Village Board of Trustees Agenda

Sandra "Sandy" Frum Board Room
1225 Cedar Lane Northbrook, IL 60062
Tuesday, May 26, 2026

7:30 PM

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **MINUTES APPROVAL**
   A. May 12, 2026 Regular Board Meeting Minutes for Approval
4. **PUBLIC COMMENT TIME**

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

5. **MANAGER'S REPORT**
   A. Weekly Village Manger Reports
      - Week Ending May 15
      - Week Ending May 22
6. **WARRANT LIST**
   A. Review and Approval of Escrow Deposits/Performance Bond Refunds Processed Between May 1, 2026 - May 15, 2026
   B. Review and Approval of Payments Processed Between May 1, 2026 - May 15, 2026
7. **PRESIDENT'S REPORT**

Community Moment

   A. A Proclamation Recognizing June as LGBTQ Pride Month
   B. A Proclamation Recognizing June 5, 2026 as National Gun Violence Awareness Day

C. A Resolution Approving Village Board Protocols
As discussed by the Village Board on September 3, 2025, January 13, 2026, February 24, 2026 and May 12, 2026 at Committee of the Whole meetings related to Strategic Plan development, these Protocols will serve as a transparent guide for common practices followed by the Village Board.

D. A Resolution Adopting the Village's Five-Year Strategic Plan
As discussed by the Village Board at the April 28, 2026 Committee of the Whole meeting, updates to the first Village Strategic Plan have been incorporated in to the Plan as developed throughout FY26 and is presented for final approval.

8. CONSENT AGENDA

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

A. A Resolution Approving an Agreement with Granicus, LLC of Saint Paul, Minnesota for the Purchase of a Legislative Management System Subscription
This Resolution approves the purchase of a three-year annual subscription renewal for a legislative management and live meeting streaming service from Granicus.

B. A Resolution Authorizing the Purchase of a Computer Wireless Network Upgrade from Sentinel Technologies, Inc. of Downers Grove, Illinois
This Resolution approves the purchase of hardware and professional services from Sentinel Technologies, Inc. to upgrade the Village's computer wireless network at all Village facilities.

C. A Resolution Appropriating Motor Fuel Tax (MFT) Funds for the Fiscal Year 2026/27 Asphalt Street Rehabilitation Program
Motor Fuel Tax (MFT) funds are collected by the State of Illinois on diesel and gasoline and fund annual asphalt street rehabilitation.

D. A Resolution Approving a Contract with Schroeder Asphalt Services, Inc. of Huntley, Illinois for the 2026 Asphalt Street Rehabilitation Program
The asphalt street rehabilitation program includes pavement milling and resurfacing and select patching of defective areas of pavement on the Village's public asphalt streets.

E. A Resolution Approving Payment to the Northbrook Park District for Grapes on the Green and Brewfest in 2026
The Village Park District have successfully partnered on Brewfest since 2021 and Grapes on the Green since 2023.

F. A Resolution Approving an Interconnection Agreement with Commonwealth Edison Company
The new solar system that will be installed at the Public Works Center requires a standard Interconnection Agreement to connect electrically to the ComEd electric distribution system.

G. A Resolution Authorizing the Execution of a Joint Funding Agreement with the Illinois Department of Transportation for Grant Funding for Construction Costs for Skokie Boulevard Improvements
This agreement ties the State grants funds awarded to Northbrook to pavement rehabilitation on Skokie Boulevard from Lake-Cook Road to approximately Sunset Ridge Road.

H. A Resolution Appropriating Motor Fuel Tax (MFT) Funds for the Fiscal Year 2026/27 Skokie Boulevard Improvements
The Village uses Motor Fuel Tax (MFT) funds to finance its asphalt street rehabilitation projects such as the planned Skokie Boulevard Improvements.

I. A Resolution Authorizing the Expenditure for Annual Membership Dues to the Northeastern Illinois Regional Crime Lab of Vernon Hills, Illinois
The Village of Northbrook Police Department is a member of a regional consortium of law enforcement agencies that provides forensic services and resources.

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

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

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

M. An Ordinance Rezoning the Property at 1250 Sanders Road, 1370 Sanders Road, and 1390 Sanders Road and Amending the District Zoning Map (1250 Sanders Road, 1370 Sanders Road, 1390 Sanders Road (Docket No. PCD-25-21)
As recommended by the Plan Commission, approval of rezoning Lot 1 of the subdivided Property to the IB Institutional Building District at Wood Oaks Jr. High School is requested.

N. A Resolution Approving a First Amendment to Affordable Unit Declaration of Covenants, Conditions, and Restrictions and Subordination Agreement for the Townhomes at Pointe Drive - 175 Pointe Drive (Docket No. PCD-22-03)
The developer of the Pointe Drive townhomes located at 175 Pointe Drive, approved by the Board of Trustees on February 28, 2023, has completed construction and is in the process of refinancing the development which has resulted in a need for an amendment to the originally approved Affordable Unit Declaration of Covenants, Conditions, and Restrictions. This amendment does

not change the number or value of the dedicated affordable units.

O. An Ordinance to Amend the Annual Fee Ordinance to Decrease the Number of Class A Liquor Licenses.
The Ordinance Amendment will decrease available licenses for retail sale of alcoholic beverages on the premises specified as Buffalo Wild Wings, located at 1018 Willow Road, has notified the Village that the location is closed.

P. Motion to Approve the April 28, 2026 Closed Session Minutes held during the Regular Meeting of the Village Board.

9. ADMINISTRATION AND FINANCE

10. PLANNING AND ECONOMIC DEVELOPMENT

A. A Public Hearing for a Special Permit Renewal at 3141 Dundee Road for an Existing Taekwondo Facility
The Applicant requests a renewal of an existing special permit to allow continued operation of a taekwondo facility.

B. An Ordinance Approving the Renewal of a Special Permit for a Taekwondo Facility in the C2 District (K.H. Kim's Taekwondo Academy, Ltd)(Docket No. BOT-26-02)
K.H. Kim's Taekwondo Academy, Ltd, as the lessee of 3141 Dundee Road, has requested renewal of a Special Permit previously granted which requires a public hearing conducted by the Village Board prior to consideration.

C. Preliminary Review Request by Pulte Home Company LLC for a Rezoning, Subdivision, and Planned Unit Development for a Mixed-Use Development at 1901 Cherry Lane (Meadow Plaza Shopping Center)
Pulte Home Company LLC is requesting zoning approvals to allow a planned unit development consisting of three 6-story condominium buildings with 50 units each and two commercial parcels on Cherry Lane for future commercial development. Pulte Homes holds a contract to purchase this privately owned property.

D. An Ordinance Approving a Real Estate Purchase and Sale Agreement with The Habitat Development Company LLC for Lot 2 of 1657 Shermer Road
The Purchase and Sale Agreement (PSA) outlines the conditions for the sale of approximately 8.8 acres of Village owned property at 1657 Shermer and includes earnest money as the sale is contingent upon Habitat Development Company seeking any necessary Zoning Approvals associated with the Preliminary Review, as presented under a separate agenda item at this meeting.

E. Preliminary Review of a Request by Habitat Development Company, LLC for a planned unit development located at 1657 Shermer Road.
Habitat Development Company has submitted an application for preliminary review for a zoning request to construct a mixed use structure on the property consisting of approximately 320 luxury apartments and 8,000 square feet of commercial space.

F. A Resolution Providing for the Potential Reimbursement of Eligible Costs in Connection with the Northbrook Downtown Tax Increment Financing Development Plan and Project

As discussed by the Village Board at multiple public meetings in 2025 and 2026 related to the Strategic Plan, community feedback supported investment in the downtown. This action will authorize preparation of a report and study on a potential Northbrook Downtown TIF District in accordance with State Statute for future public review and discussion before Village Board consideration.

11. COMMUNITY AND SUSTAINABILITY

12. HOUSING

13. LABOR RELATIONS

14. PUBLIC WORKS AND FACILITIES

A. An Ordinance Amending Chapter 27 Section 34 of the Municipal Code Regarding Meters and Meter Reading Devices

As reviewed at the May 12, 2026 Committee of the Whole meeting of the Village Board, a monthly fee is proposed for customers who delay meter replacement past July 31, 2026 to offset costs associated with manual water meter reading.

B. An Ordinance Amending the Annual Fee Ordinance to Establish Administrative Fees for Manual Meter Readings

As reviewed at the May 12, 2026 Committee of the Whole meeting of the Village Board, a monthly fee is proposed for customers who delay meter replacement past July 31, 2026 to offset costs associated with manual water meter reading.

15. PUBLIC SAFETY

16. COMMUNICATIONS AND OUTREACH

17. REMARKS FOR THE GOOD OF THE ORDER

18. CLOSED SESSION

19. ADJOURN

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

WEEKLY MANAGER'S REPORT

WEEK ENDING MAY 15, 2026

Meetings of the Village Board

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

Activity Reports

Police Bulletin: The weekly police bulletin has been updated for the week ending on May 15, 2026.

Save the Date

Native Tree Giveaway – Friday, May 22
The Village's Tree Giveaway will take place Friday, May 22, from 4 to 6:30 p.m. in the Village Hall rear parking lot. Residents can pick up free native tree saplings, including Silver Maple, River Birch, and Redbud (while supplies last). Trees will be distributed on a first-come basis with no registration required. Residents with questions can email sustainability@northbrook.il.us.

Northbrook Climate Action Day – Saturday, May 30
On May 30 from 10 a.m. to 1 p.m., visit Village Hall (rear lot) for a resource fair featuring the Sustainability Commission, community partners, and sustainability experts. Explore the demonstration garden and discover easy, practical ways to make your home, landscape, and transportation more energy-efficient and environmentally friendly. Click here for more information.

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

Updates

Shermer Road Corridor Improvements Project Update

This week, construction crews continued work on Shermer Road between Willow Road and Walters Avenue, with the project nearing its completion. As part of related Metra Lot Improvements, crews completed work in the lot to establish internal circulation that eliminates vehicles exiting onto Shermer and re-enter the commuter lot when a parking aisle is full. As this construction is also nears its completion all parking has been re-opened.



Questions? Contact Project Manager Michael Weller at 847-272-4711 or michael.weller@northbrook.il.us.

New Public Works Fleet Maintenance Garage Update

This week, crews completed demolition of the pre-engineered metal building shell, and ComEd completed removal of the overhead powerline and transformer located along the northern portion of the work site. Completion of ComEd's work will help provide crews with the necessary access for future geothermal drilling operations.



Upcoming work activities for the week of May 18 include:

- Excavation for the storm trap installation. Following excavation activities, crews will reinforce and pour the concrete slab that will support the storm trap installation.

Sales Tax Monthly Report

The monthly sales tax data found at this link is for collections through May 2026 (liability month February 2026) of $1,409,560 which is $306,162 or 17.8%, less than the monthly amount collected in May 2025 (February 2025). These figures include the automatic 1% municipal, 1% home rule, 1% local grocery, and 3% local cannabis taxes. On a fiscal year-to-date basis, we are at $18,377,274 through February 2026 compared to $16,256,739 at this same time last year. This is approximately 13% ahead of the prior year with two more months remaining in FY26.

Automated Water Meter Project

The Village of Northbrook continues to move forward with the installation of new meters that began in April 2025. As of Thursday, May 14, 2026, a total of 11,872 installations have been completed. Currently, 304 accounts need to be scheduled for meter replacement. Customers that have not scheduled their meter replacements yet are encouraged to do so as soon as

possible to avoid disruption of their water service. All meters must be replaced Village wide. Click for information on the Automated Water Meter Project.

Solar Panel Project at the Public Works Center
SunPeak, the Village's solar panel contractor, tested the transfer switch on the backup generator at the Public Works Center this week. The transfer switch ensures the solar panels turn off when the generator is running so the panels aren't damaged by voltage fluctuations. The test confirmed that the new solar system will properly connect with the existing transfer switch. Materials for the project will be delivered to SunPeak by the end of May, and the installation of the solar panels is tentatively scheduled to begin the week of June 8.

Concrete Street Patching Improvements
During the week of May 11, the contractor prepared subgrade along Bordeaux Drive, Bordeaux Court, Brittany Court, and Touraine Terrace in advance of concrete pours that took place early in the week. The contractor also completed the final round of concrete removals and additional subgrade preparation. Next week, the contractor anticipates completing one of the final concrete pours. Once all concrete placement operations have finished and the concrete has adequately cured, restoration activities will begin. Residents with questions or concerns about the project can reach out to Engineering Technician Luis Uriostegui at 847-272-4711.



National Public Works Week
In recognition and celebration of National Public Works Week (May 17 - 23), the Northbrook Public Works Department recognized its employees with a Proclamation at the May 12, 2026 Village Board meeting. In addition, the Public Works Department will celebrate together next week, and the Department will be closed from 11:00 a.m. to 3:00 p.m. on Thursday, May 21. During this time, Public Works staff will remain available to respond to emergencies. Residents and businesses are asked to contact the Police Department non-emergency number at (847) 564-2060 for assistance during the temporary closure.

The American Public Works Association (APWA) has noted that this year's theme for National Public Works Week is "*Rooted in Service, Powered by Community*." This theme acknowledges that the roots of service run deep in public works. Some work, like building roads and bridges, is highly visible, while other public works contributions, such as maintaining water and sewer systems, are sometimes hidden from view.

Public Works professionals advance the quality of life by providing their communities with a myriad of important public services – please join us in celebrating the quiet work that these professionals do that makes life better for everyone who lives, works, and plays in Northbrook.

Stay Informed with the Village's NotifyMe Notification System
Residents can stay informed on upcoming construction projects, roadwork, public meetings, bid postings, and other Village news through the Village's NotifyMe system. By signing up, subscribers can receive updates directly by email and/or text message for the specific topics or projects they are interested in following. To subscribe, visit the Village's NotifyMe page, create a profile using your email address, and select the notification categories you would like to receive updates for.

Door-to-Door Solicitation Information
Door-to-door solicitors are allowed in Northbrook, but they must follow Village regulations, including permit requirements and restrictions on when and where solicitation can occur. The Northbrook Police Department has recently received an increase in calls related to solicitors and is reminding residents about their rights and available protections. Residents can post “No Solicitors” signs, ask solicitors to leave their property, and report individuals who are not following Village rules. Click to learn more about solicitation regulations.

Public Safety Community Relations
Department representatives, accompanied by Therapy K9 Chloe, hosted two meet-and-greet sessions and police station tours for the raffle winners from fundraisers benefiting Northbrook Community Nursery School and St. Norbert School.

Employee News
Congratulations to the five Northbrook firefighters who graduated from the Highland Park Hospital Paramedic Education Program on Friday, May 9. Arnold Aguilar, Dylan Valkenaar, Tim Hendricks, Bryan Mata, and Nick Pawlicki (pictured left to right) will be challenging the National Paramedic Licensure Exam before beginning to work as paramedics within the Village.



RED Shirt Fridays
Northbrook firefighters and Fire Department personnel may be seen wearing red uniforms on Fridays. The RED (Remember Everyone Deployed) program is embraced by fire departments throughout the nation to honor members of our armed forces that are currently on deployment, by wearing red uniform shirts each Friday.



WEEKLY MANAGER'S REPORT

WEEK ENDING MAY 22, 2026

Meetings of the Village Board

Tuesday, May 22, 2026

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

Activity Reports

Police Bulletin: The weekly police bulletin has been updated for the week ending on May 22, 2026.

Save the Date

Memorial Day Parade & Ceremony - Monday, May 25
Northbrook residents are invited to honor the men and women of the United States Armed Forces who made the ultimate sacrifice during Northbrook's annual Memorial Day Parade and remembrance ceremony. The parade will begin at 10:30 a.m., near Cherry Lane and Western Avenue and conclude at Village Green Park, where a remembrance ceremony will follow. The event is organized by American Legion Post 791.

Northbrook Climate Action Day – Saturday, May 30
On May 30 from 10 a.m. to 1 p.m., visit Village Hall (rear lot) for a resource fair featuring the Sustainability Commission, community partners, and sustainability experts. Explore the demonstration garden and discover easy, practical ways to make your home, landscape, and transportation more energy-efficient and environmentally friendly. Click here for more information.

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

Updates

Shermer Road Corridor Improvements Project Update



This week, the contractor continued working along Shermer Road between Willow Road and Walters Avenue, as the project nears completion. Remaining work includes installation of the irrigation system within the median and installation of the concrete foundation for the Rectangular Rapid Flashing Beacon (RRFB) at Farnsworth Lane. An RRFB is a traffic control device installed at uncontrolled, marked crosswalks and uses brightly flashing yellow LED lights to alert drivers that a pedestrian is waiting to cross. Residents with questions or concerns about the project can reach out to Project Manager Michael Weller at 847-272-4711 or via email at michael.weller@northbrook.il.us.

Flower Planting in Northbrook Downtown

The Village's contractor, Yellowstone, began planting flowers in all beds, planters, and hanging pots this week. All flower installations will be completed prior to Memorial Day. In total there are more than 3,050 plants installed each spring into the 72 hanging baskets, 67 circular planter pots, 20 bowl planters on bridges and other locations, 8 planter troughs, and 7 planting beds the Village maintains.

National Public Works Week

In celebration of National Public Works Week (May 17 – 23), the Northbrook Public Works Department hosted a staff appreciation lunch on Thursday, May 21. This annual event honors the dedication and hard work of Public Works employees and recognizes the collaboration between departments that helps keep the Village running smoothly every day. We thank our Public Works team for their commitment to maintaining Northbrook's infrastructure and services with excellence!

Building Permits Issued

- Luxottica has received a building permit to renovate storefronts located at 1159 and 1161 Church Street within Sunset Foods Plaza. Luxottica is the parent company of Rosin Eyecare who currently operates an existing storefront in Northbrook at 1917 Cherry Lane.

- Jubilant Draximage Inc., located at 3975 Commercial Ave, received a commercial alteration permit to build out space for a light industrial and commercial radiopharmacy and P.E.T. radiopharmaceutical drug manufacturing facility.

Business Licenses Issued

- A Cinnabon and Aunt Anne's Pretzel fast casual food establishment has been issued a business license at 1036 Willow Rd., Suite E.

Other DPS News

- Construction has been completed for the five-lot subdivision located at the northeast corner of Dundee Road and Greenwood with the completion of five new modern homes. Click here for more information on other noteworthy new developments and construction occurring in Northbrook.

- The Northbrook Plan Commission unanimously recommended approval of a request by

the Village of Northbrook to amend the Zoning Code and Comprehensive Plan during its regular meeting on Tuesday May 19 at 7:30 PM. The amendments are to address clarifications to the new Zoning Code from the prior zoning code document, as well as to update the Comprehensive Plan to align with the soon to be adopted Strategic Plan.

- The Plan Commission also continued the public hearing without discussion, at the request of the applicant, for the proposed three lot subdivision located at 608-610 Sanders Road to July 21, 2026, at 7:30 PM. Click here for more information about this request and other development applications under review.

Ventilation Training

Instructors from the Illinois Fire Service Institute (IFSI) spent three days at Fire Station 10 this week teaching ventilation techniques to firefighters. Opening in 1925 and located in Champaign, IL, IFSI is the oldest continuous fire training institution in the United States and serves as the statutory State Fire Academy for Illinois. The training presented to Northbrook firefighters this week included hands-on vertical ventilation techniques using a simulated roof prop.



New Public Works Fleet Maintenance Garage Update

This week, crews completed excavation for the new addition foundation and the north elevator pit. The following images so some of this ongoing work.





Upcoming work activities for the week of May 25 include:

- Excavation for the storm trap installation. Following excavation activities, crews will reinforce and pour the concrete slab that will support the storm trap installation.
- Excavation for the trash enclosure; and
- Reinforce and pour the addition foundations

Learn more at the Fleet Maintenance Garage project webpage.

New Fire Station 11 Update
Construction of the new Fire Station 11 has officially commenced, with crews beginning excavation activities and connecting the new sanitary service line to the Village's existing sanitary sewer system. Next week, crews will continue excavation activities and are anticipated to complete the sanitary service connection. In addition, crews are expected to begin connecting the new water service line to the Village's existing water distribution system. Visit the Fire Station 11 project page for more information.

Employee News

- The Village is pleased to welcome two summer interns for the 2026 season. Lyla Mroczka has joined the Village as the Sustainability Intern and Jacqueline Frego has joined as the Development and Planning Services Intern. Both interns began their roles with the Village on May 19, 2026, and we are excited to have them contribute their skills, enthusiasm, and fresh perspectives to our organization. Welcome Lyla and Jacqueline.

- Firefighter/Paramedic Bob Kincaid was appointed to the position of Engineer Driver Paramedic on Thursday, May 21, 2026. Engineer Kincaid has been a full-time employee of the fire department since 2016 and previously served the Village as a paid-on-call (POC) firefighter. Congratulations to FF/PM Kincaid.

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

ESCROW DEPOSIT/PERFORMANCE BOND REFUNDS
INVOICES PROCESSED BETWEEN MAY 1, 2026 - MAY 15, 2026
FOR 5/26/26 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
312701	RONALD & ROSE BETZ	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	3,000.00
312702	KAN PLUMBING SERVICES INC	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	500.00
312703	RELIANCE PLUMBING SEWER & DRAINAGE	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	500.00
312704	WALLY BLANTON PLUMBING & SEWER	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	500.00
312705	SURAM DEVELOPERS	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	5,000.00
312706	85 95 REVERE DRIVE INV	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	3,000.00
312707	RAVINIA PLUMBING & HEATING	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	500.00
312708	DAVIS TEKTON LLC	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	5,000.00
312709	PREOF LLC P-7	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	2,000.00
312710	J BLANTON PLUMBING	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	500.00
312711	BBP PLUMBING	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	500.00
312712	MIRON YATSIK	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	234.42
312713	FELIPE & ANN PONCE	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	1,000.00
312714	AMERICAN NATIONAL SPRINKLER	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	500.00
		CLASS 'A' TOTAL	**22,734.42**

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

INVOICES PROCESSED BETWEEN MAY 1, 2026 - MAY 15, 2026
FOR 5/26/26 MEETING

Sorted Alphabetically

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
312743	ACE HARDWARE & RENTAL	TOOLS/SUPPLIES/PARTS - PW/FD	1,298.58
8526(A)	ADDIS LAW GROUP	LEGAL SERVICES - GG	17,000.00
8488(A)	ADVANCED TREE CARE	SERVICES - PW (*)	3,127.76
8489(A)	ALEXANDER CHEMICAL CORPORATION	CHEMICALS - PW (*)	5,947.20
312807	ALEXANDER GIARMIDIS	REIMBURSEMENT - PD	84.08
312794	ALLIED GARAGE DOOR INC	SERVICES - PW (*)	3,842.46
8515(A)	ALPHAGRAPHICS US333	SUPPLIES - GG	51.50
51(E)	AMALGAMATED BANK OF CHICAGO	DEBT SERVICE PAYMENT - FIN	1,938,378.75
8519(A)	AMAZON.COM SERVICES INC	SUPPLIES/PARTS - PD/GG/PW/FIN/FD/IT	2,366.70
312780	APEX LANDSCAPING INC	SERVICES - PW	2,224.02
8490(A)	APPLIED CONCEPTS INC	EQUIPMENT - PD	1,728.99
312816	ARNOLD AGUILAR	REIMBURSEMENT - FD	215.00
312721	ARTHUR CLESEN INC	MATERIALS - PW	714.06
312772	ARTISTIC ENGRAVING	UNIFORMS - PD	175.20
312720	AT&T MOBILITY NATIONAL ACCOUNTS LLC	TELECOMMUNICATIONS - IT	12,548.79
312799	ATLASTICITY LLC	SUBSCRIPTION - IT	232.13
8523(A)	BANNERVILLE USA INC	BANNERS - GG	875.00
312801	BATTERY BROKERS LLC	RADIO BATTERIES - PD	2,470.54
8492(A)	BAXTER & WOODMAN INC	PROFESSIONAL SERVICES - PW	2,955.00
8527(A)	BIG BELLY SOLAR LLC	TRASH/RECYCLING RECEPTACLES - PW (*)	2,171.98
312716	BRADFORD SYSTEMS CORPORATION	EQUIPMENT - FD	2,407.15
312817	BRYAN HENNESSY	REIMBURSEMENT - FD	185.00
8493(A)	BS&A SOFTWARE	PAYMENT PROCESSING SERVICES - FIN (*)	13,861.54
312775	BUILDERS ASPHALT LLC	MATERIALS - PW (*)	630.98
312717	BURRIS EQUIPMENT COMPANY	RENTAL EQUIPMENT - PW	1,562.40
8532(A)	CAHILL HEATING COOLING ELECTRIC	SERVICES - PW (*)	3,312.50
312718	CASE LOTS INC	SUPPLIES - PW	2,578.70
312751	CASH	PETTY CASH - FD	337.57
8496(A)	CDW GOVERNMENT INC	EQUIPMENT - IT	2,455.05
8494(A)	CHICAGO COMMUNICATIONS LLC	SERVICES - PD	1,110.45
312719	CHICAGO TRIBUNE	PUBLISHING - FIN	57.00
312767	CINTAS CORPORATION #2	SUPPLIES - PD	548.45
312766	CINTAS CORPORATION #2	UNIFORMS - PW	155.12
8524(A)	CIVILTECH ENGINEERING INC	PROFESSIONAL SERVICES - DPS	1,075.20
8495(A)	COMCAST	TELECOMMUNICATIONS - IT	3,104.57
312723	COMCAST CABLE	TELECOMMUNICATIONS - IT	465.35
312722	COMCAST CABLE	CABLE/INTERNET - PD	128.50
312724	COMMONWEALTH EDISON COMPANY	UTILITIES - PW	5,247.08
312798	CONSENSUS CLOUD SOLUTIONS LLC	SUBSCRIPTION - IT	99.95
8528(A)	CONSTELLIX	SUBSCRIPTION - IT	20.71
312725	COOK COUNTY TREASURER	INTERGOVERTNMENTAL COST SHARING - PW	12,142.19
312726	CUTLER WORKWEAR	UNIFORMS - PW (*)	3,917.33
8529(A)	DACRA TECH LLC	SUBSCRIPTION - IT	2,500.00
312795	DRAIN & PLUMBING SERVICES	SERVICES - PW	251.55
312728	EL-COR INDUSTRIES INC	PARTS - PW/PD	1,512.36
312779	ELGIN RECYCLING INC	RECYCLING - PW	2,476.00
8521(A)	ELROD FRIEDMAN LLP	LEGAL SERVICES - GG/DPS	38,156.19
312746	ENDEAVOR HEALTH MEDICAL GROUP	PROFESSIONAL SERVICES - PD	445.00
312800	ENDRESS+HAUSER INC	PARTS - PW	1,561.50
312729	EVANSTON FUNERAL & CREMATION INC	PROFESSIONAL SERVICES - PD	1,000.00
312790	EXCEL OIL SERVICES	SERVICES - PW	362.79
312778	FE MORAN INC FIRE PROTECTION	SERVICES - PW	950.00
312730	FIELDS JEEP INC/FIELDS CHRYSLER	PARTS - PD	430.54
8516(A)	FIRE SAFETY CONSULTANTS INC	PROFESSIONAL SERVICES - DPS/FD (*)	3,995.00
8517(A)	FIRST CHOICE COFFEE SERVICES	CANTEEN - FD	555.38

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312793	FULLIFE SAFETY LLC	SERVICES - PW	316.00
8497(A)	GALLS LLC	UNIFORMS - PD	3,298.30
8534(A)	GENUINE PARTS COMPANY INC	PARTS - PW/FD	1,984.84
312731	GEWALT HAMILTON ASSOCIATES INC	PROFESSIONAL SERVICES - PW (*)	18,143.50
312782	GOGOVAPPS	SUBSCRIPTION - IT (*)	14,328.00
312796	GORDON FLESCH COMPANY INC	PRINTING - IT (*)	4,056.75
8498(A)	GRAINGER	SUPPLIES - FD/PW	1,270.99
8525(A)	GRANITE TELECOMMUNICATIONS LLC	TELECOMMUNICATIONS - IT	5,176.52
8499(A)	GRAYBAR ELECTRIC COMPANY INC	SUPPLIES - PW	2,473.08
312715	GW BERKHEIMER CO INC	SUPPLIES - PW	267.57
312732	HASTINGS AIR ENERGY CONTROL	SERVICES - FD	953.00
312771	HEALTH INSPECTION PROFESSIONALS INC	SERVICES - DPS (*)	5,710.00
312733	HENDERSON PRODUCTS INC	PARTS - PW	2,252.25
8535(A)	HODC C/O CRESTWOOD PLACE	HODC CRESTWOOD EXPENSES - FIN	8,126.68
312792	IDENTISYS INC	SUBSCRIPTION - IT	1,313.00
312734	ILLINOIS DEPARTMENT OF AGRICULTURE	MEMBERSHIP - PD	100.00
312735	IMAGE SPECIALTIES OF GLENVIEW	EMPLOYEE RECOGNITION - PD	360.00
8536(A)	INFOBIP INC	TELECOMMUNICATIONS - IT	7,314.82
312774	INSIGHT PUBLIC SECTOR INC	SUBSCRIPTION - IT	2,595.21
8501(A)	INTERSTATE POWER SYSTEMS INC	PARTS - PW	20.00
312781	J&B SOLUTIONS TO HEALTHY TREES	SERVICES - PW	1,200.00
312818	JACQUELINE DURMENT	REIMBURSEMENT - FD	58.00
312808	JAMES DAVIDSON	REIMBURSEMENT - PD	502.34
312809	JASON STEINER	REIMBURSEMENT - PD	1,732.00
312810	JESSICA ARIAS	REIMBURSEMENT - PD	44.95
312736	JG UNIFORMS INC	UNIFORMS - PD	720.70
312819	JOEL EATON	REIMBURSEMENT - FD	19.76
312737	JOHN S NEENAN	SUPPLIES - PW	546.00
312811	JONATHAN SALMI	REIMBURSEMENT - PD	227.57
312773	JONES & BARTLETT LEARNING LLC	PUBLICATIONS - FD	89.30
8530(A)	KASPER HOLMES & DRING LTD	LEGAL SERVICES - GG	7,000.00
312806	KATCH	AMBULANCE OVERPAYMENT REFUND - FD	499.23
312738	LAKE COUNTY PUBLIC WORKS DEPT	SERVICES - PW	86.00
312788	LAN ELECTRIC INC	SERVICES - PW	1,312.50
312739	LANDS END INC	UNIFORM - GG	200.00
312740	LEXIPOL LLC	SUBSCRIPTION - IT	13,583.53
8502(A)	LOGSDON OFFICE SUPPLY	SUPPLIES - PW/FIN/PD	1,608.16
8520(A)	MACQUEEN EMERGENCY GROUP	PARTS - FD	2,384.60
312812	MATTHEW JOHNSON	REIMBURSEMENT - PD	287.88
312820	MAUREEN MORRISSEY	REIMBURSEMENT - FD	324.00
8504(A)	MEADE INC	SERVICES - PW (*)	2,491.45
312741	MENONI & MOCOGNI INC	MATERIALS - PW (*)	4,299.19
8522(A)	MERCHANTS CREDIT GUIDE CO	COLLECTIONS - FIN	613.37
312803	MERIDIAN RAPID DEFENSE GROUP LLC	EMERGENCY EQUIPMENT - PW (*)	177,394.64
8512(A)	MICHAEL WAGNER & SONS INC	PARTS - PW	843.67
8505(A)	MID AMERICAN WATER OF WAUCONDA INC	PARTS - PW (*)	3,706.68
312791	MIDWEST POWER INDUSTRY INC	SERVICES - PW (*)	15,850.00
312765	MIDWEST PRECAST PRODUCTS	PARTS - PW	1,676.00
312776	MOORE LANDSCAPES LLC	SERVICES - PW (*)	22,004.44
8506(A)	MOTION INDUSTRIES INC	PARTS - FD	103.48
8507(A)	MOTOROLA SOLUTIONS INC	EQUIPMENT/TELECOMMUNICATION - FD/PD	15,596.16
8518(A)	MUNICIPALH20	PROFESSIONAL SERVICES - PW (*)	4,800.00
312813	NANCY VACCARO	REIMBURSEMENT - PD	41.33
312804	NAPLETONS ARLINGTON HEIGHTS MOTORS	PARTS - PD	5,224.00
312744	NICOR	UTILITIES - PW	1,998.26

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GENERAL LEDGER SYSTEM
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312742	NIPSTA	TRAINING - PW	1,490.00
312745	NORTH SHORE GAS COMPANY	UTILITIES - PW	389.51
312785	NORTH SHORE LAWNSPRINKLER	SERVICES - PW	1,667.66
525(E)	NORTHBROOK BANK & TRUST	DEBT SERVICE PAYMENT - FIN	8,322.75
312747	NORTHSHORE UNIVERSITY HEALTHSYSTEM	TRAINING - FD	21.00
312749	NORTHWEST FREIGHTLINER	PARTS - PW	347.96
312748	NORTHWEST MUNICIPAL CONFERENCE	MEMBERSHIPS - GG	17,963.22
312789	OFFICE DEPOT LLC	EQUIPMENT - PD	1,859.94
312814	OLIVIA SANKIEWICZ	REIMBURSEMENT - PD	65.25
312797	ONCE UPON A DELI	CANTEEN - PD	309.00
8508(A)	PARKMOBILE LLC	MONTHLY SERVICE FEES - PW	1,211.22
8533(A)	PERFECT CLEANING SYSTEM INC	SERVICES - PW (*)	11,819.50
312750	PETTY CASH FUND	PETTY CASH - PD	79.55
8509(A)	POMPS TIRE SERVICE INC	TIRES - PD/PW	2,177.61
312805	PROGRESSIVE - SUBROGATION	AMBULANCE OVERPAYMENT REFUND - FD	400.00
312752	PUMPBIZ INC	SUPPLIES - PW	137.00
312753	REGIONAL EMERGENCY DISPATCH CENTER	DISPATCH - FD	64,690.00
312783	RICKMAN CONTRACT SERVICES INC	SERVICES - FIN (*)	6,900.00
312754	RLB HYDRAULIC SERVICES	SERVICES - PW/FD	2,259.80
312755	ROSE PEST SOLUTIONS	SERVICES - PW	250.00
312756	RUSH TRUCK CENTERS OF ILLINOIS	PARTS - PW	1,137.50
312757	SAFEBUILT ILLINOIS LLC	PROFESSIONAL SERVICES - FD/DPS (*)	9,572.50
312815	SCOTT HODGE	REIMBURSEMENT - PW	366.80
312758	SHERWIN WILLIAMS COMPANY	SUPPLIES - PW	378.61
312802	SRSD CONSULTING LLC	TRAINING - GG	5,000.00
312759	STANDARD EQUIPMENT COMPANY	EQUIPMENT/PARTS - PW (*)	128,123.93
312760	STANDARD LUMBER CO	SUPPLIES - PW	557.60
312770	STATE GRAPHICS	PRINTING - GG (*)	8,460.20
312822	STEPHAN ERDELYI	WATER/SEWER REFUND - FIN	4.30
312761	SUBURBAN ACCENTS INC	SERVICES - PD	2,300.00
312762	SUNSET FOOD MART INC	CANTEEN - PD	11.98
8503(A)	TERRI LUECHT	SUPPLEMENT PAYMENT - FIN	1,959.00
8513(A)	THOMSON REUTERS	SUBSCRIPTION - PD	349.30
312821	TIM HENDRICKS	REIMBURSEMENT - FD	216.00
312787	TODAYS UNIFORMS INC	UNIFORMS - FD	290.55
8511(A)	TOTAL PARKING SOLUTIONS INC	PARKING METER MAINTENANCE - PW (*)	4,956.00
312769	TRANE US INC	SUPPLIES - PW	230.96
312763	TREASURER STATE OF ILLINOIS	SHERMER CORR IMPR COST SHARING - PW (*)	199,069.03
312786	UNITED DISPATCH	SENIOR TRANSPORTATION - FIN	120.00
8500(A)	USABLUEBOOK	EQUIPMENT - PW	4,273.00
8531(A)	VEREGY CENTRAL LLC	WATER METER PROJECT - PW (*)	80,720.33
312784	VERIZON CONNECT NWF INC	SERVICES - PW	1,171.09
312764	VERIZON WIRELESS	TELECOMMUNICATIONS - IT	808.27
8491(A)	VESTIS SERVICES LLC	UNIFORMS - DPS	843.27
8510(A)	WEIDNER FARMS MATERIAL INC	MATERIALS AND DISPOSAL - PW (*)	5,253.10
312768	WILKENS - ANDERSON COMPANY	SUPPLIES - PW	679.95
8514(A)	WILMETTE TRUCK & BUS SERVICE INC	SERVICES - FD/PW	405.00
312727	WS DARLEY & COMPANY	EQUIPMENT - FD (*)	8,339.74
312777	YELLOWSTONE LANDSCAPE	SERVICES - PW (*)	4,459.00
		CLASS 'A' TOTAL	**3,069,554.52**

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	CLASS 'B' WARRANTS		
522(E)	FEDEX	POSTAGE - IT	11.39
524(E)	IL DEPT OF EMPLOYMENT SECURITY	INSURANCE - GG	3,094.00
50(E)	IPBC	HEALTH INSURANCE - GG	633,685.25
523(E)	MIDWEST OPERATING ENGINEERS WELFARE	HEALTH INSURANCE - GG	82,882.00
5/15/26	PAYROLL	5/15/2026 PAYROLL	964,245.72
312700	US POSTMASTER	POSTAGE FOR FY 2027 PET LICENSE - FIN	1,094.41
		CLASS 'B' TOTAL	**1,685,012.77**
		REPORT TOTAL	***4,754,567.29***

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51(E)	AMALGAMATED BANK OF CHICAGO	DEBT SERVICE PAYMENT - FIN	1,938,378.75
312763	TREASURER STATE OF ILLINOIS	SHERMER CORR IMPR COST SHARING - PW (*)	199,069.03
312803	MERIDIAN RAPID DEFENSE GROUP LLC	EMERGENCY EQUIPMENT - PW (*)	177,394.64
312759	STANDARD EQUIPMENT COMPANY	EQUIPMENT/PARTS - PW (*)	128,123.93
8531(A)	VEREGY CENTRAL LLC	WATER METER PROJECT - PW (*)	80,720.33
312753	REGIONAL EMERGENCY DISPATCH CENTER	DISPATCH - FD	64,690.00
8521(A)	ELROD FRIEDMAN LLP	LEGAL SERVICES - GG/DPS	38,156.19
312776	MOORE LANDSCAPES LLC	SERVICES - PW (*)	22,004.44
312731	GEWALT HAMILTON ASSOCIATES INC	PROFESSIONAL SERVICES - PW (*)	18,143.50
312748	NORTHWEST MUNICIPAL CONFERENCE	MEMBERSHIPS - GG	17,963.22
8526(A)	ADDIS LAW GROUP	LEGAL SERVICES - GG	17,000.00
312791	MIDWEST POWER INDUSTRY INC	SERVICES - PW (*)	15,850.00
8507(A)	MOTOROLA SOLUTIONS INC	EQUIPMENT/TELECOMMUNICATION - FD/PD	15,596.16
312782	GOGOVAPPS	SUBSCRIPTION - IT (*)	14,328.00
8493(A)	BS&A SOFTWARE	PAYMENT PROCESSING SERVICES - FIN (*)	13,861.54
312740	LEXIPOL LLC	SUBSCRIPTION - IT	13,583.53
312720	AT&T MOBILITY NATIONAL ACCOUNTS LLC	TELECOMMUNICATIONS - IT	12,548.79
312725	COOK COUNTY TREASURER	INTERGOVERTNMENTAL COST SHARING - PW	12,142.19
8533(A)	PERFECT CLEANING SYSTEM INC	SERVICES - PW (*)	11,819.50
312757	SAFEBUILT ILLINOIS LLC	PROFESSIONAL SERVICES - FD/DPS (*)	9,572.50
312770	STATE GRAPHICS	PRINTING - GG (*)	8,460.20
312727	WS DARLEY & COMPANY	EQUIPMENT - FD (*)	8,339.74
525(E)	NORTHBROOK BANK & TRUST	DEBT SERVICE PAYMENT - FIN	8,322.75
8535(A)	HODC C/O CRESTWOOD PLACE	HODC CRESTWOOD EXPENSES - FIN	8,126.68
8536(A)	INFOBIP INC	TELECOMMUNICATIONS - IT	7,314.82
8530(A)	KASPER HOLMES & DRING LTD	LEGAL SERVICES - GG	7,000.00
312783	RICKMAN CONTRACT SERVICES INC	SERVICES - FIN (*)	6,900.00
8489(A)	ALEXANDER CHEMICAL CORPORATION	CHEMICALS - PW (*)	5,947.20
312771	HEALTH INSPECTION PROFESSIONALS INC	SERVICES - DPS (*)	5,710.00
8510(A)	WEIDNER FARMS MATERIAL INC	MATERIALS AND DISPOSAL - PW (*)	5,253.10
312724	COMMONWEALTH EDISON COMPANY	UTILITIES - PW	5,247.08
312804	NAPLETONS ARLINGTON HEIGHTS MOTORS	PARTS - PD	5,224.00
8525(A)	GRANITE TELECOMMUNICATIONS LLC	TELECOMMUNICATIONS - IT	5,176.52
312802	SRSD CONSULTING LLC	TRAINING - GG	5,000.00
8511(A)	TOTAL PARKING SOLUTIONS INC	PARKING METER MAINTENANCE - PW (*)	4,956.00
8518(A)	MUNICIPALH20	PROFESSIONAL SERVICES - PW (*)	4,800.00
312777	YELLOWSTONE LANDSCAPE	SERVICES - PW (*)	4,459.00
312741	MENONI & MOCOGNI INC	MATERIALS - PW (*)	4,299.19
8500(A)	USABLUEBOOK	EQUIPMENT - PW	4,273.00
312796	GORDON FLESCH COMPANY INC	PRINTING - IT (*)	4,056.75
8516(A)	FIRE SAFETY CONSULTANTS INC	PROFESSIONAL SERVICES - DPS/FD (*)	3,995.00
312726	CUTLER WORKWEAR	UNIFORMS - PW (*)	3,917.33
312794	ALLIED GARAGE DOOR INC	SERVICES - PW (*)	3,842.46
8505(A)	MID AMERICAN WATER OF WAUCONDA INC	PARTS - PW (*)	3,706.68
8532(A)	CAHILL HEATING COOLING ELECTRIC	SERVICES - PW (*)	3,312.50
8497(A)	GALLS LLC	UNIFORMS - PD	3,298.30
8488(A)	ADVANCED TREE CARE	SERVICES - PW (*)	3,127.76
8495(A)	COMCAST	TELECOMMUNICATIONS - IT	3,104.57
8492(A)	BAXTER & WOODMAN INC	PROFESSIONAL SERVICES - PW	2,955.00
312774	INSIGHT PUBLIC SECTOR INC	SUBSCRIPTION - IT	2,595.21
312718	CASE LOTS INC	SUPPLIES - PW	2,578.70
8529(A)	DACRA TECH LLC	SUBSCRIPTION - IT	2,500.00
8504(A)	MEADE INC	SERVICES - PW (*)	2,491.45
312779	ELGIN RECYCLING INC	RECYCLING - PW	2,476.00
8499(A)	GRAYBAR ELECTRIC COMPANY INC	SUPPLIES - PW	2,473.08

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312801	BATTERY BROKERS LLC	RADIO BATTERIES - PD	2,470.54
8496(A)	CDW GOVERNMENT INC	EQUIPMENT - IT	2,455.05
312716	BRADFORD SYSTEMS CORPORATION	EQUIPMENT - FD	2,407.15
8520(A)	MACQUEEN EMERGENCY GROUP	PARTS - FD	2,384.60
8519(A)	AMAZON.COM SERVICES INC	SUPPLIES/PARTS - PD/GG/PW/FIN/FD/IT	2,366.70
312761	SUBURBAN ACCENTS INC	SERVICES - PD	2,300.00
312754	RLB HYDRAULIC SERVICES	SERVICES - PW/FD	2,259.80
312733	HENDERSON PRODUCTS INC	PARTS - PW	2,252.25
312780	APEX LANDSCAPING INC	SERVICES - PW	2,224.02
8509(A)	POMPS TIRE SERVICE INC	TIRES - PD/PW	2,177.61
8527(A)	BIG BELLY SOLAR LLC	TRASH/RECYCLING RECEPTACLES - PW (*)	2,171.98
312744	NICOR	UTILITIES - PW	1,998.26
8534(A)	GENUINE PARTS COMPANY INC	PARTS - PW/FD	1,984.84
8503(A)	TERRI LUECHT	SUPPLEMENT PAYMENT - FIN	1,959.00
312789	OFFICE DEPOT LLC	EQUIPMENT - PD	1,859.94
312809	JASON STEINER	REIMBURSEMENT - PD	1,732.00
8490(A)	APPLIED CONCEPTS INC	EQUIPMENT - PD	1,728.99
312765	MIDWEST PRECAST PRODUCTS	PARTS - PW	1,676.00
312785	NORTH SHORE LAWNSPRINKLER	SERVICES - PW	1,667.66
8502(A)	LOGSDON OFFICE SUPPLY	SUPPLIES - PW/FIN/PD	1,608.16
312717	BURRIS EQUIPMENT COMPANY	RENTAL EQUIPMENT - PW	1,562.40
312800	ENDRESS+HAUSER INC	PARTS - PW	1,561.50
312728	EL-COR INDUSTRIES INC	PARTS - PW/PD	1,512.36
312742	NIPSTA	TRAINING - PW	1,490.00
312792	IDENTISYS INC	SUBSCRIPTION - IT	1,313.00
312788	LAN ELECTRIC INC	SERVICES - PW	1,312.50
312743	ACE HARDWARE & RENTAL	TOOLS/SUPPLIES/PARTS - PW/FD	1,298.58
8498(A)	GRAINGER	SUPPLIES - FD/PW	1,270.99
8508(A)	PARKMOBILE LLC	MONTHLY SERVICE FEES - PW	1,211.22
312781	J&B SOLUTIONS TO HEALTHY TREES	SERVICES - PW	1,200.00
312784	VERIZON CONNECT NWF INC	SERVICES - PW	1,171.09
312756	RUSH TRUCK CENTERS OF ILLINOIS	PARTS - PW	1,137.50
8494(A)	CHICAGO COMMUNICATIONS LLC	SERVICES - PD	1,110.45
8524(A)	CIVILTECH ENGINEERING INC	PROFESSIONAL SERVICES - DPS	1,075.20
312729	EVANSTON FUNERAL & CREMATION INC	PROFESSIONAL SERVICES - PD	1,000.00
312732	HASTINGS AIR ENERGY CONTROL	SERVICES - FD	953.00
312778	FE MORAN INC FIRE PROTECTION	SERVICES - PW	950.00
8523(A)	BANNERVILLE USA INC	BANNERS - GG	875.00
8512(A)	MICHAEL WAGNER & SONS INC	PARTS - PW	843.67
8491(A)	VESTIS SERVICES LLC	UNIFORMS - DPS	843.27
312764	VERIZON WIRELESS	TELECOMMUNICATIONS - IT	808.27
312736	JG UNIFORMS INC	UNIFORMS - PD	720.70
312721	ARTHUR CLESEN INC	MATERIALS - PW	714.06
312768	WILKENS - ANDERSON COMPANY	SUPPLIES - PW	679.95
312775	BUILDERS ASPHALT LLC	MATERIALS - PW (*)	630.98
8522(A)	MERCHANTS CREDIT GUIDE CO	COLLECTIONS - FIN	613.37
312760	STANDARD LUMBER CO	SUPPLIES - PW	557.60
8517(A)	FIRST CHOICE COFFEE SERVICES	CANTEEN - FD	555.38
312767	CINTAS CORPORATION #2	SUPPLIES - PD	548.45
312737	JOHN S NEENAN	SUPPLIES - PW	546.00
312808	JAMES DAVIDSON	REIMBURSEMENT - PD	502.34
312806	KATCH	AMBULANCE OVERPAYMENT REFUND - FD	499.23
312723	COMCAST CABLE	TELECOMMUNICATIONS - IT	465.35
312746	ENDEAVOR HEALTH MEDICAL GROUP	PROFESSIONAL SERVICES - PD	445.00
312730	FIELDS JEEP INC/FIELDS CHRYSLER	PARTS - PD	430.54

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8514(A)	WILMETTE TRUCK & BUS SERVICE INC	SERVICES - FD/PW	405.00
312805	PROGRESSIVE - SUBROGATION	AMBULANCE OVERPAYMENT REFUND - FD	400.00
312745	NORTH SHORE GAS COMPANY	UTILITIES - PW	389.51
312758	SHERWIN WILLIAMS COMPANY	SUPPLIES - PW	378.61
312815	SCOTT HODGE	REIMBURSEMENT - PW	366.80
312790	EXCEL OIL SERVICES	SERVICES - PW	362.79
312735	IMAGE SPECIALTIES OF GLENVIEW	EMPLOYEE RECOGNITION - PD	360.00
8513(A)	THOMSON REUTERS	SUBSCRIPTION - PD	349.30
312749	NORTHWEST FREIGHTLINER	PARTS - PW	347.96
312751	CASH	PETTY CASH - FD	337.57
312820	MAUREEN MORRISSEY	REIMBURSEMENT - FD	324.00
312793	FULLIFE SAFETY LLC	SERVICES - PW	316.00
312797	ONCE UPON A DELI	CANTEEN - PD	309.00
312787	TODAYS UNIFORMS INC	UNIFORMS - FD	290.55
312812	MATTHEW JOHNSON	REIMBURSEMENT - PD	287.88
312715	GW BERKHEIMER CO INC	SUPPLIES - PW	267.57
312795	DRAIN & PLUMBING SERVICES	SERVICES - PW	251.55
312755	ROSE PEST SOLUTIONS	SERVICES - PW	250.00
312799	ATLASTICITY LLC	SUBSCRIPTION - IT	232.13
312769	TRANE US INC	SUPPLIES - PW	230.96
312811	JONATHAN SALMI	REIMBURSEMENT - PD	227.57
312821	TIM HENDRICKS	REIMBURSEMENT - FD	216.00
312816	ARNOLD AGUILAR	REIMBURSEMENT - FD	215.00
312739	LANDS END INC	UNIFORM - GG	200.00
312817	BRYAN HENNESSY	REIMBURSEMENT - FD	185.00
312772	ARTISTIC ENGRAVING	UNIFORMS - PD	175.20
312766	CINTAS CORPORATION #2	UNIFORMS - PW	155.12
312752	PUMPBIZ INC	SUPPLIES - PW	137.00
312722	COMCAST CABLE	CABLE/INTERNET - PD	128.50
312786	UNITED DISPATCH	SENIOR TRANSPORTATION - FIN	120.00
8506(A)	MOTION INDUSTRIES INC	PARTS - FD	103.48
312734	ILLINOIS DEPARTMENT OF AGRICULTURE	MEMBERSHIP - PD	100.00
312798	CONSENSUS CLOUD SOLUTIONS LLC	SUBSCRIPTION - IT	99.95
312773	JONES & BARTLETT LEARNING LLC	PUBLICATIONS - FD	89.30
312738	LAKE COUNTY PUBLIC WORKS DEPT	SERVICES - PW	86.00
312807	ALEXANDER GIARMIDIS	REIMBURSEMENT - PD	84.08
312750	PETTY CASH FUND	PETTY CASH - PD	79.55
312814	OLIVIA SANKIEWICZ	REIMBURSEMENT - PD	65.25
312818	JACQUELINE DURMENT	REIMBURSEMENT - FD	58.00
312719	CHICAGO TRIBUNE	PUBLISHING - FIN	57.00
8515(A)	ALPHAGRAPHICS US333	SUPPLIES - GG	51.50
312810	JESSICA ARIAS	REIMBURSEMENT - PD	44.95
312813	NANCY VACCARO	REIMBURSEMENT - PD	41.33
312747	NORTHSHORE UNIVERSITY HEALTHSYSTEM	TRAINING - FD	21.00
8528(A)	CONSTELLIX	SUBSCRIPTION - IT	20.71
8501(A)	INTERSTATE POWER SYSTEMS INC	PARTS - PW	20.00
312819	JOEL EATON	REIMBURSEMENT - FD	19.76
312762	SUNSET FOOD MART INC	CANTEEN - PD	11.98
312822	STEPHAN ERDELYI	WATER/SEWER REFUND - FIN	4.30
		CLASS 'A' TOTAL	**3,069,554.52**

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

INVOICES PROCESSED BETWEEN MAY 1, 2026 - MAY 15, 2026
FOR 5/26/26 MEETING

Sorted by Invoice Amount

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
	CLASS 'B' WARRANTS		
5/15/26	PAYROLL	5/15/2026 PAYROLL	964,245.72
50(E)	IPBC	HEALTH INSURANCE - GG	633,685.25
523(E)	MIDWEST OPERATING ENGINEERS WELFARE	HEALTH INSURANCE - GG	82,882.00
524(E)	IL DEPT OF EMPLOYMENT SECURITY	INSURANCE - GG	3,094.00
312700	US POSTMASTER	POSTAGE FOR FY 2027 PET LICENSE - FIN	1,094.41
522(E)	FEDEX	POSTAGE - IT	11.39
		CLASS 'B' TOTAL	**1,685,012.77**
		REPORT TOTAL	***4,754,567.29***

PROCLAMATION
RECOGNIZING THE MONTH OF JUNE AS LGBTQ+ PRIDE MONTH

WHEREAS, the Village of Northbrook cherishes the value and dignity of each person and appreciates the importance of equality and freedom. All are welcome in the Village of Northbrook to live, work, play, and every family, deserves a place to call home where they are safe, happy, and supported by friends and neighbors; and

WHEREAS, the Village of Northbrook denounces prejudice and unfair discrimination based on age, gender identity, gender expression, race, color, religion, marital status, national origin, sexual orientation, or physical attributes as an affront to our fundamental principles; and

WHEREAS, Pride Month began in June 1969 on the one-year anniversary of the Stonewall Uprising in New York City after LGBTQ+ and allied friends rose up and fought against the constant police harassment and discriminatory laws that have since been declared unconstitutional; and

WHEREAS, despite being marginalized, LGBTQ+ people continue to celebrate authenticity, acceptance, and love; and

WHEREAS, the Village of Northbrook appreciates the cultural, civic, and economic contributions of the LGBTQ+ community, which strengthens our social welfare. It is imperative that young people in our community, regardless of sexual orientation, gender identity, and expression, feel valued, safe, empowered, and supported by their peers and community leaders.

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

LGBTQ+ PRIDE MONTH

in the Village of Northbrook and urge residents to recognize the contributions made by members of the LGBTQ+ community and to actively promote the principles of equality, liberty, and justice.

GIVEN, under my hand and seal of the Village of Northbrook, this 26th day of May, 2026.

_____
Kathryn L. Ciesla, Village President

ATTEST:

_____
Derek Gau, Village Clerk

PROCLAMATION
RECOGNIZING JUNE 5
AS NATIONAL GUN VIOLENCE AWARENESS DAY

WHEREAS, National Gun Violence Awareness Day in the Village of Northbrook is to honor and remember all victims and survivors of gun violence and to declare that we, as a community, must do more to reduce gun violence; and

WHEREAS, every day 100 Americans are killed by gun violence, and countless others are wounded; and

WHEREAS, June 2026 would have marked the 29th birthday of Hadiya Pendleton, a teenager who marched in President Obama's second inaugural parade and was tragically shot and killed just weeks later; and

WHEREAS, to help honor Hadiya – and the over 100 Americans whose lives are cut short and the countless others who are wounded by gun violence every day – June 5, 2026, has been designated as National Gun Violence Awareness Day; and

WHEREAS, the idea was inspired by a group of Hadiya's friends, who asked their classmates to commemorate her life by wearing orange; they chose this color because hunters wear orange to protect themselves and others, and orange is a color that the gun safety movement has embraced because it symbolizes the value of human life; and

WHEREAS, by wearing orange on June 5 and commemorating National Gun Violence Awareness Day, Americans will raise awareness about gun violence and honor the lives lost by gun violence.

NOW, THEREFORE, I, Kathryn L. Ciesla, President of the Village of Northbrook, County of Cook and State of Illinois, do hereby proclaim Friday, June 5, 2026, as

NATIONAL GUN VIOLENCE AWARENESS DAY

in the Village of Northbrook and encourage everyone to support their local communities' efforts to prevent the tragic effects of gun violence and to honor and value human life.

GIVEN, under my hand and seal of the Village of Northbrook, this 26th day of May, 2026.

_____
Kathryn L. Ciesla, Village President

ATTEST:

_____
Derek Gau, Village Clerk

MEMORANDUM

To: Village Board of Trustees
From: Village Manager Cara Pavlicek
Date: 2026-05-26
Subject: A Resolution Approving Village Board Protocols

Overview
As discussed by the Village Board on September 3, 2025, January 13, 2026, February 24, 2026 and May 12, 2026 at Committee of the Whole meetings related to Strategic Plan development, these Protocols will serve as a transparent guide for common practices followed by the Village Board.

Fiscal Impact
None.

Recommendation
Approval.

Strategic Priority

Background

A common practice of local municipalities is to maintain a list of protocols and practices that the governing body establishes and reviews every two years following each biennial election. At a Special Committee of the Whole meeting held September 3, 2025, facilitated by BerryDunn, the Village Board discussed development of Protocols for the Village as transparent guidance about common practices followed by the Village Board. Additional input was provided by the Village Board at that meeting and again at Committee of the Whole meetings on January 13, February 24, 2026, and May 12, 2026, which has resulted in the attached draft Protocols, which are an effort to centralize information on common issues that members of the Village Board of Trustees frequently encounter. As these issues can often be complex and subjective, the use of a Protocol document is a transparent guide to common practices and quick reference to excerpts from the Municipal Code that are the legal framework for the Village government. Several of the areas covered in the draft Protocols include:

- Support Provided to Members of the Village Board of Trustees such as email/voicemail
- Staff Roles
- Communications with Constituents
- Village Board Meetings

- Committees of the Village Board
- Advisory Boards and Commissions and Trustee Liaisons to Commissions
- Village Board Member Participation on Boards and External Organizations
- Board Member attendance at Community Events
- State of the Village of Northbrook
- Compliance with Open Meetings Act, Code of Ethics and Gift Ban

It is recognized that the Protocol document may change from time to time and this first draft is not all inclusive. As such, the document includes a commitment that the Village Board of Trustees will hold a Board Development meeting every two years within 90-120 days of each biennial election in order to review its Protocols and determine if any modifications/additions/deletions may be desired.

The attached document has been updated in terms of style, grammar and formatting since it was last shared.

Resolution Approving Village Board Protocols
Protocols ADOPTION DRAFT 5.26.2026

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 Village Board Protocols

is hereby adopted, as follows:

Section 1. RECITALS.

A common practice of local municipalities is to maintain a list of protocols and practices that the governing body establishes and reviews every two years following each biennial election ("***Protocols***"). The Village Board, in collaboration with the Village's Strategic Plan Consultant, Dunn, McNeil & Parker, LLC, and Village staff, has had discussions at multiple Committee of the Whole meetings relating to the development of Protocols for the Village as transparent guidance about common practices followed by the Village Board.

The proposed Protocols are an effort to centralize information on common issues that members of the Village Board frequently encounter. As these issues can often be complex and subjective, the use of a Protocols document is a transparent guide to common practices and quick reference to excerpts from the Northbrook Municipal Code that are the legal framework for the Village government.

As the Protocol document may change from time to time or require updating, the Village Board plans to hold a Board Development meeting every two years within 90-120 days of each biennial election in order to review the Protocols and determine if any modifications/additions/deletions may be desired.

The President and Board of Trustees have determined that it is in the best interest of the Village and its residents to approve the Protocols.

Section 2. APPROVL OF PROTOCOLS.

The President and Board of Trustees hereby approve the Protocols in the form attached to this Resolution as ***Exhibit A***.

Section 3. EFFECTIVE DATE.

This Resolution shall be in full force and effect only upon the passage by the Board of Trustees by a majority vote in the manner required by law.

Adopted:

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

ATTEST:

Village President

Village Clerk

Introduction

While serving as a member of the Village Board of Trustees, there are many common issues which you will frequently encounter. These Protocols have been developed to centralize information on common issues related to your role in local government and as a member of the Northbrook Village Board of Trustees.

As these issues can often be complex and subjective, the Village Board has established these Protocols as a transparent guide about common practices and references to applicable sections of the Municipal Code are included. Protocols are not a substitute for the counsel, guidance, or opinion of the Village Attorney.

It shall be the practice of the Village Board of Trustees to hold a Board Development meeting every two years within 90-120 days of each biennial election. This meeting will include a review of these Protocols to determine any modifications/additions/deletions as well as any amendments to the Municipal Code that may be desired, along with the re-adopted of this document.

Pursuant to Section 2-25 of the Municipal Code entitled ³Membership of board of trustees. The board of trustees in exercise of its home rule powers, shall consist of the village president and six trustees, each elected for a four- \ H D U W H U P D V S U R Y L G H G E \ V W D W X W H ´

https://library.municode.com/il/northbrook/codes/code_of_ordinances?nodeId=CH2AD_ARTIIBOTR_S2-25MEBOTR

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Support Provided to Members of the Village Board of Trustees

Upon taking office following election or appointment, each member of the Village Board is issued a key fob to access Village Hall, an iPad for conducting official business, a Village email and a voicemail. The Village Manager additionally holds orientation meetings with the newly elected official. Below are details related to each.

Key Fob

The fob provides access to the north side entrance doors of Village Hall, and once inside Village Hall, the fob additionally provides access into staff areas Z L W K L Q W K H 9 L O O D J H 0 D Q D J H U (VMO), the Library where Board mailboxes are located in the VMO, as well as access to the first-floor meeting rooms adjacent to the Village Board Room. The fob records all access points by date and time. If a fob is lost, please advise the Village Manager (by email with cc to the Deputy Village Manager) as soon as possible.

iPad

An iPad is additionally issued for official Village use. The Information Technology Department (IT) will on board each elected official, provide their passwords, and ensure that all appropriate software is installed (iPads do not allow installation of any software by individual users). While staff will maintain those computer applications related to Village business, staff cannot help with personal computer applications nor install personal applications as personal media and programs may not be stored on Village issues devices. Devices may not be used by anyone other than the elected official. All technology related policies issued for employees will also be provided to elected officials and must be followed. When individual elected officials have completed their term of office, IT staff will retrieve the device. Individual elected officials are responsible for updating their iPad software as recommended by Apple. Each member is responsible for the conscientious care of the iPad they are issued and is responsible for promptly reporting to IT any loss of the device, software and data damage and/or destruction of which they become aware via [redacted]

All hardware, software, programs, applications, templates, data and data files residing on Village information systems or storage media, are the property of the Village. The Village retains the right to access, copy, monitor, and audit the use of e-mail for Freedom of Information Act

(FOIA) purposes, and all Internet use is monitored. The right to use these technologies does not include the right to privacy. Deleted documents, messages and data may be retrieved from a variety of points in the network.

Email and Voicemail

Each member of the Village Board is issued a Village email address which is shared with the public and a dedicated voice mail box with the phone number shared with the public. Voice mails are delivered to each elected official via email.

For the Village Board's background, a group email trustees@northbook.il.us is comprised of each member of the Village Board and the Village Manager is automatically copied on any email sent to this group email.

Neither the Village Manager nor staff receive emails sent to an individual Board member, or when several members are emailed by a sender individually including Board member emails.

Members of the Village Board are not issued mobile phones, rather they are set up with a unique Village phone number and voicemail. Voicemails will be sent to each individual in the form of an email to the individual¶V 9LOODJ

To listen to the voicemail, simply open the email, and open WKH ³ZDY´ILOH DWWDFKHG W (QVXUH WKH GHYLFH¶V audio is enabled. The voicemail can be forwarded by email or deleted when it is no longer needed.

After listening to a voicemail, if there is a need to place a return call, be mindful if you use your personal mobile phone, or a personal work phone, etc. ±your caller ID name and phone QXPEHU ZLOO EH GLVSOD\HG WR WKH SHUVRQ \RX¶UH FDOOLQJ 5HWXUQLQJ D OOLQJ private, you can follow these steps on an Apple iPhone:

- Click Settings
- Scroll down to Apps
- Click the Phone app
- Scroll down to Show My Caller ID
- Toggle Show My Caller ID to the OFF position

Keep in mind, this is a persistent setting and will remain in place until you toggle Show My Caller ID back to the ON position.

USPS Mail

Members of the Village Board receive mail delivered by the USPS and other materials at Village Hall which are delivered primarily to the member through the use of mailboxes located in the /LEUDU\ LQ WKH 9LOODJH 0DQDJHU¶V 2IILFH ,QGLYLGXDO PDLO 2IILFLDO E\ WKH 9LOODJH Staff Elected Officials are encouraged to check mailboxes often and at a minimum when at Village Hall for a meeting of the Village Board.

Identification

Pursuant to Section 2-38 of the Municipal Code, members of the Village Board are issued identification as a Village Official after taking office and receive a plaque recognizing their service at the time they leave office.

Orientation

The Village Manager conducts training with each newly elected official that consists of a series of meetings and facility tours with the Manager, Village Attorney, and Department Directors that focus on the following areas:

1. Form of Government, State and Local Laws for Elected Officials
2. 9LOODJH 0DQDJHU¶V 2IILFH
3. Finances
4. Public Safety
5. Public Works
6. Development and Planning Services
7. Technology

Administrative Support for Calendar Management

From time-to-time Village Staff will be contacted by the public with invitations to events or asking for an elected official to attend a meeting. Scheduling of meetings and RSVP for community events go through the Office Manager in the VMO who is available Monday-Friday between 8:30 a.m. ±4:30 p.m. and has a shared cell phone that is used to text reminders. Please endeavor to respond within one business day. Note, the shared cell phone is only monitored during work hours.

Form of Government

The Village operates under the managerial form of municipal government as established by Article 5 of the Illinois Municipal Code (65 ILCS 5/5-1-1), as the same may, from time to time, be amended. All duties and functions set forth in said statute relating to the form and operation of municipal government are incorporated in the Municipal Code and made applicable to the village government.

Basically, with this structure, the primary role of the Village Board is to establish Village policies and priorities. The Board appoints a Village Manager to implement those policies and undertake the administration of the organization.

With Village Board policy implemented through the professional staff, it is critical that the relationship between the Board and staff be well understood by all parties so policies and programs may be implemented successfully. To support effective relationships, it is important that roles are clearly recognized.

The Village Manager is the sole employee of the Board and pursuant to the Municipal Code, is appointed by the Board to enforce its laws, to direct the daily operations of Village government, to prepare and monitor the annual budget, and to implement the policies and programs initiated by the Board of Trustees. The Village Manager is responsible to the entire Board, rather than to individual members of the Board, and directs and coordinates the various operating Departments of the Village. The Village Manager is responsible for appointing all Department Directors, the Village Attorney, and all other personnel positions. The Village Board authorizes positions through the budget process, and based upon that authorization, the Village Manager makes the appointments and facilitates those that are hired under the authority of the Board of Fire and Police Commissioners. Members of the Village Board must avoid intrusion into those areas that are the responsibility of staff. Individual Board members may not intervene in staff decision-making, the development of staff recommendations, scheduling of work, and executing Department priorities without the prior knowledge and approval of the Board as a whole. This is necessary to protect staff from undue influence and pressure from individual Board members, and to allow staff to execute priorities given by management and the Board as a whole without

fear of reprisal. If a Board member wishes to influence the actions, decisions, recommendations, workloads, work schedule, or priorities of staff, that member must prevail upon the Board to do so as a matter of Village Board policy. All Board members with concerns affecting the Village of Northbrook should bring those concerns to the full Board before contacting an outside agency except as may be required by applicable law.

The members of the Board also support and acknowledge that the Board and Village Manager are most effective when working as a team and as such the members of the Board endeavor to support mutual respect between the Board and Village staff by creating the organizational W H D P Z R U N Q H F H V V D U \ I R U V X F F H V V I X O L P S O H P H Q W D W L R Q R I W K

Pursuant to Section 2-802 (d) of the Municipal Code, entitled "General rules for village board member conduct. *** Village staff. Village board members will not direct staff in the conduct of the duties performed by staff. If a village board member wishes to discuss an operational or administrative matter, it should be discussed with a department head or the village manager."
https://library.municode.com/il/northbrook/codes/code_of_ordinances?nodeId=CH2AD_ARTVIIPRPRMEACPRBOTROTBOCO_S2-802GERUVIBOMECO

Access to Information and Requests for Policy Review

Procedurally, interaction will all Village staff should go through the Village Manager, with a copy to the Deputy Village Manager.

Requests for action deemed incidental may be sent directly to a Department Director and must be copied to the Village Manager and the Deputy Village Manager. Incidental requests are generally described as requiring less than 15 minutes or work regarding an existing matter pending in the Village such as:

- Status or clarification related to an ongoing project or policy matter.
- Correction of information presented to the Board/public.

There should be no commentary on performance or personnel issues with any Department Director in such communication.

Village staff will make every effort to respond promptly to all requests made by individual Board Members. In the event that requests are not deemed incidental, and in the judgment of the Village Manager, the request is of magnitude, either in terms of workload or policy, which requires that it would be more appropriately discussed by the full Village Board in order to determine consensus as to direction and clarification as to its priority. In general, these requests are of a magnitude that requires more than one-two hours of staff time to develop a work product in accordance with Section 2-802(c) of the Mu Q L F L S D O & R G H Z K Commitment of Village resources. No village board member may commit the use of staff or other village resources without first F R R U G L Q D W L Q J Z L W K W K H Y L O O D J H P D Q D J H U ´

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Responses to any individual Board Member request for information, research or investigation will be shared with the entire Village Board so that each member may be equally informed. The V K D U L Q J R I L Q I R U P D W L R Q Z L W K W K H 9 L O O D J H %R D U G L V R Q H R I

It shall be the responsibility of the Department Director to copy the Village Manager and Deputy Village Manager on all responses, even in cases where the elected official did not copy the Village Manager and Deputy Village Manager on initial contact.

There are limited restrictions when information cannot be provided, and the requesting member will be informed in cases where the Village is legally bound not to release certain confidential financial or personnel information. Likewise, certain aspects of Police Department affairs (i.e., access to restricted or confidential information related to crimes) may not be available to members of the Village Board.

It is important to note that the Village President, pursuant to the Section 3.1-35-20 of the Illinois Municipal Code (65 ILCS 5/3.1-35-20) and Section 2-4 of the Municipal Code, at all times may examine the books, records, and papers of any agent, employee, or office of the Village in connection with the performance of official duties.

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Communicating via Email versus Texting

In general, email is the preferred form of digital communication between Board members and the Village Manager for several reasons including:

- Legally required for record keeping;
- Staff effectiveness/efficiency delegating requests and sharing responses with all members; and
- Production of communications in response to Freedom of Information Act (FOIA) requests.

Texting should be limited to minor questions ±such as scheduling a phone call or notification of a delayed arrival to a meeting. Members are also reminded to avoid texting the Village Manager outside of office hours when possible. Texting is not recommended on weekends unless it is an urgent matter that must be addressed on a Saturday or Sunday.

Staff Roles

The Board recognizes the primary functions of staff are executing Village policy and actions taken by the Village Board and in keeping the Board informed in a regular and structured basis. Staff is obligated to take guidance and direction only from the Village Manager or Department Director. This direction follows the policy guidance of the Board as a whole.

The Village Manager provides written information to the Board on a regular basis, including but not limited to:

- Emails advising operational matters including public safety;
- Friday weekly reports (also published on the Village website);
- Recommended Village Budget each February (which includes substantive narrative information about operations, performance measures, accomplishments and goals);
- Adopted Budget each April;
- Memorandum regarding annual summary of activities each July in advance of Village 0 D Q D J H U ¶ V S H U I R U P D Q F H H Y D O X D W L R Q
- Village Board meeting packets in advance of each meeting of the Board (an average of 50 meetings are held each year) which includes supporting material prepared by

sponsoring departments as submitted to the Village Manager and Deputy Village Manager;

- Confidential memoranda on discussions that are exempt from open meetings in advance of any Closed Session meeting (an average of 20 meetings are held each year).

Additionally, the Village 0 D Q D J H U ¶ V R S H Q D allows elected officials to meet individually with the Manager on an impromptu or one-on-one basis.

Communications with Constituents

A fundamental role of each member of the Village Board is communicating with constituents including:

- Individual communication with the public to assess community opinions and needs; and
- Sharing the established vision and goals of the Village with constituents; and
- Communication with staff in public meetings to gain an understanding of the implications of various policy alternatives and ultimately provide policy direction.

Because individual elected officials perform collectively as a body (that is, acting based on the will of the majority as opposed to individuals), it is important that general guidelines be understood when speaking for the Village Board. Equally important, when members are expressing personal views and not those of the Village Board, the public should be so advised.

Emails Sent Directly to Elected Officials

Board Members may wish to correspond on an issue on which the Village Board has yet to take a position, has taken a position, or about an issue for which the Village Board has no position. In these circumstances, members should clearly indicate that they are speaking for themselves as one member of the Board and not for the Village Board as a whole.

Members of the Village Board are encouraged to respond to constituent emails directed to elected officials if desired. Options include:

1. Respond to the email and forward the question/comment to the Village Manager with a cc.
   $ 'HSDUWPHQW 'LUHFWRU PD\ DOVR EH FF¶G LI WKH WRSLF LV 6XJJHVWHG UHVSRQVH Thank you for your email – I am forwarding it to the Village Manager to provide a response ´
This will result in a staff response to the constituent with cc: to the elected official and bcc: to the full Board.
2. Respond to the email and acknowledge the information provided:
   6XJJHVWHG UHVSRQVH Thank you for taking time to email your perspective, it is appreciated. ´ $GGLWLRQDOO\ DV DQ HOHFWHG RIILFLDO \RX PD\ Z a matter before the Village Board (e.g. yet to take a position, taken a position, has no position) DQG RU RIIHU WKH %RDUG PHPEHU¶V SHUVRQDO SRVLWLL

with the constituent. As a reminder, in these circumstances, members should clearly indicate that they are speaking for themselves as one member of the Board and not for the Village Board as a whole. This will result in no further staff response.

Board members are encouraged to blind copy all the Board members on their reply for the purpose of (1) avoiding contemporaneous communications and (2) informing other Board members that the email has been responded to by an elected official.

As noted earlier, a group email trustees@northbook.il.us is comprised of each member of the Village Board and the Village Manager is automatically copied on any email sent to this group email.

Neither the Village Manager nor staff get a copy of emails sent to an individual Board member, or when several members are emailed by a sender individually including Board member emails.

Voicemail Sent Directly to Elected Officials

As noted earlier in this document, members of the Village Board are set up with a unique Village phone number and voicemail. Voicemails will be sent to each individual in the form of an email D W W D F K P H Q W W R W K H L Q G L Y L G X D O ¶ V 9 L O O D J H H P D L O D G G U H V V

Members are encouraged to return voicemails. Alternatively, if it is preferred that staff follow-up, please forward the email containing the voicemail to the Village Manager, with a cc to the Deputy Village Manager, along with the requested action.

Use of Social Media

It is not required of any member of the Village Board to have an account or have a presence on social media.

If an individual Board member decides to have an individual account, it is the responsibility of that Board member to monitor their own activities to be sure they are not in violation of the Open Meetings Act as a public official.

Communications with Media and Broader Public Statements

Standards for Public Emergencies

When there is an emergency, as defined in the Municipal Code Chapter 3, Article IV, Division 2, the Village Manager and/or Deputy Village Manager will work directly with the Village President or most senior Board member based upon availability if it is necessary for a Board member to serve as the spokesperson for the Village Board of Trustees. Individual Board members will not make individual statements related to operations or the status of any public emergency. No media statements will be made without coordinating with the Village Manager to ensure all the facts are correct. The Village Manager or their designee will serve as the spokesperson for all operational matters.

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Standards for Responding to Media Outreach

Media inquiries for fact-based information and operational matters, including public safety responses, will be referred to Village Manager with cc to the Deputy Village Manager.

When it is necessary for a Board member to serve as the spokesperson for the Village Board of Trustees, the Village President or most senior elected official (based upon availability) will speak on behalf of the Board.

Individual Board members may respond to media requests for comments with the following parameters:

1) Trustees should speak to their individual actions/opinions/reflections about policy decisions, special events; and
2) Trustees may alternatively refer media inquiries to the Village Manager with cc to the Deputy Village Manager.

Village Board Meetings

Each year the Village Board is required to adopt a calendar listing all meetings of the Village Board and advisory Boards/Commissions. The 2027 calendar year will be presented at the second meeting in July for approval. Thereafter, it will be presented in April as part of the annual Budget approval process and include two upcoming fiscal years. The standard schedule of meetings includes Regular Meetings held on the second and fourth Tuesday of each month at 7:30 p.m. at Village Hall where official business is held and formal voting to consider policy actions is scheduled with Agendas posted on the Village website the Friday prior to the meeting in compliance with the Open Meetings Act. Additional meetings, including meetings of the Village Board Committee of the Whole are also set, typically held at 6 p.m. on the second and fourth Tuesday of each month in advance of the Regular meeting with these Agendas also posted on the Village website the Friday prior to the meeting in compliance with the Open Meetings Act.

Seating Arrangement of Board Members

$W PHHWLQJV KHOG LQ WKH 6DQGUD ³6DQG\´)UXP %RDUG 5RRP the center of the dais with the Village Manager to the right and Village Attorney to the left and Trustees assigned the remaining seats.

At public meetings held in other locations, the President will be seated in a location optimal to chairing the meeting, with individual Trustees seating at the table along with the Village Manager and Village Attorney in no specific order.

Order of business

Pursuant to Chapter 2, Section 2-29, entitled Order of business, the order of business for meetings of the Village Board shall be determined from time to time by action of the Board of Trustees or Village President. The Village Manager shall be primarily responsible for establishing and posting the agenda for Village Board meetings in accordance with the Illinois Open Meetings Act. At the direction of the Village President or any three Trustees, items may be placed on a Village Board agenda.

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Public Comment (Regular Meetings)

The Board establishes within Section 2-785 of the Municipal Code rules governing public comment and participation in Village Board meetings. These rules, as amended from time to time, are printed as part of meeting agenda for quick reference by both the members of the Board and the public at every meeting.

https://library.municode.com/il/northbrook/codes/code_of_ordinances?nodeId=CH2AD_ARTVIIPRPRMEACPRBOTROTBOCO_S2-785PUCOPA

In practice, and consistent with the Municipal Code, the Village Board will not respond to public comments as a part of the meeting or enter into discussion with the commenter as a part of the meeting. The Village President may, but need not, respond at the conclusion of the public comment period noting that staff will follow-up on the matter or a Village Board member may choose to state a response/opinion at the end of the meeting under the agenda item Remarks for the Good of the Order.

Questions on Agenda Prior to Meeting

Pursuant to Section 2-783 (d) of the Municipal Code, entitled ³General standards of decorum and conduct. *** Preparation for meetings. Village board members should prepare for meetings in advance. Background and informational questions should be addressed with staff members during working hours rather than during village board meetings, unless the answers to such question will have an edu F D W L R Q D O Y D O X H R I E U R D G D Q G J H Q H U D O D S S O L

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Procedurally, questions for any agenda item posed by any member of the Village Board should be submitted via email or by phone directly to Village Manager, Deputy Village Manager, or Department Director. Emails to Department Directors should be copied to Village Manager and Deputy Village Manager.

For questions submitted via email, the Village Manager or Deputy Village Manager will respond by reply email noting who prepared the response with a copy to the full Village Board, Village Attorney and all Department Directors (unless confidential) to keep everyone equally informed.

For questions made via phone, when substantive in nature, the Village Manager or Deputy Village Manager will respond via email noting who prepared the response with a copy to the full Village Board, Village Attorney and all Department Directors (unless confidential) to keep everyone equally informed, even when the response was provided verbally.

4XHVWLRQV VKRXOG QRW EH VHQW YLD WH[W DV VWaDdI¶V SULPD due to the following:

- Legally required for record keeping;
- Staff effectiveness/efficiency delegating requests and sharing responses with all members; and
- Production of communications in response to a Freedom of Information Act (FOIA) requests.

Texting should be limited to minor questions ±such as scheduling a phone call or notification of a delay in arrivals to a Board meeting.

It is preferable that all questions are provided by noon Monday, (i.e. the business day prior to the meeting) even if there is a Tuesday phone call (i.e. meeting day) with the Village Manager.

As applicable, the Village Manager or the designated Department Director shall call the Committee Chairs on Monday prior to the meeting when an Agenda Item is under their committee.

Proclamations are placed on the Regular Board Meeting Agenda under the 3UHVLGHQW¶V 5HSRU as identified on Exhibit A of this document or with the permission of the Village President.

Discussion and Voting by Board Members During Meetings

Pursuant to Section 2-783 (b) of the Municipal Code, entitled ³General standards of decorum and conduct. *** Use of titles. Village board members shall use titles when referring to other members, such as ³president ¶or ³trustee, ¶and when addressing staff, such as ³manager ¶or ³director. ¶The use of titles assures consistency and respect, and provides guidance for REVHUYHUV ´

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Additionally, pursuant to Section 2-784 (c) entitled, 3Meeting rules and procedures. *** The floor. A village board member shall not speak until recognized by the chairperson. The chairperson shall determine who has the floor. Village board members should act at all times so that the meeting is conducted in a smooth and orderly manner. Village board members shall address all comments and discussion through the chairperson. All remarks should be GGUHVVHG WR WKH PHULWV RI WKH SHQGLQJ PDWWHU´
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During discussion and/or voting, the Village President calls in order of seniority each Trustee for questions and comments, unless the President opts to speak first, and then calls for the vote. A member of the Village Board, once recognized, shall not be interrupted when speaking.

When a Trustee is designated by the President as the chairperson for a specific agenda item, that Trustee may opt to speak, and then call individual Trustees in order of seniority ±or they may speak after all other trustees have been called. The Village President is called to speak last unless recognized by the chairperson earlier. The Trustee, who is chairperson, calls for the vote.

Pursuant to Section 2-784 (d) of the Municipal Code, entitled 3Meeting rules and procedures.*** Roll call votes. A roll call vote of "ayes" and "nays" shall be taken in order of length of service on WKH YLOODJH EROUG EHJLQQLQJ ZLWK WKH ORQJHVW WHQXUHG
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Staff Attendance

Department Directors, or applicable staff, will attend the Board meeting only if their Department has an agenda item on the Regular Agenda as of 5 p.m. on the meeting day. Therefore, if an item is moved from the Consent Agenda to the Regular Agenda at the start of the meeting (under Agenda Approval) it is unlikely that necessary staff will be available to address questions that require specific detail and, as such, a written response will be prepared following the meeting.

Questions to Staff during a Meeting

After recognition by the Village President (or chair), a Trustee wishing to ask a question of staff, shall address their questions to the presenter of an agenda item, or to the Village Manager. The Village Manager shall be entitled either to answer the inquiry, or to designate a member of their staff for that purpose.

Committees of the Village Board

Committees will undertake matters referred to them by the Village Board and return recommendations to the Village Board for action.

Advisory Boards and Commissions

Trustee Liaisons to Commissions

Village Board members are assigned individually as a Liaison to the following advisory boards/commissions by the Village President following the election or appointment of a member of the Village Board.

Arts Commission
Community Commission
Disability Inclusion Commission
Emergency Telephone System Board
Pedestrian and Bicycle Commission
Plan Commission
Senior Services Commission
Stormwater Management Commission
Sustainability Commission

A Trustee acting as a Liaison to a Village advisory board/commission is not a member of the advisory board/commission. Rather, the Trustee is a positive resource to support the advisory board/commission in the completion of its work subject to these general protocols and the adoption of formal rules:

- The primary role of the Trustee Liaison is that of facilitator of communications between the advisory board/commission, Village Manager and the Village Board. A Trustee Liaison is acting as a representative of the full Village Board and, as such, has no authority to provide any direction or guidance to the Board/Commission other than direction or guidance that clearly represents direction or guidance of the full Board.
- Attendance by the Trustee Liaison at meetings of the advisory board/commission is discretionary, and attendance is not required. Liaisons shall have no vote on the advisory board/commission and shall not act as an ex officio member of said advisory board/commission. The Trustee Liaison shall not attempt to influence the work or recommendations of the Board/Commission. More specifically, attendance by the Trustee shall be limited to those times when: (a) the Board/Commission requests the 7 U X V W H H[SUHVVO\ VWDWH WKDW WKH\ DUH VSHDNLQJ IRU WKHPVHOI QRW IRU WKH HQWLUH %RDUG RU E WKH 7UXVWHH GHWHUPLQHV WKH\ PXVW VSHDN XS LQ RUGHU WR UHPLQG WKH %RDUG&RPPLVVLRQ RI 9LOODJH %RDUG GLUHFWLRQ 9LOODJH SROLFLHV RU ODZV LQFOXGLQJ WKH 2SHQ 3XEOLF 0HHWLQJV $FW

and the Public Records Act. In all other meetings of the advisory board/commission a Trustee Liaison may not take part in the deliberations or discussions or any votes or decision making.

It is important to note that each advisory board/commission is assigned a staff liaison by the Village Manager. The Trustee Liaison must avoid the appearance of directing the actions or work of the staff liaison and ensure the Village Manager is included in any communications with the staff liaison.

When a Trustee is appointed to sit as a member of an advisory board/commission they are not a Liaison for purposes of this definition or limitations established in these protocols.

The W H H N O \ 0 D Q D J H U ¶ V 5 H S R U W V K D O O V K D U H a dedicated section to share links to recently approved meeting minutes for advisory boards/commissions.

Candidates for Vacancies on Advisory Boards/Commissions

&KDSWHU RI WKH 0XQLFLSDO &RGH XQGHU $UWLFOH 9, HQWLW establishes in accordance with State Statute that unless otherwise expressly provided in this Code, the Village President shall appoint, with the confirmation of a majority of the Board of Trustees, all members of all village boards and commissions.

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The Village President desires to include Trustees in the review of applications for the following advisory boards/commissions:

Arts Commission
Community Commission
Disability Inclusion Commission
Emergency Telephone System Board
Pedestrian and Bicycle Commission
Plan Commission
Senior Services Commission
Stormwater Management Commission
Sustainability Commission

Applications for the above advisory board/commissions will be emailed to all members of the Board of Trustees with timelines for comment. When a vacancy exists, the Village President

may subsequently direct the Trustee Liaison to the applicable advisory board/commission to meet with the applicant within 10 business days and make a confidential recommendation to the Village President who is solely responsible for directing the appointment be placed on the agenda for consideration at the next Regular Board meeting.

Village Board Member Participation on Boards and External Organizations

The Village Present is responsible for designating a Trustee, subject to consent of the Village Board, to represent the Village as needed on the following organizations:

- Joint Review Board (JRB) for Tax Increment Finance District Matters pursuant to State Statute
- Emergency Telephone System Board (ETSB) pursuant to the Municipal Code
- Regional Emergency Dispatch (RED) Center pursuant to an IGA

For the Northwest Municipal Conference (NWMC) Board of Directors, the membership bylaws provide for the Village President or Village Manager to serve, and this is determined by the Village President.

When representing the Village on committees at the Metropolitan Mayors Caucus or other councils of government, elected officials participating on committees should be approved by the Village Board of Trustees. This will additionally include representation of the Village at lobby events through Illinois Municipal League (IML), the NWMC or similar.

The Village President may invite a member of the Village Board to participate in meetings with various organizations that may not be routinely scheduled including conversation with other elected officials and local groups, such as the Northbrook Clergy Association, from time to time when meetings are called.

Board Member attendance at Community Events

There are various meetings and special events where members of the Village Board are invited to attend.

Internal Events include the annual Student Government Day each spring and the Family Dinner each November or similar events sponsored by the Village.

Additionally, the annual budget includes an appendix listing of Village Special Events and Community Special Events supported by the Village. Each year the Village Board will review in March, concurrent with presentation of the Recommended Budget, the events for attendance by the Board members. Below is a current listing of events. It is recommended that for those events designated with a * there will be a Village Board table, subject to the event sponsors permission, and two members (to avoid OMA violations) will attend. These events will be promoted as a meet and greet to informally engage with stakeholders. Staff will provide an event wagon with outreach materials for the designated Board Member to pick up at least the day prior to the event (for longer events, the Board may wish to split assignments into two-hour blocks of time.)

1. Cultural Fair (February) *
2. Flamingo Friday Kickoff at Village Hall (generally May) *
3. Grapes on the Green - (June)
4. Farmers Market: Mid-June to Mid-Oct. Recommend attending the first Wednesday of October *
5. Northbrook Climate Action Day (June) *
6. Fourth of July Parade (lead parade on Firetruck or walk beside)
7. Northbrook Grand Prix (July)
8. Northbrook Days (VIP Event July)
9. National Night Out (August) *
10. Brew Fest (September)
11. Shermer Fest (September)
12. Fire Department Open House (October)
13. Illuminate Northbrook (November)

State of the Village of Northbrook

Within the first sixty days of each calendar year, the Village President shall present a State of the Village report to the public. The event is hosted by the Northbrook Chamber of Commerce and Industry, and it is intended to share with community members a high-level overview of the S D V W \ H D U ¶ V D F K L H Y H P H Q W V F K D O O H Q J H V D Q G I X W X U H J R D O V infrastructure, public safety, community engagement, and finances.

Compliance with Open Meetings Act, Code of Ethics and Gift Ban

It is the responsibility of each individual elected official to monitor their own activities to be sure they are not in violation of the Open Meetings Act as a public official, as well as the Code of Ethics, and Gift Ban regulations. The Village Manager will schedule a meeting for each newly elected official with the Village Attorney who will review these matters.

The Code of Ethics and gift ban regulations are established pursuant to Chapter 2, Sections 2.71-76 of the Northbrook Municipal Code.

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Exhibit A: Annual Proclamations

Proclamation Short Title	Month/Date(s) of Event
Engineer's Week	In February
Fair Housing Month	April
Child Abuse Prevention Month	April
Education and Sharing Day	In March or April
3 X E O L F 6 D I H W \ 7 H O H F R P P X	In April
Earth Day	April 22
Arbor Day	Last Friday in April
Slow Mow May	May
Drinking Water Week	In May
Small Business Week	In May
Mental Health Awareness Month	May
Bike Month	May
Physical Fitness and Sports Month	May
AAPI Heritage Month	May
Older Americans Month	May
Jewish American Heritage Month	May
Police Week	In May
Public Works Week	In May
LGBTQ+ Pride Month	June
National Gun Violence Awareness Day	First Friday in June
Race Amity Day	In June
Garden Club Week	In June
Juneteenth	June 19
National Night Out	First Tuesday in August
Suicide Prevention Awareness Month	September
Illinois Chamber of Commerce Week	In September
Constitution Week	In September
Domestic Violence Awareness Month	October
Substance Abuse Prevention Month	October
Learning Disabilities Month	October
Down Syndrome Awareness Month	October
Cybersecurity Awareness Month	October
Fire Prevention Week	In October
World Polio Day	October 24
United Against Hate Week	In October
UNICEF Collection Day	October 31

MEMORANDUM

To: Village Board of Trustees
From: Village Manager Cara Pavlicek
Date: 2026-05-26
Subject: A Resolution Adopting the Village's Five-Year Strategic Plan

Overview
As discussed by the Village Board at the April 28, 2026 Committee of the Whole meeting, updates to the first Village Strategic Plan have been incorporated in to the Plan as developed throughout FY26 and is presented for final approval.

Fiscal Impact
None.

Recommendation
Approval.

Strategic Priority

Background
Pursuant to Village Board approvals on June 10 and July 22, 2025, BerryDunn was engaged in FY26 to provide professional services for development of a first Strategic Plan and the process of identifying the long term strategic direction of Village services and initiatives.

A strategic plan is an opportunity for the Village Board to engage with various stakeholders to collaborate and establish consensus for achieving its vision. The strategic plan is a living document that remains applicable, helps to navigate in times of organizational changes, establishes clear and compelling vision, sets measurable objectives, and lays out the desired impact on and value added to entire communities—residents, businesses, Village employees, and other stakeholders. Once adopted, the Strategic Plan can set a direction and align resources to accomplish strategic objectives. Further, it can help ensure decisions, policies, plans, programs, and processes are designed through the lenses of stewardship of resources, equity, and collective impact.

A final draft of the document is attached and sets forth for the Village a Mission, Vision, and Values as well as five Strategic Priorities with the goal, objectives, and performance measurers for each.

The Village Board was presented with extensive information by BerryDunn as part of the plan development:

- Community and employee input including individual interviews, group interviews, written responses, and community forums
- Social Pinpoint Strategic Planning website including a survey and discussion board
- Village, county, and regional demographic and economic data
- Village Board and staff development sessions
- Previously mentioned existing data (aka environmental scan)

On April 28, 2026, the Board met as the Committee of the Whole to review the draft document and developed, with the lead facilitator from its consultant, final revisions to the Plan to clarify the written information contained in the Plan. As the Board is aware, that draft document, per prior Board consensus, developed on January 13 and February 24, 2026, was shared on the dedicated Strategic Plan website for public review and comment along with that data summarized above and presented at public forums during the Plan's development.

Resolution Adopting the Village's Five-Year Strategic Plan
Exhibit A - Northbrook Five-Year Strategic Plan

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 Adopting the Village's Five-Year Strategic Plan

is hereby adopted, as follows:

Section 1. RECITALS.

A Strategic Plan is an opportunity for the Village Board to engage with various stakeholders to collaborate and establish consensus for achieving a defined vision. Additionally, the Strategic Plan is a living document that remains applicable, helps the Village navigate in times of organizational changes, establishes a clear and compelling vision, sets measurable objectives, and lays out the desired impact on and value added to entire communities, residents, businesses, Village employees, and other stakeholders. Once established, the Strategic Plan can set a direction and align resources to accomplish strategic objectives. Further, it can help ensure decisions, policies, plans, programs, and processes are strategic and prioritized.

The Village engaged Berry, Dunn, McNeil & Parker, LLC ("***BerryDunn***") to facilitate the development of the first Strategic Plan for the Village through multiple strategies to effectively engage and collect data and information from the public, including developing communications and messaging, conducting interviews, facilitating community forums, and creating an interactive project landing and engagement website via Social Pinpoint, a customizable community engagement platform that is used to inform stakeholders of project goals, objectives, and progress, and provide opportunities to interact and gather information.

BerryDunn has now prepared the Village's Five-Year Strategic Plan ("***Strategic Plan***"), which sets forth for the Village a Mission, Vision, and Values, as well as five Strategic Priorities, the goal for each, objectives, and performance measures. The Strategic Plan was shared on the Village's dedicated Strategic Plan website for public review and comment along with data compiled by BerryDunn during the Strategic Plan process.

The President and Board of Trustees have determined that it is in the best interest of the Village and its residents to adopt the Strategic Plan.

Section 2. ADOPTION OF STRATEGIC PLAN.

The President and Board of Trustees hereby approve and adopt the Five-Year Strategic Plan in the form attached to this Resolution as ***Exhibit A***.

Section 3. EFFECTIVE DATE.

This Resolution shall be in full force and effect only upon the passage by the Board of Trustees by a majority vote in the manner required by law.

Adopted:

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

ATTEST:

Village President

Village Clerk



VILLAGE OF NORTHBROOK

Strategic Plan



northbrook

VILLAGE OF NORTHBROOK 1901 125 2026 125TH ANNIVERSARY

Introduction

The Village of Northbrook is a community defined by its strong sense of identity, deep civic pride, and forward-looking spirit. Amidst a period of growth and change, our community recognizes that it is more important than ever to have a clear, cohesive strategy that reflects the aspirations of our residents and the evolving needs of our community. This Strategic Plan serves as a unifying framework to guide decisions, align resources, and coordinate efforts across departments, partners, and community stakeholders. It reflects both where we are now and our shared vision for a community that is safe, vibrant, inclusive, and resilient.

Developed through thoughtful collaboration with community members, business leaders, Village staff, and elected officials, this Plan represents a collective vision. It is rooted in shared values, informed by real data and community feedback, and designed to be both ambitious and actionable. Over the next several years, this Plan will help shape key decisions around Village services, infrastructure investment, economic vitality, community connectivity, public safety, and the long-term health of the Village's government organization. It will guide us in setting priorities, measuring progress, and adapting to new opportunities and challenges as they arise.

Above all, this Strategic Plan reflects a commitment to our residents, responsible stewardship, and building a future that honors the character of the Village of Northbrook while embracing new possibilities. It is a call to action, and a promise of progress.

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Message from the Village President

As we begin to celebrate Northbrook's 125th year, on behalf of the Village Board, I am pleased to present our community's 5-year Strategic Plan. This Plan was developed to synthesize the voices and perspectives of our residents, businesses, and community organizations into a clear, unified framework that provides direction for the Village, focuses on our community's priorities, and guides our annual budget and decision-making processes. As the Plan was developed, the Board placed a strong emphasis on meaningful engagement, actively gathering input, fostering two-way communication, and thoughtfully incorporating community feedback so that this Plan reflects the priorities, experiences, and values of those the Village serves.

We are grateful to all who contributed to the development of this Plan through community forums, surveys, and the dedicated Strategic Plan website. This is a living, evolving document, and its success depends on continued dialogue with you, our valued community stakeholders. We remain committed to ongoing engagement to ensure the Plan stays responsive to emerging needs and continues to reflect the priorities of our stakeholders over time. This Plan is grounded in five key strategic priorities: Connected Community, Public and Community Safety, Economic Vitality, Infrastructure, and Organizational Excellence. Each area is essential to Northbrook's future as we continue to grow and thrive as a community of choice. We welcome your continued input and are eager to collaborate with you to ensure that we are a thriving Northbrook and remain a place for future generations to be proud to call home.

Sincerely,

Kathryn Ciesla

Kathryn Ciesla, Village President



From left: Derek R. Gau, Village Clerk; Robert P. Israel, Trustee; Tamara H. Reese, Trustee; Joy U. Ebhomielen, Trustee; Kathryn L. Ciesla, Village President; Heather E. Ross, Trustee; Johannah K. Hebl, Trustee; Matthew T. Cassidy, Trustee.

How Did We Arrive at This Plan?

This Strategic Plan is the result of partnership and collaboration with our community. Residents and stakeholders from across the Village shared their perspectives on what they value and what is important to the future of our community. The Plan clearly communicates what we intend to do, so our goals and actions are clear for everyone to see. We will direct Village resources and energy toward the priorities in this Plan and make budget decisions that align with the goals and objectives. As we begin implementing the Plan, we will build upon our current engagement activities to create a continuous feedback loop with the community and our partners. Recognizing that excellent organizational leadership is essential for successfully implementing this Plan, we will combine visionary thinking and strategic focus to ensure all employees of the Village are aligned to the goals in the Plan and working to achieve the vision.



909
Contributions on Social Pinpoint virtual engagement platform



802
Survey responses



69
Ideas wall posts



38
Forum posts



30+
Individuals interviewed (Village Board, staff, and community members)



3
Community forums



3
In-person group interviews

Results of the Village's 2023 National Community Survey were also used as a significant input to the strategic planning process. The survey provided the opinions of a representative example of 677 residents of the Village of Northbrook collected from October 23, 2023 to December 4, 2023. The margin of error around any reported percentage was 4% for all respondents and the response rate for the survey was 23%. Survey results were weighted so the demographic profile of respondents represented the demographic profile of adults in Northbrook.

How Did We Arrive at This Plan?

July - August 2025
Project initiation and planning

September 2025
Village Board retreat (09/03)

October – December 2025
Community engagement

- Social Pinpoint website
- One-on-one interviews
- Group interviews

In-person community forums

- Village Library (11/12)
- Techny Prairie Activity Center (11/13)
- Wood Oaks Junior High School (11/13)

January 2026
Plan development sessions with Village Board (01/14) and Village Manager and Department Directors (01/15)

February 2026
Presentation of draft Plan to Village Board (02/24)

March 2026
Implementation planning sessions with Village Manager and Department Directors (03/16 - 03/19)

May 2026
Final Strategic Plan presented to and adopted by the Village Board

Who We Are

MISSION

Provide strong services and steadfast stewardship of resources to promote a safe, stable, and welcoming community.

VISION

To be a safe, welcoming, and connected community that offers an exceptional quality of life and opportunities for individuals, families, and businesses.

northbrook

VALUES

STEWARDSHIP

Faithfully manage Village resources to be fiscally responsible and resource conscious.

RESPONSIVENESS

Provide world-class services and meet community needs through purposeful collaboration with Village partners and neighboring communities.

TRANSPARENCY

Openly share information and engage in two-way communication that invites feedback and strengthens accountability.

CIVILITY

Foster mutual respect between the Village and the community and conduct operations in a manner that earns and sustains public confidence.

INTEGRITY

Act ethically and make principled decisions that support accountability and build trust.

INNOVATION

Embrace new ideas and ways of working to better serve our community today and into the future.

Strategic Priorities

What is a Strategic Plan?

The Strategic Plan is a living document that guides the Village in its decision-making. The Strategic Plan defines what the Village wants to become and its vision for the future. It also defines what the Village will prioritize and focus on to achieve its vision, the specific actions that will be taken, and how progress will be measured. The Village of Northbrook has identified five Strategic Priorities, as shown in the graphic below. Each Strategic Priority has a goal statement, strategic objectives and performance measures which are shown on the subsequent pages.





Connected Community

Our Goal

Deliver proactive and open communication and engagement in Village business and services to advance knowledge, participation, and belonging.

Objectives

1. Develop ongoing communication with key constituents and leaders within the community (i.e., faith leaders, non-profits, chamber) to increase community and stakeholder participation.
2. The Village Board will communicate and roll out the Strategic Plan to the community to raise awareness and increase the sense of inclusion in the process.
3. The Village Board will follow the engagement plan identified in Board Protocols and direct the implementation of the communications plan to improve communication and reach residents and community organizations "where they are."
4. Foster communication channels that make government easier to access and use.
5. Develop and implement a community organization outreach plan with engagement by elected and appointed officials with a structured and sustained approach.
6. Increase communications staff capacity in the Village Manager's Office to improve timeliness and increase creation of content so the public is more informed of Village services and activities.
7. Redevelop a new Village website to enhance the user experience, communication, information retrieval, and simplify task completion as well as to meet Americans with Disabilities Act (ADA) requirements.
8. Develop and implement a citizen leadership institute to create civic engagement opportunities for Village residents.
9. Establish a downtown management corporation that will create and sponsor events in the community to increase community engagement and activities available to residents.
10. Collaborate with Northbrook partners (parks, library, schools, township, etc.) and organizations to create more community events and spaces that increase resident and visitor engagement with the Village.
11. Transition prior annual Community Contributions efforts to an annual grant program tied to the annual budget process.

