Naval Air Station property as a regional training facility. In October of 2001, seventeen municipalities and fire protection districts (including Northbrook) participated in a multi-year plan to develop the Northeastern Illinois Public Safety Training Academy (***"NIPSTA"*** or "***Vendor***"). NIPSTA provides a cost-effective training venue for multi-jurisdictional, cross-disciplinary training events, in addition to maintaining strong strategic alliances among neighboring communities in Northeast Illinois. NIPSTA provides programs and services that address public safety needs focusing on Homeland Security, fire department response to hazardous materials, police and fire agility testing for new recruit entrance examinations, operational readiness and in-service training for police, fire, and public works personnel using both indoor and outdoor training environments.

The annual membership fees for Village Police, Fire, and Public Works personnel to participate in NIPSTA trainings are assessed based on the number of personnel assigned to each Department. For the period of January through December 2026, the total membership investment for Police, Fire, and Public Works personnel is $22,714. Cost sharing between the three Departments, based upon the NIPSTA invoice, is distributed as follows: Police, $9,860; Fire, $11,354; and Public Works, $1,500.

The FY 2025/2026 Annual Budget provides for the annual membership to NIPSTA in Account Nos. #11-2100-542-00, #11-3100-542-00, and #11-4100-542-00.

The President and the Board of Trustees have reviewed the expenditure and determined that it is in the best interests of the Village and the public to approve the expenditure.

Section 2. AUTHORIZATION TO PROCURE.

The Village Manager is hereby authorized and directed to execute such documents and make such payments as are necessary to renew membership with NIPSTA for an additional, one-year term, expiring December 31, 2026, in an amount not to exceed $22,714.

Approved: 01/27/26

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

_____
Village President

ATTEST:

_____
Village Clerk

Northeastern Illinois Public Safety Training Academy
Glenview, IL 60026

Membership Invoice

Invoice
26-809439
Date
12/23/2025

Bill To
Village of Northbrook 740 Dundee Road Northbrook, Illinois 60062

Payment Due	Delegate	Alternate Delegate	Alternate Delegate #2
1/1/2026	David Schweihs, FD	Kelly Hamill, PW	John Ustich, PD

Description	Authorized Sworn P...	Rate	Amount
Annual NIPSTA Membership Investment for FY 2026 (January 1 - December 31, 2026)			
76 Full Time Sworn Fire Personnel (76 @ $166=$12,616 -$1,262 (10% discount)= $11,354.00 Fire Dues portion)	76	166.00	12,616.00
66 Full Time Sworn Police Personnel (66 @ $166= $10,956 - $1,096 (10% discount)=$9,860.00 Police Dues portion)	66	166.00	10,956.00
66 Full Time Public Works Personnel (61-100 personnel = $5000 - $2500 (50% discount) - $1000 (existing PW discount) = $1,500 Public Works Dues portion)		5,000.00	5,000.00
Pursuant to the NIPSTA Intergovernmental Agreement, the 2026 annual membership dues assessment is based upon the personnel counts as of December 2025, the following discounts are applied:			0.00
Fire Department - 10% discount for more than one (1) division (Fire, Police & Public Works) as members = $1,262		-1,262.00	-1,262.00
Police Department - 10% discount for more than one (1) division (Fire, Police & Public Works) as members = $1,096		-1,096.00	-1,096.00
Public Works - 50% discount for Fire Division and Police Division as members = $2500 discount		-2,500.00	-2,500.00
Public Works - 50% discount for Fire Division and Police Division as members = $1000 discount		-1,000.00	-1,000.00

Thank you for your membership renewal!

Total	$22,714.00
Payments/Credits	$0.00
Balance Due	$22,714.00

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Development & Planning Services Amy McEwan
Date: 2026-01-27
Subject: A Resolution Approving an Economic Incentive Agreement Between the Village of Northbrook and EUROMARKET DESIGNS, INC.

Overview
Euromarket Designs Inc., commonly known as Crate and Barrel has negotiated a second long term lease of their World Headquarters and is requesting a tax rebate agreement for 10 years at $100,000 annually for a maximum of $1,000,000 dollars over the term of the agreement.

Fiscal Impact
A 10 year tax rebate agreement for $100,000 annually for a maximum of $1,000,000 dollars.

Recommendation
Approval.

Background

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 redevelopers for the purpose of achieving such objectives.

The Illinois Property Tax Code authorizes the Village to reduce, subject to certain conditions, Property Taxes of any commercial property located in the Village by ordering the County Clerk of Cook County to temporarily abate certain Property Taxes.

Operator has represented to the Village that without financial assistance from the Village as detailed in this Agreement, the operation and expansion of the Development on the Property is not economically feasible.

The Corporate Authorities have exercised their legislative judgment and determined that the location of the Development within the Village provides significant public benefits, including, without limitation, the creation of new job opportunities in the Village, strengthening the Village's commercial sector, furthering the development and redevelopment of land adjacent to the Property and furthering the land use goals and development objections contained in the Comprehensive Plan.

In order to ensure that Operator maintains the Development on the Property, the Village desires to abate the Property Taxes on the Property for a period of not more than 10 years, for a cumulative total of not more than $1,000,000, with a maximum total abatement of $100,000 each year, in accordance with the provisions of this Agreement.

Since approximately 1998, Crate and Barrel has been operating its world headquarters within a 120,000 square-foot building located on a 14.6-acre parcel of property within the Village of Northbrook, Illinois, and known as a portion of the Techny Real Estate Parcel NC-1. They have negotiated a long-term lease of the Property from the Society of the Divine Word, the owner of the Property.

In the original 1998 agreement, in order to incentivize the construction and operation of the Development within the Village, the Village, along with four additional taxing districts, entered into tax abatement agreements with Crate and Barrel, the Taxing Bodies agreed to abate Property Taxes on the Property for a period of 10-years, in a total not-to-exceed amount of $4,000,000.

The 10-year term of the Initial Abatement Agreement expired in 2008 and, since the date of expiration, Operator has been paying the full amount of the property taxes assessed against the Property.

After due and careful consideration, the Village has determined that given the Development’s status as an international corporate headquarters and the fact that the Village previously entered into the Initial Abatement Agreement for the Property, the operation of the Development on the Property pursuant to and in accordance with this Agreement is consistent with the Village’s land use goals and objectives and is in the Village’s best interests.

The Village has found and determined that it is appropriate and in the best interest of Northbrook residents and the public at large to enter into this Agreement and to grant the Economic Incentive Agreement.

A Resolution Approving an Economic Incentive Agreement with Euromarket Designs Inc.
An Economic Incentive Agreement Between the Village of Northbrook and EUROMARKET DESIGNS, INC.
Legal Description - 1250 Techny

Resolution 2026-

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

A Resolution Approving an Economic Incentive Agreement Between the Village of Northbrook and EUROMARKET DESIGNS, INC.

is hereby adopted, as follows:

Section 1. RECITALS.

Euromarket Designs, Inc. ("***Operator***") is the lessee of the 14.6-acre parcel of property within the Village of Northbrook, Cook County, Illinois commonly known as a portion of Techny Real Estate Parcel NC-1, Northbrook, Illinois ("***Property***"). The Property is owned by the Society of the Divine Word ("***Owner***").

Since approximately 1998, Operator has been operating its Crate & Barrel world headquarters within an 120,000 square foot building ("***Development***") on the Property.

The President and Board of Trustees have exercised their legislative judgment and determined that the location of the Development within the Village continues to provide significant public benefits, including, without limitation, the creation of new, and maintenance of existing, job opportunities in the Village, the strengthening of the Village's commercial sector, the furthering of development and redevelopment of land adjacent to the Property and the furthering of the land use goals and development objections contained in the Village Comprehensive Plan 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 Development is not economically feasible and has requested that the Village provide certain economic incentives in order to maintain and operate their headquarter facility.

The proposed Economic Incentive Agreement will provide Operator with a financial incentive from the Village in a not to exceed cumulative total of $1,000,000, with a maximum annual incentive of $100,000 per year (***"Agreement"***).

The President and Board of Trustees, after due and careful consideration, have concluded that given the Development's status as an international corporate headquarters and the fact that the Village previously entered into an Abatement Agreement for the Property, the operation of the Development on the Property pursuant to and in accordance with the Agreement is consistent with the Village's land use goals and objectives and is in the Village's best interests.

The President and 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*** and in a final form approved by the Village Manager and Village Attorney.

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 _____, 2026.

AYES: ( )

NAYS: ( )

ABSENT: ( )

ABSTAIN: ( )

_____
Village President

ATTEST:

_____
Village Clerk

ECONOMIC INCENTIVE AGREEMENT BETWEEN THE VILLAGE OF NORTHBROOK AND EUROMARKET DESIGNS, INC.

THIS ECONOMIC INCENTIVE AGREEMENT ("***Agreement***") is dated as of the ____ day of _____, 202_ ("***Effective Date***"), and is by and between the **VILLAGE OF NORTHBROOK**, an Illinois home rule municipal corporation ("***Village***") and **EUROMARKET DESIGNS, INC.**, an Illinois corporation ("***Operator***") (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 statutory and home rule powers, the Parties agree as follows:

SECTION 1. RECITALS.

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 redevelopers for the purpose of achieving such objectives.

B. Since approximately 1998, Operator has been operating its Crate & Barrel world headquarters within an 120,000 square foot building ("***Development***") located on a 14.6-acre parcel of property within the Village of Northbrook, Cook County, Illinois, and known as a portion of the Techny Real Estate Parcel NC-1, which property is depicted on ***Exhibit A*** attached hereto and incorporated herein ("***Property***"). Operator negotiated a long-term lease of the Property from the Society of the Divine Word, the owner of the Property.

C. In order to incentivize the construction and operation of the Development within the Village, the Village, along with four additional taxing districts (collectively, the "***Taxing Bodies***"), entered into tax abatement agreements with Operator in 1998, pursuant to which, the Taxing Bodies agreed to abate Property Taxes on the Property for a period of 10-years, in a total not-to-exceed amount of $4,000,000.00 ("***Abatement Agreements***").

D. The 10-year term of the Abatement Agreements expired in 2008 and, since the date of expiration, Operator has been paying the full amount of the property taxes assessed against the Property.

E. The Corporate Authorities have exercised their legislative judgment and determined that the location of the Development within the Village continues to provide significant public benefits, including, without limitation, the creation of new, and maintenance of existing, job opportunities in the Village, the strengthening of the Village's commercial sector, the furthering of development and redevelopment of land adjacent to the Property and the furthering of the land use goals and development objections contained in the Comprehensive Plan.

F. The Village and Operator desire to enter into this Agreement to foster the long-term use and operation of the Development 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.

G. Operator has represented to the Village that without financial assistance from the Village as detailed in this Agreement, the operation of the Development on the Property is not economically feasible.

H. The Corporate Authorities, after due and careful consideration, have concluded that given the Development's status as an international corporate headquarters and the fact that the Village previously entered into an Abatement Agreement for the Property, the operation of the Development on the Property pursuant to and in accordance with this Agreement is consistent with the Village's land use goals and objectives and is in the Village's best interests.

I. The Village and Operator have the power and authority to enter into this Agreement pursuant to the Village's home rule authority and Sections 8-1-2.5 and 8-1-7(e) of the Illinois Municipal Code (65 ILCS 5/8-1-2.5 and 8-1-7(e)).

J. 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.

***Abandonment*:** Defined in Section 4.B of this Agreement.

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

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

***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.

***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; land (ii) economic hardship, impracticability of performance, or commercial, economic, or market conditions.

***Indemnified Claims*:** Defined in Section 6 of this Agreement.

***Municipal Property Taxes*:** That portion or component of the Property Taxes assessed against the Property or the Development attributable solely to the Village's property tax levy that the Village actually receives from Cook County.

Parties: The Village and Operator, collectively.

***Property Tax Code*:** The Illinois Property Tax Code, 35 ILCS 200/1-1 *et seq.*, as may be amended.

***Property Taxes*:** Those taxes imposed and collected pursuant to the Property Tax Code, 35 ILCS 200/1-1, *et seq*., as amended.

Rebate: The rebate payment to Operator of amounts of money equal to a portion of the Municipal Property Taxes that the Village is required to make pursuant to 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.

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.

***Transferee Assumption Agreement*:** As defined in Section 8.C to this Agreement.

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.

***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. PROPERTY TAX REBATE.

A. Rebate Payments. Within 270 days after the end of each Tax Year, and after the Village receives both (i) written proof that the Property Taxes for the Property or Development for that Tax Year have been paid to, and received by, Cook County; and (ii) the distribution of the Municipal Property Taxes attributable to the Property or Development for the applicable year from Cook County, the Village will pay the applicable Rebate for that particular Tax Year to Operator based on the records of Cook County. If, for any reason, Cook County fails to distribute the Municipal Property Taxes to the Village in sufficient time for the Village to make the annual payments, the Village will provide notice of that fact to Operator. In that event, the Village will make the required Rebate payment within 60 days after the date on which the Village actually receives the Municipal Property Tax distribution due the Village for the applicable annual payment period.

B. Rebate Commencement Date. The "Rebate Commencement Date" is hereby declared to be the first January 1 after the Effective Date of this Agreement.

C. Calculation of Rebate. Beginning on the Rebate Commencement Date and for a period of 10 Tax Years, the Village will pay to Operator an amount equal to 100 percent of the Municipal Property Taxes paid by Operator to Cook County for the Property, Development or attributable to any leasehold interest in the Property or Development, up to the Maximum Total Rebate. The Parties may extend the Term, as defined in Section 12, of this Agreement by mutual agreement for additional periods of one year for a maximum of 10 additional years, and provided further, however, that this Agreement shall expire automatically after issuance by the County Clerk of Cook County of the last tax bill reflecting the final Rebate required pursuant to this Agreement unless extended by mutual agreement of the Parties.

D. Maximum Total Rebate. The Rebate shall not exceed a cumulative total of $1,000,000.00 during the initial 10-year Term ("***Maximum Total Rebate***"), with a maximum annual rebate of $100,000.00 per year ("***Maximum Annual Rebate***"). If the Parties agree to extend the Term of this Agreement pursuant to Section 3.C, such extension may include adjustments to the Maximum Total Rebate and Maximum Annual Rebate if mutually agreed to by both Parties. Under no circumstances will the Village have any obligation whatsoever to pay to Operator more than the Maximum Total Rebate pursuant to this Agreement. If the Maximum Annual Rebate is reached in any year, Operator will be responsible for the payment of all Municipal Property Taxes in excess of the Maximum Annual Rebate for that year. If the Maximum Total Rebate is reached during the Term of this Agreement, this Agreement will automatically terminate and Operator will be responsible for the payment of all Property Taxes properly assessed against the Property or the Development.

E. Change in Law. The Village and Operator acknowledge and agree that the Village's obligation to pay the Rebate to Operator is predicated on existing State law governing the distribution of Property Taxes to the Village. In the event that Property Taxes are no longer distributed to the Village ("***Change in Law***"), the provisions of this Agreement with regard to Municipal Property Taxes 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 Rebate. However, if, at any time during the term of this Agreement, the State of Illinois effects another Change in Law that results in the distribution of Property Taxes to the Village, the provisions of this Agreement with regard to Municipal Property Taxes 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 3.D of this

Agreement. 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.

F. Limited Liability. Notwithstanding any other provision of this Agreement to the contrary, the Village's obligation to pay the 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 Property Taxes 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 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.

G. Payment of Property Taxes. Nothing in this Agreement relieves Operator of its obligation to pay any Property Tax assessed against the Property or the Development. The Village has absolutely no obligation or requirement to pay any amount or portion of the Property Taxes on behalf of Operator or any future owner or lessee of the Property. This Agreement is solely providing for a rebate or reimbursement of amounts actually paid by Operator to Cook County.

SECTION 4. APPLICABILITY OF REBATE.

A. Operator Only. The Rebate by the Village for the Property shall be only for Operator, and subsidiaries and affiliates in which Operator has more than 50 percent ownership and over which Operator has control, and shall not apply to any other entity.

B. Abandonment. In the event of Operator's Abandonment of the Property or Development, this Agreement, and the Rebate provided for in Section 3 of this Agreement, shall automatically terminate, the Village will have no further obligation to pay any Rebate to Operator, and Operator must refund to the Village any portion of the Rebate received by Operator for the Tax Year in which the Abandonment occurred. "***Abandonment***" for the purposes of this Section shall mean any of the following events:

1. Operator relocates its corporate headquarters off of the Property; or

2. Operator (via termination of lease or otherwise) has permanently abandoned, closed or ceased to use the Property for the Development; or

3. Operator's ground lease or other leasehold interest for the Property expires, is terminated, or otherwise ceases to be in full force and effect, or Operator lacks a leasehold or other possessory interest in the Property sufficient to perform this Agreement; or

4. Operator ceases, abandons, or closes the Development for more than 90 consecutive days, subject to Force Majeure.

SECTION 5. 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 any 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 6. **LIABILITY, INDEMNITY OF VILLAGE, AND INSURANCE**.

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, 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 any plans, or the issuance of any approvals, permits, certificates, or acceptances relating to the use of the Property or the operation of the Development; (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 ("***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. 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 6.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 legal services rendered by any employees of the Village (in lieu of outside counsel fees), not to exceed their actual salaries.

SECTION 7. **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 and other injunctive relief, 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 addition to every other remedy permitted by law for the enforcement of the terms of this Agreement, the Village will be entitled to withhold the issuance of building permits or certificates of occupancy for any and all

buildings and structures within the Property at any time when Operator has failed or refused to meet fully any of their respective obligations under this Agreement. In the event of a judicial proceeding brought by one Party to this Agreement against the other Party to this Agreement pursuant to this Section, the prevailing Party will be entitled to reimbursement from the unsuccessful Party of all costs and expenses, including without limitation reasonable attorneys' fees, incurred in connection with the judicial proceeding.

B. Notice and Cure. No Party may exercise the right to bring any suit, action, mandamus, or any other proceeding pursuant to Section 7.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 8. 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 Agreement. 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. Required Provisions for Transfers of Interest in the Property. In the event Operator intends to transfer a legal or beneficial interest, including a leasehold, in any portion of the Property, Operator must:

1. Notify the Village in writing at least 30 days prior to any date on which Operator transfers (as that term is defined below) a legal or beneficial interest in any portion of the Property to a third party; and

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

For purposes of this Agreement, the term "transfer" includes, without limitation, any assignment, sale, transfer by Operator to a receiver or to a trustee in bankruptcy, transfer in trust, or other disposition by Operator 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. **Prohibited Transfers**. 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 Development 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 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 9. 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 and, as specifically noted below, the Village hereby warrants and represents to Operator, as follows:

A. Operator is a duly organized, validly existing corporation in good standing under the laws of the State of Illinois.

B. Operator has a valid and enforceable ground lease for the Property, which allows the operation of the Development on the Property.

C. Operator and the Village each have the authority and the legal right to make, deliver, execute, and perform this Agreement and has taken all necessary corporate, partnership, venture and legislative actions, as the case may be, to authorize the execution, delivery, and performance of this Agreement.

D. 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, by both Operator and the Village.

E. The consent or authorization of, filing with, or other act by or in respect of any governmental authority (other than the Village, and the County of Cook with respect to distribution of Property Taxes) is not required in connection with the execution, delivery, performance, validity, or enforceability of this Agreement.

F. The individuals executing this Agreement on behalf of Operator and the Village, have the power and authority to execute and deliver this Agreement on behalf of each such entity.

G. 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 or the Village is a party or to which Operator or the Village, in whole or in part, is bound; and (iii) will not violate any restriction, court

order, or agreement to which Operator, the Property or the Village, in whole or in part, is or are subject.

SECTION 10. **CONSENT OF SOCIETY**.

The Society of the Divine Word has no objection to the substance of this Agreement, has consented to the rebate of property taxes on the Property as provided in this Agreement, and has signed the Owner's Consent attached to this Agreement as ***Exhibit B*** in furtherance of such consent.

SECTION 11. **RELEASE OF INFORMATION**.

A. **Cook County Reports and Data**. Operator agrees to execute and provide all documentation necessary to cause Cook County to release to the Village the Property Tax information for the Property, including copies of Cook County Property Tax Reports and Distribution, during each of the 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 11.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. **Audits and Refunds**. Operator must timely notify the Village if it initiates any protest or audit of the Property Taxes for the Property, and if Cook County refunds or credits to Operator any portion of the remitted Property 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 the Rebate made pursuant to this Agreement.

SECTION 12. **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) all Rebate payments have been made after the 10th Tax Year after the Rebate Commencement Date, or as extended pursuant to Section 3.C of this Agreement; and (b) the date on which or until Operator receives the Maximum Total Rebate payment from the Village pursuant to the terms of this Agreement ("***Term***"); provided, however, that because payments of the Rebate are in arrears, the Village's obligation to make Rebate payments earned by, and owed to, Operator will survive the expiration of the Term to the extent that the Village has not at that time received the Municipal Property Taxes from which the 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.

SECTION 13. **GENERAL PROVISIONS**.

A. **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), if to the Village, 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.

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

Village of Northbrook
1225 Cedar Lane
Northbrook, IL 60062
Attention: Village Manager
E-mail: 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
E-mail: steven.elrod@elrodfriedman.com

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

Euromarket Designs, Inc.
1250 Techny Road
Northbrook, IL 60062
Attention: Lease Administrator

with a copy to:

Euromarket Designs, Inc.
1250 Techny Road
Northbrook, IL 60062
Attention: General Counsel

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

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

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

E. Consents. Unless otherwise provided in this Agreement, 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. 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.

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

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

H. Severability. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions of this Agreement will remain in full force and effect and will in no way be affected, impaired, or invalidated.

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

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

K. Exhibits. All exhibits attached to this Agreement are, by this reference, incorporated in, and made a part of this Agreement. The Village Manager is authorized and directed to attach to this Agreement any exhibit designated as "to be provided later" at such time the exhibit becomes available and is agreed upon by the Parties.

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

M. Changes in Laws. Unless otherwise provided in this Agreement, any reference to the Requirements of Law shall be deemed to include any modifications of, or amendments to, the Requirements of Law that may occur in the future.

N. Disclosures. Upon the Village's request, Operator will provide a list of all entities owning a greater than one percent interest in Operator. Operator will update this information at the request of the Village. Based in part on the information provided by Operator and in part on information from the Village's independent investigation, the Village will affirm that its Corporate Authorities, and all appropriate Village elected and appointed officials, officers, employees, agents and representatives of the Village have or will comply with the disclosure and conflict-of-interest provisions of the Public Officer Prohibited Activities Act (50 ILCS 105/3) and the Illinois Governmental Ethics Act (5 ILCS 420).

O. Limitations on Rebate. Operator acknowledges and agrees that the Property must be used and maintained in strict compliance with 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 by this Agreement, the Village will have the right to suspend payments of the

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 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.

P. **No Third-Party Beneficiaries**. The provisions of this Agreement are and will be for the benefit of Operator and Village only and are not for the benefit of any third party, and, accordingly, no third party will 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 Operator, purportedly on behalf of the Village, without the knowledge and approval of the Corporate Authorities.

Q. **Freedom of Information Act**. Operator agrees to maintain, without charge, all records and documents concerning or relating to this Agreement, the Property, and the Village in accordance with the Freedom of Information Act ("***FOIA***") 5 ILCS 140/1, *et seq*. Upon the Village's request, Operator will produce all records reasonably requested by the Village within the timeframe requested by the Village, and if additional time is needed to compile the requested records, Operator will promptly notify the Village. In the event that either party is found to have not complied with FOIA due to the other party's failure to produce documents or otherwise appropriately respond to a request under the Act, then the party failing to produce or respond will indemnify and hold harmless the other party, and pay all amounts determined to be due, including, but not limited to, fines, costs, attorneys' fees and penalties

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

S. **Counterpart Execution.** This Agreement may be executed in counterparts, each of which is deemed to be an original but all of which will constitute one and the same instrument. Electronic counterpart copies of this Agreement (including those signed by DocuSign or a similar electronic signature service) will be considered for all purposes, including delivery, as originals.

[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:

EUROMARKET DESIGNS, INC., an Illinois corporation

_____
Victoria Donati, General Counsel

_____
Janet Hayes, Chief Executive Officer

ATTEST:

VILLAGE OF NORTHBROOK, an Illinois municipal corporation

_____
Village Clerk

_____
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 **EUROMARKET DESIGNS, INC.,** an Illinois corporation, as his free and voluntary act in his capacity as _____ of said company for the uses and purposes herein.

_____
Signature of Notary

SEAL

My Commission expires:

_____

EXHIBIT A

Legal Description for Property

[INSERT LEGAL DESCRIPTIONS]

P.I.Ns.:

Addresses:

EXHIBIT B

Owner's Consent

EXHIBIT A

LEGAL DESCRIPTION

TRACT I:

PARCEL NC-IA:

THAT PART OF LOT I IN TECHNY PARCEL NC-l SUBDIVISION, ACCORDING TO THE FINAL PLAT OF SUBDIVISION OF TECHNY PARCEL NC- l RECORDED ON NOVEMBER 12, 1999, AS DOCUMENT NO. 09067611, IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

THAT PART OF THE WEST HALF OF SECTION 14, AND PART OF THE EAST HALF OF SECTION 15, IN TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS :

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 89 DEGREES 02 MINUTES 23 SECONDS EAST ALONG THE SOUTH LINE OF NORTHEAST QUARTER OF SAID SECTION 15 A DISTANCE OF 1710.55 FEET; THENCE NORTH 00 DEGREES 57 MINUTES 37 SECONDS EAST 306.23 FEET; THENCE NORTH 54 DEGREES 02 MINUTES 09 SECONDS WEST 564.01 FEET; THENCE NORTH 35 DEGREES 57 MINUTES 51 SECONDS EAST ALONG THE EASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY, A DISTANCE OF 724.19 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 592.66 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1524.58 FEET, HAVING A CHORD BEARING OF SOUTH 39 DEGREES 58 MINUTES 01 SECONDS EAST, 6.15 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 40 DEGREES 04 MINUTES 57 SECONDS EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF WAUKEGAN ROAD PER DOCUMENT 93174460, A DISTANCE OF 14.45 FEET; THENCE NORTH 49 DEGREES 55 MINUTES 03 SECONDS EAST 19.69 FEET; THENCE SOUTH 40 DEGREES 09 MINUTES 19 SECONDS EAST ALONG A LINE THAT IS 33.00 FEET SOUTHWESTERLY OF THE CENTERLINE OF WAUKEGAN ROAD (SAID LINE BEING THE WESTERLY RIGHT- OF-WAY LINE OF WAUKEGAN ROAD PER THE SURVEY PREPARED FOR THE COOK COUNTY HIGHWAY DEPARTMENT IN 1927), A DISTANCE OF 309.27 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING SOUTH 40 DEGREES 09 MINUTES 19 SECONDS EAST ALONG SAID LINE BEING THE WESTERLY RIGHT- OF-WAY LINE OF WAUKEGAN ROAD 675.06 FEET; THENCE SOUTH 43 DEGREES 42 MINUTES 23 SECONDS WEST 1002.92 FEET; THENCE NORTH 43 DEGREES 07 MINUTES 43 SECONDS WEST 197.40 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 480.00 FEET, HAVING A CHORD BEARING OF NORTH 54 DEGREES 59 MINUTES 43 SECONDS WEST, 198.82 FEET; THENCE NORTH 00 DEGREES 57 MINUTES 37 SECONDS EAST 410.97 FEET; THENCE NORTH 43 DEGREES 42 MINUTES 23 SECONDS EAST 792.27 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL NC-1B:

THAT PART OF LOT 1 IN TECHNY PARCEL NC-1) SUBDIVISION, ACCORDING TO THE FINAL PLAT OF SUBDIVISION OF TECHNY PARCEL NC-I RECORDED ON NOVEMBER 12, 1999, AS DOCUMENT NO. 09067611, IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

THAT PART OF THE WEST HALF OF SECTION 14, AND PART OF THE EAST HALF OF SECTION 15, IN TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 89 DEGREES 02 MINUTES 23 SECONDS EAST ALONG THE SOUTH LINE OF NORTHEAST QUARTER OF SECTION 15 A DISTANCE OF 1710.55 FEET; THENCE NORTH 00 DEGREES 57 MINUTES 37SECONDS EAST 306.23 FEET; THENCE NORTH 54 DEGREES O1 MINUTES 09 SECONDS WEST 564.01FEET; THENCE NORTH 35 DEGREES 57 MINUTES 51 SECONDS EAST ALONG THE EASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY, A DISTANCE OF 724.19 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 592.66 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1524.58 FEET, HAVING A CHORD BEARING OF SOUTH 39 DEGREES 58 MINUTES 01 SECONDS EAST, 6.15 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 40 DEGREES 04 MINUTES 57 SECONDS EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF WAUKEGAN ROAD PER DOCUMENT 93174460, A DISTANCE OF 14.45 FEET; THENCE NORTH 49 DEGREES 55 MINUTES 03 SECONDS EAST 19.69 FEET; THENCE SOUTH 40 DEGREES 09 MINUTES 19 SECONDS EAST ALONG A LINE THAT IS 33.00 FEET SOUTHWESTERLY OF THE CENTERLINE OF WAUKEGAN ROAD (SAID LINE BEING THE WESTERLY RIGHT-OF-WAY LINE OF WAUKEGAN ROAD PER THE SURVEY PREPARED FOR THE COOK COUNTY HIGHWAY DEPARTMENT IN1927), A DISTANCE OF 984.33 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING SOUTH 40 DEGREES 09 MINUTES 19 SECONDS EAST ALONG SAID LINE BEING THE WESTERLY RIGHT-OF·WAY LINE OF WAUKEGAN ROAD 395.58 FEET; THENCE SOUTH 46 DEGREES 28 MINUTES 03 SECONDS WEST303.59 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 780.00 FEET, HAVING A CHORD BEARING OF SOUTH 28 DEGREES 25 MINUTES 49 SECONDS WEST, 491.10 FEET; THENCE SOUTH 50 DEGREES 43 MINUTES 28 SECONDS WEST 73.93 FEET; THENCE NORTH 86 DEGREES 15 MINUTES 54 SECONDS WEST 54.39 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 400.00 FEET, HAVING A CHORD BEARING OF NORTH 64 DEGREES 41 MINUTES 48 SECONDS WEST, 301.15 FEET TO A POINT OF TANGENCY; THENCE NORTH 43 DEGREES 07 MINUTES 43 SECONDS WEST 176.46 FEET; THENCE NORTH 43 DEGREES 42 MINUTES 23 SECONDS EAST 1002.92 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCLUDING FROM PARCELS NC-IA AND NC-1B AS SET FORTH ABOVE THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF LOT 1 IN THE FINAL PLAT OF SUBDIVISION OF TECHNY PARCEL NC-I, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, AND PART OF THE EAST HALF OF SECTION 15, IN TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 1999 AS DOCUMENT NUMBER 09067611 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 3 IN SAID FINAL PLAT OF SUBDIVISION OF TECHNY PARCEL NC-1; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF WAUKEGAN ROAD (ILLINOIS STATE ROUTE 43) PER PLAT OF HIGHWAYS

RECORDED MARCH 9, 1993 AS DOCUMENT NUMBER 93174460 BEING ALSO THE EASTERLY LINE OF SAID LOT I THE FOLLOWING THREE COURSES AND DISTANCES; 1) THENCE ALONG AN ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1524.58 FEET, HAVING A CHORD BEARING OF SOUTH 39 DEGREES 58 MINUTES 01 SECONDS EAST, 6.15 FEET TO A POINT OF TANGENCY; 2) THENCE SOUTH 40 DEGREES 04 MINUTES 57 SECONDS EAST 14.45 FEET; 3) THENCE NORTH 49 DEGREES 55 MINUTES 03 SECONDS EAST 19.69 FEET TO THE WESTERLY LINE OF WAUKEGAN ROAD AS MONUMENTED AND OCCUPIED (66 FEET WIDE) BEING ALSO SAID EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 40 DEGREES 09 MINUTES 19 SECONDS EAST ALONG SAID WESTERLY LINE OF WAUKEGAN ROAD 309.27 FEET FOR THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 40 DEGREES 09 MINUTES 19 SECONDS EAST ALONG SAID WESTERLY LINE OF WAUKEGAN ROAD 1070.63 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 1; THENCE SOUTH 46 DEGREES 28 MINUTES 03 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT I, A DISTANCE OF 134.14 FEET; THENCE NORTH 31 DEGREES 48 MINUTES I0 SECONDS EAST 55.98 FEET; THENCE NORTH 01 DEGREES 02 MINUTES 45 SECONDS WEST 66.08 FEET; THENCE NORTH 40 DEGREES 09 MINUTES 19 SECONDS WEST ALONG A LINE THIRTY·NINE FEET SOUTHWESTERLY OF AND PARALLEL WITH SAID WESTERLY LINE OF WAUKEGAN ROAD AS MONUMENTED AND OCCUPIED (66 FEET WIDE) 301.17 FEET; THENCE NORTH 49 DEGREES 5O MINUTES 41 SECONDS EAST 5.00 FEET; THENCE NORTH 40 DEGREES 09 MINUTES 19 SECONDS WEST ALONG A LINE THIRTY·FOUR FEET SOUTHWESTERLY OF AND PARALLEL WITH SAID WESTERLY LINE OF WAUKEGAN ROAD AS MONUMENTED AND OCCUPIED (66 FEET WIDE) 705.IO FEET; THENCE NORTH 43 DEGREES 42 MINUTES 23 SECONDS EAST 34.20 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

TRACT 2:
AMENDED AND RESTATED DECLARATION ESTABLISHING COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENT AND RIGHT FOR REAL ESTATE RECORDED SEPTEMBER 19, 2005 AS DOCUMENT NO. 0526227126 AND AMENDED BY A FIRST AMENDMENT RECORDED NOVEMBER 30, 2010 AS DOCUMENT NO. 1033434050 IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: . 04-15-200-020-0000; 04-14-100-032-0000; 04-14-100-033-0000; 04-15-200-021-0000

COMMONLY KNOWN AS 1250 TECHNY ROAD, NORTHBROOK, ILLINOIS 60062

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Development and Planning Services Department Director Amy McEwan
Date: 2026-01-27
Subject: An Ordinance Voluntarily Annexing Certain Territory Contiguous to the Village of Northbrook and Establishing Zoning Thereof (3969 Maple Avenue)

Overview
This is a voluntary annexation of a contiguous parcel in order to connect to Village utilities.

Fiscal Impact

The Applicant has paid the voluntary annexation application fee $750.00 and the Village water utility recapture fee assessed for this property in its entirety, which is $38,329.87.

Recommendation
Approval.

Background

The applicant, Eddie Babayev on behalf of 3969 Maple LLC, is requesting approval to allow voluntary annexation of the property commonly known as 3969 Maple Avenue into the Village of Northbrook. The property is a single-family lot located south of Maple Avenue, east of Sanders Road, in the Mission Hills Estates Subdivision. The Property is contiguous and abuts the municipal boundary along the north property line, and is eligible for annexation upon approval by the Board of Trustees.

On January 27, 2026, the Board of Trustees will consider an Ordinance approving voluntary annexation of 3969 Maple Avenue into the Village of Northbrook. As a “standard” annexation request, there is no pre-annexation agreement proposed. Furthermore, no public hearing is necessary to approve an ordinance authorizing the voluntary annexation. The Library, Rural Fire Protection District and Northfield Township have all been notified of the proposed annexation. Copies of those notices are attached to this report.

The Property is noted as being:

- located in unincorporated Cook County;
- not within the 100-year floodplain;
- designated as appropriate for single-family use in the Comprehensive Plan;
- not located in an area identified for future projects in the Master Stormwater Plan;
- bounded by single-family homes with R-3 to the north, unincorporated Cook County to the east, west, and south.

The property currently contains one single family home which shall be demolished to construct a new single-family home. The applicant will require a building permit through the Village of Northbrook for a new single-family home in compliance with the requirements of the Northbrook Zoning Code and all other regulations as applicable. The owner intends to connect to the Village water system upon annexation. The Village requires properties to annex (or enter into a pre-annexation agreement) prior to connecting to the Village water system. The property will connect to the Mission Brook Sanitary District for sanitary utilities. The Applicant has paid the voluntary annexation application fee. In addition, this parcel has an assessed utility recapture fee to recoup the cost of previously installed watermain that serves the parcel and the applicant has paid the $38,329.87 in full in compliance with Village Ordinance 08-06. A building permit will be required prior to connecting to the Village water service.

The draft ordinance would place the Property in the R-3 Single Family Residential District, as it is most compatible with the lot sizes of the properties in the vicinity. A 20,225 square-foot lot is in compliance with the R-3 District lot area requirements for minimum lot size (20,000 square feet). The Applicant is requesting to annex as a R-3 zoning lot. The lot width of the Property is in compliance with the Code. Any new single-family home and accessory structures constructed in the future would have to comply with Village zoning and municipal standards.

We have included a series of exhibits depicting the existing conditions near the property, including aerial images and topography. The properties in the vicinity are all approximately 20,000 – 30,000 square feet in area, which is consistent with the Village R-3 zoning district.

Consideration of the ordinance annexing the Property has been placed on the consent agenda for the January 27, 2026 meeting of the Board of Trustees. The Village Attorney and staff will be present to answer questions regarding this matter.

An Ordinance Annexing 3969 Maple Avenue
Ordinance Exhibit A - 3969 Maple
Supplemental - Affidavit of Notice - 3969 Maple
Supplemental - Applicant Submittal - 3969 Maple
Supplemental - Maps & Site Photo - 3969 Maple
Supplemental - Plat of Survey - 3969 Maple

Supplemental - Village Ord 08-06 Mission Hills Estates Recapture

Ordinance 2026-

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

An Ordinance Voluntarily Annexing Certain Territory Contiguous to the Village of Northbrook and Establishing Zoning Thereof (3969 Maple Avenue)

shall be, and is hereby, adopted as follows:

Section 1. RECITALS.

Eddie Babayev, on behalf of 3969 Maple LLC, ("***Applicant***") is the owner of record of a tract of land approximately 20,225 square feet in area commonly known as 3969 Maple Avenue, Cook County, Illinois ("***Property***"). The Property is contiguous to the corporate limits of the Village.

The Applicant has filed with the Village a petition seeking annexation of the Property to the Village all in accordance with Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8.

There are no electors residing on the Property. The Property is currently the site of an existing single-family home. The single-family home complies with the requirements of the R-3 Zoning District.

On January 12, 2026, the Deputy Director of Development & Planning Services caused notice of this annexation to be delivered to the Northbrook Rural Fire Protection District and the Trustees thereof, to the Executive Librarian and members of the Northbrook Library Board of Trustees, and to Northfield Township officials.

The President and the Board of Trustees hereby find that the annexation and zoning of the Property will serve the best interests of the Village.

Section 2. REAL ESTATE ANNEXED

Pursuant to the Illinois Municipal Code, 65 ILCS 5/7-1-8, the Village of Northbrook hereby annexes the territory legally described as:

LOT 10 IN BLOCK 5 IN ARTHUR T. MCINTOSH AND COMPANY'S MISSION HILLS ESTATES, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 AND THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 WHICH LIES EAST OF SANDERS ROAD, OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT REGISTERED AS DOCUMENT NO. 1282197, IN COOK COUNTY, ILLINOIS.

PIN: 04-07-404-006-0000

Commonly Known As: 3969 Maple Avenue, Northbrook, Cook County, IL 60062

Section 3. NOTIFICATION OF TAXING DISTRICTS

One or more affidavits, certifying that the Northbrook Rural Fire Protection District, the Northbrook Public Library and Northfield Township have been sent proper notice in accordance with State Statutes of the intended annexation of the above described property, shall be recorded with this Ordinance.

Section 4. ZONING

Zoning of the above described Property is hereby established and authorized for use as provided in the Northbrook Zoning Code, as amended, in the R-3 Single Family Residential District.

Section 5. FEES DUE PRIOR TO ANNEXATION

An annexation fee pursuant to Section 19-131 of the Village Code in the amount of $750.00 was paid to the Village by the Applicant upon the filing of the petition. All recapture fees associated with Northbrook Ordinance No. 08-06 shall also be paid prior to the effective date of this Ordinance.

Section 6. ANNEXATION EXHIBIT

A map of the above-described Property is attached hereto as ***Exhibit A*** and, by this reference, made a part hereof.

Section 7. RECORDATION

The Village Manager is hereby directed to cause a certified copy of this Ordinance, together with ***Exhibit A*** and the affidavits described in Section 3, to be recorded with the Office of the Cook County Clerk.

Section 8. REPORTING

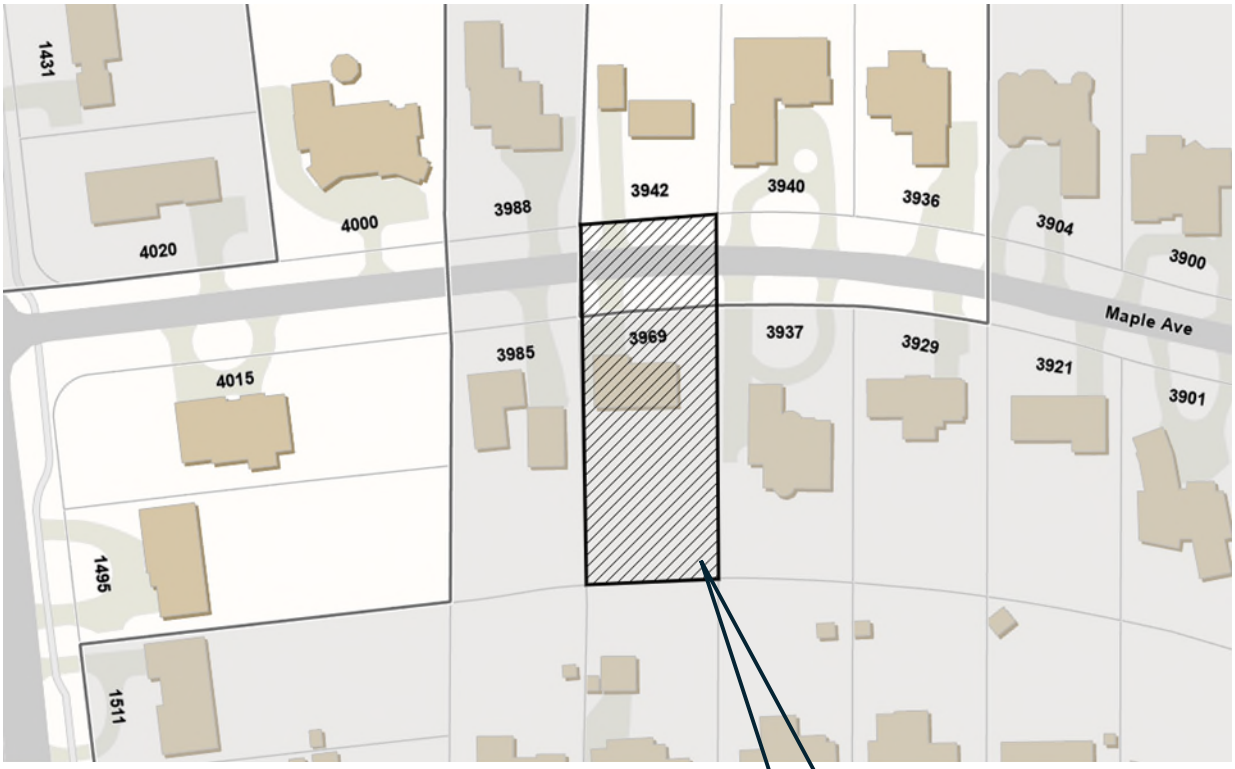
The Village Clerk shall report this annexation by serving a document of annexation by registered or certified mail on the Election Authorities of Cook County, Illinois, and on the United States Post Office branches serving the annexed territory within 30 days of the passage of this ordinance, as required by law.

Section 9. EFFECTIVE DATE

This Ordinance shall be in full force and effect upon passage and publication in pamphlet form in accordance with State Statutes and payment of all fees specified in Section 5 of this Ordinance.

EXHIBIT A

DEPICTION OF THE PROPERTY



3969 Maple Avenue –
Voluntary Annexation

northbrook

Village President
Kathryn L. Ciesla

Board of Trustees
Matt T. Cassidy
Joy U. Ebhomielen
Johannah K. Hebl
Robert P. Israel
Michelle Z. Kohler
Heather E. Ross

Village Clerk
Derek R. Gau

Village Manager
Cara L. Pavlicek

NOTICE OF PROPOSED ANNEXATION TO THE VILLAGE OF NORTHBROOK

3969 Maple Avenue

January 12, 2026

Kate Hall, Library Director
Northbrook Public Library
1201 Cedar Lane
Northbrook, IL 60062

To the attention of:

- Kate Hall, Library Director
- Members of the Northbrook Library Board of Trustees

Each of you are hereby notified that the Village of Northbrook, Cook County, Illinois, intends to voluntarily annex the territory described on the attached Exhibit pursuant to the provisions of Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8 during the January **27, 2026,** Regular Meeting of the Village Board of Trustees.