Performance Measures

- Implement all communication strategies and recommendations by September 2027
- Implement a new annual grant program from previous Community Contributions program by October 2026
- Create a citizen leadership institute by February 2027
- Complete website development/updates by September 2027
- Establish a downtown management corporation by February 2029
- Number of new communication channels established for public engagement
- Number of public outreach efforts by the Village Board
- Number of communications sent out by the Village on a recurring basis
- Engagement from all departments in external communications
- Percentage increase in positive impressions about Village government
- Number of community events created and hosted per year
- Number of posts on social media
- Number of communications sent or provided in the community









Public and Community Safety

Our Goal

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

Objectives

1. Update the Emergency Operation Plan (EOP) to improve organizational and community readiness to ensure delivery of core services during a significant event.
2. Design and build a police station and fire headquarters so that there are adequate resources to support high-quality public safety services.
3. Establish a Village-wide plan to upgrade radios for better interdepartmental communications.
4. Conduct regular Village-wide emergency exercises focused on the most likely and most damaging hazards to improve response effectiveness and decrease response times.
5. Implement National Incident Management System (NIMS) training for relevant staff to ensure proper compliance and preparedness for emergencies.
6. Implement the Community Risk Reduction (CRR) program to address hazards through a public education plan and collaborating with community organizations related to fire prevention, public safety, and others to decrease the number of incidents in the community.
7. Review and update the Village's administrative adjudication system to improve code and ordinance compliance.
8. Replace the existing police computer-aided dispatch (CAD) system to meet the Village's future needs.
9. Continue the focus on crisis intervention and mental health supports to improve the wellbeing of the community.
10. Continue to develop and modernize Village resources and technologies to meet the future needs of the community.

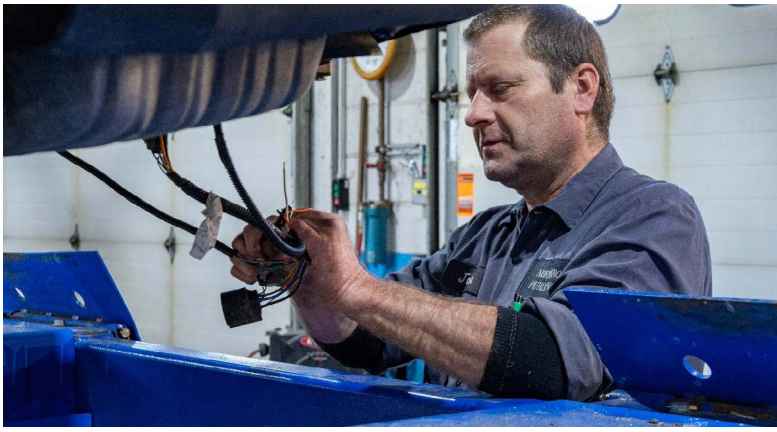
Performance Measures

- Complete EOP updates by the end of 2026
- Formalize mental health provider contracts by July 2026
- Update administrative adjudication systems by July 2027
- Complete Village-wide radio plan by February 2028
- Complete Police CAD replacement by 2031
- Number of emergency exercises per year
- Number of public education materials per year
- Number of training sessions per year
- Number of educational materials per year
- Implement identified facility upgrades
- Percentage of residents who feel safe in their community (as measured by a community survey)
- Level of community satisfaction with public safety services (as measured by a community survey)
- National Community Survey conducted every 2 – 3 years
- NIMS training events and number of trained staff
- Define or improve business continuity and disaster recovery capabilities to ensure core Village services continue to operate as efficiently as possible during a significant outage or disaster









Economic Vitality

Our Goal

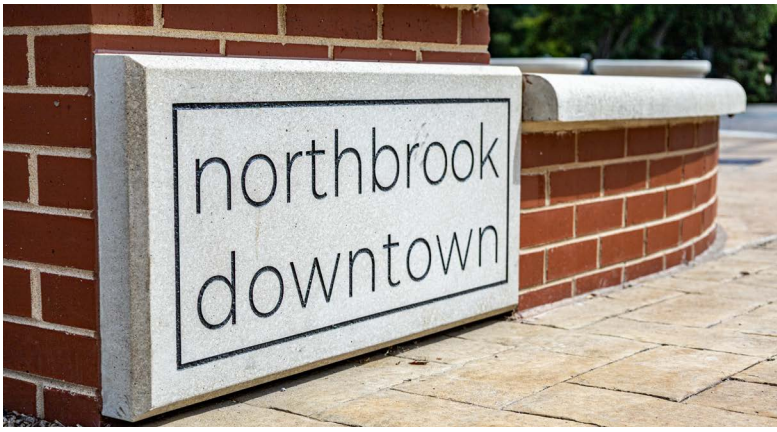
Promote Northbrook as a thriving community and economic leader.

Objectives

1. Secure and utilize appropriate Village staff resources and professional services to champion economic development.
2. Determine funding sources for business incentives to ensure there are enough funds for growth and development to support implementation of a business incentive plan to help new and existing businesses flourish in the community.
3. Collaborate with Northbrook Court owners to advance approved development and remain open to all alternatives.
4. Establish tax increment financing (TIF) and/or other funding sources to support downtown programming/infrastructure.
5. Gather community ownership to champion the creation of a downtown management organization.
6. Update downtown plan in partnership with Park District and other stakeholders to expand amenities.
7. Set policy priorities that promote a business and development-friendly community.
8. Assess housing stock in connection with developers and employers to prioritize investment and develop a well-rounded housing ecosystem that provides a range of housing options for residents.
9. Undertake a comprehensive housing study to determine future population growth and housing policies.
10. Continue implementing the Inclusionary Housing Program to increase housing access and security.
11. Identify amendments to the housing density plan to create and increase diverse housing options.
12. Consistently report to the community on the progress of economic development initiatives (i.e., Northbrook Court, Northbrook Downtown, Shermer Corridor, and housing).

Performance Measures

- Create a business incentive plan by October 2026
- Update downtown plan by February 2028
- Report on the increase in housing variety with the number of built units and those that qualify as “affordable” by Village ordinance and State policy
- Regular review of practices and policies (i.e., zoning code, ordinances, licensing) to make them more business-friendly
- Percentage increase of housing density in downtown area
- Amount of funds generated for business incentives
- Number of business/economic development updates sent to the community
- Dollar amount of business investment and development
- Level of community satisfaction with new growth, development, and redevelopment (as measured by a community survey)
- Percentage of businesses that feel the Village is business-friendly (as measured by a survey of businesses)









Infrastructure

Our Goal

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

Objectives

1. Assess performance levels of all Village assets including buildings, facilities, equipment, technology, and those in the Capital Improvement Plan (CIP) to minimize resource consumption, provide a data-driven approach, and meet related staffing needs to deliver high-quality, state-of-the-art services.
2. Identify funding sources to pay for identified infrastructure investments.
3. Complete the build-out of the Public Works maintenance garage.
4. Maintain a sound and reliable water system to provide clean and safe water to the community.
5. Continue implementation of adopted plans (i.e., the Bike-Pedestrian Plan, Climate Action Plan, Stormwater Management Plan) as funding is identified in the five-year Capital Improvement Plan (CIP) and annual budget.
6. Review and approve a Climate Action Plan (CAP) implementation procedure to better clarify staff responsibility to create ownership.
7. Develop and implement realistic plans to retire legacy technology systems, ensuring any required data/records are migrated to a modern, supported system.
8. Adopt and maintain a cybersecurity framework to protect the Village from cyber threats.

Performance Measures

- Complete building sustainability assessment by August 2029
- Increase in available funding for capital investments
- Continue to review performance levels of assets annually
- Water quality in the Village
- Decrease in the loss of property due to flooding
- Number of facility upgrades and corresponding dollar amount for each upgrade
- Linear feet of sidewalks and bike paths replaced or created
- Percentage of streets and roads at desired level according to Pavement Condition Index (PCI) and/or Pavement Surface Evaluation and Rating (PASER)
- Implementation of CIP and the number of projects funded
- Number of projects completed on time and under or at budget









Organizational Excellence

Our Goal

Foster a high-performing, supportive, and innovative culture where everyone contributes to the delivery of exceptional services for both internal and external customers.

Objectives

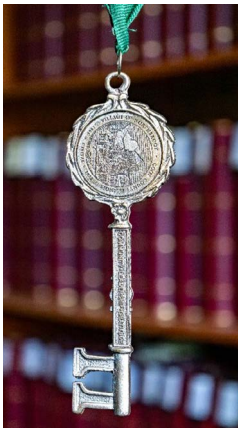
1. Make Village government easier to access to enable better information retrieval and delivery to assure a connected community.
2. Review the Strategic Plan to ensure progress is being made and adjust as needed at least every two years.
3. Conduct a post-election Board development session to provide training and education to Board Members.
4. Update organizational system of policies and procedures and implement organizational training to establish clear expectations for all staff to ensure they are properly trained for their roles, have necessary job skills, a strong customer service philosophy, and are a nimble workforce.
5. Create a performance management program and standard operating guidance to evaluate workforce gaps, identify opportunities for improvement, and align workforce levels with workload demands and Village priorities.
6. Study Village workforce wants/demands and adjust policies, philosophies, and practices, as needed, to improve recruitment, training, and retention for a high-performing workforce that will evolve over time.
7. Formalize a succession plan for key positions within the organization to help ensure long-term business sustainability, effective knowledge transfer, and planned transition of Village leadership and staff.
8. Implement a customer service feedback process to gain input in how to better serve the public.
9. Design and implement employee recognition and celebration programs to create an engaging workplace culture.
10. Conduct a formal review of the classification of authorized positions and associated compensation.

11. Continue to develop a cybersecurity culture to mitigate the impact of risks and data loss associated with cybersecurity incidents, and to better protect public technology infrastructure and sensitive data.
12. Enable data-driven decision-making to improve services and outcomes for the community.

Performance Measures

- Implement an employee recognition program by 2026
- Review Strategic Plan in 2028
- Perform employee engagement and satisfaction survey every other year starting in 2028
- Solicit employee feedback regarding employer of choice/benefits
- Continue to securely deploy Microsoft collaboration and knowledge-sharing platforms through 2028, including AI-powered productivity tools
- Complete career development plan by 2030
- All staff complete organizational training by 2030
- Implement supervisor training plan by 2030
- Bond rating: AAA remains the goal
- Percentage increase in staff retention or decrease in turnover rates outside of retirements
- Number of staff training courses offered related to development, customer service, and cybersecurity
- Percent reduction in cybersecurity incidents triggered by staff
- Develop and adopt a “cloud first” strategy for all new systems and applications, further reducing the on-premise technology infrastructure requirements (improves service continuity)
- In conjunction with developing a Village-wide data governance strategy, define and establish data stewardship and data quality controls across all departments







What's Next?

Keeping Track of Progress

How are we doing? We'll let you know.

The Village will monitor progress toward our Strategic Plan goals and objectives, as well as report on the performance measures. Tracking keeps us transparent and holds us accountable.

The Village will provide the community with an annual report and present the same to the Village Board to review accomplishments in the preceding calendar year. Community members can expect to understand what the Village is working on and the benefits that will result for residents, businesses, and the community overall.

Monthly: As a part of Regular Village Board meetings, Village staff will identify how items presented to the Village Board align to the Strategic Plan's priorities.

Twice A Year: The Village Manager will provide the Village Board with an update on progress toward each strategic priority and goal, including successes and challenges.

Annually: The Village Manager will provide an annual report detailing progress on each strategic goal and objective at the end of the calendar year. The report will be presented to the Village Board as part of the recommended annual budget and shared on the Village website for community accessibility.

Acknowledgements

This Strategic Plan results from the combined efforts of many individuals who collectively are our community, including residents, business owners/operators, community organizations, elected officials and Village employees. The Village of Northbrook would like to extend sincere thanks to everyone who saw the importance of this Plan and took the time to share their knowledge, guidance, and time over the past several months to be a part of building this Plan.

Stakeholders

Elected and Appointed Officials representing Northbrook's Local Units of Government at the Library, Park District, Township and School Districts 27, 28, 30, 31 and 225

Northbrook Private School Officials

Northbrook Chamber of Commerce & Industry and the Northbrook Business Community

Northbrook Community Based Organizations

Northbrook Clergy Community Members

Acknowledgements

Village of Northbrook Elected and Appointed Officials

Village President, Kathryn L. Ciesla

Trustee, Robert P. Israel

Trustee, Heather E. Ross

Trustee, Johannah K. Hebl

Trustee, Joy U. Ebhomielen

Trustee, Matthew T. Cassidy

Trustee, Tamara H. Reese

Village Clerk, Derek R. Gau

Former Trustee, Michelle Z. Kohler

Village of Northbrook Citizen Advisory Board & Commission Members

Village Manager, Cara Pavlicek

Village Attorney, Steve Elrod

Deputy Village Manager, James Hawkins

Human Resources Director, Sarah Bagley

Sustainability Coordinator, Kate Carney

VMO Office Manager, Omar Sheikh

Communications Manager, Nicholas Glenn

Community Engagement Specialist, Emilia Talar

CFO, Steve Drazner

Deputy CFO, Anita Bozic

CIO, Lori Baker

Development and Planning Services Director, Amy McEwan

Deputy DPS Director, Michaela Kohlstedt

Asst. DPS Director, Nick DeSario

Fire Chief, David Schweihs

Deputy Fire Chief, Joel Eaton

Deputy Fire Chief, Matt Vanderweel

Police Chief, John Ustich

Deputy Police Chief, Marc Fainman

Deputy Police Chief, Bryan Meents

Internal Services Adm (PD), Jason Batalden

Public Works Director, Kelley Hamill

Deputy PW Director, Matt Morrison

Village Engineer, Aram Beladi

Asst. PW Director, Julie Gray

Professional Services

A special thanks to Michelle Kennedy, Project Manager and Lead Facilitator, Michelle Graham, Facilitator, and Lukasz Stykowski, Facilitator and Research Analyst with BerryDunn, for their expertise in both facilitation and development of this Plan. Additionally, thank you to John Harris, Principal and Ben Schulman, Director of Civic Strategies, with a5 Branding & Digital for the Communications Audit which was undertaken in tandem with this Plan.





northbrook

VILLAGE OF NORTHBROOK
1901 125 2026
125TH ANNIVERSARY

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Chief Information Officer Lori Baker
Date: 2026-05-26
Subject: A Resolution Approving an Agreement with Granicus, LLC of Saint Paul, Minnesota for the Purchase of a Legislative Management System Subscription

Overview

This Resolution approves the purchase of a three-year annual subscription renewal for a legislative management and live meeting streaming service from Granicus.

Fiscal Impact

The adopted Fiscal Year 2026/2027 budget provides funding in Account Number 11-1400-543-01 (Software as a Service) for the renewal of the annual subscription in the amount of $53,000.

Recommendation

Approval.

Strategic Priority

Background

In 2023, the Village migrated from Granicus IQM2 to Granicus Peak/AgendaPE, a more modern and flexible legislative management and live meeting streaming service. The initial migration included a three-year quote, paid annually, for the subscription. The third and final year will end as of May 31, 2026. The Village has been satisfied with the Peak and streaming systems, and they continue to meet the needs of the Village.

The Village's Information Technology (IT) Department contacted Granicus to review options for a new three-year quote, paid annually, which would provide locked in pricing through, and including, the 2028-2029 fiscal year. Granicus offered a new subscription service, Operations Cloud, which includes all the same agenda management and streaming services the Village utilizes today, in addition to new services, such as elevated technical support and a Granicus

advisor dedicated to the Village. Granicus provided pricing on the OMNIA Partners Contract Number 159768 – Software and SaaS Solutions. The term for this contract is December 8, 2025 through September 30, 2028. This OMNIA Partners contract meets the Village's procurement policy requirements.

A summary of Granicus' pricing follows:

Subscription Year	**Granicus**
6/1/26 – 5/31/27	$33,631
6/1/27 – 5/31/28	$35,985
6/1/28 – 5/31/29	$38,504
Total 3 Years	$108,120

The Village's Fiscal Year 2026/2027 budget provides funding in Account No. 11-1400-543-01 (Software as a Service) in the amount of $53,000. Budget requests for Fiscal Year 2027/2028 and 2028/2029 will include the contracted amounts listed above.

Village Staff recommends the Village Board approve the three-year agreement, with annual payments, for the renewal of the system from Granicus in a not to exceed amount of $33,631 for Fiscal Year 2026/2027, $35,985 for Fiscal Year 2027/2028, and $38,504 for Fiscal Year 2028/2029.

Staff will be present at the May 26, 2026 Regular Board of Trustees meeting to answer any questions that may arise.

Approving an Agreement with Granicus, LLC of Saint Paul, Minnesota for the Purchase of a Legislative Management System Subscription
Exhibit A - Granicus Subscription and Services Agreement with Pricing

Resolution 2026 - _____

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

A Resolution Approving an Agreement with Granicus, LLC of Saint Paul, Minnesota for the Purchase of a Legislative Management System Subscription

is hereby adopted, as follows:

Section 1. Recitals.

The adopted Fiscal Year 2026-2027 Budget provides for the continued procurement of an annual subscription service for a cloud-hosted legislative management system ("***Subscription***"). Village Information Technology (IT) staff reviewed the Subscription and agree that it continues to meet the needs of the Village.

Village staff solicited and received a quote from Granicus, LLC of Saint Paul, Minnesota ("***Vendor***"), for the Subscription. The Quote utilized pricing on the OMNIA Partners Contract 159768, which meets the requirements of the Village's procurement policy. The term for this quote is from June 1, 2026, to May 31, 2029.

The adopted Fiscal Year 2026-2027 Budget provides sufficient funds in General Fund Expenses – Information Technology Account No. 11-1400-543-01 (Software as a Service) for the purchase of the Subscription. Funds will be drawn from this account as needed at prices outlined in ***Exhibit A***.

Based on these factors, Village staff recommends that the Village Board authorize the purchase of the Subscription from the Vendor at the unit prices and pursuant to the terms of the agreement attached as ***Exhibit A ("Agreement")***.

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

Section 2. Approval of Agreement.

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

Section 3. Authorization to Execute Agreement.

The Village Manager shall be, and is hereby, authorized and directed to execute and seal, on behalf of the Village, the Agreement only after receipt by the Village Clerk of at least three original copies of the Agreement executed by the Vendor; 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. Authorization of Expenditure.

The Village Manager is hereby authorized and directed to execute such documents and make such payments as are necessary to complete the procurement of the Subscription from the Vendor in accordance with the terms and at the unit prices set forth in ***Exhibit A*** for Fiscal Year 2026-2027.

Approved:

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

_____
Village President

ATTEST:

_____
Village Clerk

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GRANICUS

Subscription and Services Agreement
US/Canada

This Subscription and Services Agreement ("**Agreement**") is effective as of the date an Order or SOW (as defined below) commences that references this Agreement (**"Effective Date"**), and is a contract between the party procuring Granicus Products and/or Services named in the Order or SOW ("**Client**") and Granicus, LLC, a Minnesota Limited Liability Company for those Clients located in the US, or Granicus Canada Holdings, U.L.C., an unlimited liability corporation for those Clients located in Canada ("**Granicus**").

1. Definitions. For the purpose of this Agreement, the following terms have the corresponding definitions:

"Content" means any material or data: (i) displayed or published on Client's website; (ii) provided by Client to Granicus to perform the Services; or (iii) uploaded into Products by Client or on Client's behalf. Content expressly excludes Granicus Data;

"Deliverable(s)" means any computer software, and related written documentation, reports or materials developed by Granicus as part of a Services engagement;

"Granicus Data" means data owned, generated or collected by Granicus separately from Content provided by Client, including data generated by use of the Products or personal information related to individuals who use the Products or Services, which is collected and used in accordance with applicable law and in conformance with publicly posted privacy policies;

"IP Rights" means all current and future worldwide statutory or other proprietary rights, whether registered or unregistered, including but not limited to, moral rights, copyright, trademarks, rights in designs, patents, rights in computer software data base rights, rights in know-how, mask work, trade secrets, inventions, domain or company names and any application for the foregoing, including registration rights.

"Order" means a binding proposal, written order, or purchasing document setting forth the Products made available to Client under the terms of this Agreement either directly with Granicus or through an authorized third party reseller;

"Products" means the: (i) online or cloud subscription services; (ii) on premise software; (iii) embedded software; and (iv) Granicus Data, licensed to Client, and hardware components purchased by Client under this Agreement, as applicable and as set forth in the Order or SOW;

"Services" means the consulting, integration, installation, and/or implementation services to be performed by Granicus as described in the SOW; and

"SOW" means a statement of work agreed to by the parties that references this Agreement and describes the Services and Deliverables provided as part of a Services engagement pursuant to the Services provisions set forth in this Agreement.

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2. Intellectual Property Ownership and Use Rights.

a) **Intellectual Property Ownership.** Granicus and its licensors own all IP Rights in the Products and Granicus Data. Client and its authorized users have no right, title or interest in the Products or Granicus Data other than the license rights expressly granted herein. All rights not expressly granted herein are reserved by Granicus and its licensors.

b) **License to Products.** Granicus hereby grants Client a non-exclusive, non-transferable license to access and use the Products identified in the Order during the Term set forth therein. In addition to the terms of this Agreement and the Order, product-specific license terms applicable to certain of the Products and Granicus Data can be found at www.Granicus.com/legal/licensing and are hereby incorporated into this Agreement by reference.

c) **Third Party Contractors.** Client may permit its third-party contractors to access and use the Products solely on behalf of and for the benefit of Client, so long as: (i) such contractor agrees to comply with this Agreement as if it were Client; (ii) Client remains responsible for each contractor's compliance with this Agreement and any breach thereof; and (iii) all volume or transaction-based use of the Products includes use by contractors. All rights granted to any contractor terminate immediately upon conclusion of the Services rendered to Client that give rise to such right. Upon termination of such rights, contractor will immediately cease all use of the Products and uninstall and destroy all confidential or proprietary Granicus information in its possession. Client will certify compliance with this section in writing upon Granicus' request.

d) **Data Sources.** Client may only upload data related to individuals that originates with or is owned by Client. Client shall not upload data purchased from third parties without Granicus' prior written consent and list cleansing Services provided by Granicus for an additional fee.

e) **Content.** Client can only use Products to share Content that is created by or owned by Client and/or Content for affiliated organizations, provided that use by Client for affiliated organizations is in support only, and not as a primary communication vehicle for such organizations that do not have their own license to the Products. Granicus does not own the Content submitted by Client nor is Granicus responsible for any Content used, uploaded or migrated by Client or any third party. Granicus will not sell, use, or disclose any Content for any purpose other than performing Services subject to this Agreement. For clarification, the fact that Content and Granicus Data may contain the same or similar information does not minimize or limit the ownership or use rights of either party as it relates to Content on the part of Client, or Granicus Data on the part of Granicus.

f) **Advertising.** Client shall not use Products to promote products or services available for sale through Client or any third party without Granicus' prior written consent.

g) **Restrictions.** Client shall not:

(i) Use or permit any end user to use the Products to store or display adult content, promote illegal or immoral activities, send or store infringing, obscene, threatening or unlawful or

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tortious material or disrupt others use of the Products, network services or network equipment, including unsolicited advertising or chain letters, propagation of computer worms and viruses, or use of the Products to make unauthorized entry into any other device accessible via the network or Products;

(ii) Disassemble, decompile, reverse engineer or make derivative works of the Products;

(iii) Rent, lease, lend, or host the Products to or for any third party, or disclose the Products to any third party except as otherwise permitted in this Agreement or an Order or SOW;

(iv) Use the Products in violation of any applicable law, rule, or regulation, including violation of laws regarding the processing, use, or disclosure of personal information, or violation of any United States export control or regulation, United States embargo, or denied or sanctioned parties prohibitions; or

(v) Modify, adapt, or use the Products to develop any software application intended for resale which uses or competes with the Products in whole or in part.

3. Term; Termination.

a) **Agreement Term.** This Agreement begins on the Effective Date and remains in effect for the period set out in the Order ("**Initial Term**"). Thereafter, this Agreement will continue in effect until all Orders or SOWs have expired or been terminated.

b) **Order Term.** Each Order will be effective on the date set out therein and will remain in effect during the Initial Term identified in the Order. Each Order will automatically renew for twelve (12) month terms (each, a "**Renewal Term**") unless either party gives the other party notice of non-renewal within thirty (30) days of notification of price change as described in Section 4.d., or within sixty (60) days prior to the start of the next Renewal Term, whichever is later. The Initial Term and all Renewal Terms are collectively, the "**Term**".

c) **SOW Term.** Each SOW will begin on the effective date of the SOW and will remain in effect until the Services are completed, this Agreement is terminated, or the termination date set out in the SOW (the **"Termination Date"**), whichever is later. If no specific Termination Date is designated in the SOW, Client may terminate the SOW upon thirty (30) days written notice to Granicus.

d) **Subscription Term**. The annual term for all Products licensed to Client on a subscription basis begins upon the Effective Date of the applicable Order and are based on subscription term and not actual usage. Products licensed on a subscription basis are deemed delivered upon Initial Availability. Initial Availability of a Product means the earlier of: (i) the issuance of a user name and password to Client to access the Product; (ii) the provision of the Product in its hosted environment on behalf of Client by Granicus technical personnel; or (iii) access to the Product by Granicus or third-party services personnel in order to commence configuration or implementation Services on behalf of Client.

e) **Termination for Default.** Either party may terminate this Agreement or any Order or SOW by written notice if the other party commits a material breach of this Agreement or the applicable Order or SOW and fails to cure such breach within thirty (30) days after receipt of such notice, or an additional period of time as agreed to by the parties.

f) **Non-Appropriation**. Client may terminate this Agreement or any Order or SOW by providing Granicus written notice during the then-current Term for lack of appropriation of funds for the Renewal

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Term. Termination under this Section shall be without penalty, further liability, or further obligation of the Client, except for payment of fees properly accrued and owing for Products and Services received prior to the effective date of termination..

g) **Effect of Termination.** Upon expiration or termination of an Order or SOW for any reason: (i) Client's right to access and use the Products will immediately cease (except for perpetual licenses granted under an Order, which will continue to be governed by this Agreement for the duration of the license); (ii) Client will promptly remit any fees due to Granicus under all Orders and SOWs; (iii) Granicus will promptly cease performance of any Services; and (iv) the parties will return or destroy any Confidential Information of the other party in its possession, and certify upon request to the other party of compliance with the foregoing. Client will have ninety (90) days from the expiration date of a subscription to extract or download any Content stored in the Products. Granicus has no obligation to retain any Content after such ninety (90)-day period nor is Granicus responsible for extracting the data on Client's behalf absent separate written agreement and the payment of additional fees.

h) **Survival.** Sections 4 (Fees, Payment), 9 (Confidentiality), 10 (Indemnification), 11 (Limitation of Liability), 13 (Governing Law) and any other clause that by its nature is intended to survive will survive termination of this Agreement indefinitely or to the extent set out therein.

4. Fees; Payment.

a) **Fees.** Client will pay all fees, costs and other amounts as specified in each Order or SOW. Annual or subscription fees are due upfront at the beginning of each annual Term. Services fees and one-time fees are due according to the billing frequency specified in each Order or SOW. Absent any specific billing frequency, Client will pay fees for Services on a monthly basis in arrears for time and materials engagements, or milestone basis as billed upon delivery of each milestone. GXG Services are billed up front annually prior to the then-current term. Hardware will be invoiced to Client upon shipment. Granicus may suspend Client's access to any Products if there is a lapse in payment not remedied promptly upon notice to Client. A lapse in the Term of each Order or SOW will require the payment of a setup fee to reinstate the subscription. All fees are exclusive of applicable state, local, and federal taxes, which, if any, will be included in the invoice. It is Client's responsibility to provide applicable exemption certificate(s).

b) **Payment.** Client will remit payment of the fees due within sixty (60) days of receipt of an accurate invoice from Granicus or its authorized reseller, in accordance with the Illinois Local Government Prompt Payment Act, 50 ILCS 505/1 *et seq* ("**Prompt Payment Act**"). Any disputed amounts will be identified in writing to Granicus within the payment period or be deemed accurate and payable. With respect to any amount due to Granicus which is not paid within the payment period, Granicus may apply interest at the rate of one percent (1.0%) per month, in accordance with Section 4 of the Prompt Payment Act, assessed from the due date through the date of payment. Client acknowledges and agrees that orders placed by Client for Products and Services will be non-cancellable and the fees paid are non-refundable unless otherwise expressly stated in the Agreement.

c) **Purchase Orders.** Upon request, Granicus will reference a purchase order number on its invoices if Client provides the corresponding purchase order information to Granicus prior to generating the invoice. Client agrees that a failure to provide Granicus with purchase order information will not relieve Client of its obligations to provide payment in accordance with this section.

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d) **Price Changes.** Subject to any price schedule or pre-negotiated fees to which this Agreement or an Order may be subject, Granicus will provide notice of any price changes prior to the end of the current Term, which subject to Section 3.b, will become effective as of the next Renewal Term. Such notification may be made via Order, email, or invoice provided by Granicus. Renewals at the same volume amount will not increase more than ten percent (10%) over the prior year's fees. Purchases of additional Products will be at Granicus' then-current price and licenses, subject to volume or transaction metrics, and will be reviewed annually prior to commencement of the Renewal Term, with fees adjusted to cover increases in Client's use.

e) **Cooperative Purchasing.** To the extent permitted by law the terms of this Agreement may be extended for use by other municipalities, school districts and governmental agencies. Orders and SOWs entered into by such third parties are independent agreements between the third party and Granicus and do not affect this Agreement or any Order or SOW between Granicus and Client.

f) **Overages**. For any Products or Services purchased in tiers, with volume caps, specified number of users, or other measured metrics, it is the Client's responsibility to purchase up to the level of use needed by Client. Any overage will be charged to Client at the then-current rate for such tier or volume, or the rate set forth in Client's pricing arrangements with Granicus or Granicus resellers. Payment for such overages must be made in the then-current term unless otherwise agreed to by the parties in writing.

g) **Resellers.** If Client has entered into a separate agreement with an authorized distributor or reseller of Products and/or Services, the terms of such third-party agreement will supersede conflicting terms contained herein solely as they relate to payment schedules and pricing as negotiated between Client and the reseller.

5. Client Responsibilities.

a) **Content.** Client will be solely responsible for the Content submitted to the Products and will comply with all laws, rules and regulations relating to the use, disclosure and transmission of such Content, including providing such to Granicus. Client represents and warrants it has the legal right to provide the Content to Granicus and that such use or disclosure does not violate the intellectual property, privacy or other legal rights of any third party. Client grants Granicus a limited, non-exclusive right during the Term to access and use the Content to provide the Products and Services. Content does not include user feedback related to the Products or Services, which Granicus is free to use without any further permission or consideration to Client.

b) **Data Backup and Protection.** Client will maintain a back-up of any data or data files provided to Granicus. For certain Products, Granicus offers functionality that requires subscribers to enable password protection of subscriber profiles and associated data. Client assumes all responsibility for implementing and enforcing this security functionality in its sole discretion.

c) **Passwords.** Sign-on credentials used to access the Products are non-transferable. Client is responsible for keeping all passwords secure and for all use of the Products through Client's sign in credentials.

d) **Cooperation.** Client will provide any assistance reasonably required by Granicus to perform the Services, including timely review of plans and schedules for the Services and reasonable access to Client's

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offices for Services performed onsite. Services delayed or unable to be performed due to lack of Client cooperation or communication will be deemed delivered and no refunds will be issued for such services.

e) **Third-Party Technology.** Client will be responsible for securing all licenses for third party technology necessary for Granicus to perform the Services (including the right for Granicus to use such technology) and will be responsible for the performance of any third-party providing goods or services to Client related to the Services, including such third party's cooperation with Granicus.

f) **Use of Messaging Services**. Client may use Products to send emails and messages to users and third parties. Client is solely responsible for any such message and their content, including securing the legal right to send the message. Messages may be blocked, delayed, or prevented from being delivered by destination servers and other reasons outside of Granicus' control, and there is no warranty that messages will reach their intended destination in a given timeframe.

6. Support. Basic support and maintenance services provided to Client for Products ("Support") is included in the fees paid for the Granicus Product subscription or maintenance during the Term and will be provided in accordance with the Service Level Agreement set forth at www.granicus.com/legal/licensing. Granicus may update its Support obligations under this Agreement, so long as the level of Support agreed to by the parties is not materially diminished due to such modification.

7. Representations; Warranties; Disclaimers.

a) **Representations.** Each Party represents that it has validly entered into this Agreement and has the legal power to do so.

b) **Warranties:**

(i) Each party warrants that it has the rights necessary to grant to the other party the licenses granted in this Agreement.

(ii) Granicus warrants that it will perform its obligations in a professional and workmanlike manner in accordance with industry standards.

(iii) Client's sole and exclusive remedy and Granicus ' sole obligation for breach of the warranties in this Section are as follows: (i) for a breach of the warranty in Section 7.b.(i), the indemnity in Section 10 of this Agreement; and (ii) reperformance of the non-conforming Services for a breach of the warranty in Section 7.b.(ii), provided that Client notifies Granicus of a non-conformity in this Section during the thirty (30) day period following Granicus' completion of the applicable Services.

c) **Disclaimers.** EXCEPT AS EXPRESSLY STATED IN THIS THIS SECTION, THE PRODUCTS AND SERVICES ARE PROVIDED "AS IS" AND GRANICUS DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY, TITLE, NON-INFRINGEMENT, AND FITNESS FOR A PARTICULAR PURPOSE. GRANICUS DOES NOT WARRANT THAT PRODUCTS OR SERVICES WILL MEET CLIENT'S REQUIREMENTS OR THAT THE OPERATION THEREOF WILL BE UNINTERRUPTED OR ERROR FREE.

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8. Services.

a) Granicus will perform Services in accordance with this Agreement and the SOW. Granicus is not obligated to provide any Services unless set out in the SOW. Unless otherwise set out in the SOW or as agreed to by the parties the Services will be performed remotely. Any estimates provided in the SOW, including expected hours to complete the Services and any timeline provided by Granicus, are based on known functional requirements and technical environments as of the effective date of the SOW. Changes or delays in the work schedule originating with Client are subject to the project change procedure and may result in an increase in fees.

b) Granicus grants Client a non-exclusive, non-transferable, royalty-free, perpetual license to use the Deliverables on behalf of and for the benefit of Client independently and with the Products. Granicus retains all right, title and interest to the Deliverables except for those rights expressly granted to Client. Deliverables and Services are deemed accepted upon delivery unless otherwise set forth in a SOW.

c) Any modifications to the Services must be in writing and signed by authorized representatives of each party. Granicus personnel performing Services at Client's offices will comply with Client's policies and procedures in effect at such location.

d) If agreed to by the Parties in the SOW, Client will also pay for all reasonable travel-related and out-of-pocket expenses incurred by Granicus in the performance of the Services in accordance with Client's travel and expense policy which will be provided to Granicus in writing (or Granicus' policy if none is provided by Client) and which will be billed monthly and due thirty (30) days following date of invoice.

9. Confidentiality. During performance of the Services, each party may receive Confidential Information of the other party.

a) **"Confidential Information"** means all confidential and/or trade secret information of either party (**"Disclosing Party"**), including but not limited to: (i) Granicus' Products; (ii) non-public information if it is clearly and conspicuously marked as "confidential" or with a similar designation at the time of disclosure; (iii) non-public information of the Disclosing Party if it is identified as confidential and/or proprietary before, during, or promptly after presentation or communication; and (iv) any information that should be reasonably understood to be confidential or proprietary given the nature of the information and the context in which disclosed, in each case that is disclosed to the other party (**"Receiving Party"**) or to which the Receiving Party gains access in connection with performance of the Services.

b) Subject to freedom of information, government transparency, or similar applicable law, each Receiving Party will receive and hold any Confidential Information in strict confidence and will: (i) protect and safeguard the Confidential Information against unauthorized use, publication or disclosure; (ii) not reveal, report, publish, disclose, transfer, copy or otherwise use any Confidential Information except as specifically authorized by the Disclosing Party; (iii) not use any Confidential Information for any purpose other than in performance of this Agreement; (iv) restrict access to Confidential Information to those of its advisors, officers, directors, employees, agents, consultants, contractors and lobbyists who have a need to know, who have been advised of the confidential nature thereof, and who are under express written obligations of confidentiality or under obligations of confidentiality imposed by law or rule; and (v) exercise at least the same standard of care and security to protect the confidentiality of the Confidential Information received by it as it protects its own confidential information, but no less than a reasonable degree of care.

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c) If a Receiving Party is requested or required in a judicial, administrative, or governmental proceeding to disclose any Confidential Information, it will notify the Disclosing Party as promptly as practicable so that the Disclosing Party may seek an appropriate protective order or waiver for that instance, unless such notification is prohibited by law or judicial order.

d) The foregoing obligations do not apply to information that: (i) is already public or becomes available to the public through no breach of this section; (ii) was in the Receiving Party's lawful possession before receipt from the Disclosing Party; (iii) is lawfully received independently from a third party who is not bound by a confidentiality obligation; or (iv) is independently developed by or on behalf of the Receiving Party without use of any Confidential Information.

e) Upon written request of the Disclosing Party, the Receiving Party agrees to promptly return or destroy all Confidential Information in its possession, and certify its destruction in writing, provided that the Receiving Party may retain a copy of the returned or destroyed items for archival purposes in accordance with its records retention policies and subject to this section.

f) Disclosing Party may be irreparably damaged if the obligations under this section are not enforced and as such may not have an adequate remedy in the event of a breach by Receiving Party of its obligations hereunder. The parties agree, therefore, that Disclosing Party is entitled to seek, in addition to other available remedies, an injunction restraining any actual, threatened or further breaches of the Receiving Party's obligations under this section or any other appropriate equitable order or decree.

10. Indemnification.

a) Granicus will defend, indemnify and hold Client harmless from and against all losses, liabilities, damages and expenses including reasonable attorney fees (collectively, "Losses") arising from any claim or suit by an unaffiliated third party ("Claim") based on or arising out of: (i) an allegation that the Products or Deliverables, as delivered to Client and when used in accordance with this Agreement and the applicable Order or SOW, infringes a valid U.S. copyright or U.S. patent issued as of the date of the applicable Order or SOW; (ii) any unauthorized access to, acquisition of, loss of, or disclosure of Content or Confidential Information caused by Granicus' breach of its security or confidentiality obligations under this Agreement; or (iii) Granicus' violation of any applicable privacy or data protection law, including without limitation the Illinois Personal Information Protection Act, 815 ILCS 530/1 *et seq*.

b) To the extent permitted by applicable law, Granicus will have control of the defense and reserves the right to settle any Claim. Client must notify Granicus promptly of any Claim and provide reasonable cooperation to Granicus, upon Granicus' request and at Granicus' cost, to defend such Claim. Granicus will not agree to any settlement which requires acknowledgment of fault or an incurred liability on the part of an indemnified party not otherwise covered by this indemnification without indemnified party's prior consent. Client may elect to participate in the defense of any claim with counsel of its choosing at its own expense.

c) If the Products or Deliverables are subject to a claim of infringement or misappropriation, or if Granicus reasonably believes the Products or Deliverables may be subject to such a Claim, Granicus reserves the right, in its sole discretion, to: (i) replace the affected Products or Deliverable with non-infringing functional equivalents; (ii) modify the affected Products or Deliverable to render it non-

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infringing; or (iii) terminate this Agreement or the applicable Order or SOW with respect to the affected Granicus Product or Deliverable and refund to Client any prepaid fees for the then-remaining portion of the Order or SOW Term.

d) Granicus will have no obligation to indemnify, defend, or hold Client harmless from any Claim to the extent it is based upon: (i) a modification to the Granicus Product or Deliverable by anyone other than Granicus; (ii) a modification made by Granicus pursuant to Client's required instructions or specifications or in reliance on materials or information provided by Client; (iii) combination with the Products or Deliverable with non-Granicus software or data, provided that Granicus did not recommend, authorize, or have reason to anticipate such combination of the Products or Deliverables with commonly available and utilized software; or (iv) Client's (or any authorized user of Client) use of any Products or Deliverables other than in accordance with this Agreement.

e) This section sets forth Client's sole and exclusive remedy, and Granicus' entire liability, for any Claim that the Products, Deliverables or any other materials provided by Granicus violate or infringe upon the rights of any third party.

11. Limitation of Liability.

a) EXCEPT FOR LIABILITY THAT CANNOT BE LIMITED OR EXCLUDED UNDER APPLICABLE LAW, UNDER NO CIRCUMSTANCES WILL EITHER PARTY BE LIABLE FOR ANY: (I) SPECIAL, INDIRECT, PUNITIVE, INCIDENTAL, OR CONSEQUENTIAL DAMAGES; OR (II) LOSS OR DAMAGE TO DATA, LOST PROFITS, SALES, BUSINESS, GOODWILL OR ANTICIPATED SAVINGS, WHETHER AN ACTION IS IN CONTRACT OR TORT (INCLUDING NEGLIGENCE) AND REGARDLESS OF THE THEORY OF LIABILITY, EVEN IF A PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

b) IN NO EVENT, EXCEPT FOR CLIENT'S OBLIGATIONS TO PAY AMOUNTS DUE UNDER THE ORDER OR SOW, OR GRANICUS' INDEMNIFICATION OBLIGATIONS SET FORTH IN SECTION 10 (INDEMNIFICATION), WILL EITHER PARTY'S MAXIMUM AGGREGATE LIABILITY FOR ALL CLAIMS ARISING IN CONNECTION WITH THIS AGREEMENT (IN TORT (INCLUDING NEGLIGENCE), CONTRACT OR OTHERWISE) EXCEED THE AMOUNT OF FEES PAID BY CLIENT TO GRANICUS OR GRANICUS' RESELLER, AS APPLICABLE, IN THE SIX (6) MONTHS IMMEDIATELY PRECEDING THE DATE THE DAMAGED PARTY NOTIFIES THE OTHER PARTY IN WRITING OF THE CLAIM. HOWEVER, IF CLIENT HAS PAID NO FEES UNDER THE TERMS OF AN ORDER IN THE TWELVE (12) MONTH PERIOD PRECEDING THE DATE OF THE INCIDENT GIVING RISE TO THE CLAIM, THE AGGREGATE LIABILITY OF GRANICUS TO CLIENT FOR SUCH CLAIM SHALL NOT EXCEED FIVE THOUSAND DOLLARS ($5,000).

12. General.

a) Force Majeure. With the exception of payment obligations, any delay in the performance by either party of its obligations hereunder will be excused when such delay in performance is due to any cause or event of any nature whatsoever beyond the reasonable control of such Party, including, without limitation, any act of God; any fire, flood, or weather condition; any computer virus, worm, denial of service attack; any earthquake; any act of a public enemy, war, insurrection, riot, explosion or strike; provided, that written notice thereof must be given by such Party to the other Party within twenty (20) days after occurrence of such cause or event.

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b) **Independent Contractor.** Each party is an independent contractor and employees of each party are not considered to be employees of the other party. No agency, partnership, joint venture or other joint relationship is created by this Agreement. The parties shall not make any commitments binding on the other or make any representation that they are acting for, or on behalf of, the other. Each party assumes full responsibility for the actions of its personnel while performing the Services and such party will be solely responsible for the supervision, daily direction, control of its personnel, and for the payment of all of their compensation and any taxes related thereto.

c) **Publicity.** Neither party will use the name of the other party in publicity releases or similar activity without the consent of the other party, except Granicus may include Client's name and logo in client lists and similar communications.

d) **Waiver.** No waiver of any breach of any provision of this Agreement or the SOW by either party or the failure of either party to insist on the exact performance of any provision of this Agreement or the SOW will constitute a waiver of any prior, concurrent or subsequent breach of performance of the same or any other provisions hereof, and no waiver will be effective unless made in writing.

e) **Notices.** Other than routine administrative communications, which may be exchanged by the Parties via email or other means, all notices, consents, and approvals hereunder will be in writing and will be deemed to have been given upon: (i) personal delivery; (ii) the day of receipt, as shown in the applicable carrier's systems, if sent via FedEx, UPS, DHL, or other nationally recognized express carrier; (iii) the third business day after sending by U.S. Postal Service, First Class, postage prepaid, return receipt requested; or (iv) sending by email, with confirmed receipt from the receiving party. Either Party may provide the other with notice of a change in mailing or email address in which case the mailing or email address, as applicable, for that Party will be deemed to have been amended. The mailing and email addresses of the Client are as set forth in the Order or SOW, for Granicus as follows:

Granicus
Contracts
1152 15th Street NW, Suite 800 Washington DC 20005
1-800-314-0147
contracts@granicus.com

f) **Severability.** If any provision of this Agreement, Order, or SOW, or portion thereof, is held to be invalid, illegal or unenforceable by a court of competent jurisdiction, such provision will be severed and the remaining provisions of the Agreement, Order or SOW will remain in full force and effect.

g) **Assignment.** Neither Party may assign, delegate, or otherwise transfer this Agreement or any of its rights or obligations hereunder without the prior written consent of the other Party (such consent not to be unreasonably withheld). Notwithstanding the foregoing, either Party may assign this Agreement with reasonable notice to the other party to an affiliate or to a successor in interest resulting from acquisition of all, or substantially all, of the assigning party's business by means of merger, stock or asset purchase, or otherwise. Any assignment or attempted assignment in violation of this Agreement will be null and void. This Contract will bind and inure to the benefit of each party's permitted successors and assigns.

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h) **Amendment.** This Agreement may not be amended or modified except by a written instrument signed by authorized representatives of both Parties.

j) **Applicable Law.** Each party will, at all times, exercise its rights and perform its obligations under this Agreement in compliance with all applicable law, rules, and regulations including all applicable local, state and federal laws and regulations prohibiting discrimination and harassment.

k) **Headings.** The various section headings of this Agreement are inserted only for convenience of reference and are not intended, nor will they be construed to modify, define, limit, or expand the intent of the Parties.

l) **No Third-Party Beneficiaries.** This Agreement is binding upon and insures solely to the benefit of the Parties hereto and their respective permitted successors and assigns; there are no third-party beneficiaries to this Agreement.

m) **Conflict of Interest.** Granicus certifies that it is not engaged in any current project or business transaction, directly or indirectly, nor has it any interest, direct or indirect, with any person or business that might result in a conflict of interest in the performance of the Agreement, Order, or SOW.

n) **Anti-Corruption**. Neither Party has received or been offered any illegal or improper bribe, kickback, payment, gift, or item of value from an employee or agent of the other Party in connection with this Agreement. If Client learns of any violation of the above restriction, Client shall immediately notify Granicus.

13. Governing Law. If Client is a public entity (a state or any agency or authority thereof, or county, city or town, public educational institution or other entity that serves a public purpose), this Agreement will be governed by and construed in accordance with the laws of the state in which the public entity is located, with venue being a court of competent jurisdiction within such state. If Client is the Federal government of the United States or any branch or agency thereof, this Agreement will be governed by the laws of the United States with venue being any Federal district court of competent jurisdiction. If Client is a private or commercial entity, this Agreement will be governed by the laws of the state of New York, without reference to the state's conflict of law principles, with exclusive jurisdiction of the state and federal courts located in the borough of Manhattan, New York, New York. If Client is located in Canada, this Agreement will be governed by the laws of the Province of Ontario with suit brought only in the General Division of the Ontario Court of Justice. No applicable principals of conflicts of laws, imputed terms of the Uniform Commercial Code, or the United Nations Convention on contracts for the international sale of goods will apply to this Agreement.

14. Entire Agreement. This Agreement and Orders and SOWs governed by this Agreement constitutes the entire agreement between Granicus and Client, and supersedes all prior agreements, requests for proposals or pricing and the corresponding responses, understandings, representations or correspondence relevant to the subject matter hereof. Perpetual licenses granted to Client under prior agreements remain in full force and effect. If your organization and Granicus has entered into a separate agreement or is utilizing a contract vehicle for this transaction, the terms of this Agreement are

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incorporated into such separate agreement or contract vehicle by reference, with any directly conflicting terms and conditions being resolved in favor of the separate agreement or contract vehicle to the extent applicable. Inconsistencies between documents will be resolved in the following order: (I) this Agreement; (ii) Orders and SOWs; (iii) all other purchase documents executed by the parties (except for any pre-printed or standard terms contained on purchase orders which shall have no force or effect); (iv) Granicus' response to Client's RFI, RFP, RFQ; and (v) Client's RFI, RFP, RFQ. Client has not been induced to enter into this Agreement or the SOW by any representations or promises not specifically stated herein.Supplier may update non-material documentation related to this Agreement, including, without limitation, support procedures and product features, in the ordinary course of business, and may notify Client of such updates by email or posting to Supplier's website, provided that no update shall (i) materially diminish Client's rights, (ii) materially increase Client's obligations or fees, or (iii) alter any term of this Agreement, without Client's prior written consent in accordance with Section 12(h).

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their respective duly-authorized representatives on the Effective Date set forth below.

Granicus, LLC	**Village of Northbrook**
By: DocuSigned by: Greg Eck 71F8AC5E9B49403... (Authorized Signature)	**By:** (Authorized Signature)
Name: Greg Eck (Print or Type Name of Signatory)	**Name:** (Print or Type Name of Signatory)
Title: Senior Manager, Contracts	**Title:**
Date: 5/13/2026	**Date:**

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GRANICUS

THIS IS NOT AN INVOICE

Order Form
Prepared for
Northbrook, IL

Procurement Vehicle: OMNIA (159768)
In Support of: Northbrook, IL

ORDER DETAILS

Prepared By:	Sophia Rasmussen
Phone:	
Email:	sophia.rasmussen@granicus.com
Order #:	Q-531308
Prepared On:	07 May 2026
Expires On:	29 May 2026

ORDER TERMS

Currency:	USD
Payment Terms:	Net 30 (Payments for subscriptions are due at the beginning of the period of performance.)
Period of Performance:	01 Jun 2026 - 31 May 2027

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PRICING SUMMARY

The pricing and terms within this Proposal are specific to the products and volumes contained within this Proposal.

Terminating Subscriptions		
Solution	**Quantity/Unit**	**Prior Annual Fee**
Meeting Efficiency Suite	0 Each	$0.00
Peak Agenda Management	0 Each	$15,210.46
GovMeetings Live Cast	0 Each	$14,153.53
Granicus Live Cast Encoding Software	0 Each	$1,206.58
Open Platform Suite	0 Each	$0.00
Send Agenda (Peak)	0 Each	$0.00
govDelivery for Integrations	0 Each	$0.00
	SUBTOTAL:	**$30,570.57**

Upon the signing of this Agreement, annual fees for the terminating subscription(s) shall cease. Any pre-paid fees for the terminating subscription(s) after the signing of this Agreement will be prorated from the signing of this Agreement to the end of the Client's then-current billing term, credited, and such credit applied to the annual fees for new subscriptions.

Client will continue to have access to and use the terminating solution until the new subscription(s) is/are deployed.

Upon the deployment of Client's new solution as determined at Granicus' sole discretion, Granicus shall remove access to the Client's terminating subscription(s).

One-Time Fees			
Solution	**Billing Frequency**	**Quantity/Unit**	**One-Time Fee**
Peak Bundle (Peak + eComment + Meeting Efficiency Suite + Open Platform Suite) - Set-up, Config, and Training	Up Front	1 Each	$0.00
Send Agenda - Set-up, Config, and Training	Up Front	1 Each	$0.00
Clerk Forms & Workflows (up to 15) - Set-up, Config, and Training	Up Front	1 Each	$0.00
		SUBTOTAL:	**$0.00**

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New Subscription Fees			
Solution	**Billing Frequency**	**Quantity/Unit**	**Annual Fee**
Granicus Operations Cloud - Governance (Efficiency) with Self-Managed Video	Annual	1 Each	$33,630.63
Clerk Forms & Workflows (up to 15)	Annual	1 Each	$0.00
Premium Video Support	Annual	1 Each	$0.00
Experience Service Catalog Credits Governance (Efficiency) with Self-Managed Video	Annual	1 Each	$0.00
Experience Services Catalog Accelerator	Annual	14 Each	$0.00
GXI Foundations	Annual	1 Each	$0.00
SUBTOTAL:			**$33,630.63**

Renewing Subscription Fees			
Solution	**Billing Frequency**	**Quantity/Unit**	**Annual Fee**
Upgrade to 1080p Streaming	Annual	1 Each	$0.00
SUBTOTAL:			**$0.00**

Communications Cloud Tier:
0

CREDITS AVAILABLE

The number of Credits acquired due to the above purchase items:

Available Service Credits	
Total Services Catalog Credits:	**39**

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FUTURE YEAR PRICING

Solution(s)	Period of Performance	
	01 Jun 2027 - 31 May 2028	01 Jun 2028 - 31 May 2029
Granicus Operations Cloud - Governance (Efficiency) with Self-Managed Video	$35,984.77	$38,503.71
Clerk Forms & Workflows (up to 15)	$0.00	$0.00
Premium Video Support	$0.00	$0.00
Experience Service Catalog Credits Governance (Efficiency) with Self-Managed Video	$0.00	$0.00
Experience Services Catalog Accelerator	$0.00	$0.00
GXI Foundations	$0.00	$0.00
Upgrade to 1080p Streaming	$0.00	$0.00
SUBTOTAL:	**$35,984.77**	**$38,503.71**
Total Services Catalog Credits:	**39**	**39**

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PRODUCT UPDATES

FOR INFORMATION ON RECENT AND UPCOMING PRODUCT ENHANCEMENTS ACROSS THE GRANICUS PORTFOLIO, PLEASE REFER TO THE SEMIANNUAL UPDATE INFORMATION ON THIS WEBPAGE:
: HTTPS://GRANICUS.COM/SEMIANNUAL-UPDATES/

PRODUCT DESCRIPTIONS

Solution	Description
Granicus Operations Cloud - Governance (Efficiency) with Self-Managed Video	The annual subscription is an outcome-focused solution combining integrated technology, data insights, and experience services to drive operational efficiencies. Strategic Capabilities • Designated Experience Partner • Extended LMS Training On-demand • Access to Services Catalog • Biannual CX Program Brief to Review Insights & Recommendations • Online Help Articles and Access to govCommunity Data Insights • Community Satisfaction and Performance Monitoring • Government Effectiveness Score • Digital Experience Score • Quality of Life Surveys • In-app Reporting and Dashboards Connected Technology • Agenda and Meeting Management o Compile and produce agendas and record minutes for public meetings including unlimited users, meeting bodies and meeting types • Elected Official Application o View and annotate meeting materials in a browser-based application • Request to speak and voting capabilities (additional fees may apply) • Community Engagement o Collect and manage citizen input on agenda items with direct comment on items or sign up to speak before a scheduled meeting • Send Agenda Email Notifications • Forms and Workflows (up to 15) o Capabilities include: (1) Drag and drop form builder, (2) display logic, calculations, and payments, (3) insights dashboard and form analytics, (4) unlimited responses and ability 'to save and return', (5) data connections and API access, and (6) up to 10GB file uploads and 1,000 web API calls per hour • Video Streaming and Video-on-Demand o Built-in video indexing with start, stop, and pause controls • Video analytics • Simulcast to multiple platforms including Facebook and YouTube • Unlimited meetings, users, and storage • Public Portal

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Solution	Description
	o Hyperlinked agendas, minutes, and documents o Advanced keyword search • Hardware o Live Cast video encoder • Ongoing security updates • Ongoing product updates and enhancements • Product accessibility maintained perpetually • 99.9% up-time guarantee • Technical Support Reporting (biannual) • Escalation & Care Process
Experience Services Catalog Accelerator	Annual Recurring Service Credits: Enhance your support through the GXC Services Catalog with these additional annual credits, ensuring continuous access to valuable services and resource.
GXI Foundations	GXI Foundations provides a set of smart-widgets that embed into your website and selectively engage website visitors to gather standardized feedback on their digital experience and/or community sentiment around key community themes. The aggregrated insights are available to you via an interactive dashboard.
Upgrade to 1080p Streaming	Upgrade to 1080p Streaming (requires Live Cast and Live Cast Encoder)

GRANICUS ADVANCED NETWORK AND SUBSCRIBER INFORMATION

- **Granicus Communications Suite Subscriber Information.**
  - Data provided by the Client and contact information gathered through the Client's own web properties or activities will remain the property of the Client ('Direct Subscriber'), including any and all personally identifiable information (PII). Granicus will not release the data without the express written permission of the Client, unless required by law.
  - Granicus shall: (i) not disclose the Client's data except to any third parties as necessary to operate the Granicus Products and Services (provided that the Client hereby grants to Granicus a perpetual, non-cancelable, worldwide, non-exclusive license to utilize any data, on an anonymous or aggregate basis only, that arises from the use of the Granicus Products by the Client, whether disclosed on, subsequent to, or prior to the Effective Date, to improve the functionality of the Granicus Products and any other legitimate business purpose, including the right to sublicense such data to third parties, subject to all legal restrictions regarding the use and disclosure of such information).
- **Data obtained through the Granicus Advanced Network.**
  - Granicus offers a SaaS product, known as the Communications Cloud, that offers Direct Subscribers recommendations to subscribe to other Granicus Client's digital communication (the 'Advanced Network'). When a Direct Subscriber signs up through one of the recommendations of the Advanced Network, that subscriber is a 'Network Subscriber' to the agency it subscribed to through the Advanced Network.

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- Network Subscribers are available for use while the Client is under an active subscription with Granicus. Network Subscribers will not transfer to the Client upon termination of any Granicus Order, SOW, or Exhibit. The Client shall not use or transfer any of the Network Subscribers after termination of its Order, SOW, or Exhibit placed under this agreement. All information related to Network Subscribers must be destroyed by the Client within 15 calendar days of the Order, SOW, or Exhibit placed under this agreement terminating.
- Opt-In. During the last 10 calendar days of the Client's subscription, the Client may send an opt-in email to Network Subscribers that shall include an explanation of the Client's relationship with Granicus terminating and that the Network Subscribers may visit the Client's website to subscribe to further updates from the Client in the future. Any Network Subscriber that does not opt-in will not be transferred with the subscriber list provided to the Client upon termination.

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TERMS & CONDITIONS

- This quote, and all products and services delivered hereunder are governed by the terms located at https://granicus.com/legal/licensing, including any product-specific terms included therein (the "License Agreement"). If your organization and Granicus has entered into a separate agreement or is utilizing a contract vehicle for this transaction, the terms of the License Agreement are incorporated into such separate agreement or contract vehicle by reference, with any directly conflicting terms and conditions being resolved in favor of the separate agreement or contract vehicle to the extent applicable.
- If submitting a Purchase Order, please include the following language: The pricing, terms and conditions of quote Q-531308 dated 07 May 2026 are incorporated into this Purchase Order by reference and shall take precedence over any terms and conditions included in this Purchase Order.
- This quote is exclusive of applicable state, local, and federal taxes, which, if any, will be included in the invoice. It is the responsibility of Northbrook, IL to provide applicable exemption certificate(s).
- Any lapse in payment may result in suspension of service and will require the payment of a setup fee to reinstate the subscription.

- The terms and Conditions of the Agreement 159768 effective 08 DEC 2025 between Granicus and OMNIA Partners govern this Quote and are incorporated herein by reference, including the Master Agreement and all exhibits thereto.

For All Services Credits (including Service Catalog Credits and SimpleSupport):

Credits must be purchased prior to use and are allocated towards any services performed by Granicus included in the Service Credit portfolio for the number of credits indicated therein. Credits cannot be used towards software subscription purchases. Credits are consumed as Services are performed during the applicable period of performance and must be used during that period of performance or they will expire. If Client fails to use the credits within the period of performance due to factors outside of Granicus' control, Granicus will not be obligated to refund any credits and will be under no obligation to perform the Services.

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BILLING INFORMATION

Billing Contact:		**Purchase Order Required?**	[ ] - No [ ] - Yes
Billing Address:		**PO Number:** *If PO required*	
Billing Email:		**Billing Phone:**	

If submitting a Purchase Order, please include the following language:
The pricing, terms, and conditions of quote Q-531308 dated 07 May 2026 are incorporated into this Purchase Order by reference and shall take precedence over any terms and conditions included in this Purchase Order.

AGREEMENT AND ACCEPTANCE

By signing this document, the undersigned certifies they have authority to enter the agreement. The undersigned also understands the services and terms.

Northbrook, IL	
Signature:	
Name:	
Title:	
Date:	

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Chief Information Officer Lori Baker
Date: 2026-05-26
Subject: A Resolution Authorizing the Purchase of a Computer Wireless Network Upgrade from Sentinel Technologies, Inc. of Downers Grove, Illinois

Overview

This Resolution approves the purchase of hardware and professional services from Sentinel Technologies, Inc. to upgrade the Village's computer wireless network at all Village facilities.

Fiscal Impact

The adopted Capital Improvement Plan and Fiscal Year 2026/2027 budget provides funding in Account Numbers 11-1400-706-00 for the purchase of the necessary hardware and professional services for implementation in the amount of $70,500.

Recommendation

Approval.

Strategic Priority

Background

The Village's computer wireless network is a very important technology infrastructure component as it connects computers, vehicles, tablets, smartphones, and some desk phones to the data, applications, and services staff use daily. Over the past several years, Village staff have become very mobile when it comes to utilizing technology.

The Village's wireless network was last upgraded in 2018. At that time, it was also expanded to provide nearly ubiquitous coverage inside Village facilities. As with any technology, hardware eventually becomes end of life and can no longer be supported by the vendor. Once unsupported, if there were a major issue and a piece of network equipment failed, IT Staff would be forced to make an emergency purchase to restore service, thereby increasing

the downtime and impacting Village Staff's ability to provide information and services to our residents and businesses. Additionally, once unsupported, the vendor no longer provides software or security updates for the equipment to ensure it continues to run, as expected.

Last fiscal year, the Village's outdoor wireless network was upgraded due to the vendor no longer supporting the outdoor wireless access points. The vendor has announced plans to drop support for the Village's indoor wireless access points in July of this year. Given the reliance on and importance of the Village's indoor wireless network, Village Information Technology (IT) staff agree the upgrade of the indoor wireless network is appropriate and necessary. The replacement of the indoor wireless access points was anticipated, and funds were planned in the Capital Improvement Plan and in the current Fiscal Year 2026/2027 budget in the amount of $70,500.

Village IT staff worked with staff from Cisco Systems, the Village's current manufacturer of the wireless network equipment, to review options for upgrades. The discussions focused on a few key areas including longevity of proposed solution, flexibility to expand the proposed solution as the Village's needs change in the future, and ease of support for the Village's IT staff. Additionally, given the planned new Village facilities, the same wireless network equipment will be deployed in all locations to ensure compatibility, ease of integration and support. Once the proposed wireless network equipment and design was finalized, Village IT staff then solicited bids from authorized and certified Cisco partners.

Sentinel Technologies, Inc., based in Downers Grove, Illinois, provided a proposal for professional services, utilizing pricing on General Services Agreement (GSA) Federal Supply Service contract GS-35F-0379U. This GSA contract has a term of May 6, 2023, through May 5, 2028, and services included on the contract are made available to all municipal government organizations. This GSA contract meets the requirements of the Village's procurement policy. Additionally, Sentinel is familiar with the Village's wireless network, having implemented it in 2018, and has executed several other successful projects with the Village. The Village currently has a Master Services Agreement (MSA) in place with Sentinel, approved by the Board in June 2025, allowing for specific projects to be executed as a Task Order against the MSA. The term of the MSA with Sentinel includes an initial 24 months, through June 2027. Sentinel's professional services proposal includes services to remove existing wireless access points and mounting brackets and replace them with new access point models and mounting brackets. Sentinel's proposal included professional services in the amount of $14,466.

Village IT staff requested proposals from authorized Cisco partners for purchase of the required hardware. The existing licenses and software subscription for the current wireless network access points will simply be reassigned to the new access points, so that new licenses and subscriptions are not required to be purchased with this project. A summary of the proposals for the access points follows.

Proposer	CDW-G	Sentinel	Xerox IT Solutions
Hardware	$53,820	$47,088	$49,644

Sentinel Technologies provided the lowest cost, most responsible proposal for the purchase of the access points in the amount of $47,088.

Based on the evaluation of the proposals, Village IT Staff is recommending the professional services and hardware be purchased from Sentinel Technologies, Inc. in a total, not-to-exceed amount of $61,554.

Staff are requesting Village Board approval to purchase the equipment and implementation professional services in a not to exceed amount of $61,554. Funding exists in the FY2026/2027 CIP and FY2026/2027 Budget in the amount of $70,500 in Account No. 11-1400-706-00 to cover the costs of this project.

Staff will be present at the May 26, 2026 Regular Board of Trustees meeting to answer any questions that may arise.

Authorizing the Purchase of a Computer Wireless Network Upgrade from Sentinel Technologies, Inc. of Downers Grove, Illinois.
Exhibit A - Sentinel - Statement of Work

Resolution 2026 - _____

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

A Resolution Authorizing the Purchase of a Computer Wireless Network Upgrade from Sentinel Technologies, Inc. of Downers Grove, Illinois

is hereby adopted, as follows:

Section 1. Recitals.

The existing Village wireless network (***"Wireless Network"***) in use at all Village facilities was last upgraded in 2018. As with any technology equipment, there is an expected useful life after which the equipment must be upgraded to ensure a secure operating environment, full vendor support, and reliability.

The Fiscal Year 2026/2027 annual budget provides funding for an upgrade to the Village's computer wireless network to ensure the availability of on-going vendor support and updates (***"Wireless Network Upgrade"***).

Staff requested quotes from authorized Cisco partners for the required hardware for the Wireless Network Upgrade. Sentinel Technologies, Inc. of Downers Grove, Illinois (***"Vendor"***) provided the lowest, most responsive bid for the provision of the required hardware in the amount of $47,088.00. Additionally, staff requested a quote from the Vendor for professional services for the installation of the required hardware. Utilizing General Services Agreement Federal Supply Service Contract GS-35F-0379U, the Vendor provided a proposal for professional services in the amount of $14,466.00 for the installation of the required hardware. The Vendor has successfully completed other projects with the Village and has staff available to complete the Wireless Network Upgrade project in a timely manner.

The Village Board previously approved a Master Services Agreement with the Vendor on June 24, 2025 (***"MSA"***). The purchase of the Wireless Network Upgrade is governed by the terms and conditions of the MSA. The Vendor has submitted a Statement of Work under the MSA for the Wireless Network Upgrade (***"SOW"***). The SOW is included as ***Exhibit A***.

The adopted Fiscal Year 2026-2027 Budget provides sufficient funds for the purchase of the Wireless Network Upgrade in General Fund Expenses – Information Technology Account No. 11-1400-706-00 (EDP Systems). Based on these factors, Village staff recommends that the Village Board authorize the purchase of the Wireless Network Upgrade from the Vendor in a total amount not to exceed $61,554.00.

The President and the Board of Trustees have considered the purchase of the Wireless Network Upgrade and the SOW and determined that it is in the best interests of the Village and the public to approve the purchase of the Wireless Network Upgrade and the SOW with the Vendor.

Section 2. Approval of the Statement of Work.

The Statement of Work, governed by the Master Services Agreement, for the Wireless Network Upgrade is approved in a form acceptable to the Village Manager and the Village Attorney.

Section 3. Authorization to Execute the Statement of Work.

The Village Manager is hereby authorized and directed to execute and seal, on behalf of the Village, the Statement of Work only after receipt by the Village Clerk of at least two original copies of the Statement of Work executed by the Vendor; provided, however, that if such executed copies of the Statement of Work are not received by the Village Clerk within 60 days after the date of adoption of this Resolution, then this authority to execute and seal shall, at the option of the President and Board of Trustees, be null and void.

Section 4. Authorization of Expenditure.

The Village Manager is hereby authorized and directed to execute such documents and make such payments as are necessary to complete the procurement of the Wireless Network Upgrade from the Vendor in a not-to-exceed amount of $61,554.00.

Approved:

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

_____
Village President

ATTEST:

_____
Village Clerk

TASK ORDER

In accordance with Section 1.C of the Master Services Agreement dated June 24, 2025 between the Village of Northbrook (the *"Village"*) and Sentinel Technologies, Inc. (the *"Consultant"*), the parties agree to the following Task Number: 8

1. Contracted Services:
Wireless Upgrade

2. Project Schedule (attach schedule if appropriate):
Click or tap here to enter text.

3. Project Completion Date:
All Contracted Services must be completed on or before: 60 days after the project kickoff

4. Project Specific Pricing (if applicable):
$61,554.00

5. Key Personnel (if applicable):
Click or tap here to enter text.

6. Additional Changes to the Master Agreement (if applicable):
Click or tap here to enter text.

ALL OTHER TERMS & CONDITIONS OF THE MASTER AGREEMENT REMAIN UNCHANGED

[*SIGNATURE PAGE FOLLOWS*]

VILLAGE

_____
Signature
[*DEPARTMENT HEAD*]

_____, 20____
Date

SENTINEL TECHNOLOGIES, INC.

Robert Lenartowicz
Robert Lenartowicz (May 13, 2026 12:26:52 CDT)
Signature
Robert Lenartowicz
Name (Printed or Typed)

05/13/2026 , 20____
Date

If greater than $20,000, the Board of Trustees must approve the Task Order in advance and the Village Manager's signature is required.

_____
Village Manager

_____, 20____
Date

ATTEST:

_____
Village Clerk



Wireless AP Refresh

Contract # 032667

(GSA) Federal Supply Service GS-35F0379U / Exp. 05/08/2028

Prepared for:

Village Of Northbrook

Lori Baker
lori.baker@northbrook.il.us

Prepared by:

Sentinel Technologies, Inc

Colin Blackshaw
cblackshaw@sentinel.com

Appendix A

-

This Appendix A is governed by the Master Services Agreement by and between Sentinel Technologies, Inc., (Contractor) with principal offices at 2550 Warrenville Road, Downers Grove, Illinois 60515, and Village Of Northbrook with principal offices at 1225 Cedar Ln Northbrook, IL 60062-4513.

Statement of Work

Executive Summary

Village of Northbrook has requested a proposal to assist with the refresh of their legacy Meraki wireless infrastructure with new CW9176I access points. Sentinel will be full remote for this engagement. Crow Electric (CRW) will be responsible for the replacement and labeling of access points. Sentinel will work with CRW to ensure a seamless transition to the new hardware with a phased implementation strategy.

As part of this engagement, Sentinel will architect, design, and implement the solution in alignment with Sentinel's established best practices, ensuring the environment is fully prepared for production use. Throughout the project, knowledge transfer will be provided to customer staff, covering key topics such as general administration, scalability considerations, and overall environment management.

Solution Description

The proposed solution delivers a comprehensive refresh of the existing Cisco Meraki wireless infrastructure through the replacement of legacy access points with current-generation CW9176I Meraki hardware, improving overall wireless performance and capacity while preserving operational continuity. Leveraging the cloud-based Cisco Meraki Dashboard, all access points will be pre-configured and staged prior to deployment, enabling a zero-touch provisioning model that minimizes onsite complexity and reduces end-user disruption. The engagement includes a thorough assessment of the current wireless environment, replication and optimization of existing SSID configurations, RF profiles, and security policies, as well as firmware standardization aligned to best practices for Wi-Fi deployments.

Physical removal and installation of access points will be performed by a third-party contractor (CRW), with coordination to ensure proper placement, cabling reuse, and PoE compatibility with the existing switching infrastructure. Once installed, new access points will automatically download their configurations from the Meraki Dashboard, allowing for a seamless cutover using a phased or site-based approach. Post-deployment activities will include validation of wireless connectivity, client performance, and authentication services. This approach ensures a streamlined deployment process, enhanced visibility into network performance, and a scalable wireless architecture positioned to support future growth and increasing client demands.

Project Methodology

Project Initiation

Sentinel Project Management will coordinate a kick-off meeting to review and approve the Scope of Work provided to the Customer. Customer and Sentinel provided resources will be introduced and their relevant roles for the project discussed. Sentinel Project Management will then coordinate a design meeting between Sentinel Engineers and Customer in order to draft a blueprint of all proposed work which will be provided to the Customer. High level timelines for project milestones will also be identified and discussed.

Design

Sentinel engineers will perform a high-level audit of the Customer's relevant infrastructure. The data collected from this audit will be used to generate a design for the implementation of the solution. Sentinel engineers will inform the Customer of any design requirements that will need to be completed by the Customer's IT staff prior to the start of the next phase (such as provisioning of storage space, acquisitions of licenses, and other essential design

components not covered within this document). Upon acceptance of the work as detailed within the blueprint by the Customer, Sentinel engineers and project managers will then coordinate specific dates and times appropriate for accommodating the nature of the work involved (i.e. work which will require outages will be scheduled during appropriate maintenance windows).

Implementation

During the Implementation phase, equipment will be unboxed, burned-in, configured and tested. Unless explicitly stated in this Scope of Work, the staging of equipment will occur at Customer's location. This ensures maximum efficiency and quality while minimizing the disruptions and impacts to the Customer's environment. After the equipment has been staged Sentinel engineers will proceed with the implementation of all items specified within this Scope of Work and further detailed in the Customer approved Design Document.

Cutover and Post Support

Cutovers will be scheduled per the details in the scope below. Sentinel engineers will be dedicated to being available for the resolution of any problems or issues that arise during the post support portion of the project.

Project Completion

Upon conclusion of all other phases of work Sentinel's engineers will provide the Customer with updated design documents for the project. Sentinel's project management team will then arrange for a meeting with the Customer to review the status of all project items. If no project items remain open Sentinel's project managers will request that the Customer sign off on the project, thus closing the project at that time.

Project Management

Sentinel will provide a project manager committed to the success of the project. The project manager will be responsible for:

- Complete success of the project.
- Optimal coordination of all resources.
- Guiding the Customer on aspects of the project they are required to perform.
- Tracking and reporting of progress.
- Management of agreed to budget issues.
- Management of expected timelines for implementation.
- Changes to the project and communications of changes in writing using a Project Change Form.
- Post installation document gathering, assembly and presentation.
- Post installation project completion agreement and signature.

Project management will ensure complete project success. Communication is the cornerstone of project management and the project manager will be the central communication mechanism for all parties. This will assure all relevant parties are informed about decisions that may affect the success of their component of the solution.

Scope of Work

Design

Wireless Design

- Base Wireless Design
  - Up to 4 SSIDs
  - Default RF Profiles
  - Single Site
  - Management access
  - 4 Data VLANs

Implement

Wireless Implementation

- (36) Configure AP (per AP)
  - Name AP
  - Assign AP to appropriate groups/tag/configuration
- (36) Place AP on map (per AP)
  - AP map placement in specified management software
- (36) AP Inventory (per AP)
  - AP Labeling
  - Inventory tracking by serial/MAC
  - AP Naming

Cutover and Post Support

Wireless Networking Post Project Task

- (3) Cutover, per site/building/location
  - Opportunity-specific, may not be required
- Test and Acceptance per site/building/location
  - Execute test and acceptance as agreed in design meeting
- Post Support per cutover, 2hour block

Customer Responsibilities

To ensure the successful execution of this project, both Sentinel and the customer, acknowledge and agree to the following responsibilities. This section outlines the specific obligations and expectations that the Customer must fulfill throughout the duration of the project or engagement. It is imperative that the Customer's active participation, timely cooperation, and adherence to these responsibilities are vital to achieving the project's objectives and meeting mutually agreed-upon timelines.

- Customer to provide accurate maps/floorplans

Key Assumptions

The successful execution of this project is contingent upon a set of key assumptions. These assumptions serve as reference points for the project's planning and execution. It is imperative that these assumptions are understood, acknowledged, and monitored throughout the project to ensure that the project proceeds as intended. Deviations from these assumptions may have an impact on project timelines, costs, and outcomes. The Key Assumptions are as follows:

- Cloud Based Deployment

Documentation and Knowledge Transfer

Sentinel will include:

- Documentation of the setup including a revised Sentinel design doc as well as any available vendor-created administrative and/or best practices guides.
- Knowledge transfer including basic functional overviews of products implemented, demonstrating the normal operations as installed in the Customer's environment.
    - Note that knowledge transfer and functional overviews are not a substitute for formal vendor product Customer Education courses available. Sentinel strongly encourages attendance at Customer Education classes to gain further insight into the product architecture and its integration.

Sentinel welcomes Customer to be involved in all aspects of the project life cycle to achieve the highest level of knowledge transfer during the project. While there is no way to guarantee the level of knowledge transfer that will occur, additional time can be added to the staging, installation or testing portions of the project to try and accomplish this need. This request should be scheduled with the Project Manager. If additional time is added for this request, it will be handled through Sentinel's Change Order process.

Customer's that seek to get the most out of the knowledge transfer have had a higher degree of success by combining the specific deployment knowledge transfer with formal course training. When the course work is done prior to the project knowledge transfer Sentinel has seen the highest degree of self support post installation. That knowledge transfer and functional overviews are not a substitute for formal vendor product Customer Education courses available. Sentinel strongly encourages attendance at Customer Education classes to gain further insight into the product architecture and its integration.

General Assumptions

The following is a list of responsibilities and/or tasks that Sentinel assumes have been completed or reviewed by Customer to the execution of the above-mentioned project. If additional responsibilities are uncovered during the project, Sentinel will make sure that Customer is made aware of any issues promptly to determine resolution.

Product Lead Times

Depending on the technologies quoted, orders may be direct or through distribution. Lead times should be expected to be 8 weeks but can exceed 8 weeks. Should expedited equipment requirements arise, there could be an additional charge to source through a warehousing distribution partner.

Remote Access

Sentinel's service estimate assumes remote access through IP VPN or IP PPP connection. Without this access, additional service charges may be incurred for optimization and tuning required pre and post installation.

Travel Requirements and Cost

Unless specified within the proposal, all travel expenses and time are not included. Travel time shall be invoiced at pre-negotiated rates and expenses plus per diem at actual costs.

3rd Party Integration

Unless noted otherwise, Sentinel assumes no reliance on 3rd Party applications, connections or plug-ins to software deployments and updates as specified in this scope. If during Analysis and Planning any required 3rd Party integration is uncovered, additional hours may be incurred.

Labor Union Requirements

Sentinel has NOT included any parameters for Union workers. Any requirement would require a subcontract arrangement to be determined up front and would increase the cost of deployment.

Physical Implementation

Unless explicitly stated in this statement of work, all work areas Sentinel will access shall be accessible by no more than an eight foot tall ladder. Any rental activities or associated rental costs for buckets, lifts, or other such mechanisms shall be a Customer responsibility.

Project Assumptions

Managed Services

The applicable devices outlined within the Pricing Summary will **NOT** be added to the existing NOC Monitoring and Managed Services contract upon the conclusion of the project.

Cutover Windows

The project scope and pricing includes (3.0) cutovers. If additional cutovers are required, a Change Order will be necessary, which may result in an increase in project cost.

Work Location

The scope and pricing for this project are based on the assumption that all tasks will be completed remotely.

Statement of Work

CRW AP Replacement SoW

CRW, Inc. is pleased to provide the materials and labor to perform the following:

1. Supply labor to install (36) customer provided Wireless Access Points (WAP's) as direct swap outs for (36) existing WAP's.
2. Supply (1) scissor lift rental for work at each of the (2) fire stations.
3. Supply and install miscellaneous materials, as necessary.
4. Supply installation labor.

Assumptions:

1. No provisions for overtime labor included in proposal.
2. All work to be performed during normal business hours (Mon – Fri, 6am – 5pm).
3. No provisions to tone, identify, or test and existing cabling included in proposal.
4. No provisions to provide raceway (conduit, latch-duct) included in proposal.
5. No provisions for any new cores or conduit sleeves included in proposal.
6. No provisions for any electrical work (power, lighting) included in proposal.
7. CRW is not responsible for the condition or performance of existing cabling.
8. Price contingent upon CRW having unrestricted and uninterrupted access to all work areas, including but not limited to closets, hallways, classrooms, offices, etc.

Cisco 9176I Access Points

Product Description	Qty	Price	Ext. Price
Solution Subscriptions - *Unless explicitly indicated otherwise within this contract, the below term for these subscription services will automatically renew, absent at least ninety (90) days' notice of cancelation by Customer before the start of the renewal term. For subscription services that do not automatically renew, Customer must provide Sentinel with at least ninety (90) days' notice of its intention to renew the services and shall hold Sentinel harmless from any service interruption to result from the cessation of services due to Customer's failure to provide timely notice as stated herein.*			
Cisco Wireless 9176I(W7,3 radio,3 band 4x4,UWB),Global	36	$1,308.00	$47,088.00
		Subtotal:	**$47,088.00**

Professional Services

Product Description	Ext Price
Professional Services - Fixed Price	$7,594.00
Subtotal:	**$7,594.00**

AP Swap and Scissor Lift Rental

Product Description	Ext Price
Professional Services - Fixed	$6,872.00
Subtotal:	**$6,872.00**

Wireless AP Refresh

Prepared by:

Sentinel Technologies, Inc

Colin Blackshaw
cblackshaw@sentinel.com

Prepared for:

Village Of Northbrook

1225 Cedar Ln
Northbrook, IL 60062-4513
Lori Baker
+18476644080
lori.baker@northbrook.il.us

Contract Information:

Contract # 032667

Version: 2
Delivery Date: 04/28/2026
Expiration Date: 05/27/2026

Quote Summary

Description	Amount
Cisco 9176I Access Points	$47,088.00
Professional Services	$7,594.00
AP Swap and Scissor Lift Rental	$6,872.00
Total:	**$61,554.00**

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors.

Regarding the resale of any products, pricing may be subject to a manufacturer price increase before the expiration date of the quote.

Total Project - Project Total Cost is based on the combined purchase of all Hardware/Software, Professional Services and Solution Maintenance from Sentinel as detailed in the attached Bill of Materials. Unbundling or materially reducing any of these essential elements of the solution may result in modifications to the cost of the remaining elements.

Terms and Conditions

By signing below, Customer agrees that the products and services being purchased through this contract are subject to the Sentinel Technologies Terms and Conditions, as applicable, located at https://sentinel.com/Terms-and-Conditions unless expressly provided herein or otherwise addressed in a separate Agreement between the parties.

Invoice Terms

Hardware: Upon Shipment (50% down if over $100K)

Subscription/License: At the beginning of the contract - In Full

Payment Terms: Net 30

Sentinel Technologies, Inc		Village Of Northbrook	
Signature:		Signature:	
Name:	Robert Lenartowicz	Name:	
Title:	Chief Operating Officer	Title:	
Date:	04/28/2026	Date:	

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Public Works Kelly Hamill
Date: 2026-05-26
Subject: A Resolution Appropriating Motor Fuel Tax (MFT) Funds for the Fiscal Year 2026/27 Asphalt Street Rehabilitation Program

Overview
Motor Fuel Tax (MFT) funds are collected by the State of Illinois on diesel and gasoline and fund annual asphalt street rehabilitation.

Fiscal Impact
The Village receives approximately $1.5 million in MFT revenues annually. Funds do not have to be spent in the year in which they are received and can be saved for future year projects. This Resolution will appropriate the use of $936,448 in MFT funds. This project is budgeted in Account No. 24-7300-531-11 and the contract for this work will be considered at the May 26, 2026, Regular Board Meeting.

Table 1 - Account Summary

Acct. Name	Acct. #	Budget	Available	Requested	Remaining	Within Budget?
Motor Fuel Tax Fund	24-7300-531-11	$1,839,460	$1,839,460	$936,448	$903,012	Yes

Recommendation
Approval.

Strategic Priority

Background
The Village's asphalt rehabilitation program primarily consists of pavement removal (milling) and resurfacing. Each year during the Capital Improvement Plan (CIP) process, the Village selects the streets to be included in the program based on a number of factors. These factors include results and recommendations from our computerized assessment, staff evaluations, the condition of adjacent streets, planned future infrastructure improvements, and available funding. The streets selected for rehabilitation (as identified in the FY2026/2027 - FY2030/2031 CIP) this year using MFT funds include the following:

Table 1 - FY2026/2027 Asphalt Street Reconstruction & Rehabilitation Program					
Street	Section	Condition Rating	Last Paved	Square Yards	Cost
Grace Road	Pfingsten Road - Terminus	1 - Poor	2006	1,179	$48,535
Marden Court	Pfingsten Road - Terminus	1 - Poor	2009	1,257	$51,746
Dana Court	Sanders Road - Terminus	1 - Poor	2008	1,308	$53,845
Donovan Glen Court	Landwehr Road - Terminus	1 - Poor	1995	1,881	$77,434
Red Haw Road	Shermer Road - Terminus	1 - Poor	2006	909	$37,420
Surrey Lane	Shermer Road - Terminus	1 - Poor	1999	1,687	$69,447
Era Drive	Woodhead Drive - Commercial Avenue	1 - Poor	2004	2,148	$88,425
Point Drive	Lake Cook Road - Southern Terminus	1 - Poor	2002	1,639	$67,471
Woodhead Drive	Era Drive - Huehl Road	1 - Poor	2004	8,672	$356,933

Maps of these street segments are attached as supplemental information. Staff anticipates completing this road work in the fall of FY 2026/2027. The estimated MFT funding required to rehabilitate these streets is $851,317. An additional $85,131 is being requested for contingency. The Illinois Department of Transportation (IDOT), the State agency that administers the use of MFT funds, requires each agency receiving these funds to pass a standard Resolution (BLR Form 09110) to appropriate the necessary funding for expenditure of the allocated MFT funds. The Resolution allocates MFT funds in the amount of $936,448 to fund the pavement milling and resurfacing work for the selected streets mentioned above.

Staff recommends Village Board approval of the attached Illinois Department of Transportation Resolution, appropriating MFT revenues for the Fiscal Year 2026/27 asphalt street rehabilitation program. Staff will be present at this meeting to answer any questions that may arise.

Illinois Department of Transportation Motor Fuel Tax Appropriation Resolution
Supplemental Information - Area Maps

Illinois Department of Transportation

Resolution for Improvement Under the Illinois Highway Code

Is this project a bondable capital improvement?

☐ Yes ☒ No

Resolution Type	Resolution Number	Section Number
Original		26-00189-00-RS

BE IT RESOLVED, by the President and Board of Trustees (Governing Body Type) of the Village (Local Public Agency Type)

of Northbrook (Name of Local Public Agency) Illinois that the following described street(s)/road(s)/structure be improved under the Illinois Highway Code. Work shall be done by Contract (Contract or Day Labor).

For Roadway/Street Improvements:

Name of Street(s)/Road(s)	Length (miles)	Route	From	To
Various Streets				

For Structures:

Name of Street(s)/Road(s)	Existing Structure No.	Route	Location	Feature Crossed

BE IT FURTHER RESOLVED,

1. That the proposed improvement shall consist of

Traffic control and protection, asphalt surface milling, curb & gutter removal/replacement, pavement patching, structure adjustments, hot mix asphalt binder & surface course placement, pavement markings, signage, and parkway restoration.

2. That there is hereby appropriated the sum of nine thirty six thousand four hundred and forty eight Dollars ($936,448.00) for the improvement of said section from the Local Public Agency's allotment of Motor Fuel Tax funds.

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I, Derek Gau (Name of Clerk) Village (Local Public Agency Type) Clerk in and for said Village (Local Public Agency Type)

of Northbrook (Name of Local Public Agency) in the State aforesaid, and keeper of the records and files thereof, as provided by statute, do hereby certify the foregoing to be a true, perfect and complete original of a resolution adopted by

President and Board of Trustees (Governing Body Type) of Northbrook (Name of Local Public Agency) at a meeting held on _____ (Date).

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this _____ (Day) day of _____ (Month, Year).

(SEAL, if required by the LPA)

Clerk Signature & Date

Approved

Regional Engineer Signature & Date
Department of Transportation



Capital Improvement Projects

Asphalt Street Resurfacing

FY 26/27

GIS Consortium

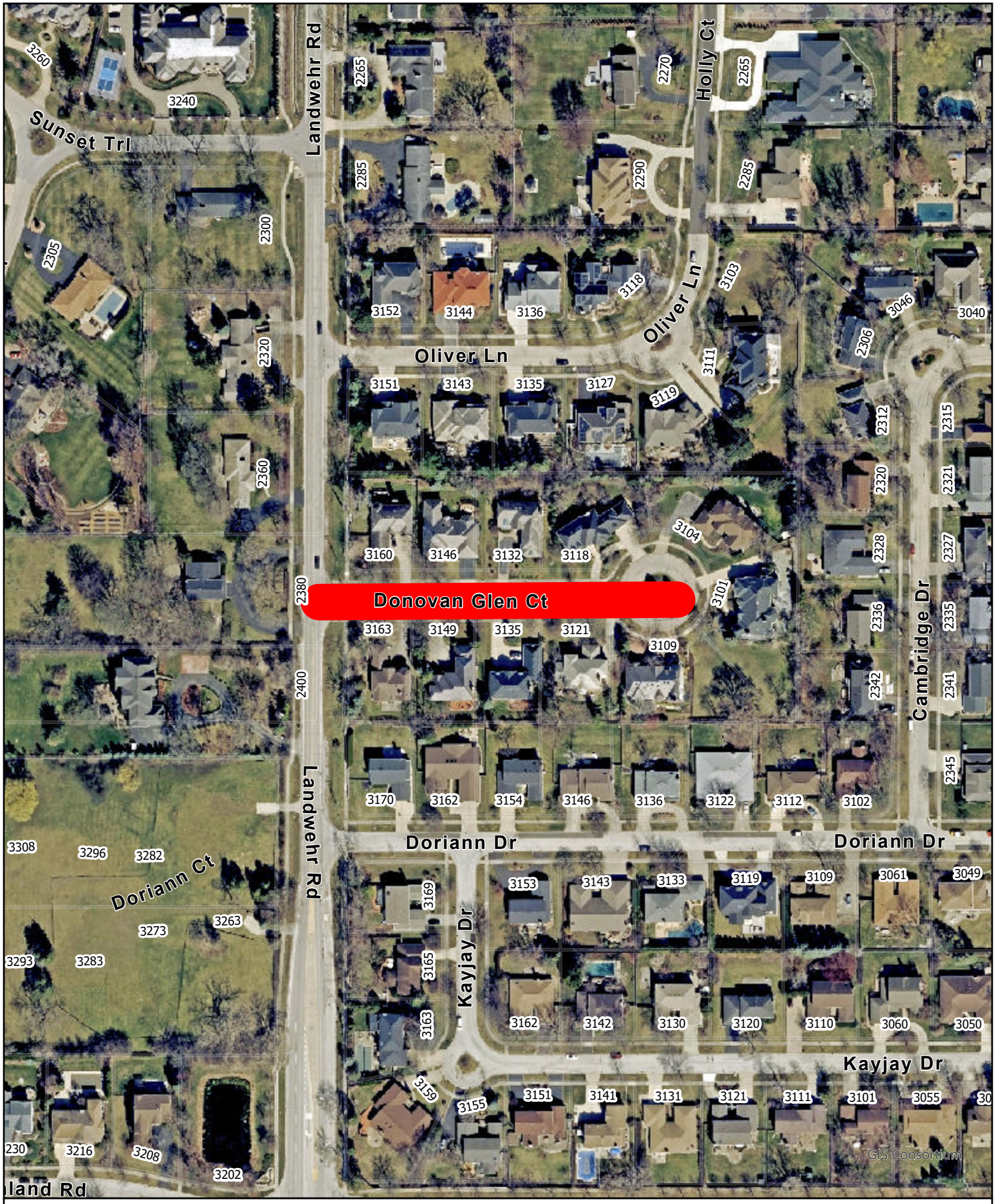
N

0 75 150 300

Feet

125

6/13/2025



Capital Improvement Projects

Asphalt Street Resurfacing

FY 26/27

GIS Consortium

N

0 75 150 300

Feet

126

6/13/2025



Capital Improvement Projects

Asphalt Street Resurfacing

FY 26/27

GIS Consortium

N

0 150 300 600

Feet

127

6/13/2025



Capital Improvement Projects

Asphalt Street Resurfacing

FY 26/27

GIS Consortium

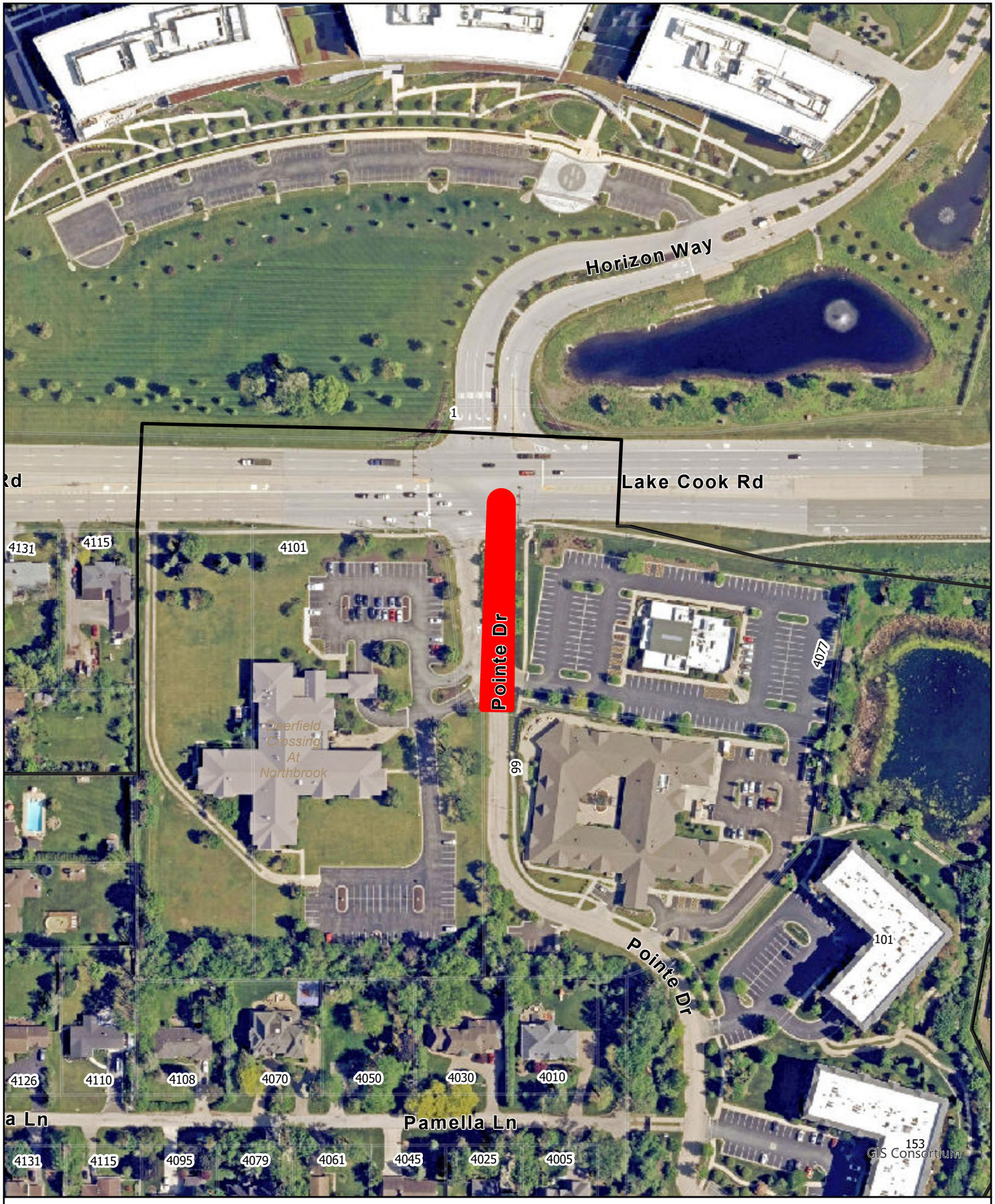
N

0 75 150 300

Feet

128

6/13/2025



Capital Improvement Projects

Asphalt Street Resurfacing

FY 26/27

GIS Consortium

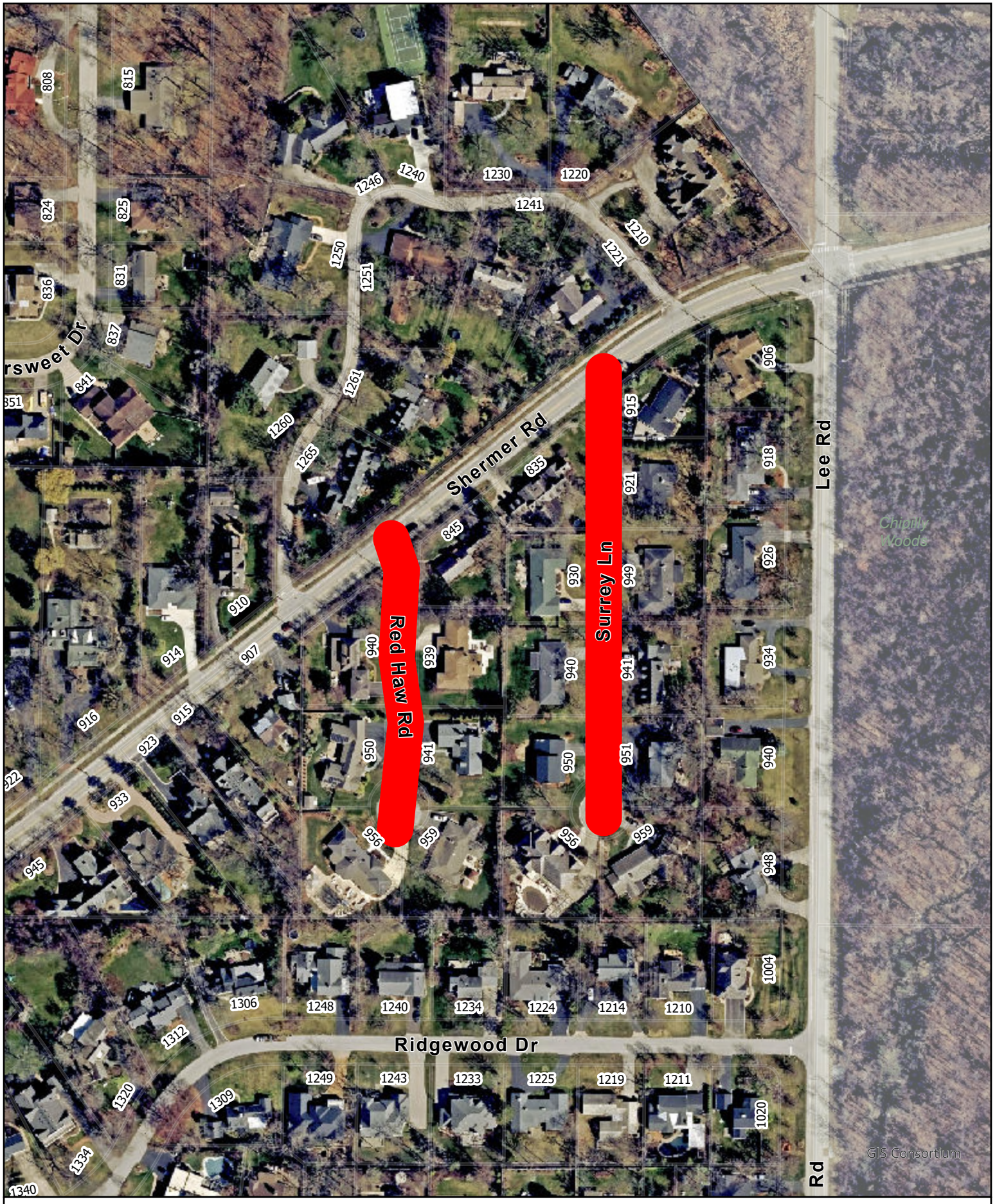
N

0 75 150 300

Feet

129

6/13/2025



Capital Improvement Projects

Asphalt Street Resurfacing

FY 26/27

GIS Consortium

N

0 75 150 300

Feet

130

6/13/2025

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Public Works Kelly Hamill
Date: 2026-05-26
Subject: A Resolution Approving a Contract with Schroeder Asphalt Services, Inc. of Huntley, Illinois for the 2026 Asphalt Street Rehabilitation Program

Overview

The asphalt street rehabilitation program includes pavement milling and resurfacing and select patching of defective areas of pavement on the Village's public asphalt streets.

Fiscal Impact

The adopted Fiscal Year 2026/27 Budget contains sufficient funds in Account No. 40-7400-531-10 (Infrastructure Capital Projects Fund) for the patching program and in 24-7300-531-11 (Motor Fuel Tax Fund) for the Asphalt Street Resurfacing Program.
The Village received a low bid in the amount of $964,482 for the Asphalt Street Resurfacing Program and patching program. The breakdown of this bid includes $113,165 in asphalt patching that is paid out of account 40-7400-531-10 with the remaining balance being the Village's asphalt street resurfacing program in the amount of $851,317 which is paid for with MFT Funds out of account 24-7300-531-11. A contingency in the amount of $91,966 ($85,131 for asphalt street resurfacing in account 24-7300-531-11 and $6,835 for asphalt street patching from account 40-7400-531-10) for a total award in the amount of $1,056,448.

Table 1 - Account Summary

Acct. Name	Acct. #	Budget	Available	Requested	Remaining	Within Budget?
Motor Fuel Tax Fund	24-7300-531-11	$1,839,460	$1,839,460	$936,448	$903,012	No
Infrastructure Capital Projects Fund	40-7400-531-10	$418,702	$120,000	$120,000	$0	Yes

Recommendation

Approval.

Strategic Priority

Background
Resurfacing work for Grace Road, Marden Court, Dana Court, Donovan Glen Court, Red Haw Road, Surrey Lane, Era Drive, Point Drive, and Woodhead Drive will begin later this fall. In addition to the pavement resurfacing program, the project includes spot curb & gutter and public sidewalk, utility structure adjustments, and restoration of the parkway on these streets following construction. A map of the streets to be rehabilitated this year is attached as supplemental information. The program also includes patching of defective pavement on streets that are rated as "Limited Failures" or a 3 on the Village's scale. Performing this select patching is a cost-effective way to extend the useful life of streets by dealing with localized failures before they compromise more of the roadway. A map showing the location of this work is also included as supplemental information. Bid packages were prepared by staff and the project was advertised on the Village website. Bid packages were picked up by nine local paving contractors. On Thursday, April 2, 2026, the Village received five sealed bids. A summary of the bids can be found below under Table 2.