Respectfully submitted,

Michaela Kohlstedt, Deputy Director
Dept. of Development & Planning Services

EXHIBIT A

DEPICTION OF THE PROPERTY



LEGAL DESCRIPTION

LOT 10 IN BLOCK 5 IN ARTHUR T. MCINTOSH AND COMPANY'S MISSION HILLS ESTATES, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 AND THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 WHICH LIES EAST OF SANDERS ROAD, OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT REGISTERED AS DOCUMENT NO. 1282197, IN COOK COUNTY, ILLINOIS.

PIN: 04-07-404-006-0000

Commonly Known As: 3969 Maple Avenue, Northbrook, IL 60062

AFFIDAVIT OF SERVICE OF
NOTICE OF PROPOSED ANNEXATION OF TERRITORY
TO THE VILLAGE OF NORTHBROOK
January 12, 2026

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Michaela Kohlstedt, being first duly sworn, deposes and says that she did cause this notice to be served upon the Members of the Northbrook Public Library Executive Director and Board of Town Trustees by mailing true and correct copies of same on this 12th Day of January 2026 prior to 5:00 p.m. by depositing the same in the U.S. Mail in Northbrook, Illinois.

Michaela Kohlstedt, Deputy Director
Village of Northbrook
Dept. of Development & Planning Services

Subscribed and Sworn to before me
This 12th day pf January 2026

Notary Public

OFFICIAL SEAL
E E MYERS
Notary Public - State of Illinois
My Commission Expires June 13, 2026

northbrook

Village President
Kathryn L. Ciesla

Board of Trustees
Matt T. Cassidy
Joy U. Ebhomielen
Johannah K. Hebl
Robert P. Israel
Michelle Z. Kohler
Heather E. Ross

Village Clerk
Derek R. Gau

Village Manager
Cara L. Pavlicek

NOTICE OF PROPOSED ANNEXATION OF TERRITORY INCLUDING HIGHWAYS WITHIN NORTHFIELD TOWNSHIP TO THE VILLAGE OF NORTHBROOK

3969 Maple Avenue

January 12, 2026

Northfield Township
2550 Waukegan Road, Suite 100
Glenview, IL 60025

To the attention of Township Supervisors, Trustees, Clerk & Commissioner of Highways,

Each of you are hereby notified that the Village of Northbrook, Cook County, Illinois, intends to voluntarily annex the territory described on the attached Exhibit pursuant to the provisions of Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8 during the **January 27, 2026** Regular Meeting of the Village Board of Trustees.

Respectfully submitted,

Michaela Kohlstedt, Deputy Director
Dept. of Development & Planning Services

EXHIBIT A

DEPICTION OF THE PROPERTY



LEGAL DESCRIPTION

LOT 10 IN BLOCK 5 IN ARTHUR T. MCINTOSH AND COMPANY'S MISSION HILLS ESTATES, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 AND THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 WHICH LIES EAST OF SANDERS ROAD, OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT REGISTERED AS DOCUMENT NO. 1282197, IN COOK COUNTY, ILLINOIS.

PIN: 04-07-404-006-0000

Commonly Known As: 3969 Maple Avenue, Northbrook, IL 60062

AFFIDAVIT OF SERVICE OF
NOTICE OF PROPOSED ANNEXATION OF TERRITORY
WITHIN NORTHFIELD TOWNSHIP
TO THE VILLAGE OF NORTHBROOK
January 12, 2026

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Michaela Kohlstedt, being first duly sworn, deposes and says that she did cause this notice to be served upon the Northfield Township Commissioner, Northfield Township Clerk, Northfield Township Supervisor, and Members of the Board of Town Trustees of Northfield Township, by mailing true and correct copies of same on this 12th Day of January, 2026 prior to 5:00 p.m. by depositing the same in the U.S. Mail in Northbrook, Illinois.

Michaela Kohlstedt, Deputy Director
Village of Northbrook
Dept. of Development & Planning Services

Subscribed and Sworn to before me
This 12th day of January 2026

Notary Public

OFFICIAL SEAL
E E MYERS
Notary Public - State of Illinois
My Commission Expires June 13, 2026

northbrook

Village President
Kathryn L. Ciesla

Board of Trustees
Matt T. Cassidy
Joy U. Ebhomielen
Johannah K. Hebl
Robert P. Israel
Michelle Z. Kohler
Heather E. Ross

Village Clerk
Derek R. Gau

Village Manager
Cara L. Pavlicek

NOTICE OF PROPOSED ANNEXATION TO THE VILLAGE OF NORTHBROOK

3969 Maple Avenue

January 12, 2026

Chief David Schweihs
Northbrook Fire Department
740 Dundee Road
Northbrook, IL 60062

TO: Chief David Schweihs and Trustees of the Northbrook Rural Fire Protection District.

Each of you are hereby notified that the Village of Northbrook, Cook County, Illinois, intends to voluntarily annex the territory described on the attached Exhibit pursuant to the provisions of Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8 during the **January 27, 2026** Regular Meeting of the Village Board of Trustees.

Respectfully submitted,

Michaela Kohlstedt, Deputy Director
Dept. of Development & Planning Services

EXHIBIT A

DEPICTION OF THE PROPERTY



LEGAL DESCRIPTION

LOT 10 IN BLOCK 5 IN ARTHUR T. MCINTOSH AND COMPANY'S MISSION HILLS ESTATES, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 AND THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 WHICH LIES EAST OF SANDERS ROAD, OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT REGISTERED AS DOCUMENT NO. 1282197, IN COOK COUNTY, ILLINOIS.

PIN: 04-07-404-006-0000

Commonly Known As: 3969 Maple Avenue, Northbrook, IL 60062

AFFIDAVIT OF SERVICE OF
NOTICE OF PROPOSED ANNEXATION OF TERRITORY
TO THE VILLAGE OF NORTHBROOK
January 12, 2026

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Michaela Kohlstedt, being first duly sworn, deposes and says that she did cause this notice to be served upon the Members of the Northbrook Rural Fire Protection District Board of Town Trustees by mailing true and correct copies of same on this 12th Day of January 2026 prior to 5:00 p.m. by depositing the same in the U.S. Mail in Northbrook, Illinois.

Michaela Kohlstedt, Deputy Director
Village of Northbrook
Dept. of Development & Planning Services

Subscribed and Sworn to before me
This 12th day of January 2026

Notary Public

OFFICIAL SEAL
E E MYERS
Notary Public - State of Illinois
My Commission Expires June 13, 2026

Docusign Envelope ID: BED5FF96-8E63-4753-BDDF-FD27B78ACE26

Written Explanation of Application Request for Annexation to the Village of Northbrook

3969 Maple Ave, Northbrook IL 60062

I Eddie Babayev the Manager/Member for 3969 Maple LLC ("Applicant") which is the owner of 3969 Maple Ave, Northbrook IL 60062 would like the property to be annexed into the Village of Northbrook.

The Applicant respectfully requests annexation of the property located at 3969 Maple Ave, Northbrook IL 60062, presently situated in unincorporated Cook County, into the Village of Northbrook to facilitate connection to municipal water and sanitary sewer services and to align the property with the Village's land-use and zoning framework. The Applicant requests that upon annexation, the property be zoned R-3 Single-Family Residential, consistent with nearby parcels. The existing residential use will remain unchanged.

The applicant has been informed of the fees by Nick Desario through email communication. Applicant acknowledges the fees are based on Ordinance 08-006

Recapture Fee is as follows:

Recapture Fee = = $38,329.8



1/8/2026 | 2:47 AM CST

Eddie Babayev Manager/Member for 3969 Maple LLC

Carr, Nya

From: [redacted]>
Sent: Tuesday, January 13, 2026 10:53 AM
To: Carr, Nya
Cc: Pandey, Swati; Jeff Arman; Team
Subject: Re: 3969 Maple - Voluntary Annexation

Beware External Email - Think Before You Act

Good morning,
Im Confirming.

Thank you!

On Jan 13, 2026, at 9:50 AM, Carr, Nya <[redacted]> wrote:

Good morning,

The narrative states that you are requesting to connect to the Village's services. It is the Mission Brook Sanitary District that you would be connecting to.

Please confirm that you will connect to the Mission Brook Sanitary District.

Thank you,

Nya Carr
Planner | Village of Northbrook
1225 Cedar Lane | Northbrook, IL 60062
d: [redacted]

<image001.png>

<image002.png>

<image003.png>

<image004.png>

<image005.png>

VOLUNTARY ANNEXATION EVALUATION FORM

Current Property Owner Information

Legal Name of Owner or Ownership Entity: 3969 Maple LLC, an Illinois limited liability company

Primary Contact: Eddie Babayev and Jeffrey A. Arman esq.,

Address 3969 Maple Ave

City, State, Zip Northbrook IL 60062

Phone No. [redacted]

Email [redacted]

Is the property held in trust? ☐ Yes ☒ No *If yes, please append names and signatures of all beneficiaries*

Is the property under contract? ☐ Yes ☒ No *If yes, please append name and signature of contract purchaser(s)*

Reason for Annexation To have access to Village of Northbrook water and resources

Property Information *(if more than one parcel is involved in the request please include the information for all parcels; attach additional sheets as may be necessary)*

Site Location/Common Address: 3969 Maple Ave, Northbrook IL 60062

Property Index Number(s): 04-07-404-006-0000

Size of Property: 13,332 sq ft. 20,225 sq ft. (square feet/acres)

Size of Building Space, if applicable: 1236 sq. ft. house 3897.97 sq ft. (square feet)

Cook County Zoning: Single-Family Residence District (R4)

Requested Village Zoning: Single-Family Residence District (R4)

Current Principal Use of Structure(s): Single-Family Residence

Current Accessory Use(s):

Lot Area: 13,332 sq ft. 20,225 sq. ft Lot Width: 66' 100.20' Lot Depth: 202'

Special Use Approvals (other agencies):

Bulk Compliance:

Lot Coverage: 6,280.02 (31.05%) Building Coverage: ~22%

Setbacks: Front 35' Corner Side _____ Interior Side 10.18 Interior Side 10.19' Rear 92.12'

General Regulations Compliance:

Outdoor Storage:

Parking Spaces:

Home Occupation: Vacant Type:

Special Concerns:

PETITION FOR VOLUNTARY ANNEXATION

Now come the undersigned Petitioners requesting annexation of the parcel of land hereinafter set forth to the Village of Northbrook, County of Cook and State of Illinois.

In support of this Petition, the Petitioners respectfully say:

1) The undersigned certify that they are the owners of record of the following-described property:

2) 3969 Maple Ave, Northbrook IL 60062

(collectively "***Property***") Also attach legal description and survey)

3) The undersigned certify [Check One]

☒ There are no electors residing on the Property.

☐ 51% or more of the electors residing on the Property have joined in this petition by signing below.

4) That said property is not within the Village or corporate limits of <u>any</u> other municipality, but is contiguous to the VILLAGE OF NORTHBROOK, ILLINOIS.

5) That the property included in this petition does not exceed one-third of the area of the Village of Northbrook before annexation.

6) That the undersigned owners of record and electors residing or owning the subject property have made this petition under oath;

WHEREFORE, Petitioners Pray:

a) That the President and Board of Trustees of the Village of Northbrook, County of Cook and State of Illinois favorably consider the question of annexation of the above-described property; and

b) That the above-described property be annexed to and declared within the corporate limits of the Village of Northbrook by an affirmative vote of said Board pursuant to the provisions and procedures set forth in Section 7-1-8 of the Illinois Municipal Code (65 ILCS 5/7-1-8).

ANNEXATION AFFIDAVIT

The undersigned, on oath, deposes and states that I (we) have read and do understand the applicable provisions of the Northbrook Municipal Code and Northbrook Zoning Code and their applicability to the property described in the attached Petition for Annexation upon annexation to the Village of Northbrook, Illinois. The Northbrook Municipal Code and Northbrook Zoning Code can be accessed on the Village website.

The undersigned further acknowledges that additional provisions of the Northbrook Municipal Code and Northbrook Zoning Code and other Northbrook codes, ordinances, rules and regulations may be applicable to the property described in the attached Petition for Annexation upon annexation to the Village of Northbrook.

Owner:

Signature

Eduard Babayev Manger

Print Name (and title, if signing on behalf of corporation or trust)

Owner:

Signature

Print Name (and title, if signing on behalf of corporation or trust)

Subscribed and sworn to before me this 1 day of January, 2024.

Notary Public

VIKTORIIA ZAMRII
Official Seal
Notary Public - State of Illinois
My Commission Expires Feb 9, 2027

[ATTACH ADDITIONAL SHEETS IF NECESSARY]

Owner:

Signature

Eddie Babayev Manager/Member for 3969 Maple LLC

Print Name (and title, if signing on behalf of corporation or trust)

Owner:

Signature

Print Name (and title, if signing on behalf of corporation or trust)

Electors (registered voters residing on the Property):

By: _____

Print Name: _____

By: _____

Print Name: _____

By: _____

Print Name: _____

By: _____

Print Name: _____

☐ There are no electors residing at the property.

Subscribed and sworn to before me this 4 day of December, 2025

Notary Public

VICTORIIA ZAMRII
Official Seal
Notary Public - State of Illinois
My Commission Expires Feb 9, 2027

[ATTACH ADDITIONAL SHEETS IF NECESSARY]

Your Property Tax Overview

TOTAL TAXING DISTRICT DEBT ATTRIBUTED TO YOUR PROPERTY

Total Taxing District Debt Attributed to Your Property:	**$21,857**
Property Value:	**$360,070**
Total Debt % Attributed to Your Property Value:	**6.1%**

To see the 20-Year History of Your Property Taxes, click here.

Note: The above amounts are illustrations of how much government debt could be attributed to your property based on its 2024 value.

See Details Here

OVERVIEW - PAYMENTS

Property Index Number (PIN): **04-07-404-006-0000**

BEGIN A NEW SEARCH

Scroll down for more information.



Incorrect Image? Click Here.

Property Location:
3969 MAPLE AVE
NORTHBROOK, IL 60062-0000

Volume: 131

Mailing Information:
AN PROPERTY LLC
[redacted]

Update Your Information

Are Your Taxes Paid?

Tax Year 2023 (billed in 2024) Total Amount Billed: $7,460.68

1st INSTALLMENT - Tax Year 2023

Original Billed Amount:	$4,156.36
Due Date:	03/01/2024
Tax:	$0.00
Interest:	$0.00
Current Amount Due:	**$0.00**

2nd INSTALLMENT - Tax Year 2023

Original Billed Amount:	$3,304.32
Due Date:	08/01/2024
Tax:	$0.00
Interest:	$0.00
Current Amount Due:	**$0.00**

Total Amount Due: **$0.00**

Tax Year 2024 (billed in 2025) Total Amount Billed: $7,780.75

1st INSTALLMENT - Tax Year 2024

Original Billed Amount:	$4,103.37
Due Date:	03/04/2025

2nd INSTALLMENT - Tax Year 2024

Original Billed Amount:	$3,677.38
Due Date:	12/15/2025

Tax:	$0.00	**Tax:**	$0.00
Interest:	$0.00	**Interest:**	$0.00
Current Amount Due:	**$0.00**	**Current Amount Due:**	**$0.00**

Total Amount Due: **$0.00**

About payments: Payments are recorded the date they are received. They appear on the website about three business days later.

Download Your Tax Bill

Open a PDF of your tax bill that can be printed and used to pay in person or by mail.

Tax Year 2023 Second Installment Due Thursday, August 1, 2024

Tax Year 2024 Second Installment Due Monday, December 15, 2025

Stop receiving your tax bill by mail.

Sign up for eBilling to receive future tax bills via email.

Are There Any Overpayments on Your PIN?

Our records do not indicate a refund available on the PIN you have entered.

Have You Received Your Exemptions in These Tax Years?

	2024	2023	2022	2021
Homeowner Exemption:	YES	YES	YES	YES
Senior Citizen Exemption:	NO	NO	NO	NO
Senior Freeze Exemption:	NO	NO	NO	NO
Returning Veteran Exemption:	NO	NO	NO	NO
Disabled Person Exemption:	NO	NO	NO	NO
Disabled Veteran Exemption:	NO	NO	NO	NO

Apply for a missing exemption

20-Year Property Tax Bill History

Tax Year 2004:	$5,555.10
Tax Year 2024:	$7,780.75
Difference:	**+ $2,225.65**
Percent Change:	**+ 40.06%**

See your complete property tax history.

- Read "The Pappas Study" 20-Year Property Tax History
- See the Top 50 Largest Tax Increases since 2000 by Chicago ward and suburb
- Voter Turnout 2011-2020 Chicago and Cook County Suburbs
- Cook County Suburbs - Interactive Map
- Chicago by Ward - Interactive Map

Taxing District Debt Attributed to Your Property

Total Taxing District Debt Attributed to Your Property: **$21,857**

Property Value: **$360,070**

Total Debt % Attributed to Your Property Value: **6.1%**

To see the 20-Year History of Your Property Taxes, click here.

Note: The above amounts are illustrations of how much government debt could be attributed to your property based on its 2024 value.

Select a taxing district name for detailed financial data.

Your Taxing Districts	Total Debts and Liabilities	District Property Value	Property Value	% of Taxing District Debt	Estimated Total Debts and Liabilities to Property
Northwest Mosquito Abatement Wheeling	$986,917	$99,462,645,968	$360,070	0.0003620%	$4
Mission Brook Sanitary Dist (Northbrook)	$73,152	$924,994,502	$360,070	0.0389267%	$28
Metro Water Reclamation Dist of Chicago	$4,681,319,000	$615,525,376,003	$360,070	0.0000585%	$2,738
Northbrook Rural Fire District	$4,552,714	$1,155,946,654	$360,070	0.0311494%	$1,418
Northbrook Park District	$40,344,653	$9,338,615,326	$360,070	0.0038557%	$1,556
Oakton College Dist Skokie Des Plaines	$117,232,471	$92,676,578,865	$360,070	0.0003885%	$455
Glenbrook HS District 225 (Glenview)	$124,383,503	$21,791,642,799	$360,070	0.0016523%	$2,055
Northbrook School District 27	$9,507,286	$3,022,092,276	$360,070	0.0119146%	$1,133
Town of Northfield	$536,477	$22,544,537,297	$360,070	0.0015971%	$9
Cook County Forest Preserve District	$548,552,253	$627,061,316,173	$360,070	0.0000574%	$315
County of Cook	$21,151,767,748	$627,061,316,173	$360,070	0.0000574%	$12,146

Total Taxing District Debt Attributed to Your Property: $21,857

To read Treasurer Pappas' Debt Study and use the interactive map, click here.

Highlights of Your Taxing Districts' Debt and Pension

Select a taxing district name for detailed financial data.

Your Taxing Districts	Money Owed by Your Taxing Districts (minus Total Net Pension Liability)	Pension and Healthcare Amounts Promised by Your Taxing Districts	Amount of Pension and Healthcare Shortage	Employees	Retirees	Difference
Northwest Mosquito Abatement Wheeling	$455,316	$8,630,076	$461,013	24	8	16
Mission Brook Sanitary Dist (Northbrook)	$73,152	$0	$0	3	0	3
Metro Water Reclamation Dist of Chicago	$3,126,243,000	$3,151,727,000	$1,449,923,000	1,966	2,454	-488
Northbrook Rural Fire District	$4,552,714	$0	$0	0	0	0
Northbrook Park District	$39,302,961	$39,105,697	($359,939)	185	543	-358
Oakton College Dist Skokie Des Plaines	$110,616,164	$15,817,022	$0	830	0	830
Glenbrook HS District 225 (Glenview)	$109,647,178	$75,088,588	$7,072,470	850	338	512
Northbrook School District 27	$7,347,207	$18,927,838	$2,391,503	210	428	-218
Town of Northfield	$455,737	$7,843,577	$80,740	20	22	-2
Cook County Forest Preserve District	$214,441,242	$617,834,550	$382,643,760	625	536	89
County of Cook	$8,262,580,154	$26,512,006,772	$14,493,276,944	23,364	20,504	2,860

Reports and Data for All Taxing Districts

View the financial reports filed by 547 local Taxing Districts across Cook County pursuant to the Debt Disclosure Ordinance authored by Treasurer Maria Pappas.

- Read the Executive Summary
- Read the Debt Report
- Cook County Debt Map
- Correlation Chart Between Debt and Higher Taxes
- Search your property to find out what portion of local government debt is attributed to your property
- Debt to Property Value by Municipality - Residential and Commercial
- Debt and Disclosure Data
- Browse all financial reports filed by a specific local government

BEGIN A NEW SEARCH

DISCLAIMER: The information on this screen comes from many sources, few of which are in the control of the Cook County Treasurer's Office. Taxpayers are advised to take personal responsibility for their PIN, property location, taxpayer address, and payment amounts posted due or paid, to be sure of their accuracy.

BrowseAloud

JP Title Guaranty, Inc.
ALTA Universal ID: [redacted]

File No./Escrow No.:	25-003228
Print Date & Time:	November 25, 2025 7:53 am
Officer/Escrow Officer:	Jill Pasko
Settlement Location:	[redacted]
Property Address:	3969 Maple Ave. Northbrook, IL 60062
Buyer:	3969 Maple LLC, an Illinois limited liability company
Seller:	An Property LLC, an Illinois limited liability company
Lender:	CASH
Settlement Date :	November 24, 2025
Disbursement Date :	November 25, 2025

Seller		Description	Buyer	
Debit	**Credit**		**Debit**	**Credit**
		Financial		
	600,000.00	Sale Price of Property	600,000.00	
		Deposit		20,000.00
6,000.00		Seller Credit		6,000.00
		Prorations/Adjustments		
7,516.36		County Taxes 01/01/25-11/24/25		7,516.36
		Title Charges and Escrow/Settlement Charges		
50.00		Closing Protection Letter to Fidelity National Title Insurance Company	25.00	
		Commitment Update Search Fee to JP Title Guaranty, Inc.	175.00	
		E-Recording Service Fee to JP Title Guaranty, Inc.	25.00	
		FinCEN ALTA Service Fee to JP Title Guaranty, Inc.	125.00	
175.00		Later Date Search Fee to J. David Ballinger		
245.00		Search and Exam to JP Title Guaranty, Inc.		
1,225.00		Settlement or Closing Fee to JP Title Guaranty, Inc.	1,225.00	

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Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		Title Charges and Escrow/Settlement Charges (continued)		
3.00		State of IL Policy Fee to Fidelity National Title Insurance Company		
		Tax Payment Service Fee to JP Title Guaranty, Inc.	50.00	
50.00		Wire Transfer Service Fee to JP Title Guaranty, Inc.	50.00	
2,975.00		Owner's Title Insurance to J. David Ballinger Coverage: $600,000.00 Premium: $2,975.00 Version: 2021 ALTA Owner's Policy (07/01/21)		
		Commissions		
18,595.00		Real Estate Commission to Compass Real Estate		
9,000.00		Real Estate Commission to Komar		
		Government Recording and Transfer Charges		
		Recording Fees to Cook County Recorder of Deeds	107.00	
900.00		State and County Transfer Tax to Cook County Recorder of Deeds		
		Miscellaneous		
3,677.38		2nd Inst 2024 tax to Cook County Treasurer		
		Buyer Attorney Fee to Shvartsman Law Offices	650.00	
7.50		Duplicate online tax bill to Cook County Treasurer		
		LLC Formation to Shvartsman Law Offices	354.00	
750.00		Seller Attorney Fee to Law Offices of J. David Ballinger, P.C.		

Seller			Buyer	
Debit	Credit		Debit	Credit
51,169.24	600,000.00	**Subtotals**	602,786.00	33,516.36
		Due from Buyer		569,269.64
548,830.76		**Due to Seller**		
600,000.00	600,000.00	**Totals**	602,786.00	602,786.00

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Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize JP Title Guaranty, Inc. to cause the funds to be disbursed in accordance with this statement.

Seller

An Property LLC, an Illinois limited liability company

BY: _____
Alexander Vaisman
Manager

Buyer

3969 Maple LLC, an Illinois limited liability company

BY: 23 and Me Group LLC, its manager

BY: _____
Eduard Babayev
Manager

JP Title Guaranty, Inc.

BY: _____
Jill Pasko

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Your Property Tax Overview

20-YEAR TAX BILL HISTORY

Property Index Number (PIN): 04-07-404-006-0000

BEGIN A NEW SEARCH



Incorrect Image? Click Here.

Property Location:
3969 MAPLE AVE
NORTHBROOK, IL 60062-0000

Volume: 131

Mailing Information:
AN PROPERTY LLC
[redacted]

Update Your Information

20-Year Property Tax Bill History

Tax Year 2004:	$5,555.10
Tax Year 2024:	$7,780.75
Difference:	**+ $2,225.65**
Percent Change:	**+ 40.06%**

- Read "The Pappas Study" 20-Year Property Tax History
- See the Top 50 Largest Tax Increases since 2000 by Chicago ward and suburb
- Voter Turnout 2011-2020 Chicago and Cook County Suburbs
- Cook County Suburbs - Interactive Map
- Chicago by Ward - Interactive Map

The due dates and billed amounts for Tax Year 2004 (payable in 2005) through Tax Year 2023 (payable in 2024) are shown below.

97

The amounts displayed before Tax Year 2023 are for informational purposes only. The Treasurer's Office makes no warranties as to the accuracy of this information. For official records for these years, please contact the Cook County Clerk's Office.

For details about payments starting with Tax Year 2023, visit Your Property Tax Overview.

20-Year Property Tax Bill History (General Taxes)

Tax Year	Total Billed Amount	Total Paid Amount	Installment	Billed Amount	Due Date
2024	$7,780.75	$4,103.37	1st 2nd	$4,103.37 $3,677.38	03/04/2025 12/15/2025
2023	$7,460.68	$7,460.68	1st 2nd	$4,156.36 $3,304.32	03/01/2024 08/01/2024
2022	$7,557.01	$7,557.01	1st 2nd	$3,264.46 $4,292.55	04/03/2023 12/01/2023
2021	$5,935.38	$5,935.38	1st 2nd	$3,742.74 $2,192.64	03/01/2022 12/30/2022
2020	$6,804.99	$6,804.99	1st 2nd	$3,886.19 $2,918.80	03/02/2021 10/01/2021
2019	$7,065.80	$7,065.80	1st 2nd	$3,138.24 $3,927.56	03/03/2020 08/03/2020
2018	$5,705.89	$5,705.89	1st 2nd	$3,322.62 $2,383.27	03/01/2019 08/01/2019
2017	$6,041.13	$6,076.60	1st 2nd	$3,676.22 $2,364.91	03/01/2018 08/01/2018
2016	$6,684.03	$6,684.03	1st 2nd	$3,540.15 $3,143.88	03/01/2017 08/01/2017
2015	$6,436.63	$6,436.63	1st 2nd	$3,944.91 $2,491.72	03/01/2016 08/01/2016
2014	$7,172.57	$7,172.57	1st 2nd	$3,823.73 $3,348.84	03/03/2015 08/01/2015
2013	$6,952.24	$6,952.24	1st 2nd	$4,547.06 $2,405.18	03/04/2014 08/01/2014
2012	$8,267.39	$8,267.39	1st 2nd	$4,415.08 $3,852.31	03/01/2013 08/01/2013
2011	$8,027.41	$8,027.41	1st 2nd	$3,871.75 $4,155.66	03/01/2012 08/01/2012

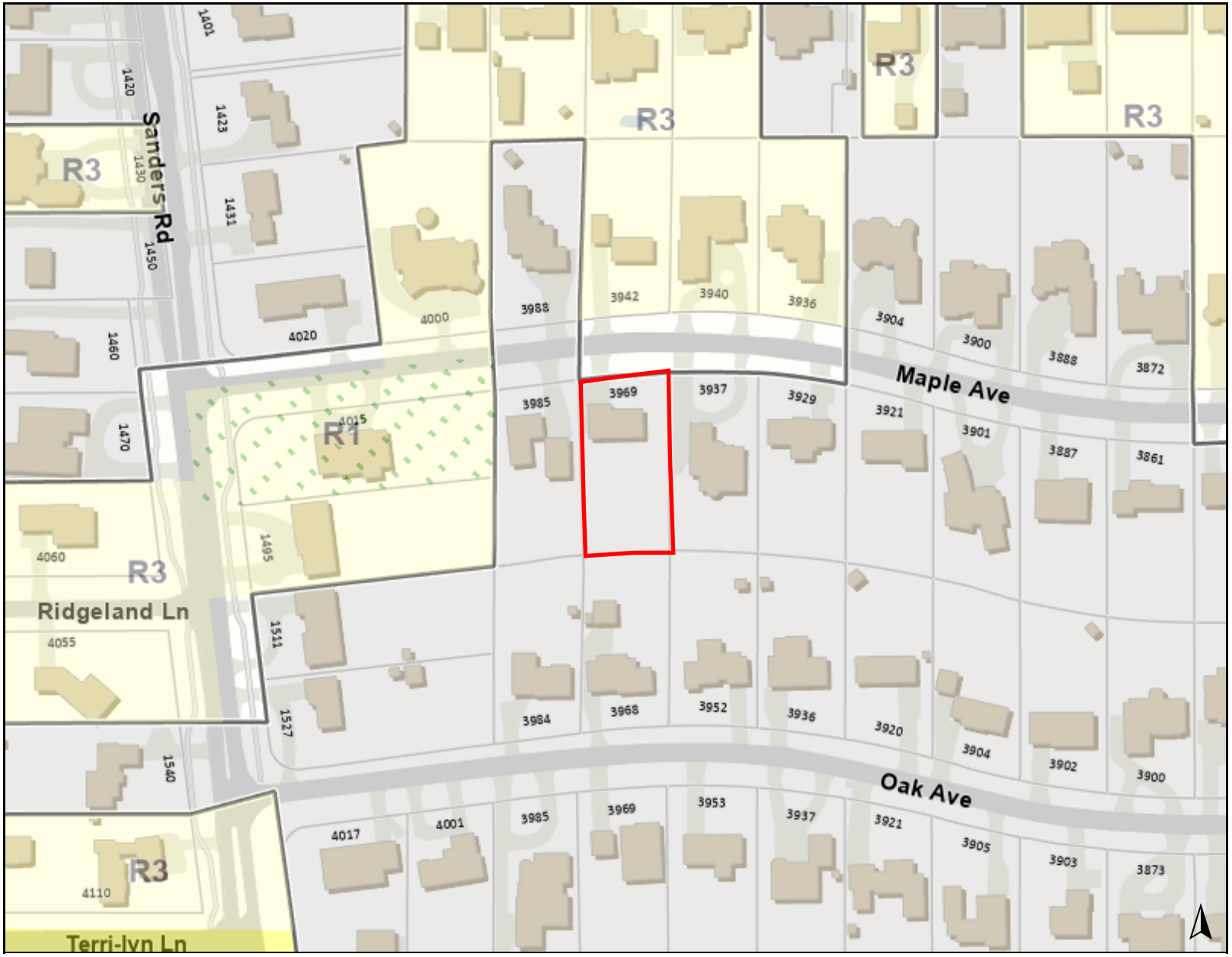
▼	2010	$7,039.55	$7,039.55	1st 2nd	$4,675.39 $2,364.16	04/01/2011 11/01/2011
▼	2009	$8,500.71	$8,500.71	1st 2nd	$4,196.75 $4,303.96	03/02/2010 12/13/2010
▼	2008	$7,630.45	$7,630.45	1st 2nd	$4,494.58 $3,135.87	03/01/2009 12/01/2009
▼	2007	$7,203.85	$11,628.96	1st 2nd	$3,570.48 $3,633.37	03/01/2008 11/03/2008
▼	2006	$5,911.16	$7,938.85	1st 2nd	$3,486.63 $2,424.53	03/01/2007 12/03/2007
▼	2005	$5,783.06	$7,024.13	1st 2nd	$3,391.55 $2,391.51	03/01/2006 09/01/2006
▼	2004	$5,555.10	$6,952.06	1st 2nd	$2,302.62 $3,252.48	03/01/2005 11/01/2005

BEGIN A NEW SEARCH

DISCLAIMER: The information on this screen comes from many sources, few of which are in the control of the Cook County Treasurer's Office. Taxpayers are advised to take personal responsibility for their PIN, property location, taxpayer address, and payment amounts posted due or paid, to be sure of their accuracy.

BrowseAloud

GISConsortium | 3969 Maple Avenue -Zoning Map



Legend

Zoning and Development

Zoning

- R1: Single Family Residential Districts
- R3: Single Family Residential Districts
- R4: Single Family Residential Districts

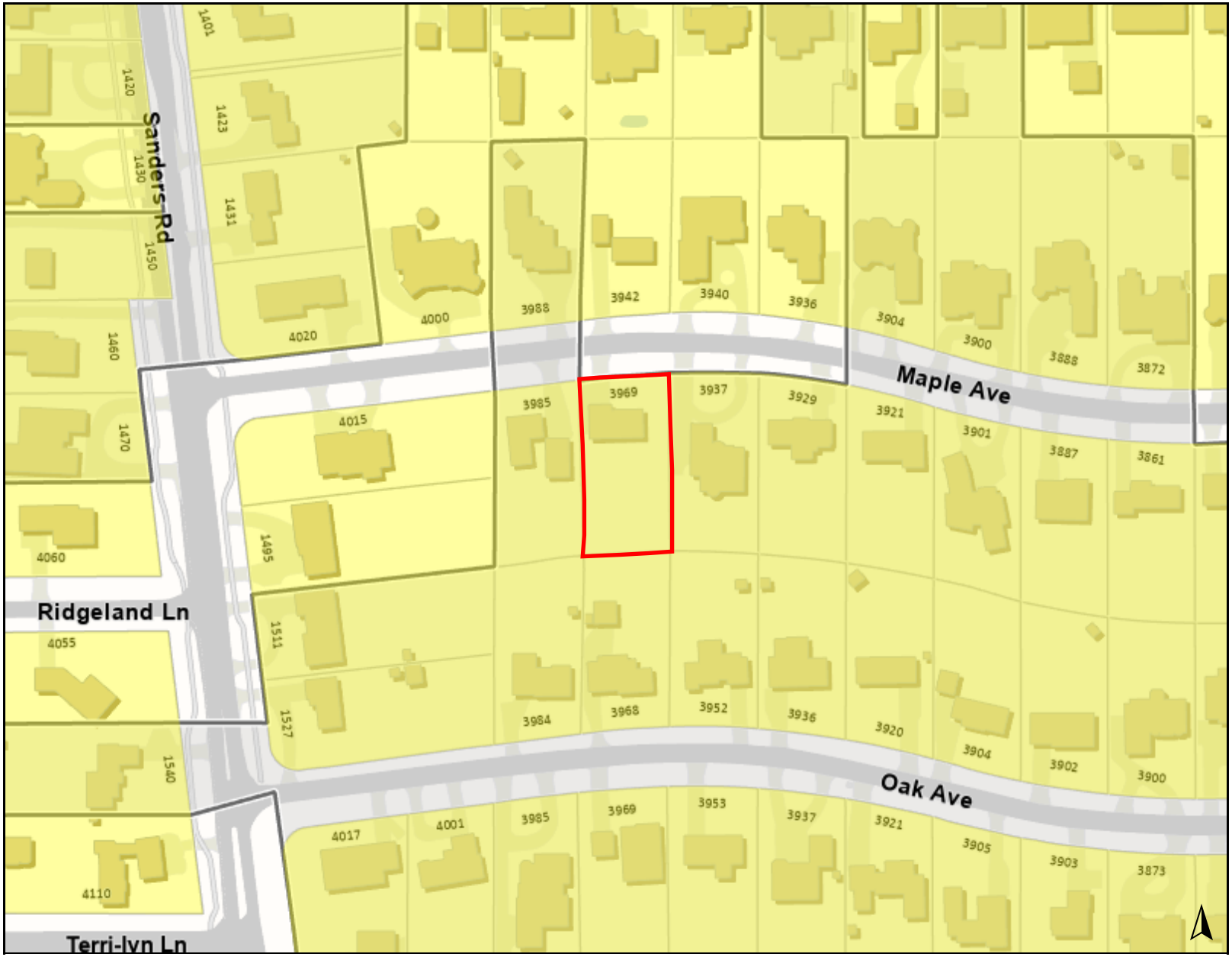
0 300 600 ft

Print Date: 12/30/2025

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.

GISConsortium | 3969 Maple Avenue - Comprehensive Plan - Single Family



Legend

Zoning and Development

Future Land Use

Single Family

0 300 600 ft

Print Date: 12/30/2025

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.

GISConsortium | 3969 Maple Avenue



Legend

Cook County GIS - Contours

Cook County 1 Foot 2017 Contours

- <Null>
- 5 ft Index Contour
- 1 ft Intermediate Contour
- 5 ft Index Depression Contour
- 1 ft Intermediate Depression Contour

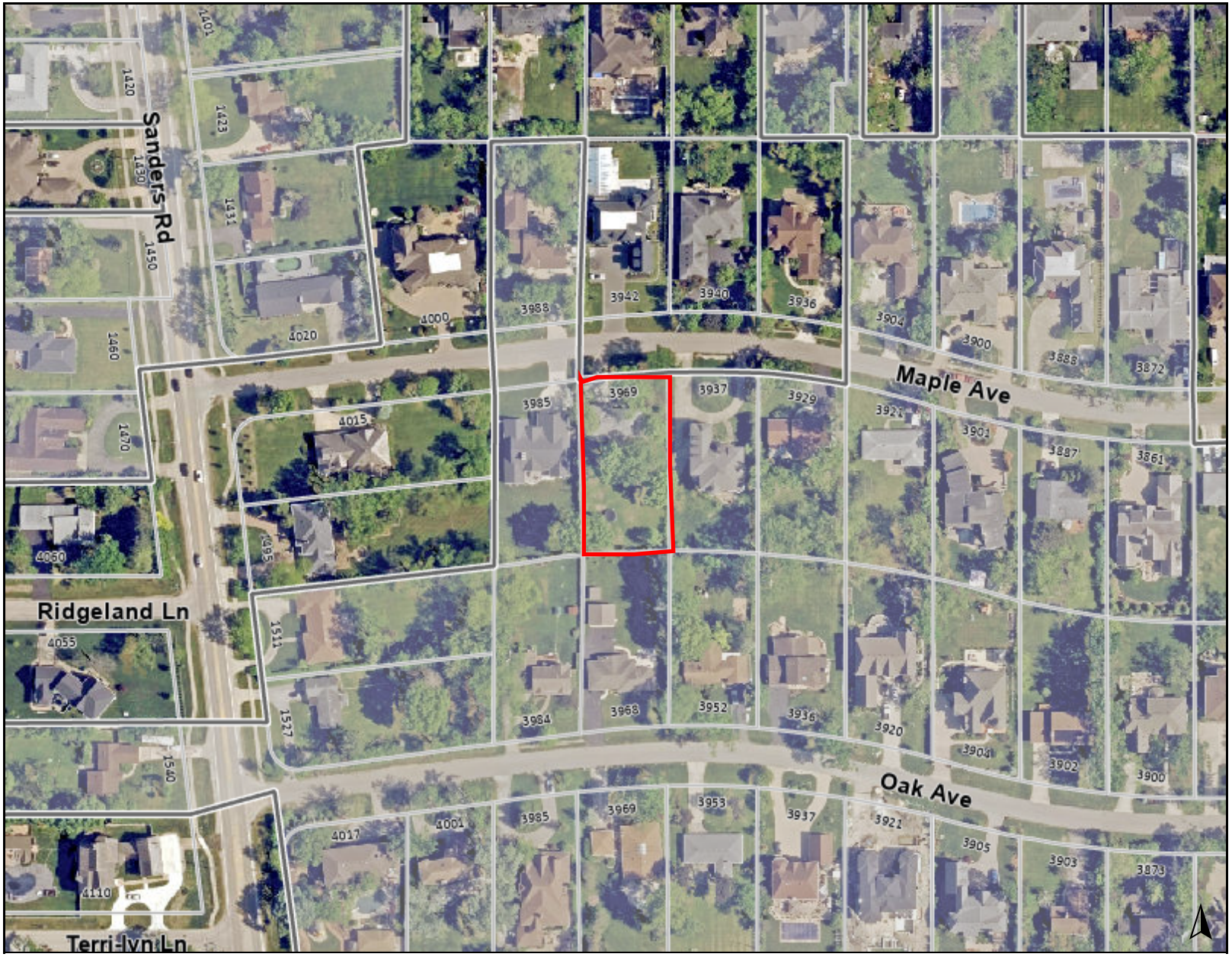
0 300 600 ft

Print Date: 12/30/2025

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.

GISConsortium | 3969 Maple Avenue



Legend

0 300 600 ft

Print Date: 12/30/2025

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.


3969 Maple Avenue - Existing Single-Family Home
(to be demolished)

SUSAN J. KIM
ATTORNEY AT LAW
RESIDENTIAL REAL ESTATE

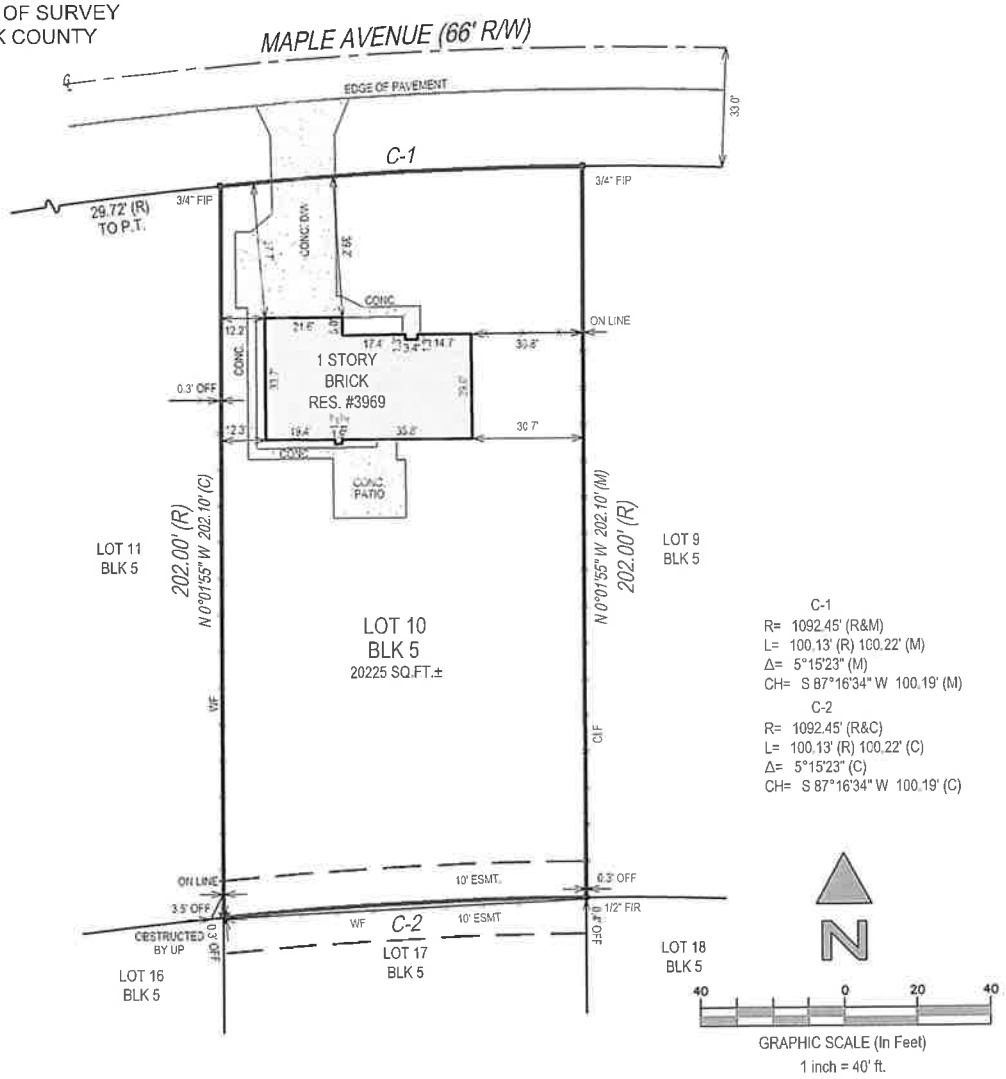
SUSAN J. KIM
Attorney at Law
21660 W. Field Parkway | Suite 118
Deer Park, IL 60010
847.906.3166 | susanjkimlaw@gmail.com





PROPERTY ADDRESS: 3969 MAPLE AVENUE, NORTHBROOK, ILLINOIS 60062 **SURVEY NUMBER:** 2506.2340

2506.2340
PLAT OF SURVEY
COOK COUNTY



STATE OF ILLINOIS } SS
COUNTY OF LASALLE }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

WARREN D. JOHNSON
035-002971
PROFESSIONAL LAND SURVEYOR
SANDWICH, IL
STATE OF ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2026
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST:
NONE VISIBLE

EXACTA Land Surveyors, LLC

Exacta Land Surveyors, LLC
PDF # 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450

SurveySTARS

DATE OF SURVEY: 06/18/25
FIELD WORK DATE: 6/17/2025
REVISION DATE(S): (REV.0 6/18/2025)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PROPERTY ADDRESS: 3969 MAPLE AVENUE, NORTHBROOK, ILLINOIS 60062 **SURVEY NUMBER:** 2506.2340

JOB SPECIFIC SURVEYOR NOTES:

LEGAL DESCRIPTION:

LOT 10 IN BLOCK 5 IN ARTHUR T. MCINTOSH AND COMPANY'S MISSION HILLS ESTATES, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 AND THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 WHICH LIES EAST OF SANDERS ROAD OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT REGISTERED AS DOCUMENT NO. 1282197, IN COOK COUNTY, ILLINOIS.