Table 2 - Summary of Bids	
Firm	Bid Amount
Schroeder Asphalt Services	$964,482
Peter Baker & Sons Company	$978,444
Brothers Asphalt Paving, Inc.	$1,098,953
Builders Asphalt	$1,157,808
A Lamp Concrete Contractors	$1,309,889

After review, staff determined that Schroeder Asphalt Services, Inc. of Huntley, Illinois ("Contractor") submitted the lowest, most responsive bid in the amount of $964,482. The breakdown of this bid includes $113,165 in asphalt patching that is paid out of account 40-7400-531-10 with the remaining balance being the Village's asphalt street resurfacing program in the amount of $851,317 which is paid for with MFT Funds out of account 24-7300-531-11. A contingency in the amount of $91,966 is requested ($85,131 for asphalt street resurfacing in account 24-7300-531-11 and $6,835 for asphalt street patching from account 40-7400-531-10) for a total award in the amount of $1,056,448.The Contractor has completed recent paving projects for the Village. Staff anticipates the Contractor will be able to complete the work on time and in accordance with the plans and specifications.

Staff recommends Village Board approval of a Resolution authorizing a contract with Schroeder Asphalt Services, Inc. of Huntley, Illinois for the 2026 Asphalt Resurfacing and Rehabilitation Program in the amount of $964,482 with a contingency of $91,966 for a total spending authority of $1,056,448. Staff will be present at the Village Board of Trustees meeting to answer any questions that may arise.

A Resolution Approving a Contract with Schroeder Asphalt Services, Inc. of Huntley, Illinois for the 2026 Asphalt Street Rehabilitation Program
Exhibit A - Contract with Schroeder Asphalt
Supplemental Information - Area Maps
Supplemental Information - Patching Map

Resolution 2026 - _____

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

A Resolution Approving a Contract with Schroeder Asphalt Services, Inc. of Huntley, Illinois for the 2026 Asphalt Street Rehabilitation Program

is hereby adopted, as follows:

Section 1. Recitals.

The Village's Fiscal Year 2026/27 Budget provides for the maintenance of asphalt streets. The Village's asphalt street rehabilitation program for Fiscal Year 2026/27 ("***Asphalt Street Rehabilitation Program***") includes pavement milling and resurfacing of public asphalt streets and select patching of defective areas of pavement on various streets. Bid packages for the Asphalt Street Rehabilitation Program were prepared by staff and picked up by nine local paving contractors. On Thursday, April 2, 2026, the Village received five sealed bids. The lowest, most responsive bid was submitted by Schroeder Asphalt Services, Inc. of Huntley, Illinois ("***Contractor***") in the amount of $964,482. The breakdown of this bid includes $113,165 in asphalt patching that is paid out of account 40-7400-531-10, with the remaining balance being the Village's asphalt street resurfacing program in the amount of $851,317 which is paid for with MFT Funds out of account 24-7300-531-11. A contingency in the amount of $91,966 ($85,131 for asphalt street resurfacing in account 24-7300-531-11 and $6,835 for asphalt street patching from account 40-7400-531-10) is requested, for a total award in the not-to-exceed amount of $1,056,448.

The adopted Fiscal Year 2026/27 Budget does contain sufficient funds for the patching program in Account No. 40-7400-531-10 (Infrastructure Capital Projects Fund) and does contain sufficient funds in 24-7300-531-11 (Motor Fuel Tax Fund) for the Asphalt Street Rehabilitation Program. Based on these factors, Village staff recommends entering into a contract between the Village and the Contractor for the 2026 Asphalt Street Rehabilitation Program in the amount of $964,482, with a contingency of $91,966, for a total spending authority of $1,056,448 ("***Contract***").

The President and the Board of Trustees have considered the Contract and determined that it is in the best interest of the Village and the public to enter into the Contract, which is attached as ***Exhibit A***.

Section 2. Approval of Contract.

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

Section 3. Authorization to Execute Contract.

The Village Manager shall be, and is hereby, authorized and directed to execute and seal, on behalf of the Village, the Contract only after receipt by the Village Clerk of at least four original copies of the Contract executed by the Contractor and compliance by the Contractor with all required conditions for closing include the delivery of bonds and insurance certificates.

Section 4. Authorization to Execute Change Orders.

The Village Manager is authorized to execute one or more Contract Change Orders for additional work consisting of additional unforeseen items of work related to, or arising from other work contemplated by the Contract in the amount of $91,966 subject to the Village Manager making the

necessary determination that the work contemplated by the change order complies with Section 33E-9 of Article 33E of the Criminal Code of 1961 and placing a copy of such determinations in the Contract file.

Adopted:

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

ATTEST:

Village President

Village Clerk

Illinois Department of Transportation

Local Public Agency Formal Contract

Contractor's Name
Schroeder Asphalt Services, Inc.

Contractor's Address | City | State | Zip Code
PO Box 831 | Huntley | IL | 60142

STATE OF ILLINOIS

Local Public Agency | County | Section Number
Village of Northbrook | Cook | 26-00189-00-RS

Street Name/Road Name | Type of Funds
Various | MFT and Corporate

☐ CONTRACT BOND (when required)

For a County and Road District Project

Submitted/Approved
Highway Commissioner Signature & Date

Submitted/Approved
County Engineer/Superintendent of HighwaysSignature & Date

For a Municipal Project

Submitted/Approved/Passed
Signature & Date

Official Title

Department of Transportation

☐ Concurrence in approval of award
Regional Engineer Signature & Date

Local Public Agency	Local Street/Road Name	County	Section Number
Village of Northbrook	Various	Cook	26-00189-00-RS

1. THIS AGREEMENT, made and concluded the _____ (Day) day of (Month and Year) between the Village (Local Public Agency Type) of Northbrook (Local Public Agency), known as the party of the first part, and Schroeder Asphalt Services, Inc. (Contractor), its successor, and assigns, known as the party of the second part.

2. For and in consideration of the payments and agreements mentioned in the Proposal hereto attached, to be made and performed by the party of the first part, and according to the terms expressed in the Bond referring this contract, the party of the second part agrees with said party of the first part, at its own proper cost and expense, to do all the work, furnish all materials and all labor necessary to complete the work in accordance with the plans and specifications hereinafter described, and in full compliance with all of the terms of this contract.

3. It is also understood and agreed that the LPA Formal Contract Proposal, Special Provisions, Affidavit of Illinois Business Office, Apprenticeship or Training Program Certification, and Contract Bond hereto attached, and the Plans for Section 26-00189-00-RS (Section Number) in Village of Northbrook (Local Public Agency), approved by the Illinois Department of Transportation on 03/05/26 (Date), are essential documents of this contract and are a part hereof.

4. IN WITNESS WHEREOF, the said parties have executed this contract on the date above mentioned.

Attest:

The Village (Local Public Agency Type) of Northbrook (Name of Local Public Agency)

Clerk Signature & Date

(SEAL, if required by the LPA)

Party of the First Part Signature & Date

By:

(If a Corporation)

Corporate Name

Schroeder Asphalt Services, Inc.

President, Party of the Second Part Signature & Date

By: 04/10/2026

(SEAL, if required by the LPA)

(If a Limited Liability Corporation)

LLC Name

Manager or Authorized Member, Party of the Second Part

By:

(If a Partnership)

Partner Signature & Date

Attest:

Secretary Signature & Date

04/10/2026

(SEAL, if required by the LPA)

SCHROEDER ASPHALT SERVICES, INC. CORPORATE SEAL ILLINOIS 1991

Partner Signature & Date

Partners doing Business under the firm name of

Party of the Second Part

(If an individual)

Party of the Second Part Signature & Date

Illinois Department of Transportation

EXECUTED IN FOUR COUNTERPARTS

Bond No.: HGMW-238-2388

Contract Bond

Local Public Agency	County	Street Name/Road Name	Section Number
Village of Northbrook	Cook	Various	26-00189-00-RS

Bond information to be returned to Local Public Agency at _____ (Complete Address)

We, Schroeder Asphalt Services Inc. PO Box 831, Huntley, IL 60142 (Contractor's Name and Address)

a/an Corporation organized under the laws of the State of Illinois (State) as PRINCIPAL, and

Hudson Insurance Company, 100 William Street, 5th Floor, New York, NY 10038 (Surety Name and Address)

as SURETY, are held and firmly bound unto the above Local Public Agency (thereafter referred to as "LPA") in the penal sum of

Nine Hundred Sixty Four Thousand Four Hundred Eighty Two and 00/100

Dollars ($964,482.00) lawful money of the United States, to be paid to said LPA, the payment of which we bind ourselves, successors and assigns jointly to pay to the LPA this sum under the conditions of this instrument.

WHEREAS, THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH that the said Principal has entered into a written contract with the LPA acting through its awarding authority for the construction of work on the above sections, which contract is hereby referred to and made a part hereof, as if written herein at length, and whereby the said Principal has promised and agreed to perform said work in accordance with the terms of said contract, and has promised to pay all sums of money due for any labor, materials, apparatus, fixtures or machinery furnished to such Principal for the purpose of performing such work and has further agreed to pay all direct and indirect damages to any person, firm, company or corporation to whom any money may be due from the Principal, subcontractor or otherwise for any such labor, materials, apparatus, fixtures or machinery so furnished and that suit may be maintained on such bond by any such person, firm, company or corporation for the recovery of any such money.

NOW, THEREFORE, if the said Principal shall perform said work in accordance with the terms of said contract, and shall pay all sums of money due or to become due for any labor, materials, apparatus, fixtures or machinery furnished to it for the purpose of constructing such work, and shall commence and complete the work within the time prescribed in said contract, and shall pay and discharge all damages, direct and indirect, that may be suffered or sustained on account of such work during the time of the performance thereof and until the said work shall have been accepted, and shall hold the LPA and its awarding authority harmless on account of any such damages and shall in all respects fully and faithfully comply with all the provisions, conditions and requirements of said contract, then this obligation shall be void; otherwise it shall remain in full force and effect.

IN TESTIMONY WHEREOF, the said PRINCIPAL and the said SURETY have caused this instrument to be signed by their respective agents this 10th (Day) day of April, 2026 (Month and Year).

PRINCIPAL

Company Name	Company Name
Schroeder Asphalt Services, Inc.	
By Signature & Date: 4/10/26	By Signature & Date:
Attest Signature & Date: 4/10/26	Attest Signature & Date:

SCHROEDER ASPHALT SERVICES INC CORPORATE SEAL ILLINOIS 1984

(If PRINCIPAL is a joint venture of two or more contractors, the company names and authorized signature of each contractor must be affixed.)

STATE OF IL

COUNTY OF McHenry

I, Jennifer Graves, a Notary Public in and for said county, do hereby certify that
Notary Name

Ronald Schroeder & Rachael McDow
Insert name of Individuals signing on behalf of PRINCIPAL

who is/are each personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument on behalf of PRINCIPAL, appeared before me this day in person and acknowledged respectively, that he/she/they signed and delivered said instrument freely and voluntarily for the uses and purposes therein set forth.

Given under my hand and notarial seal this 10th day of April, 2026
Day Month, Year

(SEAL) OFFICIAL SEAL
JENNIFER GRAVES
Notary Public - State of Illinois
My Commission Expires 6/30/2027

Notary Public Signature & Date

4/10/26

Date commission expires 6/30/2027

SURETY

Name of Surety

Hudson Insurance Company

Title

By:

James I. Moore, Attorney-In-Fact

STATE OF IL

COUNTY OF DuPage

I, Lisa Marotta, a Notary Public in and for said county, do hereby certify that
Notary Name

Ronald Schroeder & James I. Moore
Insert name of Individuals signing on behalf of SURETY

who is/are each personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument on behalf of SURETY, appeared before me this day in person and acknowledged respectively, that he/she/they signed and delivered said instrument freely and voluntarily for the uses and purposes therein set forth.

Given under my hand and notarial seal this 10th day of April, 2026
Day Month, Year

(SEAL)

LISA C MAROTTA
OFFICIAL SEAL
Notary Public - State Of Illinois
Commission No. 1023617
My Commission Expires January 09, 2030

Notary Public Signature & Date

4/10/2026

Date commission expires January 9, 2030

Approved this _____ day of
Day Month, Year

Attest:

Local Public Agency Clerk Signature & Date

Clerk

Local Public Agency Type

Awarding Authority

Awarding Authority Signature & Date

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That HUDSON INSURANCE COMPANY, a corporation of the State of Delaware, with offices at 100 William Street, New York, New York, 10038, has made, constituted and appointed, and by these presents, does make, constitute and appoint

James I. Moore, Tariese M. Pisciotto, Dawn L. Morgan, Jennifer J. McComb

of the State of Illinois

its true and lawful Attorney(s)-in-Fact, at New York, New York, each of them alone to have full power to act without the other or others, to make, execute and deliver on its behalf, as Surety, bonds and undertakings given for any and all purposes, also to execute and deliver on its behalf as aforesaid renewals, extensions, agreements, waivers, consents or stipulations relating to such bonds or undertakings provided, however, that no single bond or undertaking shall obligate said Company for any portion of the penal sum thereof in excess of the sum of **Twenty Five Million Dollars ($25,000,000.00).**

Such bonds and undertakings when duly executed by said Attorney(s)-in-Fact, shall be binding upon said Company as fully and to the same extent as if signed by the President of said Company under its corporate seal attested by its Secretary.

In Witness Whereof, HUDSON INSURANCE COMPANY has caused these presents to be of its Senior Vice President thereunto duly authorized, on this 1st day of November, 2025 at New York, New York.

(Corporate seal)

HUDSON INSURANCE COMPANY

Attest.....
Karen L. Colonna
Corporate Secretary

By.....
Andrew A. Dickson
Senior Vice President

STATE OF NEW YORK
COUNTY OF NEW YORK. SS.

On the 1st day of November, 20 25 before me personally came Andrew A. Dickson to me known, who being by me duly sworn did depose and say that he is a Senior Vice President of **HUDSON INSURANCE COMPANY**, the corporation described herein and which executed the above instrument, that he knows the seal of said Corporation, that the seal affixed to said instrument is such corporate seal, that it was so affixed by order of the Board of Directors of said Corporation, and that he signed his name thereto by like order.

(Notarial Seal)

.....
ANN M. MURPHY
Notary Public, State of New York
No. 01MU6067553
Qualified in Nassau County
Commission Expires December 10, 2029

CERTIFICATION

STATE OF NEW YORK
COUNTY OF NEW YORK. SS.

The undersigned Karen L Colonna hereby certifies:

That the original resolution, of which the following is a true and correct copy, was duly adopted by unanimous written consent of the Board of Directors of Hudson Insurance Company dated July 27th, 2007, and has not since been revoked, amended or modified:

"RESOLVED, that the President, the Executive Vice Presidents, the Senior Vice Presidents and the Vice Presidents shall have the authority and discretion, to appoint such agent or agents, or attorney or attorneys-in-fact, for the purpose of carrying on this Company's surety business, and to empower such agent or agents, or attorney or attorneys-in-fact, to execute and deliver, under this Company's seal or otherwise, bonds obligations, and recognizances, whether made by this Company as surety thereon or otherwise, indemnity contracts, contracts and certificates, and any and all other contracts and undertakings made in the course of this Company's surety business, and renewals, extensions, agreements, waivers, consents or stipulations regarding undertakings so made; and

FURTHER RESOVLED, that the signature of any such Officer of the Company and the Company's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seal when so used whether heretofore or hereafter, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed."

THAT the above and foregoing is a full, true and correct copy of Power of Attorney issued by said Company, and of the whole of the original and that the said Power of Attorney is still in full force and effect and has not been revoked, and furthermore that the Resolution of the Board of Directors, set forth in the said Power of Attorney is now in force.

Witness the hand of the undersigned and the seal of said Corporation this 10th day of April, 20 26.

(Corporate seal)

By.....
Karen L. Colonna, Corporate Secretary

Local Public Agency	County	Section Number	Route(s) (Street/Road Name)
Village of Northbrook	Cook	26-00189-00-RS	Various

NOTICE TO BIDDERS

Sealed proposals for the project described below will be received at the office of Northbrook Public Works (Name of Office) Department, 655 Huehl Road, Northbrook, IL 60062 (Address) until 11:00 AM (Time) on 04/02/26 (Date).

Sealed proposals will be opened and read publicly at the office of Northbrook Public Works (Name of Office) Department, 655 Huehl Road, Northbrook, IL 60062 (Address) at 11:00 AM (Time) on 04/02/26 (Date).

DESCRIPTION OF WORK

Location	Project Length
Various streets throughout the Village. See location map.	6223

Proposed Improvement

Asphalt pavement reconstruction, full-depth pavement replacement, pavement patching, resurfacing, curb and gutter repairs, minor drainage structure repairs, pavement markings and restoration

1. Plans and proposal forms will be available in the office of

The Village of Northbrook website at www.questcdn.com. Download cost for this project is $22. For questions contact Jim Huff, 847-664-4122

2. [x] Prequalification

   If checked, the 2 apparent as read low bidders must file within 24 hours after the letting an "Affidavit of Availability" (Form BC 57) in triplicate, showing all uncompleted contracts awarded to them and all low bids pending award for Federal, State, County, Municipal and private work. One original shall be filed with the Awarding Authority and two originals with the IDOT District Office.

3. The Awarding Authority reserves the right to waive technicalities and to reject any or all proposals as provided in BLRS Special Provision for Bidding Requirements and Conditions for Contract Proposals.

4. The following BLR Forms shall be returned by the bidder to the Awarding Authority:
   a. Local Public Agency Formal Contract Proposal (BLR 12200)
   b. Schedule of Prices (BLR 12201)
   c. Proposal Bid Bond (BLR 12230) (if applicable)
   d. Apprenticeship or Training Program Certification (BLR 12325) (do not use for project with Federal funds.)
   e. Affidavit of Illinois Business Office (BLR 12326) (do not use for project with Federal funds)

5. The quantities appearing in the bid schedule are approximate and are prepared for the comparison of bids. Payment to the Contractor will be made only for the actual quantities of work performed and accepted or materials furnished according to the contract. The scheduled quantities of work to be done and materials to be furnished may be increased, decreased or omitted as hereinafter provided.

6. Submission of a bid shall be conclusive assurance and warranty the bidder has examined the plans and understands all requirements for the performance of work. The bidder will be responsible for all errors in the proposal resulting from failure or neglect to conduct an in depth examination. The Awarding Authority will, in no case, be responsible for any costs, expenses, losses or changes in anticipated profits resulting from such failure or neglect of the bidder.

7. The bidder shall take no advantage of any error or omission in the proposal and advertised contract.

8. If a special envelope is supplied by the Awarding Authority, each proposal should be submitted in that envelope furnished by the Awarding Agency and the blank spaces on the envelope shall be filled in correctly to clearly indicate its contents. When an envelope other than the special one furnished by the Awarding Authority is used, it shall be marked to clearly indicate its contents. When sent by mail, the sealed proposal shall be addressed to the Awarding Authority at the address and in care of the official in whose office the bids are to be received. All proposals shall be filed prior to the time and at the place specified in the Notice to Bidders. Proposals received after the time specified will be returned to the bidder unopened.

9. Permission will be given to a bidder to withdraw a proposal if the bidder makes the request in writing or in person before the time for opening proposals.

Local Public Agency	County	Section Number	Route(s) (Street/Road Name)
Village of Northbrook	Cook	26-00189-00-RS	Various

PROPOSAL

1. Proposal of Schroeder Asphalt Services, Inc.
Contractor's Name
PO Box 831 Huntley, IL 60142
Contractor's Address

2. The plans for the proposed work are those prepared by Vill. of Northbrook Public Works Dept. 655 Huehl Rd Northbrook and approved by the Department of Transportation on _____.

3. The specifications referred to herein are those prepared by the Department of Transportation and designated as "Standard Specifications for Road and Bridge Construction" and the " Supplemental Specifications and Recurring Special Provisions" thereto, adopted and in effect on the date of invitation for bids.

4. The undersigned agrees to accept, as part of the contract, the applicable Special Provisions indicated on the "Check Sheet for Recurring Special Provisions" contained in this proposal.

5. The undersigned agrees to complete the work within _____ working days or by 07/11/26 unless additional time is granted in accordance with the specifications.

6. The successful bidder at the time of execution of the contract will be required to deposit a contract bond for the full amount of the award. When a contract bond is not required, the proposal guaranty check will be held in lieu thereof. If this proposal is accepted and the undersigned fails to execute a contract and contract bond as required, it is hereby agreed that the Bid Bond of check shall be forfeited to the Awarding Authority.

7. Each pay item should have a unit price and a total price. If no total price is shown or if there is a discrepancy between the products of the unit price multiplied by the quantity, the unit price shall govern. If a unit price is omitted, the total price will be divided by the quantity in order to establish a unit price. A bid may be declared unacceptable if neither a unit price nor a total price is shown.

8. The undersigned submits herewith the schedule of prices on BLR 12201 covering the work to be performed under this contract.

9. The undersigned further agrees that if awarded the contract for the sections contained in the combinations on BLR 12201, the work shall be in accordance with the requirements of each individual proposal for the multiple bid specified in the Schedule for Multiple Bids below.

10. A proposal guaranty in the proper amount, as specified in BLRS Special Provision for Bidding Requirements and Conditions for Contract Proposals, will be required. Bid Bonds will be allowed as a proposal guaranty. Accompanying this proposal is either a bid bond, if allowed, on Department form BLR 12230 or a proposal guaranty check, complying with the specifications, made payable to: Village of Northbook Treasurer of _____.
The amount of the check is 5% Bid Bond - 5% of the total bid amount (_____).

Attach Cashier's Check or Certified Check Here

In the event that one proposal guaranty check is intended to cover two or more bid proposals, the amount must be equal to the sum of the proposal guaranties which would be required for each individual bid proposal. If the proposal guaranty check is placed in another bid proposal, state below where it may be found.

The proposal guaranty check will be found in the bid proposal for: Section Number 26-00189-00-RS .

Local Public Agency	County	Section Number	Route(s) (Street/Road Name)
Village of Northbrook	Cook	26-00189-00-RS	Various

CONTRACTOR CERTIFICATIONS

The certifications hereinafter made by the bidder are each a material representation of fact upon which reliance is placed should the Department enter into the contract with the bidder.

1. **Debt Delinquency.** The bidder or contractor or subcontractor, respectively, certifies that it is not delinquent in the payment of any tax administered by the Department of Revenue unless the individual or other entity is contesting, in accordance with the procedure established by the appropriate Revenue Act, its liability for the tax or the amount of the tax. Making a false statement voids the contract and allows the Department to recover all amounts paid to the individual or entity under the contract in a civil action.

2. **Bid-Rigging or Bid Rotating.** The bidder or contractor or subcontractor, respectively, certifies that it is not barred from contracting with the Department by reason of a violation of either 720 ILCS 5/33E-3 or 720 ILCS 5/33E-4.

   A violation of section 33E-3 would be represented by a conviction of the crime of bid-rigging which, in addition to Class 3 felony sentencing, provides that any person convicted of this offense, or any similar offense of any state or the United States which contains the same elements as this offense shall be barred for 5 years from the date of conviction from contracting with any unit of State or local government. No corporation shall be barred from contracting with any unit of State or local government as a result of a conviction under this Section of any employee or agent of such corporation if the employee so convicted is no longer employed by the corporation: (1) it has been finally adjudicated not guilty or (2) if it demonstrates to the governmental entity with which it seeks to contract that entity finds that the commission of the offense was neither authorized, requested, commanded, nor performed by a director, officer or a high managerial agent on behalf of the corporation.

   A violation of Section 33E-4 would be represented by a conviction of the crime of bid-rotating which, in addition to Class 2 felony sentencing, provides that any person convicted of this offense or any similar offense of any state or the United States which contains the same elements as this offense shall be permanently barred from contracting with any unit of State of Local government. No corporation shall be barred from contracting with any unit of State or Local government as a result of a conviction under this Section of any employee or agent of such corporation if the employee so convicted is no longer employed by the corporation and: (1) it has been finally adjudicated not guilty or (2) if it demonstrates to the governmental entity with which it seeks to contract and that entity finds that the commission of the offense was neither authorized, requested, commanded, nor performed by a director, officer or a high managerial agent on behalf of the corporation.

3. **Bribery.** The bidder or contractor or subcontractor, respectively, certifies that, it has not been convicted of bribery or attempting to bribe an officer or employee of the State of Illinois or any unit of local government, nor has the firm made an admission of guilt of such conduct which is a matter or record, nor has an official, agent, or employee of the firm committed bribery or attempted bribery on behalf of the firm and pursuant to the direction or authorization of a responsible official of the firm.

4. **Interim Suspension or Suspension.** The bidder or contractor or subcontractor, respectively, certifies that it is not currently under a suspension as defined in Subpart I of Title 44 Subtitle A Chapter III Part 6 of the Illinois Administrative code. Furthermore, if suspended prior to completion of this work, the contract or contracts executed for the completion of this work may be canceled.

Local Public Agency	County	Section Number	Route(s) (Street/Road Name)
Village of Northbrook	Cook	26-00189-00-RS	Various

SIGNATURES

(If an individual)

Bidder Signature & Date

Business Address

City | State | Zip Code

(If a partnership)

Firm Name

Signature & Date

Title

Business Address

City | State | Zip Code

Insert the Names and Addresses of all Partners

(If a corporation)



Corporate Name: Schroeder Asphalt Services, Inc.

Signature & Date: 4/2/2026

Title: President

Business Address: PO Box 831

City: Huntley | State: IL | Zip Code: 60142

Insert Names of Officers

President: Ronald Schroeder

Secretary: Rachael McDow

Treasurer: Ronald Schroeder

Attest:

Secretary

Illinois Department of Transportation

Schedule of Prices

Contractor's Name			
Schroeder Asphalt Services, Inc.			
Contractor's Address	**City**	**State**	**Zip Code**
P.O. Box 831	Huntley	Il	60142
Local Public Agency	**County**	**Section Number**	
Village of Northbrook	Cook	26-00189-00-RS	
Route(s) (Street/Road Name)			
Various			

Schedule for Multiple Bids

Combination Letter	Section Included in Combinations	Total

Schedule for Single Bid

(For complete information covering these items, see plans and specifications.)

Item Number	Items	Unit	Quantity	Unit Price	Total
1	HMA SC IL-9.5, MIX D, N50	TON	2100	$ 92.00	$ 193,200.00
2	P HMA BC IL-4.75, N50	TON	1140	$ 114.00	$ 129,960.00
3	BIT MTRLS (TACK COAT)	POUND	20600	$ 0.01	$ 206.00
4	HMA SURFACE REMOVAL, 2"	S.Y.	10400	$ 2.15	$ 22,360.00
5	HMA SURFACE REMOVAL, 3"	S.Y.	10200	$ 3.10	$ 31,620.00
6	HMA SURF REM, BUTT JOINT	S.Y.	120	$ 10.00	$ 1,200.00
7	CONC. DW PVMT R & R	S.Y.	85	$ 145.00	$ 12,325.00
8	HMA DRIVEWAY R & R	S.Y.	165	$ 35.00	$ 5,775.00
9	HMA SURF REM & REPL, 2"	S.Y.	3815	$ 23.00	$ 87,745.00
10	HMA SURF REM & REPL, 4"	S.Y.	620	$ 41.00	$ 25,420.00
11	CLASS D PATCHES, TY II, 6"	S.Y.	455	$ 59.00	$ 26,845.00
12	CLASS D PATCHES, TY III, 6"	S.Y.	455	$ 58.00	$ 26,390.00
13	CLASS D PATCHES, TY IV, 6"	S.Y.	976	$ 58.00	$ 56,608.00
14	CLASS D PATCHES, TY IV, 4"	S.Y.	500	$ 39.00	$ 19,500.00
15	COMB CONC. C&G R&R	FT.	5400	$ 41.00	$ 221,400.00
16	CONC. SW R & R, 5"	S.F	900	$ 16.50	$ 14,850.00
17	INL TO BE ADJUSTED	EA.	13	$ 500.00	$ 6,500.00
18	CB TO BE ADJUSTED	EA.	10	$ 500.00	$ 5,000.00
19	FR AND LIDS TO BE ADJ	EA.	6	$ 1,050.00	$ 6,300.00
20	MOD URETH PM LINE 6	FT.	300	$ 9.00	$ 2,700.00

Local Public Agency	County Section Number	Route(s) (Street/Road Name)
Village of Northbrook	Cook	26-00189-00-RS	Various

Item Number	Items	Unit	Quantity	Unit Price	Total
21	MOD URETH PM LINE 24	FT.	72	$ 24.00	$ 1,728.00
22	MOD URETH PM LINE L & S	S.F.	80	$ 24.00	$ 1,920.00
23	BRICK DW REM & REPL	S.F.	145	$ 28.00	$ 4,060.00
24	CRACK FILLING	POUND	800	$ 10.65	$ 8,520.00
25	SODDING SPECIAL	S.Y.	500	$ 38.50	$ 19,250.00
26	DETECTOR LOOPS	FT.	200	$ 40.00	$ 8,000.00
27	TR CNTRL & PRT 701501-06	LSUM	1	$ 25,000.00	$ 25,000.00
28	TR CNTRL & PRT 701801-06	LSUM	1	$ 100.00	$ 100.00
				Bidder's Total Proposal	$ 964,482.00

1. Each pay item should have a unit price and a total price.
2. If no total price is shown or if there is a discrepancy between the product of the unit price multiplied by the quantity, the unit price shall govern.
3. If a unit price is omitted, the total price will be divided by the quantity in order to establish a unit price.
4. A bid may be declared unacceptable if neither a unit price or total price is shown.

Illinois Department of Transportation

Apprenticeship and Training Program Certification

Local Public Agency	County	Street Name/Road Name	Section Number
Village of Northbrook	Cook	Various	26-00189-00-RS

All contractors are required to complete the following certification

☐ For this contract proposal or for all bidding groups in this deliver and install proposal.

☐ For the following deliver and install bidding groups in this material proposal.

Illinois Department of Transportation policy, adopted in accordance with the provisions of the Illinois Highway Code, requires this contract to be awarded to the lowest responsive and responsible bidder. The award decision is subject to approval by the Department. In addition to all other responsibility factors, this contract or deliver and install proposal requires all bidders and all bidder's subcontractors to disclose participation in apprenticeship or training programs that are (1) approved by and registered with the United States Department of Labor's Bureau of Apprenticeship and Training, and (2) applicable to the work of the above indicated proposals or groups. Therefore, all bidders are required to complete the following certification:

1. Except as provided in paragraph 4 below, the undersigned bidder certifies that it is a participant, either as an individual or as part of a group program, in an approved apprenticeship or training program applicable to each type of work or craft that the bidder will perform with its own employees.

2. The undersigned bidder further certifies, for work to be performed by subcontract, that each of its subcontractors either (A) is, at the time of such bid, participating in an approved, applicable apprenticeship or training program; or (B) will, prior to commencement of performance of work pursuant to this contract, establish participation in an approved apprenticeship or training program applicable to the work of the subcontract.

3. The undersigned bidder, by inclusion in the list in the space below, certifies the official name of each program sponsor holding the Certificate of Registration for all of the types of work or crafts in which the bidder is a participant and that will be performed with the bidder's employees. Types of work or craft that will be subcontracted shall be included and listed as subcontract work. The list shall also indicate any type of work or craft job category for which there is no applicable apprenticeship or training program available.

International Brotherhood of Teamsters. Joint Council no 25 Training Fund
Operating Engineers Local 150 Apprentices & Training Program
Chicagoland Laborer's Training & Apprenticeship Program

4. Except for any work identified above, if any bidder or subcontractor shall perform all or part of the work of the contract or deliver and install proposal solely by individual owners, partners or members and not by employees to whom the payment of prevailing rates of wages would be required, check the following box, and identify the owner/operator workforces and positions of ownership. ☐

The requirements of this certification and disclosure are a material part of the contract, and the contractor shall require this certification provision to be included in all approved subcontracts. The bidder is responsible for making a complete report and shall make certain that each type of work or craft job category that will be utilized on the project is accounted for and listed. The Department at any time before or afterward may require the production of a copy of each applicable Certificate of Registration issued by the United States Department of Labor evidencing such participation by the contractor and any or all of its subcontractors. In order to fulfill the participation requirement, it shall not be necessary that any applicable program sponsor be currently taking or that it will take applications for apprenticeship, training or employment during the performance of the work of this contract or deliver and install proposal.

Bidder: Schroeder Asphalt Services, Inc.

Signature & Date: 4/2/2026

Title: President

Address: PO Box 831

City: Huntley

State: IL

Zip Code: 60142

Completed 12/15/25

BLR 12325 (Rev. 01/19/23)

Illinois Department of Transportation

Local Public Agency Proposal Bid Bond

Local Public Agency	County	Section Number
Village of Northbrook	Cook	26-00189-00-RS

WE, Schroeder Asphalt Services, Inc. as PRINCIPAL, and Hudson Insurance Company as SURETY, are held jointly, severally and firmly bound unto the above Local Public Agency (hereafter referred to as "LPA") in the penal sum of 5% of the total bid price, or for the amount specified in the proposal documents in effect on the date of invitation for bids, whichever is the lesser sum. We bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly pay to the LPA this sum under the conditions of this instrument.

WHEREAS THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH that, the said PRINCIPAL is submitting a written proposal to the LPA acting through its awarding authority for the construction of the work designated as the above section.

THEREFORE if the proposal is accepted and a contract awarded to the PRINCIPAL by the LPA for the above designated section and the PRINCIPAL shall within fifteen (15) days after award enter into a formal contract, furnish surety guaranteeing the faithful performance of the work, and furnish evidence of the required insurance coverage, all as provided in the "Standard Specifications for Road and Bridge Construction" and applicable Supplemental Specifications, then this obligation shall become void; otherwise it shall remain in full force and effect.

IN THE EVENT the LPA determines the PRINCIPAL has failed to enter into a formal contract in compliance with any requirements set forth in the preceding paragraph, then the LPA acting through its awarding authority shall immediately be entitled to recover the full penal sum set out above, together with all court costs, all attorney fees, and any other expense of recovery.

IN TESTIMONY WHEREOF, the said PRINCIPAL and the said SURETY have caused this instrument to be signed by their respective officers this 2nd (Day) of April, 2026 (Month and Year)

Principal

Company Name	Company Name
Schroeder Asphalt Services, Inc.	
Signature & Date	Signature & Date
By: Ronald Schroeder 4/2/26	By:
Title: President	Title:

(If Principal is a joint venture of two or more contractors, the company names, and authorized signatures of each contractor must be affixed.)

Surety

Name of Surety	Signature of Attorney-in-Fact Signature & Date
Hudson Insurance Company	By: James I. Moore 4/2/2026
	James I. Moore, Attorney-In-Fact

Hudson Insurance Company CORPORATE SEAL 1918 DELAWARE

STATE OF IL
COUNTY OF DuPage

I Lisa Marotta, a Notary Public in and for said county do hereby certify that Ronald Schroeder & James I. Moore
(Insert names of individuals signing on behalf of PRINCIPAL & SURETY)

who are each personally known to me to be the same persons whose names are subscribed to the foregoing instrument on behalf of PRINCIPAL and SURETY, appeared before me this day in person and acknowledged respectively, that they signed and delivered said instruments as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 2nd (Day) day of April, 2026 (Month and Year)

Notary Public Signature & Date: 4/2/2026

(SEAL, if required by the LPA)

SCHROEDER ASPHALT SERVICES, INC. CORPORATE SEAL ILLINOIS 1997

LISA C MAROTTA OFFICIAL SEAL Notary Public - State Of Illinois Commission No. 1023617 My Commission Expires January 09, 2030

Date commission expires January 9, 2030

Local Public Agency	County	Section Number
Village of Northbrook	Cook	26-00189-00-RS

ELECTRONIC BID BOND

☐ **Electronic bid bond is allowed (box must be checked by LPA if electronic bid bond is allowed)**

The Principal may submit an electronic bid bond, in lieu of completing the above section of the Proposal Bid Bond Form. By providing an electronic bid bond ID code and signing below, the Principal is ensuring the identified electronic bid bond has been executed and the Principal and Surety are firmly bound unto the LPA under the conditions of the bid bond as shown above. (If PRINCIPAL is a joint venture of two or more contractors, an electronic bid bond ID code, company/Bidder name title and date must be affixed for each contractor in the venture.)

Electronic Bid Bond ID Code

Company/Bidder Name

Signature & Date

Title

HUDSON
INSURANCE GROUP

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That HUDSON INSURANCE COMPANY, a corporation of the State of Delaware, with offices at 100 William Street, New York, New York, 10038, has made, constituted and appointed, and by these presents, does make, constitute and appoint

James I. Moore, Tariese M. Pisciotto, Dawn L. Morgan, Jennifer J. McComb

of the State of Illinois

its true and lawful Attorney(s)-in-Fact, at New York, New York, each of them alone to have full power to act without the other or others, to make, execute and deliver on its behalf, as Surety, bonds and undertakings given for any and all purposes, also to execute and deliver on its behalf as aforesaid renewals, extensions, agreements, waivers, consents or stipulations relating to such bonds or undertakings provided, however, that no single bond or undertaking shall obligate said Company for any portion of the penal sum thereof in excess of the sum of **Twenty Five Million Dollars ($25,000,000.00).**

Such bonds and undertakings when duly executed by said Attorney(s)-in-Fact, shall be binding upon said Company as fully and to the same extent as if signed by the President of said Company under its corporate seal attested by its Secretary.

In Witness Whereof, HUDSON INSURANCE COMPANY has caused these presents to be of its Senior Vice President thereunto duly authorized, on this 1st day of November, 2025 at New York, New York.

(Corporate seal)

HUDSON INSURANCE COMPANY

Attest.....
Karen L. Colonna
Corporate Secretary

By.....
Andrew A. Dickson
Senior Vice President

STATE OF NEW YORK
COUNTY OF NEW YORK SS

On the 1st day of November, 20 25 before me personally came Andrew A. Dickson to me known, who being by me duly sworn did depose and say that he is a Senior Vice President of **HUDSON INSURANCE COMPANY**, the corporation described herein and which executed the above instrument, that he knows the seal of said Corporation, that the seal affixed to said instrument is such corporate seal, that it was so affixed by order of the Board of Directors of said Corporation, and that he signed his name thereto by like order.

(Notarial Seal)

.....
ANN M. MURPHY
Notary Public, State of New York
No. 01MU6067553
Qualified in Nassau County
Commission Expires December 10, 2029

CERTIFICATION

STATE OF NEW YORK
COUNTY OF NEW YORK SS.

The undersigned Karen L Colonna hereby certifies:

That the original resolution, of which the following is a true and correct copy, was duly adopted by unanimous written consent of the Board of Directors of Hudson Insurance Company dated July 27th, 2007, and has not since been revoked, amended or modified:

"RESOLVED, that the President, the Executive Vice Presidents, the Senior Vice Presidents and the Vice Presidents shall have the authority and discretion, to appoint such agent or agents, or attorney or attorneys-in-fact, for the purpose of carrying on this Company's surety business, and to empower such agent or agents, or attorney or attorneys-in-fact, to execute and deliver, under this Company's seal or otherwise, bonds obligations, and recognizances, whether made by this Company as surety thereon or otherwise, indemnity contracts, contracts and certificates, and any and all other contracts and undertakings made in the course of this Company's surety business, and renewals, extensions, agreements, waivers, consents or stipulations regarding undertakings so made; and

FURTHER RESOVLED, that the signature of any such Officer of the Company and the Company's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seal when so used whether heretofore or hereafter, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed."

THAT the above and foregoing is a full, true and correct copy of Power of Attorney issued by said Company, and of the whole of the original and that the said Power of Attorney is still in full force and effect and has not been revoked, and furthermore that the Resolution of the Board of Directors, set forth in the said Power of Attorney is now in force.

Witness the hand of the undersigned and the seal of said Corporation this 2nd day of April, 20 26

(Corporate seal)

By.....
Karen L. Colonna, Corporate Secretary

Illinois Department of Transportation

Affidavit of Illinois Business Office

Local Public Agency	County	Street Name/Road Name	Section Number
Village of Northbrook	Cook	Various	26-00189-00-RS

I, Ronald Schroeder (Name of Affiant) of Huntley (City of Affiant), Illinois (State of Affiant),
being first duly sworn upon oath, state as follows:

1. That I am the President (Officer or Position) of Schroeder Asphalt Services, Inc. (Bidder).
2. That I have personal knowledge of the facts herein stated.
3. That, if selected under the proposal described above, Schroeder Asphalt Services, Inc. (Bidder), will maintain a business office in the State of Illinois, which will be located in McHenry (County) County, Illinois.
4. That this business office will serve as the primary place of employment for any persons employed in the construction contemplated by this proposal.
5. That this Affidavit is given as a requirement of state law as provided in Section 30-22(8) of the Illinois Procurement Code.

Signature & Date

4/2/2026

Print Name of Affiant

Ronald Schroeder

Notary Public

State of IL

County McHenry

Signed (or subscribed or attested) before me on 4/2/2026 (date) by

Ronald Schroeder (name/s of person/s), authorized agent(s) of

Schroeder Asphalt Services, Inc. (Bidder).

OFFICIAL SEAL
JENNIFER GRAVES
Notary Public - State of Illinois
My Commission Expires 6/30/2027

(SEAL)

Notary Public Signature & Date

4/2/2026

My commission expires 6/30/2027

Illinois Department of Transportation

Affidavit of Availability
For the Letting of 2/27/2026
(Letting date)

Bureau of Construction
2300 South Dirksen Parkway/Room 322
Springfield, Illinois 62764

Instructions: Complete this form by either typing or using black ink. "Authorization to Bid" will not be issued unless both sides of this form are completed in detail. Use additional forms as needed to list all work.

Part I. Work Under Contract

List below all work you have under contract as either a prime contractor or a subcontractor. It is required to include all pending low bids not yet awarded or rejected. In a joint venture, list only that portion of the work which is the responsibility of your company. The uncompleted dollar value is to be based upon the most recent engineer's or owners estimate, and must include work subcontracted to others. If no work is contracted, show **NONE.**

	1	2	3	4	5	
Contract Number	61K07	DU094	25-00000-00-FP	61L80	62W61	
Contract With	IDOT	IDOT	City of McHenry	IDOT	H&H Electric Co.	
Estimated Completion Date	2025	63 C.D.	09/26/2025	8/7/2026	TBD	
Total Contract Price	$ 2,851,746.05	$ 752,925.15	$ 1,266,375.60	$ 603,175.13	$ 15,870.75	**Accumulated Totals**
Uncompleted Dollar Value If Firm is the Prime Contractor	$ 728,711.50	$ 325,725.00	$ 256,520.75	$ 224,046.79	$ 15,870.75	$ 1,550,874.79
Uncompleted Dollar Value If Firm is the Subcontractor	$ 1,681,887.93	$ 300,865.00	$ 896,459.10	$ 252,699.78	$ -	$ 3,131,911.81
				Total Value of All Work		$ 4,682,786.60

Part II. Awards Pending and Uncompleted Work to be done with your own forces.

List below the uncompleted dollar value of work for each contract and awards pending to be completed with your own forces. All work subcontracted to others will be listed on the reverse of this form. In a joint venture, list only that portion of the work to be done by your company. If no work is contracted, show NONE.

						Accumulated Totals
Earthwork	$ 31,905.00	$ 26,400.00	$ 13,200.00	$ 8,080.00		$ 79,585.00
Portland Cement Concrete Paving						
HMA Plant Mix						
HMA Paving	$ 334,888.00	$ 91,000.00	$ 115,615.00	$ 131,896.79	$ 7,520.75	$ 673,399.79
Clean & Seal Cracks/Joints						
Aggregate Bases & Surfaces	$ 74,216.50	$ 126,015.00	$ 36,270.75			$ 236,502.25
Highway,R.R. and Waterway Structures						
Drainage						
Electrical						
Cover and Seal Coats						
Concrete Construction						
Landscaping						
Fencing						
Guardrail						
Painting						
Signing						
Cold Milling, Planning & Rotomilling	$ 217,702.00	$ 30,310.00	$ 51,435.00	$ 65,070.00	$ 8,350.00	$ 364,517.00
Demolition						
Pavement Markings (Paint)						
Other Construction (List)						
Traffic Control / Mobilization	$ 70,000.00	$ 52,000.00	$ 40,000.00	$ 19,000.00		$ 181,000.00
Restoration						
Totals	$ 728,711.50	$ 325,725.00	$ 256,520.75	$ 15,870.75	$ 224,046.79	$1,535,004.04

Disclosure of this information is **REQUIRED** to accomplish the statutory purpose as outlined in the "Illinois Procurement Code". Failure to comply will result in non-issuance of an "Authorization To Bid." This form has been approved by the State Forms Management Center.

Part III. Work Subcontracted to Others

For each contract described in Part I, list all the work you have subcontracted to others.

	1	2	3	4	5
Subcontractor	Deltoro	Galaxy Underground	DiNatale	TeraBros	
Type of Work	Landscaping	Sewer	Concrete	Concrete	
Subcontract Price	40,008.68	98,460.00	163,767.50	136,210.40	
Amount Uncompleted	40,008.68	98,460.00	163,767.50	136,210.40	
Subcontractor	Kreative	TruSeal	Ganziano	Oro Stone Landscaping	
Type of Work	Concrete	Striping	Sewer	Landscaping	
Subcontract Price	268,770.00	1,100.00	646,905.60	35,188.18	
Amount Uncompleted	268,770.00	1,100.00	646,905.60	35,188.18	
Subcontractor	Maintenance Coatings	Mackie	Yellow Line	D2k Traffic Safety	
Type of Work	Pavement Markings	Layout	Striping	Striping/TC&P	
Subcontract Price	123,582.75	13,000.00	4,473.00	21,149.41	
Amount Uncompleted	123,582.75	13,000.00	4,473.00	21,149.41	
Subcontractor	Hometown Electric	Alliance	Conin	Petonica	
Type of Work	Electrical	Concrete	Landscaping	Electrical	
Subcontract Price	769,405.50	180,425.00	28,710.50	11491.2	
Amount Uncompleted	769,405.50	180,425.00	28,710.50	11491.2	
Subcontractor	Ganziano	McGinty Bros	Ferreti Professional	C3 Corp.	
Type of Work	Sewer	Landscaping	Layout	Layout	
Subcontract Price	458,805.00	7,880.00	7,400.00	3,000.00	
Amount Uncompleted	458,805.00	7,880.00	7,400.00	3,000.00	
Subcontractor	Road Fabrics		Bedrock Stabilization	C Corona	
Type of Work	Longitudinal Joint Sealant		Stabilization	Sewer	
Subcontract Price	7,816.00		45,202.50	66,810.00	
Amount Uncompleted	7,816.00		45,202.50	66,810.00	
Subcontractor	Mackie Consultants				
Type of Work	Construction Layout				
Subcontract Price	13,500.00				
Amount Uncompleted	13,500.00				
Total Uncompleted	$1,681,887.93	$300,865.00	$896,459.10	$252,699.78	$0.00

I, being duly sworn, do hereby declare this affidavit is a true and correct statement relating to ALL uncompleted contracts of the undersigned for Federal, State, County, City and private work, including ALL subcontract work, ALL pending low bids not yet awarded or rejected and ALL estimated completion dates

Subscribed and sworn to before me

this ____ day of _____, 20____.

_____
Notary Public

My commission expires: _____

(Notary Seal)

Type or Print Name Rachael McDow — Officer or Director

Corporate Secretary — Title

Signed _____

Company Schroeder Asphalt Services, Inc.

Address P.O. Box 831

Huntley, IL 60142

Illinois Department of Transportation

Bureau of Construction
2300 South Dirksen Parkway/Room 322
Springfield, Illinois 62764

Affidavit of Availability
For the Letting of 2/27/2026
(Letting date)

Instructions: Complete this form by either typing or using black ink. "Authorization to Bid" will not be issued unless both sides of this form are completed in detail. Use additional forms as needed to list all work.

Part I. Work Under Contract

List below all work you have under contract as either a prime contractor or a subcontractor. It is required to include all pending low bids not yet awarded or rejected. In a joint venture, list only that portion of the work which is the responsibility of your company. The uncompleted dollar value is to be based upon the most recent engineer's or owners estimate, and must include work subcontracted to others. If no work is contracted, show **NONE.**

	6	7	8	9	10	
Contract Number	61L47	26-00000-01-GM	26-00000-01-GM	25-00222-00-PV		
Contract With	IDOT	Village of West Chicago	Village of River Forest	City of Wilmette		
Estimated Completion Date	75 W.D.	8/28/2026	05/22/2026	9/25/2026		
Total Contract Price	$ 2,019,656.05	$ 1,284,325.06	$ 484,651.27	$3,317,492.28		Accumulated Totals
Uncompleted Dollar Value If Firm is the Prime Contractor	$ 772,453.80	$ 789,026.87	$ 301,149.80	$1,018,102.26		$4,431,607.52
Uncompleted Dollar Value If Firm is the Subcontractor	$ 688,803.77	$435,602.40	$ 155,564.72	$2,065,193.76		$6,477,076.46
				Total Value of All Work		$ 10,908,683.98

Part II. Awards Pending and Uncompleted Work to be done with your own forces.

List below the uncompleted dollar value of work for each contract and awards pending to be completed with your own forces. All work Subcontracted to others will be listed on the reverse of this form. In a joint venture, list only that portion of the work to be done by your company. If no work is contracted, show NONE.

						Accumulated Totals
Earthwork	$ 144,961.00	$ 1,100.00		$ 6,750.00		$ 232,396.00
Portland Cement Concrete Paving						
HMA Plant Mix						
HMA Paving	$ 310,059.65	$ 568,615.27	$ 247,962.00	$ 627,546.86		$ 2,427,583.57
Clean & Seal Cracks/Joints						
Aggregate Bases & Surfaces	$ 136,398.05	$ 8,782.00		$ 26,208.00		$ 407,890.30
Highway,R.R. and Waterway Structures						
Drainage						
Electrical						
Cover and Seal Coats						
Concrete Construction						
Landscaping						
Fencing						
Guardrail						
Painting						
Signing						
Cold Milling, Planning & Rotomilling	$ 181,035.10	$ 194,529.60	$ 45,687.80	$ 296,597.40		$ 1,082,366.90
Demolition						
Pavement Markings (Paint)						
Other Construction (List), RR, Insurance						
Traffic Control/Mobilization		$ 16,000.00	$ 7,500.00	$ 61,000.00		$ 265,500.00
WM Permit bond, Items directed-engineer						
Totals	$ 772,453.80	$ 789,026.87	$ 301,149.80	$ 1,018,102.26	$ -	$ 4,415,736.77

Disclosure of this information is **REQUIRED** to accomplish the statutory purpose as outlined in the "Illinois Procurement Code". Failure to comply will result in non-issuance of an "Authorization To Bid." This form has been approved by the State Forms Management Center.

Part III. Work Subcontracted to Others

For each contract described in Part I, list all the work you have subcontracted to others.

	6	7	8	9	10
Subcontractor	DelToro Land.	Schroder and Schroeder	TerraBros	DiNatale	
Type of Work	Landscaping	Concrete	Concrete	Concrete	
Subcontract Price	166,247.00	338,045.60	67,467.22	1,486,465.50	
Amount Uncompleted	166,247.00	338,045.60	67,467.22	1,486,465.50	
Subcontractor	TerraBros	Vet Vac	Galaxy	C. Corona	
Type of Work	Concrete	Underground	Underground	Underground	
Subcontract Price	174,271.50	48,170.00	46,300.00	218,254.61	
Amount Uncompleted	174,271.50	48,170.00	46,300.00	218,254.61	
Subcontractor	Vet Vac	MCC	Conin	PPM	
Type of Work	underground	Pavement Markings	Landscaping	Pavement Markings	
Subcontract Price	239,510.90	14,772.90	17,863.00	44,523.90	
Amount Uncompleted	239,510.90	14,772.90	17,863.00	44,523.90	
Subcontractor	Work Zone	Oro Stone	FPG	Reliable	
Type of Work	Traffic Control	Landscaping	Layout	Landscaping	
Subcontract Price	75,601.95	31,973.90	4,140.00	290,949.75	
Amount Uncompleted	75,601.95	31,973.90	4,140.00	290,949.75	
Subcontractor	Roadway Lines	FPG	Evergreen	FPG	
Type of Work	Pavement Markings	Layout	LJS	Layout	
Subcontract Price	9,979.15	2,640.00	19,794.50	10,500.00	
Amount Uncompleted	9,979.15	2,640.00	19,794.50	10,500.00	
Subcontractor	Road Fabrics			H&H	
Type of Work	LJS			Electrical	
Subcontract Price	23,193.27			14,500.00	
Amount Uncompleted	23,193.27			14,500.00	
Subcontractor	Northern Contracting				
Type of Work	Fence				
Subcontract Price	91,255.50				
Amount Uncompleted	91,255.50				
Total Uncompleted	$688,803.77	$435,602.40	$155,564.72	$2,065,193.76	$-

I, being duly sworn, do hereby declare this affidavit is a true and correct statement relating to ALL uncompleted contracts of the undersigned for Federal, State, County, City and private work, including ALL subcontract work, ALL pending low bids not yet awarded or rejected and ALL estimated completion dates

Subscribed and sworn to before me
this 2nd day of April, 2026

Notary Public

My commission expires: 6/30/2027

(Notary Seal)

OFFICIAL SEAL
JENNIFER GRAVES
Notary Public - State of Illinois
My Commission Expires 6/30/2027

Type or Print Name Rachael McDow — Officer or Director
Corporate Secretary — Title

Signed

Company Schroeder Asphalt Services, Inc.

Address P.O. Box 831
Huntley, IL 60142

Illinois Department of Transportation

Affidavit of Availability

For the Letting of 2/27/2026
(Letting date)

Bureau of Construction
2300 South Dirksen Parkway/Room 322
Springfield, Illinois 62764

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Part I. Work Under Contract

List below all work you have under contract as either a prime contractor or a subcontractor. It is required to include all pending low bids not yet awarded or rejected. In a joint venture, list only that portion of the work which is the responsibility of your company. The uncompleted dollar value is to be based upon the most recent engineer's or owners estimate, and must include work subcontracted to others. If no work is contracted, show **NONE.**

	1	2	3	4	5	
Contract Number	61K07	DU094	25-00000-00-FP	61L80	62W61	
Contract With	IDOT	IDOT	City of McHenry	IDOT	H&H Electric Co.	
Estimated Completion Date	2025	63 C.D.	09/26/2025	8/7/2026	TBD	
Total Contract Price	$ 2,851,746.05	$ 752,925.15	$ 1,266,375.60	$ 603,175.13	$ 15,870.75	**Accumulated Totals**
Uncompleted Dollar Value if Firm is the Prime Contractor	$ 728,711.50	$ 325,725.00	$ 256,520.75	$ 224,046.79	$ 15,870.75	$ 1,550,874.79
Uncompleted Dollar Value if Firm is the Subcontractor	$ 1,681,887.93	$ 300,865.00	$ 896,459.10	$ 252,699.78	$ -	$ 3,131,911.81
				Total Value of All Work		$ 4,682,786.60

Part II. Awards Pending and Uncompleted Work to be done with your own forces.

List below the uncompleted dollar value of work for each contract and awards pending to be completed with your own forces. All work subcontracted to others will be listed on the reverse of this form. In a joint venture, list only that portion of the work to be done by your company. If no work is contracted, show NONE.

						Accumulated Totals
Earthwork	$ 31,905.00	$ 26,400.00	$ 13,200.00	$ 8,080.00		$ 79,585.00
Portland Cement Concrete Paving						
HMA Plant Mix						
HMA Paving	$ 334,888.00	$ 91,000.00	$ 115,615.00	$ 131,896.79	$ 7,520.75	$ 673,399.79
Clean & Seal Cracks/Joints						
Aggregate Bases & Surfaces	$ 74,216.50	$ 126,015.00	$ 36,270.75			$ 236,502.25
Highway,R.R. and Waterway Structures						
Drainage						
Electrical						
Cover and Seal Coats						
Concrete Construction						
Landscaping						
Fencing						
Guardrail						
Painting						
Signing						
Cold Milling, Planning & Rotomilling	$ 217,702.00	$ 30,310.00	$ 51,435.00	$ 65,070.00	$ 8,350.00	$ 364,517.00
Demolition						
Pavement Markings (Paint)						
Other Construction (List)						
Traffic Control / Mobilization	$ 70,000.00	$ 52,000.00	$ 40,000.00	$ 19,000.00		$ 181,000.00
Restoration						
Totals	$ 728,711.50	$ 325,725.00	$ 256,520.75	$ 15,870.75	$ 224,046.79	$1,535,004.04

Disclosure of this information is **REQUIRED** to accomplish the statutory purpose as outlined in the "Illinois Procurement Code". Failure to comply will result in non-issuance of an "Authorization To Bid." This form has been approved by the State Forms Management Center.

Part III. Work Subcontracted to Others

For each contract described in Part I, list all the work you have subcontracted to others.

	1	2	3	4	5
Subcontractor	Deltoro	Galaxy Underground	DiNatale	TeraBros	
Type of Work	Landscaping	Sewer	Concrete	Concrete	
Subcontract Price	40,008.68	98,460.00	163,767.50	136,210.40	
Amount Uncompleted	40,008.68	98,460.00	163,767.50	136,210.40	
Subcontractor	Kreative	TruSeal	Ganziano	Oro Stone Landscaping	
Type of Work	Concrete	Striping	Sewer	Landscaping	
Subcontract Price	268,770.00	1,100.00	646,905.60	35,188.18	
Amount Uncompleted	268,770.00	1,100.00	646,905.60	35,188.18	
Subcontractor	Maintenance Coatings	Mackie	Yellow Line	D2k Traffic Safety	
Type of Work	Pavement Markings	Layout	Striping	Striping/TC&P	
Subcontract Price	123,582.75	13,000.00	4,473.00	21,149.41	
Amount Uncompleted	123,582.75	13,000.00	4,473.00	21,149.41	
Subcontractor	Hometown Electric	Alliance	Conin	Petonica	
Type of Work	Electrical	Concrete	Landscaping	Electrical	
Subcontract Price	769,405.50	180,425.00	28,710.50	11491.2	
Amount Uncompleted	769,405.50	180,425.00	28,710.50	11491.2	
Subcontractor	Ganziano	McGinty Bros	Ferreti Professional	C3 Corp.	
Type of Work	Sewer	Landscaping	Layout	Layout	
Subcontract Price	458,805.00	7,880.00	7,400.00	3,000.00	
Amount Uncompleted	458,805.00	7,880.00	7,400.00	3,000.00	
Subcontractor	Road Fabrics		Bedrock Stabilization	C Corona	
Type of Work	Longitudinal Joint Sealant		Stabilization	Sewer	
Subcontract Price	7,816.00		45,202.50	66,810.00	
Amount Uncompleted	7,816.00		45,202.50	66,810.00	
Subcontractor	Mackie Consultants				
Type of Work	Construction Layout				
Subcontract Price	13,500.00				
Amount Uncompleted	13,500.00				
Total Uncompleted	$1,681,887.93	$300,865.00	$896,459.10	$252,699.78	$0.00

I, being duly sworn, do hereby declare this affidavit is a true and correct statement relating to ALL uncompleted contracts of the undersigned for Federal, State, County, City and private work, including ALL subcontract work, ALL pending low bids not yet awarded or rejected and ALL estimated completion dates

Subscribed and sworn to before me

this ____ day of _____, 20_____.

_____
Notary Public

My commission expires: _____

(Notary Seal)

Type or Print Name Rachael McDow — Officer or Director

Corporate Secretary — Title

Signed _____

Company Schroeder Asphalt Services, Inc.

Address P.O. Box 831

Huntley, IL 60142

Illinois Department of Transportation

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For the Letting of 2/27/2026
(Letting date)

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Part I. Work Under Contract

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	6	7	8	9	10	
Contract Number	61L47	26-00000-01-GM	25-00000-01-GM	25-00222-00-PV		
Contract With	IDOT	Village of West Chicago	Village of River Forest	City of Wilmette		
Estimated Completion Date	75 W.D.	8/28/2026	05/22/2026	9/25/2026		
Total Contract Price	$ 2,019,656.05	$ 1,284,325.06	$ 484,651.27	$3,317,492.28		**Accumulated Totals**
Uncompleted Dollar Value if Firm is the Prime Contractor	$ 772,453.80	$ 789,026.87	$ 301,149.80	$1,018,102.26		$4,431,607.52
Uncompleted Dollar Value if Firm is the Subcontractor	$ 688,803.77	$435,602.40	$ 155,564.72	$2,065,193.76		$6,477,076.46
				Total Value of All Work		$ 10,908,683.98

Part II. Awards Pending and Uncompleted Work to be done with your own forces.

List below the uncompleted dollar value of work for each contract and awards pending to be completed with your own forces. All work Subcontracted to others will be listed on the reverse of this form. In a joint venture, list only that portion of the work to be done by your company. If no work is contracted, show NONE.

						Accumulated Totals
Earthwork	$ 144,961.00	$ 1,100.00		$ 6,750.00		$ 232,396.00
Portland Cement Concrete Paving						
HMA Plant Mix						
HMA Paving	$ 310,059.65	$ 568,615.27	$ 247,962.00	$ 627,546.86		$ 2,427,583.57
Clean & Seal Cracks/Joints						
Aggregate Bases & Surfaces	$ 136,398.05	$ 8,782.00		$ 26,208.00		$ 407,890.30
Highway,R.R. and Waterway Structures						
Drainage						
Electrical						
Cover and Seal Coats						
Concrete Construction						
Landscaping						
Fencing						
Guardrail						
Painting						
Signing						
Cold Milling, Planning & Rotomilling	$ 181,035.10	$ 194,529.60	$ 45,687.80	$ 296,597.40		$ 1,082,366.90
Demolition						
Pavement Markings (Paint)						
Other Construction (List), RR, Insurance						
Traffic Control/Mobilization		$ 16,000.00	$ 7,500.00	$ 61,000.00		$ 265,500.00
WM Permit bond, items directed-engineer						
Totals	$ 772,453.80	$ 789,026.87	$ 301,149.80	$ 1,018,102.26	$ -	$ 4,415,736.77

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Part III. Work Subcontracted to Others

For each contract described in Part I, list all the work you have subcontracted to others.

	6	7	8	9	10
Subcontractor	DelToro Land.	Schroder and Schroeder	TerraBros	DiNatale	
Type of Work	Landscaping	Concrete	Concrete	Concrete	
Subcontract Price	166,247.00	338,045.60	67,467.22	1,486,465.50	
Amount Uncompleted	166,247.00	338,045.60	67,467.22	1,486,465.50	
Subcontractor	TerraBros	Vet Vac	Galaxy	C. Corona	
Type of Work	Concrete	Underground	Underground	Underground	
Subcontract Price	174,271.50	48,170.00	46,300.00	218,254.61	
Amount Uncompleted	174,271.50	48,170.00	46,300.00	218,254.61	
Subcontractor	Vet Vac	MCC	Conin	PPM	
Type of Work	underground	Pavement Markings	Landscaping	Pavement Markings	
Subcontract Price	239,510.90	14,772.90	17,863.00	44,523.90	
Amount Uncompleted	239,510.90	14,772.90	17,863.00	44,523.90	
Subcontractor	Work Zone	Oro Stone	FPG	Reliable	
Type of Work	Traffic Control	Landscaping	Layout	Landscaping	
Subcontract Price	75,601.95	31,973.90	4,140.00	290,949.75	
Amount Uncompleted	75,601.95	31,973.90	4,140.00	290,949.75	
Subcontractor	Roadway Lines	FPG	Evergreen	FPG	
Type of Work	Pavement Markings	Layout	LJS	Layout	
Subcontract Price	9,979.15	2,640.00	19,794.50	10,500.00	
Amount Uncompleted	9,979.15	2,640.00	19,794.50	10,500.00	
Subcontractor	Road Fabrics			H&H	
Type of Work	LJS			Electrical	
Subcontract Price	23,193.27			14,500.00	
Amount Uncompleted	23,193.27			14,500.00	
Subcontractor	Northern Contracting				
Type of Work	Fence				
Subcontract Price	91,255.50				
Amount Uncompleted	91,255.50				
Total Uncompleted	$688,803.77	$435,602.40	$155,564.72	$2,065,193.76	$-

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this 2nd day of April, 2026

Notary Public

My commission expires: 6/30/2027

(Notary Seal)

OFFICIAL SEAL
JENNIFER GRAVES
Notary Public - State of Illinois
My Commission Expires 6/30/2027

Type or Print Name Rachael McDow — Officer or Director

Corporate Secretary — Title

Signed

Company Schroeder Asphalt Services, Inc.

Address P.O. Box 831
Huntley, IL 60142

Illinois Department of Transportation

Affidavit of Availability
For the Letting of 2/27/2026
(Letting date)

Bureau of Construction
2300 South Dirksen Parkway/Room 322
Springfield, Illinois 62764

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	1	2	3	4	5	
Contract Number	61K07	DU094	25-09000-00-FP	61L80	62W61	
Contract With	IDOT	IDOT	City of McHenry	IDOT	H&H Electric Co.	
Estimated Completion Date	2025	63 C.D.	09/26/2025	8/7/2026	TBD	
Total Contract Price	$ 2,851,746.05	$ 752,925.15	$ 1,266,375.60	$ 603,175.13	$ 15,870.75	**Accumulated Totals**
Uncompleted Dollar Value if Firm is the Prime Contractor	$ 728,711.50	$ 325,725.00	$ 256,520.75	$ 224,046.79	$ 15,870.75	$ 1,550,874.79
Uncompleted Dollar Value if Firm is the Subcontractor	$ 1,681,887.93	$ 300,865.00	$ 896,459.10	$ 252,699.78	$ -	$ 3,131,911.81
				Total Value of All Work		$ 4,682,786.60

Part II. Awards Pending and Uncompleted Work to be done with your own forces.

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Earthwork	$ 31,905.00	$ 26,400.00	$ 13,200.00	$ 8,080.00		$ 79,585.00
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HMA Paving	$ 334,888.00	$ 91,000.00	$ 115,615.00	$ 131,896.79	$ 7,520.75	$ 673,399.79
Clean & Seal Cracks/Joints						
Aggregate Bases & Surfaces	$ 74,216.50	$ 126,015.00	$ 36,270.75			$ 236,502.25
Highway,R.R. and Waterway Structures						
Drainage						
Electrical						
Cover and Seal Coats						
Concrete Construction						
Landscaping						
Fencing						
Guardrail						
Painting						
Signing						
Cold Milling, Planning & Rotomilling	$ 217,702.00	$ 30,310.00	$ 51,435.00	$ 65,070.00	$ 8,350.00	$ 364,517.00
Demolition						
Pavement Markings (Paint)						
Other Construction (List)						
Traffic Control / Mobilization	$ 70,000.00	$ 52,000.00	$ 40,000.00	$ 19,000.00		$ 181,000.00
Restoration						
Totals	$ 728,711.50	$ 325,725.00	$ 256,520.75	$ 15,870.75	$ 224,046.79	$1,535,004.04

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	1	2	3	4	5
Subcontractor	Deltoro	Galaxy Underground	DiNatale	TeraBros	
Type of Work	Landscaping	Sewer	Concrete	Concrete	
Subcontract Price	40,008.68	98,460.00	163,767.50	136,210.40	
Amount Uncompleted	40,008.68	98,460.00	163,767.50	136,210.40	
Subcontractor	Kreative	TruSeal	Ganziano	Oro Stone Landscaping	
Type of Work	Concrete	Striping	Sewer	Landscaping	
Subcontract Price	268,770.00	1,100.00	646,905.60	35,188.18	
Amount Uncompleted	268,770.00	1,100.00	646,905.60	35,188.18	
Subcontractor	Maintenance Coatings	Mackie	Yellow Line	D2k Traffic Safety	
Type of Work	Pavement Markings	Layout	Striping	Striping/TC&P	
Subcontract Price	123,582.75	13,000.00	4,473.00	21,149.41	
Amount Uncompleted	123,582.75	13,000.00	4,473.00	21,149.41	
Subcontractor	Hometown Electric	Alliance	Conin	Petonica	
Type of Work	Electrical	Concrete	Landscaping	Electrical	
Subcontract Price	769,405.50	180,425.00	28,710.50	11491.2	
Amount Uncompleted	769,405.50	180,425.00	28,710.50	11491.2	
Subcontractor	Ganziano	McGinty Bros	Ferreti Professional	C3 Corp.	
Type of Work	Sewer	Landscaping	Layout	Layout	
Subcontract Price	458,805.00	7,880.00	7,400.00	3,000.00	
Amount Uncompleted	458,805.00	7,880.00	7,400.00	3,000.00	
Subcontractor	Road Fabrics		Bedrock Stabilization	C Corona	
Type of Work	Longitudinal Joint Sealant		Stabilization	Sewer	
Subcontract Price	7,816.00		45,202.50	66,810.00	
Amount Uncompleted	7,816.00		45,202.50	66,810.00	
Subcontractor	Mackie Consultants				
Type of Work	Construction Layout				
Subcontract Price	13,500.00				
Amount Uncompleted	13,500.00				
Total Uncompleted	$1,681,887.93	$300,865.00	$896,459.10	$252,699.78	$0.00

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Signed _____

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	6	7	8	9	10	
Contract Number	61L47	26-00000-01-GM	26-00000-01-GM	25-00222-00-PV		
Contract With	IDOT	Village of West Chicago	Village of River Forest	City of Wilmette		
Estimated Completion Date	75 W.D.	8/28/2026	05/22/2026	9/25/2026		
Total Contract Price	$ 2,019,656.05	$ 1,284,325.06	$ 484,651.27	$3,317,492.28		Accumulated Totals
Uncompleted Dollar Value if Firm is the Prime Contractor	$ 772,453.80	$ 789,026.87	$ 301,149.80	$1,018,102.26		$4,431,607.52
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Highway,R.R. and Waterway Structures						
Drainage						
Electrical						
Cover and Seal Coats						
Concrete Construction						
Landscaping						
Fencing						
Guardrail						
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Signing						
Cold Milling, Planning & Rotomilling	$ 181,035.10	$ 194,529.60	$ 45,687.80	$ 296,597.40		$ 1,082,366.90
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Subcontractor	TerraBros	Vet Vac	Galaxy	C. Corona	
Type of Work	Concrete	Underground	Underground	Underground	
Subcontract Price	174,271.50	48,170.00	46,300.00	218,254.61	
Amount Uncompleted	174,271.50	48,170.00	46,300.00	218,254.61	
Subcontractor	Vet Vac	MCC	Conin	PPM	
Type of Work	underground	Pavement Markings	Landscaping	Pavement Markings	
Subcontract Price	239,510.90	14,772.90	17,863.00	44,523.90	
Amount Uncompleted	239,510.90	14,772.90	17,863.00	44,523.90	
Subcontractor	Work Zone	Oro Stone	FPG	Reliable	
Type of Work	Traffic Control	Landscaping	Layout	Landscaping	
Subcontract Price	75,601.95	31,973.90	4,140.00	290,949.75	
Amount Uncompleted	75,601.95	31,973.90	4,140.00	290,949.75	
Subcontractor	Roadway Lines	FPG	Evergreen	FPG	
Type of Work	Pavement Markings	Layout	LJS	Layout	
Subcontract Price	9,979.15	2,640.00	19,794.50	10,500.00	
Amount Uncompleted	9,979.15	2,640.00	19,794.50	10,500.00	
Subcontractor	Road Fabrics			H&H	
Type of Work	LJS			Electrical	
Subcontract Price	23,193.27			14,500.00	
Amount Uncompleted	23,193.27			14,500.00	
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Subcontract Price	91,255.50				
Amount Uncompleted	91,255.50				
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Subscribed and sworn to before me
this 2nd day of April, 2026

Notary Public

My commission expires: 6/30/2027

(Notary Seal)

OFFICIAL SEAL
JENNIFER GRAVES
Notary Public - State of Illinois
My Commission Expires 6/30/2027

Type or Print Name Rachael McDow — Corporate Secretary
Officer or Director — Title

Signed

Company Schroeder Asphalt Services, Inc.

Address P.O. Box 831
Huntley, IL 60142

Illinois Department of Transportation

Special Provisions

Local Public Agency	County	Section Number
Village of Northbrook	Cook	26-00189-00-RS

The following Special Provision supplement the "Standard Specifications for Road and Bridge Construction", adopted January 1, 2022, the latest edition of the "Manual on Uniform Traffic Control Devices for Streets and Highways", and the "Manual of Test Procedures of Materials" in effect on the date of invitation of bids, and the Supplemental Specification and Recurring Special Provisions indicated on the Check Sheet included here in which apply to and govern the construction of the above named section, and in case of conflict with any parts, or parts of said Specifications, the said Special Provisions shall take precedence and shall govern.

INDEX
FOR
SUPPLEMENTAL SPECIFICATIONS
AND RECURRING SPECIAL PROVISIONS

Adopted January 1, 2026

This index contains a listing of SUPPLEMENTAL SPECIFICATIONS, frequently used RECURRING SPECIAL PROVISIONS, and LOCAL ROADS AND STREETS RECURRING SPECIAL PROVISIONS.

ERRATA Standard Specifications for Road and Bridge Construction
(Adopted 1-1-22) (Revised 1-1-26)

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Illinois Department of Transportation

Check Sheet for Recurring Special Provisions

Local Public Agency	County	Section Number
Village of Northbrook	Cook	26-00189-00-RS

☐ **Check this box for lettings prior to 01/01/2026**

The Following Recurring Special Provisions Indicated By An "X" Are Applicable To This Contract And Are Included By Reference:

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Local Public Agency	County	Section Number
Village of Northbrook	Cook	26-00189-00-RS

The Following Local Roads And Streets Recurring Special Provisions Indicated By An "X" Are Applicable To This Contract And Are Included By Reference:

Local Roads And Streets Recurring Special Provisions

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State of Illinois
Department of Transportation
Bureau of Local Roads and Streets

SPECIAL PROVISION FOR INSURANCE

Effective: February 1, 2007
Revised: August 1, 2007

All references to Sections or Articles in this specification shall be construed to mean specific Section or Article of the Standard Specifications for Road and Bridge Construction, adopted by the Department of Transportation.

The Contractor shall name the following entities as additional insured under the Contractor's general liability insurance policy in accordance with Article 107.27:

Village of Northbrook

The entities listed above and their officers, employees, and agents shall be indemnified and held harmless in accordance with Article 107.26.

State of Illinois
DEPARTMENT OF TRANSPORTATION
Bureau of Local Roads & Streets
SPECIAL PROVISION
FOR
LOCAL QUALITY ASSURANCE/ QUALITY MANAGEMENT QC/QA
Effective: January 1, 2022

Replace the first five paragraphs of Article 1030.06 of the Standard Specifications with the following:

"**1030.06 Quality Management Program.** The Quality Management Program (QMP) will be Quality Control / Quality Assurance (QC/QA) according to the following."

Delete Article 1030.06(d)(1) of the Standard Specifications.

Revise Article 1030.09(g)(3) of the Standard Specifications to read:

"(3) If core testing is the density verification method, the Contractor shall provide personnel and equipment to collect density verification cores for the Engineer. Core locations will be determined by the Engineer following the document "Hot-Mix Asphalt QC/QA Procedure for Determining Random Density Locations" at density verification intervals defined in Article 1030.09(b). After the Engineer identifies a density verification location and prior to opening to traffic, the Contractor shall cut a 4 in. (100 mm) diameter core. With the approval of the Engineer, the cores may be cut at a later time."

Revise Article 1030.09(h)(2) of the Standard Specifications to read:

"(2) After final rolling and prior to paving subsequent lifts, the Engineer will identify the random density verification test locations. Cores or nuclear density gauge testing will be used for density verification. The method used for density verification will be as selected below.

Density Verification Method	
☐	Cores
☒	Nuclear Density Gauge (Correlated when paving ≥ 3,000 tons per mixture)

Density verification test locations will be determined according to the document "Hot-Mix Asphalt QC/QA Procedure for Determining Random Density Locations". The density testing interval for paving wider than or equal to 3 ft (1 m) will be 0.5 miles (800 m) for lift thicknesses of 3 in. (75 mm) or less and 0.2 miles (320 m) for lift thicknesses greater than 3 in. (75 mm). The density testing interval for paving less than 3 ft (1 m) wide will be 1 mile (1,600 m). If a day's paving will be less than the prescribed density testing interval, the length of the day's paving will be the interval for that day. The density testing interval for mixtures used for patching will be 50 patches with a minimum of one test per mixture per project.

If core testing is the density verification method, the Engineer will witness the Contractor coring, and secure and take possession of all density samples at the

density verification locations. The Engineer will test the cores collected by the Contractor for density according to Illinois Modified AASHTO T 166 or AASHTO T 275.

If nuclear density gauge testing is the density verification method, the Engineer will conduct nuclear density gauge tests. The Engineer will follow the density testing procedure detailed in the document "Illinois Modified ASTM D 2950, Standard Test Method for Density of Bituminous Concrete In-Place by Nuclear Method".

A density verification test will be the result of a single core or the average of the nuclear density tests at one location. The results of each density test must be within acceptable limits. The Engineer will promptly notify the Contractor of observed deficiencies."

Revise the seventh paragraph and all subsequent paragraphs in Section D. of the document "Hot-Mix Asphalt QC/QA Initial Daily Plant and Random Samples" to read:

"Mixtures shall be sampled from the truck at the plant by the Contractor following the same procedure used to collect QC mixture samples (Section A). This process will be witnessed by the Engineer who will take custody of the verification sample. Each sample bag with a verification mixture sample will be secured by the Engineer using a locking ID tag. Sample boxes containing the verification mixture sample will be sealed/taped by the Engineer using a security ID label."

The recordings shall also supply a continuous audio record of the location (preferably with address), all anticipated problem areas, items, and features for the complete area to be affected by the construction.

The recording shall be made on a standard mpeg or avi format or approved equal. The format of recording shall remain the same throughout the project.

The audio portion shall be sufficiently free of electrical interference, background noise, and heavy foreign or regional accents to provide an oral report that is clear and complete and easily discernible. The audio portion of the video report shall be recorded by the operating technician as they are being produced and shall include references to the street address and type of construction to be performed at the site as specified in the plans. Audio comments pertaining to special circumstances, which may arise during the excavation, shall also be included.

The video shall clearly indicate the date the video recording was taken, the designated section(s) of construction contained in the video, and the label "2024 MFT Resurfacing Project" Phase __".

The surface condition of excavated areas after final restoration shall be the same or better than the pre-construction site conditions as shown in the video. The cost of video recording and log preparation shall not be compensated for separately, but shall be considered incidental to the contract.

NORTHBROOK SPECIAL PROVISIONS INDEX

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DISTRICT 1 SPECIFICATIONS

ADJUSTMENTS AND RECONSTRUCTIONS

FRICTION AGGREGATE

HMA BINDER AND SURFACE COURSE

MAINTENANCE OF ROADWAYS

STATUS OF UTILITIES

TRAFFIC CONTROL PLAN

SPECIAL PROVISIONS FOR VILLAGE OF NORTHBROOK 2026 MFT STREET REHABILITATION PROGRAM

1. DESCRIPTION OF WORK

This work consists of asphalt pavement maintenance in various locations within the Village of Northbrook, Cook County. Curb and gutter removal and replacement in select locations; sidewalk removal and replacement; drainage structure adjustments; driveway and pavement patching; asphalt pavement removal; and restoration will also be necessary to complete the proposed improvements. The proposed rehabilitated pavement will consist of asphalt leveling binder and HMA surface.

2. LOCATION OF WORK

The work included in this project shall be performed at the following locations also shown in an exhibit in the plans:

1. Dana Ct
2. Donovan Glen Ct.
3. Era Dr.
4. Grace Ct.
5. Marden Ct
6. Point Drive
7. Red Haw Rd.
8. Surrey Ln
9. Woodhead Dr

3. START DATE

The work included in this contract for the Village of Northbrook will begin on **May 26, 2026** or earlier if approved by the Village Engineer.

4. COMPLETION DATE

The Contractor shall complete all work under this Contract on or before **July 11, 2026.** All punch list work shall be completed within 7 working days after receipt of the project punch list.

5. TRAFFIC CONTROL PLAN

Effective: September 30, 1985
Revised: January 1, 2007

Traffic Control shall be according to the applicable sections of the Standard Specifications, the Supplemental Specifications, the "Illinois Manual on Uniform Traffic Control Devices for Streets and Highways", any special details and Highway Standards contained in the plans, and the Special Provisions contained herein.

Special attention is called to Article 107.09 of the Standard Specifications and the following Highway Standards, Details, Quality Standard for Work Zone Traffic Control Devices, Recurring Special Provisions and Special Provisions contained herein, relating to traffic control.

The Contractor shall contact the District One Bureau of Traffic at least 72 hours in advance of beginning work.

IDOT HIGHWAY STANDARDS:
701301-04
701501-06
701901-08
780001-05

IDOT DISTRICT 1 STANDARDS:
BD-22 PAVEMENT PATCHING FOR BITUMINOUS SURFACE PAVEMENT
BD-32 BUTT JOINT AND BITNUMIOUS TAPER DETAILS
TC-10 TRAFFIC AND CONTROL AND PROTECTION FOR SIDE ROADS, INTERSECTIONS AND DRIVEWAYS

SPECIAL PROVISION

MAINTENANCE OF ROADWAYS

6. RESTRICTIONS OF THE WORK

No Work may be performed before 7:00 A.M. on weekdays. In addition, no Work requiring supervision or inspection may be performed after 5:00 P.M. or on Saturdays, Sundays and legal holidays without approval of the Project Engineer. If approved, Saturday Work may not begin earlier than 9:00 A.M. and must conclude by 5:00 P.M., or earlier if specified by the Project Engineer.

7. STORM SEWER WATER POLLUTION PREVENTION PLAN

GENERAL -- The following plan is established and incorporated in the project to direct the Contractor in the placement of temporary erosion control systems and to provide a storm sewer water pollution prevention plan for compliance under NPDES.

The purpose of this plan is to minimize erosion within the construction site and to limit sediments from leaving the construction site by utilizing the proper temporary erosion control systems and providing ground cover within a reasonable amount of time.

TEMPORARY EROSION CONTROL MEASURES

The Contractor shall restore the parkway within two (2) weeks after completing the work that caused the disturbance. This work will not be paid for separately, but shall be included in the cost of the pay item that causes the disturbance.

The Contractor shall not store equipment and materials outside the roadway, in order to minimize the possibility of soil erosion and fuel contamination of storm sewer water. All necessary measures shall be taken to contain any fuel or other pollutant in accordance with EPA Water quality Regulations. Leaking equipment or supplies shall be immediately repaired or removed from the site.

8. PROTECTION OF TREES

There are no trees scheduled to be removed or pruned or to have any type of root treatment performed. The Contractor shall take care when working near any tree to avoid adverse impacts to the tree's health.

The Contractor shall not park equipment or stockpile materials within the root zone of any tree.

In the event that any part of the tree is damaged, the Contractor shall be responsible for repairing the damage in a manner and to the extent required by the Village Forester at no expense to the Village.

In the event that a tree is injured such that potential irreparable damage may ensue, as determined by the Village's Village Forester, the Contractor shall be liable for the full value of the tree based upon the guideline entitled Guide for Plant Appraisal, latest edition. The Contractor shall submit payment within thirty (30) days of receipt of the Village Forester's written determination to the Village in the amount of the full value of replacement worth, but shall not be paid by the Contractor through a payment deduction from this Contract.

9. HMA DRIVEWAY REMOVAL AND REPLACEMENT

The work shall consist of saw-cutting and removing existing Hot-Mix Asphalt (HMA) driveway pavement and subgrade materials; furnishing and compact the granular base material as necessary (minimum 6"); constructing a two-inch thick asphalt surface course matching the existing driveway pavement grades and slopes to the limits determined by the Engineering and in accordance with the Standard Specifications and restoring the area disturb by the work.

This work shall be performed within 10 calendar days of curb replacement.

Asphalt driveways shall be saw-cut prior to curb removal to the limits determine by the Engineer. Existing aggregate base shall be repaired/patched using virgin aggregate material CA-6, graded and compacted as necessary.

The parkway area disturbed by the Contractor shall be restored in accordance with the Special Provision for RESTORATION. The work required for the restoration shall not be paid for separately, but shall be include in the cost of HMA DRIVEWAY REMOVAL AND REPLACEMENT.

Basis of Payment

The work required to remove and replace driveway pavement on the prepared base curse shall be measured in place and paid for at the Contract Unit Price, per square yard for HMA DRIVEWAY REMOVAL AND REPLACEMENT.

10. COMBINATION CONCRETE CURB AND GUTTER REMOVAL & REPLACEMENT

This work shall consist of curb and gutter removal and replacement including curb replacement at catch basins, inlets and other locations designated by the Engineer in accordance with Section 606 of the Standard Specifications and the detail titled "Curb or Curb and Gutter Removal and Replacement" except as modified by this Special Provision.

The new concrete curb and gutter type will match the existing curb and gutter and will taper (if necessary) the profile to match the frame on drainage structures. Refer to the attached Curb and Gutter Removal and

Replacement Village standards and plan details. The minimum replacement length of curb and gutter marked out for removal by the Engineer will be 5 linear feet. When framing for concrete curb and gutter the Contractor will be required to use of full vertical forms for both front and back of curb. Steel angle framing will not be permitted. The gutter flag of the combination curb & gutter will be a minimum of 10 inches thick over a compacted 3-inch granular CA-6 sub-base. Two continuous #4 epoxy coated steel reinforcement bars will be proved for all new curb and gutter. Two smooth #6 epoxy coated dowel bars will be provided at all expansion joints (60' intervals) and at connection to existing curb and gutter. Contractor shall cut contraction joints to a depth of 2" at 15' intervals as soon as practical but no more than 24 hours after pour. All excavation work for the additional depth to accommodate 3-inches of granular CA-6 and the mechanical compaction of the granular CA-6 subbase, dowel bars and rebar shall be included in the cost of COMBINATION CONCRETE CURB & GUTTER REMOVAL AND REPLACEMENT

Voids between existing pavement and new curb and gutter shall be filled with Class SI Concrete up to top of milled surface elevation. Curbs shall be depressed at all driveways and sidewalks unless otherwise directed by the Engineer.

The Contractor shall take care when removing curb and gutter adjacent to a concrete driveway. The Contractor is solely responsible for identifying locations where the driveway pavement will likely and unavoidably be damaged during curb and gutter removal and notifying the Engineer prior to curb and gutter removal. A quantity is provided in the plans for bidding purposes, but shall only be used where authorized by the Engineer.

All saw cutting required for curb replacement on asphalt overlaid monolithic concrete pavement (including longitudinal cut) shall be included in the cost of COMBINATION CONCRETE CURB & GUTTER REMOVAL & REPLACEMENT.

The Contractor shall minimize the excavation work behind the curb where parkway trees are growing in close proximity. The Contractor will be required to excavate and form the curb in a manner that causes least amount of damage to the tree root system. Exposed tree roots shall be carefully cut by the Contractor using an approved saw or root pruning loppers. This work shall be included in the cost of this item.

The parkway area disturbed by the Contractor shall be restored in accordance with the Special Provision for RESTORATION. The work required for the restoration shall not be paid for separately, but shall be included in the cost of COMBINATION CONCRETE CURB & GUTTER REMOVAL & REPLACEMENT.

All parkway areas disturbed by the Contractor that have not been restored within 10 days of the concrete pour will need to be filled in with clean topsoil. This would be a temporary measure until restoration is completed. This work shall not be paid for separately, but shall be included in the cost of this item.

Basis of Payment

This work shall be paid for at the Contract Unit Price, per foot for COMBINATION CONCRETE CURB & GUTTER REMOVAL & REPLACEMENT.

11. CONCRETE DRIVEWAY PAVEMENT REMOVAL AND REPLACMENT

This item shall consist of the removal and replacement of section of existing Portland Cement Concrete (PCC) driveways at those locations where driveway replacement is required due to the underground utility and/or curb and gutter removal and replacement work or as directed on the jobsite by the Engineer. This work shall be performed in accordance with the applicable portions of Sections 420, 423 and 440 of the Standard Specifications. To eliminate driveway breakage all concrete driveways shall be saw cut (full depth) as directed by the Engineer. In the event the distance to any adjacent longitudinal or transverse joint or crack is less than four (4) feet from the cut, the pavement should be removed and replaced to that joint or crack, unless directed by the Engineer otherwise.

The material, width and configuration of the new replaced driveway section shall match the width and configuration of existing pavement, unless directed otherwise by the Engineer.

The damaged section of PCC driveway shall be restored to its original thickness but no less than a minimum thickness of six (6) inches, which shall be placed on a base of compacted trench backfill or CA 6, having a minimum compacted thickness of four (4) inches. All form work must be approved by the Village before delivering concrete to the site.

The Contractor shall provide a clean pavement edge for driveway replacement work and the Contractor shall re-saw-cut any driveway edges at his/her own expense if pavement edges were damaged between initial saw cutting and asphalt installation.

All work shall be done within 10 days of curb replacement.

The parkway disturbed by the Contractor shall be restored in accordance with the Special Provision for RESTORATION. The work required for the restoration shall not be paid for separately, but shall be included in the cost of CONCRETE DRIVEWAY REMOVAL AND REPLACEMENT.

Basis of Payment

Concrete driveway replacement work, shall be paid for at the Contract Unit Price, per square yard for CONCRETE DRIVEWAY REMOVAL AND REPLACEMENT which price shall be payment in full for performing the work as specified herein and as directed by the Engineer.

12. MATERIAL INSPECTION REPORTS

All materials incorporated in the contract are to be inspected according to the Project Procedures Guidelines (PPG) and the process and frequency of testing under the QC/QA specifications. The Contractor shall be responsible for C testing of these materials with the Engineer being notified at least forty-eight (48) hours in advance of the placement of any of these materials. The Local Agency shall be responsible for the QA testing of these materials on the job and at the

plant per article 1030 of the Standard specifications. Please note that the Contractor is required to submit a QC plan to the Engineer for approval per the reference specifications.

All concrete materials incorporated in the contract are to be inspected according to the BDE Special Provision for Quality Control/Quality Assurance of Concrete Mixtures. Please note that the Contractor is required to submit a QC plan to the Engineer for approval per the referenced specifications.

The Contractor shall coordinate his work operations with the engineer to assure that the testing agencies can provide proper an sufficient notice to schedule their work. Also, all QC documentation is to be submitted to the Engineer, immediately following completion of this project. Five percent (5%) of the final contract amount due the Contractor will be withheld pending receipt of all documentation and approval of the Engineer's Final Payment Estimate by the District Bureau of Local Roads and Streets.

13. HMA SURFACE REMOVAL AND REPLACEMENT, 2"

This work shall consist of HMA surface removal and replacement for various locations designated by the Engineer in accordance with Section 440.04 of the Standard Specifications for removal and Section 406 for placement of HMA surface except as modified by this Special Provision.

This work shall consist of removing two (2) inches of asphalt pavement at locations directed by the Engineer. After pavement removal the Contractor shall place HMA surface course by the end of the workday. Bituminous materials tack coat shall not be paid for separately, but shall be included in the cost of HMA Surface Removal and Replacement, 2".

This work shall be paid for at the contract unit price per square yard for HMA surface removal and replacement, 2".

14. BITUMINOUS MATERIALS (TACK COAT):

This work shall be performed in accordance of Articles 406 of the Standard Specifications. Polymerized Bituminous Materials (Tack Coat) shall be NTEA for paving and surface patches. This work will be paid at the contract unit price per pound of BITUMINOUS MATERIALS (TACK COAT).

15. HOT-POURED JOINT SEALER

Description: This work must be performed according to the applicable sections of the "Standard Specifications for Road and Bridge Construction" Section 451 and 1050.
This work shall consist of cleaning and sealing transverse and longitudinal cracks in proposed hot-mix asphalt (HMA) pavement.

Materials: The hot-poured joint sealer shall be according to ASTM D 6690, type II.

Equipment: The sealant materials shall be combined in an oil jacketed double wall kettle (minimum 1350L (350 Gal.) capacity) equipped with an agitator (reversing rotary auger action), separate thermometers for the oil bath and mixing chamber. The unit shall also be equipped with a reversible hydraulic 50mm (2") hot asphalt pump and a recirculating pump to circulate the oil bath. Operating temperature in the kettle should be 124-141°C (255-285°F), and should never exceed 143°C (290°F). At the time of placement of the mixture, the surfaces to be sealed shall be dry, and the ambient temperature shall be above 4°C (40°F), and less than 29°C (85°F). If work is in progress and the ambient temperature. reaches 29°C (85°F), the work must stop

General: The Contractor shall be responsible for sweeping and cleaning streets to make sure the street surface is in an acceptable condition before crack filling. Primary transverse and longitudinal working cracks shall be cleaned and sealed. Any adjacent secondary cracks shall be only cleaned and sealed as directed by the Engineer.

Immediately ahead of sealer placement, dust and debris shall be blown from the crack with a power brush/blower or with compressed air with a minimum pressure of 90 psi (620 kPa). When compressed air is used, the pneumatic tool lubricator must be bypassed and a filter installed on the discharge valve to keep water and oil out of the lines.

The hot-poured joint sealer shall be continuously and mechanically agitated during heating. The sealer shall be applied using the methods and equipment recommended by the manufacturer, except it shall only be placed when the air temperature in the shade is 40 °F (5 °C) or greater. Existing raised reflective pavement markers shall be protected during the crack sealing operations. Tracking of sealant material will not be allowed. If sealant materials are applied to the markers, such material shall be removed.

Sealant shall be placed in the clean, dry crack. The crack shall be slightly overfilled and immediately squeegeed to provide a simple flush fill effect flush with the pavement surface, and with the edges feathered out.

The sealant shall be allowed to cure before opening to traffic. When approved by the Engineer, the sealant may be dusted with fine sand, portland cement, or mineral filler to prevent tracking.

Basis of Payment: This work will be paid for by crack filling unit price per pound (kilogram) for "HOT POURED JOINT SEALER."

16. SODDING SPL:

A Professional Landscaping Company, pre-approved by the Project Engineer, must perform all permanent restoration procedures. This work shall be in accordance with Sections 211 and 252 of the Standard Specifications except as modified herein.

All disturbed areas shall be permanently restored using sod. Prior to placing sod the area shall be prepped with 4" pulverized topsoil. Topsoil furnish and placement shall be included in this item and not be paid for separately.

Sod: Use top quality, 12 to 18 month old bluegrass sod consisting of a minimum of 3 varieties of Bluegrass evenly blended, such as Adelphi, Rugby, Glade, Parade or equivalent. Sod shall be ¾-inch thick, 24 inches wide, and 6-feet long with each piece being of uniform size and thickness for proper installation.

Sod shall be properly moist at the time of cutting and shall be laid within 24 hours of cutting to prevent excessive heat buildup. Restoration areas are depicted on the plans. Areas disturbed that are adjacent to the new pavement shall be restored with sod. Any additional sod restoration area shall be approved by the Engineer. The minimum width of the restoration shall be two (2) feet off the edge of the new pavement. Lay sod with ends staggered by a minimum of one (1) foot. Adjust the sod so seams are firmly butted together and curled edges are laid flat. Water thoroughly until subsoil is wet and whenever sod shows signs of drying or wilting. Sprinklers or nozzle hoses are acceptable. Continue watering until the Project is accepted. Watering shall be in accordance with Section 252. Fertilize immediately prior to placement. Fertilizer shall be in accordance with article 252.03 and shall be applied via mechanical spreader. Sod operations shall be repeated until a satisfactory uniform stand of grass is obtained as determined by Northbrook Public Works.

A well-made lawn is desired and the Contractor must perform the Work in accordance with the best lawn making practice. In the absence of rain, all sodded areas must be watered thoroughly. The Contractor must supply a watering truck at no additional cost to the Contract. Contractor shall furnish all hoses, meters, back flow preventers, and any other connections necessary to perform watering needs. The direct use of Northbrook Fire Hydrants will not be permitted for acquiring water for watering the restoration. Water must be obtained at the Village of Northbrook Public Works Center located at 655 Huehl Road where a hydrant meter is set up to monitor the exact amount of water discharged. The contractor is required to properly document all water used when drawing water. There is no fee for water used for this project.

As required by Section VIII of Attachment A, ten Percent (10%) Payment Retainage will be held from the Contractor until the Work sites are restored to their pre-construction condition and to the satisfaction of the Village.

This Work will be paid for at the Contract Unit Price, per square yard, for "Sodding".

17. PRE-CONSTRUCTION VIDEO TAPING

The contractor is required to complete the pre-construction video taping before starting Phase I and no more than one (1) week before starting work on Phase II.

Prior to the start of any construction or excavation, the contractor shall record the existing conditions in the area of the construction route. The video recording shall be done on Digital Video Format (i.e. mpeg or avi). The contractor shall supply the engineer with copies of the video recordings on a USB flash drive prior to starting construction. The video recording shall include the following but is not limited to:

1. Full right-of-way	2. Parkway condition	3. Pavement condition
4. Curb condition	5. Driveway condition	6. Existing manholes
7. Fire hydrants	8. Fences	9. Tree landscaped areas
10. Mailboxes	11. Sprinkler heads or systems	12. Any other physical objects

The recordings shall also supply a continuous audio record of the location (preferably with address), all anticipated problem areas, items, and features for the complete area to be affected by the construction.

The recording shall be made on a standard mpeg or avi format or approved equal. The format of recording shall remain the same throughout the project.

The audio portion shall be sufficiently free of electrical interference, background noise, and heavy foreign or regional accents to provide an oral report that is clear and complete and easily discernible. The audio portion of the video report shall be recorded by the operating technician as they are being produced and shall include references to the street address and type of construction to be performed at the site as specified in the plans. Audio comments pertaining to special circumstances, which may arise during the excavation, shall also be included.

The video shall clearly indicate the date the video recording was taken, the designated section(s) of construction contained in the video, and the label "2024 MFT Resurfacing Project" Phase __".

The surface condition of excavated areas after final restoration shall be the same or better than the pre-construction site conditions as shown in the video. The cost of video recording and log preparation shall not be compensated for separately, but shall be considered incidental to the contract.

18. RESTORATION

All areas disturbed by construction operations shall be restored with materials that shall best match the original conditions. This includes turf areas and aggregate shoulder.

Turf areas shall be restored to match the grade of the proposed pavement surface grade with topsoil, fertilizer, seeding and water. Areas with any horizontal dimension exceeding 6 inches shall be restored by a laborers or subcontractor with documented experience in landscape construction. The Engineer shall evaluate the qualifications and shall approve or deny the laborers or subcontractor proposed to complete said restoration.

This work shall consist of preparing the seed bed and placing the seed and other materials required in seeding operations on all areas disturbed by construction in accordance with Seeding Class 1A in Section 250 of the Standard Specifications, except as modified by this Special Provision.

The following seed mixture shall be used:

Clesen Curbside Mix
- 40% Fults Puccinnellia Distans
- 30% Marker Creeping Red Fescue
- 20% Eagleton Kentucky Bluegrass
- 10% Quickstart Perennial Ryegrass

Fertilizer shall be applied in accordance with the manufacturer's recommendations. An excelsior blanket shall be placed and secured over all seeded areas where the smallest dimension is greater than 18 inches. The Contractor/Landscaper will be required to water all seeded areas daily until germination is established. Additional waterings of three times per week for three weeks following germination will be required. The Contractor shall supply a watering truck at no additional cost to the Contract. The Contractor may use the Village's water supply free of charge. Water trucks may be filled at the Public Works Center at 655 Huehl Road. The Public Works Department will advise which fire hydrants may be used to fill truck. The cost of the fertilizer, excelsior blanket and water shall be included in the cost of this item. Any bare or significant weed patch growth areas occurring four weeks after initial seeding will be re-seeded and watered at no extra cost to the Contract.

The Contractor or Subcontractor shall furnish and place 6 inches of topsoil in accordance with Section 211 of the Standard Specifications, if deemed necessary by the Engineer. Fertilizer and seeding shall be applied in accordance with Section 250 of the Standard Specifications and shall be watered as necessary to sustain growth. The Contractor or Subcontractor shall notify the Resident Engineer by fax or by phone no less than 3 hours before the watering will take place. A healthy stand of grass is required for the work associated with the restoration to be acceptable by the Village and its health will be evaluated the following Spring.

Aggregate shoulder areas shall be restored to match the final grade of the pavement surface grade with aggregate meeting the requirements of Section 481 of the Standard Specifications, except as

modified by this Special Provision. The existing shoulder surface shall be prepared for restoration by raking or scarifying to a depth of at least 1-1/2 inches prior to aggregate placement to facilitate aggregate locking between the existing and proposed aggregate.

The work necessary to restore the edge of the pavement on roadway sections that do not include curb and gutter shall be paid for separately as RESTORATION. The Contractor shall restore all areas disturbed by construction and shall furnish and place enough topsoil to match the grade at the edge of pavement. The maximum pay width for this work will be 15 inches measured perpendicularly from the edge of the pavement and will only be measured along rehabilitated roads that lack curb and gutter.

This work shall be paid for at the Contract unit price per SQUARE YARD for RESTORATION.

Otherwise, all work necessary to restore disturbed areas will not be measured for payment or paid for separately, but will be included in the unit cost of the item causing the disturbance. The Engineer shall determine the classification of the need for restoration. The Village shall reserve the right to request a Maintenance Bond for the estimated replacement cost to restore areas where the health of the seed/grass is questionable.

19. TRAFFIC SIGNAL SPECIFICATIONS FOR DETECTOR REPLACEMENT AND/OR INSTALLATION ON ROADWAY GRINDING, RESURFACING, & PATCHING OPERATIONS

Effective: October 1, 1999 **Revised August 20, 2001**

The following Traffic Signal **Special Provisions and** the "District 1 Standard **Traffic Signal** Design Details" supplement **the requirements of the** State of Illinois "Standard **Specifications for** Road and Bridge Construction.".

The intent of this Special Provision is to prescribe **the materials and construction methods** commonly used to replace traffic signal detector loops and replace magnetic signal detectors with detector loops during roadway resurfacing, grinding and patching operations. Loop detector replacement will not require the transfer of traffic signal maintenance from the District Electrical Maintenance Contractor to this contract's electrical contractor. Replacement of magnetic detector will require wiring revisions inside the control cabinet and therefore the transfer of maintenance will be required. All material furnished shall be new. The locations and the details of all installations shall be as indicated **on the Plans or as directed by the Engineer.**

The work **to be provided under this** contract **consists of furnishing** and installing **all traffic** signal work as **specified on the Plans and as** specified **herein in a** manner acceptable and approved **by the Engineer.**

NOTIFICATION OF INTENT TO WORK. Contracts such as pavement grinding or patching **which result in the destruction** of traffic signal detection require a notification of intent to work **and an inspection. A minimum** of seven (7) working days prior to the detection removal, the **Contractor** shall **notify the:**

- **Area Traffic Signal Maintenance and Operations Engineer at (847)705-4139**
- **1DOT Electrical Maintenance Contractor at (847) 680-5200.**

at which time arrangements will be made to adjust the traffic controller timing to compensate for the absence of detection.

Failure to provide proper notification may require the District's Electrical Maintenance Contractor to be called to investigate complaints of inadequate traffic signal timing. All costs associated with these expenses will be paid for by the Contractor at no additional expense to the Department according to Section 109 of the "Standard Specifications."

ACCEPTANCE OF MATERIAL.

The Contractor shall provide:

1. All material approval requests shall be submitted a minimum of seven (7) days prior to the delivery of equipment to the job site, or within 30 consecutive calendar days after the contract is awarded, or within 15 consecutive calendar days after the preconstruction meeting, whichever is first,

2. Seven (7) copies of a letter listing the **manufacturer's name and model numbers of** the proposed equipment shall be supplied. The letter will be reviewed by the Traffic Design Engineer to determine whether the equipment to be used is approved. The letters will be stamped as approved or not approved accordingly and returned to the Contractor.

3. One (1) copy of material catalog cuts.

4. The contract number, permit number or intersection location must be on each sheet of the letter and material catalog **cuts** as required in items 2 and 3.

INSPECTION OF CONSTRUCTION.

When the road is open to traffic, except as otherwise provided in Section 849 and 850 of the Standard Specifications, the Contractor may request a turn-on and inspection of the completed traffic signal installation at each separate location. This request must be made to the Area Traffic Signal Maintenance and Operations Engineer at (847)705-4139 a minimum of seven (7) working days prior to the time of the requested **inspection.**

Acceptance of the traffic signal equipment by the Department shall be based upon inspection results at the traffic signal "turn on." If approved, traffic signal acceptance shall be verbal at the "turn on" inspection followed by written correspondence from the Engineer. If this work is not completed in time, the Department reserves the right to have the work completed by others at **the Contractor's expense.**

All cost of work and materials required to comply with the above requirements shall be included in the pay item bid prices, under which the subject materials and signal equipment are paid, and no additional compensation will be allowed. Materials and signal equipment not complying with the **above requirements will be subject to removal and disposal at the Contractor's expense.**

RESTORATION OF WORK AREA. **Restoration of the traffic signal work area shall be** incidental **to the related pay item such as foundation, conduit, handhole, trench and backfill,** etc., and no extra compensation shall be **allowed. All roadway surfaces such as shoulders,** medians, sidewalks, pavement, etc. shall **be replaced as shown in the plans or in kind. All** damage to mowed lawns shall be replaced **with an approved sod, and all damage to unmowed** fields shall be seeded.

REMOVAL, DISPOSAL AND SALVAGE OF EXISTING TRAFFIC SIGNAL **EQUIPMENT. This item** shall be incidental to this contract. All material and equipment removed shall become **the property** of the Contractor and disposed of by the Contractor outside the State's right-of-way. **No additional** compensation shall be provided to the Contractor for removal, disposal or salvage **expense for the work in this contract.**

DETECTOR LOOP REPLACEMENT. **This work shall consist of replacing existing detector loops which are** destroyed **during** grinding, **resurfacing, or patching operations.**

If damage to the detector loop is unavoidable, **replacement of the existing detection system** will **be necessary. This work** shall be completed **by an approved Electrical Contractor as** directed by **the Engineer.**Replacement of the **loops shall be** accomplished in the following manner: **The** Engineer shall mark **the** location **of the replacement** loops. **The** Area Traffic Signal Maintenance and Operations Engineer shall be called to approve loop locations prior to the cutting of **the** pavement. The Contractor may reuse the existing conduit (duct) located between the existing handhole and the pavement if it hasn't been damaged. All burrs shall be removed from **the**edges of

the existing conduit which may cause damage to the new detector loop during installation. If the existing conduit is damaged beyond repair, or if it cannot be located, or if additional conduits are required to provide one lead-in duct for each proposed loop; the Contractor shall be required to drill through the existing pavement into the appropriate handhole, and install 25 mm (1") unit duct conduit. This work and the required materials shall not be paid for separately but shall be included in the pay item Detector Loop Replacement. Upon establishment of the duct, the loop may be cut, installed, sealed and spliced to the twisted-shielded controller cable in the handhole.

Detector loop measurements shall include the saw-cut **and** the **length of the loop lead-in leading** to the edge of pavement. Unit duct, splicing, trench and backfill, **and drilling of** pavement **or** handholes shall be incidental **to** detector loop **quantities.**

All loops installed in new asphalt pavement shall **be installed in** the binder **course and not in the** surface course. The edge of pavement or the **curb shall be cut** with **a 6.3 mm (1/4") deep x 100** mm (4") saw-cut to mark location of each loop lead-in.

A minimum of seven (7) working days prior to the **Contractor** cutting **loops, the Contractor** shall have the proposed loop locations marked and **contact the Area Traffic Signal Maintenance and** Operations Engineer (847)705-4139 to inspect **and approve the layout.**

Loop detectors shall be installed according to the requirements **of the "District 1 Standard** Traffic Signal Design Details." Saw-cuts from the loop to the edge **of pavement shall be made** perpendicular to the edge of pavement when possible in order to minimize the length of **the** saw-cut unless directed otherwise by the **Engineer or as shown on the plan.**

The detector loop cable insulation shall be labeled with the cable specifications.

Each loop detector lead-in wire shall be labeled in the handhole using a Panduit 250W175C water proof tag or approved equal secured to each wire with nylon ties. The lead-in wire, including all necessary connections for proper operation, from the edge of pavement to the handhole, shall be incidental to the price of the **detector loop.**

Loop sealant shall be a two-component thixotropic chemically cured polyurethane either Chemque Q-Seal 295, Percol Elastic Cement A/C Grade or an approved equal. The sealant shall be installed 3 mm (1/8") below the pavement surface, if installed above the surface the overlap shall be removed immediately.

Round loop(s) **1.8 m (six foot) diameter may be** substituted for 1.8 m **(six foot) by 1.8 m (six** foot) square **loop(s) and shall be** paid **for as 7.2 m** (24 feet) **of detector loop.**

Resistance to ground shall be a minimum of 100 megohms under any conditions of weather or moisture. Heat shrink splices shall be used according to the "District 1 Standard Traffic Signal Design Details."

ADJUSTMENTS AND RECONSTRUCTIONS (D1)
Effective: March 15, 2011
Revised: October 1, 2021

Revise the first paragraph of Article 602.04 to read:

"**602.04 Concrete.** Cast-in-place concrete for structures shall be constructed of Class SI concrete according to the applicable portions of Section 503. Cast-in-place concrete for pavement patching around adjustments and reconstructions shall be constructed of Class PP-2 concrete, unless otherwise noted in the plans, according to the applicable portions of Section 1020."

Revise the third, fourth and fifth sentences of the second paragraph of Article 602.11(c) to read:

"Castings shall be set to the finished pavement elevation so that no subsequent adjustment will be necessary, and the space around the casting shall be filled with Class PP-2 concrete, unless otherwise noted in the plans, to the elevation of the surface of the base course or binder course. HMA surface or binder course material shall not be allowed. The pavement may be opened to traffic according to Article 701.17(e)(3)b."

Revise Article 603.05 to read:

"**603.05 Replacement of Existing Flexible Pavement.** After the castings have been adjusted, the surrounding space shall be filled with Class PP-2 concrete, unless otherwise noted in the plans, to the elevation of the surface of the base course or binder course. HMA surface or binder course material shall not be allowed. The pavement may be opened to traffic according to Article 701.17(e)(3)b."

Revise Article 603.06 to read:

"**603.06 Replacement of Existing Rigid Pavement.** After the castings have been adjusted, the pavement and HMA that was removed, shall be replaced with Class PP-2 concrete, unless otherwise noted in the plans, not less than 9 in. (225 mm) thick. The pavement may be opened to traffic according to Article 701.17(e)(3)b.

The surface of the Class PP concrete shall be constructed flush with the adjacent surface."

Revise the first sentence of Article 603.07 to read:

"**603.07 Protection Under Traffic.** After the casting has been adjusted and the Class PP concrete has been placed, the work shall be protected by a barricade and two lights according to Article 701.17(e)(3)b."

FRICTION AGGREGATE (D1)

Effective: January 1, 2011
Revised: December 1, 2021

Revise Article 1004.03(a) of the Standard Specifications to read:

"**1004.03 Coarse Aggregate for Hot-Mix Asphalt (HMA).** The aggregate shall be according to Article 1004.01 and the following.

(a) Description. The coarse aggregate for HMA shall be according to the following table.

Use	Mixture	Aggregates Allowed
Class A	Seal or Cover	Allowed Alone or in Combination [5/]: Gravel Crushed Gravel Carbonate Crushed Stone Crystalline Crushed Stone Crushed Sandstone Crushed Slag (ACBF) Crushed Steel Slag Crushed Concrete
HMA Low ESAL	Stabilized Subbase or Shoulders	Allowed Alone or in Combination [5/]: Gravel Crushed Gravel Carbonate Crushed Stone Crystalline Crushed Stone Crushed Sandstone Crushed Slag (ACBF) Crushed Steel Slag[1/] Crushed Concrete
HMA High ESAL Low ESAL	Binder IL-19.0 or IL-19.0L SMA Binder	Allowed Alone or in Combination [5/ 6/]: Crushed Gravel Carbonate Crushed Stone[2/] Crystalline Crushed Stone Crushed Sandstone Crushed Slag (ACBF) Crushed Concrete[3/]

<table>
<tr><th>Use</th><th>Mixture</th><th>Aggregates Allowed</th></tr>
<tr><td>HMA
High ESAL
Low ESAL</td><td>C Surface and Binder
IL-9.5
IL-9.5FG
or IL-9.5L</td><td><u>Allowed Alone or in Combination</u> [5/]:
Crushed Gravel
Carbonate Crushed Stone[2/]
Crystalline Crushed Stone
Crushed Sandstone
Crushed Slag (ACBF)
Crushed Steel Slag[4/]
Crushed Concrete[3/]</td></tr>
<tr><td rowspan="5">HMA
High ESAL</td><td rowspan="5">D Surface and Binder
IL-9.5
or IL-9.5FG</td><td><u>Allowed Alone or in Combination</u> [5/]:
Crushed Gravel
Carbonate Crushed Stone (other than Limestone)[2/]
Crystalline Crushed Stone
Crushed Sandstone
Crushed Slag (ACBF)
Crushed Steel Slag[4/]</td></tr>
<tr><td><u>Other Combinations Allowed:</u>
Up to... | With...</td></tr>
<tr><td>25% Limestone | Dolomite</td></tr>
<tr><td>50% Limestone | Any Mixture D aggregate other than Dolomite</td></tr>
<tr><td>75% Limestone | Crushed Slag (ACBF) or Crushed Sandstone</td></tr>
<tr><td rowspan="2">HMA
High ESAL</td><td rowspan="2">E Surface
IL-9.5

SMA
Ndesign 80
Surface</td><td><u>Allowed Alone or in Combination</u> [5/ 6/]:
Crushed Gravel
Crystalline Crushed Stone
Crushed Sandstone
Crushed Slag (ACBF)
Crushed Steel Slag

No Limestone.</td></tr>
<tr><td><u>Other Combinations Allowed:</u>
Up to... | With...</td></tr>
</table>

<table>
<tr><td>Use</td><td>Mixture</td><td colspan="2">Aggregates Allowed</td></tr>
<tr><td rowspan="3"></td><td rowspan="3"></td><td>50% Dolomite[2/]</td><td>Any Mixture E aggregate</td></tr>
<tr><td>75% Dolomite[2/]</td><td>Crushed Sandstone, Crushed Slag (ACBF), Crushed Steel Slag, or Crystalline Crushed Stone</td></tr>
<tr><td>75% Crushed Gravel[2/]</td><td>Crushed Sandstone, Crystalline Crushed Stone, Crushed Slag (ACBF), or Crushed Steel Slag</td></tr>
<tr><td rowspan="4">HMA
High ESAL</td><td rowspan="4">F Surface
IL-9.5

SMA
Ndesign 80
Surface</td><td colspan="2"><u>Allowed Alone or in Combination</u> [5/ 6/]:

Crystalline Crushed Stone
Crushed Sandstone
Crushed Slag (ACBF)
Crushed Steel Slag
No Limestone.</td></tr>
<tr><td colspan="2"><u>Other Combinations Allowed</u>:</td></tr>
<tr><td>Up to...</td><td>With...</td></tr>
<tr><td>50% Crushed Gravel[2/] or Dolomite[2/]</td><td>Crushed Sandstone, Crushed Slag (ACBF), Crushed Steel Slag, or Crystalline Crushed Stone</td></tr>
</table>

1/ Crushed steel slag allowed in shoulder surface only.
2/ Carbonate crushed stone (limestone) and/or crushed gravel shall not be used in SMA Ndesign 80.
3/ Crushed concrete will not be permitted in SMA mixes.
4/ Crushed steel slag shall not be used as binder.
5/ When combinations of aggregates are used, the blend percent measurements shall be by volume."
6/ Combining different types of aggregate will not be permitted in SMA Ndesign 80."

HOT-MIX ASPHALT BINDER AND SURFACE COURSE (D1)

Effective: November 1, 2019
Revised: December 1, 2021

Revise Article 1004.03(c) to read:

"(c) Gradation. The coarse aggregate gradations shall be as listed in the following table.

Use	Size/Application	Gradation No.
Class A-1, A-2, & A-3	3/8 in. (10 mm) Seal	CA 16 or CA 20
Class A-1	1/2 in. (13 mm) Seal	CA 15
Class A-2 & A-3	Cover Coat	CA 14
HMA High ESAL	IL-19.0; Stabilized Subbase IL-19.0	CA 11 1/
	SMA 12.5 2/	CA 13 4/, CA 14, or CA 16
	SMA 9.5 2/	CA 13 3/4/ or CA 16 3/
	IL-9.5	CA 16, CM 13 4/
	IL-9.5FG	CA 16
HMA Low ESAL	IL-19.0L	CA 11 1/
	IL-9.5L	CA 16

1/ CA 16 or CA 13 may be blended with the CA 11.

2/ The coarse aggregates used shall be capable of being combined with the fine aggregates and mineral filler to meet the approved mix design and the mix requirements noted herein.

3/ The specified coarse aggregate gradations may be blended.

4/ CA 13 shall be 100 percent passing the 1/2 in. (12.5mm) sieve."

Revise Article 1004.03(e) of the Supplemental Specifications to read:

"(e) Absorption. For SMA the coarse aggregate shall also have water absorption ≤ 2.0 percent."

Revise the "High ESAL" portion of the table in Article 1030.01 to read:

"High ESAL	Binder Courses	IL-19.0, IL-9.5, IL-9.5FG, IL-4.75, SMA 12.5, Stabilized Subbase IL-19.0
	Surface Courses	IL-9.5, IL-9.5FG, SMA 12.5, SMA 9.5"

Revise Note 2. and add Note 6 to Article 1030.02 of the Standard Specifications to read:

"Item	Article/Section
(g)Performance Graded Asphalt Binder (Note 6)	1032
(h)Fibers (Note 2)	

Note 2. A stabilizing additive such as cellulose or mineral fiber shall be added to the SMA mixture according to Illinois Modified AASHTO M 325. The stabilizing additive shall meet the Fiber Quality Requirements listed in Illinois Modified AASHTO M 325. Prior to approval and use of fibers, the Contractor shall submit a notarized certification by the producer of these materials stating they meet these requirements. Reclaimed Asphalt Shingles (RAS) may be used in Stone Matrix Asphalt (SMA) mixtures designed with an SBA polymer modifier as a fiber additive if the mix design with RAS included meets AASHTO T305 requirements. The RAS shall be from a certified source that produces either Type I or Type 2. Material shall meet requirements noted herein and the actual dosage rate will be determined by the Engineer.

Note 6. The asphalt binder shall be an SBS PG 76-28 when the SMA is used on a full-depth asphalt pavement and SBS PG 76-22 when used as an overlay, except where modified herein. The asphalt binder shall be a SBS PG 76-22 for IL-4.75, except where modified herein.."

Revise table in Article 1030.05(a) of the Standard Specifications to read:

"MIXTURE COMPOSITION (% PASSING) [1/]												
Sieve Size	IL-19.0 mm		SMA 12.5		SMA 9.5		IL-9.5mm		IL-9.5FG		IL-4.75 mm	
	min	max	min	max	min	max	min	max	min	max	min	max
1 1/2 in (37.5 mm)												
1 in. (25 mm)		100										
3/4 in. (19 mm)	90	100		100								
1/2 in. (12.5 mm)	75	89	80	100		100		100		100		100
3/8 in. (9.5 mm)				65	90	100	90	100	90	100		100
#4 (4.75 mm)	40	60	20	30	36	50	34	69	60	75[6/]	90	100
#8 (2.36 mm)	20	42	16	24 [4/]	16	32[4/]	34 [5/]	52 [2/]	45	60[6/]	70	90
#16 (1.18 mm)	15	30					10	32	25	40	50	65
#30 (600 µm)			12	16	12	18			15	30		
#50 (300 µm)	6	15					4	15	8	15	15	30
#100 (150 µm)	4	9					3	10	6	10	10	18
#200 (75 µm)	3.0	6.0	7.0	9.0 [3/]	7.5	9.5 [3/]	4.0	6.0	4.0	6.5	7.0	9.0 [3/]
#635 (20 µm)			≤ 3.0		≤ 3.0							
Ratio Dust/Asphalt Binder		1.0		1.5		1.5		1.0		1.0		1.0

1/ Based on percent of total aggregate weight.

2/ The mixture composition shall not exceed 44 percent passing the #8 (2.36 mm) sieve for surface courses with Ndesign = 90.

3/ Additional minus No. 200 (0.075 mm) material required by the mix design shall be mineral filler, unless otherwise approved by the Engineer.

4/ When establishing the Adjusted Job Mix Formula (AJMF) the percent passing the #8 (2.36 mm) sieve shall not be adjusted above the percentage stated on the table.

5/ When establishing the Adjusted Job Mix Formula (AJMF) the percent passing the #8 (2.36 mm) sieve shall not be adjusted below 34 percent.
6/ When the mixture is used as a binder, the maximum shall be increased by 0.5 percent passing."

Revise Article 1030.05(b) of the Standard Specifications to read:

(b) Volumetric Requirements. The target value for the air voids of the HMA shall be 4.0 percent, for IL-4.75 and SMA mixtures it shall be 3.5 percent and for Stabilized Subbase it shall be 3.0 percent at the design number of gyrations. The voids in the mineral aggregate (VMA) and voids filled with asphalt binder (VFA) of the HMA design shall be based on the nominal maximum size of the aggregate in the mix and shall conform to the following requirements.

	Voids in the Mineral Aggregate (VMA), % Minimum for Ndesign				
Mix Design	30	50	70	80	90
IL-19.0		13.5	13.5		13.5
IL-9.5		15.0	15.0		
IL-9.5FG		15.0	15.0		
IL-4.75[1/]		18.5			
SMA-12.5[1/2/5/]				17.0[3/]/16.0[4/]	
SMA-9.5[1/2/5/]				17.0[3/]/16.0[4/]	
IL-19.0L	13.5				
IL-9.5L	15.0				

1/ Maximum draindown shall be 0.3 percent according to Illinois Modified AASHTO T 305.

2/ The draindown shall be determined at the JMF asphalt binder content at the mixing temperature plus 30°F.

3/ Applies when specific gravity of coarse aggregate is ≥ 2.760.

4/ Applies when specific gravity of coarse aggregate is < 2.760.

5/ For surface course, the coarse aggregate can be crushed steel slag, crystalline crushed stone or crushed sandstone. For binder course, coarse aggregate shall be crushed stone (dolomite), crushed gravel, crystalline crushed stone, or crushed sandstone"

Revise the last paragraph of Article 1102.01 (a) (5) of the Standard Specifications to read:

"IL-4.75 and Stone Matrix Asphalt (SMA) mixtures which contain aggregate having absorptions greater than or equal to 2.0 percent, or which contain steal slag sand, shall have minimum surge bin storage plus haul time of 1.5 hours."

Add after third sentence of Article 1030.09(b) to read:

"If the Contractor and Engineer agree the nuclear density test method is not appropriate for the mixture, cores shall be taken at random locations determined according to the QC/QA document "Determination of Random Density Test Site Locations". Core densities shall be determined using the Illinois Modified AASHTO T 166 or T 275 procedure."

Revise Table 1 and Note 4/ of Table 1 in Article 406.07(a) of the Standard Specifications to read:

	Breakdown/Intermediate Roller (one of the following)	Final Roller (one or more of the following)	Density Requirement
IL-9.5, IL-9.5FG, IL-19.0 1/	V_D, P , T_B, 3W, O_T, O_B	V_S, T_B, T_F, O_T	As specified in Section 1030
IL-4.75 and SMA 3/ 4/	T_B, 3W, O_T	T_F, 3W	As specified in Section 1030
Mixtures on Bridge Decks 2/	T_B	T_F	As specified in Articles 582.05 and 582.06.

"4/ The Contractor shall provide a minimum of two steel-wheeled tandem rollers (T_B), and/or three-wheel (3W) rollers for breakdown, except one of the (T_B) or (3W) rollers shall be 84 inches (2.14 m) wide and a weight of 315 pound per linear inch (PLI) (5.63 kg/mm) and one of the (T_B) or (3W) rollers can be substituted for an oscillatory roller (O_T). T_F rollers shall be a minimum of 280 lb/in. (50 N/mm). The 3W and T_B rollers shall be operated at a uniform speed not to exceed 3 mph (5 km/h), with the drive roll for T_B rollers nearest the paver and maintain an effective rolling distance of not more than 150 ft (45 m) behind the paver."

Add the following after the fourth paragraph of Article 406.13 (b):

"The plan quantities of SMA mixtures shall be adjusted using the actual approved binder and surface Mix Design's G_{mb}."

Revise first paragraph of Article 1030.10 of the Standard Specifications to read:

"A test strip of 300 ton (275 metric tons), except for SMA mixtures it will be 400 ton (363 metric ton), will be required for each mixture on each contract at the beginning of HMA production

for each construction year according to the Manual of Test Procedures for Materials "Hot Mix Asphalt Test Strip Procedures". At the request of the Producer, the Engineer may waive the test strip if previous construction during the current construction year has demonstrated the constructability of the mix using Department test results."

Revise third paragraph of Article 1030.10 of the Standard Specifications to read:

"When a test strip is constructed, the Contractor shall collect and split the mixture according to the document "Hot-Mix Asphalt Test Strip Procedures". The Engineer, or a representative, shall deliver split sample to the District Laboratory for verification testing. The Contractor shall complete mixture tests stated in Article 1030.09(a). Mixture sampled shall include enough material for the Department to conduct mixture tests detailed in Article 1030.09(a) and in the document "Hot-Mix Asphalt Mixture Design Verification Procedure" Section 3.3. The mixture test results shall meet the requirements of Articles 1030.05(b) and 1030.05(d), except Hamburg wheel tests will only be conducted on High ESAL mixtures during production."

MAINTENANCE OF ROADWAYS (D1)

Effective: September 30, 1985 Revised: November 1, 1996

Beginning on the date that work begins on this project, the Contractor shall assume responsibility for normal maintenance of all existing roadways within the limits of the improvement. This normal maintenance shall include all repair work deemed necessary by the Engineer, but shall not include snow removal operations. Traffic control and protection for maintenance of roadways will be provided by the Contractor as required by the Engineer.

If items of work have not been provided in the contract, or otherwise specified for payment, such items, including the accompanying traffic control and protection required by the Engineer, will be paid for in accordance with Article 109.04 of the Standard Specifications.

STATUS OF UTILITIES (D1)
Effective: June 1, 2016
Revised: January 1, 2020

Utility companies and/or municipal owners located within the construction limits of this project have provided the following information regarding their facilities and the proposed improvements. The tables below contain a description of specific conflicts to be resolved and/or facilities which will require some action on the part of the Department's contractor to proceed with work. Each table entry includes an identification of the action necessary and, if applicable, the estimated duration required for the resolution.

UTILITIES TO BE ADJUSTED

Conflicts noted below have been identified by following the suggested staging plan included in the contract. The company has been notified of all conflicts and will be required to obtain the necessary permits to complete their work; in some instances, resolution will be a function of the construction staging. The responsible agency must relocate, or complete new installations as noted below; this work has been deemed necessary to be complete for the Department's contractor to then work in the stage under which the item has been listed.

Pre-Stage

STAGE / LOCATION	TYPE	DESCRIPTION	RESPONSIBLE AGENCY	DURATION OF TIME
None				

Stage 1

STAGE / LOCATION	TYPE	DESCRIPTION	RESPONSIBLE AGENCY	DURATION OF TIME
None				

Stage 2

STAGE / LOCATION	TYPE	DESCRIPTION	RESPONSIBLE AGENCY	DURATION OF TIME
None				

No conflicts to be resolved *(or if there are conflicts they are to be listed as noted above)*

Pre-Stage: _____ Days Total Installation
Stage 1: _____ Days Total Installation
Stage 2: _____ Days Total Installation

The following contact information is what was used during the preparation of the plans as provided by the Agency/Company responsible for resolution of the conflict.

Agency/Company Responsible to Resolve Conflict	Name of contact	Phone	E-mail address
None			

UTILITIES TO BE WATCHED AND PROTECTED

The areas of concern noted below have been identified by following the suggested staging plan included for the contract. The information provided is not a comprehensive list of all remaining utilities, but those which during coordination were identified as ones which might require the Department's contractor to take into consideration when making the determination of the means and methods that would be required to construct the proposed improvement. In some instances, the contractor will be responsible to notify the owner in advance of the work to take place so necessary staffing on the owner's part can be secured.

Pre-Stage

STAGE / LOCATION	TYPE	DESCRIPTION	OWNER

Stage 1

STAGE / LOCATION	TYPE	DESCRIPTION	OWNER

Stage 2

STAGE / LOCATION	TYPE	DESCRIPTION	OWNER

No facilities requiring extra consideration *(or listed as noted above)*

The following contact information is what was used during the preparation of the plans as provided by the owner of the facility.

Agency/Company Responsible to Resolve Conflict	Name of contact	Phone	E-mail address

The above represents the best information available to the Department and is included for the convenience of the bidder. The days required for conflict resolution should be considered in the bid as this information has also been factored into the timeline identified for the project when setting the completion date. The applicable portions of the Standard Specifications for Road and Bridge Construction shall apply.

Estimated duration of time provided above for the first conflicts identified will begin on the date of the executed contract regardless of the status of the utility relocations. The responsible agencies will be working toward resolving subsequent conflicts in conjunction with contractor activities in the number of days noted.

The estimated relocation duration must be part of the progress schedule submitted by the contractor. A utility kickoff meeting will be scheduled between the Department, the Department's contractor and the utility companies when necessary. The Department's contractor is responsible for contacting J.U.L.I.E. prior to all excavation work.

TRAFFIC CONTROL PLAN (D1)
Effective: September 30, 1985
Revised: January 1, 2007

Traffic Control shall be according to the applicable sections of the Standard Specifications, the Supplemental Specifications, the "Illinois Manual on Uniform Traffic Control Devices for Streets and Highways", any special details and Highway Standards contained in the plans, and the Special Provisions contained herein.

Special attention is called to Article 107.09 of the Standard Specifications and the following Highway Standards, Details, Quality Standard for Work Zone Traffic Control Devices, Recurring Special Provisions and Special Provisions contained herein, relating to traffic control.

The Contractor shall contact the District One Bureau of Traffic at least 72 hours in advance of beginning work.

STANDARDS:

DETAILS:

SPECIAL PROVISIONS:

BDE SPECIAL PROVISIONS
For the April 24 and June 12, 2026 Lettings

The following special provisions indicated by a "check mark" are applicable to this contract and will be included by the Project Coordination and Implementation Section of the Bureau of Design & Environment (BDE).

	File Name	#		Special Provision Title	Effective	Revised
	80099		☐	1 Accessible Pedestrian Signals (APS)	April 1, 2003	Jan. 1, 2022
	80274	2	☐	Aggregate Subgrade Improvement	April 1, 2012	April 1, 2022
	80192	3	☐	Automated Flagger Assistance Devices	Jan. 1, 2008	April 1, 2023
	80173	4	☐	Bituminous Materials Cost Adjustments	Nov. 2, 2006	Aug. 1, 2017
	80426		☐	5 Bituminous Surface Treatment with Fog Seal	Jan. 1, 2020	April 1, 2026
	80475	6	☐	Bridge Deck Concrete Overlays	Jan. 1, 2026	
*	80241	7	☐	Bridge Demolition Debris	July 1, 2009	
*	5053I	8	☐	Building Removal	Sept. 1, 1990	Aug. 1, 2022
*	5026I	9	☐	Building Removal with Asbestos Abatement	Sept. 1, 1990	Aug. 1, 2022
	80460	10	☑	Cement, Finely Divided Minerals, Admixtures, Concrete, and Mortar	Jan. 1, 2025	Jan. 1, 2026
	80384	11	☑	Compensable Delay Costs	June 2, 2017	April 1, 2019
*	80198	12	☐	Completion Date (via calendar days)	April 1, 2008	
*	80199	13	☐	Completion Date (via calendar days) Plus Working Days	April 1, 2008	
	80461	14	☐	Concrete Barrier	Jan. 1, 2025	
	80453	15	☐	Concrete Sealer	Nov. 1, 2023	
	80261	16	☑	Construction Air Quality – Diesel Retrofit	June 1, 2010	Jan. 1, 2025
	80476	17	☐	Deck Slab Repair	Jan. 1, 2026	
*	80029	18	☐	Disadvantaged Business Enterprise Participation	Sept. 1, 2000	Jan. 2, 2025
	80467	19	☐	Erosion Control Blanket	Aug. 1, 2025	
	80229	20	☐	Fuel Cost Adjustment	April 1, 2009	Aug. 1, 2017
	80452	21	☐	Full Lane Sealant Waterproofing System	Nov. 1, 2023	
	80433	22	☐	Green Preformed Thermoplastic Pavement Markings	Jan. 1, 2021	Jan. 1, 2022
	80471	23	☐	Guardrail	Nov. 1, 2025	
	80472	24	☐	High Friction Surface Treatment	Nov. 1, 2025	
	80456		☑	25 Hot -Mix Asphalt	Jan. 1, 2024	April 1, 202
	80446	26	☐	Hot -Mix Asphalt - Longitudinal Joint Sealant	Nov. 1, 2022	Aug. 1, 2023
	80438	27	☑	Illinois Works Apprenticeship Initiative – State Funded Contracts	June 2, 2021	April 2, 2024
	80483		☐	28 Inlet Filters	April 1, 2026	
	80477	29	☐	Longitudinal Tining	Jan. 1, 2026	
	80450	30	☐	Mechanically Stabilized Earth Retaining Walls	Aug. 1, 2023	Aug. 1, 2025
	80478	31	☐	Modified Longitudinal Construction Joint	Jan. 1, 2026	
	80464	32	☐	Pavement Marking	April. 1, 2025	Nov. 1, 2025
	80468	33	☐	Pavement Patching	Aug. 1, 2025	
	80441	34	☑	Performance Graded Asphalt Binder	Jan. 1, 2023	April 1, 2026
	80459	35	☐	Preformed Plastic Pavement Marking	June 2, 2024	
*	3426I	36	☐	Railroad Protective Liability Insurance	Dec. 1, 1986	Jan. 1, 2022
	80473	37	☐	Raised Reflective Pavement Markers	Nov. 1, 2025	
	80455		☑	38 Removal and Disposal of Regulated Substances	Jan. 1, 2024	April 1, 2026
	80474	39	☐	Residential Driveway Temporary Signal	Nov. 1, 2025	
	80445	40	☐	Seeding	Nov. 1, 2022	
	80457	41	☐	Short Term and Temporary Pavement Markings	April 1, 2024	April 2, 2024
	80462	42	☐	Sign Panels and Appurtenances	Jan. 1, 2025	Jan. 1, 2026
	80479	43	☐	Sinusoidal Rumble Strips	Jan. 1, 2026	
	80469	44	☐	Slope Wall	Aug. 1, 2025	
	80448	45	☐	Source of Supply and Quality Requirements	Jan. 2, 2023	Jan. 1, 2026
	80340	46	☐	Speed Display Trailer	April 2, 2014	Jan. 1, 2022
	80127	47	☐	Steel Cost Adjustment	April 2, 2004	Nov. 1, 2025
	80480	48	☐	Structural Repair of Concrete	Jan. 1, 2026	
	80397	49	☐	Subcontractor and DBE Payment Reporting	April 2, 2018	
	80391	50	☑	Subcontractor Mobilization Payments	Nov. 2, 2017	April 1, 2019
	80463	51	☐	Submission of Bidders List Information	Jan. 2, 2025	Mar. 2, 2025

	80482	52	☐	Submission of Payroll Records – Federal Aid Contract	April 1, 2026	
	80437	53	☑	Submission of Payroll Records – State Contract	April 1, 2021	April 1, 2026
	80435	54	☑	Surface Testing of Pavements – IRI	Jan. 1, 2021	Jan. 1, 2023
	80465	55	☐	Surveying Services	April 1, 2025	
	80481	56	☐	Temporary Concrete Barrier	Jan. 1, 2026	
	80466	57	☐	Temporary Rumble Strips	April 1, 2025	
	80470	58	☐	Traffic Signal Backplate	Aug. 1, 2025	
*	20338	59	☐	Training Special Provisions	Oct. 15, 1975	Sept. 2, 2021
	80429	60	☐	Ultra-Thin Bonded Wearing Course	April 1, 2020	Jan. 1, 2022
	80439	61	☐	Vehicle and Equipment Warning Lights	Nov. 1, 2021	Nov. 1, 2022
	80458	62	☐	Waterproofing Membrane System	Aug. 1, 2024	
	80302	63	☐	Weekly DBE Trucking Reports	June 2, 2012	Jan. 2, 2025
	80454	64	☐	Wood Sign Support	Nov. 1, 2023	
	80427	65	☑	Work Zone Traffic Control Devices	Mar. 2, 2020	Jan. 1, 2026
*	80071	66	☐	Working Days	Jan. 1, 2002	

Highlighted items indicate a new or revised special provision for the letting.

An * indicates the special provision requires additional information from the designer, which needs to be submitted separately. The Project Coordination and Implementation Section will then include the information in the applicable special provision.

The following special provisions are in the 2026 Supplemental Specifications and Recurring Special Provisions.

File Name	Special Provision Title	New Location(s)	Effective	Revised
80447	Grading and Shaping Ditches	Articles 214.03 & 214.04	Jan. 1, 2023	

CEMENT, FINELY DIVIDED MINERALS, ADMIXTURES; CONCRETE, AND MORTAR (BDE)

Effective: January 1, 2025

Revise the first paragraph of Article 285.05 of the Standard Specifications to read:

"**285.05 Fabric Formed Concrete Revetment Mat.** The grout shall consist of a mixture of cement, fine aggregate, and water so proportioned and mixed as to provide a pumpable slurry. Fly ash or ground granulated blast furnace (GGBF) slag, and concrete admixtures may be used at the option of the Contractor. The grout shall have an air content of not less than 6.0 percent nor more than 9.0 percent of the volume of the grout. The mix shall obtain a compressive strength of 2500 psi (17,000 kPa) at 28 days according to Article 1020.09."

Revise Article 302.02 of the Standard Specifications to read:

"**302.02 Materials.** Materials shall be according to the following.

	Item	Article/Section
(a)	Cement	1001
(b)	Water	1002
(c)	Hydrated Lime	1012.01
(d)	By-Product, Hydrated Lime	1012.02
(e)	By-Product, Non-Hydrated Lime	1012.03
(f)	Lime Slurry	1012.04
(g)	Fly Ash	1010
(h)	Soil for Soil Modification (Note 1)	1009.01
(i)	Bituminous Materials (Note 2)	1032

Note 1. This soil requirement only applies when modifying with lime (slurry or dry).

Note 2. The bituminous materials used for curing shall be emulsified asphalt RS-2, CRS-2, HFE 90, or HFE 150; rapid curing liquid asphalt RC-70; or medium curing liquid asphalt MC-70 or MC-250."

Revise Article 312.07(c) of the Standard Specifications to read:

"(c) Cement ..... 1001"

Add Article 312.07(i) of the Standard Specifications to read:

"(i) Ground Granulated Blast Furnace (GGBF) Slag ..... 1010"

Revise the first paragraph of Article 312.09 of the Standard Specifications to read:

"**312.09 Proportioning and Mix Design.** At least 60 days prior to start of placing CAM II, the Contractor shall submit samples of materials to be used in the work for proportioning and testing.

The mixture shall contain a minimum of 200 lb (120 kg) of cement per cubic yard (cubic meter). Cement may be replaced with fly ash or ground granulated blast furnace (GGBF) slag according to Article 1020.05(c)(1) or 1020.05(c)(2), respectively, however the minimum cement content in the mixture shall be 170 lbs/cu yd (101 kg/cu m). Blends of coarse and fine aggregates will be permitted, provided the volume of fine aggregate does not exceed the volume of coarse aggregate. The Engineer will determine the proportions of materials for the mixture according to the "Portland Cement Concrete Level III Technician Course" manual. However, the Contractor may substitute their own mix design. Article 1020.05(a) shall apply, and a Level III PCC Technician shall develop the mix design."

Revise Article 352.02 of the Standard Specifications to read:

"**352.02 Materials.** Materials shall be according to the following.

Item	Article/Section
(a) Cement (Note 1)	1001
(b) Soil for Soil-Cement Base Course	1009.03
(c) Water	1002
(d) Bituminous Materials (Note 2)	1032

Note 1. Bulk cement may be used for the traveling mixing plant method if the equipment for handling, weighing, and spreading the cement is approved by the Engineer.

Note 2. The bituminous materials used for curing shall be emulsified asphalt RS-2, CRS-2, HFE 90, or HFE 150; rapid curing liquid asphalt RC-70; or medium curing liquid asphalt MC-70 or MC-250."

Revise Article 404.02 of the Standard Specifications to read:

"**404.02 Materials.** Materials shall be according to the following.

Item	Article/Section
(a) Cement	1001
(b) Water	1002
(c) Fine Aggregate	1003.08
(d) Bituminous Material (Tack Coat)	1032.06
(e) Emulsified Asphalts (Note 1) (Note 2)	1032.06
(f) Fiber Modified Joint Sealer	1050.05
(g) Additives (Note 3)	

Note 1. When used for slurry seal, the emulsified asphalt shall be CQS-1h according to Article 1032.06(b).

Note 2. When used for micro-surfacing, the emulsified asphalt shall be CQS-1hP according to Article 1032.06(e).

Note 3. Additives may be added to the emulsion mix or any of the component materials to provide the control of the quick-traffic properties. They shall be included as part of the mix design and be compatible with the other components of the mix.

Revise the last sentence of the fourth paragraph of Article 404.08 of the Standard Specifications to read:

"When approved by the Engineer, the sealant may be dusted with fine sand, cement, or mineral filler to prevent tracking."

Revise Note 2 of Article 516.02 of the Standard Specifications to read:

"Note 2. The sand-cement grout mix shall be according to Section 1020 and shall be a 1:1 blend of sand and cement comprised of a Type I, IL, or II cement at 185 lb/cu yd (110 kg/cu m). The maximum water cement ratio shall be sufficient to provide a flowable mixture with a typical slump of 10 in. (250 mm)."

Revise Note 2 of Article 543.02 of the Standard Specifications to read:

"Note 2. The grout mixture shall be 6.50 hundredweight/cu yd (385 kg/cu m) of cement plus fine aggregate and water. Fly ash or ground granulated blast furnace (GGBF) slag may replace a maximum of 5.25 hundredweight/cu yd (310 kg/cu m) of the cement. The water/cement ratio, according to Article 1020.06, shall not exceed 0.60. An air-entraining admixture shall be used to produce an air content, according to Article 1020.08, of not less than 6.0 percent nor more than 9.0 percent of the volume of the grout. The Contractor shall have the option to use a water-reducing or high range water-reducing admixture."

Revise Article 583.01 of the Standard Specifications to read:

"**583.01 Description.** This work shall consist of placing cement mortar along precast, prestressed concrete bridge deck beams as required for fairing out any unevenness between adjacent deck beams prior to placing of waterproofing membrane and surfacing."

Revise Article 583.02(a) of the Standard Specifications to read:

"(a) Cement ..... 1001"

Revise the first paragraph of Article 583.03 of the Standard Specifications to read:

"**583.03 General.** This work shall only be performed when the air temperature is 45 °F (7 °C) and rising. The mixture for cement mortar shall consist of three parts sand to one part cement by volume. The amount of water shall be no more than that necessary to produce a workable, plastic mortar."

Revise Note 2/ in Article 1003.01(b) of the Standard Specifications to read:

"2/ Applies only to sand. Sand exceeding the colorimetric test standard of 11 (Illinois Modified AASHTO T 21) will be checked for mortar making properties according to Illinois Modified ASTM C 87 and shall develop a compressive strength at the age of 14 days when using Type I, IL, or II cement of not less than 95 percent of the comparable standard.

Revise the second sentence of Article 1003.02(e)(1) of the Standard Specifications to read:

"The test will be performed with Type I, IL, or II portland cement having a total equivalent alkali content ($Na_2O + 0.658K_2O$) of 0.90 percent or greater."

Revise the first sentence of the second paragraph of Article 1003.02(e)(3) of the Standard Specifications to read:

"The ASTM C 1293 test shall be performed with Type I, IL, or II portland cement having a total equivalent alkali content ($Na_2O + 0.658K_2O$) of 0.80 percent or greater."

Revise the second sentence of Article 1004.02(g)(1) of the Standard Specifications to read:

"The test will be performed with Type I, IL, or II portland cement having a total equivalent alkali content ($Na_2O + 0.658K_2O$) of 0.90 percent or greater."

Revise Article 1017.01 of the Standard Specifications to read:

"**1017.01 Requirements.** The mortar shall be high-strength according to ASTM C 387 and shall have a minimum 80.0 percent relative dynamic modulus of elasticity when tested by the Department according to Illinois Modified AASHTO T 161 or AASHTO T 161 when tested by an independent lab. The high-strength mortar shall have a water-soluble chloride ion content of less than 0.40 lb/cu yd (0.24 kg/cu m). The test shall be performed according to ASTM C 1218, and the high-strength mortar shall have an age of 28 to 42 days at the time of test. The ASTM C 1218 test shall be performed by an independent lab a minimum of once every five years, and the test results shall be provided to the Department. Mixing of the high-strength mortar shall be according to the manufacturer's specifications. The Department will maintain a qualified product list."

Revise the fourth sentence of Article 1018.01 of the Standard Specifications to read:

"The ASTM C 1218 test shall be performed by an independent lab a minimum of once every five years, and the test results shall be provided to the Department."

Revise Article 1019.02 of the Standard Specifications to read:

"**1019.02 Materials.** Materials shall be according to the following.

Item	Article/Section
(a) Cement	1001
(b) Water	1002

(c) Fine Aggregate for Controlled Low-Strength Material (CLSM) 1003.06
(d) Fly Ash 1010
(e) Ground Granulated Blast Furnace (GGBF) Slag 1010
(f) Admixtures (Note 1)

Note 1. The air-entraining admixture may be in powder or liquid form. Prior to approval, a CLSM air-entraining admixture will be evaluated by the Department. The admixture shall be able to meet the air content requirements of Mix 2. The Department will maintain a qualified product list."

Revise Article 1019.05 of the Standard Specifications to read:

"**1019.05 Department Mix Design.** The Department mix design shall be Mix 1, 2, or 3 and shall be proportioned to yield approximately one cubic yard (cubic meter).

Mix 1	
Cement	50 lb (30 kg)
Fly Ash – Class C or F, and/or GGBF Slag	125 lb (74 kg)
Fine Aggregate – Saturated Surface Dry	2900 lb (1720 kg)
Water	50-65 gal (248-322 L)
Air Content	No air is entrained

Mix 2	
Cement	125 lb (74 kg)
Fine Aggregate – Saturated Surface Dry	2500 lb (1483 kg)
Water	35-50 gal (173-248 L)
Air Content	15-25 %

Mix 3	
Cement	40 lb (24 kg)
Fly Ash – Class C or F, and/or GGBF Slag	125 lb (74 kg)
Fine Aggregate – Saturated Surface Dry	2500 lb (1483 kg)
Water	35-50 gal (179-248 L)
Air Content	15-25 %"

Revise Article 1020.04, Table 1, Note (8) of the Standard Specifications to read:

"(8) In addition to the Type III portland cement, 100 lb/cu yd of ground granulated blast-furnace slag and 50 lb/cu yd of microsilica (silica fume) shall be used. For an air temperature greater than 85 °F, the Type III portland cement may be replaced with Type I, IL, or II portland cement."

Revise Article 1020.04, Table 1 (Metric), Note (8) of the Standard Specifications to read:

"(8) In addition to the Type III portland cement, 60 kg/cu m of ground granulated blast-furnace slag and 30 kg/cu m of microsilica (silica fume) shall be used. For an air temperature greater than 30 °C, the Type III portland cement may be replaced with Type I, IL, or II portland cement."

Revise the second paragraph of Article 1020.05(a) of the Standard Specifications to read:

"For a mix design using a portland-pozzolan cement, portland blast-furnace slag cement, portland-limestone cement, or replacing portland cement with finely divided minerals per Articles 1020.05(c) and 1020.05(d), the Contractor may submit a mix design with a minimum portland cement content less than 400 lbs/cu yd (237 kg/cu m), but not less than 375 lbs/cu yd (222 kg/cu m), if the mix design is shown to have a minimum relative dynamic modulus of elasticity of 80 percent determined according to AASHTO T 161. Testing shall be performed by an independent laboratory accredited by AASHTO re:source for Portland Cement Concrete."

Revise the first sentence of the first paragraph of Article 1020.05(b) of the Standard Specifications to read:

"Corrosion inhibitors and concrete admixtures shall be according to the qualified product lists."

Delete the fourth and fifth sentences of the second paragraph of Article 1020.05(b) of the Standard Specifications.

Revise the third sentence of the second paragraph of Article 1020.05(b)(5) of the Standard Specifications to read:

"The qualified product lists of concrete admixtures shall not apply."

Revise second paragraph of Article 1020.05(b)(10) of the Standard Specifications to read:

"When calcium nitrite is used, it shall be added at the rate of 4 gal/cu yd (20 L/cu m) and shall be added to the mix immediately after all compatible admixtures have been introduced to the batch. Other corrosion inhibitors shall be added per the manufacturer's specifications."

Delete the third paragraph of Article 1020.05(b)(10) of the Standard Specifications.

Revise Article 1020.15(b)(1)c. of the Standard Specifications to read:

"c. The minimum portland cement content in the mixture shall be 375 lbs/cu yd (222 kg/cu m). When the total of organic processing additions, inorganic processing additions, and limestone addition exceed 5.0 percent in the cement, the minimum portland cement content in the mixture shall be 400 lbs/cu yd (237 kg/cu m). For a drilled shaft, foundation, footing, or substructure, the

minimum portland cement may be reduced to as low as 330 lbs/cu yd (196 kg/cu m) if the concrete has adequate freeze/thaw durability. The Contractor shall provide freeze/thaw test results according to AASHTO T 161, and the relative dynamic modulus of elasticity of the mix design shall be a minimum of 80 percent. Testing shall be performed by an independent laboratory accredited by AASHTO re:source for Portland Cement Concrete. Freeze/thaw testing will not be required for concrete that will not be exposed to freezing and thawing conditions as determined by the Engineer."

Revise Article 1021.01 of the Standard Specifications to read:

"**1021.01 General.** Admixtures shall be furnished in liquid or powder form ready for use. The admixtures shall be delivered in the manufacturer's original containers, bulk tank trucks or such containers or tanks as are acceptable to the Engineer. Delivery shall be accompanied by a ticket which clearly identifies the manufacturer, the date of manufacture, and trade name of the material. Containers shall be readily identifiable as to manufacturer, the date of manufacture, and trade name of the material they contain.

Concrete admixtures shall be on one of the Department's qualified product lists. Unless otherwise noted, admixtures shall have successfully completed and remain current with the AASHTO Product Eval and Audit Concrete Admixture (CADD) testing program. For admixture submittals to the Department; the product brand name, manufacturer name, admixture type or types, an electronic link to the product's technical data sheet, and the NTPEP testing number which contains an electronic link to all test data shall be provided. In addition, a letter shall be submitted certifying that no changes have been made in the formulation of the material since the most current round of tests conducted by AASHTO Product Eval and Audit. After 28 days of testing by AASHTO Product Eval and Audit, air-entraining admixtures may be provisionally approved and used on Departmental projects. For all other admixtures, unless otherwise noted, the time period after which provisionally approved status may be earned is 6 months.

The manufacturer shall include the following in the submittal to the AASHTO Product Eval and Audit CADD testing program: the manufacturing range for specific gravity, the midpoint and manufacturing range for residue by oven drying, and manufacturing range of pH. The submittal shall also include an infrared spectrophotometer trace no more than five years old.

For air-entraining admixtures according to Article 1021.02, the specific gravity allowable manufacturing range established by the manufacturer shall be according to AASHTO M 194. For residue by oven drying and pH, the allowable manufacturing range and test methods shall be according to AASHTO M 194.

For admixtures according to Articles 1021.03, 1021.04, 1021.05, 1021.06, 1021.07, and 1021.08, the pH allowable manufacturing range established by the manufacturer shall be according to ASTM E 70. For specific gravity and residue by oven drying, the allowable manufacturing range and test methods shall be according to AASHTO M 194.

All admixtures, except chloride-based accelerators, shall contain a maximum of 0.3 percent chloride by weight (mass) as determined by an appropriate test method. To verify the test result, the Department will use Illinois Modified AASHTO T 260, Procedure A, Method 1.

Prior to final approval of an admixture, the Engineer reserves the right to request a sample for testing. The test and reference concrete mixtures tested by the Engineer will contain a cement content of 5.65 cwt/cu yd (335 kg/cu m). For freeze-thaw testing, the Department will perform the test according to Illinois Modified AASHTO T 161. The flexural strength test will be performed according to AASHTO T 177. If the Engineer decides to test the admixture, the manufacturer shall submit AASHTO T 197 water content and set time test results on the standard cement used by the Department. The manufacturer may select their lab or an independent lab to perform this testing. The laboratory is not required to be accredited by AASHTO.

Random field samples may be taken by the Department to verify an admixture meets specification. A split sample will be provided to the manufacturer if requested. Admixtures that do not meet specification requirements or an allowable manufacturing range established by the manufacturer shall be replaced with new material."

Revise Article 1021.03 of the Standard Specifications to read:

"**1021.03 Retarding and Water-Reducing Admixtures.** The admixture shall be according to the following.

(a) Retarding admixtures shall be according to AASHTO M 194, Type B (retarding) or Type D (water-reducing and retarding).

(b) Water-reducing admixtures shall be according to AASHTO M 194, Type A.

(c) High range water-reducing admixtures shall be according to AASHTO M 194, Type F (high range water-reducing) or Type G (high range water-reducing and retarding)."

Revise Article 1021.05 of the Standard Specifications to read:

"**1021.05 Self-Consolidating Admixtures.** Self-consolidating admixture systems shall consist of either a high range water-reducing admixture only or a high range water-reducing admixture combined with a separate viscosity modifying admixture. The one or two component admixture system shall be capable of producing a concrete that can flow around reinforcement and consolidate under its own weight without additional effort and without segregation.

High range water-reducing admixtures shall be according to AASHTO M 194, Type F.

Viscosity modifying admixtures shall be according to AASHTO M 194, Type S (specific performance)."

Revise Article 1021.06 of the Standard Specifications to read:

"**1021.06 Rheology-Controlling Admixture.** Rheology-controlling admixtures shall be capable of producing a concrete mixture with a lower yield stress that will consolidate easier for slipform applications used by the Contractor. Rheology-controlling admixtures shall be according to AASHTO M 194, Type S (specific performance)."

Revise Article 1021.07 of the Standard Specifications to read:

"**1021.07 Corrosion Inhibitor.** The corrosion inhibitor shall be according to one of the following.

(a) Calcium Nitrite. Corrosion inhibitors shall contain a minimum 30 percent calcium nitrite by weight (mass) of solution and shall comply with either the requirements of AASHTO M 194, Type C (accelerating) or the requirements of ASTM C 1582. The corrosion inhibiting performance requirements of ASTM C 1582 shall not apply.

(b) Other Materials. The corrosion inhibitor shall be according to ASTM C 1582.

For submittals requiring testing according to ASTM M 194, Type C (accelerating), the admixture shall meet the requirements of the AASHTO Product Eval and Audit CADD testing program according to Article 1021.01.

For submittals requiring testing according to ASTM C 1582, a report prepared by an independent laboratory accredited by AASHTO re:source for portland cement concrete shall be provided. The report shall show the results of physical tests conducted no more than five years prior to the time of submittal, according to applicable specifications. However, ASTM G 109 test information specified in ASTM C 1582 is not required to be from an independent accredited lab. All other information in ASTM C 1582 shall be from an independent accredited lab. Test data and other information required to be submitted to AASHTO Product Eval and Audit according to Article 1021.01, shall instead be submitted directly to the Department."

Add Article 1021.08 of the Standard Specifications as follows:

"**1021.08 Other Specific Performance Admixtures.** Other specific performance admixtures shall, at a minimum, be according to AASHTO M 194, Type S (specific performance). The Department also reserves the right to require other testing, as determined by the Engineer, to show evidence of specific performance characteristics.

Initial testing according to AASHTO M 194 may be conducted under the AASHTO Product Eval and Audit CADD testing program according to Article 1021.01, or by an independent laboratory accredited by AASHTO re:source for Portland Cement Concrete. In either case, test data and other information required to be submitted to AASHTO Product Eval and Audit according to Article 1021.01, shall also be submitted directly to the Department. The independent accredited lab report shall show the results of physical tests conducted no more than five years prior to the time of submittal, according to applicable specifications."

Revise Article 1024.01 of the Standard Specifications to read:

"**1024.01 Requirements for Grout.** The grout shall be proportioned by dry volume, thoroughly mixed, and shall have a minimum temperature of 50 °F (10 °C). Water shall not exceed the minimum needed for placement and finishing.

Materials for the grout shall be according to the following.

Item	Article/Section
(a) Cement	1001
(b) Water	1002
(c) Fine Aggregate	1003.02
(d) Fly Ash	1010
(e) Ground Granulated Blast Furnace (GGBF) Slag	1010
(f) Concrete Admixtures	1021"

Revise Note 1 of Article 1024.02 of the Standard Specifications to read:

"Note 1. Nonshrink grout shall be according to Illinois Modified ASTM C 1107.

The nonshrink grout shall have a water-soluble chloride ion content of less than 0.40 lb/cu yd (0.24 kg/cu m). The test shall be performed according to ASTM C 1218, and the grout shall have an age of 28 to 42 days at the time of test. The ASTM C 1218 test shall be performed by an independent lab a minimum of once every five years, and the test results shall be provided to the Department. Mixing of the nonshrink grout shall be according to the manufacturer's specifications. The Department will maintain a qualified product list."

Revise Article 1029.02 of the Standard Specifications to read:

"**1029.02 Materials.** Materials shall be according to the following.

Item	Article/Section
(a) Cement	1001
(b) Fly Ash	1010
(c) Ground Granulated Blast Furnace (GGBF) Slag	1010
(d) Water	1002
(e) Fine Aggregate	1003
(f) Concrete Admixtures	1021
(g) Foaming Agent (Note 1)	

Note 1. The manufacturer shall submit infrared spectrophotometer trace and test results indicating the foaming agent meets the requirements of ASTM C 869 in order to be on the Department's qualified product list. Submitted data/results shall not be more than five years old."

Revise the second paragraph of Article 1103.03(a)(4) the Standard Specifications to read:

"The dispenser system shall provide a visual indication that the liquid admixture is actually entering the batch, such as via a transparent or translucent section of tubing or by independent check with an integrated secondary metering device. If approved by the Engineer, an alternate indicator may be used for admixtures dosed at rates of 25 oz/cwt (1630 mL/100 kg) or greater, such as accelerating admixtures, corrosion inhibitors, and viscosity modifying admixtures."

Revise the first two sections of Check Sheet #11 of the Supplemental Specifications and Recurring Special Provisions to read:

"Description. This work shall consist of filling voids beneath rigid and composite pavements with cement grout.

Materials. Materials shall be according to the following Articles of Division 1000 - Materials of the Standard Specifications:

Item	Article/Section
(a) Cement	1001
(b) Water	1002
(c) Fly Ash	1010
(d) Ground Granulated Blast Furnace (GGBF) Slag	1010
(e) Admixtures	1021
(f) Packaged Rapid Hardening Mortar or Concrete	1018"

Revise the third paragraph of Materials Note 2 of Check Sheet #28 of the Supplemental Specifications and Recurring Special Provisions to read:

"The Department will maintain a qualified product list of synthetic fibers, which will include the minimum required dosage rate. For the minimum required fiber dosage rate based on the Illinois Modified ASTM C 1609 test, a report prepared by an independent laboratory accredited by AASHTO re:source for Portland Cement Concrete shall be provided. The report shall show results of tests conducted no more than five years prior to the time of submittal."

80460

COMPENSABLE DELAY COSTS (BDE)

Effective: June 2, 2017
Revised: April 1, 2019

Revise Article 107.40(b) of the Standard Specifications to read:

"(b) Compensation. Compensation will not be allowed for delays, inconveniences, or damages sustained by the Contractor from conflicts with facilities not meeting the above definition; or if a conflict with a utility in an unanticipated location does not cause a shutdown of the work or a documentable reduction in the rate of progress exceeding the limits set herein. The provisions of Article 104.03 notwithstanding, compensation for delays caused by a utility in an unanticipated location will be paid according to the provisions of this Article governing minor and major delays or reduced rate of production which are defined as follows.

(1) Minor Delay. A minor delay occurs when the work in conflict with the utility in an unanticipated location is completely stopped for more than two hours, but not to exceed two weeks.

(2) Major Delay. A major delay occurs when the work in conflict with the utility in an unanticipated location is completely stopped for more than two weeks.

(3) Reduced Rate of Production Delay. A reduced rate of production delay occurs when the rate of production on the work in conflict with the utility in an unanticipated location decreases by more than 25 percent and lasts longer than seven calendar days."

Revise Article 107.40(c) of the Standard Specifications to read:

"(c) Payment. Payment for Minor, Major, and Reduced Rate of Production Delays will be made as follows.

(1) Minor Delay. Labor idled which cannot be used on other work will be paid for according to Article 109.04(b)(1) and (2) for the time between start of the delay and the minimum remaining hours in the work shift required by the prevailing practice in the area.

Equipment idled which cannot be used on other work, and which is authorized to standby on the project site by the Engineer, will be paid for according to Article 109.04(b)(4).

(2) Major Delay. Labor will be the same as for a minor delay.

Equipment will be the same as for a minor delay, except Contractor-owned equipment will be limited to two weeks plus the cost of move-out to either the

Contractor's yard or another job and the cost to re-mobilize, whichever is less. Rental equipment may be paid for longer than two weeks provided the Contractor presents adequate support to the Department (including lease agreement) to show retaining equipment on the job is the most economical course to follow and in the public interest.

(3) Reduced Rate of Production Delay. The Contractor will be compensated for the reduced productivity for labor and equipment time in excess of the 25 percent threshold for that portion of the delay in excess of seven calendar days. Determination of compensation will be in accordance with Article 104.02, except labor and material additives will not be permitted.

Payment for escalated material costs, escalated labor costs, extended project overhead, and extended traffic control will be determined according to Article 109.13."

Revise Article 108.04(b) of the Standard Specifications to read:

"(b) No working day will be charged under the following conditions.

(1) When adverse weather prevents work on the controlling item.

(2) When job conditions due to recent weather prevent work on the controlling item.

(3) When conduct or lack of conduct by the Department or its consultants, representatives, officers, agents, or employees; delay by the Department in making the site available; or delay in furnishing any items required to be furnished to the Contractor by the Department prevents work on the controlling item.

(4) When delays caused by utility or railroad adjustments prevent work on the controlling item.

(5) When strikes, lock-outs, extraordinary delays in transportation, or inability to procure critical materials prevent work on the controlling item, as long as these delays are not due to any fault of the Contractor.

(6) When any condition over which the Contractor has no control prevents work on the controlling item."

Revise Article 109.09(f) of the Standard Specifications to read:

"(f) Basis of Payment. After resolution of a claim in favor of the Contractor, any adjustment in time required for the work will be made according to Section 108. Any adjustment in the costs to be paid will be made for direct labor, direct materials, direct equipment, direct jobsite overhead, direct offsite overhead, and other direct costs allowed by the resolution. Adjustments in costs will not be made for interest charges, loss of anticipated profit, undocumented loss of efficiency, home office overhead and unabsorbed overhead

other than as allowed by Article 109.13, lost opportunity, preparation of claim expenses and other consequential indirect costs regardless of method of calculation.

The above Basis of Payment is an essential element of the contract and the claim cost recovery of the Contractor shall be so limited."

Add the following to Section 109 of the Standard Specifications.

"**109.13 Payment for Contract Delay.** Compensation for escalated material costs, escalated labor costs, extended project overhead, and extended traffic control will be allowed when such costs result from a delay meeting the criteria in the following table.

Contract Type	Cause of Delay	Length of Delay
Working Days	Article 108.04(b)(3) or Article 108.04(b)(4)	No working days have been charged for two consecutive weeks.
Completion Date	Article 108.08(b)(1) or Article 108.08(b)(7)	The Contractor has been granted a minimum two week extension of contract time, according to Article 108.08.

Payment for each of the various costs will be according to the following.

(a) Escalated Material and/or Labor Costs. When the delay causes work, which would have otherwise been completed, to be done after material and/or labor costs have increased, such increases will be paid. Payment for escalated material costs will be limited to the increased costs substantiated by documentation furnished by the Contractor. Payment for escalated labor costs will be limited to those items in Article 109.04(b)(1) and (2), except the 35 percent and 10 percent additives will not be permitted.

(b) Extended Project Overhead. For the duration of the delay, payment for extended project overhead will be paid as follows.

(1) Direct Jobsite and Offsite Overhead. Payment for documented direct jobsite overhead and documented direct offsite overhead, including onsite supervisory and administrative personnel, will be allowed according to the following table.

Original Contract Amount	Supervisory and Administrative Personnel
Up to $5,000,000	One Project Superintendent
Over $ 5,000,000 - up to $25,000,000	One Project Manager, One Project Superintendent or Engineer, and One Clerk
Over $25,000,000 - up to $50,000,000	One Project Manager, One Project Superintendent, One Engineer, and

	One Clerk
Over $50,000,000	One Project Manager, Two Project Superintendents, One Engineer, and One Clerk

(2) Home Office and Unabsorbed Overhead. Payment for home office and unabsorbed overhead will be calculated as 8 percent of the total delay cost.

(c) Extended Traffic Control. Traffic control required for an extended period of time due to the delay will be paid for according to Article 109.04.

When an extended traffic control adjustment is paid under this provision, an adjusted unit price as provided for in Article 701.20(a) for increase or decrease in the value of work by more than ten percent will not be paid.

Upon payment for a contract delay under this provision, the Contractor shall assign subrogation rights to the Department for the Department's efforts of recovery from any other party for monies paid by the Department as a result of any claim under this provision. The Contractor shall fully cooperate with the Department in its efforts to recover from another party any money paid to the Contractor for delay damages under this provision."

80384

CONSTRUCTION AIR QUALITY – DIESEL RETROFIT (BDE)

Effective: June 1, 2010
Revised: January 1, 2025

The reduction of emissions of particulate matter (PM) for off-road equipment shall be accomplished by installing retrofit emission control devices. The term "equipment" refers to diesel fuel powered devices rated at 50 hp and above, to be used on the jobsite in excess of seven calendar days over the course of the construction period on the jobsite (including rental equipment).

Contractor and subcontractor diesel powered off-road equipment assigned to the contract shall be retrofitted according to the table below.

Horsepower Range	Model Year and Older
50-99	2003
100-299	2002
300-599	2000
600-749	2001
750 and up	2005

The retrofit emission control devices shall achieve a minimum PM emission reduction of 50 percent and shall be:

a) Included on the U.S. Environmental Protection Agency (USEPA) *Verified Retrofit Technology List* (https://www.epa.gov/verified-diesel-tech/verified-technologies-list-clean-diesel), or verified by the California Air Resources Board (CARB) (http://www.arb.ca.gov/diesel/verdev/vt/cvt.htm); or

b) Retrofitted with a non-verified diesel retrofit emission control device if verified retrofit emission control devices are not available for equipment proposed to be used on the project, and if the Contractor has obtained a performance certification from the retrofit device manufacturer that the emission control device provides a minimum PM emission reduction of 50 percent.

Note: Large cranes (Crawler mounted cranes) which are responsible for critical lift operations are exempt from installing retrofit emission control devices if such devices adversely affect equipment operation.

Diesel powered off-road equipment with engine ratings of 50 hp and above, which are unable to be retrofitted with verified emission control devices or if performance certifications are not available which will achieve a minimum 50 percent PM reduction, may be granted a waiver by the Department if documentation is provided showing good faith efforts were made by the Contractor to retrofit the equipment.

Construction shall not proceed until the Contractor submits a certified list of the diesel powered off-road equipment that will be used, and as necessary, retrofitted with emission control devices. The list(s) shall include (1) the equipment number, type, make, Contractor/rental company name; and (2) the emission control devices make, model, USEPA or CARB verification number, or performance certification from the retrofit device manufacturer. Equipment reported as fitted with emissions control devices shall be made available to the Engineer for visual inspection of the device installation, prior to being used on the jobsite.

The Contractor shall submit an updated list of retrofitted off-road construction equipment as retrofitted equipment changes or comes on to the jobsite. The addition or deletion of any diesel powered equipment shall be included on the updated list.

If any diesel powered off-road equipment is found to be in non-compliance with any portion of this special provision, the Engineer will issue the Contractor a diesel retrofit deficiency deduction.

Any costs associated with retrofitting any diesel powered off-road equipment with emission control devices shall be considered as included in the contract unit prices bid for the various items of work involved and no additional compensation will be allowed. The Contractor's compliance with this notice and any associated regulations shall not be grounds for a claim.

Diesel Retrofit Deficiency Deduction

When the Engineer determines that a diesel retrofit deficiency exists, a daily monetary deduction will be imposed for each calendar day or fraction thereof the deficiency continues to exist. The calendar day(s) will begin when the time period for correction is exceeded and end with the Engineer's written acceptance of the correction. The daily monetary deduction will be $1,000.00 for each deficiency identified.

The deficiency will be based on lack of diesel retrofit emissions control.

If a Contractor accumulates three diesel retrofit deficiency deductions for the same piece of equipment in a contract period, the Contractor will be shutdown until the deficiency is corrected. Such a shutdown will not be grounds for any extension of the contract time, waiver of penalties, or be grounds for any claim.

80261

HOT-MIX ASPHALT (BDE)

Effective: January 1, 2024
Revised: January 1, 2025

Revise the first and second paragraphs of Articles 1030.06(c)(2) of the Standard Specifications to read:

"(2) Personnel. The Contractor shall provide a QC Manager who shall have overall responsibility and authority for quality control. This individual shall maintain active certification as a Hot-Mix Asphalt Level II technician.

In addition to the QC Manager, the Contractor shall provide sufficient personnel to perform the required visual inspections, sampling, testing, and documentation in a timely manner. Mix designs shall be developed by personnel with an active certification as a Hot-Mix Asphalt Level III technician. Technicians performing mix design testing and plant sampling/testing shall maintain active certification as a Hot-Mix Asphalt Level I technician. The Contractor may provide a technician trainee who has successfully completed the Department's "Hot-Mix Asphalt Trainee Course" to assist in the activities completed by a Hot-Mix Asphalt Level I technician for a period of one year after the course completion date. The Contractor may also provide a Gradation Technician who has successfully completed the Department's "Gradation Technician Course" to run gradation tests only under the supervision of a Hot-Mix Asphalt Level II Technician. The Contractor shall provide a Hot-Mix Asphalt Density Tester who has successfully completed the Department's "Nuclear Density Testing" course to run all nuclear density tests on the job site."

Revise the second paragraph of Articles 1030.07(a)(11) and 1030.08(a)(9) of the Standard Specifications to read:

"When establishing the target density, the HMA maximum theoretical specific gravity (G_{mm}) will be based on the running average of four available Department test results for that project. If less than four G_{mm} test results are available, an average of all available Department test results for that project will be used. The initial G_{mm} will be the last available Department test result from a QMP project. If there is no available Department test result from a QMP project, the Department mix design verification test result will be used as the initial G_{mm}."

Revise Article 1030.09(g)(2) of the Standard Specifications to read:

"(2) The Contractor shall complete split verification sample tests listed in the Limits of Precision table in Article 1030.09(h)(1)."

In the Supplemental Specifications, replace the revision for the end of the third paragraph of Article 1030.09(h)(2) with the following:

"When establishing the target density, the HMA maximum theoretical specific gravity (G_{mm}) will be the Department mix design verification test result."

Revise the tenth paragraph of Article 1030.10 of the Standard Specifications to read:

"Production is not required to stop after a test strip has been constructed."

80456

ILLINOIS WORKS APPRENTICESHIP INITIATIVE – STATE FUNDED CONTRACTS (BDE)

Effective: June 2, 2021
Revised: April 2, 2024

Illinois Works Jobs Program Act (30 ILCS 559/20-1 et seq.). For contracts having an awarded contract value of $500,000 or more, the Contractor shall comply with the Illinois Works Apprenticeship Initiative (30 ILCS 559/20-20 to 20-25) and all applicable administrative rules. The goal of the Illinois Apprenticeship Works Initiative is that apprentices will perform either 10% of the total labor hours actually worked in each prevailing wage classification or 10% of the estimated labor hours in each prevailing wage classification, whichever is less. Of this goal, at least 50% of the labor hours of each prevailing wage classification performed by apprentices shall be performed by graduates of the Illinois Works Pre-Apprenticeship Program, the Illinois Climate Works Pre-Apprenticeship Program, or the Highway Construction Careers Training Program.

The Contractor may seek from the Department of Commerce and Economic Opportunity (DCEO) a waiver or reduction of this goal in certain circumstances pursuant to 30 ILCS 559/20-20(b). The Contractor shall ensure compliance during the term of the contract and will be required to report on and certify its compliance. An apprentice use plan, apprentice hours, and a compliance certification shall be submitted to the Engineer on forms provided by the Department and/or DCEO.

80438

PERFORMANCE GRADED ASPHALT BINDER (BDE)

Effective: January 1, 2023

Revise Article 1032.05 of the Standard Specifications to read:

"**1032.05 Performance Graded Asphalt Binder.** These materials will be accepted according to the Bureau of Materials Policy Memorandum, "Performance Graded Asphalt Binder Qualification Procedure." The Department will maintain a qualified producer list. These materials shall be free from water and shall not foam when heated to any temperature below the actual flash point. Air blown asphalt, recycle engine oil bottoms (ReOB), and polyphosphoric acid (PPA) modification shall not be used.

When requested, producers shall provide the Engineer with viscosity/temperature relationships for the performance graded asphalt binders delivered and incorporated in the work.

(a) Performance Graded (PG) Asphalt Binder. The asphalt binder shall meet the requirements of AASHTO M 320, Table 1 "Standard Specification for Performance Graded Asphalt Binder" for the grade shown on the plans and the following.

Test	Parameter
Small Strain Parameter (AASHTO PP 113) BBR, ΔTc, 40 hrs PAV (40 hrs continuous or 2 PAV at 20 hrs)	-5 °C min.

(b) Modified Performance Graded (PG) Asphalt Binder. The asphalt binder shall meet the requirements of AASHTO M 320, Table 1 "Standard Specification for Performance Graded Asphalt Binder" for the grade shown on the plans.

Asphalt binder modification shall be performed at the source, as defined in the Bureau of Materials Policy Memorandum, "Performance Graded Asphalt Binder Qualification Procedure."

Modified asphalt binder shall be safe to handle at asphalt binder production and storage temperatures or HMA construction temperatures. Safety Data Sheets (SDS) shall be provided for all asphalt modifiers.

(1) Polymer Modification (SB/SBS or SBR). Elastomers shall be added to the base asphalt binder to achieve the specified performance grade and shall be either a styrene-butadiene diblock, triblock copolymer without oil extension, or a styrene-butadiene rubber. The polymer modified asphalt binder shall be smooth, homogeneous, and be according to the requirements shown in Table 1 or 2 for the grade shown on the plans.

Table 1 - Requirements for Styrene-Butadiene Copolymer (SB/SBS) Modified Asphalt Binders		
Test	Asphalt Grade SB/SBS PG 64-28 SB/SBS PG 70-22	Asphalt Grade SB/SBS PG 64-34 SB/SBS PG 70-28 SB/SBS PG 76-22 SB/SBS PG 76-28
Separation of Polymer ITP, "Separation of Polymer from Asphalt Binder" Difference in °F (°C) of the softening point between top and bottom portions	4 (2) max.	4 (2) max.
TESTS ON RESIDUE FROM ROLLING THIN FILM OVEN TEST (AASHTO T 240)		
Elastic Recovery ASTM D 6084, Procedure A, 77 °F (25 °C), 100 mm elongation, %	60 min.	70 min.

Table 2 - Requirements for Styrene-Butadiene Rubber (SBR) Modified Asphalt Binders		
Test	Asphalt Grade SBR PG 64-28 SBR PG 70-22	Asphalt Grade SB/SBS PG 64-34 SB/SBS PG 70-28 SBR PG 76-22 SBR PG 76-28
Separation of Polymer ITP, "Separation of Polymer from Asphalt Binder" Difference in °F (°C) of the softening point between top and bottom portions	4 (2) max.	4 (2) max.
Toughness ASTM D 5801, 77 °F (25 °C), 20 in./min. (500 mm/min.), in.-lbs (N-m)	110 (12.5) min.	110 (12.5) min.
Tenacity ASTM D 5801, 77 °F (25 °C), 20 in./min. (500 mm/min.), in.-lbs (N-m)	75 (8.5) min.	75 (8.5) min.
TESTS ON RESIDUE FROM ROLLING THIN FILM OVEN TEST (AASHTO T 240)		
Elastic Recovery ASTM D 6084, Procedure A, 77 °F (25 °C), 100 mm elongation, %	40 min.	50 min.

(2) Ground Tire Rubber (GTR) Modification. GTR modification is the addition of recycled ground tire rubber to liquid asphalt binder to achieve the specified performance grade. GTR shall be produced from processing automobile and/or truck tires by the ambient

grinding method or micronizing through a cryogenic process. GTR shall not exceed 1/16 in. (2 mm) in any dimension and shall not contain free metal particles, moisture that would cause foaming of the asphalt, or other foreign materials. A mineral powder (such as talc) meeting the requirements of AASHTO M 17 may be added, up to a maximum of four percent by weight of GTR to reduce sticking and caking of the GTR particles. When tested in accordance with Illinois Modified AASHTO T 27 "Standard Method of Test for Sieve Analysis of Fine and Coarse Aggregates" or AASHTO PP 74 "Standard Practice for Determination of Size and Shape of Glass Beads Used in Traffic Markings by Means of Computerized Optical Method", a 50 g sample of the GTR shall conform to the following gradation requirements.

Sieve Size	Percent Passing
No. 16 (1.18 mm)	100
No. 30 (600 µm)	95 ± 5
No. 50 (300 µm)	> 20

GTR modified asphalt binder shall be tested for rotational viscosity according to AASHTO T 316 using spindle S27. GTR modified asphalt binder shall be tested for original dynamic shear and RTFO dynamic shear according to AASHTO T 315 using a gap of 2 mm.

The GTR modified asphalt binder shall meet the requirements of Table 3.

Table 3 - Requirements for Ground Tire Rubber (GTR) Modified Asphalt Binders		
Test	Asphalt Grade GTR PG 64-28 GTR PG 70-22	Asphalt Grade GTR PG 76-22 GTR PG 76-28 GTR PG 70-28
TESTS ON RESIDUE FROM ROLLING THIN FILM OVEN TEST (AASHTO T 240)		
Elastic Recovery ASTM D 6084, Procedure A, 77 °F (25 °C), 100 mm elongation, %	60 min.	70 min.

(3) Softener Modification (SM). Softener modification is the addition of organic compounds, such as engineered flux, bio-oil blends, modified vegetable oils, glycol amines, and fatty acid derivatives, to the base asphalt binder to achieve the specified performance grade. Softeners shall be dissolved, dispersed, or reacted in the asphalt binder to enhance its performance and shall remain compatible with the asphalt binder with no separation. Softeners shall not be added to modified PG asphalt binder as defined in Articles 1032.05(b)(1) or 1032.05(b)(2).

An Attenuated Total Reflectance-Fourier Transform Infrared spectrum (ATR-FTIR) shall be collected for both the softening compound as well as the softener modified

asphalt binder at the dose intended for qualification. The ATR-FTIR spectra shall be collected on unaged softener modified binder, 20-hour Pressurized Aging Vessel (PAV) aged softener modified binder, and 40-hour PAV aged softener modified binder. The ATR-FTIR shall be collected in accordance with Illinois Test Procedure 601. The electronic files spectral files (in one of the following extensions or equivalent: *.SPA, *.SPG, *.IRD, *.IFG, *.CSV, *.SP, *.IRS, *.GAML, *.[0-9], *.IGM, *.ABS, *.DRT, *.SBM, *.RAS) shall be submitted to the Central Bureau of Materials.

Softener modified asphalt binders shall meet the requirements in Table 4.

Table 4 - Requirements for Softener Modified Asphalt Binders	
Test	Asphalt Grade SM PG 46-28 SM PG 46-34 SM PG 52-28 SM PG 52-34 SM PG 58-22 SM PG 58-28 SM PG 64-22
Small Strain Parameter (AASHTO PP 113) BBR, ΔTc, 40 hrs PAV (40 hrs continuous or 2 PAV at 20 hrs)	-5°C min.
Large Strain Parameter (Illinois Modified AASHTO T 391) DSR/LAS Fatigue Property, Δ|G*|peak τ, 40 hrs PAV (40 hrs continuous or 2 PAV at 20 hrs)	≥ 54 %

The following grades may be specified as tack coats.

Asphalt Grade	Use
PG 58-22, PG 58-28, PG 64-22	Tack Coat"

Revise Article 1031.06(c)(1) and 1031.06(c)(2) of the Standard Specifications to read:

"(1) RAP/RAS. When RAP is used alone or RAP is used in conjunction with RAS, the percentage of virgin ABR shall not exceed the amounts listed in the following table.

HMA Mixtures - RAP/RAS Maximum ABR % 1/ 2/			
Ndesign	Binder	Surface	Polymer Modified Binder or Surface 3/
30	30	30	10
50	25	15	10
70	15	10	10
90	10	10	10

1/ For Low ESAL HMA shoulder and stabilized subbase, the RAP/RAS ABR shall not exceed 50 percent of the mixture.

2/ When RAP/RAS ABR exceeds 20 percent, the high and low virgin asphalt binder grades shall each be reduced by one grade (i.e. 25 percent ABR would require a virgin asphalt binder grade of PG 64-22 to be reduced to a PG 58-28).

3/ The maximum ABR percentages for ground tire rubber (GTR) modified mixes shall be equivalent to the percentages specified for SBS/SBR polymer modified mixes.

(2) FRAP/RAS. When FRAP is used alone or FRAP is used in conjunction with RAS, the percentage of virgin asphalt binder replacement shall not exceed the amounts listed in the following table.

HMA Mixtures - FRAP/RAS Maximum ABR % 1/ 2/			
Ndesign	Binder	Surface	Polymer Modified Binder or Surface 3/
30	55	45	15
50	45	40	15
70	45	35	15
90	45	35	15
SMA	- -	- -	25
IL-4.75	- -	- -	35

1/ For Low ESAL HMA shoulder and stabilized subbase, the FRAP/RAS ABR shall not exceed 50 percent of the mixture.

2/ When FRAP/RAS ABR exceeds 20 percent for all mixes, the high and low virgin asphalt binder grades shall each be reduced by one grade (i.e. 25 percent ABR would require a virgin asphalt binder grade of PG 64-22 to be reduced to a PG 58-28).

3/ The maximum ABR percentages for GTR modified mixes shall be equivalent to the percentages specified for SBS/SBR polymer modified mixes."

Add the following to the end of Note 2 of Article 1030.03 of the Standard Specifications.

"A dedicated storage tank for the ground tire rubber (GTR) modified asphalt binder shall be provided. This tank shall be capable of providing continuous mechanical mixing throughout and/or recirculation of the asphalt binder to provide a uniform mixture. The tank shall be heated and capable of maintaining the temperature of the asphalt binder at 300 °F to 350 °F (149 °C to 177 °C). The asphalt binder metering systems of dryer drum plants shall be calibrated with the actual GTR modified asphalt binder material with an accuracy of ±0.40 percent."

80441

REMOVAL AND DISPOSAL OF REGULATED SUBSTANCES (BDE)

Effective: January 1, 2024
Revised: April 1, 2024

Revise the first paragraph of Article 669.04 of the Standard Specifications to read:

"**669.04 Regulated Substances Monitoring.** Regulated substances monitoring includes environmental observation and field screening during regulated substances management activities. The excavated soil and groundwater within the work areas shall be managed as either uncontaminated soil, hazardous waste, special waste, or non-special waste.

As part of the regulated substances monitoring, the monitoring personnel shall perform and document the applicable duties listed on form BDE 2732 "**Regulated Substances Monitoring Daily Record (RSMDR)**"."

Revise the first two sentences of the nineteenth paragraph of Article 669.05 of the Standard Specifications to read:

"The Contractor shall coordinate waste disposal approvals with the disposal facility and provide the specific analytical testing requirements of that facility. The Contractor shall make all arrangements for collection, transportation, and analysis of landfill acceptance testing."

Revise the last paragraph of Article 669.05 of the Standard Specifications to read:

"The Contractor shall select a permitted landfill facility or CCDD/USFO facility meeting the requirements of 35 Ill. Admin. Code Parts 810-814 or Part 1100, respectively. The Department will review and approve or reject the facility proposed by the Contractor based upon information provided in BDE 2730. The Contractor shall verify whether the selected facility is compliant with those applicable standards as mandated by their permit and whether the facility is presently, has previously been, or has never been, on the United States Environmental Protection Agency (U.S. EPA) National Priorities List or the Resource Conservation and Recovery Act (RCRA) List of Violating Facilities. The use of a Contractor selected facility shall in no manner delay the construction schedule or alter the Contractor's responsibilities as set forth."

Revise the first paragraph of Article 669.07 of the Standard Specifications to read:

"**669.07 Temporary Staging.** Soil classified according to Articles 669.05(a)(2), (b)(1), or (c) may be temporarily staged at the Contractor's option. All other soil classified according to Articles 669.05(a)(1), (a)(3), (a)(4), (a)(5), (a)(6), or (b)(2) shall be managed and disposed of without temporary staging to the greatest extent practicable. If circumstances beyond the Contractor's control require temporary staging of these latter materials, the Contractor shall request approval from the Engineer in writing.

Topsoil for re-use as final cover which has been field screened and found not to exhibit PID readings over daily background readings as documented on the BDE 2732, visual staining or

odors, and is classified according to Articles 669.05(a)(2), (a)(3), (a)(4), (b)(1), or (c) may be temporarily staged at the Contractor's option."

Add the following paragraph after the sixth paragraph of Article 669.11 of the Standard Specifications.

"The sampling and testing of effluent water derived from dewatering discharges for priority pollutants volatile organic compounds (VOCs), priority pollutants semi-volatile organic compounds (SVOCs), or priority pollutants metals, will be paid for at the contract unit price per each for VOCS GROUNDWATER ANALYSIS using EPA Method 8260B, SVOCS GROUNDWATER ANALYSIS using EPA Method 8270C, or RCRA METALS GROUNDWATER ANALYSIS using EPA Methods 6010B and 7471A. This price shall include transporting the sample from the job site to the laboratory."

Revise the first sentence of the eight paragraph of Article 669.11 of the Standard Specifications to read:

"Payment for temporary staging of soil classified according to Articles 669.05(a)(1), (a)(3), (a)(4), (a)(5), (a)(6), or (b)(2) to be managed and disposed of, if required and approved by the Engineer, will be paid according to Article 109.04."

80455

SUBCONTRACTOR MOBILIZATION PAYMENTS (BDE)

Effective: November 2, 2017
Revised: April 1, 2019

Replace the second paragraph of Article 109.12 of the Standard Specifications with the following:

"This mobilization payment shall be made at least seven days prior to the subcontractor starting work. The amount paid shall be at the following percentage of the amount of the subcontract reported on form BC 260A submitted for the approval of the subcontractor's work.

Value of Subcontract Reported on Form BC 260A	Mobilization Percentage
Less than $10,000	25%
$10,000 to less than $20,000	20%
$20,000 to less than $40,000	18%
$40,000 to less than $60,000	16%
$60,000 to less than $80,000	14%
$80,000 to less than $100,000	12%
$100,000 to less than $250,000	10%
$250,000 to less than $500,000	9%
$500,000 to $750,000	8%
Over $750,000	7%"

80391

SIGN PANELS AND APPURTENANCES (BDE)

Effective: January 1, 2025

Revise the third paragraph of Article 720.02 of the Standard Specifications to read:

"Steel support channels shall be according to ASTM A 653 (A 653M) (mild strip), Standard 720001, and galvanized according to AASHTO M 232, Class B 2 after forming."

Revise the fifth paragraph of Article 720.02 of the Standard Specifications to read:

"The stainless steel banding for mounting signs or sign support channels to light or signal standards shall be according to ASTM A 240 (A 240M) Type 302 stainless steel."

80462

SURFACE TESTING OF PAVEMENTS – IRI (BDE)

Effective: January 1, 2021
Revised: January 1, 2023

Description. This work shall consist of testing the ride quality of the finished surface of pavement sections with new concrete pavement, PCC overlays, full-depth HMA, and HMA overlays with at least 2.25 in. (57 mm) total thickness of new HMA combined with either HMA binder or HMA surface removal, according to Illinois Test Procedure 701, "Ride Quality Testing Using the International Roughness Index (IRI)". Work shall be according to Sections 406, 407, or 420 of the Standard Specifications, except as modified herein.

Hot-Mix Asphalt (HMA) Overlays

Add the following to Article 406.03 of the Standard Specifications:

"(n) Pavement Surface Grinding Equipment.....1101.04"

Revise Article 406.11 of the Standard Specifications to read:

"**406.11 Surface Tests.** Prior to HMA overlay pavement improvements, the Engineer will measure the smoothness of the existing high-speed mainline pavement. The Contractor shall measure the smoothness of the finished high-speed mainline, low-speed mainline, and miscellaneous pavements after the pavement improvement is complete but within the same construction season. Testing shall be performed in the presence of the Engineer and according to Illinois Test Procedure 701. The pavement will be identified as high-speed mainline, low-speed mainline, or miscellaneous as follows.

(a) Test Sections.

(1) High-Speed Mainline Pavement. High-speed mainline pavement consists of pavements, ramps, and loops with a posted speed limit greater than 45 mph. These sections shall be tested with an inertial profiling system (IPS).

(2) Low-Speed Mainline Pavement. Low-speed mainline pavement consists of pavements, ramps, and loops with a posted speed limit of 45 mph or less. These sections shall be tested using a 16 ft (5 m) straightedge or with an IPS analyzed using the rolling 16 ft (5 m) straightedge simulation in ProVAL.

(3) Miscellaneous Pavement. Miscellaneous pavement are segments that either cannot readily be tested by an IPS or conditions beyond the control of the Contractor preclude the achievement of smoothness levels typically achievable with mainline pavement construction. This may include the following examples or as determined by the Engineer.

a. Pavement on horizontal curves with a centerline radius of curvature of less than or equal to 1,000 ft (300 m) and the pavement within the superelevation transition of such curves;

b. Pavement on vertical curves having a length less than or equal to 200 ft (60 m) in combination with an algebraic change in tangent grade greater than or equal to 3 percent as may occur on urban ramps or other constricted-space facilities;

c. The first and last 50 ft (15 m) of a pavement section where the Contractor is not responsible for the adjoining surface;

d. Intersections and the 25 ft (7.6 m) before and after an intersection or end of radius return;

e. Variable width pavements;

f. Side street returns, to the end of radius return;

g. Crossovers;

h. Pavement connector for bridge approach slab;

i. Bridge approach slab;

j. Pavement that must be constructed in segments of 600 ft (180 m) or less;

k. Pavement within 25 ft (7.6 m) of manholes, utility structures, at-grade railroad crossings, or other appurtenances;

l. Turn lanes; and

m. Pavement within 5 ft (1.5 m) of jobsite sampling locations for HMA volumetric testing that fall within the wheel path.

Miscellaneous pavement shall be tested using a 16 ft (5 m) straightedge.

(4) International Roughness Index (IRI). An index computed from a longitudinal profile measurement using a quarter-car simulation at a simulation speed of 50 mph (80 km/h).

(5) Mean Roughness Index (MRI). The average of the IRI values for the right and left wheel tracks.

a. MRI_O. The MRI of the existing pavement prior to construction.

b. MRI_I. The MRI value that warrants an incentive payment.

c. MRI_F. The MRI value that warrants full payment.

d. MRI_D. The MRI value that warrants a financial disincentive.

(6) Areas of Localized Roughness (ALR). Isolated areas of roughness, which can cause significant increase in the calculated MRI for a given sublot.

(7) Sublot. A continuous strip of pavement 0.1 mile (160 m) long and one lane wide. A partial sublot greater than or equal to 264 ft (80 m) will be subject to the same evaluation as a whole sublot. Partial sublots less than 264 ft (80 m) shall be included with the previous sublot for evaluation purposes.

(b) Corrective Work. Corrective work shall be completed according to the following.

(1) High-Speed Mainline Pavement. For high-speed mainline pavement, any 25 ft (7.6 m) interval with an ALR in excess of 200 in./mile (3,200 mm/km) will be identified by the Engineer and shall be corrected by the Contractor. Any sublot having a MRI greater than MRI_D, including ALR, shall be corrected to reduce the MRI to the MRI_F, or replaced at the Contractor's option.

(2) Low-Speed Mainline Pavement. Surface variations in low-speed mainline pavement which exceed the 5/16 in. (8 mm) tolerance will be identified by the Engineer and shall be corrected by the Contractor.

(3) Miscellaneous Pavements. Surface variations in miscellaneous pavement which exceed the 5/16 in. (8 mm) tolerance will be identified by the Engineer and shall be corrected by the Contractor.

Corrective work shall be completed with pavement surface grinding equipment or by removing and replacing the pavement. Corrective work shall be applied to the full lane width. When completed, the corrected area shall have uniform texture and appearance, with the beginning and ending of the corrected area perpendicular to the centerline of the paved surface.

Upon completion of the corrective work, the surface of the sublot(s) shall be retested. The Contractor shall furnish the data and reports to the Engineer within 2 working days after corrections are made. If the MRI and/or ALR still do not meet the requirements, additional corrective work shall be performed.

Corrective work shall be at no additional cost to the Department.

(c) Smoothness Assessments. Assessments will be paid to or deducted from the Contractor for each sublot of high-speed mainline pavement per the Smoothness Assessment Schedule. Assessments will be based on the MRI of each sublot prior to performing any corrective work unless the Contractor has chosen to remove and replace the pavement.

For pavement that is replaced, assessments will be based on the MRI determined after replacement.

The upper MRI thresholds for high-speed mainline pavement are dependent on the MRI of the existing pavement before construction (MRI_0) and shall be determined as follows.

Upper MRI Thresholds 1/	MRI Thresholds (High-Speed, HMA Overlay)	
	$MRI_0 \leq 125.0$ in./mile ($\leq$ 1,975 mm/km)	$MRI_0 > 125.0$ in./mile 1/ (> 1,975 mm/km)
Incentive (MRI_I)	45.0 in./mile (710 mm/km)	$0.2 \times MRI_0 + 20$
Full Pay (MRI_F)	75.0 in./mile (1,190 mm/km)	$0.2 \times MRI_0 + 50$
Disincentive (MRI_D)	100.0 in./mile (1,975 mm/km)	$0.2 \times MRI_0 + 75$

1/ MRI_0, MRI_I, MRI_F, and MRI_D shall be in in./mile for calculation.

Smoothness assessments for high-speed mainline pavement shall be determined as follows.

SMOOTHNESS ASSESSMENT SCHEDULE (High-Speed, HMA Overlay)	
Mainline Pavement MRI Range	Assessment Per Sublot 1/
$MRI \leq MRI_I$	$+ (MRI_I - MRI) \times \$20.00$ 2/
$MRI_I < MRI \leq MRI_F$	+ \$0.00
$MRI_F < MRI \leq MRI_D$	$- (MRI - MRI_F) \times \$8.00$
$MRI > MRI_D$	– \$200.00

1/ MRI, MRI_I, MRI_F, and MRI_D shall be in in./mile for calculation.

2/ The maximum incentive amount shall not exceed \$300.00.

Smoothness assessments will not be paid or deducted until all other contract requirements for the pavement are satisfied. Pavement that is corrected or replaced for reasons other than smoothness, shall be retested as stated herein."

Hot-Mix Asphalt (HMA) Pavement (Full-Depth)

Revise the first paragraph of Article 407.03 of the Standard Specifications to read:

"**407.03 Equipment.** Equipment shall be according to Article 406.03."

Revise Article 407.09 of the Standard Specifications to read:

"**407.09 Surface Tests.** The finished surface of the pavement shall be tested for smoothness

according to Article 406.11, except as follows:

The testing of the existing pavement prior to improvements shall not apply and the smoothness assessment for high-speed mainline pavement shall be determined according to the following table.

SMOOTHNESS ASSESSMENT SCHEDULE (High-Speed, Full-Depth HMA)	
Mainline Pavement MRI, in./mile (mm/km)	Assessment Per Sublot [1/]
≤ 45.0 (710)	+ (45 – MRI) × $45.00 [2/]
> 45.0 (710) to 75.0 (1,190)	+ $0.00
> 75.0 (1,190) to 100.0 (1,580)	– (MRI – 75) × $20.00
> 100.0 (1,580)	– $500.00

1/ MRI shall be in in./mile for calculation.

2/ The maximum incentive amount shall not exceed $800.00."

Portland Cement Concrete Pavement

Delete Article 420.03(i) of the Standard Specifications.

Revise Article 420.10 of the Standard Specifications to read:

"**420.10 Surface Tests.** The finished surface of the pavement shall be tested for smoothness according to Article 406.11, except as follows.

The testing of the existing pavement prior to improvements shall not apply. The Contractor shall measure the smoothness of the finished surface of the pavement after the pavement has attained a flexural strength of 250 psi (3,800 kPa) or a compressive strength of 1,600 psi (20,700 kPa).

Membrane curing damaged during testing shall be repaired as directed by the Engineer at no additional cost to the Department.

(a) Corrective Work. No further texturing for skid resistance will be required for areas corrected by grinding. Protective coat shall be reapplied to areas ground according to Article 420.18 at no additional cost to the Department.

Jointed portland cement concrete pavement corrected by removal and replacement, shall be corrected in full panel sizes.

(b) Smoothness Assessments. Smoothness assessment for high-speed mainline pavement shall be determined as follows.

SMOOTHNESS ASSESSMENT SCHEDULE (High-Speed, PCC)	
Mainline Pavement MRI, in./mile (mm/km) [3/]	Assessment Per Sublot [1/]
≤ 45.0 (710)	+ (45 – MRI) × $60.00 [2/]
> 45.0 (710) to 75.0 (1,190)	+ $0.00
> 75.0 (1,190) to 100.0 (1,580)	– (MRI – 75) × $37.50
> 100.0 (1,580)	– $750.00

1/ MRI shall be in in./mile for calculation.

2/ The maximum incentive amount shall not exceed $1200.00.

3/ If pavement is constructed with traffic in the lane next to it, then an additional 10 in./mile will be added to the upper thresholds."

Removal of Existing Pavement and Appurtenances

Revise the first paragraph of Article 440.04 of the Standard Specifications to read:

"**440.04 HMA Surface Removal for Subsequent Resurfacing.** The existing HMA surface shall be removed to the depth specified on the plans with a self-propelled milling machine. The removal depth may be varied slightly at the discretion of the Engineer to satisfy the smoothness requirements of the finished pavement. The temperature at which the work is performed, the nature and condition of the equipment, and the manner of performing the work shall be such that the milled surface is not torn, gouged, shoved or otherwise damaged by the milling operation. Sufficient cutting passes shall be made so that all irregularities or high spots are eliminated to the satisfaction of the Engineer. When tested with a 16 ft (5 m) straightedge, the milled surface shall have no surface variations in excess of 3/16 in. (5 mm)."

General Equipment

Revise Article 1101.04 of the Standard Specifications to read:

"**1101.04 Pavement Surface Grinding Equipment.** The pavement surface grinding device shall have a minimum effective head width of 3 ft (0.9 m).

(a) Diamond Saw Blade Machine. The machine shall be self-propelled with multiple diamond saw blades.

(b) Profile Milling Machine. The profile milling machine shall be a drum device with carbide or diamond teeth with spacing of 0.315 in. (8 mm) or less and maintain proper forward speed for surface texture according to the manufacturer's specifications."

WORK ZONE TRAFFIC CONTROL DEVICES (BDE)

Effective: March 2, 2020
Revised: January 1, 2025

Add the following to Article 701.03 of the Standard Specifications:

"(q) Temporary Sign Supports ..... 1106.02"

Revise the third paragraph of Article 701.14 of the Standard Specifications to read:

"For temporary sign supports, the Contractor shall provide a FHWA eligibility letter for each device used on the contract. The letter shall provide information for the set-up and use of the device as well as a detailed drawing of the device. The signs shall be supported within 20 degrees of vertical. Weights used to stabilize signs shall be attached to the sign support per the manufacturer's specifications."

Revise the first paragraph of Article 701.15 of the Standard Specifications to read:

"**701.15 Traffic Control Devices.** For devices that must meet crashworthiness standards, the Contractor shall provide a manufacturer's self-certification or a FHWA eligibility letter for each Category 1 device and a FHWA eligibility letter for each Category 2 and Category 3 device used on the contract. The self-certification or letter shall provide information for the set-up and use of the device as well as a detailed drawing of the device."

Revise the first six paragraphs of Article 1106.02 of the Standard Specifications to read:

"**1106.02 Devices.** Work zone traffic control devices and combinations of devices shall meet crashworthiness standards for their respective categories. The categories are as follows.

Category 1 includes small, lightweight, channelizing and delineating devices that have been in common use for many years and are known to be crashworthy by crash testing of similar devices or years of demonstrable safe performance. These include cones, tubular markers, plastic drums, and delineators, with no attachments (e.g. lights). Category 1 devices shall be MASH compliant.

Category 2 includes devices that are not expected to produce significant vehicular velocity change but may otherwise be hazardous. These include vertical panels with lights, barricades, temporary sign supports, and Category 1 devices with attachments (e.g. drums with lights). Category 2 devices shall be MASH compliant.

Category 3 includes devices that are expected to cause significant velocity changes or other potentially harmful reactions to impacting vehicles. These include crash cushions (impact attenuators), truck mounted attenuators, and other devices not meeting the definitions of Category 1 or 2. Category 3 devices manufactured after December 31, 2019 shall be MASH compliant. Category 3 devices manufactured on or before December 31, 2019, and compliant

with NCHRP 350, may be used on contracts let before December 31, 2029. Category 3 devices shall be crash tested for Test Level 3 or the test level specified.

Category 4 includes portable or trailer-mounted devices such as sign supports, speed feedback displays, arrow boards, changeable message signs, temporary traffic signals, and area lighting supports. It is preferable for Category 4 devices manufactured after December 31, 2019 to be MASH-16 compliant; however, there are currently no crash tested devices in this category, so it remains exempt from the NCHRP 350 or MASH compliance requirement.

For each type of device, when no more than one MASH compliant is available, an NCHRP 350 compliant device may be used, even if manufactured after December 31, 2019."

Revise Articles 1106.02(g), 1106.02(k), and 1106.02(l) to read:

"(g) Truck Mounted/Trailer Mounted Attenuators. The attenuator shall be approved for use at Test Level 3. Test Level 2 may be used for normal posted speeds less than or equal to 45 mph.

(k) Temporary Water Filled Barrier. The water filled barrier shall be a lightweight plastic shell designed to accept water ballast and be on the Department's qualified product list.

Shop drawings shall be furnished by the manufacturer and shall indicate the deflection of the barrier as determined by acceptance testing; the configuration of the barrier in that test; and the vehicle weight, velocity, and angle of impact of the deflection test. The Engineer shall be provided one copy of the shop drawings.

(l) Movable Traffic Barrier. The movable traffic barrier shall be on the Department's qualified product list.

Shop drawings shall be furnished by the manufacturer and shall indicate the deflection of the barrier as determined by acceptance testing; the configuration of the barrier in that test; and the vehicle weight, velocity, and angle of impact of the deflection test. The Engineer shall be provided one copy of the shop drawings. The barrier shall be capable of being moved on and off the roadway on a daily basis."