GENERAL SURVEYOR NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number and Date is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
5. Alterations to this survey map and report by other than the signing surveyor are prohibited.
6. Dimensions are in feet and decimals thereof.
7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
8. Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.
9. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
10. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
11. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
12. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
13. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.
14. Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k.
15. THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED.

SURVEYOR'S LEGEND

LINETYPES
- Boundary Line
- Center Line
- Chain Link or Wire Fence
- Easement
- Edge of Water
- Iron Fence
- OHL — Overhead Lines
- Structure
- Survey Tie Line
- Vinyl Fence
- Wall or Party Wall
- Wood Fence

SURFACE TYPES
- Asphalt
- Brick or Tile
- Concrete
- Covered Area
- Water
- Wood

SYMBOLS
- Benchmark
- Center Line
- Central Angle or Delta
- Common Ownership
- Control Point
- Catch Basin
- Elevation
- Fire Hydrant
- Find or Set Monument
- Guywire or Anchor
- Manhole
- Tree
- Utility or Light Pole
- Well

ABBREVIATIONS

(C) - Calculated
(D) - Deed
(F) - Field
(M) - Measured
(P) - Plat
(R) - Record
(S) - Survey
A/C - Air Conditioning
AE - Access Easement
ANE - Anchor Easement
ASBL - Accessory Setback Line
B/W - Bay/Box Window
BC - Block Corner
BFP - Backflow Preventer
BLDG - Building
BLK - Block
BM - Benchmark
BR - Bearing Reference
BRL - Building Restriction Line
BSMT - Basement
C - Curve
C/L - Center Line
C/P - Covered Porch
C/S - Concrete Slab
CATV - Cable TV Riser
CB - Concrete Block
CH - Chord Bearing
CHIM - Chimney
CLF - Chain Link Fence
CME - Canal Maintenance Easement
CO - Clean Out
CONC - Concrete
COR - Corner
CS/W - Concrete Sidewalk
CUE - Control Utility Easement
CVG - Concrete Valley Gutter
D/W - Driveway
DE - Drainage Easement
DF - Drain Field
DH - Drill Hole
DUE - Drainage & Utility Easement
ELEV - Elevation
EM - Electric Meter
ENCL - Enclosure
ENT - Entrance
EOP - Edge of Pavement
EOW - Edge of Water
ESMT - Easement
EUB - Electric Utility Box
F/DH - Found Drill Hole
FCM - Found Concrete Monument
FF - Finished Floor
FIP - Found Iron Pipe
FIPC - Found Iron Pipe & Cap
FIR - Found Iron Rod
FIRC - Found Iron Rod & Cap
FN - Found Nail
FN&D - Found Nail & Disc
FRRSPK - Found Rail Road Spike
GAR - Garage
GM - Gas Meter
ID - Identification
IE/EE - Ingress/Egress Easement
ILL - Illegible
INST - Instrument
INT - Intersection
IRRE - Irrigation Easement
L - Length
LAE - Limited Access Easement
LB# - License No. (Business)
LBE - Limited Buffer Easement
LE - Landscape Easement
LME - Lake/Landscape Maintenance Easement
LS# - License No. (Surveyor)
MB - Map Book
ME - Maintenance Easement
MES - Mitered End Section
MF - Metal Fence
MH - Manhole
MHWL - Mean High Water Line
NR - Non-Radial
NTS - Not to Scale
NAVD88 - North American Vertical Datum 1988
NGVD29 - National Geodetic Vertical Datum 1929
OG - On Ground
ORB - Official Records Book
ORV - Official Record Volume
O/A - Overall
O/S - Offset
OFF - Outside Subject Property
OH - Overhang
OHL - Overhead Utility Lines
OHWL - Ordinary High Water Line
ON - Inside Subject Property
P/E - Pool Equipment
PB - Plat Book
PC - Point of Curvature
PCC - Point of Compound Curvature
PCP - Permanent Control Point
PI - Point of Intersection
PLS - Professional Land Surveyor
PLT - Planter
POB - Point of Beginning
POC - Point of Commencement
PRC - Point of Reverse Curvature
PRM - Permanent Reference Monument
PSM - Professional Surveyor & Mapper
PT - Point of Tangency
PUE - Public Utility Easement
R - Radius or Radial
R/W - Right of Way
RES - Residential
RGE - Range
ROE - Roof Overhang Easement
RP - Radius Point
S/W - Sidewalk
SBL - Setback Line
SCL - Survey Closure Line
SCR - Screen
SEC - Section
SEP - Septic Tank
SEW - Sewer
SIRC - Set Iron Rod & Cap
SMWE - Storm Water Management Easement
SN&D - Set Nail and Disc
SQFT - Square Feet
STL - Survey Tie Line
STY - Story
SV - Sewer Valve
SWE - Sidewalk Easement
TBM - Temporary Bench Mark
TEL - Telephone Facilities
TOB - Top of Bank
TUE - Technological Utility Easement
TWP - Township
TX - Transformer
TYP - Typical
UE - Utility Easement
UG - Underground
UP - Utility Pole
UR - Utility Riser
VF - Vinyl Fence
W/C - Witness Corner
W/F - Water Filter
WF - Wood Fence
WM - Water Meter/Valve Box
WV - Water valve

CERTIFIED TO:
ALEX VAISMAN; FIRST AMERICAN TITLE INSURANCE COMPANY;

FLOOD ZONE INFORMATION:

DATE SIGNED: 06/18/25

BUYER: ALEX VAISMAN

LENDER:

TITLE COMPANY:

COMMITMENT DATE: **CLIENT FILE NO:** BW25072364

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

EXACTA Land Surveyors, LLC
Exacta Land Surveyors, LLC
PDF # 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450

ORDINANCE NO. 08-06

AN ORDINANCE ESTABLISHING PROPERTY
BENEFIT SHARES FOR WATER MAIN EXTENSIONS
ON MAPLE, OAK AND WALTERS AVENUES AND SANDERS ROAD

Passed by the Board of Trustees on January 22, 2008
Printed and Published January 23, 2008

Printed and Published in Pamphlet Form
by Authority of the
President and Board of Trustees

VILLAGE OF NORTHBROOK
COOK COUNTY, ILLINOIS

I hereby certify that this document
was properly published on the date
stated above.

/s/ Debra J. Ford
Village Clerk

ORDINANCE NO. 08-06

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

AN ORDINANCE ESTABLISHING PROPERTY
BENEFIT SHARES FOR WATER MAIN EXTENSIONS
ON MAPLE, OAK AND WALTERS AVENUES AND SANDERS ROAD

be and is hereby adopted as follows:

Section 1. BACKGROUND.

In July, 2007, the Village Board of Trustees approved Resolution No. 07-R-118, which approved a contract for the construction of a group of water main extensions and related improvements in the area of Mission Hills Estates subdivision, generally located south of Walters Avenue between Sanders Road and Arbor Lane (collectively, ***"Water Main Extensions"***). The neighborhood consists of 137 lots, almost all of which are occupied. Other than approximately 20 lots that have annexed to the Village in recent years to obtain Village water, the area is served by individual wells.

The Water Main Extensions will enhance fire protection and provide improved water quality in the southwest section of the Village. In addition, constructing the Water Main Extensions at one time, instead of in smaller segments, allowed for improved integrity and quality of the improvements, increased cost savings benefits resulting from economies of scale of a larger project, and enhanced supervision and administration of the project and the future operation of the Village water system. The project is a continued improvement to the water distribution grid system. An initial segment of the improvements were constructed by Dmitri Spector, owner of 3620 Maple Avenue, and the Village has arranged to reimburse Mr. Spector for his costs attributable to the common benefit of the project at this time, and to include this cost as part of the total costs recaptured under this ordinance.

Now that the Water Main Extensions have been substantially completed pursuant to the approved contract, a recapture ordinance is necessary to establish and fairly allocate the cost of the Water Main Extensions. The cost of the Water Main Extensions includes the following cost components: construction pursuant to the Village's contract noted above, reimbursement to Dmitri Spector for a segment of the improvements, costs of engineering personnel to plan and oversee the project, soils analyses, legal services, Village administration, and interest on the bond issue used to pay the costs of the project. Two categories of recapture are created: (1) properties that will have a new water main adjacent to them for the first time as well as a service line stub installed to enable connection by that property (***"Full Benefit Properties"***), and (2) properties with potential access to a pre-existing water main that will now have enhanced water supply and a service line stub in place to enable easier connection by that property (***"Enhanced Benefit Properties"***).

The Village's policy of providing Village water supply only to territory incorporated in the Village is intended to continue in the operation of this project. Any property to be connected to the Village water supply through the improvements described in this ordinance must either be annexed to the Village or, if the property is not contiguous, the property must be made subject to a properly approved and executed pre-annexation agreement providing that the property will be annexed to the Village promptly after becoming contiguous. The recapture will be due when the properties desire to connect to the Water Main Extensions.

Section 2. BENEFIT FEE SCHEDULE; PAYMENT AND CONNECTION.

A. Fee Schedule. The fee schedule hereby established is based upon a detailed cost determination on file with the Village, entitled "Mission Hills Water Main Costs." Prior to connection to the Water System Extensions or any further extension of the water system now available to this area, the owners of the properties shown on Exhibit A, listed on Exhibit B, and legally described on Exhibit C, these exhibits being attached to and made part of this Ordinance by this reference, shall pay to the Village the applicable benefit share specified in Exhibit B, plus simple interest at six percent per annum from the anniversary date of the passage of this Ordinance.

B. Timing of Payment and Connection. No payment will be accepted by the Village under this Ordinance relating to a property, and no connection of a property to the Water Main Extension will be permitted, until the property is (i) within the corporate limits of the Village, or (ii) subject to a properly approved and fully executed pre-annexation agreement between the property owner and the Village, in a form acceptable to the Village Manager.

Section 3. RECAPTURE PAYMENT.

All benefit fees received by the Village as a result of Section 2 above shall be deposited in the Water Fund of the Village.

Section 4. FEE ADJUSTMENT.

The Village Manager is hereby authorized to apply the benefit fees as set forth in Section 2 above as is deemed most appropriate in the event of dispute or any unforeseen property change within the service area of the subject improvement. Any such adjustment shall be based upon and reflect the basic intent and policies on recapture as set forth in the cost determination cited in Section 2 above.

Section 5. RECAPTURE RECORD.

The Village Manager shall cause an accurate record of all recapture payments from the fee schedule herein to be maintained in current status, available upon request at any time by the Board of Trustees.

Section 6. RECORDATION.

The Village Clerk is hereby directed to record this Ordinance with the Recorder of Deeds of Cook County, Illinois, to ensure proper notification of such benefit fee to any future bona fide property purchaser.

Section 7. EFFECTIVE DATE.

This Ordinance shall be in full force and effect upon passage, approval and publication in pamphlet form as provided by law.

PASSED: This 22nd day of January, 2008.

AYES: (4) Trustees Frum, Buehler, Heller, and Kole

NAYS: (0)

ABSENT: (2) Trustees Karagianis and Scolaro

ABSTAIN: (0)

/s/ Eugene Marks
Village President

ATTEST:

/s/ Debra J. Ford
Village Clerk

5051866_v3

EXHIBIT A

NORTH ➡

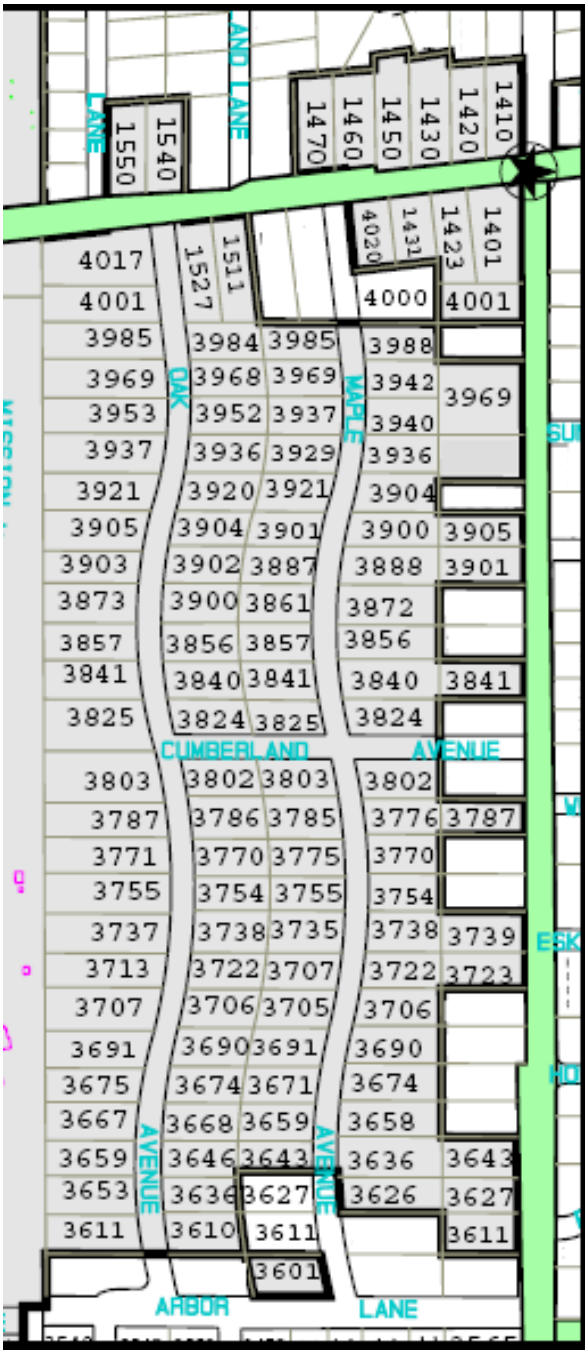


EXHIBIT B
RECAPTURE FEE SCHEDULE

FULL BENEFIT PROPERTIES:	
ADDRESS	**P.I.N.**
1540 SANDERS RD.	04-07-301-027
1420 SANDERS RD.	04-07-301-036
4000 MAPLE AVE.	04-07-402-018
3988 MAPLE AVE.	04-07-402-019
3942 MAPLE AVE.	04-07-402-020
3940 MAPLE AVE.	04-07-402-021
3936 MAPLE AVE.	04-07-402-022
3904 MAPLE AVE.	04-07-402-023
3900 MAPLE AVE.	04-07-402-024
3888 MAPLE AVE.	04-07-402-025
3872 MAPLE AVE.	04-07-402-026
3856 MAPLE AVE.	04-07-402-027
3840 MAPLE AVE.	04-07-402-028
3824 MAPLE AVE.	04-07-402-029
3802 MAPLE AVE.	04-07-403-015
3776 MAPLE AVE.	04-07-403-016
3770 MAPLE AVE.	04-07-403-017
3754 MAPLE AVE.	04-07-403-018
3738 MAPLE AVE.	04-07-403-019
3722 MAPLE AVE.	04-07-403-020
3706 MAPLE AVE.	04-07-403-021
3690 MAPLE AVE.	04-07-403-022
3674 MAPLE AVE.	04-07-403-023
3658 MAPLE AVE.	04-07-403-024
3636 MAPLE AVE.	04-07-403-025
3626 MAPLE AVE.	04-07-403-026
3985 MAPLE AVE.	04-07-404-005
3969 MAPLE AVE.	04-07-404-006
3937 MAPLE AVE.	04-07-404-007
3929 MAPLE AVE.	04-07-404-008
3921 MAPLE AVE.	04-07-404-009
3901 MAPLE AVE.	04-07-404-010
3887 MAPLE AVE.	04-07-404-011
3861 MAPLE AVE.	04-07-404-012
3857 MAPLE AVE.	04-07-404-013
3841 MAPLE AVE.	04-07-404-014
3825 MAPLE AVE.	04-07-404-015
3984 OAK AVE.	04-07-404-016
3968 OAK AVE.	04-07-404-017
3952 OAK AVE.	04-07-404-018
3936 OAK AVE.	04-07-404-019
3920 OAK AVE.	04-07-404-020
3904 OAK AVE.	04-07-404-021

FULL BENEFIT PROPERTIES:	
ADDRESS	**P.I.N.**
3902 OAK AVE.	04-07-404-022
3900 OAK AVE.	04-07-404-023
3856 OAK AVE.	04-07-404-024
3840 OAK AVE.	04-07-404-025
3824 OAK AVE.	04-07-404-026
3803 MAPLE AVE.	04-07-405-001
3785 MAPLE AVE.	04-07-405-002
3775 MAPLE AVE.	04-07-405-003
3755 MAPLE AVE.	04-07-405-004
3735 MAPLE AVE.	04-07-405-005
3707 MAPLE AVE.	04-07-405-006
3705 MAPLE AVE.	04-07-405-007
3691 MAPLE AVE.	04-07-405-008
3671 MAPLE AVE.	04-07-405-009
3659 MAPLE AVE.	04-07-405-010
3643 MAPLE AVE.	04-07-405-011
3627 MAPLE AVE.	04-07-405-012
3611 MAPLE AVE.	04-07-405-013
3601 MAPLE AVE.	04-07-405-014
3802 OAK AVE.	04-07-405-015
3786 OAK AVE.	04-07-405-016
3770 OAK AVE.	04-07-405-017
3754 OAK AVE.	04-07-405-018
3738 OAK AVE.	04-07-405-019
3722 OAK AVE.	04-07-405-020
3706 OAK AVE.	04-07-405-021
3690 OAK AVE.	04-07-405-022
3674 OAK AVE.	04-07-405-023
3668 OAK AVE.	04-07-405-024
3646 OAK AVE.	04-07-405-025
3636 OAK AVE.	04-07-405-026
3610 OAK AVE.	04-07-405-027
4017 OAK AVE.	04-07-406-001
4001 OAK AVE.	04-07-406-002
3985 OAK AVE.	04-07-406-003
3969 OAK AVE.	04-07-406-004
3953 OAK AVE.	04-07-406-005
3937 OAK AVE.	04-07-406-006
3921 OAK AVE.	04-07-406-007
3905 OAK AVE.	04-07-406-008
3903 OAK AVE.	04-07-406-009
3873 OAK AVE.	04-07-406-010
3857 OAK AVE.	04-07-406-011
3841 OAK AVE.	04-07-406-012
3825 OAK AVE.	04-07-406-013
3803 OAK AVE.	04-07-407-001
3787 OAK AVE.	04-07-407-002

FULL BENEFIT PROPERTIES:	
ADDRESS	**P.I.N.**
3771 OAK AVE.	04-07-407-003
3755 OAK AVE.	04-07-407-004
3737 OAK AVE.	04-07-407-005
3713 OAK AVE.	04-07-407-006
3707 OAK AVE.	04-07-407-007
3691 OAK AVE.	04-07-407-008
3675 OAK AVE.	04-07-407-009
3667 OAK AVE.	04-07-407-010
3659 OAK AVE.	04-07-407-011
3653 OAK AVE.	04-07-407-012
3611 OAK AVE.	04-07-407-013

RECAPTURE AMOUNT $18,743.21

RECAPTURE AMOUNT, IF PAID PRIOR TO FEBRUARY 1, 2009 $13,120.25

ANNUAL 6% SIMPLE INTEREST = $92.57

3% VILLAGE ADMINISTRATION FEE = $380.07

ENHANCED BENEFIT PROPERTIES:	
ADDRESS	**P.I.N.**
1460 SANDERS RD.	04-07-301-019
1470 SANDERS RD.	04-07-301-020
1550 SANDERS RD.	04-07-301-028
1430 SANDERS RD.	04-07-301-061
1450 SANDERS RD.	04-07-301-063
1410 SANDERS RD.	04-07-301-084
1431 SANDERS RD.	04-07-402-004
4020 MAPLE AVE.	04-07-402-005
4001 WALTERS AVE.	04-07-402-006
3969 WALTERS AVE.	04-07-402-008
3969 WALTERS AVE.	04-07-402-009
3905 WALTERS AVE.	04-07-402-012
3901 WALTERS AVE.	04-07-402-013
3841 WALTERS AVE.	04-07-402-016
1401 SANDERS RD.	04-07-402-030
1423 SANDERS RD.	04-07-402-031
3787 WALTERS AVE.	04-07-403-002
3739 WALTERS AVE.	04-07-403-005
3723 WALTERS AVE.	04-07-403-006
3643 WALTERS AVE.	04-07-403-011
3627 WALTERS AVE.	04-07-403-012
3611 WALTERS AVE.	04-07-403-013

ENHANCED BENEFIT PROPERTIES:	
ADDRESS	**P.I.N.**
1511 SANDERS RD	04-07-404-003
1527 SANDERS RD.	04-07-404-004

RECAPTURE AMOUNT	$5,351.88
RECAPTURE, IF PAID PRIOR TO FEBRUARY 1, 2009	$3,746.31
ANNUAL 6% SIMPLE INTEREST =	$26.43
3% VILLAGE ADMINISTRATION FEE =	$108.52

EXHIBIT C

LEGAL DESCRIPTIONS

LOTS 2, 5, 6, 8, 9, 10, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, AND 28 IN BLOCK 6 IN A.T. MC INTOSH & CO'S. MISSION HILLS ESTATES, BEING IN THE SOUTH ½ OF THE SOUTHEAST ¼ AND THAT PART OF THE SOUTH ½ OF THE SOUTHWEST ¼ WHICH LIES EAST OF SANDERS ROAD IN SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS:

1423 SANDERS RD.	04-07-402-003
1431 SANDERS RD.	04-07-402-004
4020 MAPLE AVE.	04-07-402-005
4001 WALTERS AVE.	04-07-402-006
3969 WALTERS AVE.	04-07-402-008
3969 WALTERS AVE.	04-07-402-009
3905 WALTERS AVE.	04-07-402-012
3901 WALTERS AVE.	04-07-402-013
3841 WALTERS AVE.	04-07-402-016
3988 MAPLE AVE.	04-07-402-019
3942 MAPLE AVE.	04-07-402-020
3940 MAPLE AVE.	04-07-402-021
3936 MAPLE AVE.	04-07-402-022
3904 MAPLE AVE.	04-07-402-023
3900 MAPLE AVE.	04-07-402-024
3888 MAPLE AVE.	04-07-402-025
3872 MAPLE AVE.	04-07-402-026
3856 MAPLE AVE.	04-07-402-027
3840 MAPLE AVE.	04-07-402-028
3824 MAPLE AVE.	04-07-402-029
1401 SANDERS RD.	04-07-402-030
1423 SANDERS RD.	04-07-402-031

AND

LOTS 2, 3, 4, 9, 10, 13, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, AND 26 IN BLOCK 1 IN A.T. MC INTOSH & CO'S. MISSION HILLS ESTATES, BEING IN THE SOUTH ½ OF THE SOUTHEAST ¼ AND THAT PART OF THE SOUTH ½ OF THE SOUTHWEST ¼ WHICH LIES EAST OF SANDERS ROAD IN SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS:

3787 WALTERS AVE.	04-07-403-002
3739 WALTERS AVE.	04-07-403-005
3723 WALTERS AVE.	04-07-403-006
3643 WALTERS AVE.	04-07-403-011
3627 WALTERS AVE.	04-07-403-012

3611 WALTERS AVE.	04-07-403-013
3802 MAPLE AVE.	04-07-403-015
3776 MAPLE AVE.	04-07-403-016
3770 MAPLE AVE.	04-07-403-017
3754 MAPLE AVE.	04-07-403-018
3738 MAPLE AVE.	04-07-403-019
3722 MAPLE AVE.	04-07-403-020
3706 MAPLE AVE.	04-07-403-021
3690 MAPLE AVE.	04-07-403-022
3674 MAPLE AVE.	04-07-403-023
3658 MAPLE AVE.	04-07-403-024
3636 MAPLE AVE.	04-07-403-025
3626 MAPLE AVE.	04-07-403-026

AND

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, AND 26 IN BLOCK 5 IN A.T. MC INTOSH & CO'S. MISSION HILLS ESTATES, BEING IN THE SOUTH ½ OF THE SOUTHEAST ¼ AND THAT PART OF THE SOUTH ½ OF THE SOUTHWEST ¼ WHICH LIES EAST OF SANDERS ROAD IN SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS:

1511 SANDERS RD	04-07-404-003
1527 SANDERS RD.	04-07-404-004
3985 MAPLE AVE.	04-07-404-005
3969 MAPLE AVE.	04-07-404-006
3937 MAPLE AVE.	04-07-404-007
3929 MAPLE AVE.	04-07-404-008
3921 MAPLE AVE.	04-07-404-009
3901 MAPLE AVE.	04-07-404-010
3887 MAPLE AVE.	04-07-404-011
3861 MAPLE AVE.	04-07-404-012
3857 MAPLE AVE.	04-07-404-013
3841 MAPLE AVE.	04-07-404-014
3825 MAPLE AVE.	04-07-404-015
3984 OAK AVE.	04-07-404-016
3968 OAK AVE.	04-07-404-017
3952 OAK AVE.	04-07-404-018
3936 OAK AVE.	04-07-404-019
3920 OAK AVE.	04-07-404-020
3904 OAK AVE.	04-07-404-021
3902 OAK AVE.	04-07-404-022
3900 OAK AVE.	04-07-404-023
3856 OAK AVE.	04-07-404-024
3840 OAK AVE.	04-07-404-025
3824 OAK AVE.	04-07-404-026

AND

LOTS 1, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 AND 27 IN BLOCK 2 IN A.T. MC INTOSH & CO'S. MISSION HILLS ESTATES, BEING IN THE SOUTH ½ OF THE SOUTHEAST ¼ AND THAT PART OF THE SOUTH ½ OF THE SOUTHWEST ¼ WHICH LIES EAST OF SANDERS ROAD IN SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS:

3803 MAPLE AVE.	04-07-405-001
3785 MAPLE AVE.	04-07-405-002
3775 MAPLE AVE.	04-07-405-003
3755 MAPLE AVE.	04-07-405-004
3735 MAPLE AVE.	04-07-405-005
3707 MAPLE AVE.	04-07-405-006
3705 MAPLE AVE.	04-07-405-007
3691 MAPLE AVE.	04-07-405-008
3671 MAPLE AVE.	04-07-405-009
3659 MAPLE AVE.	04-07-405-010
3643 MAPLE AVE.	04-07-405-011
3601 MAPLE AVE.	04-07-405-014
3802 OAK AVE.	04-07-405-015
3786 OAK AVE.	04-07-405-016
3770 OAK AVE.	04-07-405-017
3754 OAK AVE.	04-07-405-018
3738 OAK AVE.	04-07-405-019
3722 OAK AVE.	04-07-405-020
3706 OAK AVE.	04-07-405-021
3690 OAK AVE.	04-07-405-022
3674 OAK AVE.	04-07-405-023
3668 OAK AVE.	04-07-405-024
3646 OAK AVE.	04-07-405-025
3636 OAK AVE.	04-07-405-026
3610 OAK AVE.	04-07-405-027

AND

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, AND 13 IN BLOCK 4 IN A.T. MC INTOSH & CO'S. MISSION HILLS ESTATES, BEING IN THE SOUTH ½ OF THE SOUTHEAST ¼ AND THAT PART OF THE SOUTH ½ OF THE SOUTHWEST ¼ WHICH LIES EAST OF SANDERS ROAD IN SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS:

4017 OAK AVE.	04-07-406-001
4001 OAK AVE.	04-07-406-002
3985 OAK AVE.	04-07-406-003
3969 OAK AVE.	04-07-406-004

3953 OAK AVE.	04-07-406-005
3937 OAK AVE.	04-07-406-006
3921 OAK AVE.	04-07-406-007
3905 OAK AVE.	04-07-406-008
3903 OAK AVE.	04-07-406-009
3873 OAK AVE.	04-07-406-010
3857 OAK AVE.	04-07-406-011
3841 OAK AVE.	04-07-406-012
3825 OAK AVE.	04-07-406-013

AND

LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 AND 14 IN BLOCK 3 IN A.T. MC INTOSH & CO'S. MISSION HILLS ESTATES, BEING IN THE SOUTH ½ OF THE SOUTHEAST ¼ AND THAT PART OF THE SOUTH ½ OF THE SOUTHWEST ¼ WHICH LIES EAST OF SANDERS ROAD IN SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS:

3803 OAK AVE.	04-07-407-001
3787 OAK AVE.	04-07-407-002
3771 OAK AVE.	04-07-407-003
3755 OAK AVE.	04-07-407-004
3737 OAK AVE.	04-07-407-005
3713 OAK AVE.	04-07-407-006
3707 OAK AVE.	04-07-407-007
3691 OAK AVE.	04-07-407-008
3675 OAK AVE.	04-07-407-009
3667 OAK AVE.	04-07-407-010
3659 OAK AVE.	04-07-407-011
3653 OAK AVE.	04-07-407-012
3611 OAK AVE.	04-07-407-013

AND

LOT 6 OF COUNTY CLERK'S DIVISION BEING OF THE SOUTHWEST ¼ OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS:

1420 SANDERS	04-07-301-036
1430 SANDERS	04-07-301-061
1450 SANDERS	04-07-301-063
1410 SANDERS	04-07-301-084

AND

LOTS 5, 6, 9, AND 10 IN RIDGELAND BEING A SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

1460 SANDERS	04-07-301-019
1470 SANDERS	04-07-301-020
1540 SANDERS	04-07-301-027
1550 SANDERS	04-07-301-028

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Public Works Kelly Hamill
Date: 2026-01-27
Subject: An Ordinance Amending the Annual Fee Ordinance of the Village of Northbrook to Prohibit the Establishment or Use of Groundwater Wells in the Vicinity of 1919 Stanley Street, 1916 Techny Road, 1896 Kingsley Circle, 1942 Kingsley Circle, 1944 Kingsley Circle, and 1946 Kingsley Circle

Overview
The property owner has requested an amendment to the Annual Fee Ordinance instituting a Limited Groundwater Use Ordinance in order to obtain a No Further Remediation (NFR) Letter from the Illinois Environmental Protection Agency.

Fiscal Impact
There is no fiscal impact to the Village from this proposed Ordinance.

Recommendation
Approval.

Background

The property owner of the south side of Stanley Street and 300-feet east of Shermer Road, commonly known as 1919 Stanley Street, has requested an amendment to the Annual Fee Ordinance to establish a Limited Groundwater Use Ordinance. The proposed ordinance would prohibit the use of groundwater for potable water as well as other uses, on the properties commonly known as 1919 Stanley Street, 1916 Techny Road, 1896 Kingsley Circle, 1942 Kingsley Circle, 1944 Kingsley Circle, and 1946 Kingsley Circle. Adoption of the Local Groundwater Use Restriction is required for the property owner to obtain a No Further Remediation Letter from the Illinois Environmental Protection Agency.

JI Realty Co. LLC (“Remedial Applicant”) is the owner of 1919 Stanley Street (“Site”). The Site is currently developed with a one-story light industrial structure that has been used for various commercial and light-industrial purposes, including manufacturing, fabrication and assembly. Due to historical manufacturing activities, there is a potential that hazardous materials may have been released (e.g., through mismanagement, spills, leaks, and/or improper disposal), resulting in impacts to nearby and surrounding soil and groundwater. The Remedial Applicant is seeking NFR Letter as part of the Site Remediation Program through the Illinois

Environmental Protection Agency (IEPA) for this property.

The Remedial Applicant engaged EPS Environmental Services, Inc. (“EPS Environmental”) to review previous Site investigations and conduct additional Site investigations. As part these investigations EPS Environmental conducted sampling of soil and groundwater and modeled the extents of contamination. The modeled extents of contamination included the parcels of 1919 Stanley Street, 1916 Techny Road, 1896 Kingsley Circle (common area of townhome development), 1942 Kingsley Circle, 1944 Kingsley Circle, and 1946 Kingsley Circle. A map of the modeled area is included as supplemental information. This information was included with the report and documentation submitted by EPS Environmental to the Illinois Environmental Protection Agency.

It is important to note that the modeled contamination does not impact the water or water quality of the properties identified as all are connected to the Village's water distribution system.

The IEPA conditionally approved issuance of the requested NFR Letter, contingent upon the adoption of a Village-approved ordinance prohibiting the use of groundwater within the affected area as a potable water source. The IEPA's conditional approval of the NFR Letter is included as supplemental information. Village staff and the Village’s environmental consultant, GZA Illinois, Inc. (formally known as Huff & Huff, Inc.), reviewed the submittals from EPS Environmental as well as the IEPA’s conditional approval, and determined that the information provided is adequate and that adoption of the requested ordinance prohibiting the use of groundwater at the properties identified by the modeling is in the best interests of the Village.

EPS Environmental mailed notifications to the five (5) affected property owners (1916 Techny Road, 1896 Kingsley Circle, 1942 Kingsley Circle, 1944 Kingsley Circle, and 1946 Kingsley Circle) advising them that a Limited Groundwater Ordinance will be required in order for the Illinois Environmental Protection Agency to grant a NFR letter. The notification also informed property owners of the proposed ordinance, which would prohibit the human and domestic consumption of groundwater beneath their properties.

Staff recommends the Village Board approve the proposed Ordinance amending the Annual Fee Ordinance to identify and restrict the use of groundwater at 1919 Stanley Road and the additional properties located within the extent of contamination, including 1916 Techny Road, 1896 Kingsley Circle, 1942 Kingsley Circle, 1944 Kingsley Circle, and 1946 Kingsley Circle.

Staff will be present at the Board meeting to answer any questions that may arise.

An Ordinance Amending the Annual Fee Ordinance of the Village of Northbrook to Prohibit the Establishment or Use of Groundwater Wells in the Vicinity of 1919 Stanley Street
Supplemental Information - Map of Modeled Affected Parcels
Supplemental Information - IEPA Conditional Approval of No Further Remediation Letter.pdf
Supplemental Information - Notification Letter to 1896 Kingsley Circle.pdf

Ordinance _____

An Ordinance Amending the Annual Fee Ordinance of the Village of Northbrook to Prohibit the Establishment or Use of Groundwater Wells in the Vicinity of 1919 Stanley Street, 1916 Techny Road, 1896 Kingsley Circle, 1942 Kinglsey Circle, 1944 Kingsley Circle, and 1946 Kingsley Circle

Passed by the Board of Trustees, _____
Printed and Published _____

Printed and Published in Pamphlet Form
by Authority of the
President and Board of Trustees
VILLAGE OF NORTHBROOK
COOK COUNTY, ILLINOIS

I hereby certify that this document
was properly published on the DATE
stated above.

_____
Village Clerk

Ordinance _____

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

An Ordinance Amending the Annual Fee Ordinance of the Village of Northbrook to Prohibit the Establishment or Use of Groundwater Wells in the Vicinity of 1919 Stanley Street, 1916 Techny Road, 1896 Kingsley Circle, 1942 Kinglsey Circle, 1944 Kingsley Circle, and 1946 Kingsley Circle

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

The Village regulates its municipal water supply pursuant to Chapter 27 of the Northbrook Municipal Code (1988), as amended ("***Municipal Code***"). In order to prevent the drilling and use of wells for potable water in areas which may contain contaminated groundwater, Section 27-38 of the Municipal Code prohibits the use of groundwater in areas specially designated under the Village's Annual Fee Ordinance.

EPS Environmental Services, Inc. was retained by JI Realty Co. LLC to review previous Site investigations, conduct additional investigations and prepare a Focused Site Investigation Report, Remediation Objectives Report, Remedial Action Plan and Remedial Action Completion Report ("***Report***") for the parcel of property commonly known as 1919 Stanley Street. Based on findings of the Report that was submitted to the Illinois Environmental Protection Agency ("***IEPA***") and IEPA's conditional approval of a No Further Remediation Letter, the Department of Public Works recommends amending the Annual Fee Ordinance to prohibit the use of groundwater as potable water in the area surrounding 1919 Stanley Street, 1916 Techny Road, 1896 Kingsley Circle, 1942 Kingsley Circle, 1944 Kingsley Circle, and 1946 Kingsley Circle.

Pursuant to the Village's statutory and home rule powers under the Illinois Constitution of 1970, the President and Board of Trustees have determined that the amendments contained in this Ordinance pertain to the Village's government and affairs and are in the best interest of the Village and the public health, safety, and welfare.

Section 2. AMENDMENT REGARDING GROUNDWATER REGULATIONS FOR SPECIFIC LOCATIONS.

Exhibit F of the Annual Fee Ordinance (Ordinance No. 2025-20 as amended), shall be, and is hereby, amended to add a new subsection, and shall hereafter be and read as follows (**added text bold and double underlined**; ~~deleted text struck through~~):

Exhibit F	
Section 27-38: Use of groundwater as potable water prohibited	Groundwater Regulations for Specific Locations:

1919 Stanley Street	The parcel at 1919 Stanley Street (04-15-102-008-0000 & 04-15-102-009-0000) legally described as follows: LOTS 1 AND 2 IN LU-MAR REALTY COMPANY'S RESUBDIVISION OF LOT OF LOT 5, IN STANLEY SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT OF SAID LU-MAR REALTY COMPANY'S RESUBDIVISION, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JUNE 2, 1959, AS DOCUMENT #1864829
1916 Techny Road	The parcel at 1916 Techny Road (04-15-100-038-0000) legally described as follows: LOT 5 IN ROSENOW'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (¼) OF THE NORTHWEST QUARTER (¼) OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JUNE 13, 1962, AS DOCUMENT # 2038368
1896 Kinglsey Circle	The parcel at 1896 Kinglsey Circle (04-15-103-052-0000) described as follows: GENERALLY LOCATED NORTH OF TECHNY ROAD RIGHTS OF WAY AND SOUTH OF THE PARCELS COMMONLY KNOWN AS 1919 STANLEY STREET AND 1829 STANLEY STREET. IT IS BOUNDED ON THE WEST BY THE PARCEL COMMONLY KNOWN AS 1916 TECHNY ROAD AND ON THE EAST BY THE CANADIAN PACIFIC RAILROAD RIGHT OF WAY COMMONLY KNOWN AS 1908 TECHNY ROAD, AND IT LIES ALONG EXTERIOR RIGHTS OF WAY OF KINGSLEY CIRCLE.
1942 Kinglsey Circle	The parcel at 1942 Kinglsey Circle (04-15-103-029-0000) legally described as follows: LOT 6 IN BLOCK 6 IN STERLING PLACE, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 14, 2019 AS DOCUMENT 1931816166, IN COOK COUNTY, ILLINOIS
1944 Kinglsey Circle	The parcel at 1944 Kinglsey Circle (04-15-103-028-0000) legally described as follows: LOT 5 IN BLOCK 6 IN STERLING PLACE, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACORDING TO THE PLAT THEREOF RECORDED NOVEMBER 14, 2019 AS DOCUMENT 1931816166, IN COOK COUNTY, ILLINOIS
1946 Kinglsey Circle	The parcel at 1946 Kinglsey Circle (04-15-103-027-0000) legally described as follows: LOT 4 IN BLOCK 6 IN STERLING PLACE, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 14, 2019 AS DOCUMENT 1931816166, IN COOK COUNTY, ILLINOIS

Section 3. EFFECTIVE DATE.

This Ordinance shall be in full force and effect following passage, approval and publication in pamphlet form as provided by law, and upon the effective date.

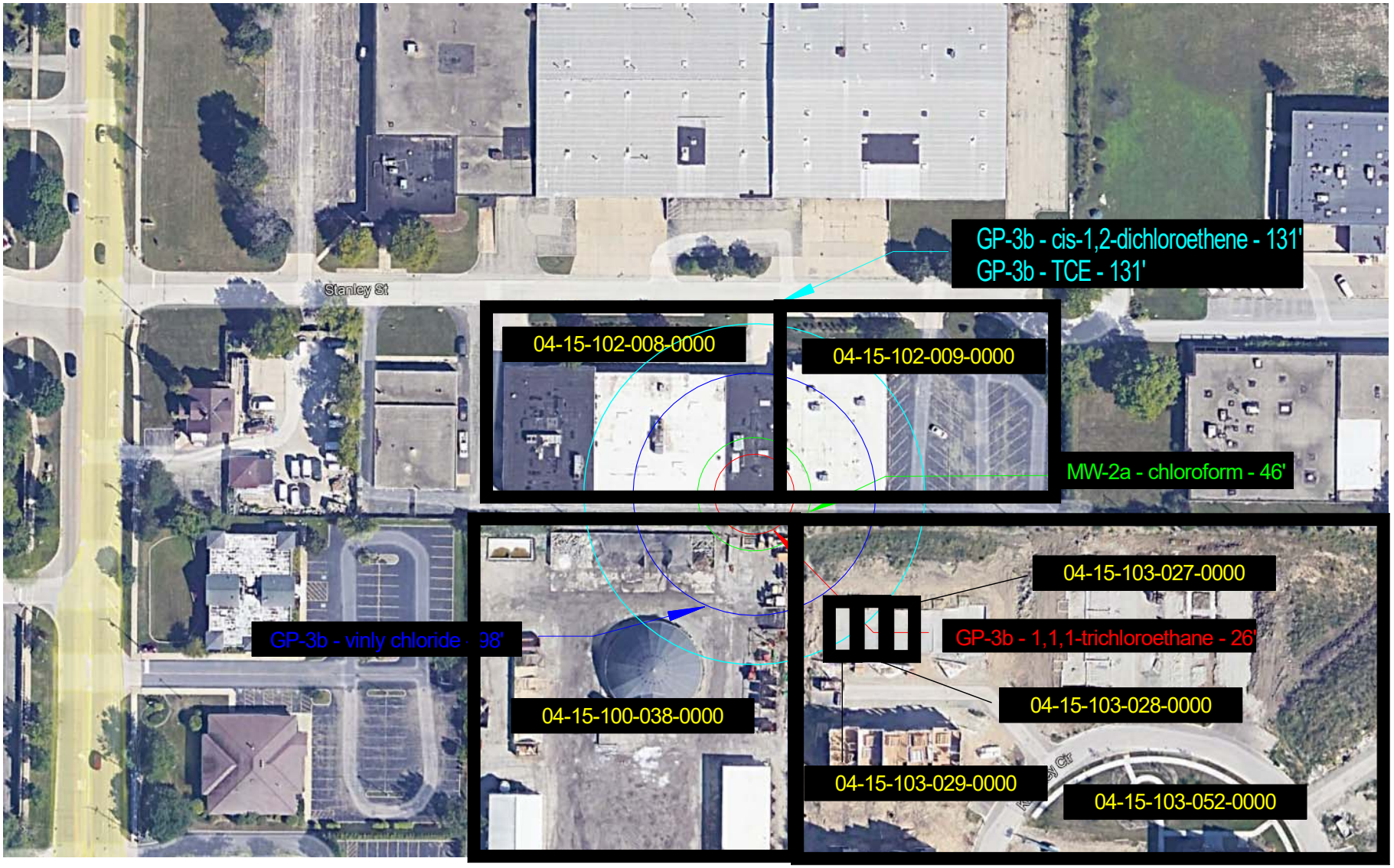
Adopted:

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

ATTEST:

Village President

Village Clerk



LGUO MAP WITH PARCEL NUMBERS AND EXTENT OF CONTAMINATION

DATE: 09/02/2025	PROJECT # 18615-0717CO#1
DRAWN BY: J MAKINO	SCALE: NONE

North

1919 STANLEY STREET
NORTHBROOK, ILLINOIS

EPS Environmental Services, Inc.
7237 West Devon Avenue
Chicago, Illinois 60631
Phone: 773.792.3090
www.epsenv.com

PIN	Actual Address	Contact Address
04-15-100-038-0000	1916 Techney Road, Northbrook, IL 60062	1916 Techney Road, Northbrook, IL 60062
04-15-103-052-0000	1896 Kingsley Circle, Northbrook, IL 60062	M/I Homes of Chicago 400 E Diehl Road, Naperville, IL 60563
04-15-103-029-0000	1942 Kingsley Circle, Northbrook, IL 60062	Haley Kin Yingyu Mao 1942 Kingsley Circle, Northbrook, IL 60062
04-15-103-028-0000	1944 Kinglsey Circle, Northbrook, IL 60062	CTLTC 008002388277 10 S. LaSalle Street #2750, Chicago, IL 60603
04-15-103-027-0000	1946 Kingsley Circle, Northbrook, IL 60062	1946 Kingsley Circle, Northbrook, IL 60062

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

2520 WEST ILES AVENUE, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 · (217) 782-3397

JB PRITZKER, GOVERNOR JAMES JENNINGS, ACTING DIRECTOR

217/524-3300

May 19, 2025

Mr. Alexander B. Farrell
JI Realty Company, LLC
1919 Stanley Street
Northbrook, IL 60062

Re: 0312075001/Cook County
Northbrook/Deublin Co (aka JIRC)
Site Remediation/Technical

Dear Mr. Farrell:

The *Response to Comments* (received April 21, 2025/Log No. 25-79689), as prepared by EPS Environmental Services, Inc. for the above- referenced Remediation Site, has been reviewed by the Illinois Environmental Protection Agency ("Illinois EPA"). Based upon this review, the *Focused Site Investigation Report/Remedial Objectives Report/Remedial Action Plan/Remedial Action Completion Report*, as amended by the subject report, is conditionally approved with the following comments:

1. A groundwater ordinance approved as an institutional control by the Illinois EPA Division of Legal Counsel (DLC) is needed to address the groundwater ingestion exposure route. The Illinois EPA recommends submittal of a Draft Groundwater Ordinance that meets the requirements of 35 Illinois Administrative Code (IAC) 742.1015 to be reviewed by DLC. A model groundwater ordinance can be found at the following location: https://epa.illinois.gov/topics/cleanup-programs/institutional-control/groundwater-ordinance.html. If the ordinance does not expressly prohibit the local unit of government from installing and using potable water supply wells, the local government must enter into a Memorandum of Understanding with the Illinois EPA before the ordinance can be used as an institutional control.