80427

Cook County Prevailing Wage Rates posted on 11/4/2025

						Overtime									
Trade Title	**Rg**	**Type**	**C**	**Base**	**Foreman**	**M-F**	**Sa**	**Su**	**Hol**	**H/W**	**Pension**	**Vac**	**Trng**	**Other Ins**	**Ac 1.**
ASBESTOS ABT-GEN	All	ALL		51.40	52.40	1.5	1.5	2.0	2.0	18.32	17.71	0.00	0.91	0.00	
ASBESTOS ABT-MEC	All	BLD		42.02	45.38	1.5	1.5	2.0	2.0	16.44	16.64	0.00	0.92		
BOILERMAKER	All	BLD		58.91	64.21	2.0	2.0	2.0	2.0	7.07	27.02	0.00	3.69	2.31	
BRICK MASON	All	BLD		53.06	58.37	1.5	1.5	2.0	2.0	12.95	26.26	0.00	1.57	0.00	
CARPENTER	All	ALL		56.71	58.71	1.5	1.5	2.0	2.0	13.64	27.26	2.61	1.04		
CEMENT MASON	All	ALL		53.10	55.10	2.0	1.5	2.0	2.0	18.43	24.00	0.00	1.25		
CERAMIC TILE FINISHER	All	BLD		49.09	49.09	1.5	1.5	2.0	2.0	13.25	17.61	0.00	1.37	0.00	
CERAMIC TILE LAYER	All	BLD		57.04	62.04	1.5	1.5	2.0	2.0	13.25	21.60	0.00	1.50	0.00	
COMMUNICATION ELECTRICIAN	All	BLD		51.14	56.25	1.5	1.5	2.0	2.0	16.70	14.48	1.40	1.27	0.10	
CONCRETE SPECIALIST	All	BLD		51.81	58.21	1.5	1.5	2.0	2.0	12.95	27.56	0.00	1.57	0.00	
CONCRETE SPECIALIST WELDER	All	BLD		54.40	58.21	1.5	1.5	2.0	2.0	12.95	27.56	0.00	1.57	0.00	
ELECTRIC PWR EQMT OP	All	ALL		64.58	70.87	1.5	1.5	2.0	2.0	12.99	22.45	0.00	3.66	0.00	
ELECTRIC PWR GRNDMAN	All	ALL		50.37	70.87	1.5	1.5	2.0	2.0	10.13	17.51	0.00	2.85	0.00	
ELECTRIC PWR LINEMAN	All	ALL		64.58	70.87	1.5	1.5	2.0	2.0	12.99	22.45	0.00	3.66	0.00	
ELECTRICIAN	All	ALL		57.75	63.53	1.5	1.5	2.0	2.0	19.34	21.13	1.60	1.87	0.30	
ELEVATOR CONSTRUCTOR	All	BLD		70.68	79.52	2.0	2.0	2.0	2.0	16.28	21.36	5.65	0.80		
FENCE ERECTOR	All	ALL		52.25	54.75	1.5	1.5	2.0	2.0	14.29	19.02	0.00	1.00	0.00	
GLAZIER	All	BLD		53.55	55.05	1.5	2.0	2.0	2.0	16.04	26.64	0.00	2.30	0.00	
HEAT/FROST INSULATOR	All	BLD		56.02	59.38	1.5	1.5	2.0	2.0	16.44	19.88	0.00	0.92		
IRON WORKER	All	ALL		62.46	65.96	2.0	2.0	2.0	2.0	19.05	27.04	0.00	0.49	0.00	
LABORER	All	ALL		51.40	52.15	1.5	1.5	2.0	2.0	18.32	17.71	0.00	0.91	0.00	
LATHER	All	ALL		56.71	58.71	1.5	1.5	2.0	2.0	13.64	27.26	2.61	1.04		
MACHINIST	All	BLD		60.39	64.39	1.5	1.5	2.0	2.0	11.43	9.95	1.85	1.47	0.00	
MARBLE FINISHER	All	ALL		40.21	54.60	1.5	1.5	2.0	2.0	12.95	23.81	0.00	0.98	0.00	
MARBLE SETTER	All	BLD		52.00	57.20	1.5	1.5	2.0	2.0	12.95	25.57	0.00	1.25	0.00	
MATERIAL TESTER I	All	ALL		41.40		1.5	1.5	2.0	2.0	18.32	17.71	0.00	0.91	0.00	

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MATERIALS TESTER II	All	ALL		46.40		1.5	1.5	2.0	2.0	18.32	17.71	0.00	0.91	0.00
MILLWRIGHT	All	ALL		56.71	58.71	1.5	1.5	2.0	2.0	13.64	27.26	2.61	1.04	
OPERATING ENGINEER	All	BLD	1	64.80	68.80	2.0	2.0	2.0	2.0	24.70	21.55	2.00	2.75	
OPERATING ENGINEER	All	BLD	2	63.50	68.80	2.0	2.0	2.0	2.0	24.70	21.55	2.00	2.75	0.00
OPERATING ENGINEER	All	BLD	3	60.95	68.80	2.0	2.0	2.0	2.0	24.70	21.55	2.00	2.75	
OPERATING ENGINEER	All	BLD	4	59.20	68.80	2.0	2.0	2.0	2.0	24.70	21.55	2.00	2.75	
OPERATING ENGINEER	All	BLD	5	68.55	68.80	2.0	2.0	2.0	2.0	24.70	21.55	2.00	2.75	
OPERATING ENGINEER	All	BLD	6	65.80	68.80	2.0	2.0	2.0	2.0	24.70	21.55	2.00	2.75	
OPERATING ENGINEER	All	BLD	7	67.80	68.80	2.0	2.0	2.0	2.0	24.70	21.55	2.00	2.75	
OPERATING ENGINEER	All	FLT	1	73.95	73.95	1.5	1.5	2.0	2.0	24.70	21.55	2.00	2.75	
OPERATING ENGINEER	All	FLT	2	72.45	73.95	1.5	1.5	2.0	2.0	24.70	21.55	2.00	2.75	
OPERATING ENGINEER	All	FLT	3	67.95	73.95	1.5	1.5	2.0	2.0	24.70	21.55	2.00	2.75	
OPERATING ENGINEER	All	FLT	4	63.45	73.95	1.5	1.5	2.0	2.0	24.70	21.55	2.00	2.75	
OPERATING ENGINEER	All	FLT	5	75.45	73.95	1.5	1.5	2.0	2.0	24.70	21.55	2.00	2.75	
OPERATING ENGINEER	All	FLT	6	63.45	73.95	1.5	1.5	2.0	2.0	24.70	21.55	2.00	2.75	
OPERATING ENGINEER	All	HWY	1	63.00	67.00	1.5	1.5	2.0	2.0	24.70	21.55	2.00	2.75	
OPERATING ENGINEER	All	HWY	2	62.45	67.00	1.5	1.5	2.0	2.0	24.70	21.55	2.00	2.75	
OPERATING ENGINEER	All	HWY	3	60.40	67.00	1.5	1.5	2.0	2.0	24.70	21.55	2.00	2.75	
OPERATING ENGINEER	All	HWY	4	59.00	67.00	1.5	1.5	2.0	2.0	24.70	21.55	2.00	2.75	
OPERATING ENGINEER	All	HWY	5	57.80	67.00	1.5	1.5	2.0	2.0	24.70	21.55	2.00	2.75	
OPERATING ENGINEER	All	HWY	6	66.00	67.00	1.5	1.5	2.0	2.0	24.70	21.55	2.00	2.75	
OPERATING ENGINEER	All	HWY	7	64.00	67.00	1.5	1.5	2.0	2.0	24.70	21.55	2.00	2.75	
ORNAMENTAL IRON WORKER	All	ALL		59.26	62.76	2.0	2.0	2.0	2.0	14.86	27.70	0.00	2.25	0.00
PAINTER	All	ALL		54.30	61.09	1.5	1.5	1.5	2.0	16.26	17.59	0.00	1.86	0.00
PAINTER - SIGNS	All	BLD		46.76	52.53	1.5	1.5	2.0	2.0	8.20	16.81	0.00	0.00	0.00
PILEDRIVER	All	ALL		56.71	58.71	1.5	1.5	2.0	2.0	13.64	27.26	2.61	1.04	
PIPEFITTER	All	BLD		58.50	61.50	1.5	1.5	2.0	2.0	15.15	22.85	0.00	3.12	0.00
PLASTERER	All	BLD		51.10	54.17	1.5	1.5	2.0	2.0	18.43	22.10	0.00	1.25	0.00
PLUMBER	All	BLD		60.50	64.15	1.5	1.5	2.0	2.0	19.10	17.94	0.00	1.98	

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ROOFER	All	BLD		52.00	57.00	1.5	1.5	2.0	2.0	12.20	17.59	0.00	1.14	0.00
SHEETMETAL WORKER	All	BLD		54.58	58.95	1.5	1.5	2.0	2.0	15.88	28.92	0.00	1.20	0.00
SIGN HANGER	All	BLD		37.62	40.63	1.5	1.5	2.0	2.0	7.85	4.90	0.00	0.00	0.00
SPRINKLER FITTER	All	BLD		63.25	66.00	1.5	1.5	2.0	2.0	15.45	19.90	0.00	1.15	0.00
STEEL ERECTOR	All	ALL		62.46	65.96	2.0	2.0	2.0	2.0	19.05	27.04	0.00	0.49	0.00
STONE MASON	All	BLD		53.06	58.37	1.5	1.5	2.0	2.0	12.95	26.26	0.00	1.57	0.00
SURVEY WORKER	All	BLD		58.45	59.45	1.5	1.5	2.0	2.0	19.10	14.40	0.00	1.59	
SURVEY WORKER	All	HWY		58.45	59.45	1.5	1.5	2.0	2.0	19.10	14.40	0.00	1.59	
TERRAZZO FINISHER	All	BLD		51.44	51.44	1.5	1.5	2.0	2.0	13.25	18.87	0.00	1.41	0.00
TERRAZZO MECHANIC	All	BLD		55.35	58.85	1.5	1.5	2.0	2.0	13.25	20.26	0.00	1.46	0.00
TRAFFIC SAFETY WORKER I	All	HWY		43.40	45.40	1.5	1.5	2.0	2.0	10.08	10.08	0.00	1.05	0.00
TRAFFIC SAFETY WORKER II	ALL	HWY		44.40	46.40	1.5	1.5	2.0	2.0	10.08	10.08	0.00	1.05	0.00
TRUCK DRIVER	E	ALL	1	45.55	46.20	1.5	1.5	2.0	2.0	13.35	16.09	0.00	0.30	0.00
TRUCK DRIVER	E	ALL	2	45.80	46.20	1.5	1.5	2.0	2.0	13.35	16.09	0.00	0.30	0.00
TRUCK DRIVER	E	ALL	3	46.00	46.20	1.5	1.5	2.0	2.0	13.35	16.09	0.00	0.30	0.00
TRUCK DRIVER	E	ALL	4	46.20	46.20	1.5	1.5	2.0	2.0	13.35	16.09	0.00	0.30	0.00
TRUCK DRIVER	W	ALL	1	44.83	45.38	1.5	1.5	2.0	2.0	12.20	16.61	0.00	0.30	0.00
TRUCK DRIVER	W	ALL	2	44.98	45.38	1.5	1.5	2.0	2.0	12.20	16.61	0.00	0.30	0.00
TRUCK DRIVER	W	ALL	3	45.18	45.38	1.5	1.5	2.0	2.0	12.20	16.61	0.00	0.30	0.00
TRUCK DRIVER	W	ALL	4	45.38	45.38	1.5	1.5	2.0	2.0	12.20	16.61	0.00	0.30	0.00
TUCKPOINTER	All	BLD		52.53	53.53	1.5	1.5	2.0	2.0	11.05	23.16	0.00	1.46	0.00

Legend

Rg Region

Type Trade Type - All,Highway,Building,Floating,Oil & Chip,Rivers

C Class

Base Base Wage Rate

OT M-F Unless otherwise noted, OT pay is required for any hour greater than 8 worked each day, Mon through Fri. The numb listed is the multiple of the base wage.

OT Sa Overtime pay required for every hour worked on Saturdays

OT Su Overtime pay required for every hour worked on Sundays

OT Hol Overtime pay required for every hour worked on Holidays

H/W Health/Welfare benefit
Vac Vacation
Trng Training
Other Ins Employer hourly cost for any other type(s) of insurance provided for benefit of worker.

Explanations COOK COUNTY

The following list is considered as those days for which holiday rates of wages for work performed apply: New Years Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, Christmas Day and Veterans Day in some classifications/counties. Generally, any of these holidays which fall on a Sunday is celebrated on the following Monday. This then makes work perform on that Monday payable at the appropriate overtime rate for holiday pay. Common practice in a given local may alter certain days of celebration. If in doubt, please check with IDOL.

TRUCK DRIVERS (WEST) - That part of the county West of Barrington Road.

EXPLANATION OF CLASSES

ASBESTOS - GENERAL - removal of asbestos material/mold and hazardous materials from any place in a building, including mechanical systems where those mechanical systems are to be removed. This includes the removal of asbestos materials/mol and hazardous materials from ductwork or pipes in a building when the building is to be demolished at the time or at some cl future date. ASBESTOS - MECHANICAL - removal of asbestos material from mechanical systems, such as pipes, ducts, and boilers, where the mechanical systems are to remain.

CERAMIC TILE FINISHER

The grouting, cleaning, and polishing of all classes of tile, whether for interior or exterior purposes, all burned, glazed or ungla products; all composition materials, granite tiles, warning detectable tiles, cement tiles, epoxy composite materials, pavers, gla mosaics, fiberglass, and all substitute materials, for tile made in tile-like units; all mixtures in tile like form of cement, metals, a other materials that are for and intended for use as a finished floor surface, stair treads, promenade roofs, walks, walls, ceiling swimming pools, and all other places where tile is to form a finished interior or exterior. The mixing of all setting mortars including but not limited to thin-set mortars, epoxies, wall mud, and any other sand and cement mixtures or adhesives when used in the preparation, installation, repair, or maintenance of tile and/or similar materials. The handling and unloading of all sand, cement, lime, tile, fixtures, equipment, adhesives, or any other materials to be used in the preparation, installation, repai maintenance of tile and/or similar materials. Ceramic Tile Finishers shall fill all joints and voids regardless of method on all tile work, particularly and especially after installation of said tile work. Application of any and all protective coverings to all types tile installations including, but not be limited to, all soap compounds, paper products, tapes, and all polyethylene coverings, plywood, masonite, cardboard, and any new type of products that may be used to protect tile installations, Blastrac equipmen and all floor scarifying equipment used in preparing floors to receive tile. The clean up and removal of all waste and materials All demolition of existing tile floors and walls to be re-tiled.

COMMUNICATIONS ELECTRICIAN

Installation, operation, inspection, maintenance, repair and service of radio, television, recording, voice sound vision productio and reproduction, telephone and telephone interconnect, facsimile, data apparatus, coaxial, fibre optic and wireless equipmen appliances and systems used for the transmission and reception of signals of any nature, business, domestic, commercial, education, entertainment, and residential purposes, including but not limited to, communication and telephone, electronic an sound equipment, fibre optic and data communication systems, and the performance of any task directly related to such installation or service whether at new or existing sites, such tasks to include the placing of wire and cable and electrical power conduit or other raceway work within the equipment room and pulling wire and/or cable through conduit and the installation any incidental conduit, such that the employees covered hereby can complete any job in full.

MARBLE FINISHER

Loading and unloading trucks, distribution of all materials (all stone, sand, etc.), stocking of floors with material, performing al rigging for heavy work, the handling of all material that may be needed for the installation of such materials, building of scaffolding, polishing if needed, patching, waxing of material if damaged, pointing up, caulking, grouting and cleaning of mar holding water on diamond or Carborundum blade or saw for setters cutting, use of tub saw or any other saw needed for preparation of material, drilling of holes for wires that anchor material set by setters, mixing up of molding plaster for installat of material, mixing up thin set for the installation of material, mixing up of sand to cement for the installation of material and such other work as may be required in helping a Marble Setter in the handling of all material in the erection or installation of interior marble, slate, travertine, art marble, serpentine, alberene stone, blue stone, granite and other stones (meaning as to st any foreign or domestic materials as are specified and used in building interiors and exteriors and customarily known as stone the trade), carrara, sanionyx, vitrolite and similar opaque glass and the laying of all marble tile, terrazzo tile, slate tile and preca tile, steps, risers treads, base, or any other materials that may be used as substitutes for any of the aforementioned materials a which are used on interior and exterior which are installed in a similar manner.

MATERIAL TESTER I: Hand coring and drilling for testing of materials; field inspection of uncured concrete and asphalt.

MATERIAL TESTER II: Field inspection of welds, structural steel, fireproofing, masonry, soil, facade, reinforcing steel, formwork, cured concrete, and concrete and asphalt batch plants; adjusting proportions of bituminous mixtures.

OPERATING ENGINEER - BUILDING

Class 1. Asphalt Plant; Asphalt Spreader; Autograde; Backhoes with Caisson Attachment; Batch Plant; Benoto (requires Two Engineers); Boiler and Throttle Valve; Caisson Rigs; Central Redi-Mix Plant; Combination Back Hoe Front End-loader Machine; Compressor and Throttle Valve; Concrete Breaker (Truck Mounted); Concrete Conveyor; Concrete Conveyor (Truck Mounted); Concrete Paver Over 27E cu. ft; Concrete Paver 27E cu. ft. and Under: Concrete Placer; Concrete Placing Boom; Concrete Pump (Truck Mounted); Concrete Tower; Cranes, All; Cranes, Hammerhead; Cranes, (GCI and similar Type); Creter Crane; Spider Crane Crusher, Stone, etc.; Derricks, All; Derricks, Traveling; Formless Curb and Gutter Machine; Grader, Elevating; Grouting Machines Heavy Duty Self-Propelled Transporter or Prime Mover; Highlift Shovels or Front Endloader 2-1/4 yd. and over; Hoists, Elevato outside type rack and pinion and similar machines; Hoists, One, Two and Three Drum; Hoists, Two Tugger One Floor; Hydrauli Backhoes; Hydraulic Boom Trucks; Hydro Vac (and similar equipment); Locomotives, All; Motor Patrol; Lubrication Technician; Manipulators; Pile Drivers and Skid Rig; Post Hole Digger; Pre-Stress Machine; Pump Cretes Dual Ram; Pump Cretes: Squeeze Cretes-Screw Type Pumps; Gypsum Bulker and Pump; Raised and Blind Hole Drill; Roto Mill Grinder; Scoops - Tractor Drawn; S

Form Paver; Straddle Buggies; Operation of Tie Back Machine; Tournapull; Tractor with Boom and Side Boom; Trenching Mach

Class 2. Boilers; Broom, All Power Propelled; Bulldozers; Concrete Mixer (Two Bag and Over); Conveyor, Portable; Forklift Truck Highlift Shovels or Front Endloaders under 2-1/4 yd.; Hoists, Automatic; Hoists, Inside Elevators; Hoists, Sewer Dragging Mach Hoists, Tugger Single Drum; Laser Screed; Rock Drill (Self-Propelled); Rock Drill (Truck Mounted); Rollers, All; Steam Generator: Tractors, All; Tractor Drawn Vibratory Roller; Winch Trucks with "A" Frame.

Class 3. Air Compressor; Combination Small Equipment Operator; Generators; Heaters, Mechanical; Hoists, Inside Elevators (remodeling or renovation work); Hydraulic Power Units (Pile Driving, Extracting, and Drilling); Pumps, over 3" (1 to 3 not to exceed a total of 300 ft.); Low Boys; Pumps, Well Points; Welding Machines (2 through 5); Winches, 4 Small Electric Drill Winch

Class 4. Bobcats and/or other Skid Steer Loaders; Oilers; and Brick Forklift.

Class 5. Assistant Craft Foreman.

Class 6. Gradall.

Class 7. Mechanics; Welders.

OPERATING ENGINEERS - HIGHWAY CONSTRUCTION

Class 1. Asphalt Plant; Asphalt Heater and Planer Combination; Asphalt Heater Scarfire; Asphalt Spreader; Autograder/GOMAC or other similar type machines: ABG Paver; Backhoes with Caisson Attachment; Ballast Regulator; Belt Loader; Caisson Rigs; Ca Dumper; Central Redi-Mix Plant; Combination Backhoe Front Endloader Machine, (1 cu. yd. Backhoe Bucket or over or with attachments); Concrete Breaker (Truck Mounted); Concrete Conveyor; Concrete Paver over 27E cu. ft.; Concrete Placer; Concre Tube Float; Cranes, all attachments; Cranes, Tower Cranes of all types: Creter Crane: Spider Crane; Crusher, Stone, etc.; Derricks All; Derrick Boats; Derricks, Traveling; Dredges; Elevators, Outside type Rack & Pinion and Similar Machines; Formless Curb and Gutter Machine; Grader, Elevating; Grader, Motor Grader, Motor Patrol, Auto Patrol, Form Grader, Pull Grader, Subgrader; Gua Rail Post Driver Truck Mounted; Hoists, One, Two and Three Drum; Heavy Duty Self-Propelled Transporter or Prime Mover; Hydraulic Backhoes; Backhoes with shear attachments up to 40' of boom reach; Lubrication Technician; Manipulators; Mucking Machine; Pile Drivers and Skid Rig; Pre-Stress Machine; Pump Cretes Dual Ram; Rock Drill - Crawler or Skid Rig; Rock Drill - Tru Mounted; Rock/Track Tamper; Roto Mill Grinder; Slip-Form Paver; Snow Melters; Soil Test Drill Rig (Truck Mounted); Straddle Buggies; Hydraulic Telescoping Form (Tunnel); Operation of Tieback Machine; Tractor Drawn Belt Loader; Tractor Drawn Belt Loader (with attached pusher - two engineers); Tractor with Boom; Tractaire with Attachments; Traffic Barrier Transfer Machine Trenching; Truck Mounted Concrete Pump with Boom; Raised or Blind Hole Drills (Tunnel Shaft); Underground Boring and/or Mining Machines 5 ft. in diameter and over tunnel, etc; Underground Boring and/or Mining Machines under 5 ft. in diameter; Wheel Excavator; Widener (APSCO).

Class 2. Batch Plant; Bituminous Mixer; Boiler and Throttle Valve; Bulldozers; Car Loader Trailing Conveyors; Combination Back Front Endloader Machine (Less than 1 cu. yd. Backhoe Bucket or over or with attachments); Compressor and Throttle Valve; Compressor, Common Receiver (3); Concrete Breaker or Hydro Hammer; Concrete Grinding Machine; Concrete Mixer or Paver Series to and including 27 cu. ft.; Concrete Spreader; Concrete Curing Machine, Burlap Machine, Belting Machine and Sealing

Machine; Concrete Wheel Saw; Conveyor Muck Cars (Haglund or Similar Type); Drills, All; Finishing Machine - Concrete; Highlif Shovels or Front Endloader; Hoist - Sewer Dragging Machine; Hydraulic Boom Trucks (All Attachments); Hydro-Blaster; Hydro Excavating (excluding hose work); Laser Screed; All Locomotives, Dinky; Off-Road Hauling Units (including articulating) Non Se Loading Ejection Dump; Pump Cretes: Squeeze Cretes - Screw Type Pumps, Gypsum Bulker and Pump; Roller, Asphalt; Rotary Snow Plows; Rototiller, Seaman, etc., self-propelled; Self-Propelled Compactor; Spreader - Chip - Stone, etc.; Scraper - Single/T Engine/Push and Pull; Scraper - Prime Mover in Tandem (Regardless of Size); Tractors pulling attachments, Sheeps Foot, Disc, Compactor, etc.; Tug Boats.

Class 3. Boilers; Brooms, All Power Propelled; Cement Supply Tender; Compressor, Common Receiver (2); Concrete Mixer (Two Bag and Over); Conveyor, Portable; Farm-Type Tractors Used for Mowing, Seeding, etc.; Forklift Trucks; Grouting Machine; Hoi Automatic; Hoists, All Elevators; Hoists, Tugger Single Drum; Jeep Diggers; Low Boys; Pipe Jacking Machines; Post-Hole Digger Power Saw, Concrete Power Driven; Pug Mills; Rollers, other than Asphalt; Seed and Straw Blower; Steam Generators; Stump Machine; Winch Trucks with "A" Frame; Work Boats; Tamper-Form-Motor Driven.

Class 4. Air Compressor; Combination - Small Equipment Operator; Directional Boring Machine; Generators; Heaters, Mechani Hydraulic Power Unit (Pile Driving, Extracting, or Drilling); Light Plants, All (1 through 5); Pumps, over 3" (1 to 3 not to exceed a total of 300 ft.); Pumps, Well Points; Vacuum Trucks (excluding hose work); Welding Machines (2 through 5); Winches, 4 Small Electric Drill Winches.

Class 5. SkidSteer Loader (all); Brick Forklifts; Oilers.

Class 6. Field Mechanics and Field Welders

Class 7. Dowell Machine with Air Compressor; Gradall and machines of like nature.

OPERATING ENGINEER - FLOATING

Class 1. Craft Foreman; Master Mechanic; Diver/Wet Tender; Engineer; Engineer (Hydraulic Dredge).

Class 2. Crane/Backhoe Operator; Boat Operator with towing endorsement; Mechanic/Welder; Assistant Engineer (Hydraulic Dredge); Leverman (Hydraulic Dredge); Diver Tender.

Class 3. Deck Equipment Operator, Machineryman, Maintenance of Crane (over 50 ton capacity) or Backhoe (115,000 lbs. or more); Tug/Launch Operator; Loader/Dozer and like equipment on Barge, Breakwater Wall, Slip/Dock, or Scow, Deck Machine etc.

Class 4. Deck Equipment Operator, Machineryman/Fireman (4 Equipment Units or More); Off Road Trucks; Deck Hand, Tug Engineer, Crane Maintenance (50 Ton Capacity and Under) or Backhoe Weighing (115,000 pounds or less); Assistant Tug Oper

Class 5. Friction or Lattice Boom Cranes.

Class 6. ROV Pilot, ROV Tender

SURVEY WORKER

Operates survey equipment (such as levels, transits, data collectors, GPS and robotic total stations) for the purpose of perform construction layout and/or grade checking.

SURVEY FOREMAN

Operates survey equipment (such as levels, transits, data collectors, GPS and robotic total stations) for the purpose of perform construction layout and/or grade checking; oversees survey crew operations; and/or coordinates work of survey crews.

TERRAZZO FINISHER

The handling of sand, cement, marble chips, and all other materials that may be used by the Mosaic Terrazzo Mechanic, and tl mixing, grinding, grouting, cleaning and sealing of all Marble, Mosaic, and Terrazzo work, floors, base, stairs, and wainscoting hand or machine, and in addition, assisting and aiding Marble, Masonic, and Terrazzo Mechanics.

TRAFFIC SAFETY Worker I

Traffic Safety Worker I - work associated with the delivery, installation, pick-up and servicing of safety devices during periods c roadway construction, including such work as set-up and maintenance of barricades, barrier wall reflectors, drums, cones, delineators, signs, crash attenuators, glare screen and other such items, and the layout and application or removal of conflictir and/or temporary roadway markings utilized to control traffic in construction zones, as well as flagging for these operations.

TRAFFIC SAFETY WORKER II

Work associated with the installation and removal of permanent pavement markings and/or pavement markers including both installations performed by hand and installations performed by truck.

TRUCK DRIVER - BUILDING, HEAVY AND HIGHWAY CONSTRUCTION - EAST & WEST

Class 1. Two or three Axle Trucks. A-frame Truck when used for transportation purposes; Air Compressors and Welding Machines, including those pulled by cars, pick-up trucks and tractors; Ambulances; Batch Gate Lockers; Batch Hopperman; Ca and Truck Washers; Carry-alls; Fork Lifts and Hoisters; Helpers; Mechanics Helpers and Greasers; Oil Distributors 2-man operation; Pavement Breakers; Pole Trailer, up to 40 feet; Power Mower Tractors; Self-propelled Chip Spreader; Skipman; Slur Trucks, 2-man operation; Slurry Truck Conveyor Operation, 2 or 3 man; Teamsters; Unskilled Dumpman; and Truck Drivers hauling warning lights, barricades, and portable toilets on the job site.

Class 2. Four axle trucks; Dump Crets and Adgetors under 7 yards; Dumpsters, Track Trucks, Euclids, Hug Bottom Dump Turnapulls or Turnatrailers when pulling other than self-loading equipment or similar equipment under 16 cubic yards; Mixer Trucks under 7 yards; Ready-mix Plant Hopper Operator, and Winch Trucks, 2 Axles.

Class 3. Five axle trucks; Dump Crets and Adgetors 7 yards and over; Dumpsters, Track Trucks, Euclids, Hug Bottom Dump Turnatrailers or turnapulls when pulling other than self-loading equipment or similar equipment over 16 cubic yards; Explosive

and/or Fission Material Trucks; Mixer Trucks 7 yards or over; Mobile Cranes while in transit; Oil Distributors, 1-man operation; Pole Trailer, over 40 feet; Pole and Expandable Trailers hauling material over 50 feet long; Slurry trucks, 1-man operation; Wir trucks, 3 axles or more; Mechanic--Truck Welder and Truck Painter.

Class 4. Six axle trucks; Dual-purpose vehicles, such as mounted crane trucks with hoist and accessories; Foreman; Master Mechanic; Self-loading equipment like P.B. and trucks with scoops on the front.

Other Classifications of Work:

For definitions of classifications not otherwise set out, the Department generally has on file such definitions which are availab If a task to be performed is not subject to one of the classifications of pay set out, the Department will upon being contacted state which neighboring county has such a classification and provide such rate, such rate being deemed to exist by reference this document. If no neighboring county rate applies to the task, the Department shall undertake a special determination, su special determination being then deemed to have existed under this determination. If a project requires these, or any classification not listed, please contact IDOL at 217-782-1710 for wage rates or clarifications.

LANDSCAPING

Landscaping work falls under the existing classifications for laborer, operating engineer and truck driver. The work performe landscape plantsman and landscape laborer is covered by the existing classification of laborer. The work performed by landscape operators (regardless of equipment used or its size) is covered by the classifications of operating engineer. The wo performed by landscape truck drivers (regardless of size of truck driven) is covered by the classifications of truck driver.

MATERIAL TESTER & MATERIAL TESTER/INSPECTOR I AND II

Notwithstanding the difference in the classification title, the classification entitled "Material Tester I" involves the same job dut as the classification entitled "Material Tester/Inspector I". Likewise, the classification entitled "Material Tester II" involves the sa job duties as the classification entitled "Material Tester/Inspector II".



Capital Improvement Projects

Asphalt Street Resurfacing

FY 26/27

GIS Consortium

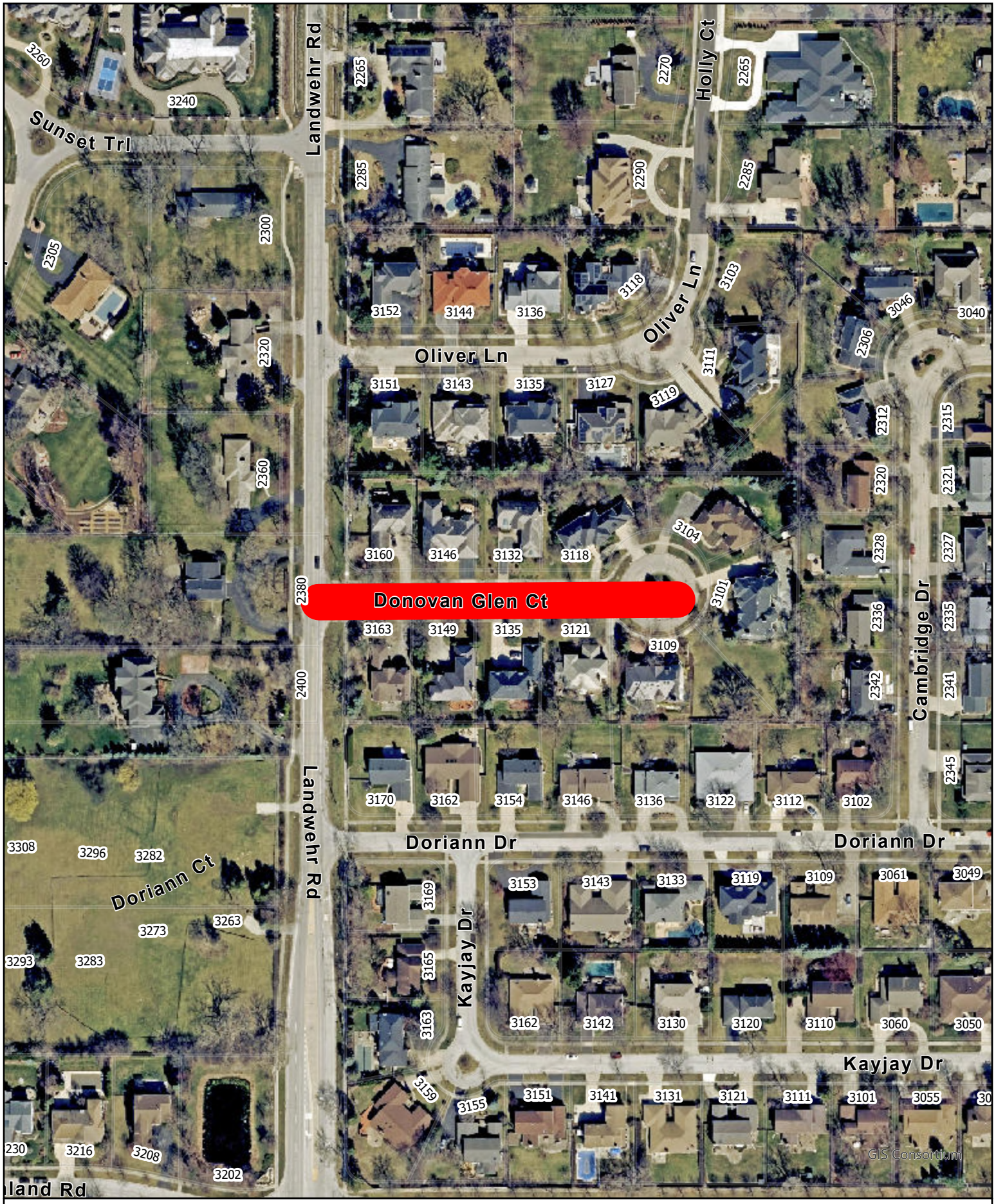
N

0 75 150 300

Feet

254

6/13/2025



Capital Improvement Projects

Asphalt Street Resurfacing

FY 26/27

GIS Consortium

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Feet

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6/13/2025



Capital Improvement Projects

Asphalt Street Resurfacing

FY 26/27

GIS Consortium

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6/13/2025



Capital Improvement Projects

Asphalt Street Resurfacing

FY 26/27

GIS Consortium

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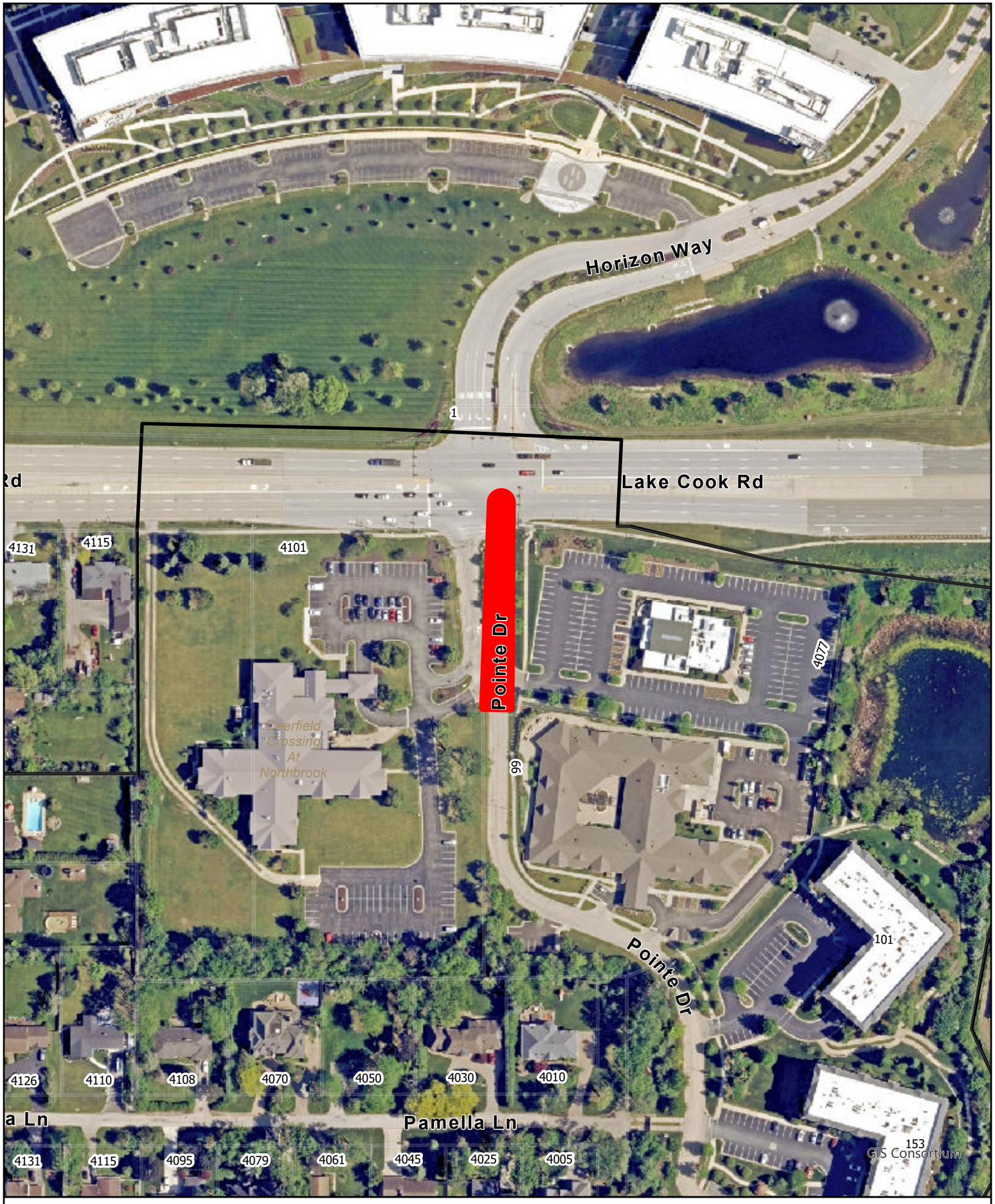
Feet

257

6/13/2025



Capital Improvement Projects

Asphalt Street Resurfacing

FY 26/27

GIS Consortium

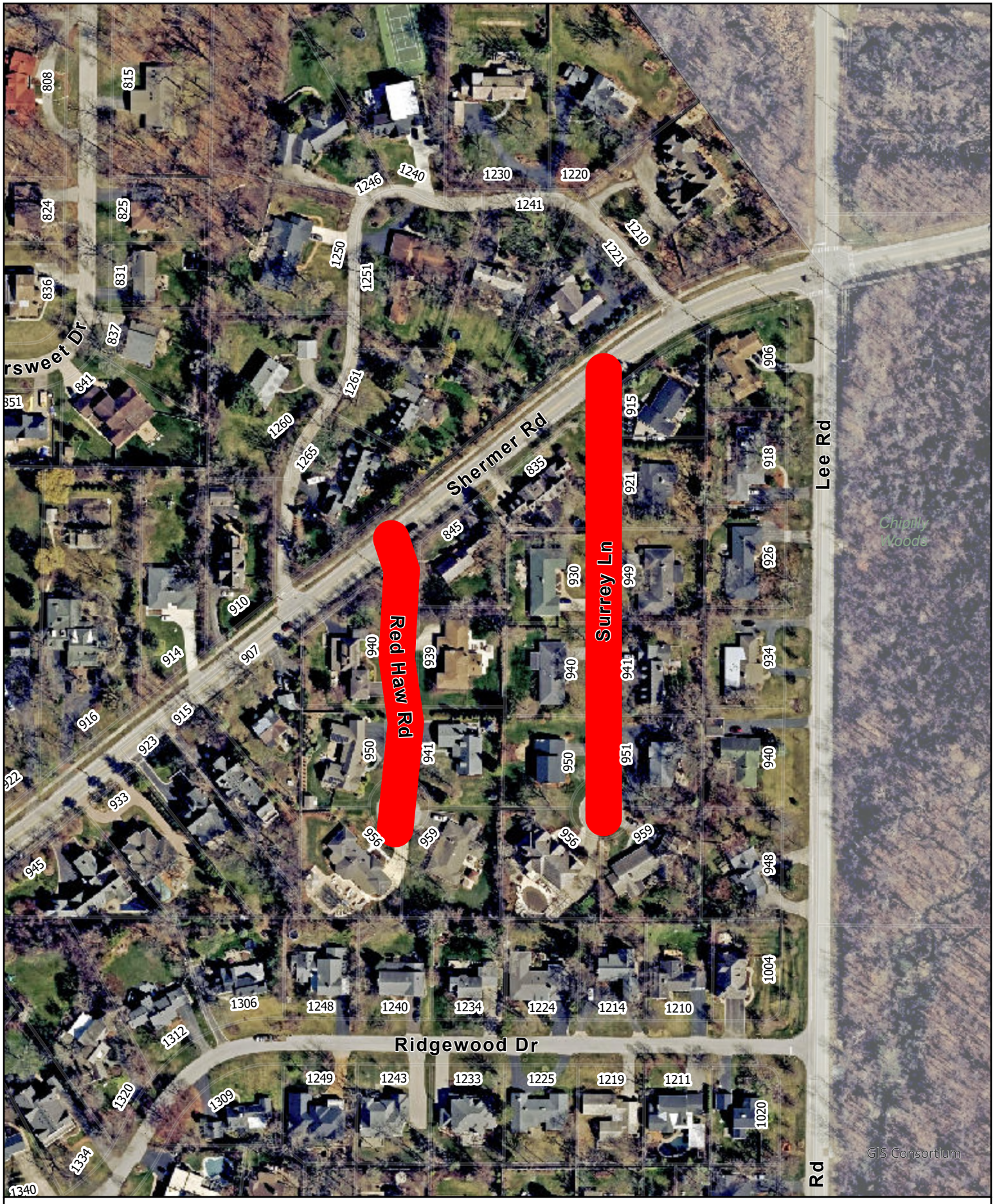
N

0 75 150 300

Feet

258

6/13/2025



Capital Improvement Projects

Asphalt Street Resurfacing

FY 26/27

GIS Consortium

N

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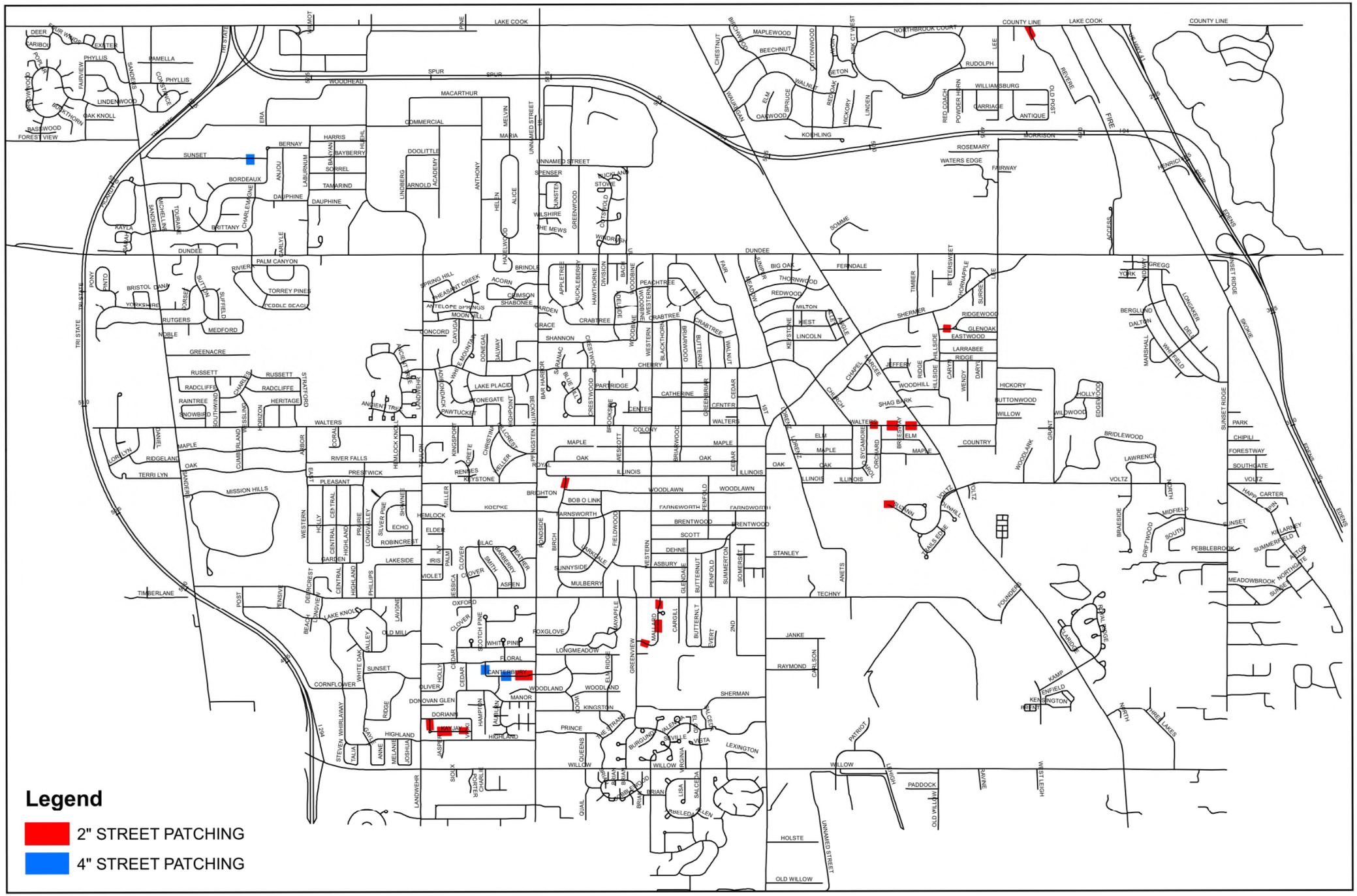
Feet

259

6/13/2025



Village of Northbrook

665 Huehl Road, Northbrook, Illinois, 60062
847-272-4711 • www.northbrook.il.us

northbrook

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PAVEMENT PATCHING LOCATION MAP

2026 HOT MIX ASPHALT STREET REHABILITATION

FIELD WORK COMPLETED: 11/14/2024 | DRAFTING COMPLETED: 01/09/2025 | DRAWN BY: Jim Huff | CHECKED BY: Aram Beladi | PROJECT MANAGER: Jim Huff | SCALE: 1" = N/A

ENGINEER'S SEAL

REVISIONS		
NO.	DATE	DESCRIPTION

SHEET NUMBER 7 OF 16 SHEETS

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Deputy Village Manager Jim Hawkins
Date: 2026-05-26
Subject: A Resolution Approving Payment to the Northbrook Park District for Grapes on the Green and Brewfest in 2026

Overview
The Village Park District have successfully partnered on Brewfest since 2021 and Grapes on the Green since 2023.

Fiscal Impact
The FY27 Budget includes $20,000 in GL# 11-1110-575 for the Village's participation in Grapes on the Green and Brewfest in 2026. The payment ($10,000 for each event) to the Northbrook Park District for coordinating logistics, preparations, and event staffing for these two events in 2026.

Recommendation
Approval.

Strategic Priority

Background
In response to the Village Board's advocacy for special events in the community, the Village will continue to partner with the Northbrook Park District in 2026 to host Grapes on the Green in the Spring and Brewfest in the Fall. The Village and Park District have successfully partnered on Brewfest since 2021 and Grapes on the Green since 2023. The Park District has experience and resources in hosting, planning, and producing special events that have benefited the Village. The Park District has expressed its desire to continue the partnership with the Village on these events, and the Village contributes $10,000 for each event, with the Park District coordinating logistics, preparations, and event staffing, which is annual budgeted in the General Fund Budget. Village staff recommends approval of payment to the Northbrook Park District for this partnership on large-scale community-wide events.

A Resolution Approving Payment to the Northbrook Park District for Grapes on the Green and Brewfest in 2026

Resolution 2026-R-

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

A Resolution Approving Payment to the Northbrook Park District for Grapes on the Green and Brewfest in 2026

shall be, and is hereby, adopted as follows:

Section 1. RECITALS.

In response to the Village Board's advocacy for special events in the community, including the adults-only Grapes on the Green event, Village staff recommend continuing to partner with the Northbrook Park District in 2026 to host Brewfest in the Fall and Grapes on the Green in the Spring (***"Events"***). The Park District has experience and resources tied to hosting, planning, and producing special events that have proven beneficial to the Village.

The Park District has expressed its desire to partner with the Village on the Events and has requested $10,000 per event from the Village with the understanding that the Park District will coordinate nearly all of the logistics, preparations, and event staffing.

The FY27 Budget includes $20,000 total for the Events in GL#11-1110-575.

The President and the Board of Trustees have considered the Events and determined it is in the best interest of the Village and the public to partner with the Park District on the Events.

Section 2. COORDINATION WITH PARK DISTRICT.

The President and the Board of Trustees hereby direct the Village Manager and Village staff to coordinate and work with the Park District on the Events.

Section 3. APPROVAL OF EXPENDITURE.

The Village Manager is hereby authorized and directed to make two $10,000 payments, for a total amount not to exceed $20,000, to the Park District for the Events, after the completion of each event.

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.

Approved:

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

_____
Village President

ATTEST:

_____
Village Clerk

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Public Works Kelly Hamill
Date: 2026-05-26
Subject: A Resolution Approving an Interconnection Agreement with Commonwealth Edison Company

Overview

The new solar system that will be installed at the Public Works Center requires a standard Interconnection Agreement to connect electrically to the ComEd electric distribution system.

Fiscal Impact

There is no financial impact related to the Interconnection Agreement with Commonwealth Edison (ComEd), as the Electric Distribution Company as SunPeak has paid the application fee, and ComEd has confirmed that there will be no required upgrades to their equipment.

Recommendation

Approval.

Strategic Priority

Background

The array of solar panels being installed at the Public Work Center, which was approved by the Village Board on December 9, 2025 with Resolution 2025-R-202, was designed to be less than 10 MVA (Megavolt-Ampere - a unit used to measure apparent power in electrical systems). This Standard Agreement is attached as Exhibit A, and is required by ComEd before authorizing parallel operation of customer-owned generation.

On March 20, 2026, the Village's solar contractor SunPeak completed the interconnection request application on behalf of the Village and submitted the application to ComEd. ComEd approved the application and concurred with SunPeak that no utility upgrades were required for this project and that the Village could proceed with signing the interconnection agreement.

The agreement, which has been reviewed by staff and the Village Attorney, is largely standardized under Illinois Commerce Commission (ICC) rules at 83 Ill. Adm. Code Part 466 and is required for the Village to energize the solar panels in parallel with the grid. The

agreement assigns responsibilities for design, installation, operation, and maintenance on the Village's side of the interconnection; sets protection/operating requirements and provides ComEd authority to disconnect for safety reliability, maintenance, or non-compliance. It also requires the Village to maintain specified insurance and includes standard indemnification/limitation-of-liability provisions; and addresses metering requirements.

While design of the array of the solar panels, attached as Supplemental Information, is complete, the staging of materials and installation will start in May with construction in June.

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

A Resolution Approving an Interconnection Agreement with Commonwealth Edison Company
Exhibit A - Interconnection Agreement with ComEd
Supplemental Information-Plans for Roof Top Solar Project Northbrook DPW

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 Interconnection Agreement with Commonwealth Edison Company

is hereby adopted, as follows:

Section 1. RECITALS.

The Village of Northbrook ("***Village***") is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970. The Village approved the installation of a solar power generation system at the Village Public Works Center Works Center ("***PWC***") located at 655 Huehl Road, Northbrook, Illinois on December 9, 2025, by Resolution 2025-R-202.

Commonwealth Edison Company ("***ComEd***"), as the Electric Distribution Company, requires the Village to sign a standard Interconnection Agreement before issuing Permission to Operate and allowing the new solar system to run in parallel with its distribution network.

ComEd has provided to the Village a "Standard Agreement for Interconnection of Distributed Energy Resources Facilities with Capacity Less Than or Equal to 10 MVA" ("***Interconnection Agreement***"), attached hereto and incorporated herein as ***Exhibit A*.**

On March 20, 2026, the Village's solar contractor, SunPeak ("***Contractor***"), submitted an interconnection request application to ComEd on behalf of the Village, and ComEd approved the application, concurred that no utility upgrades are required for the Project, and authorized the Village to proceed with execution of the Interconnection Agreement.

Without an executed Interconnection Agreement and final utility authorization, the Village may not energize the solar power generation system for parallel operation with the electric grid. The Interconnection Agreement sets forth, among other things, responsibilities for design, installation, operation and maintenance on the Village side of the interconnection, protection and operating requirements, ComEd's authority to disconnect for safety, reliability, maintenance, or non-compliance, insurance requirements, and standard indemnification and limitation-of-liability provisions.

The design of the solar power generation system has been completed and the staging of material delivery will be in May with installation starting in June.

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

Section 2. APPROVAL OF INTERCONNECTION AGREEMENT.

The Interconnection Agreement with ComEd is approved in substantially the form attached to this Resolution as ***Exhibit A*** and in a final form satisfactory to the Village Manager and Village Attorney.

Section 3. AUTHORIZATION TO EXECUTE INTERCONNECTION AGREEMENT.

The Village Manager and the Village Clerk are hereby authorized and directed to execute and

seal, on behalf of the Village, the Interconnection Agreement with ComEd.

Approved:

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

_____
Village President

ATTEST:

_____
Village Clerk

Section 466.APPENDIX D Levels 1 to 4 Contract

STANDARD AGREEMENT FOR INTERCONNECTION OF DISTRIBUTED ENERGY RESOURCES FACILITIES WITH A CAPACITY LESS THAN OR EQUAL TO 10 MVA

This agreement (together with all attachments, the "Agreement") is made and entered into this _____ day of _____ , by and between Village of Northbrook _____ ("interconnection customer"), as a Municipal Corporation organized and existing under the laws of the State of Illinois and Commonwealth Edison Company, ("Electric Distribution Company" or "EDC"), a corporation existing under the laws of the State of Illinois. Interconnection customer and EDC each may be referred to as a "Party", or collectively as the "Parties".

Recitals:

Whereas, interconnection customer is proposing to install or direct the installation of a distributed energy (DER) resources or is proposing a generating capacity addition to an existing DER facility, consistent with the interconnection request application form completed by interconnection customer on 3/20/2026; and

Whereas, the interconnection customer will operate and maintain, or cause the operation and maintenance of, the DER facility; and

Whereas, interconnection customer desires to interconnect the DER facility with EDC's electric distribution system.

Now, therefore, in consideration of the premises and mutual covenants set forth in this Agreement, and other good and valuable consideration, the receipt, sufficiency and adequacy of which are hereby acknowledged, the Parties covenant and agree as follows:

Article 1. Scope and Limitations of Agreement

1.1 This Agreement shall be used for all approved interconnection requests for DER facilities that fall under Levels 2, 3 and 4 according to the procedures set forth in Part 466 of the Commission's rules (83 Ill. Adm. Code 466) (referred to as the Illinois Distributed Energy Resources Interconnection Standard).

1.2 This Agreement governs the terms and conditions under which the DER facility will interconnect to, and operate in parallel with, the EDC's electric distribution system.

1.3 This Agreement does not constitute an agreement to purchase or deliver the interconnection customer's power.

1.4 Nothing in this Agreement is intended to affect any other agreement between the EDC and the interconnection customer.

1.5 Terms used in this agreement are defined as in Section 466.30 of the Illinois Distributed Generation Interconnection Standard unless otherwise noted.

1.6 Responsibilities of the Parties

1.6.1 The Parties shall perform all obligations of this Agreement in accordance with all applicable laws and regulations.

1.6.2 The EDC shall construct, own, operate, and maintain its interconnection facilities in accordance with this Agreement.

1.6.3 The interconnection customer shall construct, own, operate, and maintain its DER facility and interconnection facilities in accordance with this Agreement.

1.6.4 Each Party shall operate, maintain, repair, and inspect, and shall be fully responsible for, the facilities that it now or subsequently may own unless otherwise specified in the attachments to this Agreement. Each Party shall be responsible for the safe installation, maintenance, repair and condition of its respective lines and appurtenances on its respective sides of the point of interconnection.

1.6.5 The interconnection customer agrees to design, install, maintain and operate its DER facility so as to minimize the likelihood of causing an adverse system impact on the electric distribution system or any other electric system that is not owned or operated by the EDC.

1.7 Parallel Operation Obligations
Once the DER facility has been authorized to commence parallel operation, the interconnection customer shall abide by all operating procedures established in IEEE Standard 1547 and any other applicable laws, statutes or guidelines, including those specified in Attachment 4 of this Agreement.

1.8 Metering
The interconnection customer shall be responsible for the cost to purchase, install, operate, maintain, test, repair, and replace metering and data acquisition equipment specified in Attachments 5 and 6 of this Agreement.

1.9 Reactive Power

1.9.1 Interconnection customers with a DER facility larger than or equal to 1 MVA shall design their DER facilities to maintain a power factor at the point of interconnection between .95 lagging and .95 leading at all times. Interconnection customers with a DER facility smaller than 1 MVA shall design their DER facility to maintain a power factor at the point of interconnection between .90 lagging and .90 leading at all times.

1.9.2 Any EDC requirements for meeting a specific voltage or specific reactive power schedule as a condition for interconnection shall be clearly specified in Attachment 4. Under no circumstance shall the EDC's additional requirements for voltage or reactive power schedules exceed the normal operating capabilities of the DER facility.

1.9.3 If the interconnection customer does not operate the DER facility within the power factor range specified in Attachment 4, or does not operate the distribute generation facility in accordance with a voltage or reactive power schedule specified in Attachment 4, the interconnection customer is in default under this Agreement, and the terms of Article 6.5 apply.

1.10 Standards of Operations

The interconnection customer must obtain all certifications, permits, licenses and approvals necessary to construct, operate and maintain the facility and to perform its obligations under this Agreement. The interconnection customer is responsible for coordinating and synchronizing the DER facility with the EDC's system. The interconnection customer is responsible for any damage that is caused by the interconnection customer's failure to coordinate or synchronize the DER facility with the electric distribution system. The interconnection customer agrees to be primarily liable for any damages resulting from the continued operation of the DER facility after the EDC ceases to energize the line section to which the DER facility is connected. In Attachment 4, the EDC shall specify the shortest reclose time setting for its protection equipment that could affect the DER facility. The EDC shall notify the interconnection customer at least 10 business days prior to adopting a faster reclose time on any automatic protective equipment, such as a circuit breaker or line recloser, that might affect the DER facility.

Article 2. Inspection, Testing, Authorization, and Right of Access

2.1 Equipment Testing and Inspection
The interconnection customer shall test and inspect its DER facility including the interconnection equipment prior to interconnection in accordance with IEEE Standard 1547 (2003) and IEEE Standard 1547.1 (2005). The interconnection customer shall not operate its DER facility in parallel with the EDC's electric distribution system without prior written authorization by the EDC as provided for in Articles 2.1.1-2.1.3.

2.1.1 The EDC shall perform a witness test after construction of the DER facility is completed, but before parallel operation, unless the EDC specifically waives the witness test. The interconnection customer shall provide the EDC at least 15 business days' notice of the planned commissioning test for the DER facility. If the EDC performs a witness test at a time that is not concurrent with the commissioning test, it shall contact the interconnection customer to schedule the witness test at a mutually agreeable time within 10 business days after the scheduled commissioning test designated on the application. If the EDC does not perform the witness test within 10 business days after the commissioning test, the witness test is deemed waived unless the Parties mutually agree to extend the date for scheduling the witness test, or unless the EDC cannot do so for good cause, in which case, the Parties shall agree to another date for scheduling the test within 10 business days after the original scheduled date. If the witness test is not acceptable to the EDC, the EDC shall deliver in writing a detailed technical description of all deficiencies of the DER facility identified by the EDC during the witness test. The interconnection customer has 30 business days after receipt of the written description to address and resolve any deficiencies. This time period may be extended upon agreement between the EDC and the interconnection customer. If the interconnection customer fails to address and resolve the deficiencies to the satisfaction of the EDC, the applicable cure provisions of Article 6.5 shall apply. The interconnection customer shall, if requested by the EDC, provide a copy of all documentation in its possession regarding testing conducted pursuant to IEEE Standard 1547.1.

2.1.2 If the interconnection customer conducts interim testing of the DER facility prior to the witness test, the interconnection customer shall obtain permission from the EDC before each occurrence of operating the DER facility in parallel with the electric distribution system. The EDC may, at its own expense, send qualified personnel to the DER facility to observe such interim testing, but it cannot mandate that these tests be considered in the final witness test. The EDC is not required to observe the interim testing or precluded from requiring the tests be repeated at the final witness test. During and leading up to the witness test, the EDC shall not limit the interconnection customer's ability to test the DER facility during normal working hours except for safety and reliability reasons.

2.1.3 After the DER facility passes the witness test, the EDC shall affix an authorized signature to the certificate of completion and return it to the interconnection

customer approving the interconnection and authorizing parallel operation. The authorization shall not be conditioned or delayed and the EDC shall return the signed certificate of completion to interconnection customer no more than 10 business days after the date that the DER facility passes the witness test.

2.2 Commercial Operation
The interconnection customer shall not operate the DER facility, except for interim testing as provided in Article 2.1, until such time as the certificate of completion is signed by all Parties.

2.3 Right of Access
The EDC must have access to the disconnect switch and metering equipment of the DER facility at all times. When practical, the EDC shall provide notice to the interconnection customer prior to using its right of access.

Article 3. Effective Date, Term, Termination, and Disconnection

3.1 Effective Date
This Agreement shall become effective upon execution by all Parties.

3.2 Term of Agreement
This Agreement shall become effective on the effective date and shall remain in effect unless terminated in accordance with Article 3.3 of this Agreement.

3.3 Termination

3.3.1 The interconnection customer may terminate this Agreement at any time by giving the EDC 30 calendar days prior written notice.

3.3.2 Either Party may terminate this Agreement after default pursuant to Article 6.5.

3.3.3 The EDC may terminate, upon 60 calendar days' prior written notice, for failure of the interconnection customer to complete construction of the DER facility within 12 months after the in-service date as specified by the Parties in Attachment 2, which may be extended by agreement between the Parties.

3.3.4 The EDC may terminate this Agreement, upon 60 calendar days' prior written notice, if the interconnection customer has abandoned, cancelled, permanently disconnected or stopped development, construction, or operation of the DER facility, or if the interconnection customer fails to operate the DER facility in parallel with the EDC's electric system for three consecutive years.

3.3.5 Upon termination of this Agreement, the DER facility will be disconnected from the EDC's electric distribution system. Terminating this Agreement does not relieve either Party of its liabilities and obligations that are owed or continuing when the Agreement is terminated.

3.3.6 If the Agreement is terminated, the interconnection customer loses its position in the interconnection queue.

3.4 Temporary Disconnection

A Party may temporarily disconnect the DER facility from the electric distribution system in the event one or more of the following conditions or events occurs:

3.4.1 Emergency conditions – shall mean any condition or situation: (1) that in the judgment of the Party making the claim is likely to endanger life or property; or (2) that the EDC determines is likely to cause an adverse system impact, or is likely to have a material adverse effect on the EDC's electric distribution system, interconnection facilities or other facilities, or is likely to interrupt or materially interfere with the provision of electric utility service to other customers; or (3) that is likely to cause a material adverse effect on the DER facility or the interconnection equipment. Under emergency conditions, the EDC or the interconnection customer may suspend interconnection service and temporarily disconnect the DER facility from the electric distribution system. The EDC must notify the interconnection customer when it becomes aware of any conditions that might affect the interconnection customer's operation of the DER facility. The interconnection customer shall notify the EDC when it becomes aware of any condition that might affect the EDC's electric distribution system. To the extent information is known, the notification shall describe the condition, the extent of the damage or deficiency, the expected effect on the operation of both Parties' facilities and operations, its anticipated duration, and the necessary corrective action.

3.4.2 Scheduled maintenance, construction, or repair – the EDC may interrupt interconnection service or curtail the output of the DER facility and temporarily disconnect the DER facility from the EDC's electric distribution system when necessary for scheduled maintenance, construction, or repairs on EDC's electric distribution system. The EDC shall provide the interconnection customer with notice no less than 5 business days before an interruption due to scheduled maintenance, construction, or repair, or the EDC shall provide notice immediately if the scheduled maintenance, construction, or repair is scheduled less than 5 business days in advance. The EDC shall coordinate the reduction or temporary disconnection with the interconnection customer; however, the interconnection customer is responsible for out-of-pocket costs incurred by the EDC for deferring or rescheduling maintenance, construction or repair at the interconnection customer's request.

3.4.3 Forced outages – The EDC may suspend interconnection service to repair the EDC's electric distribution system. The EDC shall provide the interconnection customer with prior notice, if possible. If prior notice is not possible, the EDC shall, upon written request, provide the interconnection customer with written documentation, after the fact, explaining the circumstances of the disconnection.

3.4.4 Adverse system impact – the EDC must provide the interconnection customer with written notice of its intention to disconnect the DER facility, if the EDC determines that operation of the DER facility creates an adverse system impact. The documentation that supports the EDC's decision to disconnect must be provided to the interconnection customer. The EDC may disconnect the DER facility if, after receipt of the notice, the interconnection customer fails to remedy the adverse system impact, unless emergency conditions exist, in which case, the provisions of Article 3.4.1 apply. The EDC may continue to leave the generating facility disconnected until the adverse system impact is corrected.

3.4.5 Modification of the DER facility – The interconnection customer must receive written authorization from the EDC prior to making any change to the DER facility, other than a minor equipment modification. If the interconnection customer modifies its facility without the EDC's prior written authorization, the EDC has the right to disconnect the DER facility until such time as the EDC concludes the modification poses no threat to the safety or reliability of its electric distribution system.

3.4.6 The EDC's compliance with Article 3 shall preclude any claim for damage for any lost opportunity or other costs incurred by the interconnection customer as a result of an interruption of service under Article 3. Any dispute over whether the EDC complied with Article 3 shall be resolved in accordance with the dispute resolution mechanism set forth in Article 8.

Article 4. Cost Responsibility for Interconnection Facilities and Distribution Upgrades

4.1 Interconnection Facilities

4.1.1 The interconnection customer shall pay, or reimburse the EDC, as applicable, for the cost of the interconnection facilities itemized in Attachment 3. The EDC shall identify the additional interconnection facilities necessary to interconnect the DER facility with the EDC's electric distribution system, the cost of those facilities, and the time required to build and install those facilities, as well as an estimated date of completion of the building or installation of those facilities.

4.1.2 The interconnection customer is responsible for its expenses, including overheads, associated with owning, operating, maintaining, repairing, and replacing its interconnection equipment.

4.2 Distribution Upgrades

The EDC shall design, procure, construct, install, and own any distribution upgrades. The actual cost of the distribution upgrades, including overheads, shall be directly assigned to the interconnection customer whose DER facility caused the need for the distribution upgrades.

Article 5. Billing, Payment, Milestones, and Financial Security

5.1 Billing and Payment Procedures and Final Accounting (Applies to additional reviews conducted under a Level 1, 2 or 3 review with EDC construction necessary for accommodating the DER facility and Level 4 reviews)

5.1.1 The EDC shall bill the interconnection customer for the design, engineering, construction, and procurement costs of EDC-provided interconnection facilities and distribution upgrades contemplated by this Agreement as set forth in Attachment 3. The billing shall occur on a monthly basis, or as otherwise agreed to between the Parties. The interconnection customer shall pay each bill within 30 calendar days after receipt, or as otherwise agreed to between the Parties.

5.1.2 Unless waived by the interconnection customer, within 90 calendar days after completing the construction and installation of the EDC's interconnection facilities and distribution upgrades described in Attachments 2 and 3 to this Agreement, the EDC shall provide the interconnection customer with a final accounting report of any difference between (1) the actual cost incurred to complete the construction and installation of the EDC's interconnection facilities and distribution upgrades; and (2) the interconnection customer's previous deposit and aggregate payments to the EDC for the interconnection facilities and distribution upgrades. If the interconnection customer's cost responsibility exceeds its previous deposit and aggregate payments, the EDC shall invoice the interconnection customer for the amount due and the interconnection customer shall pay the EDC within 30 calendar days. If the interconnection customer's previous deposit and aggregate payments exceed its cost responsibility under this Agreement, the EDC shall refund to the interconnection customer an amount equal to the difference within 30 calendar days after the final accounting report. Upon request from the interconnection customer, if the difference between the budget estimate and the actual cost exceeds 20%, the EDC will provide a written explanation for the difference.

5.1.3 If a Party disputes any portion of its payment obligation pursuant to this Article 5, the Party shall pay in a timely manner all non-disputed portions of its invoice, and the disputed amount shall be resolved pursuant to the dispute resolution provisions contained in Article 8. A Party disputing a portion of an Article 5 payment shall not be considered to be in default of its obligations under this Article.

5.2 Interconnection Customer Deposit

Within 15 business days after signing and returning the interconnection agreement to the EDC, the interconnection customer shall provide the EDC with a deposit equal to 100% of the estimated, non-binding cost to procure, install, or construct any such facilities (the “Security Deposit”). However, when the estimated date of completion of the building or installation of facilities exceeds three months from the date of notification, pursuant to Article 4.1.1 of this Agreement, this deposit may be held in escrow by a mutually agreed-

upon third-party, with any interest to inure to the benefit of the interconnection customer. To the extent that this interconnection agreement is terminated for any reason, the EDC shall return all deposits provided by the interconnection customer, less any actual costs incurred by the EDC.

Article 6. Assignment, Limitation on Damages, Indemnity, Force Majeure, and Default

6.1 Assignment

This Agreement may be assigned by either Party. If the interconnection customer attempts to assign this Agreement, the assignee must agree to the terms of this Agreement in writing and such writing must be provided to the EDC. Any attempted assignment that violates this Article is void and ineffective. Assignment shall not relieve a Party of its obligations, nor shall a Party's obligations be enlarged, in whole or in part, by reason of the assignment. An assignee is responsible for meeting the same obligations as the assignor.

6.1.1 Either Party may assign this Agreement without the consent of the other Party to any affiliate (including mergers, consolidations, or transfers, or a sale of a substantial portion of the Party's assets, between the Party and another entity), of the assigning Party that has an equal or greater credit rating and the legal authority and operational ability to satisfy the obligations of the assigning Party under this Agreement.

6.1.2 The interconnection customer can assign this Agreement, without the consent of the EDC, for collateral security purposes to aid in providing financing for the DER facility.

6.2 Limitation on Damages

Except for cases of gross negligence or willful misconduct, the liability of any Party to this Agreement shall be limited to direct actual damages and reasonable attorney's fees, and all other damages at law are waived. Under no circumstances, except for cases of gross negligence or willful misconduct, shall any Party or its directors, officers, employees and agents, or any of them, be liable to another Party, whether in tort, contract or other basis in law or equity for any special, indirect, punitive, exemplary or consequential damages, including lost profits, lost revenues, replacement power, cost of capital or replacement equipment. This limitation on damages shall not affect any Party's rights to obtain equitable relief, including specific performance, as otherwise provided in this Agreement. The provisions of this Article 6.2 shall survive the termination or expiration of the Agreement.

6.3 Indemnity

6.3.1 This provision protects each Party from liability incurred to third parties as a result of carrying out the provisions of this Agreement. Liability under this provision is exempt from the general limitations on liability found in Article 6.2.

6.3.2 The interconnection customer shall indemnify and defend the EDC and the EDC's directors, officers, employees, and agents, from all damages and expenses resulting from a third party claim arising out of or based upon the interconnection customer's (a) negligence or willful misconduct or (b) breach of this Agreement.

6.3.3 The EDC shall indemnify and defend the interconnection customer and the interconnection customer's directors, officers, employees, and agents from all damages and expenses resulting from a third party claim arising out of or based upon the EDC's (a) negligence or willful misconduct or (b) breach of this Agreement.

6.3.4 Within 5 business days after receipt by an indemnified Party of any claim or notice that an action or administrative or legal proceeding or investigation as to which the indemnity provided for in this Article may apply has commenced, the indemnified Party shall notify the indemnifying Party of such fact. The failure to notify, or a delay in notification, shall not affect a Party's indemnification obligation unless that failure or delay is materially prejudicial to the indemnifying Party.

6.3.5 If an indemnified Party is entitled to indemnification under this Article as a result of a claim by a third party, and the indemnifying Party fails, after notice and reasonable opportunity to proceed under this Article, to assume the defense of such claim, that indemnified Party may, at the expense of the indemnifying Party, contest, settle or consent to the entry of any judgment with respect to, or pay in full, the claim.

6.3.6 If an indemnifying Party is obligated to indemnify and hold any indemnified Party harmless under this Article, the amount owing to the indemnified person shall be the amount of the indemnified Party's actual loss, net of any insurance or other recovery.

6.4 Force Majeure

6.4.1 As used in this Article, a force majeure event shall mean any act of God, labor disturbance, act of the public enemy, war, acts of terrorism, insurrection, riot, fire, storm or flood, explosion, breakage or accident to machinery or equipment through no direct, indirect, or contributory act of a Party, any order, regulation or restriction imposed by governmental, military or lawfully established civilian authorities, or any other cause beyond a Party's control. A force majeure event does not include an act of gross negligence or intentional wrongdoing by the Party claiming force majeure.

6.4.2 If a force majeure event prevents a Party from fulfilling any obligations under this Agreement, the Party affected by the force majeure event ("Affected Party") shall notify the other Party of the existence of the force majeure event within one business day. The notification must specify the circumstances of the force

majeure event, its expected duration, and the steps that the Affected Party is taking and will take to mitigate the effects of the event on its performance. If the initial notification is verbal, it must be followed up with a written notification within one business day. The Affected Party shall keep the other Party informed on a continuing basis of developments relating to the force majeure event until the event ends. The Affected Party may suspend or modify its obligations under this Agreement (other than the obligation to make payments) only to the extent that the effect of the force majeure event cannot be otherwise mitigated.

6.5 Default

6.5.1 No default shall exist when the failure to discharge an obligation (other than the payment of money) results from a force majeure event as defined in this Agreement, or the result of an act or omission of the other Party.

6.5.2 A Party shall be in default ("Default") of this Agreement if it fails in any material respect to comply with, observe or perform, or defaults in the performance of, any covenant or obligation under this Agreement and fails to cure the failure within 60 calendar days after receiving written notice from the other Party. Upon a default of this Agreement, the non-defaulting Party shall give written notice of the default to the defaulting Party. Except as provided in Article 6.5.3, the defaulting Party has 60 calendar days after receipt of the default notice to cure the default; provided, however, if the default cannot be cured within 60 calendar days, the defaulting Party shall commence the cure within 20 calendar days after original notice and complete the cure within six months from receipt of the default notice; and, if cured within that time, the default specified in the notice shall cease to exist.

6.5.3 If a Party has assigned this Agreement in a manner that is not specifically authorized by Article 6.1, fails to provide reasonable access pursuant to Article 2.3, and is in default of its obligations pursuant to Article 7, or if a Party is in default of its payment obligations pursuant to Article 5 of this Agreement, the defaulting Party has 30 days from receipt of the default notice to cure the default.

6.5.4 If a default is not cured as provided for in this Article, or if a default is not capable of being cured within the period provided for in this Article, the non-defaulting Party shall have the right to terminate this Agreement by written notice, and be relieved of any further obligation under this Agreement and, whether or not that Party terminates this Agreement, to recover from the defaulting Party all amounts due under this Agreement, plus all other damages and remedies to which it is entitled at law or in equity. The provisions of this Article shall survive termination of this Agreement.

Article 7. Insurance

For DER facilities with a nameplate capacity of 1 MVA or above, the interconnection customer shall carry sufficient insurance coverage so that the maximum comprehensive/general liability coverage that is continuously maintained by the interconnection customer during the term shall be not less than $2,000,000 for each occurrence, and an aggregate, if any, of at least $4,000,000. The EDC, its officers, employees and agents shall be added as an additional insured on this policy. The interconnection customer agrees to provide the EDC with at least 30 calendar days advance written notice of cancellation, reduction in limits, or non-renewal of any insurance policy required by this Article.

Article 8. Dispute Resolution

8.1 Parties shall attempt to resolve all disputes regarding interconnection as provided in this Article in a good faith manner.

8.2 If there is a dispute between the Parties about implementation or an interpretation of the Agreement, the aggrieved Party shall issue a written notice to the other Party to the agreement that specifies the dispute and the Agreement articles that are disputed.

8.3 A meeting between the Parties shall be held within 10 days after receipt of the written notice. Persons with decision-making authority from each Party shall attend the meeting. If the dispute involves technical issues, persons with sufficient technical expertise and familiarity with the issue in dispute from each Party shall also attend the meeting. The meeting may be conducted by teleconference. The informal process between the parties shall extend 30 days after the receipt of written notice, after which the dispute is deemed resolved and the timeframes for decisions within the interconnection process procedures described in Article 8.4 or files a formal complaint at the Commission prior to the end of the 30-day period.

8.4 If the parties are unable to resolve the dispute through the process outlined in Article 8.3, either party may submit the interconnection dispute to an Ombudsman for non-binding arbitration. The party electing non-binding arbitration shall notify the other party of the request in writing. The non-binding arbitration process is limited to 60 days, absent mutual agreement of the parties and the Ombudsman to a longer period.

8.5 Each party shall bear its own fees, costs and expenses and an equal share of the expenses of the non-binding arbitration.

8.6 Within 10 days after the conclusion of the procedures in Article 8.4, either party may initiate a formal complaint with the Commission and ask for an expedited resolution of the dispute. If the complaint seeks expedited resolution, any written recommendation of the Ombudsman shall be appended to the complaint. The formal complaint shall proceed as a contested hearing pursuant to the Commission’s Rules of Practice.

8.7 A party may, after good faith negotiations have failed, decline to pursue non-binding arbitration and instead initiate a formal complaint with the Commission. The formal complaint shall proceed as a contested hearing pursuant to the Commission's Rules of Practice.

8.8 Pursuit of dispute resolution may not affect an interconnection request or an interconnection applicant's position in the EDC's interconnection queue.

8.9 If the Parties fail to resolve their dispute under the dispute resolution provisions of this Article, nothing in this Article shall affect any Party's rights to obtain equitable relief, including specific performance, as otherwise provided in this Agreement.

Article 9. Miscellaneous

9.1 Governing Law, Regulatory Authority, and Rules
The validity, interpretation and enforcement of this Agreement and each of its provisions shall be governed by the laws of the State of Illinois, without regard to its conflicts of law principles. This Agreement is subject to all applicable laws and regulations. Each Party expressly reserves the right to seek change in, appeal, or otherwise contest any laws, orders or regulations of a governmental authority. The language in all parts of this Agreement shall in all cases be construed as a whole, according to its fair meaning, and not strictly for or against the EDC or interconnection customer, regardless of the involvement of either Party in drafting this Agreement.

9.2 Amendment
Modification of this Agreement shall be only by a written instrument duly executed by both Parties.

9.3 No Third-Party Beneficiaries
This Agreement is not intended to and does not create rights, remedies, or benefits of any character whatsoever in favor of any persons, corporations, associations, or entities other than the Parties, and the obligations in this Agreement assumed are solely for the use and benefit of the Parties, their successors in interest and, where permitted, their assigns.

9.4 Waiver

9.4.1 Except as otherwise provided in this Agreement, a Party's compliance with any obligation, covenant, agreement, or condition in this Agreement may be waived by the Party entitled to the benefits thereof only by a written instrument signed by the Party granting the waiver, but the waiver or failure to insist upon strict compliance with the obligation, covenant, agreement, or condition shall not operate as a waiver of, or estoppel with respect to, any subsequent or other failure.

9.4.2. Failure of any Party to enforce or insist upon compliance with any of the terms or conditions of this Agreement, or to give notice or declare this Agreement or the rights under this Agreement terminated, shall not constitute a waiver or

relinquishment of any rights set out in this Agreement, but the same shall be and remain at all times in full force and effect, unless and only to the extent expressly set forth in a written document signed by that Party granting the waiver or relinquishing any such rights. Any waiver granted, or relinquishment of any right, by a Party shall not operate as a relinquishment of any other rights or a waiver of any other failure of the Party granted the waiver to comply with any obligation, covenant, agreement, or condition of this Agreement.

9.5 Entire Agreement

Except as provided in Article 9.1, this Agreement, including all attachments, constitutes the entire Agreement between the Parties with reference to the subject matter of this Agreement, and supersedes all prior and contemporaneous understandings or agreements, oral or written, between the Parties with respect to the subject matter of this Agreement. There are no other agreements, representations, warranties, or covenants that constitute any part of the consideration for, or any condition to, either Party's compliance with its obligations under this Agreement.

9.6 Multiple Counterparts

This Agreement may be executed in two or more counterparts, each of which is deemed an original, but all constitute one and the same instrument.

9.7 No Partnership

This Agreement shall not be interpreted or construed to create an association, joint venture, agency relationship, or partnership between the Parties, or to impose any partnership obligation or partnership liability upon either Party. Neither Party shall have any right, power or authority to enter into any agreement or undertaking for, or act on behalf of, or to act as or be an agent or representative of, or to otherwise bind, the other Party.

9.8 Severability

If any provision or portion of this Agreement shall for any reason be held or adjudged to be invalid or illegal or unenforceable by any court of competent jurisdiction or other governmental authority, (1) that portion or provision shall be deemed separate and independent, (2) the Parties shall negotiate in good faith to restore insofar as practicable the benefits to each Party that were affected by the ruling, and (3) the remainder of this Agreement shall remain in full force and effect.

9.9 Environmental Releases

Each Party shall notify the other Party of the release of any hazardous substances, any asbestos or lead abatement activities, or any type of remediation activities related to the DER facility or the interconnection facilities, each of which may reasonably be expected to affect the other Party. The notifying Party shall (1) provide the notice as soon as practicable, provided that Party makes a good faith effort to provide the notice no later than 24 hours after that Party becomes aware of the occurrence, and (2) promptly furnish to the other Party copies of any publicly available reports filed with any governmental authorities addressing such events.

9.10 Subcontractors

Nothing in this Agreement shall prevent a Party from using the services of any subcontractor it deems appropriate to perform its obligations under this Agreement; provided, however, that each Party shall require its subcontractors to comply with all applicable terms and conditions of this Agreement in providing services and each Party shall remain primarily liable to the other Party for the performance of the subcontractor.

9.10.1 A subcontract relationship does not relieve any Party of any of its obligations under this Agreement. The hiring Party remains responsible to the other Party for the acts or omissions of its subcontractor. Any applicable obligation imposed by this Agreement upon the hiring Party shall be equally binding upon, and shall be construed as having application to, any subcontractor of the hiring Party.

9.10.2 The obligations under this Article cannot be limited in any way by any limitation of subcontractor's insurance.

Article 10. Notices

10.1 General

Unless otherwise provided in this Agreement, any written notice, demand, or request required or authorized in connection with this Agreement ("Notice") shall be deemed properly given if delivered in person, delivered by recognized national courier service, or sent by first class mail, postage prepaid, to the person specified below:

If to Interconnection Customer:

Interconnection Customer: Village of Northbrook

Attention: 1225 Cedar Lane

Address:

City: State: Zip:

Phone: Fax: E-Mail:

If to EDC:

EDC: Commonwealth Edison Company

Attention: DER Interconnection

Address: 2 Lincoln Center

City: Oakbrook Terrace State: IL Zip: 60181

Phone: 630-576-8158 E-Mail: interconnect@comed.com

Alternative Forms of Notice

Any notice or request required or permitted to be given by either Party to the other Party and not required by this Agreement to be in writing may be given by telephone, facsimile or e-mail to the telephone numbers and e-mail addresses set out above.

10.2 Billing and Payment

Billings and payments shall be sent to the addresses set out below:

If to Interconnection Customer

Interconnection Customer: Village of Northbrook

Attention:

Address:

City: State: Zip:

Phone Fax Email

If to EDC:

EDC: Commonwealth Edison

Attention: DER Interconnection

Address: 2 Lincoln Center

City: Oakbrook Terrace State: IL Zip: 60181

Phone Fax E-Mail

10.3 Designated Operating Representative

The Parties may also designate operating representatives to conduct the communications that may be necessary or convenient for the administration of this Agreement. This person will also serve as the point of contact with respect to operations and maintenance of the Party's facilities.

Interconnection Customer's Operating Representative:

Attention:

Address:

City: State: Zip:

Phone: Fax: Email:

Phone Fax E-Mail

EDC's Operating Representative: Commonwealth Edison Company

Attention: Customer Operations

Address: ComEd - 2 Lincoln Center – Call Center

City: Oakbrook State: IL Zip: 60181

Phone 1-800-334-7661 Fax E-Mail

10.4 Changes to the Notice Information

Either Party may change this notice information by giving five business days written notice before the effective date of the change.

Article 11. Signatures

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their respective duly authorized representatives.

Project Name: Northbrook DPW

For the Interconnection Customer:

Name:

Title: _____

Date: _____

_____

For EDC:

Name:

Title: _____

Date: _____

_____

Attachment 1

Definitions

Adverse system impact – A negative effect that compromises the safety or reliability of the electric distribution system or materially affects the quality of electric service provided by the electric distribution company (EDC) to other customers.

Applicable laws and regulations – All duly promulgated applicable federal, State and local laws, regulations, rules, ordinances, codes, decrees, judgments, directives, or judicial or administrative orders, permits and other duly authorized actions of any governmental authority, having jurisdiction over the Parties.

Commissioning test – Tests applied to a energy resources facility by the applicant after construction is completed to verify that the facility does not create adverse system impacts. At a minimum, the scope of the commissioning tests performed shall include the commissioning test specified by IEEE Standard 1547 Section 5.4 "Commissioning tests."

Distributed energy resources (DER) facility – The equipment used by an interconnection customer to generate or store electricity that operates in parallel with the electric distribution system. A DER facility typically includes an electric generator, prime mover, and the interconnection equipment required to safely interconnect with the electric distribution system or a local electric power system.

Distribution upgrades – A required addition or modification to the EDC's electric distribution system at or beyond the point of interconnection to accommodate the interconnection of a DER facility. Distribution upgrades do not include interconnection facilities.

Electric distribution company or EDC – Any electric utility entity subject to the jurisdiction of the Illinois Commerce Commission.

Electric distribution system – The facilities and equipment used to transmit electricity to ultimate usage points such as homes and industries from interchanges with higher voltage transmission networks that transport bulk power over longer distances. The voltage levels at which electric distribution systems operate differ among areas but generally carry less than 100 kilovolts of electricity. Electric distribution system has the same meaning as the term Area EPS, as defined in 3.1.6.1 of IEEE Standard 1547.

Facilities study – An engineering study conducted by the EDC to determine the required modifications to the EDC's electric distribution system, including the cost and the time required to build and install the modifications, as necessary to accommodate an interconnection request.

Force majeure event – Any act of God, labor disturbance, act of the public enemy, war, acts of terrorism, insurrection, riot, fire, storm or flood, explosion, breakage or accident to machinery or equipment through no direct, indirect, or contributory act of a Party, any order, regulation or restriction imposed by governmental, military or lawfully established civilian authorities, or any

other cause beyond a Party's control. A force majeure event does not include an act of gross negligence or intentional wrongdoing.

Governmental authority – Any federal, State, local or other governmental regulatory or administrative agency, court, commission, department, board, other governmental subdivision, legislature, rulemaking board, tribunal, or other governmental authority having jurisdiction over the Parties, their respective facilities, or the respective services they provide, and exercising or entitled to exercise any administrative, executive, police, or taxing authority or power; provided, however, that this term does not include the interconnection customer, EDC or any affiliate of either.

IEEE Standard 1547 – The Institute of Electrical and Electronics Engineers, Inc. (IEEE), 3 Park Avenue, New York NY 10016-5997, Standard 1547 (2003), "Standard for Interconnecting Distributed Resources with Electric Power Systems."

IEEE Standard 1547.1 – The IEEE Standard 1547.1 (2005), "Conformance Test Procedures for Equipment Interconnecting Distributed Resources with Electric Power Systems."

Illinois standard distributed energy resources Interconnection Rules – The most current version of the procedures for interconnecting distributed energy resources facilities adopted by the Illinois Commerce Commission. See 83 Ill. Adm. Code 466

Interconnection agreement or Agreement – The agreement between the interconnection customer and the EDC. The interconnection agreement governs the connection of the DER facility to the EDC's electric distribution system and the ongoing operation of the DER facility after it is connected to the EDC's electric distribution system.

Interconnection customer – The entity entering into this Agreement for the purpose of interconnecting a DER facility to the EDC's electric distribution system.

Interconnection equipment – A group of components or an integrated system connecting an electric generator with a local electric power system or an electric distribution system that includes all interface equipment, including switchgear, protective devices, inverters or other interface devices. Interconnection equipment may be installed as part of an integrated equipment package that includes a generator or other electric source.

Interconnection facilities – Facilities and equipment required by the EDC to accommodate the interconnection of a DER facility. Collectively, interconnection facilities include all facilities, and equipment between the DER facility and the point of interconnection, including modification, additions, or upgrades that are necessary to physically and electrically interconnect the DER facility to the electric distribution system. Interconnection facilities are sole use facilities and do not include distribution upgrades.

Interconnection request – An interconnection customer's request, on the required form, for the interconnection of a new DER facility, or to increase the capacity or change the operating

characteristics of an existing DER facility that is interconnected with the EDC's electric distribution system.

Interconnection study – Any of the following studies, as determined to be appropriate by the EDC: the interconnection feasibility study, the interconnection system impact study, and the interconnection facilities study.

Load customer – An EDC customer whose primary business classification is not the production of electricity.

Parallel operation or Parallel – The state of operation that occurs when a DER facility is connected electrically to the electric distribution system.

Point of interconnection – The point where the DER facility is electrically connected to the electric distribution system. Point of interconnection has the same meaning as the term "point of common coupling" defined in 3.1.13 of IEEE Standard 1547.

Witness test – For lab-certified equipment, verification (either by an on-site observation or review of documents) by the EDC that the interconnection installation evaluation required by IEEE Standard 1547 Section 5.3 and the commissioning test required by IEEE Standard 1547 Section 5.4 have been adequately performed. For interconnection equipment that has not been lab-certified, the witness test shall also include verification by the EDC of the on-site design tests required by IEEE Standard 1547 Section 5.1 and verification by the EDC of production tests required by IEEE Standard 1547 Section 5.2. All tests verified by the EDC are to be performed in accordance with the test procedures specified by IEEE Standard 1547.1.

Attachment 2

Construction Schedule, Proposed Equipment & Settings

This attachment is to be completed by the interconnection customer and shall include the following:

1. The construction schedule for the DER facility.

   The proposed construction schedule for the DER facility is identified in Attachment 3, Schedule for Customer Work.

2. A one-line diagram indicating the DER facility, interconnection equipment, interconnection facilities, metering equipment, and distribution upgrades.

3. Component specifications for equipment identified in the one-line diagram.

4. Component settings.

5. Proposed sequence of operations.

6. A three line diagram showing current potential circuits for protective relays.

7. Relay tripping and control schematic diagram.

N/A

Attachment 3

Description, Costs and Time Required to Build and Install the EDC's Interconnection Facilities

This attachment is to be completed by the EDC and shall include the following:

1. Facilities Address/ Location: 655 Huehl Rd, Northbrook, Illinois 60062

2. Capacity: 62.50 kW

3. Required interconnection facilities, including any required metering*.

Not applicable – No utility work required

0. An estimate of itemized costs charged by the EDC for interconnection, including overheads, is provided below*.

Not applicable – No utility work required

5. An estimate for the time required to build and install the EDC's interconnection facilities based on results from prior studies and an estimate of the date upon which the facilities will be completed.

Schedule for EDC Work:

Not applicable – No utility work required

Schedule for Customer Work per Attachment 2, Step 1:

3.2.1	Submittal of the Interconnection Customer Deposit pursuant to Article 5.2 of the Agreement or an Interconnection Customer Deposit Alternative (as defined in Attachment 9) of either Escrow Deposit[1] or Letter of Credit[2]	*Within 15 business days upon full execution of the IA*
3.2.2	Submittal of deed and plat of survey must be uploaded to the EDC portal within 30 calendar days of milestone 3.2.1 from Attachment 3.	[redacted]
3.2.2.A	Submission of approval or request for significant changes to demarcation drawing shall be submitted within 30 calendar days from receipt of demarcation drawing from EDC. Any subsequent iterations, after final approval, must be based on external factors which necessitate redesign. Interconnection Customer must provide documentation of external factors. EDC will update/incorporate comments from Interconnection Customer within 30 calendar days.	
3.2.2.B	Significant permits, including, but not limited to, land use permits (i.e., Special Use, Site Development, Variance, Zoning Modifications) or environmental permits, must be applied for within 90 calendar days of milestone 3.2.2.A from Attachment 3, with proof of application uploaded to the EDC's interconnection portal.	
3.2.2.C	All permits required for EDC construction must be uploaded to the EDC's interconnection portal, at a minimum, 12 weeks prior to milestone 3.1.4/3.1.5 from Attachment 3.	
3.2.2.D	Initiate easement acquisition requests to necessary landowners within 30 calendar days of EDC providing all easement documentation pertaining to the current design at the time of Real Estate research. If subsequent easements are necessitated, developer must initiate easement acquisition requests for those easements within 30 calendar days of EDC providing the relevant new easement documentation.	
3.2.3	Begin construction date. Construction date means Interconnection Customer has issued a notice to proceed to any contractor performing substantial work at the site and physical activity has occurred at the site, such as grading, earthwork, equipment installation, or other civil works, evidencing continuous construction has begun.	
3.2.3.A	Medium and low voltage work mechanically complete and ready for EDC connection.	
3.2.4	Generator step-up transformers receive back feed power.	
3.2.5	Witness testing date.	
3.2.6	In-service date.	

If a project scheduled ahead of Interconnection Customer's project in EDC's interconnection queue experiences a delay that, in EDC's sole and reasonable discretion, will negatively and materially impact the commencement or completion of Interconnection Customer's project under this Agreement, EDC shall work in good faith with Interconnection Customer to determine and implement appropriate adjustments to the Project Milestones, Schedule for Interconnection Work to this Agreement, and the Scheduled Disbursements or Scheduled Payments, as applicable. Although EDC will work with Interconnection Customer to determine and implement appropriate adjustments, EDC in its sole discretion will final the decisions necessary to account for the impact of that preceding project's delay, and shall not be construed as a waiver of any other terms or obligations under this Agreement. Any such adjustments EDC deems necessary to account for the impact of the preceding project's delay shall be set forth in a written amendment executed by the Parties. Notwithstanding the foregoing, EDC shall have no obligation to adjust Interconnection Customer's schedule or milestones if Interconnection Customer is in breach of any of its obligations under this Agreement or has otherwise caused or contributed to delays in the progress of its own project under this Agreement. For the avoidance of doubt, if EDC does not determine, in its sole and reasonable discretion, that the delay of a preceding project will negatively and materially impact the commencement or completion of Interconnection Customer's project, no adjustments to Interconnection Customer's schedule, milestones, or payment obligations shall be made.

Schedule for Escrow Deposit

[1]If the Interconnection Customer selects the Escrow Deposit as the Interconnection Customer Deposit Alternative pursuant to milestone 3.2.1 of Attachment 3, the terms and conditions of Attachment 9 shall apply to such Interconnection Customer Deposit Alternative and the Interconnection Customer and the EDC agree that the following schedule will apply:

Scheduled Disbursements

3.3.1	First disbursement (25% of the Escrow Deposit) will be remitted by Escrow Agent to EDC account on _____, which date is 10 calendar days after milestone 3.1.1 of Attachment 3.
3.3.2	Second disbursement (25% of the Escrow Deposit) will be remitted by Escrow Agent to EDC account on _____, which date is 110 calendar days after milestone 3.1.1 of Attachment 3. This disbursement is required to support milestone 3.1.2 of Attachment 3.
3.3.3	Third disbursement (remaining 50% of the Escrow Deposit) will be remitted by Escrow Agent to EDC account on, _____which date is 220 calendar days after milestone 3.1.1 of Attachment 3. This disbursement is required to support milestones 3.1.4 and 3.1.5 of Attachment 3.

The first, second, and third disbursements (as listed in milestones 3.3.1 – 3.3.3 of Attachment 3) shall each be referred to as, a "Scheduled Disbursement" and shall collectively be referred to as, the "Scheduled Disbursements."

Notwithstanding the language above, in addition to the Scheduled Disbursements, EDC reserves the right to request additional disbursements from the Escrow Deposit if it actually incurs costs in excess of the amount for a given Scheduled Disbursement or estimates that such additional costs are required to perform the EDC Work (each such request, a "Requested Disbursement"). The Escrow Agent shall make all Scheduled Disbursements and any Requested Disbursements to the EDC in accordance with Section (g) of Article 2 of Attachment 9 and the terms and conditions of the Escrow Agreement.

The Interconnection Customer understands and agrees that it shall not object, dispute (including disputes under Part 466), or otherwise challenge (through a complaint or otherwise) in any judicial, administrative, or other proceeding of any kind, or in any communication to the Escrow Agent, any Scheduled Disbursement or any Requested Disbursement made pursuant to this Agreement as set forth in this Attachment 3 and described further in Attachment 9.

Escrow Agent will pay any interest earned on the Escrow Deposit to the Interconnection Customer in accordance with the terms of the Escrow Agreement (as defined in Attachment 9).

Delays in the 3.2 milestones in Attachment 3 shall not alter or otherwise delay any Scheduled Disbursements in the 3.3 milestones of Attachment 3.

Schedule for Letter of Credit

[2]If a Letter of Credit is selected as the Interconnection Customer Deposit Alternative under milestone 3.2.1 of Attachment 3, the terms and conditions of Attachment 9 shall apply to such Interconnection Customer Deposit Alternative and the Interconnection Customer and the EDC agree that the following schedule will apply.

Scheduled Payments

3.4.1	Payment of an amount equal to 25% of the Interconnection Customer Deposit will be remitted by Interconnection Customer to EDC account via ACH on _____
3.4.2	Payment of an amount equal to 25% of the Interconnection Customer Deposit will be remitted by Interconnection Customer to EDC account via ACH on, _____ which date is 110 calendar days after milestone 3.1.1 of Attachment 3. This payment is required to support milestone 3.1.2 of Attachment 3.
3.4.3	Payment of an amount equal to 50% of the Interconnection Customer Deposit will be remitted by Interconnection Customer to EDC account via ACH on, _____ which date is 220 calendar days after milestone 3.1.1 of Attachment 3. Attachment 3. This payment is required to support milestones 3.1.4 and 3.1.5 of Attachment 3.

Each scheduled payment set forth in milestones 3.4.1 through 3.4.3 of Attachment 3 shall each be referred to as a "Scheduled Payment," and shall collectively be referred to as the "Scheduled Payments."

Notwithstanding the language above, in addition to the Scheduled Payments, EDC reserves the right at any time to request payment of additional funds if it actually incurs costs in excess of the amount for a given Scheduled Payment or estimates that such additional costs are required to perform the EDC Work (each such request, a "Requested Payment"). The Interconnection Customer will be granted 30 calendar days to pay from the receipt of any such Requested Payment. If payment is not received within such time, the EDC will draw down the Letter of Credit in an amount equal to the amount of the Scheduled Payment and Requested Payment or other requested amount not paid by the Interconnection Customer in accordance with the terms and conditions of Article 1 of Attachment 9.

Delays in the 3.2 milestones in Attachment 3 shall not alter or otherwise delay any Schedule Payment in the 3.4 milestones of Attachment 3.

The Interconnection Customer must send the required funds via electronic payment (ACH or wire) or check. The Interconnection Customer must inform the EDC through the EDC's interconnection portal that funds have been disbursed.

The Interconnection Customer understands and agrees that it shall not object, dispute (including disputes under Part 466), or otherwise challenge (through a complaint or otherwise) in any judicial, administrative, or other proceeding of any kind, any Scheduled Payment or any Requested Payment made pursuant to this Agreement as set forth in this Attachment 3 and described further in Attachment 9.

6. Contingency Projects – Any contingencies noted: **No**

Attachment 4

Operating Requirements for Distributed Energy Resources Facilities Operating in Parallel

The EDC shall list specific operating practices that apply to this DER interconnection and the conditions under which each listed specific operating practice applies.

See Articles 1,7 Parallel Operation Obligations 1.9, Reactive Power, 1.10, Standards of Operation and as identified in the prior studies.

Any additional operational practices listed below:

Attachment 5

Monitoring and Control Requirements

This attachment is to be completed by the EDC and shall include the following:

1. The EDC's monitoring and control requirements must be specified, along with a reference to the EDC's written requirements documents from which these requirements are derived.

2. An internet link to the requirements documents.

3. The If applicable, a copy of any agreement between the interconnection customer and the EDC enabling the EDC to monitor and control the distributed energy resources facility in order to preserve distribution system reliability.

https://www.comed.com/MyAccount/MyService/Pages/DistributionLess10k.aspx

http://standards.ieee.org

Attachment 6

Metering Requirements

This attachment is to be completed by the EDC and shall include the following:

1. The metering requirements for the energy resources facility.

   The specific metering requirements and equipment will be specified as part of the Detailed Engineering.

2. Identification of the appropriate tariffs that establish these requirements.

3. An internet link to these tariffs.

https://www.comed.com/MyAccount/MyService/Pages/DistributionLess10k.aspx

https://www.comed.com/MyAccount/MyBillUsage/Pages/CurrentRatesTariffs.aspx

Attachment 7

As Built Documents

This attachment is to be completed by the interconnection customer and shall include the following:

When it returns the certificate of completion to the EDC, the interconnection customer shall provide the EDC with documents detailing the as-built status of the following:

1. A one-line diagram indicating the distributed energy resources facility, interconnection equipment, interconnection facilities, and metering equipment.