2. Please note 35 IAC 742 Appendix C, Table D contains the incorrect value for default clay volumetric air content. 0.19 cm^3_{air}/cm^3_{soil} is the correct value to result in a total soil porosity of 0.36 cm^3/cm^3_{soil} for clay. However, this does not significantly affect the calculated maximum migration distance of 131 feet.

3. The concentration of barium in sample GP-4a/0-3' is 127 mg/kg, and the pH of the sample is 8.38. This pH is above the pH range where barium has established pH-based ROs for the soil component of the groundwater ingestion (SCGI) exposure route, as well as above the background value of 110 mg/kg for counties within metropolitan statistical areas. The table below provides 95th Percentile Background values for inorganics which is based on a study by the Illinois State Geological Survey (ISGS), titled, "Inorganic Chemical Composition of Illinois Soils" (Cahill, R.A., 2017, Inorganic chemical composition of Illinois soils: ISGS, Circular 590, 148 p.).

CASRN	Chemical	Current Appendix A, Table G		Background at 95th Percentile (mg/kg)
		MSA (mg/kg)	Non-MSA (mg/kg)	
7429-90-5	Aluminum	9,500	9,200	61,500
7440-36-0	Antimony	4	3.3	1.04
7440-38-2	Arsenic	13	11.3	11.9
7440-39-3	Barium	110	122	792
7440-41-7	Beryllium	0.59	0.56	1.6
7440-43-9	Cadmium	0.6	0.5	0.8
7440-70-2	Calcium	9,300	5,525	21,520
7440-47-3	Chromium (Total)	16.2	13	54.0
7440-48-4	Cobalt	8.9	8.9	15.4
7440-50-8	Copper	19.6	12	44.9
143-33-9	Cyanide	0.51	0.5	----
7439-89-6	Iron	15,900	15,000	35,700
7439-92-1	Lead	36	20.9	45.1
7439-95-4	Magnesium	4,820	2,700	10,450
7439-96-5	Manganese	636	630	1,924
7487-94-7	Mercury	0.06	0.05	0.08
7440-02-0	Nickel	18	13	23.3
7440-09-7	Potassium	1,268	1,100	22,075
7782-49-2	Selenium	0.48	0.37	0.7
7440-22-4	Silver	0.55	0.5	<1
7440-23-5	Sodium	130	130	8,300
7704-34-9	Sulfur	----	----	880
14808-79-8	Sulfate	85.5	110	----
18496-25-8	Sulfide	3.1	2.9	----
7440-28-0	Thallium	0.32	0.42	0.7
7440-62-2	Vanadium	25.2	25	104
7440-66-6	Zinc	95	60.2	141

The 95th Percentile Background values are applicable for both Metropolitan Statistical Areas (MSAs) and non-MSAs. Use of the 95th Percentile Background values is considered a Tier 3 Evaluation under 35 Illinois Administrative Code (IAC) 742.920 Impractical Remediation. Please indicate if the use of the above values is requested.

A Draft No Further Remediation Letter (NFR) letter is attached for your review and comment. The language in paragraph #7 of the letter may vary somewhat depending on the specific groundwater ordinance utilized by the Village of Northbrook. Please provide a response to the aforementioned comment(s) and Draft NFR letter within 30 days. Once the Illinois EPA receives, in writing, any changes or comments to the Draft NFR letter, issuance of the Final NFR letter will be recommended.

If you have any questions, please feel free to contact me at 217-782-1646, the above address or by e-mail at erin.riley@illinois.gov.

Sincerely,

MC
Erin Riley
Site Remediation Program
Remedial Project Management Section
Division of Remediation Management
Bureau of Land

cc: Ms. Jennifer Makino
EPS Environmental Services, Inc.
jmakino@epsenvironmental.com

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
2520 WEST ILES AVENUE, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 · (217) 782-3397
JB PRITZKER, GOVERNOR **JAMES JENNINGS**, ACTING DIRECTOR

(217) 524-3300

DATE

CERTIFIED MAIL

DRAFT

Mr. Alexander B. Farrell
JI Realty Company, LLC
1919 Stanley Street
Northbrook, IL 60062

Refer to: 0312075001/Cook County
Northbrook/Deublin Co (aka JIRC)
Site Remediation/Technical
No Further Remediation Letter

Dear Mr. Farrell:

NOTICE: Remedial actions may not be completed at this remediation site, and this draft No Further Remediation Letter does not release any person from further responsibility for remedial actions at the site in accordance with Section 58.10 of the Act. The terms and conditions contained in this draft No Further Remediation Letter are those proposed for inclusion in a final No Further Remediation Letter that may be issued by the Illinois Environmental Protection Agency. After final remedial actions have been completed and a Remedial Action Completion Report has been submitted or this draft No Further Remediation letter has been approved by the Remediation Applicant, issuance of the final NFR letter will be recommended.

The *Remedial Action Completion Report* (received August 16, 2024/Log No. 24-78625), as amended by the *Response to Comments* (received April 21, 2025/Log No. 25-79689), both of which were prepared by EPS Environmental Services, Inc. for the above-referenced Remediation Site, has been reviewed and approved by the Illinois Environmental Protection Agency ("Illinois EPA"). The remediation objectives approved for the site, in accordance with 35 Illinois Administrative Code Part 742, are above the existing concentrations of regulated substances and the above report shall serve as the approved Remedial Action Completion Report.

The Remediation Site, consisting of 2.0-acres, is located at 1919 Stanley Street, Northbrook, Illinois. Pursuant to Section 58.10 of the Illinois Environmental Protection Act ("Act") (415 ILCS 5/1 et seq.), your request for a no further remediation determination is granted under the

conditions and terms specified in this letter. The Remediation Applicant, as identified on the Illinois EPA's Site Remediation Program DRM-1 Form (received August 16, 2024/Log No. 24-78625), is JI Realty Company, LLC.

This focused No Further Remediation Letter ("Letter") signifies a release from further responsibilities under the Act for the performance of the approved remedial action. This Letter shall be considered prima facie evidence that the Remediation Site described in the attached Illinois EPA Site Remediation Program Environmental Notice and shown in the attached Site Base Map does not constitute a threat to human health and the environment for the specified recognized environmental conditions so long as the Site is utilized in accordance with the terms of this Letter.

Conditions and Terms of Approval

Level of Remediation and Land Use Limitations

1) The recognized environmental conditions characterized by the focused site investigation and successfully addressed, consist of the contaminants of concern identified in the attached Table A.

2) The Remediation Site is restricted to industrial/commercial land use.

3) The land use specified in this Letter may be revised if:

   a) Further investigation or remedial action has been conducted that documents the attainment of objectives appropriate for the new land use; and

   b) A new Letter is obtained and recorded in accordance with Title XVII of the Act and regulations adopted thereunder.

Preventive, Engineering, and Institutional Controls

The implementation and maintenance of the following controls are required as part of the approval of the remediation objectives for this Remediation Site.

Preventive Controls:

4) At a minimum, a safety plan should be developed to address possible worker exposure in the event that any future excavation and construction activities may occur within the contaminated soil. Any excavation within the contaminated soil will require implementation of a safety plan consistent with NIOSH Occupational Safety and Health Guidance Manual for Hazardous Waste Site Activities, OSHA regulations (particularly in 29 CFR 1910 and 1926), state and local regulations, and other USEPA guidance. Soil excavated must be

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returned to the same depth from which it was excavated or properly managed or disposed in accordance with applicable state and federal regulations.

Engineering Controls:

5) The asphalt/concrete barrier, as shown on the attached Site Base Map, must remain over the contaminated soils. This asphalt/concrete barrier must be properly maintained as an engineered barrier to inhibit inhalation of the contaminated media.

Institutional Controls:

6) Any existing buildings or any future buildings constructed on the site must contain a full concrete slab-on-grade floor or full concrete basement floor and walls with no sumps.

7) Ordinance Number «Ordinance Number» adopted by the Village of Northbrook on «Date Adopted» effectively prohibits the installation and use of potable water supply wells in the Village of Northbrook. This ordinance provides an acceptable institutional control under the following conditions:

   a) The current owner or successor in interest of this Remediation Site who relies on this ordinance as an institutional control shall:

      i) Monitor activities of the unit of local government relative to variance requests or changes in the ordinance relative to the use of potable groundwater at this Remediation Site; and

      ii) Notify the Illinois EPA of any approved variance requests or ordinance changes within thirty (30) days after the date such action has been approved.

   b) The Remediation Applicant shall provide written notification to the Village of Northbrook and to owner(s) of all properties under which groundwater contamination attributable to the Remediation Site exceeds the objectives approved by the Illinois EPA. The notification shall include:

      i) The name and address of the local unit of government;

      ii) The citation of Ordinance «Ordinance Number» ;

      iii) A description of the property for which the owner is being sent notice by adequate legal description or by reference to a plat showing the boundaries;

      iv) A statement that the ordinance restricting the groundwater use has been used by the Illinois EPA in reviewing a request for groundwater remediation objectives;

      v) A statement as to the nature of the release and response action with the name, address, and Illinois EPA inventory identification number; and

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vi) A statement as to where more information may be obtained regarding the ordinance.

c) Written proof of this notification shall be submitted to the Illinois EPA within forty-five (45) days from the date this Letter is recorded to:

Illinois Environmental Protection Agency
Bureau of Land/RPMS #24
1021 North Grand Avenue East
Post Office Box 19276
Springfield, Illinois 62794-9276

d) The following activities shall be grounds for voidance of the ordinance as an institutional control and this Letter:

i) Modification of the referenced ordinance to allow potable uses of groundwater;

ii) Approval of a site-specific request, such as a variance, to allow use of groundwater at the Remediation Site or at the affected properties;

iii) Failure to provide written proof to the Illinois EPA within forty-five (45) days from the date this Letter is recorded of written notification to the Village of Northbrook and affected property owner(s) of the intent to use Ordinance «Ordinance Number» as an institutional control at the Remediation Site; and

iv) Violation of the terms and conditions of this No Further Remediation letter.

Other Terms

8) Where a groundwater ordinance is used to assure long-term protection of human health (as identified under paragraph 7 of this Letter), the Remediation Applicant must record a copy of the groundwater ordinance adopted and administered by a unit of local government along with this Letter.

9) Where the Remediation Applicant is not the sole owner of the Remediation Site, the Remediation Applicant shall complete the attached *Property Owner Certification of the No Further Remediation Letter under the Site Remediation Program* Form. This certification, by original signature of each property owner, or the authorized agent of the owner(s), of the Remediation Site or any portion thereof who is not a Remediation Applicant, shall be recorded along with this Letter.

10) Further information regarding this Remediation Site can be obtained through a written request under the Freedom of Information Act (5 ILCS 140) to:

Illinois Environmental Protection Agency

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Attn: Freedom of Information Act Officer
Division of Records Management #16
2520 West Iles Avenue
Post Office Box 19276
Springfield, Illinois 62794-9276

11) Pursuant to Section 58.10(f) of the Act (415 ILCS 5/58.10(f)), should the Illinois EPA seek to void this Letter, the Illinois EPA shall provide notice to the current title holder and to the Remediation Applicant at the last known address. The notice shall specify the cause for the voidance, explain the provisions for appeal, and describe the facts in support of this cause. Specific acts or omissions that may result in the voidance of the Letter under Sections 58.10(e)(1)-(7) of the Act (415 ILCS 5/58.10(e)(1)-(7)) include, but shall not be limited to:

a) Any violation of institutional controls or the designated land use restrictions;

b) The failure to operate and maintain preventive or engineering controls or to comply with any applicable groundwater monitoring plan;

c) The disturbance or removal of contamination that has been left in-place in accordance with the Remedial Action Plan. Access to soil contamination may be allowed if, during and after any access, public health and the environment are protected consistent with the Remedial Action Plan;

d) The failure to comply with the recording requirements for this Letter;

e) Obtaining the Letter by fraud or misrepresentation;

f) Subsequent discovery of contaminants, not identified as part of the investigative or remedial activities upon which the issuance of the Letter was based, that pose a threat to human health or the environment;

g) The failure to pay the No Further Remediation Assessment Fee within forty-five (45) days after receiving a request for payment from the Illinois EPA;

h) The failure to pay in full the applicable fees under the Review and Evaluation Services Agreement within forty-five (45) days after receiving a request for payment from the Illinois EPA.

12) Pursuant to Section 58.10(d) of the Act, this Letter shall apply in favor of the following persons:

a) JI Realty Company, LLC;

b) The owner and operator of the Remediation Site;

c) Any parent corporation or subsidiary of the owner of the Remediation Site;

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d) Any co-owner, either by joint-tenancy, right of survivorship, or any other party sharing a relationship with the owner of the Remediation Site;

e) Any holder of a beneficial interest of a land trust or inter vivos trust, whether revocable or irrevocable, involving the Remediation Site;

f) Any mortgagee or trustee of a deed of trust of the owner of the Remediation Site or any assignee, transferee, or any successor-in-interest thereto;

g) Any successor-in-interest of the owner of the Remediation Site;

h) Any transferee of the owner of the Remediation Site whether the transfer was by sale, bankruptcy proceeding, partition, dissolution of marriage, settlement or adjudication of any civil action, charitable gift, or bequest;

i) Any heir or devisee of the owner of the Remediation Site;

j) Any financial institution, as that term is defined in Section 2 of the Illinois Banking Act and to include the Illinois Housing Development Authority, that has acquired the ownership, operation, management, or control of the Remediation Site through foreclosure or under the terms of a security interest held by the financial institution, under the terms of an extension of credit made by the financial institution, or any successor-in-interest thereto; or

k) In the case of a fiduciary (other than a land trustee), the estate, trust estate, or other interest in property held in a fiduciary capacity, and a trustee, executor, administrator, guardian, receiver, conservator, or other person who holds the remediated site in a fiduciary capacity, or a transferee of such party.

13) This letter, including all attachments, must be recorded as a single instrument within forty-five (45) days of receipt with the Office of the Recorder of Cook County. For recording purposes, the Illinois EPA Site Remediation Program Environmental Notice attached to this Letter should be the first page of the instrument filed. This Letter shall not be effective until officially recorded by the Office of the Recorder of Cook County in accordance with Illinois law so that it forms a permanent part of the chain of title for the Deublin Co (aka JIRC) property.

14) Within thirty (30) days of this Letter being recorded by the Office of the Recorder of Cook County, a certified copy of this Letter, as recorded, shall be obtained and submitted to the Illinois EPA to:

Illinois Environmental Protection Agency
Bureau of Land/RPMS #24
2520 West Iles Avenue
Post Office Box 19276

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Springfield, Illinois 62794-9276

15) In accordance with Section 58.10(g) of the Act, a No Further Remediation Assessment Fee based on the costs incurred for the Remediation Site by the Illinois EPA for review and evaluation services will be applied in addition to the fees applicable under the Review and Evaluation Services Agreement. Request for payment of the No Further Remediation Assessment Fee will be included with the billing statement.

If you have any questions regarding the Deublin Co (aka JIRC) property, you may contact the Illinois EPA project manager, Erin Riley at 217-782-1646.

Sincerely,

Jeron Schultz, Manager
Remedial Project Management Section
Division of Remediation Management
Bureau of Land

Attachments: Illinois EPA Site Remediation Program Environmental Notice
Site Base Map
Table A: Regulated Substances of Concern
Village of Northbrook Groundwater Ordinance
Property Owner Certification of the NFR Letter under the Site Remediation Program Form
Instructions for Filing the NFR Letter

cc: Ms. Jennifer Makino
EPS Environmental Services, Inc.
jmakino@epsenvironmental.com

Bureau of Land File

Remedial Project Management Section

DRAFT

PREPARED BY:

Mr. Alexander B. Farrell
JI Realty Company, LLC
1919 Stanley Street
Northbrook, IL 60062

RETURN TO:

Mr. Alexander B. Farrell
JI Realty Company, LLC
1919 Stanley Street
Northbrook, IL 60062

THE ABOVE SPACE FOR RECORDER'S OFFICE

This Environmental No Further Remediation Letter must be submitted by the remediation applicant within 45 days of its receipt, to the Office of the Recorder of Cook County.

Illinois State EPA Number: 0312075001

JI Realty Company, LLC, the Remediation Applicant, whose address is 1919 Stanley Street, Northbrook, IL 60062 has performed investigative and/or remedial activities for the remediation site depicted on the attached Site Base Map and identified by the following:

1. Legal Description or Reference to a Plat Showing the Boundaries:

   Lots 1 and 2 in Lu-Mar Realty Company's Resubdivision of Lot 5, in Stanley Subdivision in the Northwest Quarter of Section 15, Township 42 North, Range 12, East of the Third Principal Meridian, according to the plat of said Lu-Mar Realty Company's Resubdivision, registered in the Office of the Registrar of Titles of Cook County, Illinois, on June 2, 1959, as Document No. 1864829.

2. Common Address: 1919 Stanley Street, Northbrook, IL 60062

3. Real Estate Tax Index/Parcel Index Number: 04-15-102-008-0000

4. Remediation Site Owner: JI Realty Company, LLC

5. Land Use: Industrial/Commercial

6. Site Investigation: Focused

See NFR letter for other terms.

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(Illinois EPA Site Remediation Program Environmental Notice)

TABLE A: Regulated Substances of Concern

LPC# 0312075001/Cook County
Northbrook/Deublin Co (aka JIRC)
Site Remediation/Technical

Volatile Organic Compounds (VOCs)	
CAS No.	**Compound Name**
67-64-1	Acetone
71-43-2	Benzene
75-27-4	Bromodichloromethane
75-25-2	Bromoform
74-83-9	Bromomethane
78-93-3	2-Butanone
75-15-0	Carbon Disulfide
56-23-5	Carbon Tetrachloride
108-90-7	Chlorobenzene
75-00-3	Chloroethane
67-66-3	Chloroform
74-87-3	Chloromethane
124-48-1	Dibromochloromethane
75-34-3	1,1-Dichloroethane
107-06-2	1,2-Dichloroethane
75-35-4	1,1-Dichloroethene
540-59-0	1,2-Dichloroethene (total)
156-59-2	cis-1,2-Dichloroethene
156-60-5	trans-1,2-Dichloroethene
78-87-5	1,2-Dichloropropane
10061-02-6	trans-1,3-Dichloropropene
10061-01-5	cis-1,3-Dichloropropene
100-41-4	Ethylbenzene
591-78-6	2-Hexanone
75-09-2	Methylene Chloride
108-10-1	4-Methyl-2-Pentanone
1634-04-4	Methyl tert-butyl ether
100-42-5	Styrene
79-34-5	1,1,2,2-Tetrachloroethane
127-18-4	Tetrachloroethene
71-55-6	1,1,1-Trichloroethane
79-00-5	1,1,2-Trichloroethane
79-01-6	Trichloroethene
108-88-3	Toluene
75-01-4	Vinyl Chloride
1330-20-7	Xylenes (total)

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Inorganics	
CAS No.	**Compound Name**
7440-38-2	Arsenic
7440-39-3	Barium
7440-43-9	Cadmium
7440-47-3	Chromium
7439-92-1	Lead
7439-97-6	Mercury
7782-49-2	Selenium
7440-22-4	Silver

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PROPERTY OWNER CERTIFICATION OF THE NFR LETTER
UNDER THE SITE REMEDIATION PROGRAM

Where the Remediation Applicant (RA) is not the sole owner of the remediation site, the RA shall obtain the certification by original signature of each owner, or authorized agent of the owner(s), of the remediation site or any portion thereof who is not an RA. The property owner(s), or the duly authorized agent of the owner(s) must certify, by original signature, the statement appearing below. This certification shall be recorded in accordance with Illinois Administrative Code 740.620.

Include the full legal name, title, the company, the street address, the city, the state, the ZIP code, and the telephone number of all other property owners. Include the site name, street address, city, ZIP code, county, Illinois inventory identification number and real estate tax index/parcel index number.

A duly authorized agent means a person who is authorized by written consent or by law to act on behalf of a property owner including, but not limited to:

1. For corporations, a principal executive officer of at least the level of vice-president;
2. For a sole proprietorship or partnership, the proprietor or a general partner, respectively; and
3. For a municipality, state or other public agency, the head of the agency or ranking elected official.

For multiple property owners, attach additional sheets containing the information described above, along with a signed, dated certification for each. All property owner certifications must be recorded along with the attached NFR letter.