2. Component specifications for equipment identified in the one-line diagram.

3. Component settings.

4. Proposed sequence of operations.

5. A three-line diagram showing current potential circuits for protective relays.

6. Relay tripping and control schematic diagram.

Attachment 8
Other Provisions

The Parties agree to the following terms and conditions in connection with the distributed generation facility.

1.1 Nothing in this Agreement shall constitute an express or implied representation or warranty on the part of EDC with respect to the current or future availability of transmission service or create any obligation on the part of EDC to accept deliveries of energy unless the interconnection customer or a third party taking delivery of such energy has arranged for transmission service with PJM Interconnection LLC, or its successor in interest, the organization that operates the EDC's transmission system ("PJM") in accordance with the PJM tariff and applicable laws and regulations. EDC may charge for service over its electric distribution system to deliver energy or power from the distributed generation facility to or from the facilities controlled or operated by PJM that are used to provide transmission service pursuant to the PJM tariff.

1.2 This Agreement does not constitute an agreement to interconnect the interconnection customer to a PJM point of interconnection.

1.3 The interconnection customer shall not be allowed to construct any facilities or install any equipment which will be owned or operated by the EDC, without the prior written consent of the EDC, which consent may be conditioned on the Parties negotiating and agreeing upon provisions to govern such construction or installation.

1.4 Tax Status. Based on information provided by the interconnection customer, EDC will make the determination as to whether all costs and other amounts payable, and property to be transferred, by interconnection customer to EDC under this Agreement (collectively, the "Paid Amounts") satisfy the tax law provisions for non-taxable status, as referenced in this Section 1.4. For any amounts that EDC determines do not qualify for non-taxable status, the interconnection customer shall comply with this Section 1.4, including without limitation paying the applicable income tax gross-up as set forth herein.

1.4.1 Tax Status

A. To qualify for non-taxable treatment with respect to the Paid Amounts, the interconnection customer must meet all qualifications and requirements as set forth in the tax laws ("Non-Taxable Treatment"). The determination of whether the Paid Amounts qualify for Non-Taxable Treatment shall be made by EDC, based on the information furnished by interconnection customer to determine tax treatment under the relevant tax law provisions.

B. To the extent EDC reasonably determines that all or a portion of the Paid Amounts qualify for Non-Taxable Treatment, both Parties intend to treat such

amounts as non-taxable contributions from interconnection customer to EDC for federal and state income tax purposes. With respect to any such Paid Amounts, interconnection customer agrees to maintain Non-Taxable Treatment for such amounts, and interconnection customer shall remain subject to the terms of this Section 1.4, in any subsequent or interim agreement related to this Agreement. To the extent EDC determines that all or a portion of the Paid Amounts are taxable, interconnection customer agrees to pay the income tax gross-up amount referenced in this Section 1.4.

1.4.2 Tax Indemnity

For any amounts the Parties treat as non-taxable pursuant to Section 1.4.1, interconnection customer shall indemnify and hold harmless EDC for any costs or taxes, penalties, and interest that EDC incurs in the event that the IRS and/or a state taxing authority determines that the Paid Amounts are taxable income to EDC. In such an event, interconnection customer shall pay to EDC, on demand, the amount of any income taxes that the IRS or a state taxing authority assesses EDC in connection with the Paid Amounts, plus any applicable interest and/or penalties assessed EDC. In the event that EDC in its sole discretion chooses to contest such assessment and prevails in reducing or eliminating the tax, interest and/or penalties assessed against it, EDC shall refund to interconnection customer the excess of the amount paid to EDC pursuant to this Section 1.4 over the amount of the tax, interest and penalties for which EDC is finally determined to be liable. Interconnection customer's tax indemnification obligation under this section shall survive any termination of this Agreement or of any subsequent or interim agreement related to this Agreement.

1.4.3 Income Tax Gross-Up

A. In the event that interconnection customer does not establish to EDC's satisfaction within 15 days of the execution of this Agreement (the "Specified Date") that the Paid Amounts are or will be non-taxable, interconnection customer shall increase the amount of the Security Deposit to include any amounts described under this Section 1.4 regarding income tax gross-up.

B. The required increase in the Security Deposit shall equal the amount necessary to permit EDC to pay all applicable income taxes ("Current Taxes") on the amounts to be paid by interconnection customer under this Agreement after taking into account the present value of future tax deductions for depreciation that would be available as a result of the anticipated payments or property transfers (the "Present Value Depreciation Amount"), with respect to such amounts. For this purpose, Current Taxes shall be computed based on the composite federal and state income

tax rates applicable to EDC at the time the Security Deposit is increased, determined using the highest marginal rates in effect at that time (the "Current Tax Rate"), and (ii) the Present Value Depreciation Amount shall be computed by discounting EDC's anticipated tax depreciation deductions associated with such payments or property transfers by its current weighted average cost of capital. EDC may draw on the Security Deposit on a quarterly basis based on the Paid Amounts received by EDC.

C. Interconnection customer must provide the increase in the Security Deposit, in a form and with terms as acceptable to EDC, within 15 days of the Specified Date unless EDC notifies interconnection customer otherwise. The requirement for the increase in the Security Deposit under this Paragraph shall be treated as a milestone for purposes of Attachment 3 of this Agreement.

D. Each Party shall cooperate with the other to maintain the other Party's tax status. Nothing in this Agreement is intended to adversely affect any entity's tax exempt status with respect to the issuance of bonds including, but not limited to, local furnishing bonds.

E. In the event, and to the extent, (i) EDC subsequently determines that amounts for which interconnection customer has paid EDC are non-taxable, and (ii) EDC successfully obtains a refund of federal and/or state income tax originally paid with respect to such amounts, EDC shall timely return such amounts to the interconnection customer. For purposes hereof, EDC may make such a determination in light of subsequent IRS guidance, or other relevant authority. In the event of a successful refund claim by EDC, EDC shall return the remaining Security Deposit attributable to this Section 1.4, but no more than it obtains from the relevant taxing authority, less any reasonable fees incurred to secure such tax refund, to interconnection customer.

1.5 If any of EDC's facilities, in addition to those described in Section 2.3, are or will be located on interconnection customer's property, EDC shall have access to such facilities at all times and when practical, the EDC shall provide notice to the interconnection customer prior to using its right of access. Upon EDC's completion of final, detailed engineering, if EDC identifies any facilities which will be located on interconnection customer's property and requests written property rights in order to have such access, the interconnection customer shall provide such rights.

1.6 Interconnection customer shall also be responsible for paying in full to EDC all approved FERC and ICC rates and charges applicable to interconnection customer's connection to and usage of the electric distribution system, if any.

1.7 Interconnection customer shall not disclose any information labeled “CEII” or “Critical Energy Infrastructure Information” or other information labeled “Confidential” obtained pursuant to or in connection with this Agreement to any third party without the express written consent of the EDC, provided that interconnection customer may produce such information in response to a subpoena, discovery request or other compulsory process issued by a judicial body or governmental agency upon reasonable notice to the interconnection customer.

1.8 Each of the Parties shall provide the other party access to areas under its control as reasonably necessary to permit the other Party to perform its obligations under this Agreement, including operation and maintenance obligations. A Party that obtains such access shall comply with all safety rules applicable to the area to which access is obtained. Each Party agrees to inform the other Party’s representatives of safety rules applicable to an area.

1.9 Article 5.1.2 of the Interconnection Agreement shall be modified as followed;

The parties agree Article 5 Section 1.2 is stricken in its entirety and replaced with, “Within 120 calendar days after completing the construction and installation of the EDC's interconnection facilities and distribution upgrades described in Attachments 2 and 3 to this Agreement, the EDC shall provide the interconnection customer with a final accounting report of any difference between (1) the actual cost incurred to complete the construction and installation of the EDC's interconnection facilities and distribution upgrades; and (2) the interconnection customer's previous deposit and aggregate payments to the EDC for the interconnection facilities and distribution upgrades. If the interconnection customer's cost responsibility exceeds its previous deposit and aggregate payments, the EDC shall invoice the interconnection customer for the amount due and the interconnection customer shall make payment to the EDC within 30 calendar days. If the interconnection customer's previous deposit and aggregate payments exceed its cost responsibility under this Agreement, the EDC shall refund to the interconnection customer an amount equal to the difference within 30 calendar days after the final accounting report. Upon request from the interconnection customer, if the difference between the budget estimate and the actual cost exceeds 20%, the EDC will provide a written explanation for the difference.”

ATTACHMENT 9

INTERCONNECTION CUSTOMER DEPOSIT ALTERNATIVES

Pursuant to Article 5.2 (Interconnection Customer Deposit) of the Agreement, within 15 Business Days of signing and returning the Agreement to the EDC, the Interconnection Customer is required to provide the EDC with a deposit equal to 100% of the estimated, non-binding cost to procure, install, or construct any required interconnection facilities and distribution upgrades (the "Interconnection Customer Deposit"). The Interconnection Customer understands and agrees that it is required to make an Interconnection Customer Deposit for each interconnection request it makes to the EDC.

The EDC agrees to allow the Interconnection Customer to satisfy its obligation to provide the Interconnection Customer Deposit to the EDC by either issuing a Letter of Credit in accordance with the terms and conditions of Article 1 of this Attachment 9 or by depositing an amount equal to 100% of the Interconnection Customer Deposit with the Escrow Agent (as defined below) in accordance with the terms and conditions of Article 2 of this Attachment 9 (the "Interconnection Customer Deposit Alternatives").

If the Interconnection Customer elects to use one of the Interconnection Customer Deposit Alternatives in lieu of providing 100% of the Interconnection Customer Deposit, the Interconnection Customer understands and agrees to comply with applicable terms and conditions for the selected Interconnection Customer Deposit Alternative (either Letter of Credit or Funding the Escrow account) set forth in this Attachment 9. If the Interconnection Customer provides the EDC with the Interconnection Customer Deposit, and does not elect to use one of the Interconnection Customer Deposit Alternatives, the terms and conditions set forth in this Attachment 9 do not apply.

If the Interconnection Customer elects to use one of the Interconnection Customer Deposit Alternatives to satisfy its obligation to provide the Interconnection Customer Deposit to the EDC, the Interconnection Customer shall, within fifteen (15) Business Days of signing and returning the Agreement to the EDC, deliver to the EDC the following: (1) a message to inform the EDC through the interconnection portal of what Interconnection Customer Deposit Alternative the Interconnection Customer is electing; (2) an executed Amendment to the Agreement in the form attached hereto as Exhibit A-1 or Exhibit A-2 for the selected Interconnection Customer Deposit Alternative; and (3) such other deliverables required by the applicable terms and conditions for the selected Interconnection Customer Deposit Alternative.

1. **Letters of Credit – Terms and Conditions**.

a. This Article 1 of Attachment 9 sets forth the terms and conditions applicable to the Interconnection Customer's issuance of a Letter of Credit as an acceptable Interconnection Customer Deposit Alternative. These terms and conditions shall only be applicable if the Interconnection Customer issues a Letter of Credit as an acceptable Interconnection Customer Deposit Alternative, and shall not be applicable to use of an Escrow Deposit (as set forth in Article 2 of this Attachment 9) or cash payment equal to the amount of 100% of the Interconnection Customer Deposit.

b. In lieu of providing the Interconnection Customer Deposit required for Project ID: 26-22077 or placing the Interconnection Customer Deposit in escrow in accordance with Article 2 of Attachment 9, the Interconnection Customer shall, at its own expense, cause the LC Issuing Bank (as defined herein) to issue and maintain, by renewal, extension, or replacement, for the periods specified herein an irrevocable, unconditional, transferable, standby letter of credit in favor of the EDC meeting the requirements of this Article 1 to Attachment 9 and in substantially the same form and substance as attached hereto as Exhibit B (such letter of credit, as the same may be renewed, extended or replaced from time to time hereunder, the "Letter of Credit").

c. In order for the Letter of Credit to constitute an acceptable Interconnection Customer Deposit Alternative, the Interconnection Customer shall, within fifteen (15) Business Days of signing and returning the Agreement to the EDC, make payment of an amount equal to 25% of the of the Interconnection Customer Deposit via ACH, wire, or check to EDC in immediately available funds and send the following to the EDC through interconnection portal: (i) a message to inform the EDC through the interconnection portal of its intent to issue an acceptable Letter of Credit as an Interconnection Customer Deposit Alternative; (ii) the Letter of Credit Amendment (in the form attached hereto as Exhibit A-1) executed by a duly authorized representative of the Interconnection Customer; (iii) a copy of the Letter of Credit (with the original in hard copy form sent to 10 South Dearborn Street, Floor 51, Chicago, Illinois 60603, Attn: Enterprise Credit (Interconnection)) that complies with the terms and conditions of this Article 1 of Attachment 9 to the EDC; and (iv) confirmation of payment of an amount equal to 25% of the of the Interconnection Customer Deposit via ACH, wire, or check to EDC in immediately available funds. The Interconnection Customer understands that the EDC shall not be required to perform any of its obligations under the Agreement until the Interconnection Customer provides the deliverables described herein. If the Interconnection Customer fails to provide such deliverables within the time set forth herein, the Interconnection customer shall be in default of its obligations pursuant to Article 5.2 of the Agreement, and the EDC may terminate the Agreement pursuant to Article 6.5.3 of the Agreement.

d. The Letter of Credit shall constitute credit support for the Interconnection Customer Deposit in the Agreement. All fees and charges, including issuing, commitment, renewal, and operation fees and charges, relating to the Letter of Credit

shall be borne by the Interconnection Customer. The Letter of Credit shall comply with and be subject to the following:

i. Upon issuance, the Letter of Credit shall have a face amount equal to 75% of the Interconnection Customer Deposit; provided that the Interconnection Customer paid to the EDC an amount equal to 25% of the Interconnection Customer Deposit pursuant to Article 1(c) of this Attachment 9. The Interconnection Customer shall be entitled to reduce the face amount of the Letter of Credit by the amount of each such Scheduled Payment and Requested Payment received by the EDC or any other drawdowns made by the EDC as permitted in this Agreement; provided that the Interconnection Customer obtains the EDC's prior written consent before making any such reduction to the Letter of Credit. Except as expressly set forth herein, the Interconnection Customer shall not be entitled to reduce the face amount of the Letter of Credit. The Interconnection Customer shall not be entitled to interconnect to the EDC's electric distribution system, and EDC will not be obligated to perform or otherwise proceed with the work set forth in the Project Milestones described in Attachment 3 of the Agreement, unless and until the Interconnection Customer has provided the EDC with the materials set forth in Article 1(c) above in accordance with the terms hereof and timely performed any other obligations as set forth in the Agreement and as may be required from time to time under Part 466 of the Commission's rules (83 Ill. Adm. Code 466).

ii. The Interconnection Customer shall cause the LC Issuing Bank to issue and maintain, by renewal, extension, or replacement, the Letter of Credit from the date of initial issuance until the EDC agrees to release and return the Letter of Credit in accordance with Article 1(d) (iv) below. The Interconnection Customer shall maintain the Letter of Credit until any amounts payable by the Interconnection Customer have been paid in full; provided that the EDC may draw upon the Letter of Credit prior to any expiration date on the Letter of Credit in accordance with the terms thereof.

iii. The Interconnection Customer shall pay the EDC the Scheduled Payments (as set forth on milestones 3.4.1 through 3.4.3 from Attachment 3) and any Requested Payments. EDC shall inform the Interconnection Customer via EDC's interconnection portal for any Requested Payments. For any such Requested Payments, the Interconnection Customer will be granted 30 calendar days to pay from the receipt of each such message in EDC's interconnection portal. If the Interconnection Customer fails to timely pay any Scheduled Payment or Requested Payment or the Letter of Credit otherwise permits a draw down in accordance with the terms hereof or thereof, the EDC may draw down the Letter of Credit in an amount equal to the amount of the Scheduled Payment and Requested Payment or other requested amount not paid by the Interconnection

Customer. The Interconnection Customer understands and agrees that it shall not object, dispute (including disputes under Part 466), or otherwise challenge (through a complaint or otherwise) in any judicial, administrative, or other proceeding of any kind any Scheduled Payment, any Requested Payment, or any other draw down of the Letter of Credit as permitted in this Agreement made pursuant to this Agreement as set forth in Attachment 3 and more fully described in this Attachment 9.

iv. The Interconnection Customer shall maintain the Letter of Credit (in accordance with this Article 1 of Attachment 9) for so long as the Interconnection Customer has outstanding payment obligations to the EDC. Upon the Interconnection Customer's satisfaction of all of its outstanding payment obligations in this Agreement, the Interconnection Customer shall request (via message to the EDC through the interconnection portal) that the EDC release and return the Letter of Credit. Within fifteen (15) Business Days of its receipt of the message requesting to release and return the Letter of Credit, the EDC shall confirm satisfaction of all of the Interconnection Customer's payment obligations. Upon such confirmation, the EDC shall release and return the Letter of Credit to the Interconnection Customer within five (5) Business Days.

v. If at any time after the issuance of a Letter of Credit, the credit rating of the LC Issuing Bank falls below "A3" by Moody's Investors Service, Inc. or "A-" by Standard and Poor's Corporation with respect to such entity's long-term, unsecured, unsubordinated deposits, the Interconnection Customer shall promptly inform the EDC through the interconnection portal. Upon receipt of such notice, the EDC may require the Interconnection Customer to provide a substitute Letter of Credit issued by a new LC Issuing Bank satisfying the requirements set forth herein by providing written notice thereof to the Interconnection Customer. In the event that Interconnection Customer does not cause a new LC Issuing Bank satisfying the requirements set forth herein to issue a new Letter of Credit meeting the requirements of this Article 1 of Attachment 9 within fifteen (15) Business Days after receipt of such notice through the interconnection portal, the EDC may draw down the full amount of the Letter of Credit, less any amounts previously paid under the Letter of Credit, and any and all amounts drawn by the EDC shall be held by the EDC as cash security for the Interconnection Customer's obligations hereunder.

vi. At any time on or after an Interconnection Customer Bankruptcy, the EDC may draw down the full amount of the Letter of Credit, less any amounts previously paid under the Letter of Credit, and any and all amounts drawn by the EDC shall be held by the EDC as cash security for the Interconnection Customer's obligations hereunder and the Interconnection Customer hereby grants a lien in favor of the EDC over all such cash.

vii. In the event that that the EDC exercises its right to draw down the Letter of Credit, the EDC shall have the right to draw upon the Letter of Credit by presenting to the LC Issuing Bank a draw certificate in the form provided in the Letter of Credit, which shall provide for payment no later than the second (2nd) Business Day immediately succeeding the date of presentment. The EDC may draw upon the Letter of Credit or cash security for any and all unpaid costs or amounts owed to the EDC pursuant to the Agreement or any resulting indemnification claim by the EDC or any of the EDC's directors, officers, employees, and agents that have not been fully and finally resolved and all amounts paid in full, and for any other purpose specified in the draw certificate or in this Agreement.

e. If the Interconnection Customer attempts to assign this Agreement pursuant to Article 6.1 (Assignment) of the Agreement, the assignee shall either pay 100% of the Interconnection Customer Deposit or cause to be issued to the EDC a Letter of Credit in accordance with the terms and conditions of this Article 1 of Attachment 9, in addition to all other requirements set forth in Article 6.1 of the Agreement. Any attempted assignment of the Agreement that violates the applicable terms of the Agreement (including this Article) is void and ineffective.

f. Letter of Credit Related Definitions:

i. "Business Day" means a day, other than a Saturday or Sunday or holiday on which banks are authorized or required to be closed for business in the State of Illinois.

ii. "Bankruptcy" means any of the following occurs: (A) interconnection customer consents to the appointment of or taking possession by, a receiver, a trustee, custodian, or liquidator of itself or of a substantial part of its assets, or admits in writing its inability to pay its debts generally as they become due, or makes a general assignment for the benefit of creditors; (B) interconnection customer files a voluntary petition in bankruptcy or a voluntary petition or an answer seeking reorganization in a proceeding under any applicable bankruptcy or insolvency laws or an answer admitting the material allegations of a petition filed against it in any such proceeding, or seeks relief by voluntary petition, answer or consent, under the provisions of any now existing or future bankruptcy, insolvency or other similar law providing for the liquidation, reorganization, or winding up of business entities, or providing for an agreement, composition, extension, or adjustment with its creditors; (C) a substantial part of interconnection customer's assets is subject to the appointment of a receiver, trustee, liquidator, or custodian by court order and such order shall remain in effect for more than thirty (30) days; or (D) interconnection customer is adjudged

bankrupt or insolvent, has any property sequestered by court order and such order remains in effect for more than thirty (30) days, or has filed against it a petition under any bankruptcy, reorganization, arrangement, insolvency, readjustment of debt, dissolution or liquidation law of any jurisdiction, whether now or hereafter in effect, and such petition is not dismissed within sixty (60) days of such filing;

iii. "LC Issuing Bank" means a U.S. bank or other U.S. financial institution issuing the Letter of Credit, which bank or financial institution must be reasonably acceptable to the EDC and have a credit rating of "A3" or better by Moody's Investors Service, Inc. and "A-" or better by Standard and Poor's Corporation with respect to such entity's long-term, unsecured, unsubordinated deposits.

2. **Escrow Deposit – Terms and Conditions**.

a. This Article 2 of Attachment 9 sets forth the terms and conditions applicable to Interconnection Customer depositing its Interconnection Customer Deposit in escrow as an acceptable Interconnection Customer Deposit Alternative. These terms and conditions shall only be applicable if the Interconnection Customer uses an Escrow Deposit as an acceptable Interconnection Customer Deposit Alternative, and shall not be applicable to use of a Letter of Credit (as set forth in Article 1 of this Attachment 9) or cash payment equal to the amount of 100% of the Interconnection Customer Deposit.

b. In lieu of providing 100% of the Interconnection Customer Deposit required for Project ID: 26-22077 directly to the EDC or issuing a Letter of Credit to the EDC in accordance with Article 1 of Attachment 9, the Interconnection Customer may wire transfer immediately available funds in an amount equal to 100% of the Interconnection Customer Deposit and all necessary fees to a third party selected by the EDC to act as the escrow agent (the "Escrow Agent") to be held in escrow pursuant to the terms and conditions of this Article 2 of Attachment 9 and in accordance with the terms and conditions of the Escrow Agreement attached hereto as Exhibit C (the "Escrow Deposit").

c. In order for the Escrow Deposit to constitute an acceptable Interconnection Customer Deposit Alternative, the Interconnection Customer shall, within fifteen (15) Business Days of signing and returning the Agreement to the EDC, send the following to the EDC through the interconnection portal: (1) a message to inform the EDC through the interconnection portal of its intent to use the Escrow Deposit as an Interconnection Customer Deposit Alternative; (2) the Escrow Amendment (in the form attached hereto as Exhibit A-2) executed by a duly authorized representative of the Interconnection Customer; and (3) the Escrow Agreement (in the form attached hereto as Exhibit C) executed by a duly authorized representative of the Interconnection Customer. The Interconnection Customer understands that the EDC shall not be required to perform any

of its obligations under the Agreement until the Interconnection Customer provides the deliverables described herein. If the Interconnection Customer fails to provide such deliverables within the time set forth herein, the Interconnection Customer shall be in default of its obligations pursuant to Article 5.2 of the Agreement, and the EDC may terminate the Agreement pursuant to Article 6.5.3 of the Agreement.

d. All fees and charges relating to the Escrow Deposit, including account acceptance fees, annual administrative fees, and other fees and charges, shall be borne by the Interconnection Customer at the Escrow Agent's then-current rates.

e. The Escrow Deposit shall constitute the Interconnection Customer's Interconnection Customer Deposit, and credit support for any and all costs and amounts owed to the EDC pursuant to the Agreement, including any damages arising out of or resulting from any breach by the Interconnection Customer of the Agreement, any indemnification claim by the EDC or any of the EDC's directors, officers, employees, and agents that has not been fully and finally resolved and all amounts paid in full, or any and all amounts due and payable to the EDC, and for any other purpose specified in the Agreement.

f. The Interconnection Customer understands and agrees that it shall not be entitled to communicate with or issue instructions to the Escrow Agent without the EDC's prior written consent.

g. The Interconnection Customer understands and agrees that the Escrow Agent shall make Scheduled Disbursements of the Escrow Deposit in the amounts and on the dates set forth in the Schedule for Escrow Deposit on Attachment 3. In the event that the EDC requests a Requested Disbursement, the Escrow Agent shall make such Requested Disbursements on the date and in the amount set forth in the EDC's request for a Requested Disbursement and in accordance with the terms and conditions applicable to an "Escrow Draw Notice" as such term is defined and process is described in the Escrow Agreement. The Interconnection Customer understands and agrees that it shall not object, dispute (including disputes under Part 466), or otherwise challenge (through a complaint or otherwise) in any judicial, administrative, or other proceeding of any kind, or in any communication to the Escrow Agent, any Scheduled Disbursement or any Requested Disbursement made pursuant to this Agreement as set forth in Attachment 3 and more fully described in this Attachment 9. The Interconnection Customer further agrees that it shall not object to nor raise any claim for inappropriate instructions or orders against the Escrow Agent for such actions.

h. THE INTERCONNECTION CUSTOMER AGREES TO INDEMNIFY, DEFEND, HOLD HARMLESS, PAY OR REIMBURSE THE EDC AND ITS AFFILIATES AND THEIR RESPECTIVE SUCCESSORS, ASSIGNS, DIRECTORS, AGENTS AND EMPLOYEES AND THE EDC AND ITS DIRECTORS, OFFICERS,

EMPLOYEES, AND AGENTS (THE "INDEMNITEES") FROM AND AGAINST ANY AND ALL LOSSES, DAMAGES, CLAIMS, LIABILITIES, TAXES (OTHER THAN TAXES ON INCOME EARNED BY AN INDEMNITEE IN CONNECTION HEREWITH), COSTS OR EXPENSES (INCLUDING ATTORNEY'S FEES) (COLLECTIVELY "LOSSES"), RESULTING DIRECTLY OR INDIRECTLY FROM THE EDC HAVING TO INDEMNIFY THE ESCROW AGENT FOR (A) ESCROW AGENT'S PERFORMANCE OF THE ESCROW AGREEMENT, EXCEPT TO THE EXTENT THAT SUCH LOSSES ARE FINALLY DETERMINED BY A COURT OF COMPETENT JURISDICTION TO HAVE BEEN CAUSED BY THE GROSS NEGLIGENCE, WILLFUL MISCONDUCT, OR BAD FAITH OF THE ESCROW AGENT; AND (B) ESCROW AGENT'S FOLLOWING, ACCEPTING OR ACTING UPON ANY INSTRUCTIONS OR DIRECTIONS, WHETHER JOINT OR SINGULAR, FROM THE PARTIES RECEIVED IN ACCORDANCE WITH THE ESCROW AGREEMENT. THE INTERCONNECTION CUSTOMER HEREBY GRANTS THE EDC A RIGHT OF SET-OFF AGAINST INTERCONNECTION CUSTOMER DEPOSIT HELD IN ESCROW FOR THE PAYMENT OF ANY CLAIM FOR INDEMNIFICATION, FEES, EXPENSES AND AMOUNTS DUE TO THE EDC OR ITS DIRECTORS, OFFICERS, EMPLOYEES, AND AGENTS INDEMNITEE. THE OBLIGATIONS SET FORTH HEREIN SHALL SURVIVE THE RESIGNATION, REPLACEMENT, OR REMOVAL OF ESCROW AGENT OR THE TERMINATION OF THE ESCROW AGREEMENT.

i. If the Interconnection Customer attempts to assign this Agreement pursuant to Article 6.1 (Assignment) of the Agreement, the assignee must either pay 100% of the Interconnection Customer Deposit or must agree to the terms and conditions of the Escrow Agreement in writing (including any associated tax reporting certification) and such writing must be provided to the EDC in addition to all other requirements set forth in Article 6.1 of the Agreement. Any attempted assignment that violates this Article 2 of Attachment 9 is void and ineffective.

EXHIBIT A-1 TO ATTACHMENT 9

LETTER OF CREDIT AMENDMENT TO THE INTERCONNECTION OF DISTRIBUTED ENERGY RESOURCE FACILITIES AGREEMENT

THIS LETTER OF CREDIT AMENDMENT TO THE INTERCONNECTION OF DISTRIBUTED ENERGY RESOURCE FACILITIES AGREEMENT (this "Amendment") is entered into and made effective as of the _____day of _____, 20_____ (the "Amendment Effective Date"), by and between Village of Northbrook, as a _____ organized and existing under the laws of the _____ (the "Interconnection Customer") and Commonwealth Edison Company ("ComEd" or "EDC"), as a Corporation, organized and existing under the laws of the State of Illinois. Interconnection Customer and EDC may each be referred to herein as a "Party" and collectively as the "Parties."

RECITALS:

WHEREAS, the Interconnection Customer and EDC are Parties to that certain Interconnection of Distributed Energy Resource Facilities Agreement, dated _____ , for Project ID: 26-22077 (the "Agreement");

WHEREAS, pursuant to the Agreement, within 15 Business Days of signing and returning the Agreement to the EDC, the Interconnection Customer is required to provide the EDC with a deposit equal to 100% of the estimated, non-binding cost to procure, install, or construct any required interconnection facilities and distribution upgrades (the "Interconnection Customer Deposit");

WHEREAS, in lieu of providing the Interconnection Customer Deposit in cash or wire of immediately available funds, the Interconnection Customer desires to cause the issuance of a Letter of Credit to the EDC that complies with terms and conditions of Article 1 of Attachment 9 of the Agreement;

WHEREAS, the EDC is willing to accept a Letter of Credit delivered to the EDC by or on behalf of the Interconnection Customer that complies with terms and conditions of Article 1 of Attachment 9 of the Agreement in lieu of 100% of the Interconnection Customer Deposit; and

NOW THEREFORE, in consideration of the mutual covenants contained in this Amendment and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto, intending to be legally bound, agree as follows:

1. Recitals. The above Recitals are incorporated into this Amendment as if fully set forth herein.

2. Defined Terms and Rules of Construction. All capitalized terms used and not defined in this Amendment shall have the respective meanings set forth in the Agreement.

3. Amendment to Agreement. The Agreement is hereby amended as follows:

a. In lieu of providing 100% of the Interconnection Customer Deposit to the EDC, the Interconnection Customer shall cause the issuance to the EDC of the Letter of Credit (attached here to as Exhibit 1) for the Interconnection Customer Deposit for 26-22077 (the "[Project ID] Letter of Credit").

b. The Interconnection Customer represents and warrants that the 26-22077 Letter of Credit complies with the terms and conditions of Article 1 of Attachment 9 of the Agreement.

c. The Parties understand and agree that each Party's rights and obligations regarding the 26-22077 Letter of Credit are set forth in and governed by Article 1 of Attachment 9 of the Agreement and further understand and agree that Article 2 of Attachment 9 shall not be applicable.

4. Continuing Effectiveness. Except as specifically amended herein, the Agreement shall remain unmodified and in full force and effect.

5. Effectiveness. This Amendment shall be effective on, and shall be binding upon, the Parties upon the full execution and delivery of this Amendment, as of the Amendment Effective Date.

6. Counterparts. This Amendment may be executed by the Parties in one or more counterparts, all of which taken together, shall constitute one and the same instrument. The facsimile or pdf signatures of the Parties shall be deemed to constitute original signatures, and facsimile or pdf copies shall be deemed to constitute duplicate originals.

7. Participation in Drafting. This Amendment shall be construed as jointly drafted and shall not be construed against either Party on the ground that the Party drafted this Amendment.

[Remainder of page purposefully left blank. Signatures on the following page]

[Signature Page to the Letter of Credit Amendment to the Agreement]

IN WITNESS WHEREOF, the Interconnection Customer has caused this Amendment to be executed by its respective duly authorized representatives as of the date set forth

Commonwealth Edison Company

Name:
Title: _
Date:

VIL OF NORTHBRK PUB WRK FAC

Name:
Title: _
Date:

EXHIBIT 1 TO

THE LETTER OF CREDIT AMENDMENT

[*INTERCONNECTION CUSTOMER TO ATTACH ISSUED LETTER OF CREDIT*]

EXHIBIT A-2 TO ATTACHMENT 9

ESCROW AMENDMENT TO THE INTERCONNECTION OF DISTRIBUTED ENERGY RESOURCE FACILITIES AGREEMENT

THIS ESCROW AMENDMENT TO THE INTERCONNECTION OF DISTRIBUTED ENERGY RESOURCE FACILITIES AGREEMENT (this "Amendment") is entered into and made effective as of the day of_____ , 20_____ (the "Amendment Effective Date"), by and between VIL OF NORTHBRK PUB WRK FAC, as a _____ organized and existing under the laws of the _____ (the "Interconnection Customer") and Commonwealth Edison Company ("ComEd" or "EDC"), as a Corporation, organized and existing under the laws of the State of Illinois. Interconnection Customer, and EDC may each be referred to herein as a "Party" and collectively as the "Parties."

RECITALS:

WHEREAS, the Interconnection Customer and EDC are Parties to that certain Interconnection of Distributed Energy Resource Facilities Agreement, dated _____ , for Project ID: 26-22077 (the "Agreement");

WHEREAS, pursuant to the Agreement, within 15 Business Days of signing and returning the Agreement to the EDC, the Interconnection Customer is required to provide the EDC with a deposit equal to 100% of the estimated, non-binding cost to procure, install, or construct any required interconnection facilities and distribution upgrades (the "Interconnection Customer Deposit");

WHEREAS, in lieu of providing the Interconnection Customer Deposit, the Interconnection Customer desires to place the Interconnection Customer Deposit in an escrow account in accordance with terms and conditions of Article 2 of Attachment 9 of the Agreement;

WHEREAS, the EDC desires to accept such deposit into an escrow account in accordance with the terms and conditions of Article 2 of Attachment 9 of the Agreement; and

WHEREAS, the Parties desire to amend the Agreement to reflect and memorialize the Interconnection Customer's desire to place the Interconnection Customer Deposit into an escrow account pursuant to the terms and conditions of Article 2 of Attachment 9 of the Agreement.

NOW THEREFORE, in consideration of the mutual covenants contained in this Amendment and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto, intending to be legally bound, agree as follows:

1. Recitals. The above Recitals are incorporated into this Amendment as if fully set forth herein.

2. Defined Terms and Rules of Construction. All capitalized terms used and not defined in this Amendment shall have the respective meanings set forth in the Agreement.

3. **Amendment to Agreement**. The Agreement is hereby amended as follows:

a. In lieu of providing 100% of the Interconnection Customer Deposit pursuant to Article 5 of the Agreement, the Interconnection Customer desires to deposit the Interconnection Customer Deposit in escrow with the Escrow Agent (as defined in Article 2 of Attachment 9 of the Agreement) (the "[Project ID Escrow Deposit").

b. The EDC is willing to accept such 26-22077 Escrow Deposit fund being delivered to the Escrow Agent pursuant to the terms and conditions of Article 2 of Attachment 9 of the Agreement.

c. Accordingly, the Interconnection Customer hereby represents and warrants that, as of the Amendment Effective Date, it has wired the 26-22077 Escrow Deposit to the Escrow Agent with confirmation of such deposit attached hereto as Exhibit I.

d. The Interconnection Customer hereby represents and warrants that it has executed that certain Escrow Agreement by and among the Interconnection Customer, the EDC, and the Escrow Agent dated as of the Amendment Effective Date (the "Escrow Agreement") with a copy of the Interconnection Customer's signature page to the Escrow Agreement attached hereto as Exhibit II.

e. The Parties understand and agree that each Party's rights and obligations regarding the 26-22077 Escrow Deposit are set forth in Article 2 of Attachment 9 of the Agreement and in the Escrow Agreement and further understand and agree that Article1 of Attachment 9 of the Agreement shall not be applicable.

4. **Continuing Effectiveness**. Except as specifically amended herein, the Agreement shall remain unmodified and in full force and effect.

5. **Effectiveness**. This Amendment shall be effective on, and shall be binding upon, the Parties upon the full execution and delivery of this Amendment, as of the Amendment Effective Date.

6. **Counterparts**. This Amendment may be executed by the Parties in one or more counterparts, all of which taken together, shall constitute one and the same instrument. The facsimile or pdf signatures of the Parties shall be deemed to constitute original signatures, and facsimile or pdf copies shall be deemed to constitute duplicate originals.

7. **Participation in Drafting**. This Amendment shall be construed as jointly drafted and shall not be construed against either Party on the ground that the Party drafted this Amendment.

[Remainder of page purposefully left blank. Signatures on the following page]

[Signature Page to the Escrow Amendment to the Agreement]

IN WITNESS WHEREOF, the Interconnection Customer has caused this Amendment to be executed by its respective duly authorized representatives as of the date set forth.

Commonwealth Edison Company

Name: _____
Title: _
Date:

{{application.Content.customer_information.name}}

Name:
Title: _
Date:

EXHIBIT I TO THE ESCROW AMENDMENT

[INTERCONNECTION CUSTOMER TO ATTACH CONFIRMATION OF DEPOSIT OF 26-22077 ESCROW DEPOSIT]

EXHIBIT II TO THE ESCROW AMENDMENT

[INTERCONNECTION CUSTOMER TO ATTACH EXECUTED SIGNATURE PAGE OF THE ESCROW AGREEMENT]

EXHIBIT B TO ATTACHMENT 9

FORM OF LETTER OF CREDIT

{TO BE ISSUED ON THE LETTERHEAD OF THE ISSUING BANK}

IRREVOCABLE LETTER OF CREDIT NO **[NUMBER]**

ISSUE DATE **[DATE]**

APPLICANT(S): **[NAME]**
[ADDRESS]

BENEFICIARY **[NAME]**
[ADDRESS]

STATED AMOUNT: USD $**[AMOUNT NUMERICAL AND WRITTEN OUT]**

EXPIRATION DATE: **[DATE]**

ATTN: ENTERPRISE CREDIT

WE HEREBY ESTABLISH IN YOUR FAVOR, AT THE REQUEST AND FOR THE ACCOUNT OF OUR CUSTOMER, **[APPLICANT]** OUR IRREVOCABLE STANDBY LETTER OF CREDIT NO. **[NUMBER]** (THE "LETTER OF CREDIT"), WHEREBY WE HEREBY IRREVOCABLY AUTHORIZE YOU TO DRAW ON US, IN ACCORDANCE WITH THE TERMS AND CONDITIONS HEREINAFTER SET FORTH, BY YOUR DRAFT OR DRAFTS AT SIGHT, IN AN AMOUNT NOT TO EXCEED IN THE AGGREGATE US DOLLARS **[AMOUNT IN WRITTEN FORMAT]** (U.S. $**[NUMERICAL AMOUNT]**) (THE "STATED AMOUNT").

SUBJECT TO THE OTHER PROVISIONS OF THIS LETTER OF CREDIT, **[BENEFICIARY]** MAY OBTAIN THE FUNDS AVAILABLE UNDER THIS LETTER OF CREDIT BY PRESENTMENT TO US OF YOUR SIGHT DRAFTS SUBSTANTIALLY IN THE FORM ATTACHED HERETO AS ATTACHMENT 1 ("SIGHT DRAFT") DRAWN ON **[ISSUING BANK]**. EACH DRAFT PRESENTED TO US MUST BE CONSPICUOUSLY MARKED "DRAWN UNDER **[ISSUING BANK]** LETTER OF CREDIT NO. **[NUMBER]**" AND INCLUDE THE FOLLOWING CERTIFICATION ON BENEFICIARY'S LETTERHEAD DULY AND MANUALLY SIGNED AND DATED BY AN AUTHORIZED OFFICER OF **[BENEFICIARY]** SIGNING AS SUCH THAT:" [BENEFICIARY] is entitled to demand payment under the letter the credit pursuant to the Interconnection Agreement.]. THEREFORE, WE DEMAND PAYMENT OF USD [INSERT AMOUNT] UNDER IRREVOCABLE STANDBY LETTER OF CREDIT NO. [NUMBER]."

PARTIAL OR MULTIPLE DRAWINGS BY BENEFICIARY UNDER THIS LETTER OF CREDIT ARE PERMITTED. DEMANDS FOR PAYMENT HEREUNDER HONORED BY THE ISSUER SHALL NOT, IN THE AGGREGATE, EXCEED THE STATED AMOUNT.

PRESENTATION OF SUCH CERTIFICATION SHALL BE MADE ON ANY DAY WHICH IS A BUSINESS DAY FOR US PRIOR TO 5:00 P.M. ET AT OUR OFFICE LOCATED AT **[ADDRESS OF ISSUING BANK]**, ATTENTION: **[ISSUING BANK DEPARTMENT]**. IF SUCH IS RECEIVED AT SUCH OFFICE, ALL IN CONFORMITY WITH THE TERMS AND CONDITIONS OF THIS LETTER OF CREDIT, ON OR PRIOR TO THE EXPIRATION DATE HEREOF, WE HEREBY AGREE WITH YOU THAT WE WILL DULY HONOR THE SAME, IN IMMEDIATELY AVAILABLE FUNDS, WITHIN FIVE (5) BUSINESS DAYS FOLLOWING SUCH PRESENTATION.

IN ADDITION TO THE PRESENTATION OF YOUR DEMAND TO OUR ADDRESS MENTIONED ABOVE, PLEASE EMAIL A COPY OF THE DOCUMENTS TO [**ISSUING BANK DEPARTMENT EMAIL ADDRESS].**

THIS LETTER OF CREDIT IS EFFECTIVE IMMEDIATELY AND EXPIRES ON **[DATE]**.

IT IS A CONDITION OF THIS LETTER OF CREDIT THAT IT SHALL BE AUTOMATICALLY EXTENDED WITHOUT AMENDMENT FOR ADDITIONAL PERIODS OF ONE YEAR FROM THE PRESENT OR ANY FUTURE EXPIRATION DATE HEREOF, UNLESS AT LEAST SIXTY (60) DAYS PRIOR TO ANY SUCH DATE WE SHALL NOTIFY YOU BY REGISTERED MAIL AND HAND DELIVERED NOTIFICATION AT THE ABOVE ADDRESS THAT WE ELECT NOT TO CONSIDER THIS LETTER OF CREDIT EXTENDED FOR ANY SUCH ADDITIONAL PERIOD.

WE HEREBY UNDERTAKE THAT WE WILL NOT MODIFY, REVOKE OR CANCEL THIS LETTER OF CREDIT WITHOUT YOUR WRITTEN CONSENT. PAYMENT OF DRAFTS DRAWN UNDER THIS LETTER OF CREDIT IS NOT CONTINGENT ON OUR RIGHT TO REIMBURSEMENT FROM THE APPLICANT. THIS LETTER OF CREDIT SETS FORTH IN FULL THE TERMS OF OUR UNDERTAKING, AND SUCH UNDERTAKING SHALL NOT BE MODIFIED, ANNULLED OR AMPLIFIED BY REFERENCE TO ANY OTHER DOCUMENT, INSTRUMENT OR AGREEMENT REFERRED TO HEREIN OR IN WHICH THE LETTER OF CREDIT IS REFERRED OR TO WHICH THE LETTER OF CREDIT RELATES, AND ANY SUCH REFERENCE SHALL NOT BE DEEMED TO INCORPORATE HEREIN BY REFERENCE ANY DOCUMENT, INSTRUMENT OR AGREEMENT, EXCEPT FOR THE ISP98 (AS DEFINED BELOW).

IF A DEMAND FOR PAYMENT MADE BY **[BENEFICIARY]** HEREUNDER DOES NOT, IN ANY INSTANCE, CONFORM TO THE TERMS AND CONDITIONS OF THIS LETTER

OF CREDIT, WE SHALL GIVE YOU PROMPT NOTICE THAT THE PURPORTED DEMAND WAS NOT EFFECTED IN ACCORDANCE WITH THIS LETTER OF CREDIT, STATING THE REASONS THEREFOR, AS WE MAY ELECT. UPON RECEIVING THE NOTICE THAT THE PURPORTED DEMAND WAS NOT EFFECTED IN CONFORMITY WITH THIS LETTER OF CREDIT, YOU MAY ATTEMPT TO CORRECT ANY SUCH NONCONFORMING DEMAND FOR PAYMENT IF, AND TO THE EXTENT THAT, YOU AS BENEFICIARY ARE ENTITLED (WITHOUT REGARD TO THE PROVISIONS OF THIS SENTENCE) AND ABLE TO DO SO BEFORE 5:00 P.M. ET ON OR BEFORE THE EXPIRATION DATE.

BY PAYING YOU AN AMOUNT DEMANDED IN ACCORDANCE WITH THIS LETTER OF CREDIT, WE MAKE NO REPRESENTATION AS TO THE CORRECTNESS OF THE AMOUNT DEMANDED OR YOUR REPRESENTATIONS ON THE CERTIFICATIONS REQUIRED OF YOU BY THIS LETTER OF CREDIT.

THIS LETTER OF CREDIT SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE INTERNATIONAL STANDBY PRACTICES, ICC PUBLICATION NO. 590 (the “ISP98”), OR BY SUBSEQUENT UNIFORM CUSTOMS AND PRACTICE FIXED BY SUBSEQUENT CONGRESSES OF THE INTERNATIONAL FINANCIAL SERVICES ASSOCIATION AND/OR THE ICC BANKING COMMISSION. THIS LETTER OF CREDIT SHALL BE GOVERNED BY THE LAWS OF THE STATE OF [ILLINOIS], WITHOUT REGARD TO PRINCIPLES OF CONFLICTS OF LAWS.

Authorized signature from **[ISSUING BANK]**

ATTACHMENT 1 TO THE LETTER OF CREDIT
SIGHT DRAFT

VIA OVERNIGHT COURIER
[NAME OF ISSUING BANK]
[ADDRESS]
ATTENTION: STANDBY LETTER OF CREDIT DEPARTMENT

RE: DRAWN UNDER IRREVOCABLE LETTER OF CREDIT NO. **[NUMBER]**

THE UNDERSIGNED, A DULY AUTHORIZED OFFICER OF BENEFICIARY, HEREBY CERTIFIES TO **[ISSUING BANK]** (THE "ISSUER"), WITH REFERENCE TO OUR IRREVOCABLE STANDBY LETTER OF CREDIT NO. **[NUMBER]** (THE "LETTER OF CREDIT") ISSUED BY ISSUER FOR THE APPLICANT IN FAVOR OF BENEFICIARY:

THIS DRAWING UNDER **[ISSUING BANK]** LETTER OF CREDIT NO. **[NUMBER]** IN THE AMOUNT OF U.S. $ _____ IS BEING MADE IN ACCORDANCE WITH THE LETTER OF CREDIT.

[BENEFICIARY] is entitled to demand payment under the letter the credit pursuant to the Interconnection Agreement.]. THEREFORE, WE DEMAND PAYMENT OF USD [INSERT AMOUNT] UNDER IRREVOCABLE STANDBY LETTER OF CREDIT NO. [NUMBER].".

YOU ARE DIRECTED TO MAKE PAYMENT OF THE REQUIRED DRAWING TO OUR ACCOUNT NO. _____ IN OUR NAME AT [BANK NAME AND ADDRESS].

ON BEHALF OF **[BENEFICIARY]**

NAME (PRINTED): _____

TITLE:

EXHIBIT C TO ATTACHMENT 9
FORM OF ESCROW AGREEMENT

ESCROW AGREEMENT
(Basic Three Party Escrow)

THIS ESCROW AGREEMENT (this "Escrow Agreement") is entered into as of _____, 20__, by and among Commonwealth Edison Company ("Party A"), _____ ("Party B", and together with Party A, sometimes referred to individually as "Party" and collectively as the "Parties"), and JPMorgan Chase Bank, N.A. ("Escrow Agent").

WHEREAS, Party A and Party B are parties to that certain Agreement for Interconnection of Distributed Energy Resources Facilities dated [_____ __, 20__] (the "Interconnection Agreement").

WHEREAS, the Interconnection Agreement sets forth the terms and conditions applicable to the procurement, installation, and construction of such facilities necessary for the interconnection of distributed energy resources facilities for the 26-22077 (the "Project").

WHEREAS, pursuant to the Interconnection Agreement, Party B is required to provide the EDC with a deposit equal to 100% of the estimated, non-binding cost to procure, install, or construct any interconnection facilities and/or distribution upgrades (the "Security Deposit").

WHEREAS, in lieu of Party B providing the EDC with the Security Deposit, Party A and Party B have agreed to deposit in escrow the Security Deposit.

WHEREAS, the Parties wish such Security Deposit to be subject to the terms and conditions set forth herein.

Now, **therefore**, in consideration of the premises and mutual covenants set forth in this Agreement, and other good and valuable consideration, the receipt, sufficiency and adequacy of which are hereby acknowledged, the Parties covenant and agree as follows:

1. **Recitals**. The Recitals to this Agreement are incorporated into and shall constitute a part of this Agreement.

2. **Appointment**. The Parties hereby appoint Escrow Agent as their escrow agent for the purposes set forth herein, and Escrow Agent hereby accepts such appointment under the terms and conditions set forth herein.

3. **Fund; Investment**. (a) Party B agrees to deposit with Escrow Agent the sum of $ _____, which amount shall equal One Hundred Percent (100%) of the Security Deposit (the "Escrow Deposit"). Escrow Agent shall hold the Escrow Deposit in one or more demand deposit accounts and shall invest and reinvest the Escrow Deposit and all interest or other income thereof (the "Fund") in an interest bearing demand deposit account at JPMorgan Chase Bank, N.A., or a successor investment offered by Escrow Agent. The Escrow Agent will use the unique identification for the Fund in the name of the Project as described above (i.e., Project ID). The Fund shall be separated from all other funds or monies that are not associated with this Escrow Agreement or the Project. Interest bearing demand deposit accounts have rates of compensation that may vary from time to time as determined by Escrow Agent. No other investment of the Escrow Deposit will be permitted during the term of this Escrow Agreement. In addition to the Escrow Deposit, Party B shall be responsible for all fees and costs associated with the Fund including, but not limited to, Fund setup costs, including, but not limited to, any costs associated with Know Your Customer (KYC) compliance, Escrow Agent's compensation set forth in Section 7 of this Escrow Agreement, and any fees and costs associated with the interest bearing demand deposit account or a successor investment account for the Fund.

(b) Escrow Agent will not provide supervision, recommendations or advice relating to either the investment of moneys held in the Fund or the purchase, sale, retention or other disposition of any investment described herein, and each Party acknowledges that it was not offered any investment, tax or accounting advice or recommendation by

Escrow Agent with regard to any investment and has made an independent assessment of the suitability and appropriateness of any investment selected hereunder for purposes of this Escrow Agreement. Escrow Agent shall not have any liability for any loss sustained as a result of any investment made pursuant to the terms of this Escrow Agreement or as a result of any liquidation of any investment prior to its maturity. Escrow Agent shall have the right to liquidate any investments held in order to provide funds necessary to make required payments under this Escrow Agreement.

(c) All interest or other income earned under this Escrow Agreement shall be allocated to Party B and reported, by Escrow Agent to the IRS, or any other taxing authority, on IRS Form 1099 or 1042/1042-S (or other appropriate form) as income earned from the Escrow Deposit by Party B whether or not said income has been distributed during such year. Escrow Agent shall withhold any taxes it deems appropriate in the absence of proper tax documentation or as required by law, and shall remit such taxes to the appropriate authorities. The Parties hereby represent to Escrow Agent that no other tax withholding or information reporting of any kind is required by Escrow Agent.

4. **Disposition and Termination.** (a) The Parties agree that the Escrow Deposit shall be disbursed to Party A on the dates set forth in the Disbursement Schedule attached hereto as Exhibit A-2 to this Escrow Agreement (each such date, a "Scheduled Disbursement") and any interest or income earned on the Escrow Deposit shall be disbursed to Party B on the last Scheduled Disbursement date, in each case, using the wire instructions in Schedule 3 attached hereto. In the event that Party A does not want the Escrow Agent to make any such Scheduled Disbursement, Party A must provide Escrow Agent with written notice no later than two (2) Business Days prior to such Scheduled Disbursement (a "Non-Disbursement Notice"). In the event that Party A desires for the Escrow Agent to disburse the Escrow Deposit other than for a Scheduled Disbursement, Party A shall issue a written instruction to the Escrow Agent in substantially the form of Exhibit A-1 annexed hereto ("Escrow Draw Notice"). Escrow Agent shall comply with each such Scheduled Disbursement, Non-Disbursement Notice, or Escrow Draw Notice without consent from Party
B or any other person. The Parties agree that Escrow Agent shall act upon and according to the direction of Party A and that Party B shall have no claim for any inappropriate instructions, orders, or notice. For the avoidance of doubt, the Parties acknowledge and agree that Party B shall have no right to object to a Scheduled Disbursement or an Escrow Draw Notice delivered pursuant to this Section 4(a) and any objection or other instruction which attempts to prevent or delay the release of any such funds requested pursuant to a Scheduled Disbursement or an Escrow Draw Notice hereunder shall be of no force or effect and shall be ignored by the Escrow Agent without any liability. The Escrow Agent may rely upon the validity, accuracy and content of the statements contained in any Escrow Draw Notice delivered pursuant to this Section 4(a).

Notwithstanding anything to the contrary, except for transfers or distributions pursuant to a Scheduled Disbursement, any instructions in any way related to the transfer or distribution of the Fund must, in order to be deemed delivered and effective, be in writing and executed by the appropriate Party or Parties as evidenced by the signatures of the person or persons signing this Escrow Agreement or one of the designated persons as set forth on the Designation of Authorized Representatives attached hereto as Schedule 1-A for Party A and Schedule 1-B for Party B (for the avoidance of doubt, Party B shall not have the right to unilaterally instruct the Escrow Agent to disburse the Fund or any portion thereof) (each an "Authorized Representative"), and delivered to Escrow Agent through an online platform offered by Escrow Agent's escrow services business ("Escrow Direct") or by another method approved in writing by Escrow Agent. Escrow Agent shall not act upon any instruction for or related to the transfer or distribution of the Fund that does not satisfy the requirements herein and will not be liable to any Party or other person for such failure to act. Escrow Agent may rely and act in good faith upon the confirmation of anyone purporting to be an Authorized Representative in connection with any of Escrow Agent's verifying callbacks or email confirmations. Notwithstanding anything to the contrary, the Parties acknowledge and agree that Escrow Agent (i) shall have no obligation to take any action in connection with this Escrow Agreement on a non-Business Day and any action Escrow Agent may otherwise be required to perform on a non-Business Day may be performed by Escrow Agent on the following Business Day and (ii) shall not transfer or distribute the Fund until Escrow Agent has completed its security procedures.

(b) Each Party authorizes Escrow Agent to use the funds account transfer instructions ("Standing Instructions") specified for it in Schedule 3 attached hereto (as may be supplemented from time to time as described below) to disburse any funds due to such Party, without a verifying callback or email confirmation as set forth below.

(c) If any funds account transfer instructions other than Standing Instructions are set forth in a permitted instruction from Party A in accordance with this Escrow Agreement, Escrow Agent shall confirm such funds account transfer instructions by a telephone callback or email confirmation to an Authorized Representative of Party A and thereafter, such funds account transfer instructions shall also be considered the applicable Party's Standing Instructions hereunder. To the extent a callback or email confirmation is required, no funds will be disbursed until such confirmation occurs. If multiple disbursements are provided for under this Escrow Agreement pursuant to any Standing Instructions, only the date, amount and/or description of payments may change without requiring a telephone callback or email confirmation.

(d) The persons designated as Authorized Representatives and telephone numbers and email addresses for same may be changed only in a writing executed by an Authorized Representative or other duly authorized person of the applicable Party setting forth such changes and actually received by Escrow Agent via facsimile or as a Portable Document Format ("PDF") attached to an email or through Escrow Direct. Escrow Agent shall confirm any such change in Authorized Representatives by a telephone callback or email confirmation according to its security procedures.

(e) Escrow Agent and other financial institutions, including any intermediary bank and the beneficiary's bank, may rely upon the identifying number of the beneficiary, the beneficiary's bank or any intermediary bank included in a funds account transfer instruction, even if it identifies a person different from the beneficiary, the beneficiary's bank or intermediary bank identified by name. It is understood that the purpose of Escrow Agent's security procedures is to verify the authenticity of, and not to detect errors, other than clear or manifest errors, in, instructions.

(f) As used in this Escrow Agreement, "Business Day" shall mean any day other than a Saturday, Sunday or any other day on which Escrow Agent located at the notice address set forth below is authorized or required by law or executive order to remain closed. The Parties acknowledge that the security procedures set forth in this Section 4 are commercially reasonable. Upon delivery of the Fund in full by Escrow Agent, unless the Fund (or a portion thereof) is returned to Escrow Agent, this Escrow Agreement shall terminate and all the related account(s) shall be closed, subject to the provisions of Sections 6 and 7.

(g) Notwithstanding anything to the contrary contained in this Escrow Agreement, in the event that an electronic signature is affixed to an instruction issued hereunder to disburse or transfer funds, such instruction shall be confirmed by a verifying callback (or email confirmation) to an Authorized Representative of the Party that issued the instruction.

(h) In the event that Escrow Agent receives communication from a person Escrow Agent determines is not an Authorized Representative, it shall promptly notify the Parties of such communication and cooperate with the Parties as reasonably requested.

5. **Escrow Agent**. Escrow Agent shall comply with laws and regulations applicable to it as an Escrow Agent and have only those duties as are specifically and expressly provided herein, which shall be deemed purely ministerial in nature, and no other duties, including but not limited to any fiduciary duty, shall be implied. Notwithstanding anything to the contrary, Escrow Agent has no knowledge of, nor any obligation to comply with, the terms and conditions of any other agreement, including the Interconnection Agreement, Escrow Agent shall not be responsible for determining the meaning of any capitalized term not entirely defined herein, nor shall Escrow Agent be required to determine if any Party has complied with any other agreement. Notwithstanding the terms of any other agreement, the terms and conditions of this Escrow Agreement shall control the actions of Escrow Agent. Escrow Agent may conclusively rely upon any written notice, document, instruction or request delivered by Party A or the Parties believed by it in good faith to be genuine and to have been signed by an Authorized Representative(s), as applicable, without inquiry and without requiring substantiating evidence of any kind, Escrow Agent shall be under no duty to inquire into or investigate the validity, accuracy, or content of any such document, notice, instruction or request. With respect to any instruction or notice from a Party that Escrow Agent has received, Escrow Agent shall be entitled to conclusively presume that the other Party (or Parties) has simultaneously received such instruction or notice. Any notice, document, instruction, or request delivered by a Party but not contemplated under this Escrow Agreement may be disregarded by Escrow Agent. ESCROW AGENT SHALL NOT BE LIABLE FOR ANY ACTION TAKEN, SUFFERED OR OMITTED TO BE TAKEN BY IT IN GOOD FAITH EXCEPT TO THE EXTENT THAT

ESCROW AGENT'S GROSS NEGLIGENCE, WILLFUL MISCONDUCT, OR ESCROW AGENT'S FAILURE TO COMPLY WITH APPLICABLE LAWS AND REGULATIONS WAS THE CAUSE OR OTHERWISE GAVE RISE TO ANY DIRECT LOSS TO EITHER PARTY. Escrow Agent may execute any of its powers and perform any of its duties hereunder directly or through affiliates or agents. In the event Escrow Agent shall be uncertain, or believes there is some ambiguity, as to its duties or rights hereunder or receives instructions, claims or demands from any Party hereto which in Escrow Agent's judgment conflict with the provisions of this Escrow Agreement, or if Escrow Agent receives conflicting instructions from the Parties, Escrow Agent shall promptly notify Party A of such uncertainty or ambiguity prior to taking any action. Except in the case of a Scheduled Disbursement (as to which this sentence shall not apply), if, after providing notice to Party A of such uncertainty or ambiguity, the Escrow Agent still believes there is some ambiguity, uncertainty or conflict, Escrow Agent shall be entitled either to: (a) refrain from taking any action until it shall be given (i) a written direction executed by an Authorized Representative of Party A which eliminates such ambiguity or conflict or (ii) a court order issued by a court of competent jurisdiction (it being understood that Escrow Agent shall be entitled conclusively to rely and act upon any such court order and shall have no obligation to determine whether any such court order is final); or (b) file an action in interpleader. Escrow Agent shall have no duty to solicit any payments which may be due it or any accounts governed by this Escrow Agreement, including, without limitation, the Escrow Deposit nor shall Escrow Agent have any duty or obligation to confirm or verify the accuracy or correctness of any amounts deposited with it hereunder. The Parties grant to Escrow Agent a lien and security interest in the Fund in order to secure any indemnification obligations of the Parties or obligation for fees or expenses owed to Escrow Agent hereunder. ANYTHING IN THIS ESCROW AGREEMENT TO THE CONTRARY NOTWITHSTANDING, IN NO EVENT SHALL ESCROW AGENT BE LIABLE FOR SPECIAL, INCIDENTAL, PUNITIVE, INDIRECT OR CONSEQUENTIAL LOSS OR DAMAGE OF ANY KIND WHATSOEVER (INCLUDING BUT NOT LIMITED TO LOST PROFITS), EVEN IF ESCROW AGENT HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH LOSS OR DAMAGE AND REGARDLESS OF THE FORM OF ACTION.

6. Succession. Escrow Agent may resign and be discharged from its duties or obligations hereunder by giving no less than thirty (30) days advance notice in writing of such resignation to the Parties or may be removed, with or without cause, by Party A at any time after giving not less than thirty (30) days advance written notice to Escrow Agent. Escrow Agent's sole responsibility after such thirty (30) day notice period expires shall be to hold the Fund (without any obligation to reinvest the same) and to deliver the same to a designated substitute escrow agent, if any, appointed by Party A or in accordance with the directions of a final court order, at which time of delivery, Escrow Agent's obligations hereunder shall cease and terminate. If prior to the effective resignation or removal date, Party A has failed to appoint a successor escrow agent, or to instruct Escrow Agent to deliver the Fund to another person as provided above, or if such delivery is contrary to applicable law, at any time on or after the effective resignation date, Escrow Agent may either (a) interplead the Fund with a court located in the State of Illinois and the costs, expenses, and reasonable attorney's fees which are incurred in connection with such proceeding may be charged against and withdrawn from the Fund; or (b) appoint a successor escrow agent of its own choice. Any appointment of a successor escrow agent shall be binding upon the Parties and no appointed successor escrow agent shall be deemed to be an agent of Escrow Agent. Escrow Agent shall deliver the Fund to any appointed successor escrow agent, at which time Escrow Agent's obligations under this Agreement shall cease and terminate. Any entity into which Escrow Agent may be merged or converted or with which it may be consolidated, or any entity to which all or substantially all the escrow business may be transferred, shall be Escrow Agent under this Escrow Agreement without further act.

7. Compensation; Acknowledgment. Party B agrees to pay Escrow Agent upon execution of this Escrow Agreement and from time to time thereafter reasonable compensation for the services to be rendered hereunder, which unless otherwise agreed in writing, shall be as described in Schedule 2. The Parties agree that, notwithstanding anything to the contrary, to the extent any Party deposits such compensation into an account governed by this Escrow Agreement, Escrow Agent shall have the right to withdraw such compensation from such account. Each of the Parties further agrees to the disclosures and agreements set forth in Schedule 2.

8. Indemnification and Reimbursement. The Parties agree jointly and severally to indemnify, defend, hold harmless, pay or reimburse Escrow Agent and its affiliates and their respective successors, assigns, directors, agents and employees (the "Indemnitees") from and against any and all losses, damages, claims, liabilities, taxes (other than taxes on income earned by an Indemnitee in connection herewith), costs or expenses (including attorney's fees) (collectively "Losses"), resulting directly or indirectly from (a) Escrow Agent's performance of this Escrow Agreement, except to the extent that such Losses are finally determined by a court of competent jurisdiction to have been caused by the gross negligence, willful misconduct, or bad faith of such Indemnitee; and (b) Escrow Agent's

following, accepting or acting upon any instructions or directions, whether joint or singular, from the Parties received in accordance with this Escrow Agreement. The Parties hereby grant Escrow Agent a right of set-off against the Fund for the payment of any claim for indemnification, fees, expenses and amounts due to Escrow Agent or an Indemnitee. The obligations set forth in this Section 8 shall survive the resignation, replacement, or removal of Escrow Agent or the termination of this Escrow Agreement.

9. **Notices.** Except as otherwise provided in Section 3, all communications hereunder shall be in writing (which may be a PDF attached to an email) and shall be delivered by facsimile or email, to the appropriate fax number or email address set forth for each party as follows:

If to Party A:
(street address)
(City, state [*country*], zip [*postal code*])
Attention:
Tel No.:
Fax No.: N/A
Email Address:
treasuryoperations@exeloncorp.com
comedescrowloc@comed.com
Interconnect@comed.com

Account statements and billing: [same as above]

With copies to:
(street address)
(City, state [*country*], zip [*postal code*])
Attention:
Tel No.:
Fax No.:
Email Address:

If to Party B:
(street address)_____
(City, state [*country*], zip [*postal code*])_____
_____
_____
Attention: __
Tel No.: ____
Fax No.:____ Email Address:_____

Account statements and billing: [Insert address if different from above]

With copies to:_____(street address) _____
(City, state [*country*], zip [*postal code*]) _____
Attention: _____
Tel No.: _____
Fax No.: _____
Email Address:

If to Escrow Agent: JPMorgan Chase Bank, N.A.

Rev 1, 09192025

712 Main Street, 5th Floor
Houston, Texas 77002
Fax No.: (713) 216-6927
Email Address: sw.escrow@jpmorgan.com

THE PARTIES AGREE THAT ANY INSTRUCTIONS IN ANY WAY RELATED TO THE TRANSFER OR DISTRIBUTION OF THE FUND MUST BE THROUGH ESCROW DIRECT OR AS OTHERWISE SET FORTH IN SECTION 4(A).

10. Compliance with Directives. In the event that a legal garnishment, attachment, levy, restraining notice, court order, or other governmental order (a "Directive") is served with respect to any of the Fund, or the delivery thereof shall be stayed or enjoined by a Directive, Escrow Agent is hereby expressly authorized, in its sole discretion, to obey and comply with all such Directives so entered or issued, and in the event that Escrow Agent obeys or complies with any such Directive it shall not be liable to any of the Parties hereto or to any other person by reason of such compliance notwithstanding such Directive be subsequently reversed, modified, annulled, set aside or vacated.

11. Miscellaneous. (a) The provisions of this Escrow Agreement may be waived, altered, amended or supplemented only by a writing signed by Escrow Agent and the Parties. Neither this Escrow Agreement nor any right or interest hereunder may be assigned by any Party without the prior consent of Escrow Agent and the other Party and any assignment in violation of this Escrow Agreement shall be ineffective and void. This Escrow Agreement shall be governed by and construed under the laws of the State of Illinois. Each Party and Escrow Agent irrevocably waives any objection on the grounds of venue, forum non-conveniens, or any similar grounds and irrevocably consents to service of process by mail or in any other manner permitted by applicable law and consents to the jurisdiction of the courts located in the State of Illinois. To the extent that in any jurisdiction either Party may now or hereafter be entitled to claim for itself or its assets, immunity from suit, execution, attachment (before or after judgment) or other legal process or immunity from liability, such Party shall not claim, and hereby irrevocably waives, such immunity. Escrow Agent and the Parties further hereby knowingly, voluntarily and intentionally irrevocably waive, to the fullest extent permitted by applicable law, any right to a trial by jury with respect to any lawsuit or judicial proceeding arising or relating to this Escrow Agreement.

(b) No party to this Escrow Agreement is liable to any other party for losses due to, or if it is unable to perform its obligations under the terms of this Escrow Agreement because of, acts of God, fire, war, terrorism, floods, strikes, public health emergencies, electrical outages, equipment or transmission failure, or other causes reasonably beyond its control; provided, however that such cause must directly impact or otherwise prevent the party from performing its obligations. This Escrow Agreement and any instructions from the Parties may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument or instruction, as applicable. This Escrow Agreement may be executed and transmitted by facsimile or as a PDF attached to an email and each such execution shall be of the same legal effect, validity and enforceability as a manually executed original, wet-inked signature. If any provision of this Escrow Agreement is determined to be prohibited or unenforceable by reason of any applicable law of a jurisdiction, then such provision shall, as to such jurisdiction, be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining provisions hereof, and any such prohibition or unenforceability in such jurisdiction shall not invalidate or render unenforceable such provisions in any other jurisdiction. The Parties each represent, warrant and covenant that (i) each document, notice, instruction, or request provided by such Party to Escrow Agent shall comply with applicable laws and regulations; (ii) such Party has full power and authority to enter into this Escrow Agreement and to perform all of the duties and obligations to be performed by it hereunder; and (iii) the person(s) executing this Escrow Agreement on such Party's behalf and certifying Authorized Representatives in the applicable Schedule 1 has been duly and properly authorized to do so, and each Authorized Representative of such Party has been duly and properly authorized to take actions specified for such person in the applicable Schedule 1. Except as expressly provided in Section 8 above, nothing in this Escrow Agreement, whether express or implied, shall be construed to give to any person or entity other than Escrow Agent and the Parties any legal or equitable right, remedy, interest, or claim under or in respect of the Fund or this Escrow Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Escrow Agreement as of the date set forth above.

PARTY A

By:
Name: _____
Title: _____
Phone:
Email: _____

IN WITNESS WHEREOF, the parties hereto have executed this Escrow Agreement as of the date set forth above.

PARTY B

By:

Name: Title: Phone: Email:

Rev 1,

09192025

IN WITNESS WHEREOF, the parties hereto have executed this Escrow Agreement as of the date set forth above.

ESCROW AGENT
JPMORGAN CHASE BANK, N.A.

By:
Name: Paul Gilliam
Title: Vice President

EXHIBIT A-1

FORM OF ESCROW DRAW NOTICE

JPMorgan Chase Bank, N.A.
Rory Nowakowski, Escrow Services
712 Main Street, 5th Floor
Houston, Texas 77002
Fax No.: (713) 216-6927
Email Address: sw.escrow@jpmorgan.com

[Date]

Re: [Name of Parties] – Escrow Agreement dated [ ]
Escrow Account no. [ ]

Dear Sir/Madam:

We refer to an escrow agreement dated [ ] among [ ], [ ] and JPMorgan Chase Bank, N.A., as Escrow Agent (the "Escrow Agreement").

Capitalized terms in this letter that are not otherwise defined shall have the same meaning given to them in the Escrow Agreement.

Pursuant to Section [__] of the Escrow Agreement, Party A instruct[s] Escrow Agent to release [the entirety of the Escrow Deposit] [the portion of the Escrow Deposit specified below] to the specified party as instructed below.

[Amount (In writing): [INSERT ONLY IF LESS THAN ENTIRE ESCROW DEPOSIT IS BEING DISBURSED]]
Beneficiary:
City:
Country:

US Instructions:
Bank Name:
Bank Address:
ABA Number:
Credit A/C Name:
Credit A/C #:
Credit A/C Address:
If Applicable:
FFC A/C Name:
FFC A/C #:
FFC A/C Address:

International Instructions:
Bank Name:
Bank Address
SWIFT Code:
US Pay Through ABA:
Credit A/C Name:
Credit A/C # (IBAN #):
Credit A/C Address:
If Applicable:
FFC A/C Name:

FFC A/C # (IBAN #):
FFC A/C Address:

PARTY A:

By: _
Name:
Title:

EXHIBIT A-2
DISBURSEMENT SCHEDULE

Milestone (as set forth in Attachment 3 of the Interconnection Agreement)	Amount of Disbursement	Scheduled Disbursement
Milestone 3.1.1 Project Authorization (25%)	$	, 20
Milestone 3.1.3 Materials (25%)	$	, 20
Milestone 3.1.4 Construction (50%)	$	, 20
Total	$	

In addition to the above Disbursement Schedule, and pursuant to Section 4, Party A may deliver an Escrow Draw Notice to the Escrow Agent instructing Escrow Agent to disburse the Escrow Deposit or any portion thereof, to Party A. The Parties agree that Escrow Agent shall act upon and according to the direction of Party A and that Party B shall have no claim for any inappropriate instructions, orders, or notice. Party B shall not have the right to unilaterally instruct the Escrow Agent to disburse the Fund or any portion thereof.

Schedule 1-A

[Insert name of PARTY A]

DESIGNATION OF AUTHORIZED REPRESENTATIVES

The undersigned, _____, being the duly elected, qualified and acting _____ of_____ ("Party A"), does hereby certify:

1. That each of the following representatives is at the date hereof an Authorized Representative, as such term is defined in the Escrow Agreement, by and among Party A, Party B, and Escrow Agent to which this Schedule is attached (the "Escrow Agreement"), that the signature appearing opposite each Authorized Representative's name is the true and genuine signature of such Authorized Representative, and that each Authorized Representative's contact information is current and up-to-date at the date hereof. Each of the Authorized Representatives is authorized to issue instructions, confirm funds transfer instructions by callback or email confirmation and effect changes in Authorized Representatives on behalf of Party A, all in accordance with the terms of the Escrow Agreement. Callbacks or emails confirming an instruction shall be made to an Authorized Representative other than the Authorized Representative who issued the instruction unless (a) only a single Authorized Representative is designated below, (b) the information set forth below changes and is not updated by Party A such that only the Authorized Representative who issued the instruction is
available to receive a callback or email confirmation, or (c) Party A is an individual. Party A acknowledges that pursuant to this Schedule, Escrow Agent is offering an option for callback or email confirmation to a different Authorized Representative, and if Party A nevertheless names only a single Authorized Representative or fails to update Authorized Representative information, Party A agrees to be bound by any instruction, whether or not authorized, confirmed by callback or email confirmation to the issuer of the instruction.

[Insert names and contact information of individuals who can be readily available to provide instructions and/or confirm disbursements on the telephone, as needed. Authorized Representatives may be set up on and receive requests to e-sign documents on JPMorgan's online Escrow Direct platform but will maintain the option to manually sign as well.]

NAME	SIGNATURE	DIRECT TELEPHONE, CELL NUMBER and EMAIL ADDRESS
		(ph) __ (cell) _ (email)_
		(ph) __ (cell) _ (email)_
		(ph) __ (cell) _ (email)_

2. Email confirmation not accompanied by other means of authentication (such as DocuSign initiated by Escrow Agent) approved by Escrow Agent is only permitted to a corporate email address (and not a personal email address) for purposes of this Schedule.

3. This Schedule may be signed in counterparts and the undersigned certifies that any signature set forth on an attachment to this Schedule is the true and genuine signature of an Authorized Representative

and that each such Authorized Representative's contact information is current and up-to-date at the date hereof.

4. That pursuant to Party A's governing documents, as amended, the undersigned has the power and authority to execute this Schedule on behalf of Party A.

5. Notwithstanding the above, if Party A is an individual and the sole Authorized Representative, no signature will be required below.

Signature:
Name: _____
Title: _____

FOR YOUR SECURITY, PLEASE CROSS OUT ALL UNUSED SIGNATURE LINES ON THIS SCHEDULE 1-A

All instructions, including but not limited to funds transfer instructions, whether transmitted by facsimile, set forth in a PDF attached to an email or through an online platform offered by Escrow Agent's escrow services business, must include the signature (or electronic signature subject to the conditions set forth in the Escrow Agreement) of the Authorized Representative authorizing said funds transfer on behalf of such Party.

Schedule 1-B

[Insert name of PARTY B]

DESIGNATION OF AUTHORIZED REPRESENTATIVES

The undersigned, _____, being the duly elected, qualified and acting _____ of _____ ("Party B"), does hereby certify:

1. That each of the following representatives is at the date hereof an Authorized Representative, as such term is defined in the Escrow Agreement, by and among Party A, Party B, and Escrow Agent to which this Schedule is attached (the "Escrow Agreement"), that the signature appearing opposite each Authorized Representative's name is the true and genuine signature of such Authorized Representative, and that each Authorized Representative's contact information is current and up-to-date at the date hereof. Each of the Authorized Representatives is authorized to confirm funds transfer instructions by callback or email confirmation and effect changes in Authorized Representatives on behalf of Party B, all in accordance with the terms of the Escrow Agreement. Callbacks or emails confirming an instruction shall be made to an Authorized Representative other than the Authorized Representative who issued the instruction unless (a) only a single Authorized Representative is designated below, (b) the information set forth below changes and is not updated by Party B such that only the Authorized Representative who issued the instruction is available to receive a callback or email confirmation, or (c) Party B is an individual. Party B acknowledges that pursuant to this Schedule, Escrow Agent is offering an option for callback or email confirmation to a different Authorized Representative, and if Party B nevertheless names only a single Authorized Representative or fails to update Authorized Representative information, Party B agrees to be bound by any instruction, whether or not authorized, confirmed by callback or email confirmation to the issuer of the instruction.

[Insert names and contact information of individuals who can be readily available to provide instructions and/or confirm disbursements on the telephone, as needed. Authorized Representatives may be set up on and receive requests to e-sign documents on JPMorgan's online Escrow Direct platform but will maintain the option to manually sign as well.]

NAME	SIGNATURE	DIRECT TELEPHONE, CELL NUMBER and EMAIL ADDRESS
		(ph)_ (cell)_ (email)_
		(ph)_ (cell)_ (email)_
		(ph)_ (cell)_ (email)_

2. Email confirmation not accompanied by other means of authentication (such as DocuSign initiated by Escrow Agent) approved by Escrow Agent is only permitted to a corporate email address (and not a personal email address) for purposes of this Schedule.

3. This Schedule may be signed in counterparts and the undersigned certifies that any signature set forth on an attachment to this Schedule is the true and genuine signature of an Authorized Representative

and that each such Authorized Representative's contact information is current and up-to-date at the date hereof.

4. That pursuant to Party B's governing documents, as amended, the undersigned has the power and authority to execute this Schedule on behalf of Party B.

5. Notwithstanding the above, if Party B is an individual and the sole Authorized Representative, no signature will be required below.

Signature:
Name:
Title:

FOR YOUR SECURITY, PLEASE CROSS OUT ALL UNUSED SIGNATURE LINES ON THIS SCHEDULE 1-B

All instructions, including but not limited to funds transfer instructions, whether transmitted by facsimile, set forth in a PDF attached to an email or through an online platform offered by Escrow Agent's escrow services business, must include the signature (or electronic signature subject to the conditions set forth in the Escrow Agreement) of the Authorized Representative authorizing said funds transfer on behalf of such Party.

SCHEDULE 2

J.P.Morgan

Schedule of Fees and Disclosures for Escrow Agent Services

u o ee o w c

Account Acceptance Fee ..... $WAIVED
Encompassing review, negotiation and execution of governing documentation, opening of the account, and completion of all due diligence documentation. Payable upon closing.

ONE-TIME Administration Fee.....$3,500.00
The Administration Fee covers our usual and customary ministerial duties, including record keeping, distributions, document compliance and such other duties and responsibilities expressly set forth in the governing documents for each transaction. Payable upon closing and annually in advance thereafter, without pro-ration for partial years.

Extraordinary Services and Out-of-Pocket Expenses: Escrow Agent or any of its affiliates may receive compensation with respect to any investment directed hereunder including without limitation charging any applicable agency fee or trade execution fee in connection with each transaction. Any additional services beyond our standard services as specified above, and all reasonable out-of-pocket expenses including attorney's or accountant's fees and expenses will be considered extraordinary services for which related costs, transaction charges, and additional fees will be billed at Escrow Agent's then standard rate. Escrow Agent may impose, charge, debit, pass-through and modify fees and/or charges for any account established and services provided by Escrow Agent, including but not limited to, transaction, maintenance, balance-deficiency, and service fees, agency or trade execution fees, and other charges, including those levied by any governmental authority.

Fee Disclosure & Assumptions: Please note that the fees quoted are based on a review of the transaction documents provided and an internal due diligence review, and assumes the escrow deposit will be continuously invested in an interest bearing demand deposit account at JPMorgan Chase Bank, N.A. Escrow Agent reserves the right to revise, modify, change and supplement the fees quoted herein if the assumptions underlying the activity in the account, level of balances, market volatility or other factors change from those used to set the fees described herein.

Payment of the invoice is due upon receipt.

Disclosures and Agreements:

Taxes. The Parties shall duly complete such tax documentation or other procedural formalities necessary for Escrow Agent to complete required tax reporting and for the relevant Party to receive interest or other income without withholding or deduction of tax in any jurisdiction. Should any information supplied in such tax documentation change, the Parties shall promptly notify Escrow Agent. Escrow Agent shall withhold any taxes it deems appropriate in the absence of proper tax documentation or as required by law, including without limitation, the Foreign Account Tax Compliance Act ("FATCA"), and shall remit such taxes to the appropriate authorities.

Know Your Customer. To assist in the prevention of the funding of terrorism and money laundering activities, applicable law may require financial institutions to obtain, verify, and record information that identifies each person who opens an account. What this means for the Parties: when the Parties open an account, Escrow Agent may ask for each Party's name, address, date of birth (for natural persons), and/or other information and documents that will allow Escrow Agent to identify such Party. Escrow Agent may also request and obtain certain information from third party vendors regarding any Party. To fulfill Escrow Agent's "know your customer" responsibilities and in connection with its performance of this Agreement, Escrow Agent may request information and/or documentation from each Party from time to time, including, without limitation, regarding such Party's organization, business and, to the extent applicable, beneficial owner(s) of such Party, including relevant natural or legal persons, and such Party shall procure and furnish the same to Escrow Agent in a timely manner. Any information and/or documentation furnished by any Party is the sole responsibility of such Party and Escrow Agent is entitled to rely on the information and/or documentation without making any verification whatsoever (except for the authentication under the security procedures, as applicable). Each Party represents and warrants that all such information and/or documentation is true, correct and not misleading and shall advise Escrow Agent promptly of any changes and, except as prohibited by applicable law, such Party agrees to provide complete responses to Escrow Agent's requests within the timeframes specified. If any Party fails to provide or consent to the provision of any information required by this paragraph, Escrow Agent may suspend or discontinue providing any service hereunder and resign pursuant to this Agreement.

OFAC Disclosure. Escrow Agent is required to act in accordance with the laws and regulations of various jurisdictions relating to the prevention of money laundering and the implementation of sanctions, including but not limited to regulations issued by the U.S. Office of Foreign Assets Control. Escrow Agent is not obligated to execute payment orders or effect any other transaction where the beneficiary or

other payee is a person or entity with whom Escrow Agent is prohibited from doing business by any law or regulation applicable to Escrow Agent, or in any case where compliance would, in Escrow Agent's opinion, conflict with applicable law or banking practice or its own policies and procedures. Where Escrow Agent does not execute a payment order or effect a transaction for such reasons, Escrow Agent may take any action required by any law or regulation applicable to Escrow Agent including, without limitation, freezing or blocking funds. Transaction screening may result in delays in the posting of transactions.

Loss of Contact & Unclaimed Property. Escrow Agent is required to act in accordance with the laws and regulations of various states and jurisdictions relating to unclaimed property, escheatment, abandoned property, or similar law and, accordingly, shall be entitled, but not obligated, to report and remit dormant funds to any state as unclaimed property in accordance with such laws and regulations. Without limitation of the foregoing, notwithstanding any instruction to the contrary, Escrow Agent shall not be liable to any Party for any amount disbursed from an account maintained under this Agreement to a government entity or public official in compliance with any applicable unclaimed property, escheatment, abandoned property, or similar law. Similarly, Escrow Agent shall not be liable to any party for failing to disburse an amount from an account maintained under this Agreement to a government entity or public official in compliance with any applicable unclaimed property, escheatment, abandoned property, or similar law.

Should Escrow Agent reasonably determine that it has lost contact with the Parties for three (3) years or more, Escrow Agent may send to the Parties a notice of inactivity to the addresses and in the manner set forth in Section 9 of this Agreement. Should the Parties fail to respond to such notice of inactivity within sixty (60) days, Escrow Agent may, in its sole judgment, consider the Fund as payable and distributable for purposes of state unclaimed property laws as of the date of last contact with the Parties. In the absence of any agreement to the contrary, at the end of the applicable dormancy period, Escrow Agent may report and remit the Fund, listing the Parties as co-owners, to the state of the account holder's last-known address as set forth in this Agreement.

Information. The Parties authorize Escrow Agent to disclose information with respect to this Agreement and the account(s) established hereunder, the Parties, or any transaction hereunder if such disclosure is: (i) necessary in Escrow Agent's opinion, for the purpose of allowing Escrow Agent to perform its duties and to exercise its powers and rights hereunder or for operational or risk management purposes or compliance with legal, tax and regulatory requirements, including, without limitation, FATCA; (ii) to a proposed assignee of the rights of Escrow Agent; (iii) to a branch, affiliate, subsidiary, employee or agent of Escrow Agent or to their auditors, regulators or legal advisers or to any competent court; (iv) to the auditors of any of the Parties; or (v) required by applicable law, regardless of whether the disclosure is made in the country in which each Party resides, in which the escrow account is maintained, or in which the transaction is conducted. The Parties agree that such disclosures by Escrow Agent and its affiliates may be transmitted across national boundaries and through networks, including those owned by third parties.

Acknowledgment of Compensation and Multiple Roles. Escrow Agent is authorized to act under this Agreement notwithstanding that Escrow Agent or any of its subsidiaries or affiliates (such subsidiaries and affiliates hereafter individually called an "Affiliate" and collectively called "Affiliates") may (A) receive fees or derive earnings (float) as a result of providing an investment product or account on the books of Escrow Agent pursuant to this Agreement or for providing services or referrals with respect to investment products, or (B) (i) act in the same transaction in multiple capacities, (ii) engage in other transactions or relationships with the same entities to which Escrow Agent may be providing escrow or other services under this Agreement, (iii) refer clients to an Affiliate for services or (iv) enter into agreements under which referrals of escrow or related transactions are provided to Escrow Agent. JPMorgan Chase Bank, N.A. may earn compensation from any of these activities in addition to the fees charged for services under this Agreement.

FDIC Disclosure. In the event Escrow Agent becomes insolvent or enters into receivership, Escrow Agent may provide to the Federal Deposit Insurance Corporation ("FDIC") account balance information for any account governed by this Agreement, as reflected on Escrow Agent's end-of-day ledger balance, and the customer name and tax identification number associated with such accounts for the purposes of determining the appropriate deposit insurance coverage. Funds held in such accounts will be insured by the FDIC under its applicable rules and limits.

THE FOLLOWING DISCLOSURES ARE REQUIRED TO BE PROVIDED UNDER APPLICABLE U.S. REGULATIONS, INCLUDING, BUT NOT LIMITED TO, FEDERAL RESERVE REGULATION D. WHERE SPECIFIC INVESTMENTS ARE NOTED BELOW, THE DISCLOSURES APPLY ONLY TO THOSE INVESTMENTS AND NOT TO ANY OTHER INVESTMENT.

Demand Deposit Account Disclosure. Escrow Agent is authorized, for regulatory reporting and internal accounting purposes, to divide an escrow demand deposit account maintained in the U.S. in which the Fund is held into a demand deposit internal account and a savings internal account, and to transfer funds on a daily basis between these internal accounts on Escrow Agent's general ledger in accordance with U.S. law at no cost to the Parties. Escrow Agent will record the internal accounts and any transfers between them on Escrow Agent's books and records only. The internal accounts and any transfers between them will not affect the Fund, any investment or disposition of the Fund, use of the escrow demand deposit account or any other activities under this Agreement, except as described herein. Escrow Agent will establish a target balance for the demand deposit internal account, which may change at any time. To the extent funds in the demand deposit internal account exceed the target balance, the excess will be transferred to the savings internal account, unless the maximum number of transfers from the savings internal account for that calendar month or statement cycle has already occurred. If withdrawals from the demand deposit internal account exceeds the available balance in the demand deposit internal account, funds from the savings internal account will be

transferred to the demand deposit internal account up to the entire balance of available funds in the savings internal account to cover the shortfall and to replenish any target balance that Escrow Agent has established for the demand deposit internal account. If a sixth transfer is needed during a calendar month or statement cycle, it will be for the entire balance in the savings internal account, and such funds will remain in the demand deposit internal account for the remainder of the calendar month or statement cycle.

Account Use. The Parties acknowledge and agree that the Fund may not be deposited or withdrawn by the Parties unless pursuant to the terms of this Agreement and consistent with the underlying purpose of this Agreement as communicated to Escrow Agent by the Parties, and the Fund will not be used for the general operating needs of the Parties while the Fund is held in any accounts governed by this Agreement.

Unlawful Internet Gambling. The use of any account to conduct transactions (including, without limitation, the acceptance or receipt of funds through an electronic funds transfer, or by check, draft or similar instrument, or the proceeds of any of the foregoing) that are related, directly or indirectly, to unlawful Internet gambling is strictly prohibited.

Recordings. Each Party and Escrow Agent consent to the other party or parties making and retaining recordings of telephone conversations between any Party or Parties on one hand and Escrow Agent on the other hand in connection with Escrow Agent's security procedures.

Use of Electronic Records and Signatures. As used in this Agreement, the terms "writing" and "written" include electronic records, and the terms "execute", "signed" and "signature" include the use of electronic signatures. Notwithstanding any other provision of this Agreement or the attached Exhibits and Schedules, any electronic signature that is presented as the signature of the purported signer, regardless of the appearance or form of such electronic signature, may be deemed genuine by Escrow Agent in Escrow Agent's sole discretion, and such electronic signature shall be of the same legal effect, validity and enforceability as a manually executed, original, wet-inked signature. Any electronically signed agreement shall be an "electronic record" established in the ordinary course of business and any copy shall constitute an original for all purposes. The terms "electronic signature" and "electronic record" shall have the meanings ascribed to them in 15 USC § 7006. This Agreement and any instruction or other document furnished hereunder may be transmitted by facsimile or as a PDF file attached to an email.

SCHEDULE 3

STANDING INSTRUCTIONS

Party A:		**Party B:**	
Bank Name:		Bank Name:	
Bank Address:		Bank Address:	
ABA number:		ABA number:	
Credit A/C Name:		Credit A/C Name:	
Credit A/C #		Credit A/C #	
If Applicable:		If Applicable:	
FFC A/C Name:		FFC A/C Name:	
FFC A/C #:		FFC A/C #:	
FFC A/C Address:		FFC A/C Address:	

SCHEDULE 4

ESCROW DIRECT (ONLINE PLATFORM) – ADDITIONAL USERS

Please list the names and email addresses of any additional contacts other than Authorized Representatives and contacts with email addresses listed in the Notice Section who shall have access for this transaction in Escrow Direct. Note that Authorized Representatives will be entitled to full access to Escrow Direct and contacts with email addresses in the notice section will automatically be added as additional users.

Party A:

Name:_____
Email Address:

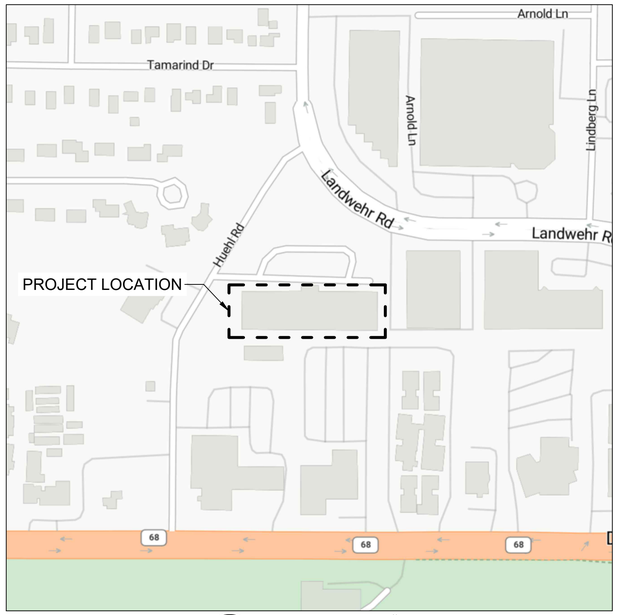
Name:_____
Email Address:

Party B:

Name:
Email Address:

Name:
Email Address:

ROOFTOP SOLAR PROJECT FOR
NORTHBROOK DPW



1 VICINITY MAP
1" = 250'



2 PROJECT MAP
1" = 75'

SYSTEM INFORMATION:

DC CAPACITY [kW]:	81.00
AC CAPACITY [kW]:	62.50
DC/AC RATIO:	1.30

MODULE:

MANUFACTURER:	TALESUN
MODEL:	TM7G54M-450
RATED DC POWER [W]:	450
QUANTITY:	180

INVERTER:

MANUFACTURER:	SMA
MODEL:	SUNNY TRIPOWER CORE1 62-US
OUTPUT VOLTAGE [V]:	480
PHASE:	3
RATED AC POWER [kW]:	63
QUANTITY:	1

RACKING:

MANUFACTURER:	KB RACKING
MODEL:	SEAMRACK

MODULE-LEVEL POWER ELECTRONIC:

MANUFACTURER:	APSMART
MODEL:	RSD-S-PLC
MODULES PER MLPE:	1
QUANTITY:	180

CLIENT:
NORTHBROOK DPW
665 HUEHL ROAD
NORTHBROOK, IL 60062

EPC CONTRACTOR:
SUNPEAK
1026 ANN STREET
MADISON, WI 53713

ENGINEER OF RECORD:
SUNPEAK
1026 ANN STREET
MADISON, WI 53713
608-733-6798
IL DESIGN FIRM NO 184.008183-0002
EXPIRATION DATE: 04-30-2027

AUTHORITY HAVING JURISDICTION:
VILLAGE OF NORTHBROOK

ELECTRIC UTILITY:
COMED

ADOPTED CODES:
NATIONAL ELECTRICAL CODE 2023
INTERNATIONAL BUILDING CODE 2024
INTERNATIONAL FIRE CODE 2024

DRAWING INDEX

E001 - COVER SHEET
E002 - NOTES AND SYMBOLS
E100 - OVERALL SITE PLANS
E200 - ONE-LINE DIAGRAM
E210 - AC CONDUCTOR SCHEDULE
E600 - EQUIPMENT DATA SHEETS

SunPeak
1026 ANN STREET, MADISON, WI 53713

LICENSED PROFESSIONAL ENGINEER
MICHAEL R. TURNEY
062-074658
Exp. 11/30/2027
OF ILLINOIS

ROOFTOP SOLAR PROJECT FOR
NORTHBROOK DPW
665 HUEHL ROAD
NORTHBROOK, IL 60062

REV	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUED FOR INTERCONNECTION	CH	MT	03/11/2026

PROJECT #: 240003

DC CAPACITY [kW]:
81.00
AC CAPACITY [kW]:
62.50

COVER SHEET

SHEET
E001

PRINT DATE: 11-Mar-26

1. GENERAL:
   - 1.1. IN ADDITION TO THESE REQUIREMENTS, ENSURE ALL APPLICABLE CODES, REGULATIONS, LAWS, AND ORDINANCES ARE MET.
   - 1.2. ALL EQUIPMENT AND MATERIALS PROVIDED BY THE CONTRACTOR SHALL BE NEW AND FREE OF DEFECTS, AND SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY (NRTL) TO APPLICABLE UL STANDARDS.
   - 1.3. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. EQUIPMENT SHALL NOT BE MODIFIED SUCH THAT IT VOIDS LISTING OR WARRANTY.
   - 1.4. ALL MATERIALS SHALL BE DESIGNED TO WITHSTAND THE TEMPERATURES WHICH THEY ARE EXPOSED.
   - 1.5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS, OHSA REQUIREMENTS, AND SAFETY MEASURES ON SITE.
   - 1.6. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING OPERATIONS WITH THE AUTHORITY HAVING JURISDICTION. NO WORK SHALL BEGIN UNTIL ALL APPLICABLE PERMITS HAVE BEEN OBTAINED. EACH PHASE OF CONSTRUCTION SHALL BE TESTED AND APPROVED BY THE AHJ PRIOR TO SUBSEQUENT PHASES.
   - 1.5. ALTERNATE INSTALLATION LAYOUT MUST BE SUBMITTED TO THE ENGINEER FOR APPROVAL THROUGH A WRITTEN RFI PRIOR TO MAKING ANY CHANGES. MAINTAIN ONE COMPLETE PLANSET WITH ALL REVISIONS DURING CONSTRUCTION. RETURN FINAL, AS-BUILT COMMENTS TO THE ENGINEER.
   - 1.6. ALL ELECTRICAL WORK SHALL BE CONDUCTED BY A QUALIFIED PERSON AS DEFINED BY NEC ARTICLE 100.
   - 1.7. PROVIDE ALL WORKING CLEARANCES AT NEW AND EXISTING EQUIPMENT IN ACCORDANCE WITH NEC 110.26 AND 110.30.
   - 1.8. RESTORE LANDSCAPING TO PREVIOUSLY EXISTING CONDITIONS.
   - 1.9. INTEGRITY AND WARRANTY OF THE EXISTING ROOF SHALL BE MAINTAINED. ALL ROOF PENETRATIONS SHALL BE MADE WATERTIGHT USING ROOFING INDUSTRY STANDARD METHODS OF FLASHING THAT PROTECTS THE WARRANTY.
   - 1.10. SEALANT COMPOUNDS USED SHALL BE APPROPRIATE FOR THE ROOFING MATERIAL AND APPLICATION. SEALANT SHALL NOT BE THE SOLE METHOD OF WATERPROOFING PENETRATIONS.
   - 1.11. CUT EDGES OF GALVANIZED MATERIAL SHALL BE COLD GALVANIZED ACCORDING TO ASTM A780 STANDARDS AT THE TIME OF INSTALLATION.
   - 1.12. ALL EQUIPMENT SHALL BE BONDED AND GROUNDED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND MANUFACTURER REQUIREMENTS.

2. CONDUCTORS:
   - 2.1. ALL PV WIRING SHALL BE PV WIRE, 2kV RATED, 90°C RATED, WET RATED, AND UV RESISTANT.
   - 2.2. ALL LOW VOLTAGE AC WIRING SHALL BE 90° RATED UNLESS OTHERWISE NOTED. WIRING IN DRY LOCATIONS SHALL BE THHN. WIRING IN DAMP AND WET LOCATIONS SHALL BE THWN-2 OR XHHW-2.
   - 2.3. ALUMINUM CABLE TERMINATIONS SHALL BE MADE WITH COMPRESSION LUGS.
   - 2.4. ALL ELECTRICAL TERMINATIONS SHALL BE TORQUED TO THE SPECIFICATION USING AN APPROVED, CALIBRATED TOOL. TORQUE MARKS SHALL BE APPLIED. ANTI-OXIDANT COMPOUND SHALL BE USED WITH ALUMINUM LUGS WHEN REQUIRED BY THE MANUFACTURER.
   - 2.5. THE USE OF WIRE SPLICES AT ANY POINT IN THE INSTALLATION IS PROHIBITED.
   - 2.6. ALL CONDUCTORS SHALL BE LABELED ON BOTH ENDS IN WITH THE NOMENCLATURE ON THE PLAN SET, USING PRINTED WEATHER RATED TAGS.
   - 2.7. STRING WIRING AND HOMERUNS SHALL BE SECURED TO THE UNDERSIDE OF THE RACKING AND MODULES TO PREVENT RUBBING AND DAMAGE USING SUNBUNDLERS OR ZIP TIES OUTDOOR RATED FOR UV (HELLERMAN TYTON PA66UV OR EQUAL). WIRING SHALL BE SECURED EVERY 24 INCHES. ZIP TIES SHALL BE SNUG, BUT ALLOW FOR THERMAL EXPANSION.
   - 2.8. ALL CONDUCTORS OF THE SAME CIRCUIT, INCLUDING POSITIVE AND NEGATIVE DC HOMERUN PAIRS, AND, WHERE USED, THE GROUNDED CONDUCTOR AND ALL EQUIPMENT GROUNDING CONDUCTORS SHALL BE CONTAINED WITHIN THE SAME RACEWAY.
   - 2.9. HOMERUNS WITH DIRECT EXPOSURE TO SUNLIGHT SHALL BE PROTECTED THROUGH THE USE OF CONDUIT, PROTECTIVE WRAP, SPLIT LOOM, EQUIVALENT, WHICH ARE DURABLE FOR THE ENVIRONMENT AND RATED FOR THE CONDITIONS.
   - 2.10. ALL PLUG AND SOCKET CONNECTORS MATED TOGETHER SHALL BE MEET ONE OF THE FOLLOWING REQUIREMENTS: (1) SAME MANUFACTURER AND MODEL, (2) RECIPROCAL MANUFACTURER APPROVAL, OR (3) NRTL LISTING FOR COMPATIBILITY. ALL FIELD-MADE PLUG AND SOCKET CONNECTIONS SHALL BE INSTALLED USING MANUFACTURER APPROVED TOOLS AND METHODS.
   - 2.11. WIRE DISCONNECT SWITCH(ES) SUCH THAT WHEN THE SWITCH IS OPENED, THE CONDUCTORS REMAINING ENERGIZED ARE CONNECTED TO THE TERMINALS MARKED "LINE-SIDE" (TYPICALLY THE UPPER TERMINALS).
   - 2.12. COLOR CODE POWER WIRING SHALL BE AS FOLLOWS:

COLOR CODE	
120/208	PHASE A - BLACK
	PHASE B - RED
	PHASE C - BLUE
	NEUTRAL - WHITE
120/240	PHASE A - BLACK
	PHASE B - RED
	NEUTRAL - GRAY/WHITE
277/480	PHASE A - BROWN
	PHASE B - ORANGE
	PHASE C - YELLOW
	NEUTRAL - GRAY/WHITE
DC	UNGROUNDED POSITIVE - RED
	UNGROUNDED NEGATIVE - BLACK
GROUND	GREEN OR BARE

   - 2.13. NOTE ON A 3-PHASE 4-WIRE DELTA SYSTEM, THE HIGH LEG SHALL BE ORANGE IN COLOR.

3. CONDUIT AND RACEWAYS:
   - 3.1. DRAWINGS SHOW RACEWAY LOCATIONS DIAGRAMMATICALLY. CONTRACTOR SHALL ADJUST ROUTING TO SUIT FIELD CONDITIONS. ANY SIGNIFICANT CHANGES TO PROPOSED ROUTING SHALL BE SUBMITTED TO ENGINEER FOR REVIEW AND APPROVAL.
   - 3.2. PROVIDE RACEWAYS MINIMUM 3/4" SIZE.
   - 3.3. FURNISH AND INSTALL ALL FITTINGS AND SPECIAL DEVICES NECESSARY FOR THE PROPER INSTALLATION, CONNECTION, AND OPERATION OF THE SYSTEM. CONDUIT ELBOWS SHALL BE OF THE SAME MAKE, QUALITY, AND FINISH AS THE CONDUIT USED.
   - 3.4. CONDUITS SHALL BE EMT WHERE NOT EXPOSED TO PHYSICAL DAMAGE. CONDUIT SHALL BE IMC OR RMC WHERE SUBJECT TO PHYSICAL DAMAGE. PVC CONDUIT PERMITTED IN UNDERGROUND DUCTS ONLY UNLESS NOTED OTHERWISE.
   - 3.5. ALL EXTERIOR CONDUIT FITTINGS SHALL BE LISTED AS RAIN TIGHT.
   - 3.6. ALL CONDUIT ENTERING ENCLOSURES SHALL BE SEALED WITH AN APPROVED SEALANT AND PROTECTIVE BUSHINGS.
   - 3.7. WHEREVER THE CONDUIT ENTERS OR LEAVES THE BUILDING ENVELOPE, THE RACEWAY OR SLEEVE SHALL BE FILLED WITH DUCT SEAL PER NEC 300.7(A).
   - 3.8. LIMIT THE NUMBER OF 90° BENDS IN CONDUIT TO 3 FOR THE PURPOSE OF MAINTAINING ABILITY TO PULL CABLES WITHOUT DAMAGE. HAND HOLE, PULL BOXES, OR CONDUIT BODIES SHALL BE INSTALLED WHEN RACEWAY HAS MORE THAN 360° OF BENDS.
   - 3.9. PROVIDE EXPANSION FITTINGS WITH BONDING JUMPERS FOR EVERY 100' OF STRAIGHT METAL RUN AND WHERE CONDUIT PASSES OVER BUILDING EXPANSION JOINTS.
   - 3.10. EMT, IMC, AND RMC CONDUIT SHALL BE SUPPORTED AT INTERVALS NOT EXCEEDING 10' AND WITHIN 3' OF EACH OUTLET BOX, JUNCTION BOX, DEVICE BOX, CABINET, CONDUIT BODY, OR OTHER CONDUIT TERMINATION.
   - 3.11. ALL PENETRATIONS SHALL BE SEALED TO MAINTAIN THE EXISTING FIRE RATING.
   - 3.12. 15" WIDE OR LESS BUCKET TO BE USED FOR TRENCHING. RESTORE ALL SURFACES DAMAGED BY TRENCHING TO MATCH THE PREVIOUSLY EXISTING CONDITIONS.

4. ELECTRICAL ENCLOSURES:
   - 4.1. ALL OUTDOOR ENCLOSURES SHALL BE NEMA 3R, 4, OR 4X. ALL INDOOR ENCLOSURES SHALL BE NEMA 1.
   - 4.2. CONDUIT TERMINATING IN OUTDOOR ENCLOSURES SHALL USE MYERS-TYPE HUBS WITH GROUND SCREW WHEN ENTERING THE TOP OR SIDE OF AN ENCLOSURE. UTILIZE RAINTIGHT FITTINGS FOR ALL CABLE ENTRIES.
   - 4.3. NO CABLE ENTRIES OR PENETRATIONS SHALL BE MADE IN THE TOP OF OUTDOOR ENCLOSURES UNLESS APPROVED BY ENGINEER. ENTER OUTDOOR ENCLOSURES FROM THE BOTTOM (PREFERRED) OR SIDE.
   - 4.4. UNSEALED OPENINGS SUCH AS KNOCKOUTS OR UNUSED BREAKER SLOTS SHALL BE COVERED BY APPROVED COVERS, PLATES, OR PLUGS.

5. INSPECTION AND TESTING:
   - 5.1. TEST RESULTS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL IF REQUESTED BY ENGINEER.
   - 5.2. TEST OPEN-CIRCUIT VOLTAGE OF ALL DC STRING CONDUCTORS.
   - 5.3. TEST AC VOLTAGE AT ALL TERMINATION POINTS.
   - 5.4. IV CURVE TRACE ALL DC STRINGS USING SOLMETRIC ANALYZER (OR EQUIVALENT).
   - 5.5. MEGGER TEST ALL AC CONDUCTORS IF REQUESTED BY ENGINEER.
   - 5.6. GROUND FAULT PROTECTION SYSTEMS SHALL BE FUNCTIONALLY TESTED ACCORDING TO MANUFACTURER SPECIFICATIONS AND NEC 230.95(C).
   - 5.7. GROUND IMPEDANCE TEST SHALL BE PERFORMED ACCORDING TO NETA/ATS SPECIFICATIONS.

ABBREVIATIONS	
A	AMPERES
AC	ALTERNATING CURRENT
AHJ	AUTHORITY HAVING JURISDICTION
AL	ALUMINUM
CT	CURRENT TRANSFORMER
CU	COPPER
DAS	DATA ACQUISITION SYSTEM
DC	DIRECT CURRENT
DS	DISCONNECT SWITCH
EGC	EQUIPMENT GROUNDING CONDUCTOR
EMT	ELECTRICAL METALLIC TUBING
GND	GROUND
GEC	GROUNDING ELECTRODE CONDUCTOR
IMC	INTERMEDIATE METALLIC CONDUIT
INV	INVERTER
LFMC	LIQUID-TIGHT FLEXIBLE METAL CONDUIT
MDP	MAIN DISTRIBUTION PANEL
MLO	MAIN LUGS ONLY
MLPE	MODULE LEVEL POWER ELECTRONIC
MPPT	MAXIMUM POWER POINT TRACKER
NEC	NATIONAL ELECTRIC CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NTS	NOT TO SCALE
P	POLE
PF	POWER FACTOR
POI	POINT OF INTERCONNECTION
PRI	PRIMARY
PT	POTENTIAL TRANSFORMER
PV	PHOTOVOLTAIC
PVC	POLYVINYL CHLORIDE
RMC	RIGID METAL CONDUIT
SEC	SECONDARY
TYP	TYPICAL
V	VOLT
VA	VOLT-AMPERE
W	WATT
XFMR	TRANSFORMER
Ø	PHASE

1 DRAWING SYMBOLS KEY
NOT TO SCALE

- # / SHEET — CONDUCTOR/CONDUIT TAG
- DETAIL / SHEET — DETAIL REFERENCE
- 1 TITLE / SCALE — DETAIL TITLE
- # / SHEET — ELEVATION REFERENCE
- N — NORTH ARROW
- # — REVISION TRIANGLE

2 LAYER KEY
NOT TO SCALE

- AC — AC CONDUIT
- DC — DC CONDUIT
- O — FENCE
- NEW
- EXISTING OR BEYOND SCOPE

3 ONE-LINE SYMBOLS
NOT TO SCALE

- BREAKER
- CURRENT TRANSFORMER
- DAS — DATA ACQUISITION SYSTEM
- DISCONNECT SWITCH
- FUSE
- INVERTER
- J — JUNCTION BOX
- M — METER
- MODULE
- MODULE-LEVEL POWER ELECTRONIC
- TRANSFORMER

4 PLAN SYMBOLS
NOT TO SCALE

- CT — CURRENT TRANSFORMER CABINET
- DAS — DATA ACQUISITION SYSTEM
- DISCONNECT SWITCH
- ELECTRICAL PANEL
- GROUNDING LUG
- INVERTER
- J — JUNCTION BOX
- M — METER
- MODULE
- MODULE-LEVEL POWER ELECTRONIC
- TRANSFORMER

SunPeak
1026 ANN STREET, MADISON, WI 53713

LICENSED PROFESSIONAL ENGINEER
MICHAEL R. TURNEY
062-074658
Expires: 11/30/2027
OF ILLINOIS

ROOFTOP SOLAR PROJECT FOR
NORTHBROOK DPW
665 HUEHL ROAD
NORTHBROOK, IL 60062

REV	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUED FOR INTERCONNECTION	CH	MT	03/11/2026

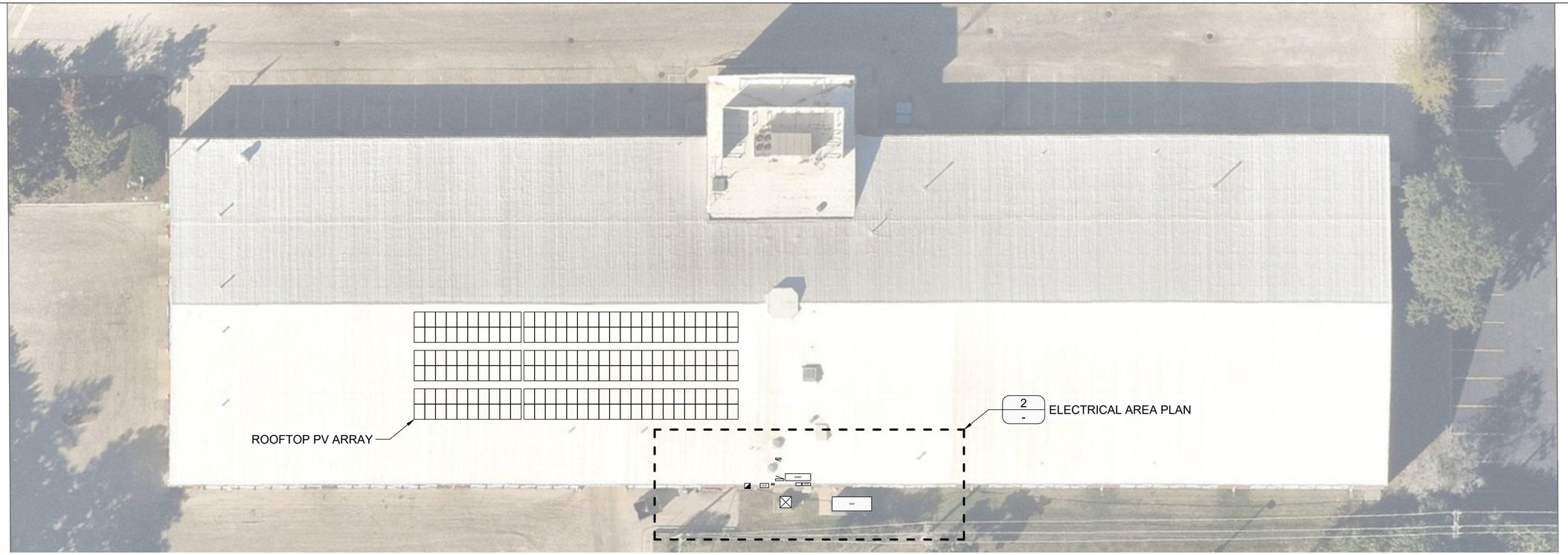
PROJECT #: 240003
DC CAPACITY [kW]: 81.00
AC CAPACITY [kW]: 62.50

NOTES AND SYMBOLS

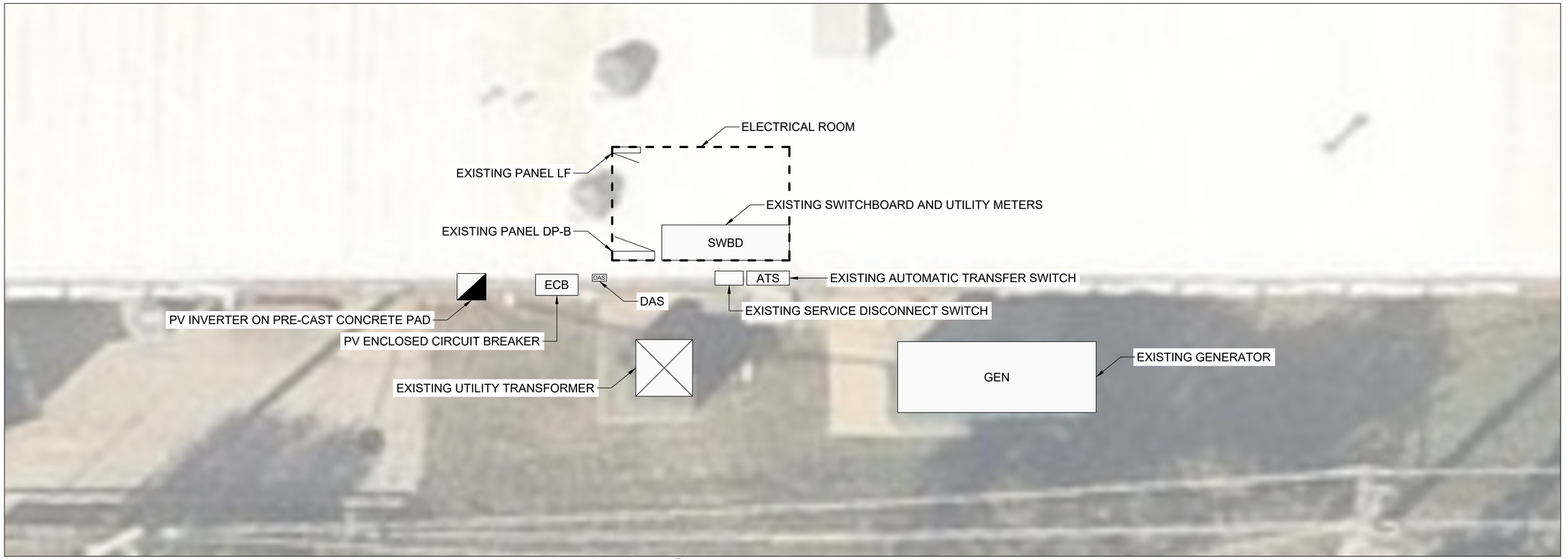
SHEET
E002

ORIGINAL PRINT SIZE: 22" X 34"

PRINT DATE: 11-Mar-26



1 OVERALL SITE PLAN
1" = 20'



2 ELECTRICAL AREA PLAN
1" = 15'

ORIGINAL PRINT SIZE: 22" X 34"

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A	ISSUED FOR INTERCONNECTION	CH	MT	03/11/2026

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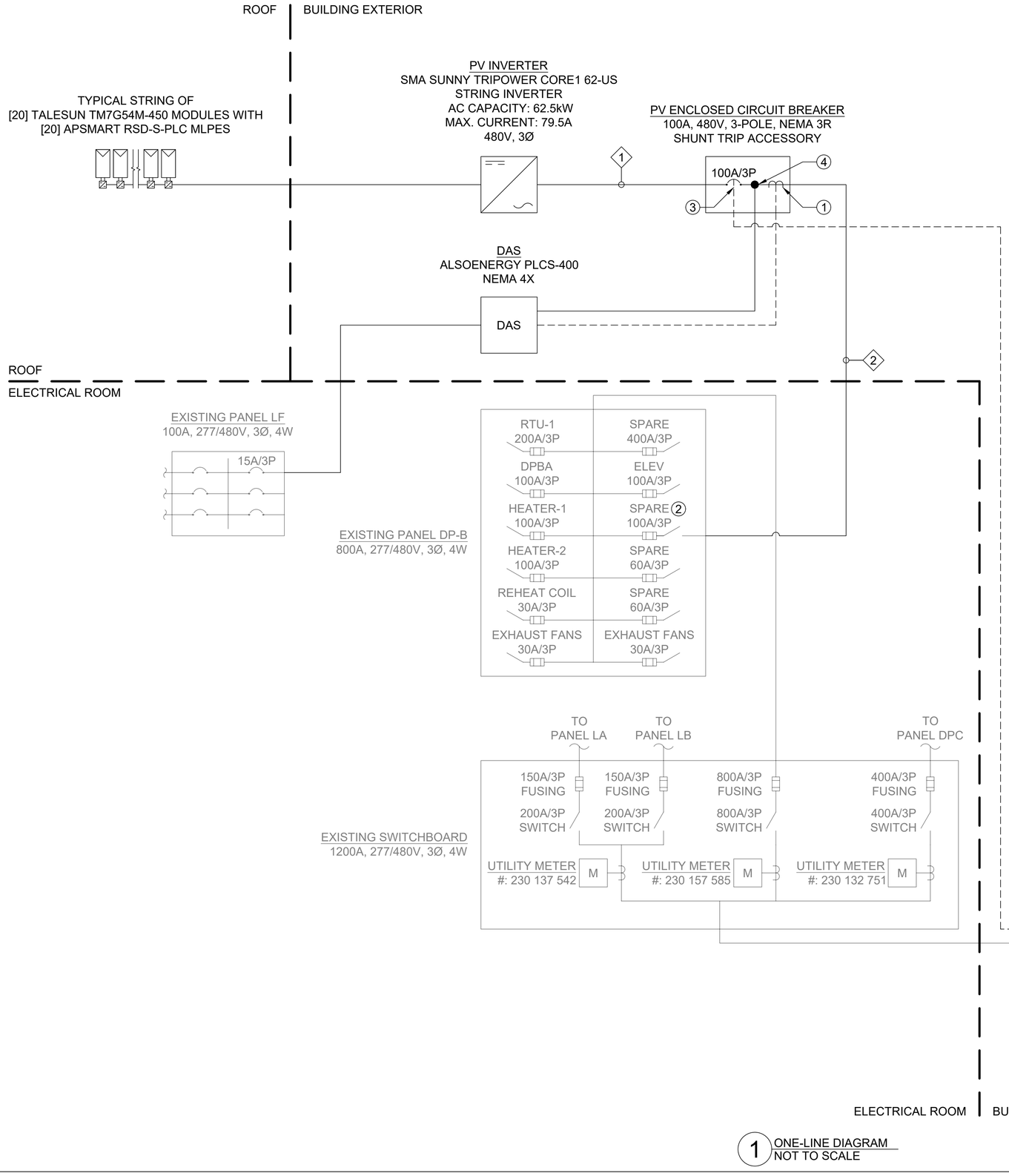
DC CAPACITY [kW]:
81.00
AC CAPACITY [kW]:
62.50

OVERALL SITE PLANS

SHEET
E100

PRINT DATE: 11-Mar-26



1 ONE-LINE DIAGRAM
NOT TO SCALE

GENERAL NOTES:
1. INVERTER HAS INTEGRATED DC AND AC DISCONNECT SWITCHES.

KEYED NOTES:
1. INSTALL CTs FOR REVENUE-GRADE PRODUCTION METERING.
2. INTERCONNECT IN EXISTING 100A/3P FUSED SWITCH IN EXISTING PANEL DP-B PER 2023 NEC 705.12(B)(3)
3. PV ENCLOSED CIRCUIT BREAKER SHALL TRIP WHEN THE AUTOMATIC TRANSFER SWITCH IS IN THE EMERGENCY POSITION.
4. CONNECTION FOR DAS VOLTAGE REFERENCE SHALL BE MADE IN PV ENCLOSED CIRCUIT BREAKER USING [3] NSI POLARIS CONNECTORS.

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665 HUEHL ROAD
NORTHBROOK, IL 60062

REV	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUED FOR INTERCONNECTION	CH	MT	03/11/2026

PROJECT #: 240003

DC CAPACITY [kW]:
81.00
AC CAPACITY [kW]:
62.50

ONE-LINE DIAGRAM

SHEET
E200

ORIGINAL PRINT SIZE: 22" X 34"

PRINT DATE: 11-Mar-26

GENERAL NOTES:
1. DEVIATIONS FROM CONDUCTOR SIZE NOTED IN SCHEDULE SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL.

AC CONDUCTOR SCHEDULE					
TAG	FROM	TO	CONDUCTORS AND CONDUIT	ONE-WAY LENGTH [FT]	VOLTAGE DROP [%]
1	PV INVERTER	PV ENCLOSED CIRCUIT BREAKER	1" EMT WITH: [3] 3AWG CU, [1] 8AWG CU EGC	10	0.07
2	PV ENCLOSED CIRCUIT BREAKER	PANEL DP-B	1" EMT WITH: [3] 3AWG CU, [1] 8AWG CU EGC	15	0.11

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NORTHBROOK DPW
665 HUEHL ROAD
NORTHBROOK, IL 60062

REV	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUED FOR INTERCONNECTION	CH	MT	03/11/2026

PROJECT #: 240003

DC CAPACITY [kW]:
81.00
AC CAPACITY [kW]:
62.50

AC CONDUCTOR SCHEDULE

SHEET
E210

ORIGINAL PRINT SIZE: 22" X 34"



ELECTRICAL CHARACTERISTICS

Testing Condition	STC	NMOT	STC	NMOT	STC	NMOT	STC	NMOT	STC	NMOT
Maximum Power (Pmax/W)	430	326	435	330	440	334	445	338	450	341
Operating Voltage (Vmpp/V)	32.48	31.10	32.81	31.30	32.94	31.50	33.07	31.70	33.20	31.90
Operating Current (Impp/A)	13.16	10.49	13.26	10.54	13.36	10.59	13.46	10.64	13.56	10.69
Open-Circuit Voltage (Voc/V)	39.00	37.00	39.15	37.10	39.30	37.20	39.45	37.30	39.60	37.40
Short-Circuit Current (Isc/A)	13.67	11.02	13.72	11.06	13.77	11.10	13.82	11.14	13.87	11.18
Module Efficiency (%)	22.00		22.30		22.50		22.80		23.00	

STC: Irradiance 1000W/m², Spectra at AM1.5, Module Temperature 25℃ Power output tolerance: 0~+5W, Test uncertainty for Pmax: ±3%
NMOT: Irradiance 800W/m², Spectra at AM1.5, Ambient Temperature 20℃, Wind speed 1m/s

REAR SIDE POWER GAIN(REFERENCE TO 445W FRONT)

Pmax gain	5%	10%	15%	20%	25%
Pmax/W	467	490	512	534	556
Vmpp/V	33.07	33.07	33.07	33.07	33.07
Impp/A	14.51	15.20	15.89	16.58	17.28
Voc/V	39.45	39.45	39.45	39.45	39.45
Isc/A	14.13	14.81	15.48	16.15	16.83

MECHANICAL CHARACTERISTICS

Cell Type	N-type Mono-Crystallin (16Busbar)
No. of Cells	108pcs in series (6*18)
Module Dimensions	1722*1134*30mm (67.80"44.65"1.18inches)
Weight	24.5kg (54.01lbs)
Front Glass	2.0mm AR Coating Semi-tempered Glass
Back Glass	2.0mm Glazed Semi-tempered Glass
Frame	Anodized Aluminium Alloy
Junction Box	IP68, 3 Bypass Diodes
Output Cables	4mm² (IEC), 12AWG(UL) 350mm(+),250mm(-) or Customized Length
Connectors	T01/LJQ-3-CSY/MC4/MC4-EVO2

APPLICATION CONDITIONS

Maximun System Voltage	1500V/DC
Operating Temperature	-40℃~+85℃
Maximun Series Fuse	30A
Safety Protection Class	Class Ⅱ
Mechanical Load*	Front side 5400Pa, Back side 2400Pa
Refer. Bifaciality Factor	80%±5%

*Refer to the installation manual for details

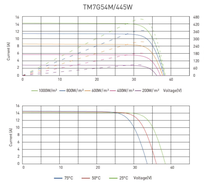
TEMPERATURE CHARACTERISTICS

Temperature Coefficient of Pmax	-0.29%/℃
Temperature Coefficient of Voc	-0.24%/℃
Temperature Coefficient of Isc	+0.043%/℃
Nominal Module Operating Temperature(NMOT)	43±2℃

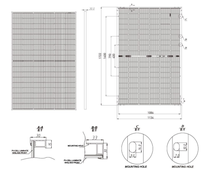
PACKING CONFIGURATION

Pieces Per Pallet	36	36(USA)
Pieces Per Container(40'HQ)	936	720

Electrical Performance



TECHNICAL DRAWINGS



The specification and key features described in this datasheet may deviate slightly and are not guaranteed. Due to ongoing innovation, R&D enhancement, Suzhou Talesun Solar Technologies Co., Ltd. reserves the right to make any adjustment to the information described herein at any time without notice. Please always obtain the most recent version of the datasheet which shall be duly incorporated into the binding contract made by the parties governing all transactions related to the purchase and sale of the products described herein.

TALESUN

APsmart

Raising the bar in innovative
DC MLPE solar power systems



RSD-S-PLC

- Meets NEC 2017 & 2020 (690.12) requirements
- Executes rapid shutdown of system when Transmitter-PLC signal is absent
- Meets SunSpec requirements

The RSD-S-PLC meets SunSpec requirements,maintaining normal function by continually receiving a heartbeat signal from the APsmart Transmitter. The RSD executes rapid system shutdown when the Transmitter signal is absent. Users can manually execute rapid shutdown using Transmitter breaker switch.

> RSD-S-PLC TECHNICAL DATA

MODEL	RSD-S-PLC
INPUT DATA (DC)	
Input Operating Voltage Range	8-80V
Maximum Cont. Input Current (Imax)	15A
Maximum Short Circuit Current（Isc）	25A
OUTPUT DATA (DC)	
Output Operating Voltage Range	8-80V
Maximum System Voltage	1000V/1500V
Maximum Series Fuse Rating	30A
MECHANICAL DATA	
Operating Ambient Temperature Range	-40°F to +185°F (-40 °C to + 85 °C)
Dimensions (without cable & connectors)	5" x 1.2" x 0.6"(129 mm x 30 mm x 16 mm)
Cable Length	Input 250mm/Output 1200mm
Cable Cross Section Size	UL:12AWG
Connector	Input: Stäubli MC4 PV-KBT4&KST4 or Customized Output: APsystems specified or Customized
Enclosure Rating	NEMA Type 6P/IP68
Protection Temperature	100°C
FEATURES & COMPLIANCE	
Communication	PLC
Safety Compliance	NEC 2017 & 2020 (690.12); UL1741; CSA C22.2 No. 330-17; IEC/EN62109-1; 2PFG2305 FCC Part15; ICES-003;IEC/EN61000-6-1/-2/-3/-4

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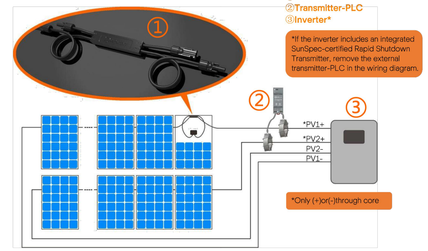
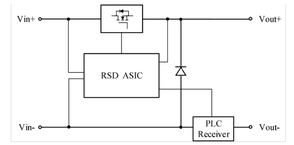
REV 2.6 2022-05-27

APsmart

> RSD-S-PLC WIRING DIAGRAM



> WORKING SCHEMATIC DIAGRAM



ORDERING INFORMATION	
415002	1500V UL, 1.2m cable, Stäubli MC4 PV-KBT4&KST4
415001	1000V UL, 1.2m cable, Customized connector

APsmart
8701 N. Mopac Expy, Ste 160, Austin, TX 78759 | +1-737-218-8486 |
+1-866-374-8538 | support@APsmartGlobal.com | APsmartGlobal.com

REV 2.6 2022-05-27

SUNNY TRIPOWER CORE1 33-US / 50-US / 62-US



Fully integrated
- No additional racking required for rooftop installation
- Integrated DC and AC disconnects and over-voltage protection
- 12 direct string inputs for reduced labor and material costs
- Up to 60% faster commercial PV system installation

Increased power, flexibility
- Six MPP trackers for flexible stringing and maximum power production
- ShadeFix, SMA's proprietary shade management solution, optimizes at the string level
- Intelligent string monitoring to pinpoint array performance issues

Enhanced safety, reliability
- Integrated SunSpec PLC signal for module-level rapid shutdown compliance to 2017 NEC
- Next-gen DC AFCI arc-fault protection certified to new Standard UL 1699B Ed. 1

Smart monitoring, control, service
- I-V curve diagnostic function to visualize and document PV string electrical characteristics
- Increased ROI with SMA ennexOS cross sector energy management platform
- SMA Smart Connected proactive O&M solution reduces time spent diagnosing and servicing in the field

SUNNY TRIPOWER CORE1 33-US / 50-US / 62-US

It stands on its own

The Sunny Tripower CORE1 is the world's first free-standing PV inverter for commercial rooftops, carports, ground mount and repowering legacy solar projects. From distribution to construction to operation, the Sunny Tripower CORE1 enables logistical, material, labor and service cost reductions, and is the most versatile, cost-effective commercial solution available. Integrated SunSpec PLC for rapid shutdown and enhanced DC AFCI arc-fault protection ensure compliance to the latest safety codes and standards. With Sunny Tripower CORE1 and SMA's ennexOS cross sector energy management platform, system integrators can deliver comprehensive commercial energy solutions for increased ROI.

www.SMA-America.com

Technical data	Sunny Tripower CORE1 33-US	Sunny Tripower CORE1 50-US	Sunny Tripower CORE1 62-US
Input (DC)			
Maximum array power	50000 Wp STC	75000 Wp STC	93750 Wp STC
Maximum system voltage		1000 V	
Rated MPP voltage range	330 V ... 800 V	500 V ... 800 V	550 V ... 800 V
MPPT operating voltage range		150 V ... 1000 V	
Minimum DC voltage / start voltage		150 V / 188 V	
MPP trackers / strings per MPP input		6 / 2	
Maximum usable operating input current / per MPP tracker		120 A / 20 A	
Maximum short circuit current per MPPT / per string input		32 A / 30 A	
Output (AC)			
AC nominal power	33300 W	50000 W	62500 W
Maximum apparent power	33300 VA	53000 VA	66000 VA
Output phases / line connections		3 / 3-(N)-PE	
Nominal AC voltage		480 V / 277 V WYE	
AC voltage range		244 V ... 305 V	
Maximum output current	40 A	64 A	80 A
Rated grid frequency		60 Hz	
Grid frequency / range		50 Hz; 60 Hz / -6 Hz ... +6Hz	
Power factor at rated power / adjustable displacement		1 / 0.0 leading ... 0.0 lagging	
Harmonics THD		<3%	
Efficiency			
CEC efficiency	97.5%	97.5%	97.5%
Protection and safety features			
Load-rated DC disconnect		●	
Load-rated AC disconnect		●	
Ground fault monitoring: Riso / Differential current		●/●	
DC AFCI arc-fault protection		●	
SunSpec PLC signal for rapid shutdown		●	
DC reverse polarity protection		●	
AC short circuit protection		●	
DC surge protection: Type 2 / Type 1+2		O / O	
AC surge protection: Type 2 / Type 1+2		O / O	
Protection class / overvoltage category (as per UL 840)		I / IV	
General data			
Device dimensions (W / H / D)		621 mm / 733 mm / 569 mm (24.4 in x 28.8 in x 22.4 in)	
Device weight		84 kg (185 lbs)	
Operating temperature range		-25 °C ... +60 °C (-13 °F ... +140 °F)	
Storage temperature range		-40 °C ... +70 °C (-40 °F ... +158 °F)	
Audible noise emissions (full power @ 1m and 25 °C)		65 dB (A)	
Internal consumption at night		5 W	
Topology		Transformerless	
Cooling concept		OptiCool (forced convection, variable speed fans)	
Enclosure protection rating		Type 4X, 3SX (as per UL 50E)	
Maximum permissible relative humidity (non-condensing)		100%	
Additional information			
Mounting		Free-standing with included mounting feet	
DC connection		Amphenol UTX PV or H4Plus connectors	
AC connection		Screw terminals - 4 AWG to 4/0 AWG CU/AL	
LED indicators (Status / Fault / Communication)		●	
Network interfaces: Ethernet / WLAN / RS485		● (2 ports) / ▲ / O	
Data protocols: SMA Modbus / SunSpec IEEE 1547 Modbus / Webconnect		●/●/●	
ShadeFix technology for string level optimization		●	
Intelligent string performance monitoring		●	
I-V curve diagnostic function		●	
Integrated Plant Control / Q on Demand 24/7		●/●	
SMA Smart Connected (proactive monitoring and service support)		●	
Certifications			
Certifications and approvals		UL 1741, UL 1699B Ed. 1, UL 1998, CSA 22.2 107.1, PV Rapid Shutdown System Equipment, UL 3741	
FCC compliance		FCC Part 15 Class A	
Grid interconnection standards		IEEE 1547:2018, UL 1741 SA/SB - CA Rule 21, HECO SRD V2.0	
Advanced grid support capabilities		L/HFRT, L/HVRT, Volt-VAr, Volt-Watt, Frequency-Watt, Ramp Rate Control, Fixed Power Factor	
Warranty			
Standard		10 years	
Optional extensions		15 / 20 years	
O Optional features ● Standard features – Not available	▲ Subject to availability	Data at nominal conditions - status: 02/2023	
Type designation	STP 33-US-41	STP 50-US-41	STP 62-US-41
Accessories			

SMA Data Manager M, DDMAUS-10
SMA Sensor Module, MD.SENUS-40
Universal Mounting System, UMS_KIT-10
AC Surge Protection Module Kit, AC_SPD_KIT1-10, AC_SPD_KIT2_1113
DC Surge Protection Module, Kit 1: DC_SPD_KIT4-10, DC_SPD_KIT3_1172

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PTL Solar+PTL CERTIFIED ANNUAL CYCLE (2015) ASSESSMENT 15, 17, 19, 22

KB RACKING®
Simple solutions you can count on.

SEAMRACK 2.0
Standing Seam Mounting System

LOW COST - NON PENETRATING - QUICK INSTALL

SEAMRACK 2.0 is a versatile standing seam solar mounting solution, featuring complete adaptability for both fully-railed and shared-rail mounting configurations. The system uses non-penetrating seam clamps for mounting directly to standing seams, without jeopardizing the integrity of the roof.

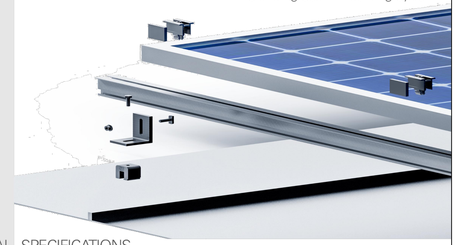
SEAMRACK 2.0's adaptable design is complimented by its simple installation and feature-rich mounting rails. The KB10 rails offer integrated wire management, side mounting, and common fasteners for a clean and fast installation.



FEATURES

- Integrated Wire Management
- Easy Installation Using Only Four Components
- Configured for Fully-Railed and Shared-Rail Systems
- Side-Mounted with T-Bolts
- Low Overall System Weight
- 25-Year Standard Product Warranty

SEAMRACK 2.0
Standing Seam Mounting System



TECHNICAL SPECIFICATIONS

Distribution Load	1.5 - 3 lbs/ft²
Module Type	Framed PV Module
Orientation	Landscape, Portrait
Material	Aluminum, Stainless Steel Hardware
Inclinations	Flush
Module Spacing	Customizable Based on Project Requirements
Wire Management	Built into KB10 Rail
Rail Length	10', 20'
Configurations	Shared-Rail, Fully-Railed
Rooftop Compatibility	All Standing Seam Metal Roofs
Roof Pitch	0° - 45°
Roof Clearance	Up to 8" (Bottom of Module to Roof)
Wind Speed	Up to 190 mph
Grounding	ETL Certified KB Konnect Clamps
Span Lengths	Dependent on Project Location, 3' - 8'



Fully-Railed
Two rails per row of modules



Shared-Rail
Rails shared between modules

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062-074658
Expires 11/30/2027
STATE OF ILLINOIS

ROOFTOP SOLAR PROJECT FOR
NORTHBROOK DPW
665 HUEHL ROAD
NORTHBROOK, IL 60062

REV	DESCRIPTION	DRAWN CHECK	DATE
A	ISSUED FOR INTERCONNECTION	CH MT	03/11/2026

PROJECT #: 240003
DC CAPACITY [kW]: 81.00
AC CAPACITY [kW]: 62.50

EQUIPMENT DATA SHEETS

SHEET E600

ORIGINAL PRINT SIZE: 22" X 34"

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Public Works Kelly Hamill
Date: 2026-05-26
Subject: A Resolution Authorizing the Execution of a Joint Funding Agreement with the Illinois Department of Transportation for Grant Funding for Construction Costs for Skokie Boulevard Improvements

Overview
This agreement ties the State grants funds awarded to Northbrook to pavement rehabilitation on Skokie Boulevard from Lake-Cook Road to approximately Sunset Ridge Road.

Fiscal Impact
The Village of Northbrook was awarded a $2,017,049 Surface Transportation Program grant for pavement rehabilitation on Skokie Boulevard from Lake-Cook Road to approximately Sunset Ridge Road. The total cost estimate for construction of this project is $2,521,311. Under the Joint Funding Agreement the Village is responsible for $504,262 of the construction cost as well as any costs over the $2,521,311. Funds have been included in the approved FY 2026/27 Budget in MFT Fund account 24-7300-531-11 and future budgets until the close-out of the project by IDOT. A separate Resolution authorizing the execution of an agreement for construction oversight services that will also be paid for from 24-7300-531-11 will be brought for the Village Board's consideration on June 9, 2026.

Recommendation
Approval.

Strategic Priority

Background
In 2022, the Village applied for and received $2,017,049 in grant funding through the federally funded Surface Transportation Program for the resurfacing of Skokie Boulevard between Lake-Cook Road and Sunset Ridge Road. The project is currently scheduled to be advertised through the Illinois Department of Transportation (IDOT) with a letting date of June 12, 2026.

To proceed with the project, the Village must enter into a Joint Funding Agreement (***Exhibit A*** with the Illinois Department of Transportation. This agreement establishes the maximum amount of the grant and the Village's financial obligation for the project. Additionally, this agreement outlines the billing procedure in which the Illinois Department of Transportation will invoice the Village for its share of the project after paying the grant's share of costs.

Staff recommends Village Board approval of a Resolution authorizing the execution of Joint Funding Agreement with the Illinois Department of Transportation for Skokie Boulevard Improvements Project. Staff will be present at the Village Board of Trustees meeting to answer any questions that may arise.

A Resolution Authorizing the Execution of a Joint Funding Agreement with the Illinois Department of Transportation for Grant Funding for Construction Costs for Skokie Boulevard Improvements
Exhibit A - Joint Funding Agreement with the Illinois Department of Transportation

Resolution 2026 - _____

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

A Resolution Authorizing the Execution of a Joint Funding Agreement with the Illinois Department of Transportation for Grant Funding for Construction Costs for Skokie Boulevard Improvements

is hereby adopted, as follows:

Section 1. Recitals.

In Fiscal Year 2022/23, the Village of Northbrook submitted an application to the Chicago Metropolitan Agency for Planning ("***CMAP***") Surface Transportation Program for the resurfacing of Skokie Boulevard from Lake-Cook Road to Sunset Ridge Road ("***Project***"). In October 2022, the Village received notice that the Project was selected for funding by CMAP and would receive $2,017,049 of the estimated cost for construction of the Project ("***Grant***"), which is estimated to total $2,521,311. The Grant is administered by the Illinois Department of Transportation ("***IDOT***").

As a condition of the Grant, the Village must enter into a Joint Funding Agreement ("***Agreement***") with IDOT, included herein as ***Exhibit A***. The execution of the Agreement commits the Village to reimburse IDOT for the Village's share of construction inclusive of a 10% contingency (estimated to be $756,393) and any overage above the awarded Grant amount. The Village has included funds in approved FY 2026/27 Budget and the Village will budget funds in future fiscal years until the Project is closed out with IDOT.

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

Section 2. Approval of Agreement.

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

Section 3. Authorization to Execute Agreement.

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

Section 4. Authorization of Expenditure.

The Village Manager is hereby authorized and directed to execute such documents and make such payments as are necessary in accordance with the Agreement.

Adopted:

RESULT:
MOVER:
SECONDER:
AYES:
ABSTAIN:

ATTEST:

Village President

Village Clerk

Illinois Department of Transportation

Joint Funding Agreement for Federally Funded Construction

LOCAL PUBLIC AGENCY

Local Public Agency	County	Section Number
Village of Northbrook	Cook	21-00181-00-RS

Fund Type	ITEP, SRTS, HSIP Number(s)	MPO Name	MPO TIP Number
STU	N/A	CMAP	02-22-0014

Construction

State Job Number	Project Number
C-91-188-26	4MJU(238)

☐ Local Let/Day Labor ☒ Construction on State Letting ☐ Construction Engineering ☐ Utilities ☐ Railroad Work

LOCATION

Local Street/Road Name	Key Route	Length	Stationing From	Stationing To
Skokie Boulevard	FAU 2771	1.84 MI	00.00	01.84

Location Termini

Lake Cook Road to 0.5 MI SE of Sunset Ridge Road

Current Jurisdiction	Existing Structure Number(s)	
LPA	N/A	Remove

PROJECT DESCRIPTION

Asphalt surface removal (milling) and replacement, curb & gutter removal/replacement at select locations, drainage structure adjustments, new pavement markings and restoration.

Local Public Agency	Section Number	State Job Number	Project Number
Village of Northbrook	21-00181-00-RS	C9118826	4MJU(238)

This Agreement is made and entered into between the above local public agency, hereinafter referred to as the "**LPA**" and the State of Illinois, acting by and through its Department of Transportation, hereinafter referred to as the "**STATE**". The **STATE** and **LPA** jointly proposes to improve the designated location as described in the Location and Project Description sections of this agreement. The improvement shall be constructed in accordance with plans prepared by, or on behalf of the **LPA** and approved by the **STATE** using the **STATE's** policies and procedures approved and/or required by the Federal Highway Administration, hereby referred to as "**FHWA**".

I. GENERAL

1.1 Availability of Appropriation; Sufficiency of Funds. This Agreement is contingent upon and subject to the availability of sufficient funds. The **STATE** may terminate or suspend this Agreement, in whole or in part, without penalty or further payment being required, if (i) sufficient funds for this Agreement have not been appropriated or otherwise made available to the **LPA** by the **STATE** or the federal funding source, (ii) the Governor or **STATE** reserves funds, or (iii) the Governor or **STATE** determines that funds will not or may not be available for payment. The **STATE** shall provide notice, in writing, to **LPA** of any such funding failure and its election to terminate or suspend this Agreement as soon as practicable. Any suspension or termination pursuant to this Section will be effective upon the date of the written notice unless otherwise indicated.

1.2 Domestic Steel Requirement. Construction of the project will utilize domestic steel as required by Section 106.01 of the current edition of the Standard Specifications for Road and Bridge Construction and federal Build America-Buy America provisions.

1.3 Federal Authorization. That this Agreement and the covenants contained herein shall become null and void in the event that the **FHWA** does not approve the proposed improvement for Federal-aid participation within one (1) year of the date of execution of this agreement.

1.4 Severability. If any provision of this Agreement is declared invalid, its other provisions shall not be affected thereby.

1.5 Termination. This Agreement may be terminated, in whole or in part, by either Party for any or no reason upon thirty (30) calendar days' prior written notice to the other Party. If terminated by the **STATE**, the **STATE** must include the reasons for such termination, the effective date, and, in the case of a partial termination, the portion to be terminated. If the **STATE** determines in the case of a partial termination that the reduced or modified portion of the funding award will not accomplish the purposes for which the funding award was made, the **STATE** may terminate the Agreement in its entirety.

This Agreement may be terminated, in whole or in part, by the **STATE** without advance notice:

a. Pursuant to a funding failure as provided under Article 1.1.

b. If **LPA** fails to comply with the terms and conditions of this funding award, application or proposal, including any applicable rules or regulations, or has made a false representation in connection with the receipt of this or any award.

II. REQUIRED CERTIFICATIONS

By execution of this Agreement and the LPA's obligations and services hereunder are hereby made and must be performed in compliance with all applicable federal and State laws, including, without limitation, federal regulations, State administrative rules and any and all license requirements or professional certification provisions.

2.1 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Part 200). The **LPA** certifies that it shall adhere to the applicable Uniform Administrative Requirements, Cost Principles, and Audit Requirements, which are published in Title 2, Part 200 of the Code of Federal Regulations, and are incorporated herein by reference.

2.2 Compliance with Registration Requirements. **LPA** certifies that it: (i) is registered with the federal SAM system; (ii) is in good standing with the Illinois Secretary of State, if applicable; (iii) have a valid DUNS Number; (iv) have a valid UEI, if applicable. It is **LPA**'s responsibility to remain current with these registrations and requirements.

2.3 Bribery**.** The **LPA** certifies to the best of it's knowledge that it's officials have not been convicted of bribery or attempting to bribe an officer or employee of the state of Illinois, nor made an admission of guilt of such conduct which is a matter of record (30 ILCS 500/50-5).

2.4 Bid Rigging**. LPA** certifies that it has not been barred from contracting with a unit of state or local government as a result of a violation of Paragraph 33E-3 or 33E-4 of the Criminal Code of 1961 (720 ILCS 5/33E-3 or 720 ILCS 5/33E-4, respectively).

2.5 Debt to State. **LPA** certifies that neither it, nor its affiliate(s), is/are barred from receiving an Award because the **LPA**, or its affiliate(s), is/are delinquent in the payment of any debt to the **STATE**, unless the **LPA**, or its affiliate(s), has/have entered into a deferred payment plan to pay off the debt, and **STATE** acknowledges the **LPA** may declare the Agreement void if the certification is false (30 ILCS 500/50-11).

2.6 Debarment. The **LPA** certifies to the best of its knowledge and belief that it's officials:

a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal department or agency;

b. have not within a three-year period preceding this agreement been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State anti-trust statutes or

commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements receiving stolen property;

c. are not presently indicated for or otherwise criminally or civilly charged by a governmental entity (Federal, State, Local) with commission of any of the offenses enumerated in item (b) of this certification; and

d. have not within a three-year period preceding the agreement had one or more public transactions (Federal, State, Local) terminated for cause or default.

2.7 Construction of Fixed Works**.** The **LPA** certifies that all Programs for the construction of fixed works which are financed in whole or in part with funds provided by this Agreement shall be subject to the Prevailing Wage Act (820 ILCS 130/0.01 *et seq.*) unless the provisions of that Act exempt its application. In the construction of the Program, the **LPA** shall comply with the requirements of the Prevailing Wage Act including, but not limited to, inserting into all contracts for such construction a stipulation to the effect that not less than the prevailing rate of wages as applicable to the Program shall be paid to all laborers, workers, and mechanics performing work under the Award and requiring all bonds of contractors to include a provision as will guarantee the faithful performance of such prevailing wage clause as provided by contract.

2.8 Criminal Convictions**.** The **LPA** certifies that neither it nor any managerial agent of **LPA** has been convicted of a felony under the Sarbanes-Oxley Act of 2002, nor a Class 3 or Class 2 felony under Illinois Securities Law of 1953, or that at least five (5) years have passed since the date of the conviction. The **LPA** further certifies that it is not barred from receiving an funding award under 30 ILCS 500/50-10.5 and acknowledges that **STATE** shall declare the Agreement void if this certification is false (30 ILCS 500/50-10.5).

2.9 Improper Influence. The **LPA** certifies that no funds have been paid or will be paid by or on behalf of the **LPA** to any person for influencing or attempting to influence an officer or employee of any government agency, a member of Congress or Illinois General Assembly, an officer or employee of Congress or Illinois General Assembly, or an employee of a member of Congress or Illinois General Assembly in connection with the awarding of any agreement, the making of any grant, the making of any loan, the entering into of any cooperative agreement, or the extension, continuation, renewal, amendment or modification of any agreement, grant, loan or cooperative agreement. 31 USC 1352. Additionally, the **LPA** certifies that it has filed the required certification under the Byrd Anti-Lobbying Amendment (31 USC 1352), if applicable.

2.10 Telecom Prohibition. The **LPA** certifies that it will comply with Section 889 of the FY 2019 National Defense Authorization Act (NDAA) that prohibits the use of telecommunications or video surveillance equipment or services produced or provided by the following companies: Dahua Technology Company, Hangzhou Hikvision Digital Technology Company, Huawei Technologies Company, Hytera Communications Corporation, and ZTE Corporation. Covered equipment and services cannot be used as substantial or essential component or any system, or as critical technology as part of any system.

2.11 Personal Conflict of Interest - (50 ILCS 105/3, 65 ILCS 5/3.1-55-10, 65 ILCS 5/4-8-6) The **LPA** certifies that it shall maintain a written code or standard of conduct which shall govern the performance of its employees, officers, board members, or agents engaged in the award and administration of contracts supported by state or federal funds. Such code shall provide that no employee, officer, board member or agent of the **LPA** may participate in the selection, award, or administration of a contract supported by state or federal funds if a conflict of interest, real or apparent would be involved. Such a conflict would arise when any of the parties set forth below has a financial or other interest in the firm selected for award:

a. the employee, officer, board member, or agent;
b. any member of his or her immediate family;
c. his or her partner; or
d. an organization which employs, or is about to employ, any of the above.

The conflict of interest restriction for former employees, officers, board members and agents shall apply for one year.

The code shall also provide that **LPA**'s employees, officers, board members, or agents shall neither solicit nor accept gratuities, favors or anything of monetary value from contractors, potential contractors, or parties to subcontracts. The **STATE** may waive the prohibition contained in this subsection, provided that any such present employee, officer, board member, or agent shall not participate in any action by the **LPA** relating to such contract, subcontract, or arrangement. The code shall also prohibit the officers, employees, board members, or agents of the **LPA** from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest or personal gain.

2.12 Organizational Conflict of Interest - The **LPA** certifies that it will also prevent any real or apparent organizational conflict of interest. An organizational conflict of interest exists when the nature of the work to be performed under a proposed third party contract or subcontract may, without some restriction on future activities, result in an unfair competitive advantage to the third party contractor or **LPA** or impair the objectivity in performing the contract work.

2.13 Accounting System. The **LPA** certifies that it has an accounting system that provides accurate, current, and complete disclosure of all financial transactions related to each state and federally funded program. Accounting records must contain information

pertaining to state and federal pass-through awards, authorizations, obligations, unobligated balances, assets, outlays, and income. To comply with 2 CFR 200.305(b)(7)(i), the **LPA** shall use reasonable efforts to ensure that funding streams are delineated within **LPA**'s accounting system. *See* 2 CFR 200.302.

III. AUDIT AND RECORD RETENTION

3.1 Single Audits: The **LPA** shall be subject to the audit requirements contained in the Single Audit Act Amendments of 1996 (31 USC 7501-7507) and Subpart F of 2 CFR Part 200.

If, during its fiscal year, **LPA** expends $750,000 or more in Federal Awards (direct federal and federal pass-through awards combined), **LPA** must have a single audit or program-specific audit conducted for that year as required by 2 CFR 200.501 and other applicable sections of Subpart F of 2 CFR Part 200. A copy of the audit report must be submitted to the **STATE** (IDOT's Financial Review & Investigations Section, Room 126, 2300 South Dirksen Parkway, Springfield, Illinois, 62764) within 30 days after the completion of the audit, but no later than one year after the end of the **LPA**'s fiscal year.

Assistance Listing number (formally known as the Catalog of Federal Domestic Assistance (CFDA) number) for all highway planning and construction activities is **20.205**.
Federal funds utilized for construction activities on projects let and awarded by the **STATE** (federal amounts shown as "Participating Construction" on Schedule 2) are not included in a **LPA**'s calculation of federal funds expended by the **LPA** for Single Audit purposes.

3.2 STATE Audits: The **STATE** may, at its sole discretion and at its own expense, perform a final audit of the Project (30 ILCS 5, the Illinois State Auding Act). Such audit may be used for settlement of the Project expenses and for Project closeout purposes. The **LPA** agrees to implement any audit findings contained in the **STATE**'s authorized inspection or review, final audit, the **STATE**'s independent audit, or as a result of any duly authorized inspection or review.

3.3 Record Retention. The **LPA** shall maintain for three (3) years from the date of final project closeout by the **STATE**, adequate books, records, and supporting documents to verify the amounts, recipient, and uses of all disbursements of funds passing in conjunction with this contract. adequate to comply with 2 CFR 200.334. If any litigation, claim or audit is started before the expiration of the retention period, the records must be retained until all litigation, claims or audit exceptions involving the records have been resolved and final action taken.

3.4 Accessibility of Records. The **LPA** shall permit, and shall require its contractors and auditors to permit, the **STATE**, and any authorized agent of the **STATE**, to inspect all work, materials, payrolls, audit working papers, and other data and records pertaining to the Project; and to audit the books, records, and accounts of the **LPA** with regard to the Project. The **LPA** in compliance with 2 CFR 200.337 shall make books, records, related papers, supporting documentation and personnel relevant to this Agreement available to authorized **STATE** representatives, the Illinois Auditor General, Illinois Attorney General, any Executive Inspector General, the **STATE**'s Inspector General, federal authorities, any person identified in 2 CFR 200.337, and any other person as may be authorized by the **STATE** (including auditors), by the state of Illinois or by federal statute. The **LPA** shall cooperate fully in any such audit or inquiry.

3.5 Failure to maintain the books and records. Failure to maintain the books, records and supporting documents required by this section shall establish presumption in favor of the **STATE** for recovery of any funds paid by the **STATE** under the terms of this contract.

IV. LPA FISCAL RESPONSIBILITIES

4.1 To provide all initial funding and payment for construction engineering, utility, and railroad work

4.2 LPA Appropriation Requirement. By execution of this Agreement the **LPA** attests that sufficient moneys have been appropriated or reserved by resolution or ordinance to fund the **LPA** share of project costs. A copy of the authorizing resolution or ordinance is attached as Schedule 5.

4.3 Reimbursement Requests: For reimbursement requests the **LPA** will submit supporting documentation with each invoice. Supporting documentation is defined as verification of payment, certified time sheets or summaries, vendor invoices, vendor receipts, cost plus fix fee invoice, progress report, personnel and direct cost summaries, and other documentation supporting the requested reimbursement amount (Form BLR 05621 should be used for consultant invoicing purposes). **LPA** invoice requests to the **STATE** will be submitted with sequential invoice numbers by project.

4.4 Financial Integrity Review and Evaluation (FIRE) program: **LPA's** and the **STATE** must justify continued federal funding on inactive projects. 23 CFR 630.106(a)(5) defines an inactive project as a project which no expenditures have been charged against Federal funds for the past twelve (12) months. To keep projects active, invoicing must occur a minimum of one time within any given twelve (12) month period. However, to ensure adequate processing time, the first invoice shall be submitted to the **STATE** within six (6) months of the federal authorization date. Subsequent invoices will be submitted in intervals not to exceed six (6) months.

4.5 Final Invoice: The **LPA** will submit to the **STATE** a complete and detailed final invoice with applicable supporting documentation of all incurred costs, less previous payments, no later than twelve (12) months from the date of completion of work or from the date of the previous invoice, whichever occurs first. If a final invoice is not received within this time frame, the most recent invoice

may be considered the final invoice and the obligation of the funds closed. Form BLR 05613 (Engineering Payment Record) is required to be submitted with the final invoice for engineering projects.

4.6 Project Closeout: The **LPA** shall provide the final report to the appropriate **STATE** district office within twelve (12) months of the physical completion date of the project so that the report may be audited and approved for payment. If the deadline cannot be met, a written explanation must be provided to the district prior to the end of the twelve (12) months documenting the reason and the new anticipated date of completion. If the extended deadline is not met, this process must be repeated until the project is closed. Failure to follow this process may result In the immediate close-out of the project and loss of further funding.

4.7 Project End Date: The period of performance (end date) for state and federal obligation purposes is five (5) years for projects under $1,000,000 or seven (7) years for projects over $1,000,000 from the execution date of the agreement. Requests for time extensions and joint agreement amendments must be received and approved prior to expiration of the project end date. Failure to extend the end date may result in the immediate close-out of the project and loss of further funding.

V. THE LPA AGREES

5.1 To acquire in its name, or in the name of the **STATE** if on the **STATE** highway system, all right-of-way necessary for this project in accordance with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, and established State policies and procedures. Prior to advertising for bids, the **LPA** shall certify to the **STATE** that all requirements of Titles II and III of said Uniform Act have been satisfied. The disposition of encroachments, if any, will be cooperatively determined by representatives of the **LPA**, the **STATE**, and the **FHWA** if required.

5.2 To provide for all utility adjustments and to regulate the use of the right-of-way of this improvement by utilities, public and private, in accordance with the current Utility Accommodation Policy for Local Public Agency Highway and Street Systems.

5.3 To provide on-site engineering supervision and inspection during construction of the proposed improvement.

5.4 To retain jurisdiction of the completed improvement unless specified otherwise by schedule (schedule should be accompanied by a location map). If the improvement location is currently under road district jurisdiction, a jurisdictional schedule is required.

5.5 To maintain or cause to be maintained the completed improvement (or that portion within its jurisdiction as established by schedule) in a manner satisfactory to the **STATE** and the **FHWA.**

5.6 To provide if required, for the improvement of any railroad-highway grade crossing and rail crossing protection within the limits of the proposed improvement.

5.7 To regulate parking and traffic in accordance with the approved project report.

5.8 To regulate encroachments on public rights-of-way in accordance with current Illinois Compiled Statutes.

5.9 To regulate the discharge of sanitary sewage into any storm water drainage system constructed with this improvement in accordance with the current Illinois Compiled Statutes.

5.10 For contracts awarded by the **LPA**, the **LPA** shall not discriminate on the basis of race, color, national origin or sex in the award and performance of any USDOT - assisted contract or in the administration of its DBE program or the requirements of 49 CFR part 26. The **LPA** shall take all necessary and reasonable steps under 49 CFR part 26 to ensure nondiscrimination in the award and administration of USDOT - assisted contracts. The **LPA**'s DBE program, as required by 49 CFR part 26 and as approved by USDOT, is incorporated by reference in this agreement. Upon notification to the recipient of its failure to carry out its approved program, the **STATE** may impose sanctions as provided for under Part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S. C 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C 3801 et seq.). In the absence of a USDOT - approved **LPA** DBE Program or on **STATE** awarded contracts, this agreement shall be administered under the provisions of the **STATE**'S USDOT approved Disadvantaged Business Enterprise Program.

5.12 That execution of this agreement constitutes the **LPA**'s concurrence in the award of the construction contract to the responsible low bidder as determined by the **STATE**.

VI. THE STATE AGREES

6.1 To provide such guidance, assistance, and supervision to monitor and perform audits to the extent necessary to assure validity of the **LPA**'s certification of compliance with Title II and III Requirements.

6.2 To receive bids for construction of the proposed improvement when the plans have been approved by the **STATE** (and **FHWA**, if required) and to award a contract for construction of the proposed improvement after receipt of a satisfactory bid.

6.3 To provide all initial funding and payments to the contractor for construction work let by the **STATE**. The **LPA** will be invoiced for their share of contract costs per the method of payment selected under Method of Financing based on the Division of Costs shown on Schedule 2.

6.4 For agreements with federal and/or state funds in local let/day labor construction, construction engineering, utility work and/or railroad work:

a. To reimburse the **LPA** for federal and/or state share on the basis of periodic billings, provided said billings contain sufficient cost information and show evidence of payments by the **LPA**;
b. To provide independent assurance sampling and furnish off-site material inspection and testing at sources normally visited by **STATE** inspectors for steel, cement, aggregate, structural steel, and other materials customarily tested by the **STATE**.

SCHEDULES

Additional information and/or stipulations are hereby attached and identified below as being a part of this agreement.

☒	1.	Division of Cost
☒	2.	Location Map
☒	3.	Risk Assessment
☒	4.	Attestations
☒	5.	Resolution*
☐		
☐		
☐		
☐		

*Appropriation and signature authority resolution must be in effect on, or prior to, the execution date of the agreement.

Local Public Agency	Section Number	State Job Number	Project Number
Village of Northbrook	21-00181-00-RS	C9118826	4MJU(238)

AGREEMENT SIGNATURES EXECUTION

The LPA agrees to accept and comply with the applicable provision set forth in this agreement including attached schedules.

APPROVED

Local Public Agency

Name of Official (Print or Type Name)

Kathryn Ciesla

Title of Official

Village President

Signature | Date

The above signature certifies the agency's TIN number is

366006017 conducting business as a Governmental Entity.

DUNS Number 074375155

UEI JY8VA8LVQJG5

APPROVED

State of Illinois
Department of Transportation

Omer Osman, P.E., Secretary of Transportation | Date

By:

George A. Tapas, P.E., S.E., Engineer of Local Roads & Streets | Date

Stephen M. Travia, P.E., Director of Highways PI/Chief Engineer | Date

Michael Prater, Chief Counsel | Date

Vicki Wilson, Chief Fiscal Officer | Date

NOTE: A resolution authorizing the local official (or their delegate) to execute this agreement and appropriation of local funds is required and attached as Schedule 5. The resolution must be approved prior to, or concurrently with, the execution of this agreement. If BLR 09110 or BLR 09120 are used to appropriate local matching funds, attach these forms to the signature authorization resolution.

☐ Please check this box to open a fillable Resolution form within this form.

SCHEDULE NUMBER 1

Local Public Agency	County	Section Number	State Job Number	Project Number
Village of Northbrook	Cook	21-00181-00-RS	C-91-188-26	4MJU(238)

DIVISION OF COST

	Federal Funds			State Funds			Local Public Agency			
Type of Work	Fund Type	Amount	%	Fund Type	Amount	%	Fund Type	Amount	%	Totals
Participating Construction	STU	$2,017,049.00	*				Local	$504,262.00	BAL	$2,521,311.00
Construction Engineering							Local	$252,131.00	100%	$252,131.00
Total		$2,017,049.00		Total			Total	$756,393.00		$2,773,442.00

If funding is not a percentage of the total place an asterisk (*) in the space provided for the percentage and explain below:

*Maximum FHWA (STU) participation 80%, NTE $2,017,049

NOTE: The costs shown in the Division of Cost table are approximate and subject to change. The final **LPA** share is dependent on the final Federal and State participation. The actual costs will be used in the final division of cost for billing and reimbursement.

METHOD OF FINANCING - (State-Let Contract Work Only)

Check One

☐ METHOD A - Lump Sum (80% of LPA Obligation _____)

Lump Sum Payment - Upon award of the contract for this improvement, the **LPA** will pay the **STATE** within thirty (30) calendar days of billing, in lump sum, an amount equal to 80% of the LPA's estimated obligation incurred under this agreement. The **LPA** will pay to the **STATE** the remainder of the **LPA's** obligation (including any nonparticipating costs) in a lump sum within thirty (30) calendar days of billing in a lump sum, upon completion of the project based on final costs.

☐ METHOD B - _____ Monthly Payments of _____ due by the _____ of each successive month.

Monthly Payments - Upon award of the contract for this improvement, the **LPA** will pay to the **STATE** a specified amount each month for an estimated period of months, or until 80% of the **LPA's** estimated obligation under the provisions of the agreement has been paid. The **LPA** will pay to the **STATE** the remainder of the **LPA's** obligation (including any nonparticipating costs) in a lump sum, upon completion of the project based upon final costs.

☒ METHOD C - **LPA's** Share Balance divided by estimated total cost multiplied by actual progress payment.

Progress Payments - Upon receipt of the contractor's first and subsequent progressive bills for this improvement, the **LPA** will pay to the **STATE** within thirty (30) calendar days of receipt, an amount equal to the **LPA's** share of the construction cost divided by the estimated total cost multiplied by the actual payment (appropriately adjust for nonparticipating costs) made to the contractor until the entire obligation incurred under this agreement has been paid.

GISConsortium | SKOKIE BOULEVARD LOCATION MAP



0 1500 3000 ft

Print Date: 2/23/2026

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.

SCHEDULE NUMBER 3

Local Public Agency	Section Number	County	State Job Number	Project Number
Village of Northbrook	21-00181-00-RS	Cook		

LRS Federal Funds RISK ASSESSMENT

Risk Factor	Description	Definition of Scale (time frames are based on LPA fiscal year)	Points
General History of Performance	Have there been any changes in key organizational staff or leadership, such as Fiscal and Administrative Management, Transportation Related Program/Project Management, and/or Elected Officials?	**0 points** - no significant changes in the last 4 or more years; **1 point** - minor changes, but majority of key staff and officials have not changed in the last 4 years; **2 points** - significant key staff or elected leadership changes within the last 3 years; **3 points** - significant key staff and elected leadership changes within the last 3 years	1
	What is the LPA's history with federal-aid funded transportation projects?	**0 points** - One or more federal-aid funded transportation projects initiated per year; **1 point** - At least one project initiated within the past three years; **2 points** - AT least one project initiated within the past 5 years; **3 points** - None or more than 5 years	
	Does LPA have qualified technical staff with experience managing federal-aid funded transportations through IDOT?	**0 points -** Full-time employee with experience designated as being in "responsible charge"; **1 point** - LPA has qualified technical staff, but will be utilizing an engineering consultant to manage day-to-day with LPA technical staff oversight; **2 points** - LPA has no technical staff and all technical work will be completed by consultant, but LPA staff has prior experience with federal-aid projects; **3 points** - LPA staff have no prior experience or technical expertise and relying solely on consultant	0
	Has the LPA been untimely in submitting invoicing, reporting on federal-aid projects as required in 2 CFR 200, and or audits as required?	**0 points** - No; **1 point** - Delays of 6 or more months; **2 points** - Delays of up to 1 year; **3 points** - 1 year or more years of delay	0
Financial Controls	Are the annual financial statements prepared in accordance with Generally Accepted Accounting Principles or on a basis acceptable by the regulatory agency?	**0 points** - yes; **3 points** - no	0
	What is the LPA's accounting system?	**0 points** - Automated accounting software; **1 point** - Spreadsheets; **2 points** - paper only; **3 points** - none	0
	Does the organization have written policies and procedures regarding proper segregation of duties for fiscal activities that include but are not limited to: a) authorization of transactions; b) recordkeeping for receipts and payments; and c) cash management?	**0 points** - yes; **3 points** - no	0
Audits	When was the last time a financial statement audit was conducted?	**0 points** - in the past year; **1 point** - in the past two years; **2 points** - in the past three years; **3 points** - 4 years or more, or never	0
	What type of financial statement audit has the organization had conducted?	**0 points** - Single Audit/Program Specific Audit in accordance with 2 CFR 200.501 or Financial audit conducted in accordance with Generally Accepted Auditing Standards or Generally Accepted Government Auditing Standards; **1 point** - Financial review?; **2 points** Other type? or no audit required; **3 points** - none	0
	Did the most recent audit disclose findings considered to be significant deficiencies or material weaknesses?	**0 points** - no; **3 points** - yes, or no audits required	0
	Have the findings been resolved?	**0 points** - yes or no findings; **1 point** - in progress; **3 points** - no	0

Summary of Risk	
General History of Performance	1
Financial Controls	0
Audits	0
Total	1

District Review Signature & Date

Fely Gregorio Digitally signed by Fely Gregorio Date: 2026.03.02 08:03:04 -06'00'

Central Office Review Signature & Date

Teresa Cline Digitally signed by Teresa Cline Date: 2026.03.06 17:44:09 -06'00'

Additional Requirements? ☐ Yes ☒ No

Local Public Agency	Section Number	State Job Number	Project Number
Village of Northbrook	21-00181-00-RS	C9118826	4MJU(238)

SCHEDULE NUMBER 4
Attestation on Single Audit Compliance

1. In the prior fiscal year, did Village of Northbrook (LPA) expend more than $750,000 in federal funds in aggregate from all federal sources?

   ☐ Yes ☒ No

2. Does the Village of Northbrook (LPA) anticipate expending more than $750,000 in federal funds in aggregate from all federal sources in the current Village of Northbrook (LPA) fiscal year?

   ☐ Yes ☒ No

If answers to question 1 and 2 are no, please proceed to the signature section.
If answer to question 1 is yes, please answer question 3a.
If answer to question 2 is yes, please answer question 3b.

3. A single audit must be conducted in accordance with Subpart F of 2 CFR 200 if $750,000 or more in federal funds are expended in a single fiscal year.

   a. Has the Village of Northbrook (LPA) performed a single audit for their previous fiscal year?

   ☐ Yes ☐ No

   i. If yes, has the audit be filed with the Illinois Office of the Comptroller in accordance with 50 ILCS 310 (*see also 55 ILCS 5 & 65 ILCS 5 & 60 ILCS 1/80)*?

   ☐ Yes ☐ No

   b. For the current fiscal year, does the Village of Northbrook (LPA) intend to comply with Subpart F of 2 CFR 200?

   ☐ Yes ☐ No

By completing this attestation, I certify that I have authority to sign this attestation on behalf of the LPA; and that the foregoing information is correct and complete to the best of my knowledge and belief.

Name	Title	LPA
Aram Beladi	Village Engineer	Village of Northbrook

Signature & Date

Aram Beladi 02-25-26

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Public Works Kelly Hamill
Date: 2026-05-26
Subject: A Resolution Appropriating Motor Fuel Tax (MFT) Funds for the Fiscal Year 2026/27 Skokie Boulevard Improvements

Overview
The Village uses Motor Fuel Tax (MFT) funds to finance its asphalt street rehabilitation projects such as the planned Skokie Boulevard Improvements.

Fiscal Impact
Motor Fuel Tax Funds are collected by the State of Illinois on diesel and gasoline. The Village receives approximately $1.5 million in MFT revenues annually. Funds do not have to be spent in the year in which they are received and can be saved for future year projects. This Resolution will appropriate the use of $756,393 in MFT funds. This project is budgeted in Account No. 24-7300-531-11 in which sufficient funds are available.

Table 1 - Account Summary

Acct. Name	Acct. #	Budget	Available	Requested	Remaining	Within Budget?
Motor Fuel Tax Fund	24-7300-531-11	$1,839,460	$1,839,460	$756,393	$1,083,067	Yes

Recommendation
Approval.

Strategic Priority

Background
The Village's asphalt rehabilitation program primarily consists of pavement removal (milling) and resurfacing. Each year during the Capital Improvement Plan (CIP) process, the Village selects the streets to be included in the program based on a number of factors. These factors include results and recommendations from our computerized assessment, staff evaluations, the condition of adjacent streets, planned future infrastructure improvements, and available funding.

In 2022, the Village applied for and received $2,017,049 in grant funding through the federally funded Surface Transportation Program for the resurfacing of Skokie Boulevard between Lake-Cook Road and Sunset Ridge Road. The project is currently scheduled to be advertised through the Illinois Department of Transportation (IDOT) with a letting date of June 12, 2026.

To proceed with the project, the Village must enter into a Local Public Agency Agreement and with it authorize funding for the project. As the Village intends to use MFT funds for its share of this project, the Village must approve an IDOT MFT Appropriation Resolution which is attached.

Staff recommends Village Board approval of a Resolution authorizing the the use of MFT funds in the amount of $756,393 for the Skokie Boulevard Improvement Project. Staff will be present at the Village Board of Trustees meeting to answer any questions that may arise.

Resolution Appropriating MFT Funds for Skokie Boulevard Improvements

Illinois Department of Transportation

Resolution for Improvement Under the Illinois Highway Code

Is this project a bondable capital improvement?

☐ Yes ☒ No

Resolution Type	Resolution Number	Section Number
Original		21-00181-00-RS

BE IT RESOLVED, by the President and Board of Trustees (Governing Body Type) of the Village (Local Public Agency Type) of Northbrook (Name of Local Public Agency) Illinois that the following described street(s)/road(s)/structure be improved under the Illinois Highway Code. Work shall be done by Contract (Contract or Day Labor).

For Roadway/Street Improvements:

Name of Street(s)/Road(s)	Length (miles)	Route	From	To
Skokie Boulevard	1.84	FAU 2771	00.00	01.84

For Structures:

Name of Street(s)/Road(s)	Existing Structure No.	Route	Location	Feature Crossed

BE IT FURTHER RESOLVED,

1. That the proposed improvement shall consist of

Asphalt surface removal (milling) and replacement, curb & gutter removal/replacement at select locations, drainage structure adjustments, new pavement markings and restoration.

2. That there is hereby appropriated the sum of seven hundred fifty six thousand three hundred ninety three Dollars ($756,393.00) for the improvement of said section from the Local Public Agency's allotment of Motor Fuel Tax funds.

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I, Derek Gau (Name of Clerk) Village (Local Public Agency Type) Clerk in and for said Village (Local Public Agency Type) of Northbrook (Name of Local Public Agency) in the State aforesaid, and keeper of the records and files thereof, as provided by statute, do hereby certify the foregoing to be a true, perfect and complete original of a resolution adopted by President and Board of Trustees (Governing Body Type) of Northbrook (Name of Local Public Agency) at a meeting held on May 26, 2026 (Date).

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this _____ (Day) day of _____ (Month, Year).

(SEAL, if required by the LPA)

Clerk Signature & Date

Approved

Regional Engineer Signature & Date
Department of Transportation

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Police Chief John Ustich
Date: 2026-05-26
Subject: A Resolution Authorizing the Expenditure for Annual Membership Dues to the Northeastern Illinois Regional Crime Lab of Vernon Hills, Illinois

Overview
The Village of Northbrook Police Department is a member of a regional consortium of law enforcement agencies that provides forensic services and resources.

Fiscal Impact
The FY27 Budget has sufficient funds in Account No. 11-2100-542-00 for the annual membership fee of $55,833.

Recommendation
Approval.

Strategic Priority

Background

The Village of Northbrook is a longstanding member agency of the Northern Illinois Regional Crime Lab (NIRCL). The NIRCL is a regional consortium of law enforcement agencies who recognize that criminal investigations and other law enforcement efforts are greatly enhanced when agencies have access to the resources and support of a specialized forensic organization. The members desire to utilize such forensic services and resources during the enforcement of laws, statutes, and ordinances and the investigation of criminal and quasi-criminal activity. Our continued membership allows the Village to continue to access the forensic services offered by the NIRCL.

The Village of Northbrook has been satisfied with the services of the NIRCL. NIRCL performs approximately 200 evidence tests for the Village each year. The testing services provided by NIRCL include: fingerprints, DUI kits, sexual assault kits, DNA analysis, and gun analysis. NIRCL also destroys guns and other weapons, drugs, and ammunition at the Village's request. As such, in 2023, the Village Board authorized an updated membership agreement via

Resolution 23-R-126. The Agreement, which automatically renews annually, is attached as Exhibit A.

For these reasons, Police Department staff wish to renew participation in the NIRCL and request that the Village Board approve an expenditure in the amount of $55,833 for the FY 26/27 membership fee. The FY 26/27 invoice is attached as Exhibit B.

A Resolution Authorizing the Expenditure for Annual Membership Dues to Northeastern Illinois Regional Crime Lab of Vernon Hills, Illinois
Exhibit A - IGA Northeastern Illinois Crime Lab
Exhibit B - Northeastern Illinois Regional Crime Lab Invoice

Resolution 2026 - _____

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

A Resolution Authorizing the Expenditure for Annual Membership Dues to the Northeastern Illinois Regional Crime Lab of Vernon Hills, Illinois

is hereby adopted, as follows:

Section 1. Recitals.

The Northeastern Illinois Regional Crime Lab (***"NIRCL"***) is a regional consortium of law enforcement agencies that recognize that criminal investigations and other law enforcement efforts are greatly enhanced when agencies have access to the resources and support of a specialized forensic organization. The members desire to utilize such forensic services and resources during the enforcement of laws, statutes, and ordinances and the investigation of criminal and quasi-criminal activity.

The Village Board of Trustees authorized an agreement (***"Agreement"***) for membership in the NIRCL via Resolution 23-R-126. As such, the Village of Northbrook currently participates as a member of the NIRCL and has been satisfied with the services of the NIRCL.

The Agreement requires an annual assessment and maintenance fee (***"Membership Fee"***) to be paid by the member agencies to NIRCL. Payment of the Membership Fee allows the Village to continue to access the forensic services offered by the NIRCL. The Membership Fee for Fiscal Year 2026-2027 will be $55,833.00. The adopted Fiscal Year 2026-2027 Budget provides sufficient funds in General Fund – Police Account No. 11-2100-542-00 (Memberships) for the payment of the Membership Fee.

The President and the Board of Trustees have considered the need for membership in the NIRCL and determined that it is in the best interests of the Village and the public to approve the payment of the Membership Fee to NIRCL.

Section 2. Authorization of an Expenditure.

The Village Manager is hereby authorized to make such payments necessary to NIRCL to continue the Village's membership under the Agreement in an amount not to exceed $55,833.00 for Fiscal Year 2026-2027.

Approved:

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

_____
Village President

ATTEST:

_____
Village Clerk

INTERGOVERNMENTAL AGREEMENT AMONG THE MEMBER AGENCIES OF THE NORTHEASTERN ILLINOIS REGIONAL CRIME LABORATORY

THIS AGREEMENT made and entered into by and among the member agencies or units of local government (hereinafter called Members) of the Northeastern Illinois Regional Crime Laboratory (hereinafter called the Crime Lab):

WITNESSETH:

WHEREAS, the Members recognize that the enforcement of laws, statutes, and ordinances and the investigation of criminal and quasi-criminal activity requires the use of certain forensic services for the analysis and identification of physical evidence; and

WHEREAS, the Members desire to utilize such forensic services and resources during the enforcement of laws, statutes, and ordinances and the investigation of criminal and quasi-criminal activity; and

WHEREAS, the Members are entering into this Intergovernmental Cooperative Agreement (the "Agreement") pursuant to Article VII, Section 10 of the Illinois Constitution of 1970; the Illinois Intergovernmental Cooperation Act (5 ILCS 220/1 et seq.); Article 5, Sections 1-4-6 and 11-1-2.1 of the Illinois Municipal Code (65 ILCS 5/1-4-6 and 5/11-1-2.1); and other applicable authority;

NOW, THEREFORE, the Members agree as follows:

SECTION 1 – PURPOSE OF AGREEMENT; RECITALS

This agreement is made in recognition of the fact that criminal investigations and other law enforcement efforts are greatly enhanced when agencies have access to the resources and the support of a specialized forensic organization. It is the purpose of this Agreement to provide the means whereby assistance is provided to the Member by the Crime Lab pursuant to the conditions of this agreement. The foregoing recitals are hereby incorporated into this Agreement as findings of the Members and the Crime Lab.

SECTION 2 – DEFINITIONS

For the purposes of this Agreement, the following terms shall be defined as set forth in this Section.

1. **Forensic Services**: Those services provided by the Crime Lab to a Member pursuant to this Agreement that pertain to the identification, and analysis of physical evidence pursuant to the investigation or prosecution of a crime.
2. **Annual Assessment**: The fee provided for by this agreement to serve as compensation to the Crime Lab to offset the cost of operation. Costs of

operation include any costs incurred by the Crime Lab in the furtherance of its operation including costs for personnel, training, facilities, fixtures, equipment, supplies, and utilities.

An annual assessment shall be levied against all Members in accordance with the duly adopted Constitution and Bylaws of the Crime Lab.

A basic requirement of continued membership under this Agreement is the timely payment of the Annual Assessment and other established fees by the Member.

SECTION 3 – TERM

The initial term of this Agreement shall be for a period commencing on the date of execution of the Agreement by the Chief Executive Officer of the Member and concluding on the Member agency's fiscal year end immediately following such date of execution.

SECTION 4 – ADMINISTRATION AND OPERATIONS

The administration and operation of the Crime Lab shall be in conformance with the precepts set forth in the Constitution and Bylaws of the Crime Lab and any Standard Operating Guidelines established under the authority of those bylaws.

SECTION 5 – SCOPE OF RESPONSE

The Crime Lab shall provide forensic services as outlined in the current scope of accreditation for any official investigation conducted by the law enforcement department of a Member initiated within its corporate boundaries.

In addition to the Scope of Services, the Crime Lab will also aid agencies with the destruction of drugs and firearms. Such destruction will be completed in compliance with the policies set by the Crime Lab.

SECTION 6 – DIRECTION OF PERSONNEL AND EQUIPMENT

The Crime Lab Executive Director shall be responsible for supervising and directing the actions of all Crime Lab personnel and for determining the use of all equipment and resources of the Crime Lab.

SECTION 7 – AUTHORITY OF CRIME LAB PERSONNEL

Each employee of the Crime Lab shall be fully authorized by the Member to perform their official duties pursuant to any official investigation conducted under the terms of this Agreement.

SECTION 8 – REIMBURSEMENT TO CRIME LAB

Members shall be responsible for paying such annual fees, facility occupation and maintenance fees, capital improvement fees, and service fees as may be established from time to time pursuant to the Constitution and Bylaws of the Northeastern Illinois Regional Crime Lab.

SECTION 9 – INDEMNIFICATION

To the greatest extent permissible by law, the Crime Lab shall assume full and complete responsibility for the actions of its employees acting pursuant to this Agreement, including without limitation, insurance, indemnification, and protection of such personnel.

SECTION 10 – EFFECTIVENESS; TERM

This agreement shall be in full force and effect and legally binding on the Crime Lab and the Member as of the date written below. This Agreement shall automatically renew for a period of twelve (12) months on the first day of the subsequent fiscal year of the member agency immediately following such effective date, and each first day of the subsequent fiscal year of the member agency thereafter for a like period of twelve (12) months.

SECTION 11 – AMENDMENTS

This Agreement may be amended from time to time in writing approved by resolution of the corporate authorities of each Member. Any proposed amendment shall not be effective until adopted and approved by the corporate authorities of each Member.

SECTION 12 – TERMINATION

The Member may terminate this Agreement by resolution of its corporate authorities. Certified copies of any such terminating resolution shall be filed with the Executive Director of the Crime Lab and the President of its Executive Board within thirty (30) days after its passage. In the event of termination as to one Member, this Agreement shall remain binding as to the remaining Members.

Termination shall not be effective, however, until ninety (90) days after filing of certified copies to the Executive Director and President of the Executive Board. Moreover, notwithstanding such termination, a terminating Member shall remain liable and responsible for paying all fees for services provided by the Crime Lab prior to the effective date of such termination.

Further, a terminating Member shall not be entitled to any refund or return, in whole or in part, of fees or assessments paid by such Member prior to the effective date of such termination nor shall the terminating Member be entitled to receive or hold any interest in any equipment or other assets or interests of the Crime Lab.

Member Agency: Village of Northbrook

IN WITNESS THEREOF, this Agreement has been duly executed this 2nd day of May, 2024.

For the Northeastern Illinois Regional Crime Laboratory

By: _____
NIRCL President
Michael Sinno

By: _____
Chief Executive Officer of Member Agency

Village of Northbrook
Member Agency Name

05/01/2024
Date Fiscal Year Begins for Member Agency

Attest: _____
Village Clerk

05/02/2024
Date

Northeastern IL Regional Crime Lab

905 E. Orchard Street, Mundelein, IL 60060
Phone: 847-362-0676 Fax: 847-362-0712

INVOICE

Invoice Number: 447
Invoice Date: May 01, 2026

UPDATED

Bill To:

Northbrook Police Dept.
1401 Landwehr Road
Northbrook, IL 60062

Customer ID	Payment Terms	Due Date
Northbrook	Net 30	05/31/26

Description		Amount
Membership Dues 05/01/2026 - 04/30/2027	$	52,833.00
Facility Maintenance 05/01/2026 - 04/30/2027	$	3,000.00
Invoice Total:	**$**	**55,833.00**

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Development & Planning Services Amy McEwan
Date: 2026-05-26
Subject: An Ordinance Voluntarily Annexing Certain Territory Contiguous to the Village of Northbrook and Establishing Zoning Thereof (1370 - 1390 Sanders Road) (Docket No. PCD-25-21)

Overview
This is a voluntary annexation of a contiguous parcel to the existing Wood Oaks Jr. High School property in order to improve the property with a bus circulation lane.

Fiscal Impact
Village records indicate that the two unincorporated parcels have a water utility recapture fee of $1,450 each (total $2,900) due upon connection. There is no payment or action necessary at this time, however, please note that if there are any future utility connections for these properties, then the recapture fee will be required to be paid.

Recommendation
Approval.

Strategic Priority

Background

The applicant, Northbrook School District 27, as owner of the properties commonly known as 1250 Sanders Road, 1370 Sanders Road, and 1390 Sanders Road, has requested the following zoning relief to allow an extension of the existing parking lot on the north side of the building and construction of a bus circulation lane on Walters Avenue south of the existing school building (Wood Oaks Jr. High School):

A. Voluntary Annexation of two unincorporated parcels into the Village of Northbrook;
B. Final Plat of Subdivision of four parcels into two lots as Lot 1 and Lot 2;
C. Comprehensive Plan Amendment of subdivided lots to Institutional Facility (Lot 1), and Open Space & Outdoor Recreation (Lot 2);
D. Rezoning of Lot 1 to IB Institutional Building District, and Lot 2 to Open Space;
E. Site Plan Approval (*per administrative review and approval prior to issuance of a building permit – per Zoning Code effective September 22, 2025*); and
F. Approval of any other such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant.

The Board of Trustees is requested to consider the applicant's voluntary annexation application, in addition to the Plan Commission recommendation for the zoning relief.

The applicant proposes to construct a bus circulation lane off Walters Avenue which requires annexation of two vacant single-family residential parcels owned by Northbrook School District 27, currently located in unincorporated Cook County. The property is contiguous and abuts the school property and municipal boundary and is eligible for voluntary annexation upon approval by the Board of Trustees. Upon annexation, both parcels will be rezoned to IB Institutional District and merged with the school property through a Final Plat of Subdivision. No public hearing is necessary to approve an ordinance authorizing the voluntary annexation. The Library, Rural Fire Protection District and Northfield Township have all been notified of the proposed annexation. Copies of those notices are attached to this report.

The applicant's voluntary annexation application fee is waived per the standards for taxing bodies in Northbrook. The applicable Village recapture fee per Ordinance No. 82-8 (attached), is $1,450 for each lot. The recapture fee will not be required to be paid with the annexation since the Ordinance states that the recapture fee shall be due, "upon use connection". Considering the applicant is not connecting to the water utilities, the recapture fee is not due at this time. The draft ordinance approving this annexation states that if, in the future, any improvements on the property require a connection to the water utilities, then the recapture fees should be paid. Village staff and the Village Attorney have reviewed the application and the draft ordinance.

On January 13, 2026, a notice of waiver of preliminary review application was provided to the Board of Trustees at their regular meeting. The applicant waived the preliminary review application with the direct submittal of a formal application.

On May 26, 2026, the Board is scheduled to consider the following approval documents on the consent portion of the agenda. The placement of the approval documents on the consent portion of the agenda is consistent with the policies endorsed by the Board for a unanimous recommendation from the Plan Commission and consideration of a Voluntary Annexation application.

1. An Ordinance Voluntarily Annexing Certain Territory Contiguous to the Village of Northbrook and Establishing Zoning Thereof;
2. A Resolution Approving a Final Plat of Subdivision;
3. An Ordinance Amending the Comprehensive Plan of the Village of Northbrook; and
4. An Ordinance Rezoning the Property at 1250 Sanders Road, 1370 Sanders Road, and 1390 Sanders Road and Amending the District Zoning Map.

On April 21, 2026, the Plan Commission conducted a public hearing on the application. The Village staff and the applicant made presentations explaining the details of the project and the requirements. Following the presentations, the Commission asked questions about alternative site plan options being considered by the applicant during the design phase, long queueing duration, and pedestrian safety. The applicant responded, stating that they had considered several options but found that their plan to separate the car and bus lanes would best address their requirements and safety concerns.

There were three written public comments, which are attached; and eight members of the public spoke at the meeting with concerns regarding traffic impact, pedestrian safety, car stacking causing traffic signal delays, and adequacy of stormwater management. The applicant responded to the traffic concerns and stated that the intent of the proposed design was to alleviate traffic congestion in the nearby residential neighborhoods and increase capacity on the school property; reduce stacking on Sanders Road; and improve pedestrian safety by adding a sidewalk. The Commission closed the public hearing, discussed the application, and found the proposal acceptable.

On April 21, 2026, the Plan Commission adopted, by a vote of 6-0 (three members were absent), the attached Resolution No. 26-PC-03 recommending approval of the Zoning relief noted above. The staff report from the meeting, and other application materials are attached. The minutes from the meeting were not available at the time of writing this report.

Following the Plan Commission public hearing, the Village received additional public correspondence which is attached for review, as well as additional exhibits submitted by the applicant at the request of staff to provide a more detailed depiction of bus turning maneuvers and stacking of vehicles with the proposed site design. These exhibits and additional information from the applicant are also attached.

The Applicant and staff will attend the May 26, 2026 meeting in case there are any questions.

An Ordinance Voluntarily Annexing Certain Territory Contiguous to the Village of Northbrook and Establishing Zoning Thereof (1370 â€“ 1390 Sanders Road)
Ordinance Exhibit A-B - 1250 Sanders
Supplemental - Annexation & Formal Application - 1250 Sanders
Supplemental - Affidavit of Notice - 1250 Sanders
Supplemental - Village Ordinance No. 82-8
Supplemental - Public Comment - 1250 Sanders
Supplemental - Plat of Survey - 1250 Sanders
Supplemental - Project Narrative & Letters - 1250 Sanders
Supplemental - Additional Stacking Plans&Information - 1250 Sanders
Supplemental - Final Plat of Subdivision - 1250 Sanders
Supplemental - Engineering Plans - 1250 Sanders

Supplemental - Landscape & Photometric - 1250 Sanders
Supplemental - Traffic Study - 1250 Sanders
Supplemental - PC Resolution & Staff Report - 1250 Sanders
Supplemental - Sustainability Addendum - 1250 Sanders

Ordinance 2026-

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

An Ordinance Voluntarily Annexing Certain Territory Contiguous to the Village of Northbrook and Establishing Zoning Thereof (1370 – 1390 Sanders Road)

shall be, and is hereby, adopted as follows:

Section 1. RECITALS.

Northbrook School District 27 ("***Applicant***") is the owner of record of a tract of land approximately 58,383 square feet in area commonly known as 1370 – 1390 Sanders Road, Cook County, Illinois ("***Property***"). The Property is contiguous to the corporate limits of the Village.

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

There are no electors residing on the Property. The Property is currently vacant. The Applicant is proposing site improvements to the Property consisting of a school bus circulation lane contiguous to the school building on the adjacent property.

On May 4, 2026, the Deputy Director of Development & Planning Services caused notice of this annexation to be delivered to the Northbrook Rural Fire Protection District and the Trustees thereof, to the Executive Librarian and members of the Northbrook Library Board of Trustees, and to Northfield Township officials.

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

Section 2. REAL ESTATE ANNEXED.

Pursuant to the Illinois Municipal Code, 65 ILCS 5/7-1-8, the Village of Northbrook hereby annexes the territory legally described in ***Exhibit A***.

Section 3. NOTIFICATION OF TAXING DISTRICTS.

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

Section 4. ZONING.

Zoning of the above described Property is hereby established and authorized for use as provided in the Northbrook Zoning Code, as amended, in the IB Institutional Building District.

Section 5. ANNEXATION FEES.

The annexation fee pursuant to Section 19-131 of the Municipal Code in the amount of $750.00 is hereby waived by the Village of Northbrook. A recapture fee of $1,450 for each lot ($2,900 total) associated with Northbrook Ordinance No. 82-8 is applicable; however, it is required to be paid upon connection to the Northbrook water utilities. Considering the current improvements do not require connection to water utilities, the recapture fee will be pending until future connection and payment of said fee shall have no impact on the effective date of this Ordinance.

Section 6. ANNEXATION EXHIBIT.

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

Section 7. RECORDATION.

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

Section 8. REPORTING.

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

Section 9. EFFECTIVE DATE.

This Ordinance shall be in full force and effect upon passage and publication in pamphlet form in accordance with State Statutes.

PASSED: This __ day of May, 2026.

AYES: ( )

NAYS: ( )

ABSENT: ( )

ABSTAIN: ( )

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A

LEGAL DESCRIPTION

THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 2042.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, SAID POINT BEING 270 FEET EAST OF THE SOUTHEAST CORNER OF THE PREMISES CONVEYED TO HERMANN K. GUILDER AND EMMA E. GUILDER, HIS WIFE, BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13528275 THENCE NORTH 7 DEGREES WEST ON A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES SO CONVEYED TO HERMANN K. GUILDER AND WIFE 299.64 FEET, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION 193.80 FEET THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET AND TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, THENCE WEST ALONG SAID SOUTH LINE, 193.80 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AND

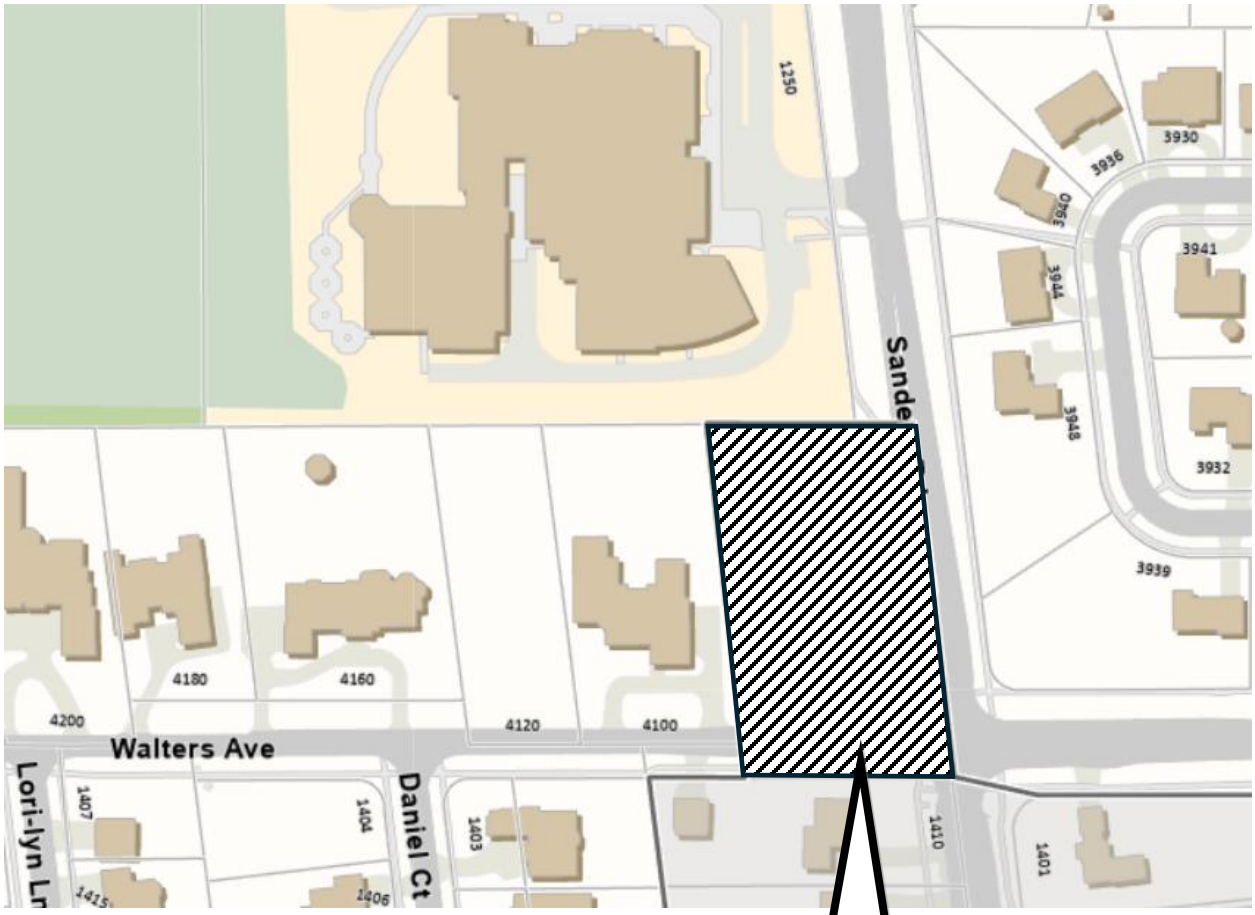
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 1772.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 7 DEGREES WEST ALONG THE EASTERLY LINE OF THE PREMISES CONVEYED TO HERMAN K. GUILDER AND EMMA GUILDER, HIS WIFE BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13528275, A DISTANCE OF 299.64 FEET TO THE NORTHEAST CORNER OF THE PREMISES SO CONVEYED TO HERMAN K. GUILDER AND WIFE, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, 463.80 FEET THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION: THENCE WEST OF A LINE PARALLEL WITH THE WESTERLY LINE THEREOF RUNNING NORTH 7 DEGREES WEST FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES AND EXCEPTING FROM SAID PREMISES THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART LYING EAST OF SAID LINE RUNNING NORTH 7 DEGREES WEST PARALLEL WITH THE WEST LINE THEREOF FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 04-07-300-010-0000 & 04-07-300-011-0000

Commonly known as 1370 and 1390 Sanders Road, Northbrook, Illinois, 60062.

EXHIBIT B

ANNEXATION EXHIBIT



northbrook

DEVELOPMENT & PLANNING SERVICES DEPARTMENT

VOLUNTARY ANNEXATION APPLICATION

This application for the voluntary annexation of property to the Village of Northbrook must be submitted to the Village's Department of Development & Planning Services and must include all required information and documentation. The voluntary annexation of property to the Village requires approval by the Village Board of Trustees. No petition for a voluntary annexation will be presented to the Board of Trustees until (1) the applicant(s) schedule a pre-submittal consultation with Village staff and (2) Village staff determines that the application is complete.

Applicants for voluntary annexation MUST submit the following:

- ☐ **1 hard copy** of all application materials
- ☒ **1 electronic version** of all application materials submitted as a compressed flat **PDF** file no larger than 20 MB

ELIGIBILITY

- ☒ **All parcels must be located outside of the Village but contiguous to the municipal boundary.**
- ☒ **Owners of parcels to be annexed must agree to pay any/all applicable utility recapture fees established by ordinance.**
- ☒ **Voluntary annexation of parcels may only be requested by the property owner(s).**

REQUIRED MATERIALS FOR SUBMISSION

☒ Application

Applicants must complete the voluntary annexation application packet. Attach each of following items and complete as necessary:

- Voluntary Annexation Evaluation Form
- Petition for Voluntary Annexation
- Annexation Affidavit
- Plat of Survey for Property sought to be annexed
- Proof of property ownership (e.g. recorded deed or title policy)
- Tax Bill from the Cook County Treasurer's Office indicating no current property taxes due and owing
- Voluntary Annexation Fee: $750.00 – Checks should be made out to the "Village of Northbrook"

☒ Written Explanation of Application Request

Attach a written statement explaining the request and reason for voluntary annexation. Affirm applicant's receipt of recapture fee information from staff.

☒ Proposed Plans

Attach proposed plans for the property sought to be annexed, if applicable.

VOLUNTARY ANNEXATION EVALUATION FORM

Current Property Owner Information

Legal Name of Owner or Ownership Entity: Board of Education of Northbrook School District 27

Primary Contact: Kimberly Rio

Address 1250 Sanders Road

City, State, Zip Northbrook, IL 60062

[redacted]

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

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

Reason for Annexation Consolidate area maintained by school into a school's property

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

Site Location/Common Address: 1370, Sanders Road, Northbrook, IL 60062

Property Index Number(s): 04-07-300-010

Size of Property: 19,338 SF / 0.44 Acres (square feet/acres)

Size of Building Space, if applicable: no buildings on property (square feet)

Cook County Zoning:

Requested Village Zoning: IB Institutional Building

Current Principal Use of Structure(s): no structures exist on site

Current Accessory Use(s):

Lot Area: 19,338 SF Lot Width: 100 ft Lot Depth: 193 ft

Special Use Approvals (other agencies):

Bulk Compliance:

Lot Coverage: 0% Building Coverage: 0%

Setbacks: Front 35 Corner Side 35 Interior Side 20 Interior Side 20 Rear 20

General Regulations Compliance:

Outdoor Storage:

Parking Spaces: 0

Home Occupation: 0 Type:

Special Concerns:

{00123519.2}

VOLUNTARY ANNEXATION EVALUATION FORM

Current Property Owner Information

Legal Name of Owner or Ownership Entity: Board of Education of Northbrook School District 27

Primary Contact: Kimberly Rio

Address 1250 Sanders Road

City, State, Zip Northbrook, IL 60062

[redacted]

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

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

Reason for Annexation Consolidate area maintained by school into a school's property

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

Site Location/Common Address: 1390, Sanders Road, Northbrook, IL 60062

Property Index Number(s): 04-07-300-011

Size of Property: 38,253 SF / 0.88 Acres (square feet/acres)

Size of Building Space, if applicable: no buildings on property (square feet)

Cook County Zoning:

Requested Village Zoning: IB Institutional Building

Current Principal Use of Structure(s): no structures exist on site

Current Accessory Use(s):

Lot Area: 38,253 SF Lot Width: 198 ft Lot Depth: 193 ft

Special Use Approvals (other agencies):

Bulk Compliance:

Lot Coverage: 0% Building Coverage: 0%

Setbacks: Front 35 Corner Side 35 Interior Side 20 Interior Side 20 Rear 20

General Regulations Compliance:

Outdoor Storage:

Parking Spaces: 0

Home Occupation: 0 Type:

Special Concerns:

PETITION FOR VOLUNTARY ANNEXATION

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

In support of this Petition, the Petitioners respectfully say:

1) The undersigned certify that they are the owners of record of the following-described property:
2) 1370 and 1390 Sanders Road Northbrook, Illinois 60062
(collectively "***Property***") Also attach legal description and survey)
3) The undersigned certify [Check One]

☒ There are no electors residing on the Property.

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

4) That said property is not within the Village or corporate limits of any other municipality, but is contiguous to the VILLAGE OF NORTHBROOK, ILLINOIS.
5) That the property included in this petition does not exceed one-third of the area of the Village of Northbrook before annexation.
6) That the undersigned owners of record and electors residing or owning the subject property have made this petition under oath;

WHEREFORE, Petitioners Pray:

a) That the President and Board of Trustees of the Village of Northbrook, County of Cook and State of Illinois favorably consider the question of annexation of the above-described property; and
b) That the above-described property be annexed to and declared within the corporate limits of the Village of Northbrook by an affirmative vote of said Board pursuant to the provisions and procedures set forth in Section 7-1-8 of the Illinois Municipal Code (65 ILCS 5/7-1-8).

Owner:

Signature
Kimberly Rio - Assistant. Superintendent for Finance & Operations
Print Name (and title, if signing on behalf of corporation or trust)

Owner:

Signature
Kimberly Rio - Assistant. Superintendent for Finance & Operations
Print Name (and title, if signing on behalf of corporation or trust)

Electors (registered voters residing on the Property):

By: _____

Print Name: _____

By: _____

Print Name: _____

By: _____

Print Name: _____

By: _____

Print Name: _____

☒ There are no electors residing at the property.