Property Owner Information

Owner's Name:_____
Title:_____
Company:_____
Street Address:_____
City:_____ State:_____ Zip Code:_____ Phone:_____

Site Information

Site Name: _____
Site Address: _____
City: _____ State:_____ Zip Code:_____ County: _____
Illinois inventory identification number:_____
Real Estate Tax Index/Parcel Index No._____

I hereby certify that I have reviewed the attached No Further Remediation Letter and that I accept the terms and conditions and any land use limitations set forth in the letter.

Owner's Signature:_____ Date: _____

SUBSCRIBED AND SWORN TO BEFORE ME
this _____day of_____, 20__

_____
Notary Public

The Illinois EPA is authorized to require this information under Sections 415 ILCS 5/58 - 58.12 of the Environmental Protection Act and regulations promulgated thereunder. If the Remediation Applicant is not also the sole owner of the remediation site, this form must be completed by all owners of the remediation site and recorded with the NFR Letter. Failure to do so may void the NFR Letter. This form has been approved by the Forms Management Center. All information submitted to the Site Remediation Program is available to the public except when specifically designated by the Remediation Applicant to be treated confidentially as a trade secret or secret process in accordance with the Illinois Compiled Statutes, Section 7(a) of the Environmental Protection Act, applicable Rules and Regulations of the Illinois Pollution Control Board and applicable Illinois EPA rules and guidelines.

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Notice to Remediation Applicant

Please follow these instructions when filing the NFR letter with the County Recorder's Office

Instructions for Filing the NFR Letter

The following documents must be filed:

A. Body of the NFR Letter (contains appropriate terms and conditions, tables, etc.)
B. Attachments to NFR letter
- Illinois EPA Site Remediation Program Environmental Notice (Legal Description and PIN of property)
- Maps of the site
- Table A: Regulated Substances of Concern (if applicable.)
- Property Owner Certification

C. A copy of the ordinance, if applicable, used to address groundwater contamination

1. Place the Illinois EPA Site Remediation Program Environmental Notice on top of the NFR prior to giving it to the Recorder.

2. If you are not the owner (record title holder) of the property on the date of filing of this NFR, you must attach a **completed** owner's certification form signed by the owner of the property at the time of filing (e.g., if the property recently sold, the new owner must sign).

3. If any of the terms and conditions of the NFR letter references a groundwater ordinance, you must record a copy of the groundwater ordinance with the NFR letter.

4. If any of the terms and conditions of the NFR letter references a highway agreement, you must record the highway agreement if specifically required by the municipality granting the agreement, the County or the Illinois Department of Transportation.

5. Within thirty (30) days of this NFR Letter being recorded by the Office of the Recorder of the County in which the property is located, a certified copy of this Letter, as recorded, shall be obtained and submitted to the Illinois EPA to:

   Illinois Environmental Protection Agency
   Bureau of Land/RPMS
   2520 West Iles Avenue
   Post Office Box 19276
   Springfield, IL 62794-9276

6. **Remove this page from the NFR letter, prior to recording.**

If you have any questions call (217) 524-6940 and speak with the "project manager on-call" in the Site Remediation Program.

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NOTICE

December 6, 2026

Adjacent Property Owner
1896 Kingsley Circle
Parcel: 04-15-103-052-0000
Northbrook, Illinois 60062

To Whom It May Concern:

JI Realty Company, LLC has performed an environmental response action at 1919 Stanley Street, Northbrook, Illinois (the Site). The response action was conducted because of a historic release of contaminants at the Site. The response action consisted of soil and groundwater investigations and exclusion of the groundwater ingestion exposure route.

To protect human health, Illinois regulations require that JI Realty Company, LLC either remediate soil and groundwater contamination or demonstrate that the groundwater in the area of the release will not be used as potable water. "Groundwater" is the water beneath the ground stored in the pores of soil and rock; some communities and homeowners pump this water out of wells to supply potable water. "Potable" means fit for human consumption including drinking, bathing, preparing food, washing dishes, and so forth. The HOA may also need to take extra steps should excavation be needed to maintain their private infrastructure in the modeled plume area.

The Village of Northbrook is considering an ordinance that would strictly prohibit the human and domestic consumption of the groundwater beneath your property. Under Illinois regulations, a local ordinance that effectively prohibits the installation and use of potable water supply wells may be used as an institutional control to allow contamination above the groundwater ingestion remediation objectives to remain in the groundwater (35 Illinois Administrative Code 742.1015). (An institutional control is a legal mechanism for imposing a restriction on land use). The Illinois Environmental Protection Agency (Illinois EPA) has determined that the proposed ordinance JI Realty has requested of the Village of Northbrook meets the regulatory requirements for use as an institutional control. JI Realty Company, LLC has requested and has been granted approval from the Illinois EPA to use the groundwater ordinance as an institutional control.

Your property, 1896 Kingsley Circle, Northbrook, Illinois (shown on the attached map) is included in the area affected by the ordinance. This means that you cannot install or use a private, potable water well on your property. Based on the remediation objectives established in reliance on this ordinance, groundwater beneath your property may not be suitable for human or domestic consumption. Illinois regulations require that you be notified of these facts.

The Village of Northbrook's groundwater restrictions may be found in the Village's Municipal Code (Chapter 27, Sections 27-38). Previously approved ordinances limiting the use of ground water from a contaminated area as a potable water source can be found in the Village's Fiscal Year Annual Fee Ordinance. If you wish to obtain a copy of the proposed ordinance, please contact the Village Clerk of the Village of Northbrook, 1225 Cedar Lane, Northbrook, Illinois 60062 (847.272.5050).

To learn more about the JI Realty Company, LLC site, 1919 Stanley Street, Northbrook, Illinois, please contact EPS Environmental Services, Inc., Senior Project Manager, Jennifer Makino, P.G., 7237 West Devon Avenue, Chicago, Illinois 60631, (773)792-3090. You may also obtain a copy of the complete Illinois EPA file on the JI Realty Company, LLC site. To do so, you will need to submit a written request with your signature to the Freedom of Information Act (FOIA) Officer, Illinois EPA, Bureau of Land, 1021 North Grand Avenue East, P.O. Box 19276, Springfield, Illinois, 62794-9276. When requesting a copy of the file, please reference the file heading shown below:

Re: LPC #:0312075001/Cook County
Northbrook/JI Realty Company, LLC
1919 Stanley Street
Site Remediation/Technical

FOIA requests may also be requested through the Illinois EPA's Web page:
https://www2.illinois.gov/epa/foia/pages/default.aspx

Alternatively, select files are also accessible through the Illinois EPA's Document Explorer Web page:
https://webapps.illinois.gov/EPA/DocumentExplorer/Documents/Index/170000211839

Sincerely,

for JI Realty Company, LLC

enclosure: Site Map

MEMORANDUM

To: Village Board of Trustees
From: Village Manager Cara Pavlicek
Date: 2026-01-27
Subject: Review and Discussion of Possible Changes to Shermer-Walters Public Forum

Overview

The Village Board is asked to review possible changes to the Shermer-Walters Public Forum and tentatively set aside time the evening of February 10, 2026 to hear public input on the matter.

Fiscal Impact

While there is no fiscal impact associated with this agenda discussion, it is noted that the cost to the Village related to the maintenance of the property is de minimis. There can be a relatively high administrative cost when signs are permitted that contain speech that invokes a significant public reaction and staff spends unscheduled time to affirm the Village that the Public Forum is a location where up to two signs may be permitted for a maximum of thirty days as "the expression of Constitutionally Protected Free Speech... and that the Village of Northbrook does not Sponsor, Finance, or Endorse these expressions".

Recommendation

Discussion Only.

Background

Since 1995, the Village of Northbrook owns property at the northwest corner of the intersection of Shermer and Walters which was part of a Village public works project to improve the Shermer and Walters intersection (the "*Parkway*"). The Parkway land was transferred by intergovernmental agreement from the Park District to the Village.

In mid 1996, after considerable public discussion, the Village Board determined that it would be in the best interest of the Village to officially designate the newly created Parkway as a public forum, subject to reasonable time, place, and manner restrictions as allowed by constitutional jurisprudence. In general terms, this means that the Village cannot regulate the content (language used/image displayed) of a sign/display because they are Constitutionally

protected free speech.

This was followed in late 1996, by adoption of Resolution No. 96-R-179 designating the Parkway as a public forum (the "*Public Forum*"), and the Village Manager's office enacted a "Standard Operation Procedure" (SOP) setting for lawful rules and regulations governing use and display.

Today, the Parkway continues to be designated as the Village's Public Forum pursuant to the 1996 Resolution. The administratively issued SOP has been amended on several occasions after review by the Village Board. The most current version of the SOP is dated October 11, 2023 and requires that advance reservations be submitted on a form prepared by the Village in order to place a display on the Public Forum. The reservation must be submitted not less than 10, nor more than 30, days in advance of the desired installation date. No more than two displays may be installed at any one time, and no display may be installed for more than 30 consecutive days.

In a review of 2023, 2024 and 2025, the Village has had as few as ten signs reserved/permitted at the Public Forum and as many as 22 in a single calendar year. Under the SOP, it is unlikely that more than 24 signs/displays could be installed in a single calendar year.

Alternatives for Discussion

Below are three alternatives that the Board is asked to put forward for public discussion on the evening of February 10, 2026 at Village Hall (it is yet to be determined if this should be at 6 p.m. or as part of the regular 7:30 p.m. meeting.)

As part of the meeting on January 27, 2026, the Board is encouraged to ask any clarifying questions about the alternatives below, and advise Staff with any issues or research that the Board would like reviewed prior to the February 10, 2026 meeting.

1) Reconstitute and redesign the Parkway to be a *Council Ring* along with updated policies on the purpose of the space. The new purpose would be to provide a physical location for individuals to engage in-person and to peacefully exchange open ideas. No permanent or unattended display, sign, or banner would be allowed at any time. The Village could consider hours of operation and other reasonable time, place, and manner restrictions. The Parkway would no longer be a "public forum" for the placement of unattended displays. This would be in contrast to and discontinue the current practice of individuals or groups making an online

application for an advance reservations on a form prepared by the Village in order to place an unattended display on the Parkway.

Council Rings can be described as a circular seating area and can be found at the University of Illinois Champaign Urbana Arboretum (see attached images). Their website notes:

From The Garden Club of America - " *The council ring is a signature element in many of the gardens designed by the Danish landscape architect Jens Jensen (1860-1951). Jensen developed the idea of council rings to work in both public and private spaces. The council ring is a symbolic representation of both ancient Danish traditions of village gatherings and newer ideals of American democracy. The circular design of the structure invites people to come together in an egalitarian way. Just as a circle has no beginning or end, there is no hierarchy within a group gathering around a council ring. Jensen placed council rings in the Chicago-area parks he designed during the late nineteenth and early twentieth centuries as a way to encourage neighbors to come together as equals to share ideas, experiences, and stories and to enjoy the beauty of nature."*

2) De-designation of the Parkway as a public forum and discontinue the allowance of any and all private signs and displays at any time on the Parkway.

3) Make no changes to the use of the Parkway as a Public Forum, and continue with the current reservation practice of permitting no more than two signs/displays at any one time, and no display may be installed for more than 30 consecutive days. This action acknowledges that if the Village allows the Public Forum designation, in accordance with the Supreme Court decisions, the Village may not limit the content of the signs/display (only the size and time duration).

Under this option, it is recommended that the Village enlarge the size of the current permanent Village sign on the property which states:

This Village Owned property is a

Public Forum for the Expression

Of Constitutionally Protected Free

Speech. The Village of

Northbrook does not Sponsor,

Finance, or Endorse these

Expressions.

In the case of options 1 and 2, the Village Board may want to consider imposing a temporary moratorium on any use of the Public Forum as it considers the future of the Shermer-Walters Public Forum. If desired, the moratorium could be put in to place at the next Village Board meeting following the February 10, 2026 meeting. It is recommended that the following steps be taken to adopt a temporary moratorium:

a. Impose the temporary moratorium by adoption of a resolution by the Village Board.
b. The resolution must apply to all potential applicants and users, *without any exceptions.*
c. The resolution must allow for any and all reservations that have been properly completed and submitted to the Village Manager prior to the date of adoption of the resolution to be fulfilled. The resolution can then provide that, as of the effective date of the resolution, no new reservations will be honored or accepted during the moratorium period.

Subject to discussion and consensus of the Village Board, staff will promote the February 10 public discussion and work with the Village Attorney to prepare any necessary actions for Board consideration subject to consensus of the Village Board.

SOP Shermer-Walters Public Forum Use and Reservation Process - October 2023.pdf
Exhibit - Council Ring Examples

Shermer-Walters Public Forum Use and Reservation Process

Effective Date: October 11, 2023

APPROVAL

Deputy Village Manager

Village Manager

POLICY

Encroachments on and obstructions of public property within the Village are governed by Chapter 22 of the Northbrook Municipal Code. In 1996 the Village Board adopted Resolution No. 96-R-179 allowing for encroachments on and obstructions of that certain parkway area located at the northwest portion of the intersection of Shermer Road and Walters Avenue (the "***Parkway***"), but only upon the prior issuance of a reservation therefor by the Village Manager, subject to such restrictions that the Village Manager may impose. In doing so, the Village established the Parkway as a designated public forum.

The purpose of this Standard Operating Procedure is to specify the restrictions and the procedures that the Village Manager will implement in considering and processing a reservation for use of the Parkway.

The erection, placement, construction, operation, use or maintenance of any public or private display, structure, exhibit, sign or other encroachment upon the Parkway shall be governed by all applicable statutes, ordinances and resolutions regarding encroachments and obstructions on public property, including specifically those restrictions set forth in this Standard Operating Procedure.

PURPOSE

Any individual, group, or entity seeking to erect, place, construct, operate, use or maintain a display, structure, exhibit, sign or other encroachment, herein referred to as "***Displays***", on the Parkway must first obtain a reservation from the Village Manager specifying in detail the nature of any such Display. The Village Manager shall have the authority to make decisions and determinations regarding the issuance of a reservation therefor in accordance with Chapter 22 of the Northbrook Municipal Code and Northbrook Resolution No. 96-R-179.

PROCEDURE

The erection, construction, placement, maintenance, operation, or use of a display, structure, exhibit, sign or other encroachment (a "***Display***") on, at, or within the Parkway shall be subject to, and conditioned upon, each and all of the following conditions

and restrictions:

A. Reservation Required. A reservation, issued by the Village Manager, shall be required prior to the erection or maintenance of any Display on the Parkway, in accordance with the following procedures:

1. Reservation Request. The reservation request shall be in writing on a form prepared by the Village, and shall be filed in the Village Manager's Office. The reservation request must include the name of the individual or group sponsoring the Display ("***Responsible Party***"), and the name, address, and telephone number of a member of the Responsible Party who will be the Village's "***Primary Contact***" for the reservation request and the Display after it is installed.

2. Submission Date. The reservation request must be submitted not less than 10, nor more than 30, days prior to the desired installation date for the Display.

3. Specifications and Description of Display. The reservation request must include specifications and a description of the Display that accurately depict the Display:

a. Preliminary Specifications and Rendering. At the time of the reservation request, the Responsible Party may submit preliminary specifications and a drawing or plan for the Display that includes the following:

i. Approximate dimensions of the Display;

ii. The manner in which the Display will be mounted or secured to the ground;

iii. The construction materials to be used;

iv. The lighting, if any, that will be a part of, or that will illuminate, the Display; and

v. A narrative and graphic description of the Display, including any and all written content, graphics, and art or architectural features that will be included on or within the Display.

b. Final Specifications and Rendering. No later than seven calendar days prior to the proposed installation date of the Display, the Responsible Party will provide the Village Manager's Office with updated specifications and an accurate and fully dimensioned (including height, width, and depth) rendering of the Display. The final specifications and rendering must incorporate and address all Village staff comments provided during the reservation review process. Failure to provide these final specifications and rendering by the required deadline will result in the revocation of the reservation.

4. Review by Village Departments. Prior to approval of any reservation, the Village Manager shall cause the reservation request to be reviewed by all departments of the Village or code enforcement officials that the Manager deems to be appropriate or necessary to determine (a) whether the proposed Display meets all applicable laws governing encroachments and obstructions to public property and (b) whether the proposed Display will create a danger or hazard to vehicular or pedestrian traffic in the vicinity of the Parkway. As part of the reservation process, the Village Attorney may review submittals to assist staff in determining compliance with provisions of this Standard Operating Procedure.

5. Action on Reservation Request. After reviewing a reservation request for a Display permit, the Village Manager may:

    a. issue the reservation for the proposed Display;

    b. request modifications to the reservation request or Display specifications and require resubmission of the reservation request;

    c. issue the reservation with conditions for the installation and maintenance of the proposed Display reasonably necessary to allow the Display to be in compliance with the intent of this Standard Operating Procedure; or

    d. deny the issuance of a reservation for the proposed Display if the Village Manager determines that (i) the proposed Display does not comply with any or all of the conditions or requirements set forth in this Standard Operating Procedure, or (ii) the proposed Display will present a clear and present danger to the public health or safety of the Village, its residents, or the pedestrians or operators of vehicles in the vicinity of the Parkway.

6. Not Transferable or Assignable. Any Display reservation issued by the Village Manager is solely for the benefit and use of the Responsible Party and may not be transferred or assigned to any other individual, group, or entity. Any Display reservation issued by the Village Manager will only be valid for the time period specified in the reservation confirmation letter.

7. Revocation. The Village Manager may revoke a Display reservation request in the event that the Village Manager determines that any or all of the conditions set forth in this Standard Operating Procedure, or any additional conditions included in the reservation confirmation, have been violated.

8. Appeals. The determination or action of the Village Manager, or his or her designee, to grant, deny, or revoke a reservation request may be appealed to the Village Board of Trustees in accordance with the same rules and procedures governing Building Code appeals set forth in Sec. 6-14 of the Northbrook Municipal Code. The decision of the Village Board of Trustees on an appeal shall be final.

9. Reservation Fee. A non-refundable fee in the amount set forth in the Annual Fee Resolution shall be due and payable at the time of reservation request.

B. Size of Display. A Display, including all support structures, must completely fit within a volume bounded by an imaginary cube that is six feet wide, six feet deep, and six feet high. Displays that exceed these dimensions must be altered to fit within that volume.

C. Support for Banners. Displays that are banners must use support structures, consisting of removable posts, provided by the Village. Displays consisting of solid objects or structures may utilize their own support structures so long as they are approved by the Village.

D. Number of Displays.

1. No more than two Displays may be installed and maintained in the Parkway at any one time. If multiple Display reservation requests are received for the same time period, reservation requests that are deemed to be in full compliance with this Standard Operating Procedure will be given preference in the order that they are received by the Village Manager's office, as indicated by the date/time stamp applied by Village staff upon receipt.

2. No Responsible Party will be allowed to maintain more than one Display on the Parkway at the same time.

3. No Responsible Party will be allowed to install and maintain more than one Display on the Parkway in a 365-day period. This provision does not apply to Displays that are installed directly by the Village of Northbrook.

E. Duration. No Display may be maintained within the Parkway for a time period exceeding 30 consecutive days. All installation, deconstruction, and removal of the Display must be completed prior to end of the 30-day Display period. No Display may be maintained on the Parkway for more than a total of 30 days in any 365-day period.

F. Removal and Restoration. Prior to the expiration of the 30-day period, the Responsible Party must, at its sole cost and expense, deconstruct and remove the Display, and restore the Parkway to its condition prior to the installation of the Display.

G. Obscenity Prohibited. No Display may contain any matter, in writing or in a depiction, that, when considered as a whole, predominantly appeals to prurient interests and lacks serious literary, artistic, political, or scientific value.

H. Advertising Prohibited. No Display that directs attention to or identifies a business, commodity, service, or entertainment that is an off-site Commercial Use (as defined in Article XII of the Village Zoning Code) as opposed to a Civic Use (as defined in Article XII of the Village Zoning Code) shall be permitted to be installed and maintained in the Parkway. This prohibition includes Displays promoting the off-site sale of commercial or residential property.

I. Disclaimer Sign. The Village maintains a permanent sign on the Parkway disclaiming any Village interest in the operation, use or maintenance of the Displays erected on the Parkway ("***Disclaimer Sign***"). The Responsible Party may not remove, relocate, obstruct, or in any way tamper with the Disclaimer Sign.

J. Construction Materials. The construction and structural elements of the Display must be in full compliance with the standards and regulations of the Village Building Code. Specifically, and without limitation, the Display must be (a) constructed of fire-resistant materials, (b) capable of withstanding wind pressures of at least 30 pounds per square foot of surface area, and (c) capable of receiving dead loads based on the actual weight of the structure.

K. Lighting Restrictions. No flashing, blinking or intermittent lights shall be permitted on, or illuminating, the Display. All Displays shall be in full compliance with the signage illumination provisions set forth in Section 9-106 D 1 of the Village's Zoning Code. No Display may be illuminated in a manner that directs light into vehicular traffic on streets adjacent to the Parkway.

L. Responsible Party's Risk. The Responsible Party shall acknowledge and agree that the installation and physical maintenance of the Display will be at the sole and exclusive expense and risk of the Responsible Party. The Village will not be responsible for damage of any kind caused to, or for any damage, injury, or loss as a result of, the Display.

M. No Damage to Surrounding Property. Displays may only be installed in one of the two areas in the Parkway designated for Displays. The Responsible Party shall cause the Display to be installed and maintained in a manner that does not permanently damage or disturb the Parkway, including any vegetation or landscaping, or damage or disturb any public or private property surrounding the Parkway. In the event of any such damage or disturbance, the Responsible Party must promptly repair and remedy the damage or disturbance at its sole cost and expense.

N. Removal of Damaged or Unsafe Display. The Responsible Party shall, at its sole cost or expense promptly (but in no event more than 24 hours after receipt of notice from the Village Manager) remove or repair any Display that is either (i) defaced with graffiti or other markings in such a manner as to render the Display obscene or (ii) is damaged or destroyed by any cause (whether intentional or unintentional, by natural causes or by deliberate causes) in such a manner as to render the Display unsafe. If a Display is defaced, damaged, or destroyed, and the Responsible Party does not either remove or repair the Display within 24 hours after receiving notice from the Village Manager, the Village will have the right to disassemble and remove the Display from the Parkway. Any Display removed by the Village will be preserved, to the extent feasible, and stored at the Village's Department of Public Works Center at 655 Huehl Road where it may be retrieved by the Responsible Party during regular business hours for five business days after removal.



Council Ring at the University of Wisconsin, Madison campus just above the easternmost wing of Elizabeth Waters Residence Hall.

Photo by William Cronon.



Council Ring at Columbus Park, Chicago.

Photo by James Iska