Subscribed and sworn to before me this 8th day of December 2025

OFFICIAL SEAL
MARIANNE K SCHACHTE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 11/08/2026

Marianne K. Schachte
Notary Public

[ATTACH ADDITIONAL SHEETS IF NECESSARY]

{00123519.2}

ANNEXATION AFFIDAVIT

The undersigned, on oath, deposes and states that I (we) have read and do understand the following provisions of the Northbrook Zoning Code and their applicability to the property described in the attached Petition for Annexation upon annexation to the Village of Northbrook, Illinois. The Northbrook Zoning Code can be accessed on the Village website at https://www.northbrook.il.us/230/Zoning-Code

1) Article II Zoning Districts and Official Zoning Map, Section 2-104, Annexed Land.

2) Article III Single Family Residential Districts, Sections 3-101 Purpose, 3-102 Permitted Uses and 3-110 Bulk Space and Yard Requirements.

3) Article IX District Regulations of General Applicability, Section 9-101 Accessory Structures and Uses, Section 9-102 Home Occupations and Section 9-107 Buffers and Landscaping Requirements.

4) Article X Nonconformities

The undersigned further accepts the required amortization schedule for the cited illegal or nonconforming uses identified on the attached Voluntary Annexation Evaluation Form. The undersigned further acknowledges that additional provisions of the Northbrook Zoning Code and other Northbrook codes, ordinances, rules and regulations may be applicable to the property described in the attached Petition for Annexation upon annexation to the Village of Northbrook.

Owner:

Signature
Kimberly Rio - Assistant. Superintendent for Finance & Operations
Print Name (and title, if signing on behalf of corporation or trust)

Owner:

Signature
Kimberly Rio - Assistant. Superintendent for Finance & Operations
Print Name (and title, if signing on behalf of corporation or trust)

Subscribed and sworn to before me
this 8th day of December 2025

Marianne K. Schachte
Notary Public

OFFICIAL SEAL
MARIANNE K SCHACHTE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 11/08/2026

[ATTACH ADDITIONAL SHEETS IF NECESSARY]

northbrook

DEVELOPMENT & PLANNING SERVICES DEPARTMENT

FORMAL APPLICATION – ZONING & SUBDIVISION RELIEF**

Prior to submitting this formal application, contact the Development & Planning Services Department of Northbrook to determine if your application requires a Preliminary Review by the Board of Trustees. The following materials are the minimum required for the processing of a formal application by the Village of Northbrook's Plan Commission and Board of Trustees. A public hearing or public meeting for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. If you have questions regarding the completion of this application please contact the Development & Planning Services Department at 847-664-4050.

Applications for zoning relief from the Zoning Board of Appeals must use a different application form.

The initial submittal MUST contain:

- ❑ **1 electronic version (PDF)** of ALL application materials **(refer to application section regarding instructions for naming files).**

Applicant Information

Legal Name Kimberly Rio

Company Board of Education of Northbrook School District 27

Address 1250 Sanders Road

City, State, Zip Northbrook, IL 60062

[redacted]

Primary Contact Person

Name Kimberly Rio

Company Board of Education of Northbrook School District 27

Address 1250 Sanders Road

City, State, Zip Northbrook, IL 60062

[redacted]

Consultants *(as applicable)*

Attorney

Name

Company

Address

City, State, Zip

Phone No.

Email

Architect/Planner

Name

Company

Address

City, State, Zip

Phone No.

Email

Civil Engineer

Name Claudia Welp

Company CAGE Engineering, Inc.

Address 2200 Cabot Drive, Ste. 325

City, State, Zip Lisle, IL 60532

[redacted]

Other

Name

Company

Address

City, State, Zip

Phone No.

Email

Property Information *(if more than one parcel is involved in the request please include the information for all parcels)*

Site Location/Address: 1250 Sanders Road, Northbrook IL

Property Index Numbers: 04-07-300-026, 04-07-300-027, 04-07-300-010, and 04-07-300-011

Size of Property: 8.61 Acres (PIN: 04-07-300-026), 8.32 Acres (PIN: 04-07-300-027) 0.44 Acres (PIN: 04-07-300-010), 0.88 Acres (PIN: 04-07-300-011) (square feet/acres)

Size of Building Space, if applicable: _____ (square feet)

Comprehensive Plan Land Use Designation[1]: Institutional Facility (PIN: 04-07-300-026) Open Space/Outdoor Recreation (PIN: 04-07-300-027) Single Family (PIN: 04-07-300-010 & 04-07-300-011)

Current Zoning: IB (PIN: 04-07-300-026), OS (PIN: 04-07-300-027), and Unincorporated (PIN: 04-07-300-010 & 04-07-300-011)

Current Use of the Property: _____

Is any portion of the property within the 100-year floodplain?[1] Yes: _____ No: X

Requested Action(s) *(check all that are applicable)*

- ☐ Comprehensive Plan Amendment
- ☒ Annexation (*separate form required*)
- ☒ Rezoning from OS to IB
- ☐ Special Permit for _____
- ☐ Renewal of Special Permit Ord. No. _____
- ☐ Amendment to Existing Special Permit Ord. No. _____
- ☐ Site Plan Approval
- ☐ Zoning Code Text Amendment
- ☐ Zoning Variation (in conjunction with other relief) for _____
- ☐ Planned Development
- ☐ Subdivision - Tentative Plat
- ☒ Subdivision - Final Plat
- ☐ Subdivision - Variations/Waiver for _____
- ☐ Exception for _____
- ☐ Other _____

☒ **Plat of Survey & Parcel Legal Description(s)**

Attach the most recent plat of survey of the Subject Property, certified by a registered land surveyor, showing existing lot lines and dimensions, lot area, all easements, all public and private rights-of-way, and all streets across and adjacent to the subject property.

☒ **Conformity with Comprehensive Plan**

Include a written statement explaining the conformity, or lack of conformity, of the approval being requested to the Village's Official Comprehensive Plan and Official Map. Where the approval being requested does not conform to the Official Comprehensive Plan or Official Map, provide reasons justifying the requested approval.

☒ **Surrounding Property Owners Addresses**

Please attach the names and mailing addresses of all property owners of record (not tenants) within 250 feet of the property, excluding public rights-of-way, based on current County tax records. See page 9 of this document for instructions on how to obtain the addresses.

[1] As found on the Village website www.northbrook.il.us/Government/Departments/Planning/GIS/index.php

SITE OWNERSHIP AND CONTROL

Current Property Owner Information

Legal Name: Board of Education of Northbrook School District 27

Primary Contact: Kimberly Rio
Address 1250 Sanders Road
City, State, Zip Northbrook, IL 60062
[redacted]

Proposed Property Owner Information

Legal Name: Same as current

Primary Contact:
Address
City, State, Zip
Phone No.
Email

Attach a copy of a title policy or deed showing current ownership of the property. If property is held in a trust, also include a certified copy of the trust agreement or a simple affidavit (under oath before a notary) as to who are the beneficiaries of the trust. *(Check which document(s) are attached):*

- ☒ Deed
- ☒ Title Policy or Title Commitment ***(Required for Subdivision Applications & Plats of Consolidation Applications)***
- ☐ Certified Copy of Trust Agreement OR a simple Affidavit Identifying Trust Beneficiaries

☐ **Complete Attachment A, listing all individuals/entities that have a beneficial interest in the legal entity that currently owns the property**

☐ **Complete Attachment B, listing all individuals/entities that have a beneficial interest in the legal entity that is proposed to own the property upon receiving necessary approvals.**

Applicants Involvement with the Property

If the Applicant does not own the property, please also provide documentation showing the applicant's interest in the property *(Check which document is attached. The dollar amounts in documents may be blacked-out)*:

- ☒ Owner (see the previous box)
- ☐ Real Estate Contract
- ☐ Lease
- ☐ Other

☐ **Complete Attachment C, listing all individuals/entities that have a beneficial interest in the legal entity that is the Applicant.**

Additional Required Attachment(s)

Submit all relevant attachments specified in the below worksheet(s) that correspond with your application request(s) selected on page two of this application; the worksheets can be found on the Village of Northbrook website www.northbrook.il.us. *(Check all that are applicable)*

- ☐ Comprehensive Plan Amendment Worksheet
- ☒ Annexation Worksheet
- ☒ Rezoning Worksheet
- ☐ Special Permit Worksheet
- ☐ Site Plan Approval Worksheet
- ☐ Zoning Code Text Amendment Worksheet
- ☐ Zoning Variation Worksheet
- ☐ Planned Development Worksheet
- ☐ Subdivision Worksheet – Tentative Plat
- ☒ Subdivision Worksheet - Final Plat
- ☐ Subdivision Worksheet - Variations/Waiver
- ☒ Plat of Consolidation Worksheet

Filing Fees

All applications require payment of a non-refundable fee, as well as additional funds that are held in escrow to off-set anticipated recoverable expenses. Please attach a check with your application and indicate below the amount of the fee submitted. A copy of the fee schedule is attached to the application form.

$_____ Amount of Non-Refundable Fee

$_____ Amount of Escrow

$_____ Total Application Fee (Non-Refundable Fee plus Escrow)

The escrow covers such items as Village attorney time (currently billing at approx. $400.00 per hour), public notice expenses, public meetings ($50.00 per mtg), & staff review time. If these expenses exceed the initial escrow deposit, the applicant is responsible for additional payment to the Village prior to completing approval process. If the expenses are less than the escrow deposit, the applicant will be issued a refund.

Northbrook Ethics Code *(potential conflicts of interest)*
On a separate sheet of paper list the name, address, nature, and extent of any current or potential interest that any Village officer or employee may have in, or with respect to the owner, the applicant, or the property. **If none, check here:** ____

Repeat Application

Has any other application for this property been submitted to the Village and denied within the last two years?
____ yes ____ no (check one)
If yes, attach a statement of the grounds justifying reconsideration.

Applicant/Owner Acknowledgments

By execution of this application in the space provided below, the Applicant and Owner(s) do hereby certify, acknowledge, agree and affirm to the Village of Northbrook that:

1. The Village and its representatives have the right, and are hereby granted permission and license, to enter upon the property, and into any structures located thereon, for purposes of conducting any inspections that may be necessary in connection with this application.

2. I (We) have carefully read this application, the Northbrook Zoning Code and Northbrook Subdivision & Development Code and fully understand the terms and provisions of each.

3. I (We) waive any rights to exemption from disclosure under the Illinois Freedom of Information Act of any and all documents and information submitted in connection with this application.

4. I (We), in accordance with the requirements of the Annual Fee Ordinance, the Northbrook Zoning Code and the Northbrook Subdivision & Development Code, agree to pay all applicable filing fees and be responsible for the payment of all reimbursable expenses associated with the processing of this application.

Applicants may attach additional materials or exhibits to this application if necessary or helpful in explaining the relief requested.

Signature of Applicant: _____ **Date** 12-9-25
Print Name & Title: Kimberly Rio, Assistant Superintendent for Finance & Operations
Signatures of Property Owner(s): _____ **Date** 12-9-25
Print Name & Title: Kimberly Rio, Assistant Superintendent for Finance & Operations **Property Address:** 1250 Sanders Road, Northbrook IL
****If more than one applicant or property owner, please copy this page and have additional applicants/property owners sign form.**

Note: Village review and approval of rezoning, special permit, and subdivision applications may be dependent upon the Applicant first receiving necessary approvals from State and County regulatory agencies such as, but not limited to, the Illinois Department of Transportation, Illinois Environmental Protection Agency, the Metropolitan Water Reclamation District of Greater Chicago, & the Cook County Highway Department.

ATTACHMENT A: Current Property Owner – Beneficial Interest

Please check which of the following describes the current property owner's beneficial interest in the property and complete this sheet as instructed for each type of beneficial interest:

❑ Corporation	If **current property owner** is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
❑ Partnership or LLC	If **current property owner** is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
❑ Trust	If **current property owner** is a trust, please provide the trust number _____ and name and address of the Trustee _____ _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the **current property owner** in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: Board of Education of Northbrook School District 27

Address: 1250 Sanders Road, Northbrook, IL

Ownership or Trust Interest: 100 %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

ATTACHMENT B - Proposed Property Owner (if applicable) – Beneficial Interest

Please check which of the following describes the proposed property owner's beneficial interest in the property and complete this sheet as instructed for each type of beneficial interest:

❑ Corporation	If the **proposed property owner** is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
❑ Partnership or LLC	If **proposed property owner** is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
❑ Trust	If **proposed property owner** is a trust, please provide the trust number _____ and name and address of the Trustee _____ _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the **proposed property owner** in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

ATTACHMENT C - Applicant – Beneficial Interest

Please check which of the following describes the beneficial interest in the legal entity that is the applicant and complete this sheet as instructed for each type of beneficial interest:

❑ Corporation	If **applicant** is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
❑ Partnership or LLC	If **applicant** is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
❑ Trust	If the **applicant** is a trust, please provide the trust number _____ and name and address of the Trustee _____ _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the **applicant** in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: Board of Education of Northbrook School District 27
Address: 1250 Sanders Road, Northbrook, IL
Ownership or Trust Interest: 100 %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Comprehensive Plan Map Amendment Statement

Wood Oaks Junior High School – Northbrook School District 27

a. Trend of development

The subject property, Wood Oaks Junior High School, is located within a developed institutional corridor along Sanders Road. Since the school was originally constructed in 1972, the site has experienced significant institutional growth, including multiple building additions completed in 1991, 1992, and 2006. These additions have effectively doubled the building size without corresponding expansion of parking or circulation infrastructure. Surrounding properties continue to function as established public, institutional, and recreational uses, and the proposed amendment aligns with this long-standing development trend.

b. Property value

The existing zoning classification limits the school's ability to adequately support its operational needs, particularly related to parking capacity, traffic circulation, and safety. These limitations diminish the functional value of the property and restrict the District's ability to meet modern standards for accessibility, safety, and operational efficiency.

The proposed amendment allows for infrastructure improvements that directly enhance the utility and long term value of the property.

c. Effect on use and enjoyment of adjacent properties

The proposed rezoning will improve the use and enjoyment of adjacent properties by reducing traffic congestion, minimizing vehicle spillback onto Sanders Road and neighborhood streets, and improving overall circulation efficiency. Separation of bus and car traffic will further reduce conflicts and enhance safety for surrounding properties.

d. Effect on value of adjacent properties

The proposed amendment is not expected to negatively impact the value of adjacent properties. Improved traffic operations, enhanced lighting, upgraded infrastructure, and safer access conditions contribute to a well maintained institutional campus that supports neighborhood stability and surrounding property values.

e. Orderly development of adjacent properties

The amendment supports orderly development by addressing existing deficiencies and aligning site infrastructure with current needs. Improved circulation and parking management reduce off-site impacts and help ensure that adjacent properties are not adversely affected by congestion or unsafe conditions.

f. Suitability under current zoning

Under the current plan designation, the site is not adequately suited to accommodate the intensity of its existing institutional use. The proposed amendment better reflects the current needs of the school and allows improvements necessary for safe and efficient operation.

g. Ingress, egress, and traffic conditions

Adequate ingress and egress will be provided through redesigned traffic loops and a separated bus circulation system. A traffic study has confirmed that the proposed improvements will significantly reduce congestion and improve safety along Sanders Road, particularly during peak arrival and dismissal periods.

h. Utilities and public services

The subject property is fully served by existing utilities and public services. The proposed improvements include upgraded stormwater management, lighting, and EV charging infrastructure.

i. Vacancy of the subject property

The northern portion of the subject property has remained in continuous institutional use and has not been vacant. The southern portion of the subject property was vacant previously and will be annexed into the Village and rezoned into the subject property providing a drop-off location and path leading to the school. The rezoning request is driven by increased enrollment, staffing, programming, and community use rather than underutilization.

j. Community needs

There is a clear community need for the proposed rezoning. Wood Oaks Junior High serves approximately 450 students, 85–90 staff members, and hosts numerous athletic events, extracurricular activities, and community functions year-round. The proposed rezoning enables safety, traffic, accessibility, and sustainability improvements that benefit District 27 families and the broader Northbrook community.

REZONING & ZONING MAP WORKSHEET

In addition to submitting the *Formal Application* form for a rezoning request, also known as a zoning map amendment, the Applicant must include the following information with your application. A public hearing for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. All the required application materials must be submitted to the Department of Development & Planning Services.

The initial submittal MUST contain:

- ☑ **1 electronic version (PDF)** of all application materials submitted in a format as described on the last page of the Formal Application form.

REQUIRED MATERIALS FOR SUBMISSION

- ☑ **Specify Current Zoning District(s)**: IB Institutional Building; OS Open Space; Unincorporated Parcels

- ☑ **Specify Requested Zoning District(s)**: Lot 1 zoned IB Institutional Building and Lot 2 OS Open Space

- ☑ **Statement of Justification**

  A written statement of need for the requested rezoning and zoning map amendment is required. The statement of justification shall address the following factors as outlined in Article 2 of the Zoning Code. The staff, Plan Commission and Board of Trustees will use these standards in making a determination whether or not the proposed rezoning is appropriate. Please provide a written response for each item below to submit with the formal application.

  a) The existing uses and zoning classifications of properties in the vicinity of the subject property.

  b) The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present plan designation or zoning classification.

  c) The extent to which the value of the subject property is diminished by the existing plan designation or zoning classification applicable to it.

  d) The extent to which such diminution in value is offset by an increase in the public health, safety, and welfare.

  e) The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

  f) The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.

  g) The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

  h) The suitability of the subject property for uses permitted or permissible under its present plan designation and zoning classification.

  i) The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

  j) The community need for the proposed map amendment and for the uses and development it would allow.

Rezoning & Zoning Map Amendment Statement

Wood Oaks Junior High School – Northbrook School District 27

a. Existing uses and zoning classifications

The subject property is an established institutional use occupied by Wood Oaks Junior High School and the attached District 27 Administration Center. Surrounding properties along Sanders Road and within the immediate vicinity consist primarily of public and institutional uses, including other school facilities, park district properties, and nearby residential neighborhoods that have long coexisted. The property is currently zoned Institutional Building and Open Space. A small portion of the Open Space zoning is proposed to be rezoned to Institutional Building.

b. Trend of development in the vicinity

The subject property, Wood Oaks Junior High School, is located within a developed institutional corridor along Sanders Road. Since the school was originally constructed in 1972, the site has experienced significant institutional growth, including multiple building additions completed in 1991, 1992, and 2006. These additions have effectively doubled the building size without corresponding expansion of parking or circulation infrastructure. Surrounding properties continue to function as established public, institutional, and recreational uses, and the proposed amendment aligns with this long-standing development trend.

c. Property Value

The existing zoning classification limits the school's ability to adequately support its operational needs, particularly related to parking capacity, traffic circulation, and safety. These limitations diminish the functional value of the property and restrict the District's ability to meet modern standards for accessibility, safety, and operational efficiency.

The proposed amendment allows for infrastructure improvements that directly enhance the utility and long term value of the property.

d. Offset by public health, safety, and welfare

The proposed rezoning enables improvements that address documented congestion, emergency access constraints, pedestrian safety concerns, and conflicts between bus and car traffic, directly benefiting students, staff, parents, and the surrounding community.

e. Effect on use and enjoyment of adjacent properties

The proposed rezoning will improve the use and enjoyment of adjacent properties by reducing traffic congestion, minimizing vehicle spillback onto Sanders Road and neighborhood streets, and improving overall circulation efficiency. Separation of bus and car traffic will further reduce conflicts and enhance safety for surrounding properties.

f. Effect on value of adjacent properties

The proposed amendment is not expected to negatively impact the value of adjacent properties. Improved traffic operations, enhanced lighting, upgraded infrastructure, and safer access conditions contribute to a well maintained institutional campus that supports neighborhood stability and surrounding property values.

g. Effect on orderly future development

The rezoning supports orderly development by allowing improvements that align the site with its current intensity of use. By addressing parking and circulation needs internally, the proposal minimizes off-site impacts and ensures adjacent properties are not adversely affected by congestion or unsafe conditions.

h. Suitability under current zoning

Under the current plan designation, the site is not adequately suited to accommodate the intensity of its existing institutional use. The proposed amendment better reflects the current needs of the school and allows improvements necessary for safe and efficient operation.

i. Vacancy of the subject property

The northern portion of the subject property has remained in continuous institutional use and has not been vacant. The southern portion of the subject property was vacant previously and will be annexed into the Village and rezoned into the subject property providing a drop-off location and path leading to the school. The rezoning request is driven by increased enrollment, staffing, programming, and community use rather than underutilization.

j. Community need

There is a clear community need for the proposed rezoning. Wood Oaks Junior High serves approximately 450 students, 85–90 staff members, and hosts numerous athletic events, extracurricular activities, and community functions year-round. The proposed rezoning enables safety, traffic, accessibility, and sustainability improvements that benefit District 27 families and the broader Northbrook community.

NOTICE OF PROPOSED ANNEXATION TO THE VILLAGE OF NORTHBROOK

1370 & 1390 Sanders Road

Village President
Kathryn L. Ciesla

Board of Trustees
Matthew T. Cassidy
Joy U. Ebhomielen
Johannah K. Hebl
Robert P. Israel
Tamara H. Reese
Heather E. Ross

Village Clerk
Derek R. Gau

Village Manager
Cara L. Pavlicek

May 4, 2026

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

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

Each of you are hereby notified that the Village of Northbrook, Cook County, Illinois, intends to voluntarily annex the territory described on the attached Exhibit pursuant to the provisions of Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8 during the **May 26, 2026** Regular Meeting of the Village Board of Trustees.

Respectfully submitted,

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

EXHIBIT A

DEPICTION OF THE PROPERTY



LEGAL DESCRIPTION

THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 2042.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, SAID POINT BEING 270 FEET EAST OF THE SOUTHEAST CORNER OF THE PREMISES CONVEYED TO HERMANN K. GUILDER AND EMMA E. GUILDER, HIS WIFE, BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13528275 THENCE NORTH 7 DEGREES WEST ON A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES SO CONVEYED TO HERMANN K. GUILDER AND WIFE 299.64 FEET, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION 193.80 FEET THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET AND TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, THENCE WEST ALONG SAID SOUTH LINE, 193.80 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AND

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 1772.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 7 DEGREES WEST ALONG THE EASTERLY LINE OF THE PREMISES CONVEYED TO HERMAN K. GUILDER AND EMMA GUILDER, HIS WIFE BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13528275, A DISTANCE OF 299.64 FEET TO THE NORTHEAST CORNER OF THE PREMISES SO CONVEYED TO HERMAN K. GUILDER AND WIFE, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, 463.80 FEET THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION: THENCE WEST OF A LINE PARALLEL WITH THE WESTERLY LINE THEREOF RUNNING NORTH 7 DEGREES WEST FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES AND EXCEPTING FROM SAID PREMISES THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART LYING EAST OF SAID LINE RUNNING NORTH 7 DEGREES WEST PARALLEL WITH THE WEST LINE THEREOF FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 04-07-300-010-0000 & 04-07-300-011-0000

Commonly known as 1370 and 1390 Sanders Road, Northbrook, Illinois, 60062.

AFFIDAVIT OF SERVICE OF
NOTICE OF PROPOSED ANNEXATION OF TERRITORY
TO THE VILLAGE OF NORTHBROOK
May 4, 2026

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Michaela Kohlstedt, being first duly sworn, deposes and says that she did cause this notice to be served upon the Members of the Northbrook Rural Fire Protection District Board of Town Trustees by mailing true and correct copies of same on this 4th Day of May 2026 prior to 5:00 p.m. by depositing the same in the U.S. Mail in Northbrook, Illinois.

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

Subscribed and Sworn to before me
This 4th day of May 2026

Notary Public

OFFICIAL SEAL
THERESA TSURKIS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES Sept. 07, 2026

NOTICE OF PROPOSED ANNEXATION TO THE VILLAGE OF NORTHBROOK

1370 & 1390 Sanders Road

Village President
Kathryn L. Ciesla

Board of Trustees
Matthew T. Cassidy
Joy U. Ebhomielen
Johannah K. Hebl
Robert P. Israel
Tamara H. Reese
Heather E. Ross

Village Clerk
Derek R. Gau

Village Manager
Cara L. Pavlicek

May 4, 2026

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

To the attention of:

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

Each of you are hereby notified that the Village of Northbrook, Cook County, Illinois, intends to voluntarily annex the territory described on the attached Exhibit pursuant to the provisions of Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8 during the **May 26, 2026,** Regular Meeting of the Village Board of Trustees.

Respectfully submitted,

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

EXHIBIT A

DEPICTION OF THE PROPERTY



LEGAL DESCRIPTION

THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 2042.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, SAID POINT BEING 270 FEET EAST OF THE SOUTHEAST CORNER OF THE PREMISES CONVEYED TO HERMANN K. GUILDER AND EMMA E. GUILDER, HIS WIFE, BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13528275 THENCE NORTH 7 DEGREES WEST ON A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES SO CONVEYED TO HERMANN K. GUILDER AND WIFE 299.64 FEET, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION 193.80 FEET THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET AND TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, THENCE WEST ALONG SAID SOUTH LINE, 193.80 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AND

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 1772.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 7 DEGREES WEST ALONG THE EASTERLY LINE OF THE PREMISES CONVEYED TO HERMAN K. GUILDER AND EMMA GUILDER, HIS WIFE BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13528275, A DISTANCE OF 299.64 FEET TO THE NORTHEAST CORNER OF THE PREMISES SO CONVEYED TO HERMAN K. GUILDER AND WIFE, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, 463.80 FEET THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION: THENCE WEST OF A LINE PARALLEL WITH THE WESTERLY LINE THEREOF RUNNING NORTH 7 DEGREES WEST FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES AND EXCEPTING FROM SAID PREMISES THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART LYING EAST OF SAID LINE RUNNING NORTH 7 DEGREES WEST PARALLEL WITH THE WEST LINE THEREOF FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 04-07-300-010-0000 & 04-07-300-011-0000

Commonly known as 1370 and 1390 Sanders Road, Northbrook, Illinois, 60062.

AFFIDAVIT OF SERVICE OF
NOTICE OF PROPOSED ANNEXATION OF TERRITORY
TO THE VILLAGE OF NORTHBROOK
May 4, 2026

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Michaela Kohlstedt, being first duly sworn, deposes and says that she did cause this notice to be served upon the Members of the Northbrook Public Library Executive Director and Board of Town Trustees by mailing true and correct copies of same on this 4th Day of May 2026 prior to 5:00 p.m. by depositing the same in the U.S. Mail in Northbrook, Illinois.

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

Subscribed and Sworn to before me
This 4th day of May 2026

Notary Public

OFFICIAL SEAL
THERESA TSURKIS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES Sept. 07, 2026

northbrook

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

1370 & 1390 Sanders Road

Village President
Kathryn L. Ciesla

Board of Trustees
Matthew T. Cassidy
Joy U. Ebhomielen
Johannah K. Hebl
Robert P. Israel
Tamara H. Reese
Heather E. Ross

Village Clerk
Derek R. Gau

Village Manager
Cara L. Pavlicek

May 4, 2026

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

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

Each of you are hereby notified that the Village of Northbrook, Cook County, Illinois, intends to voluntarily annex the territory described on the attached Exhibit pursuant to the provisions of Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8 during the **May 26, 2026** Regular Meeting of the Village Board of Trustees.

Respectfully submitted,

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

EXHIBIT A

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LEGAL DESCRIPTION

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AND

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PERMANENT INDEX NUMBER: 04-07-300-010-0000 & 04-07-300-011-0000

Commonly known as 1370 and 1390 Sanders Road, Northbrook, Illinois, 60062.

AFFIDAVIT OF SERVICE OF
NOTICE OF PROPOSED ANNEXATION OF TERRITORY
WITHIN NORTHFIELD TOWNSHIP
TO THE VILLAGE OF NORTHBROOK
May 4, 2026

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Michaela Kohlstedt, being first duly sworn, deposes and says that she did cause this notice to be served upon the Northfield Township Commissioner, Northfield Township Clerk, Northfield Township Supervisor, and Members of the Board of Town Trustees of Northfield Township, by mailing true and correct copies of same on this 4th Day of May, 2026 prior to 5:00 p.m. by depositing the same in the U.S. Mail in Northbrook, Illinois.

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

Subscribed and Sworn to before me
This 4th day of May 2026

Notary Public

OFFICIAL SEAL
THERESA TSURKIS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES Sept. 07, 2026

26153250

ORDINANCE NO. 82-8

AN ORDINANCE ESTABLISHING PROPERTY BENEFIT SHARES FOR A WATER DISTRIBUTION MAIN IMPROVEMENT PROVIDED BY THE WOOD OAKS GLEN SUBDIVISION

Passed by the Board of Trustees, February 9, 1982

Printed and Published February 10, 1982

RECORDER'S OFFICE COOK COUNTY, ILLINOIS
Wood Oaks Glen
Reception - Ord. No. 82-8

d and Published in Pamphlet Form
by Authority of the
sident and Board of Trustees

26153250

VILLAGE OF NORTHBROOK
COOK COUNTY, ILLINOIS

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

/s/ Sandra D. Kent

Village Clerk

ORDINANCE NO. 82-8

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

AN ORDINANCE ESTABLISHING PROPERTY BENEFIT SHARES FOR A WATER DISTRIBUTION MAIN IMPROVEMENT PROVIDED BY THE WOOD OAKS GLEN SUBDIVISION

be and is hereby adopted as follows:

Section 1. BACKGROUND.

In the process of land subdivision, the developer of the Wood Oaks Glen Subdivision was required to install off-site water feeder main improvements on Sanders Road and Walters Avenue which also benefited other property, both directly and indirectly.

Section 2. BENEFIT FEE SCHEDULE.

Upon use connection to or any further extension of the water distribution main now available to the area, properties as specified below shall pay the applicable benefit share hereby established. The fees thus established were based upon a detailed Report to the Board on file with the Village, entitled Recapture For Wood Oaks Glen Subdivision Water Main, dated January 4, 1982.

(1) Direct Benefit

(a) Being part of Lot 3 of the County Clerk's Division of the Southwest Quarter of Section 7, Township 42 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois as recorded on October 11, 1876 as Document No. 106449:

PREI Number	Address	Amount
04-07-300-010	1370 Sanders	$ 1,450
04-07-300-011	1390 Sanders	1,450
04-07-300-009	4100 Walters	1,450
04-07-300-008	4120 Walters	1,450
04-07-300-016	4160 Walters	2,900
04-07-300-015	4180 Walters	1,450
04-07-300-014	4200 Walters	1,450
04-07-300-024	4220 Walters	1,450

(b) Being part of Lot 2 of the County Clerk's Division of the Southwest Quarter of Section 7, Township 42 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois as recorded on October 11, 1876 as Document No. 106449:

PREI Number	Address	Amount
04-07-300-022	4350 Walters	$ 3,975

(c) Being part of Lot 7 of the County Clerk's Division of the Southwest Quarter of Section 7, Township 42 North, Range 12, East of the Third Principal Meridian in

26153250

Cook County, Illinois as recorded on October 11, 1876 as Document No. 106449:

PREI Number	Address	Amount
04-07-301-037	4195 Walters	$ 1,325
04-07-301-009	4165 Walters	1,325
04-07-301-010	4135 Walters	1,325
04-07-301-011	4125 Walters	1,325
04-07-301-034	4105 Walters	1,325
04-07-301-035	1410 Sanders	1,325

(d) Being part of the Ridgeland Subdivision in the Southwest Quarter of Section 7, Township 42 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois as recorded on February 11, 1949 as Torrens Document No. 1235791:

PREI Number	Address	Amount
04-07-301-028	1550 Sanders	$ 1,065

(2) Indirect Benefit

(a) Being a part of Lot 2 of the County Clerk's Division of the Southwest Quarter of Section 7, Township 42 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois as recorded on October 11, 1876 as Document No. 106449:

PREI Number	Address	Amount
04-07-300-022	4350 Walters	$ 2,500

(b) Being a part of the Ridgeland Subdivision in the Southwest Quarter of Section 7 (see 1-d above):

PREI Number	Address	Amount
04-07-301-015	4160 Ridgeland	$ 150
04-07-301-016	4140 Ridgeland	150
04-07-301-017	4120 Ridgeland	150
04-07-301-018	4100 Ridgeland	150
04-07-301-021	4060 Ridgeland	150
04-07-301-026	4055 Ridgeland	150
04-07-301-023	*4145 Ridgeland	150
04-07-301-022	*4165 Ridgeland	150

*North Half

(c) Lot 1 in the Poterek Resubdivision of Lot 4 in the Ridgeland Subdivision in the Southwest Quarter of Section 7:

PREI Number	Address	Amount
04-07-301-025	4105 Ridgeland	$ 150

26153250

(d) Lot 1 in the Dana Resubdivision of Lot 3 in the Ridgeland Subdivision in the Southwest Quarter of Section 7:

PREI Number	Address	Amount
04-07-301-054	4125 Ridgeland	$ 150

Section 3. RECAPTURE PAYMENT.

All benefit fees received by the Village as a result of Section 2 above shall be forwarded to the developer of the Wood Oaks Glen Subdivision who provided funding of the subject improvement.

Section 4. FEE ADJUSTMENT.

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

Section 5. RECAPTURE RECORD.

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

Section 6. RECORDATION.

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

Section 7. EFFECTIVE DATE.

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

PASSED: This 9th day of February, 1982.

AYES: (6) Gordon, Falcone, Jacobs, Lynn, Shore and Collison

NAYS: (0)

26153250

/s/ Lucinda W. Kasperson
Village President

ATTEST:

/s/ Sandra D. Kent
Village Clerk

FEB 25 PM 1 35

FEB-23-82 587997

I HEREBY CERTIFY THIS TO BE A TRUE & EXACT COPY OF THE ORIGINAL

Signed: Date 2/23/82
Village of Northbrook,
Cook County, Illinois

26153250

12

Report to the Board

January 4, 1982

RECAPTURE FOR WOOD OAKS GLEN SUBDIVISION WATER MAIN

The developer of the subject subdivision was required to install off-site water main improvements which also provide direct and indirect benefit to both currently incorporated and unincorporated property. The purpose of this Report is to isolate the developer's additional costs for that improvement and to detail the benefit theory applied for developer recapture in the future as benefited properties apply for a service connection.

Requirement and Cost

As shown by the attached sketch, the nearest connection point to the Village water distribution system when the Wood Oaks Glen development began in 1977 was the 12-inch feeder main on Sanders Road, 495 feet north of Walters Avenue. The developer was required to connect at that point; extend the 12-inch water feeder main to Walters Avenue; and install a 10-inch water main on Walters from Sanders westward to Lorri-Lyn Lane. All mains within the subdivision from the latter supply source are 8-inch in size, including the main installed on Ridgeland to the development's east line. The sketch also identifies the directly (red) and indirectly (yellow) benefited properties.

The actual cost of the various improvement phases involved are detailed as follows:

a) Sanders Road

495 ft. 12" main @ $21	$ 10,395
1 hydrant	800
240 ft. trench backfill @ $5.50	1,320
1,289 lbs. fittings @ $.45	580
	13,095
Engineering/Inspection (15%)	1,965
	$ 15,060

b) Walters Avenue

913 ft. 10" main @ $18.25	$ 16,662
3 hydrants @ $800	2,400
1 valve/vault	1,050
100 ft. tree augering @ $25	2,500
300 ft. trench backfill @ $5.50	1,650
2,216 lbs. fitting @ $.45	997
	25,259
Engineering/Inspection (15%)	3,786
	$ 29,045

$101,165 ($106,490 less $1,065 x 5). The indirect benefit for Ridgeland property is deemed to be worth approximately 15% of the full direct benefit cost or $150 per platted property (10) along Ridgeland Lane in the Ridgeland Subdivision.

Recapture from the four Terri-Lyn lots shaded in orange has been separately handled since such also share street, storm sewer and sanitary sewer improvement benefits. The cross-hatched orange parcel will be included in the recapture ordinance generated by this Report.

Direct Benefit Theory

As shown on the attached sketch, there are 14 parcels abutting the new main system on Sanders and Walters plus the Decoma Day Camp parcel at the western end of Walters. Further, one lot on Walters (4160) has sufficient frontage to allow possible R-4 subdivision in the future. Finally, the size of the Decoma Day Camp parcel (7.882 acres) most certainly could be more densely used in the future.

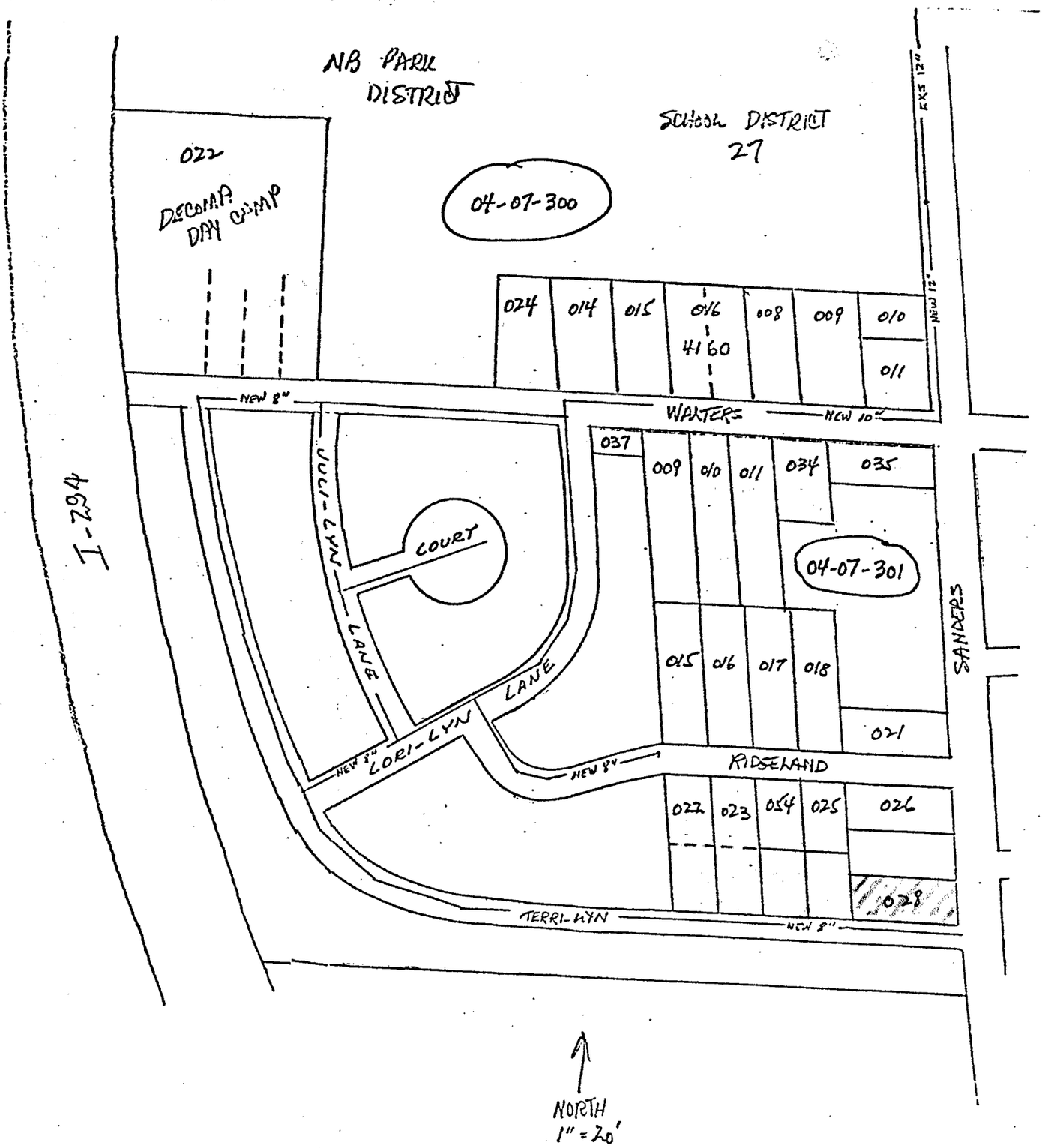
Regarding the latter, any development of the acreage is assumed to be R-4 Single Family. Based upon an experienced net of 2.5 buildable lots per acre in such district, 20 lots could possibly result. Because of the property's frontage on Walters Avenue, it has been assumed that three (3) future lots would be directly benefited by the existing subdivision system. This parcel, therefore, has been assigned three (3) direct benefit and seventeen (17) indirect benefit shares.

The above plus the one (1) additional future lot at 4160 produces a potential total of 18 direct benefit shares.

The cost of the estimated off-site 8-inch water main system ($27,923) is then reduced by the indirect benefit assessed to the Decoma Day Camp (17 X $150 = $2,550) and that net cost of $25,373 divided by 18 for an individual direct share of $1,400. To better equalize the individual connection costs involved for the property owners, a "near" side share of $1,450 and a "far" side share of $1,325 is proposed.

Summary

The Village, as a result of the development of the Wood Oaks Glen Subdivision, will have received, without cost, an extension of its feeder main grid along Sanders Road and Walters Avenue. No connection costs have been included for either the Northbrook Park District or School District 27 should either governmental unit require water service off the Walters Avenue main system in the future.


NB PARK DISTRICT
SCHOOL DISTRICT 27
022
DECOMA DAY CAMP
04-07-300
EXS 12"
NEW 12"
024
014
015
016
4160
008
009
010
011
NEW 8"
WALTERS
NEW 10"
037
009
010
011
034
035
04-07-301
JUDI-LYN
COURT
LANE
LORI-LYN
LANE
NEW 8"
NEW 8"
015
016
017
018
021
SANDERS
RIDGELAND
022
023
024
025
026
028
TERRI-LYN
NEW 8"
I-294
NORTH
1" = 20'

-D\ 6RUNLQ
:DOWHUV $YHQXH
1RUWKEURRN ,OOLQRLV

MD\VRUNLQ#JPDLO FRP

April 9, 2026

Swati Pandey

Village of Northbrook

1225 Cedar Lane

Northbrook, IL 60062

Dear Ms. Pandey:

Thank you for taking the time to meet with me yesterday about the proposed bus turnaround at Wood Oaks Junio r High.

I have serious concerns about the placement of this turnaround and its impact on traffic patterns on Walters Avenue where I live. It is already difficult to exit Walters due to the length of the red light while Sanders Road traffic moves. I understand that a traffic study was done, but I have several questions about it and other issues.

1. When was this traffic study done?
    a. Did they ever look at traffic on Walters during the summer when Decoma Day Camp buses line the street making it difficult to turn onto Sanders Road?
    b. Was it just a quantitative study based on the number of cars, or were qualitative variables also considered, such as the ones below?
    c. Was the study done while cars were lined up on Walters waiting to pick up children after school? How will the buses maneuver around these cars? The alternate plan

you mentioned for parents to wait on the other side of the school may not alleviate this problem, as some parents will continue to use Walters rather than deal with the increased traffic in the parking lot , and the long wait time at the current stoplight.

2. This turnaround will affect traffic twice per day for close to 180 days, more in the afternoon than in the morning.
    a. What is the length of time from when the first bus will arrive and the last bus leave, morning and afternoon? How many buses are used by the school each day?

3. You indicated that the turnaround would be at the west end of the proposed annexation, approximately 100 - 120 feet from the corner.
    a. What is the length of a school bus?
    b. How many buses can fit at the corner waiting for a green light without blocking both lanes?
    c. The drivers are on a schedule and will be wanting to make the light on Walters during its short green cycle. How will other traffic be able to exit Walters while buses are blocking both lanes. It is naïve to think that the drivers will wait to allow this other traffic through.

4. Has there been any consideration given to lengthening the time Walters has a green light to accommodate this added traffic?

As the time is short for these issues to be given consideration before the meeting on April 21, please factor them into the discussion. I'm sure there are more points involved, but this is what comes to mind immediately.

Thank you for your attention,

Jay Sorkin

Archived: Monday, April 20, 2026 9:20:46 AM
From: Kohlstedt, Michaela
Sent: Friday, April 17, 2026 11:39:18 AM
To: Pandey, Swati
Subject: FW: Northbrook Plan Commission Meeting 4-21-2026
Response requested: No
Sensitivity: Normal

From: Adam Greenberg <ajgreenberg@yahoo.com>
Sent: Friday, April 17, 2026 11:22 AM
To: Kohlstedt, Michaela <Michaela.Kohlstedt@northbrook.il.us>
Subject: Re: Northbrook Plan Commission Meeting 4-21-2026

Beware External Email - Think Before You Act

I won't be able to attend.

My main concern is that there is a plan to address the current situation with parent vehicles parked on walters (extending on Daniel Ct.) in the afternoon at pickup.

I'm also not sure that expanding the car pickup lane is giving an incentive for more kids to take the bus. It seems to incentivize the opposite affect. And then the line will look much longer so even more cars will park on the Walters side.

It is very dangerous having kids walk across walters and entering vehicles in a very narrow street. Adding busses into that mix could be a recipe for disaster.

there is currently no signage preventing parents from standing on the south side of walters waiting for students, and it makes the road too narrow for residents to exit Walters safely and poses too much risk with so many students running across the road with little warning and at many random crossing points, not the traffic light. Now they would be running across the bus driveway too which is extra scary.

Thank you for brining this to the attention of the Commission.

On Friday, April 17, 2026 at 09:38:41 AM CDT, Kohlstedt, Michaela <michaela.kohlstedt@northbrook.il.us> wrote:

Good Afternoon,

Archived: Friday, April 24, 2026 9:16:06 AM
From: Byron Udell
Sent: Friday, April 24, 2026 8:10:13 AM
To: Pandey, Swati; byronudell@gmail.com
Subject: Docket no. PCD-25-21
Response requested: Yes
Sensitivity: Normal

Beware External Email - Think Before You Act

I was unable to attend the public hearing as I was out of town.

My question is regarding the normal requirements of drainage after any construction. Parking lots cause runoff, and runoff is a no no. The water will run downhill and add to the water that all downhill neighbors will have to deal with.
Are any proposals bring vetted the same way as if a resident were building a home in the property, as all of us were when we built our homes in Northbrook? E.g. Impervious limits, retaining pond requirements to hold any storm water that can't be initially absorbed, etc?

Byron Udell
4220 Walters Ave, Northbrook, IL 60062
847.912.5433

May 10, 2026

Village of Northbrook
Kathryn Ciesla, President

Trustees:
Robert Israel
Heather Ross
Johnathan Hebi
Joy Ebhomielen
Matt Cassidy
Tamara Reese

I write this letter to express my thoughts on Northbrook School District 27, Wood Oaks School
Proposed Parking Lot Addition
PCD-25-21 Applications (Enclosed)

Page 2A

A. No one can disagree with this need
B. It is clear what the goal is
C. This has nothing to do with the Village Hall

Page 3

A. All of these points
B. Are a statement of
C. The facts
D. Leaving out many points

Page 4
Site proposed plan
No one can disagree with the added space to the parking lot
I believe the issue for the community is the proposed bus loop

This drawing lacks any site measurement for

- Proposed Lot
- Walters going west of Sanders to bus loop
- No drawing and measurement for Walters; no road measurement turn lane
- No Sanders measurement north or south

Page 5
This drawing lacks any measurement of size

- Width of proposed lane
- Width of entrance/exit to Walters
- Depth of retention area
- No Sanders Road lane measurement

I believe no bus can get around another in bus loop

So when it's time to leave after school, these eight buses, full of kids, must exit into Walters traffic

- Parents picking there kids up on Walters
- It's now a traffic jam, add 8 buses – it is a mess
- Only one bus will be able to be in the left turn lane (space issue)
- If a car or two are in left turn lane, no bus would be able to be in left turn lane; therefore, all east bound traffic would come to a stop

Page 6
Vehicle stacking
It vehicle parking in a proposed new design

Page 7
Who disagrees with any of this

Page 8

A. The plan moves their traffic problem from your school lot to the corner of Walters and Sanders
B. This is a mess as the 2-3 buses that dropped off kids leave making a left turn east; now they meet buses coming west and want to make a right turn into the bus loop
C. A false statement: To prove my point, you would look at 8C

Page 8C

- Distance from Bus Loop Exit to Sanders white line at light
- Radis of a bus turning out of lot to Walters
- Width of lanes on Walters is most important with turn lane going north and length of turn lane in feet
- Length of bus, weight of bus with proposed safety distance between buses and buses and any cars
- North bound traffic on Sanders is backed up from the school light to Walters every morning
- At best, 1 car can make a left turn to go north on Sanders and those cars must deal with the west bound traffic on Sanders turning right on red to go north
- A school bus would not be able to turn left on Walters in that traffic mess

- Your traffic analysis does not take into account any afternoon traffic with parents parked on Walters, Daniel Ct., Lori Lyn Ln. Those cases could limit the bus flow leaving in the afternoon

Page 9
This traffic plan when proposed is a few years old.
It would be nice if the Trustees could stop by and see the traffic impact on the neighborhood and clearly understand the safety issue here.

Page 10
D. False statement; an out-of-date study was put forward
No reference made to the following
- Truck traffic for Truck Depot from the Lopistist Center on former All State property

Page 10D
No comment or proposal of impact on the widening of Sanders Road
No estimated traffic increase
No comment and measurement to widen street

Page 12
Proposed idea
- Add a single lane from west end of new parking lot north driveway lane going west to driveway that enters that part of Walters
- This is school land
- This would move the buses to be able to leave the school in one line going east
- This is similar to buses leaving Decoma Day Camp

I thank you for your time.

I ask you to stop and see the site both in the morning and afternoon to fully understand.

I believe I have provided enough facts to at least stop and review and look at the impact of moving the school lot problem in the community (Walters Road) would have on an already impacted area.

I believe my proposal would load the buses safely and provide a smooth exit into the community and if you took the area where you want a bus loop and made a parking lot tied to the school lot, you would add many extra parking spaces.

I believe an outdated traffic study should have no merit. Whoever explained it to the Trustees in May should have more details than provided at April 21 meeting.

There was no comment about bus radius turns. It's important to note the bus leaving the bus loop to the left turn lane is more than a 90-degree turn into the turning lane and a problem if cars are in the right lane. To me it would make sense to get the Police Department feedback to this proposal based on traffic and safety and hearing from real people rather than paid consultants selling a plan.

To me is would make sense for the Village Management and Development Teams to be asked to comment on both the traffic and safety issue.

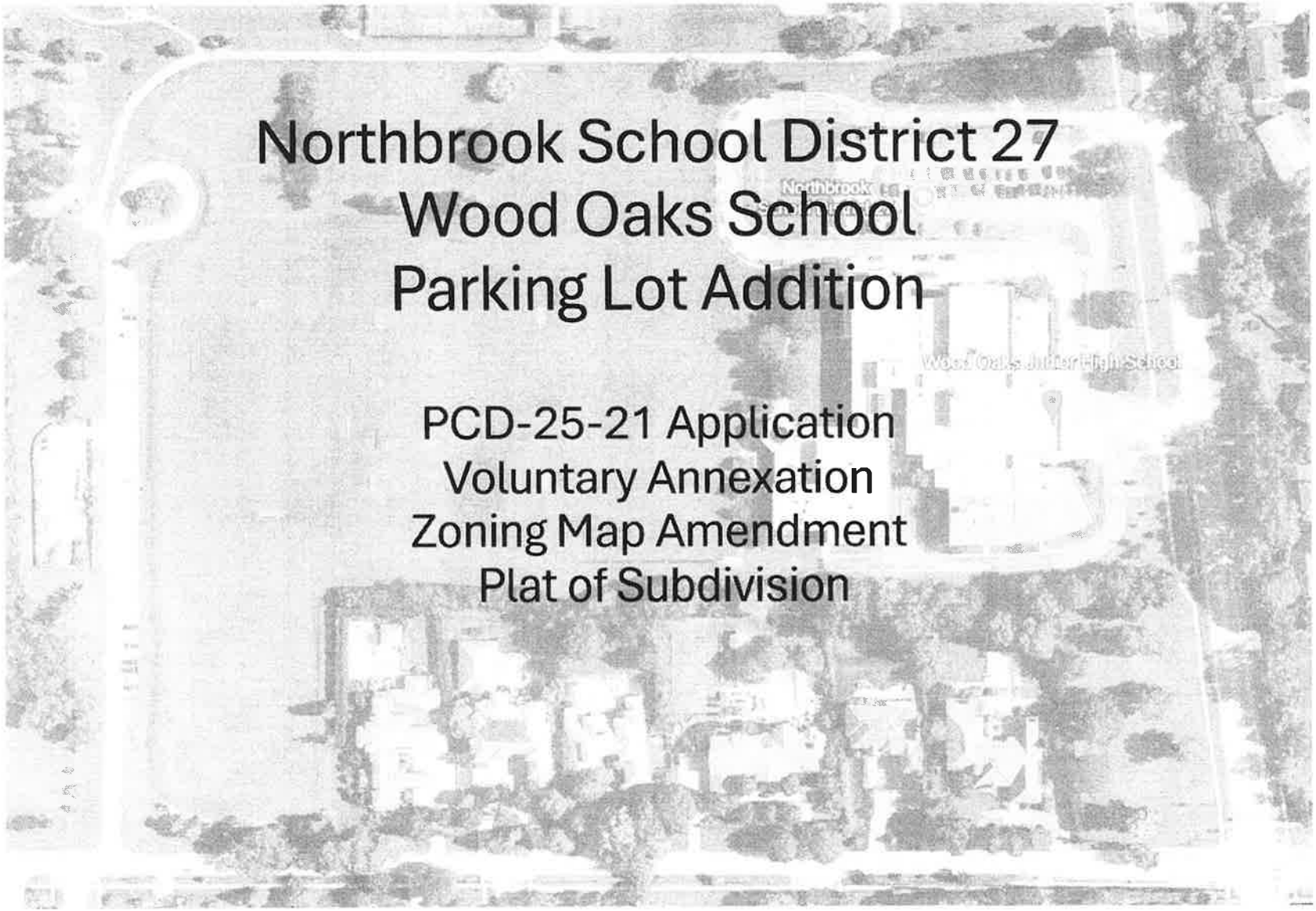
It would make sense to know who owns the driveway going north of Walters behind the school.

I have asked and gotten it owned by the school and owned by the Park District.
No bus traffic would be going west through the park when events are being held in the park.

I ask you to please give my comments some thought rather than Rubber-Stamp the School's Proposal. Let common sense prevail.



Elliot Miller
4263 Terri Lyn
Northbrook, IL 60062
847-272-7180

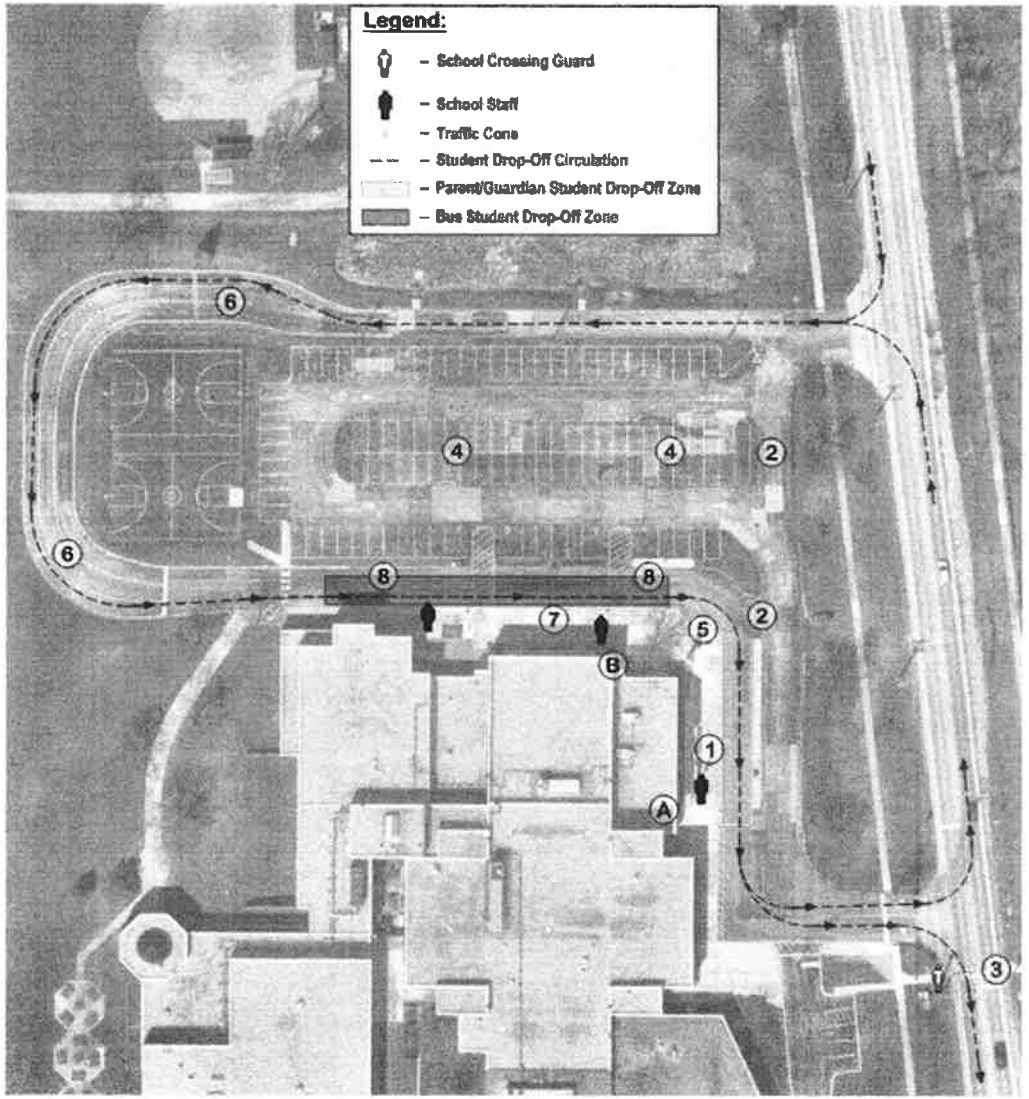

Northbrook School District 27
Wood Oaks School
Parking Lot Addition
PCD-25-21 Application
Voluntary Annexation
Zoning Map Amendment
Plat of Subdivision

Wood Oaks Goals

- Increase parking for staff and after school events

- Move buses out of drop off/pick up
  - Allows buses to leave sooner:
    - Increase bus ridership
    - Decrease drop off/pick up

- Existing Parking lot in need of repair



Parking Needs – Stacking – Safety

A
- Vehicle crash date provided by IDOT 2017-2021 – 6 crashes on Sanders Road – School data provided 3 reported crashes over the last 3 years.

B
- Overflow stacking on Sanders Road due to not enough on-site space

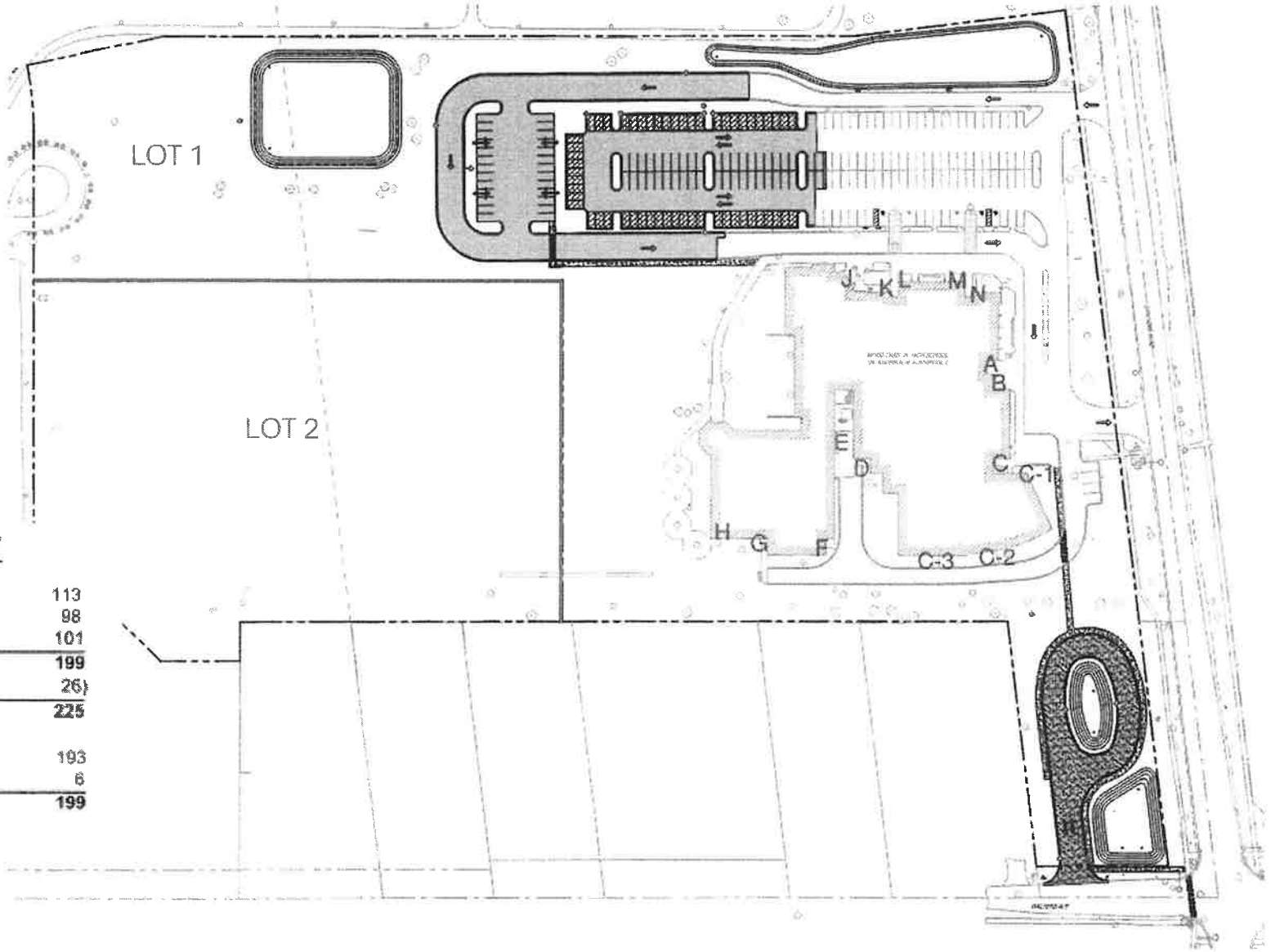
C
- 90+ daily staff members + visitors

D
- Numerous athletic teams, sport events, music ensembles, clubs and activities. Often conflict on the same evening and require parking for families and staff.

E
- The only school in the district that doesn't currently separate bus and parent drop off

#3

Proposed Site Plan



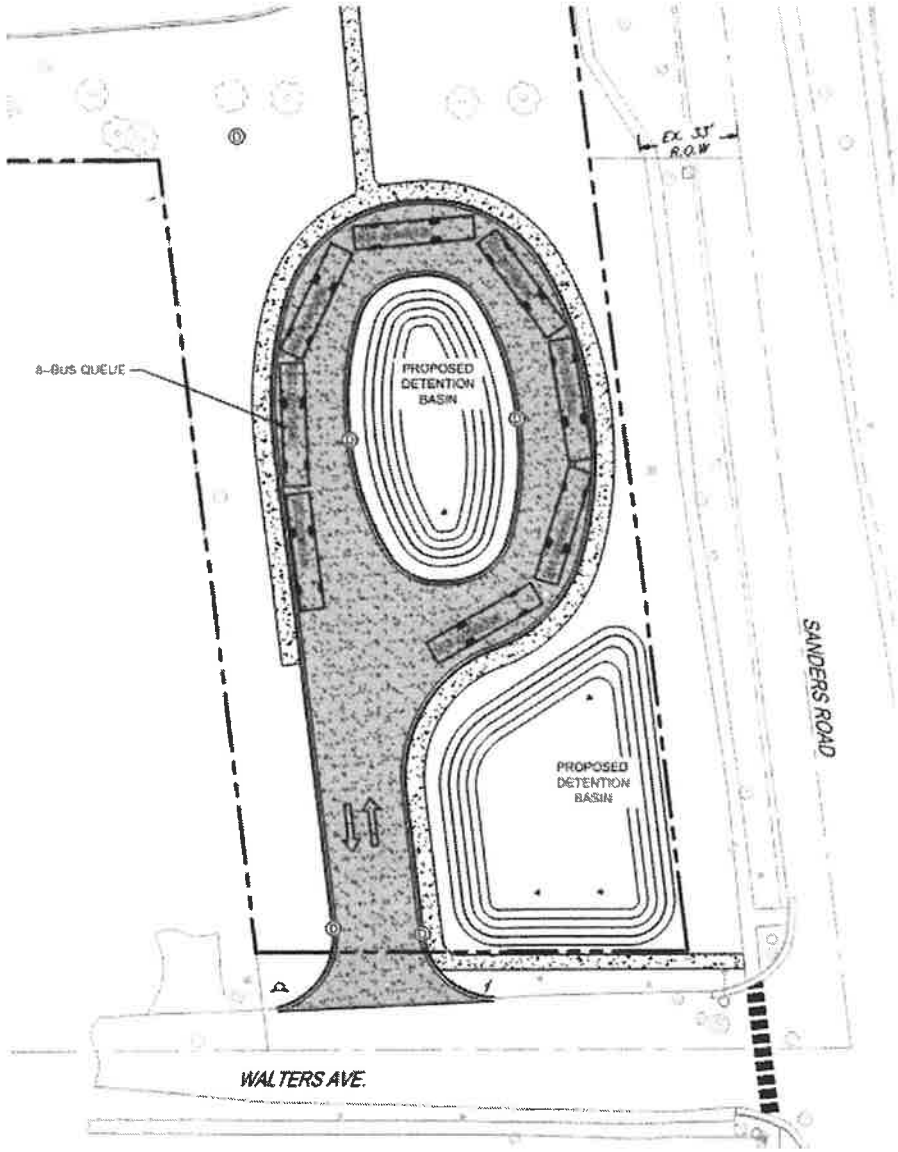
PARKING SUMMARY

EXISTING STALLS =	113
EXISTING STALLS TO REMAIN =	98
PROPOSED STALLS =	101
TOTAL PERMANENT STALLS =	**199**
(TEMPORARY OVERFLOW STALLS =	26)
TOTAL PERMANENT + OVERFLOW =	**225**
STANDARD STALLS =	193
ADA STALLS =	6
TOTAL STALLS =	**199**

3 EV CHARGING STATIONS INCLUDED

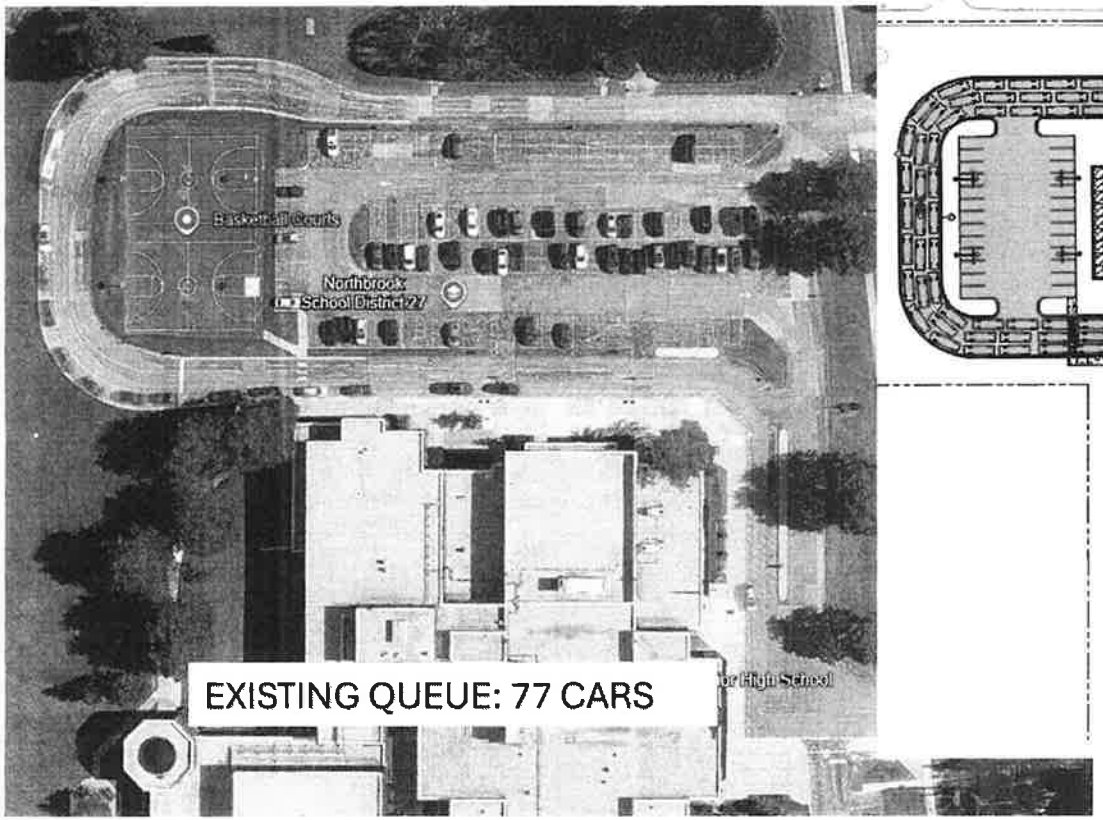
#4

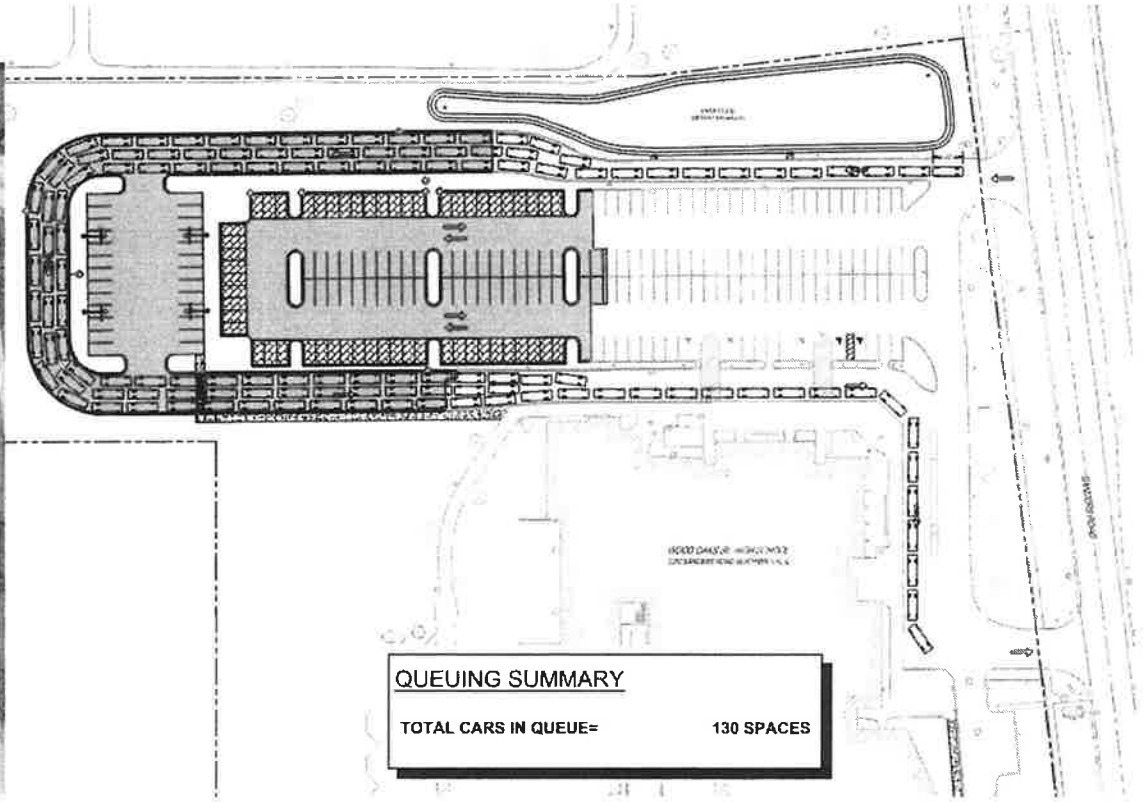
Bus Loop


EX. 33' R.O.W.
8-BUS QUEUE
PROPOSED DETENTION BASIN
PROPOSED DETENTION BASIN
SANDERS ROAD
WALTERS AVE.

#5

Vehicle Stacking





#6

Proposed Sustainability Measures

- Enhanced stormwater management
- Permeable pavers
- Landscape design
- Provisions for EV charging stations
- Upgraded energy efficient LED lighting



#7

Traffic Analysis

- Improvements proposed are expected to improve on-site traffic circulation considerably during the morning student drop-off and afternoon student pick-up periods

A.

- Only 2-3 busses were generally observed dropping off students at once, the proposed loop provides adequate space to minimize any impact to or queuing on Walters Ave.

B.

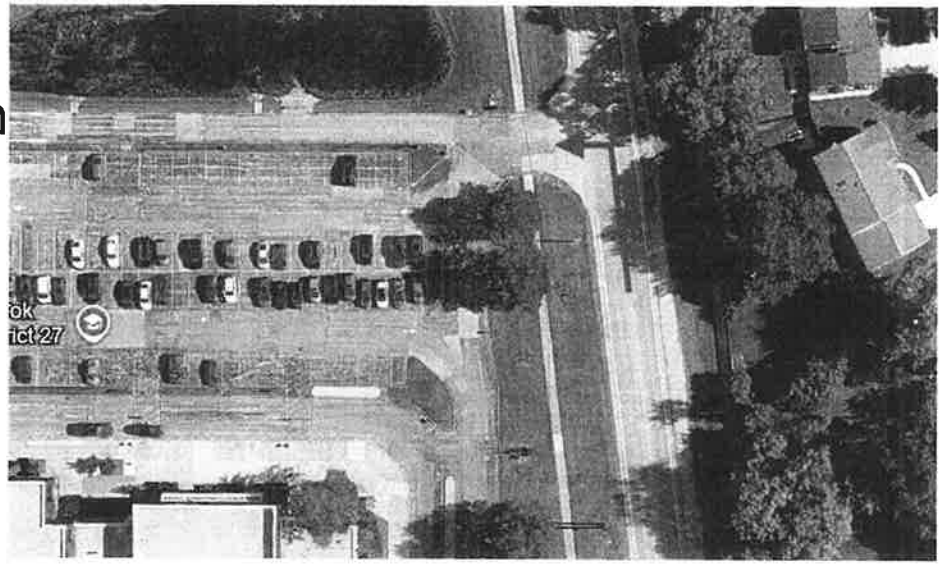
- Signage would be provided at bus loop to ensure when busses exit, they do not block any westbound drives on Walters Ave.
- Approximately 2-3 busses can be queued at the signal between the loop and Sanders Road.

C

#8

Future Traffic Improvements

- A Traffic Planning Study prepared as part of this project recommended an auxiliary left-turn lane along Sanders Road at the North Site Access Drive as a future project.



- This will be looked at as a collaborate project with the School District, Village and Cook County which will further alleviate traffic issues in the neighborhood.

#9

ALTA/NSPS LAND TITLE SURVEY

PIN NO.: 04-07-300-026
PIN NO.: 04-07-300-027
PIN NO.: 04-07-300-010
PIN NO.: 04-07-300-011

LEGAL DESCRIPTION

(PARCEL A)
THAT PART OF PARCELS 1, 3 AND 4 (HEREINAFTER DESCRIBED) TAKEN AS A TRACT, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CENTER LINE OF SANDERS ROAD, 673.47 FEET NORTHWESTERLY OF THE NORTH LINE OF THE SOUTH 6.21 ACRES, AS DESCRIBED IN PARCEL 3; THENCE WESTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF SANDERS ROAD, A DISTANCE OF 277.83 FEET; THENCE WEST ON A LINE FORMING AN ANGLE OF 6 DEGREES 47 MINUTES 40 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 316.17 FEET; THENCE SOUTH 635.75 FEET TO A POINT ON SAID NORTH LINE OF SOUTH 6.21 ACRES, SAID POINT BEING 673.77 FEET WEST OF THE CENTER LINE OF SANDERS ROAD; THENCE EAST ON SAID SOUTH LINE OF SOUTH 6.21 ACRES, A DISTANCE OF 673.77 FEET TO THE CENTER LINE OF SANDERS ROAD; THENCE NORTHWESTERLY ON THE CENTER LINE OF SANDERS ROAD, A DISTANCE OF 673.47 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 1:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 169 RODS AND 3 LINKS WEST OF THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTHEASTERLY ALONG A LINE BEARING SOUTH 6 DEGREES EAST, TO ITS INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF THE NORTH 1320 FEET OF SAID SOUTHWEST QUARTER, WHICH IS 1333.15 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST 4.36 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TO WIT: BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE WEST 169 RODS AND 3 LINKS TO A POINT; THENCE SOUTH 6 DEGREES EAST, 80 RODS AND 9 LINKS TO THE CENTER OF THE ROAD; THENCE EAST 54 RODS AND 18 LINKS TO THE CENTER OF THE ROAD; THENCE NORTH 6 DEGREES WEST 41 RODS ALONG THE CENTER OF ROAD; THENCE NORTH 100 RODS AND 7 LINKS TO A POINT; THENCE NORTH 39 RODS AND 5 LINKS TO THE PLACE OF BEGINNING (EXCEPTING FROM SAID TRACT THE SOUTH 6.21 ACRES LYING WESTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED, ALSO EXCEPTING FROM SAID TRACT ALL THAT PART THEREOF LYING EASTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED) ALSO (EXCEPTING FROM SAID TRACT THAT PART FALLING WESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTH LINE 1172.12 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHERN QUARTER OF SECTION 27, AFORESAID; THENCE SOUTH 7 DEGREES EAST TO A POINT IN THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, 1333.15 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION); IN COOK COUNTY, ILLINOIS.

PARCEL 4:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER AFORESAID, 1172.12 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE WEST TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 1320 FEET; THENCE EASTERLY 1333.15 FEET TO A POINT WHICH IS 1329.78 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING; THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING, EXCEPT THE WEST 922.80 FEET THEREOF AND EXCEPTING THE SOUTH 297.82 FEET OF THAT PART LING EAST OF THE EAST LINE OF THE WEST 1177.80 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

AND

(PARCEL B)
THAT PART OF PARCELS 1, 3 AND 4 (HEREINAFTER DESCRIBED) TAKEN AS A TRACT, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE CENTER LINE OF SANDERS ROAD, 673.47 FEET NORTHWESTERLY OF THE NORTH LINE OF THE SOUTH 6.21 ACRES AS DESCRIBED IN PARCEL 3; THENCE WESTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF SANDERS ROAD, A DISTANCE OF 277.83 FEET; THENCE WEST ON A LINE FORMING AN ANGLE OF 6 DEGREES 47 MINUTES 40 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 316.17 FEET TO THE PLACE OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 635.75 FEET TO A POINT ON SAID NORTH LINE OF SOUTH 6.21 ACRES, SAID POINT BEING 673.77 FEET WEST OF THE CENTER LINE OF SANDERS ROAD; THENCE WEST ON SAID NORTH LINE OF SOUTH 6.21 ACRES, A DISTANCE OF 228.41 FEET TO THE EAST LINE OF PARCEL 4; THENCE NORTHWESTERLY ON SAID EAST LINE OF PARCEL 4, A DISTANCE OF 2.48 FEET TO THE NORTH LINE OF THE SOUTH 297.82 FEET OF THE SOUTHWEST QUARTER, AS DESCRIBED IN PARCEL 4; THENCE WEST ON SAID NORTH LINE OF SOUTH 297.82 FEET, A DISTANCE OF 118.91 FEET TO THE EAST LINE OF PARCEL 4; THENCE NORTHWESTERLY ON SAID EAST LINE OF PARCEL 4, A DISTANCE OF 41.87 FEET; THENCE WEST PARALLEL WITH SOUTH LINE OF PARCEL 4, A DISTANCE OF 85.0 FEET; THENCE NORTHWESTERLY ON A LINE FORMING AN ANGLE OF 43 DEGREES 53 MINUTES 50 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 69.56 FEET; THENCE WEST ON LINE FORMING AN ANGLE OF 43 DEGREES 43 MINUTES 35 SECONDS TO THE LEFT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 86.70 FEET; THENCE NORTH AT RIGHT ANGLES TO LAST DESCRIBED COURSE, A DISTANCE OF 526.58 FEET TO A POINT OF CURVE; THENCE NORTHERLY ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 364.42 FEET, A DISTANCE OF 72.67 FEET; THENCE NORTHEASTERLY ON A LINE FORMING AN ANGLE OF 96 DEGREES 55 MINUTES 10 SECONDS FROM SOUTH TO NORTHEAST WITH THE CHORD OF THE LAST DESCRIBED CURVE, A DISTANCE OF 150.50 FEET; THENCE EAST 429.61 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 1:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 169 RODS AND 3 LINKS WEST OF THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTHEASTERLY ALONG A LINE BEARING SOUTH 6 DEGREES EAST, TO ITS INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF THE NORTH 1320 FEET OF SAID SOUTHWEST QUARTER, WHICH IS 1333.15 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH 1172.12 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST 4.36 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE WEST 169 RODS AND 3 LINKS TO A POINT; THENCE SOUTH 6 DEGREES EAST, 80 RODS AND 7 LINKS TO THE CENTER OF THE ROAD; THENCE EAST 54 RODS AND 18 LINKS TO THE CENTER OF THE ROAD; THENCE NORTH 6 DEGREES WEST, 41 RODS ALONG THE CENTER OF ROAD; THENCE EAST 100 RODS AND 7 LINKS TO A POINT; THENCE NORTH 39 RODS AND 5 LINKS TO THE PLACE OF BEGINNING (EXCEPTING FROM SAID TRACT THE SOUTH 6.21 ACRES LYING WESTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED, ALSO EXCEPTING FROM SAID TRACT ALL THAT PART THEREOF LYING EASTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED) ALSO (EXCEPTING FROM SAID TRACT THAT PART FALLING WESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTH LINE 1172.12 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHERN QUARTER OF SECTION 27, AFORESAID; THENCE SOUTH 7 DEGREES EAST TO A POINT IN THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, 1333.15 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION); IN COOK COUNTY, ILLINOIS.

PARCEL 4:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER AFORESAID, 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE WEST TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 1320 FEET; THENCE EASTERLY 1333.15 FEET TO A POINT WHICH IS 1329.78 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING; THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING, EXCEPT THE WEST 922.80 FEET THEREOF AND EXCEPTING ALSO THE SOUTH 297.88 FEET OF THAT PART LYING EAST OF THE EAST LINE OF THE WEST 1177.80 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

AND

(PARCEL C)
THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 1772.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 7 DEGREES WEST ALONG THE EASTERLY LINE OF THE PREMISES CONVEYED TO HERMAN K. GUILDER AND EMMA GUILDER, HIS WIFE BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13528275, A DISTANCE OF 299.64 FEET TO THE NORTHEAST CORNER OF THE PREMISES SO CONVEYED TO HERMAN K. GUILDER AND WIFE, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, 463.80 FEET; THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION; THENCE WEST OF A LINE PARALLEL WITH THE WESTERLY LINE THEREOF RUNNING NORTH 7 DEGREES WEST FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES AND EXCEPTING FROM SAID PREMISES THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART LYING EAST OF SAID LINE RUNNING NORTH 7 DEGREES WEST PARALLEL WITH THE WEST LINE THEREOF FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES IN COOK COUNTY, ILLINOIS.

AND

(PARCEL D)
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 1772.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 7 DEGREES WEST ALONG THE EASTERLY LINE OF THE PREMISES CONVEYED TO HERMAN K. GUILDER AND EMMA GUILDER, HIS WIFE BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13528275, A DISTANCE OF 299.64 FEET TO THE NORTHEAST CORNER OF THE PREMISES SO CONVEYED TO HERMAN K. GUILDER AND WIFE, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, 463.80 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION; THENCE WEST OF A LINE PARALLEL WITH THE EASTERLY LINE THEREOF RUNNING NORTH 7 DEGREES WEST FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES AND EXCEPTING FROM SAID PREMISES THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART LYING EAST OF SAID LINE RUNNING NORTH 7 DEGREES WEST PARALLEL WITH THE WEST LINE THEREOF FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES IN COOK COUNTY, ILLINOIS.

LEGEND

- EXISTING AIR CONDITIONER
- EXISTING BOLLARD
- EXISTING CLEAN OUT
- EXISTING FLAG POLE
- EXISTING HANDHOLE
- EXISTING LIGHT POLE
- EXISTING CABLE TV PEDESTAL
- EXISTING ELECTRIC PEDESTAL
- EXISTING TELEPHONE PEDESTAL
- EXISTING UTILITY MANHOLE
- EXISTING TRAFFIC CABINET
- EXISTING TRAFFIC HANDHOLE
- EXISTING TRAFFIC SIGNAL
- EXISTING TRAFFIC SIGNAL MAST ARM
- EXISTING SANITARY MANHOLE
- EXISTING STORM CATCH BASIN
- EXISTING STORM WATER INLET SECTION
- EXISTING STORM INLET
- EXISTING STORM MANHOLE
- EXISTING WELL MONUMENT
- EXISTING WATER HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER VALVE & VAULT
- EXISTING BUILDING (LOCATION ONLY, NO LEAD TREAD)
- EXISTING CONIFEROUS TREE (NON-LEAF TREE)
- EXISTING ELECTRIC METER
- EXISTING ELECTRIC TRANSFORMER
- EXISTING GAS METER
- EXISTING TELEPHONE BOX
- EXISTING POWER POLE
- EXISTING IRON PIPE
- PARCEL (LOT)
- RIGHT OF WAY LINE
- CENTER LINE OF RIGHT OF WAY
- EXISTING SANITARY LINE
- EXISTING STORM LINE
- EXISTING WATERMAIN LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING CABLE TV LINE
- EXISTING TELEPHONE LINE
- EXISTING WOOD FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING IRON FENCE
- EXISTING CONCRETE CURB
- EXISTING CONCRETE CURB & GUTTER
- EXISTING BUILDING
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD INFORMATION AND AVAILABLE DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES AS SHOWN HEREON ARE IN THE EXACT LOCATION AS INDICATED ALTHOUGH IT IS BELIEVED THAT THEY ARE ACCURATE AT ALL UTILITIES AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

Know what's below. Call before you dig. 1-(800) 6420-811 (DIG) 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG 811 or 1-800-892-0123

NOTES CORRESPONDING TO SCHEDULE B

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING DEEDS, EASEMENTS, RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS, ADJOINERS AND/OR OTHER DOCUMENTS THAT MIGHT EFFECT TITLE TO THE PROPERTY DEPICTED HEREON WAS APPLIED FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. RLS-2022CO-21769.0, DATED JULY 8, 2022 AS PROVIDED TO THE SURVEYOR BY THE CLIENT, TITLE COMPANY AND/OR THEIR REPRESENTATIVES.

2. SCHEDULE B ITEM 1: PERMANENT TAX NUMBERS 04-07-300-026, 04-07-300-027, 04-07-300-010 AND 04-07-300-011 AS LISTED IN TITLE COMMITMENT.

3. SCHEDULE B ITEM 8: EASEMENT DATED APRIL 10, 1962 AND RECORDED APRIL 27, 1962 AS DOCUMENT NO. 18460478 MADE BY JAMES E. SCHWEIZER TO ILLINOIS BELL TELEPHONE COMPANY AND COMMONWEALTH EDISON COMPANY RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. AFFECTS SUBJECT PARCEL. SHOWN ON SAID SURVEY.

4. SCHEDULE B ITEM 9: EASEMENT DATED APRIL 23, 1967 AND RECORDED MAY 31, 1967 AS DOCUMENT NO. 20151923 MADE BY CHARLES GRIGSBY, ET AL. TO ILLINOIS BELL TELEPHONE COMPANY AND COMMONWEALTH EDISON COMPANY RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. DOCUMENT NOT LEDGIBLE. AFFECTS SUBJECT PARCEL. SHOWN ON SAID SURVEY AS DEPICTED PER DOCUMENT NO. 092703076.

5. SCHEDULE B ITEM 10: EASEMENT DATED APRIL 28, 1967 AND RECORDED MAY 31, 1967 AS DOCUMENT NO. 20151924 MADE BY RICHARD DEAN ALLEN TO ILLINOIS BELL TELEPHONE COMPANY AND COMMONWEALTH EDISON COMPANY RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. AFFECTS SUBJECT PARCEL. SHOWN ON SAID SURVEY.

6. SCHEDULE B ITEM 11: PLAT OF EASEMENT FOR TRAFFIC CONTROL BOX RECORDED APRIL 12, 1976 AS DOCUMENT NO. 23447998 IN THE COOK COUNTY RECORDER'S OFFICE. AFFECTS SUBJECT PARCEL. SHOWN ON SAID SURVEY.

7. SCHEDULE B ITEM 12: WATER MAIN EASEMENT DATED SEPTEMBER 12, 1977 AND RECORDED NOVEMBER 10, 1977 AS DOCUMENT NO. 24189071 MADE BY MARILYN HOWARD AND EVELYN MISSNER TO VILLAGE OF NORTHBROOK RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. AFFECTS SUBJECT PARCEL. SHOWN ON SAID SURVEY.

8. SCHEDULE B ITEM 13: AGREEMENT FOR FIRE LANE EASEMENT DATED DECEMBER 16, 1996 AND RECORDED JANUARY 21, 1997 AS DOCUMENT NO. 97042161 MADE BY AND BETWEEN THE BOARD OF EDUCATION OF NORTHBROOK SCHOOL DISTRICT NO. 27 AND VILLAGE OF NORTHBROOK RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. AFFECTS SUBJECT PARCEL. NOT PLOTTABLE.

9. SCHEDULE B ITEM 14: NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION DATED MAY 11, 2006 AND RECORDED SEPTEMBER 27, 2006 AS DOCUMENT NO. 0627017076 MADE BY NORTHBROOK SCHOOL DISTRICT 27 TO METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. DOES NOT AFFECT SUBJECT PARCEL. SHOWN ON SAID SURVEY.



LOCATION MAP
NOT TO SCALE

NOTES CORRESPONDING TO TABLE A:

NOTES CORRESPONDING TO TABLE A

TABLE A ITEM 1: ALL MONUMENTS WERE EITHER FOUND OR SET AND ARE SHOWN HEREON THIS SURVEY.

TABLE A ITEM 2: ADDRESS OF THE SURVEYED PROPERTY WAS OBTAINED BY THE SURVEYOR OR OBSERVED WHILE CONDUCTING THE FIELD WORK.

1250 SANDERS ROAD, NORTHBROOK, IL 60062

1370-1390 SANDERS ROAD, NORTHBROOK, IL 60062

TABLE A ITEM 3: UPON INSPECTION OF THE FLOOD INSURANCE RATE MAP FOR THE SUBJECT AREA, PANEL NUMBER 17031C0069J EFFECTIVE DATE OF AUGUST 19, 2008, IT APPEARS THAT THE PROPERTY SHOWN HEREON WOULD LINE IN "ZONE X" AREA OF MINIMAL FLOOD HAZARD.

TABLE A ITEM 4: GROSS LAND AREA = 796,813 SQUARE FEET OR 18.292 ACRES MORE OR LESS. (TO HEAVY LINES)

TABLE A ITEM 5: ALL SUBSTANTIAL FEATURES OF THE SUBJECT PROPERTY ARE SHOWN ON THE SURVEY.

TABLE A ITEM 9: PARKING STALL COUNTY AS FOLLOWS: 104 REGULAR STALLS, 6 ACCESSIBLE STALLS.

TABLE A ITEM 16: NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

TABLE A ITEM 17: NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN DISCOVERED. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

STATE OF ILLINOIS)
) SS
COUNTY OF OGLE)

TO: BUYER TO BE DETERMINED
STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 12, 2025.

REGIONAL LAND SERVICES, LLC.
PROFESSIONAL DESIGN FIRM: NUMBER 007006008

Rudy P. Dixon 12/16/2025
RUDY P. DIXON DATE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003832
LICENSE EXPIRES NOVEMBER 30, 2026

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

RUDY P. DIXON
035-003832
ROCHELLE
ILLINOIS
PROFESSIONAL LAND SURVEYOR

NO.	DESCRIPTION	DATE
0	PRELIMINARY	12/16/25

DRAWN BY: RDH
DATE: 12/16/25
SCALE: 1" = 50'
DESIGNED BY: RDH
DATE: 12/16/25
CHECKED BY: RDH
DATE: 12/16/25

SURVEYOR'S NOTES:
A. ALL DISTANCES ARE MEASURED UNLESS OTHERWISE INDICATED.
B. BEFORE ANY EXCAVATION OR CONSTRUCTION BEGINS, CONTACT J.U.L.I.E. AT 811 OR 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
C. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS UNLESS OTHERWISE NOTED.
D. COMPARE ALL POINTS BEFORE BUILDING, AND ANY DISCREPANCIES MUST BE REPORTED IMMEDIATELY.

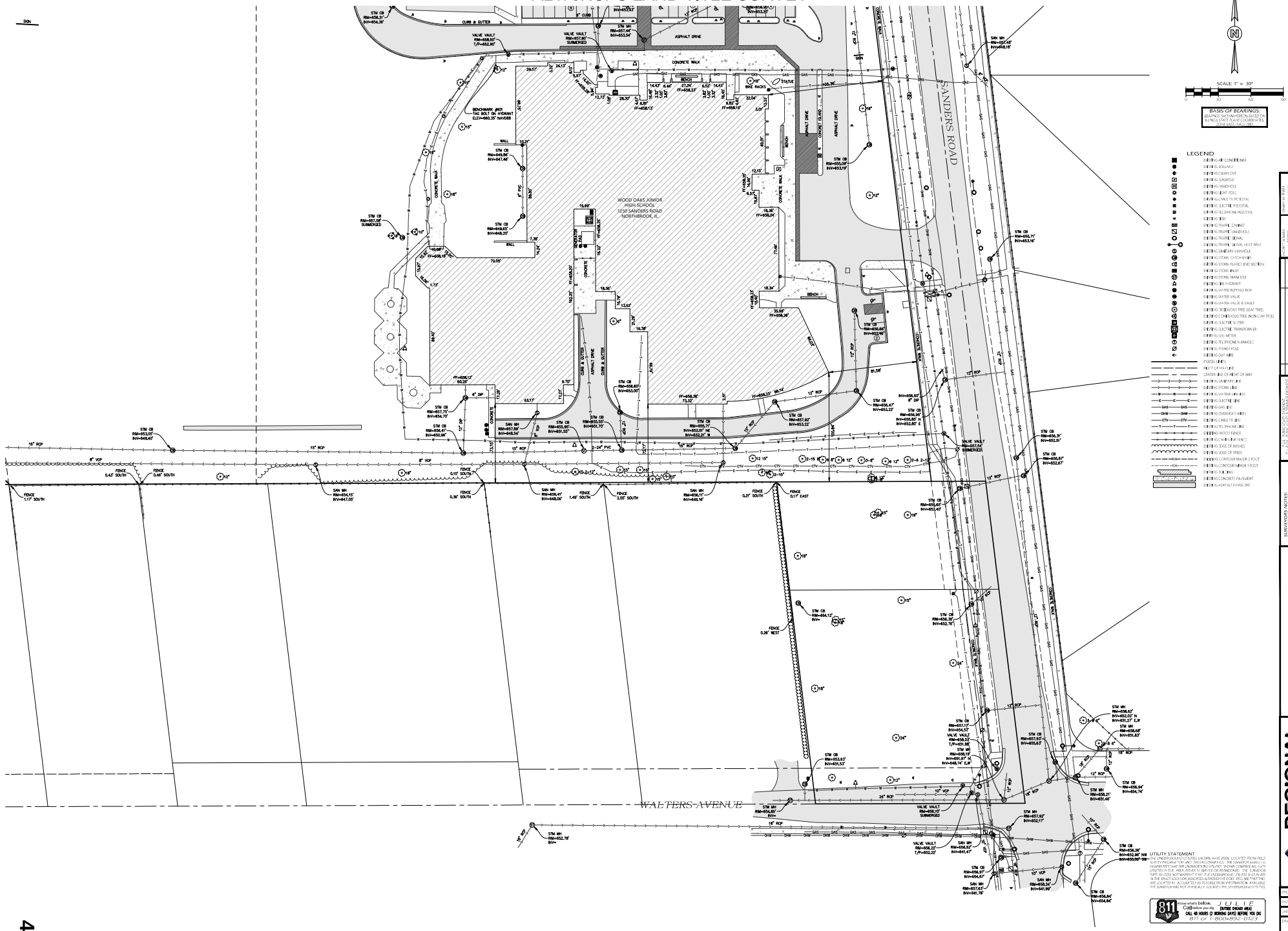
LEGAL DESCRIPTION PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. RLS-2022CO-21769.0, DATED JULY 8, 2022 AS PROVIDED TO THE SURVEYOR BY THE CLIENT, TITLE COMPANY AND/OR THEIR REPRESENTATIVES.

CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 586-0007

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

PROJECT NUMBER: 220178
DATE: 12/16/2025
SHEET: 1 OF 1
DRAWING NUMBER: ALTA

ALTA/NSPS LAND TITLE SURVEY



SURVEYOR'S NOTES:
1. ALL DISTANCES ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.
2. BEFORE STARTING ANY CONSTRUCTION OF BUILDINGS, CONTACT THE LOCAL BUILDING DEPARTMENT FOR SETBACK LINES AND EASEMENTS RESTRICTIONS. BUILDING LINES SHOWN HEREON ARE BASED ON PLAT OF SURVEY ONLY.
3. UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER SURVEYED OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES ARE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER SURVEYED OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES ARE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

811 Know what's below. Call before you dig. JULIE (OUTSIDE CHICAGO AREA) CALL 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG 811 or 1-800-892-0123

CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 586-0007

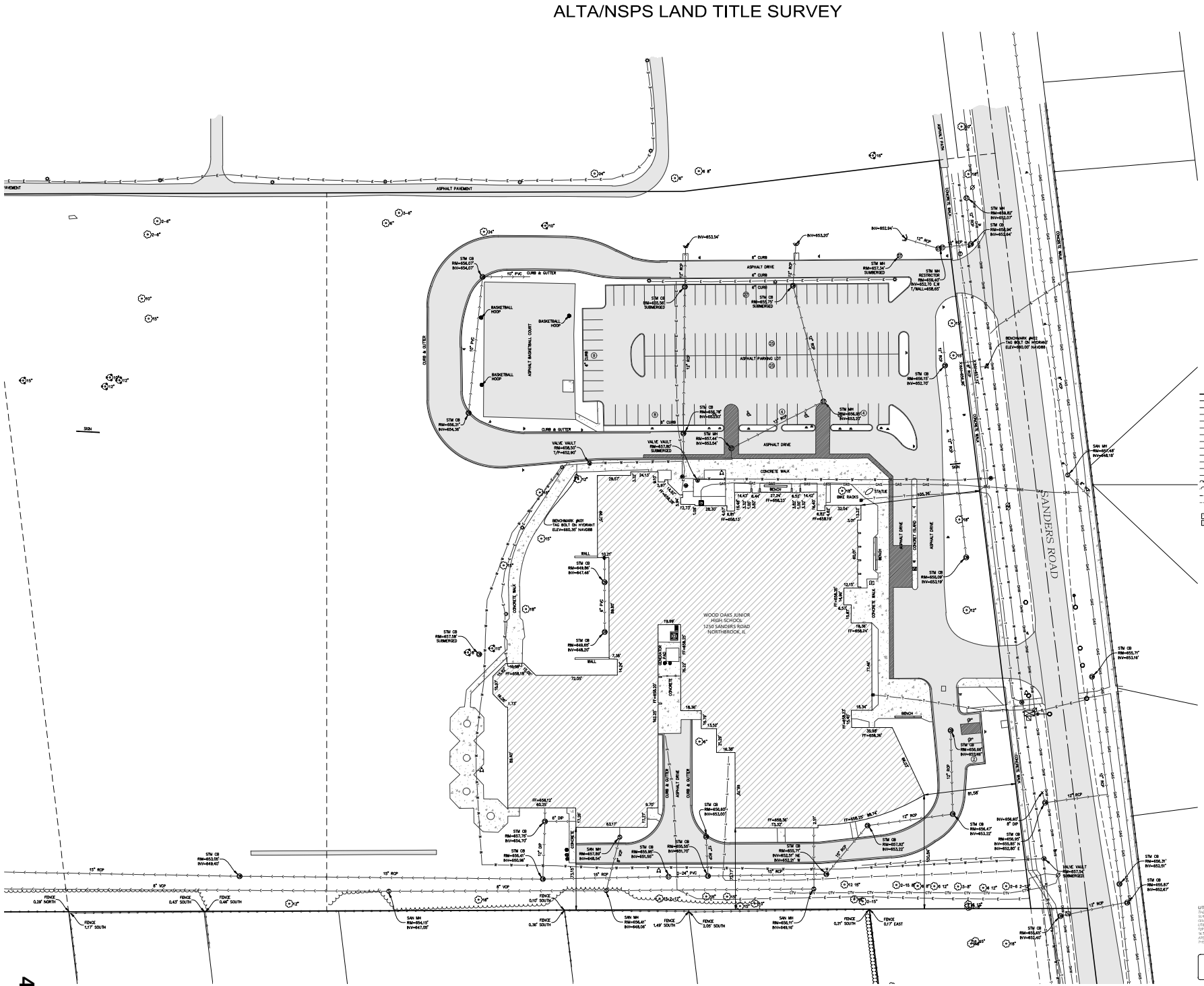
REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

NO.	DESCRIPTION	DATE
1	REVISED PER CLIENT COMMENTS	12/16/25
2	REVISED PER CLIENT COMMENTS	12/19/25
3	REVISED PER CLIENT COMMENTS	12/22/25
4	REVISED PER CLIENT COMMENTS	12/23/25
5	REVISED PER CLIENT COMMENTS	12/24/25

DRAWN BY: RSH
CHECKED BY: MPD
SCALE: 1" = 30'
PROJECT NO: 220116
DATE: 12/16/2025
SHEET: 2 OF 5
DRAWING NUMBER: ALTA

PROJECT ADDRESS:
220116
1250 SANDERS ROAD
NORTHBROOK, IL 60062

ALTA/NSPS LAND TITLE SURVEY

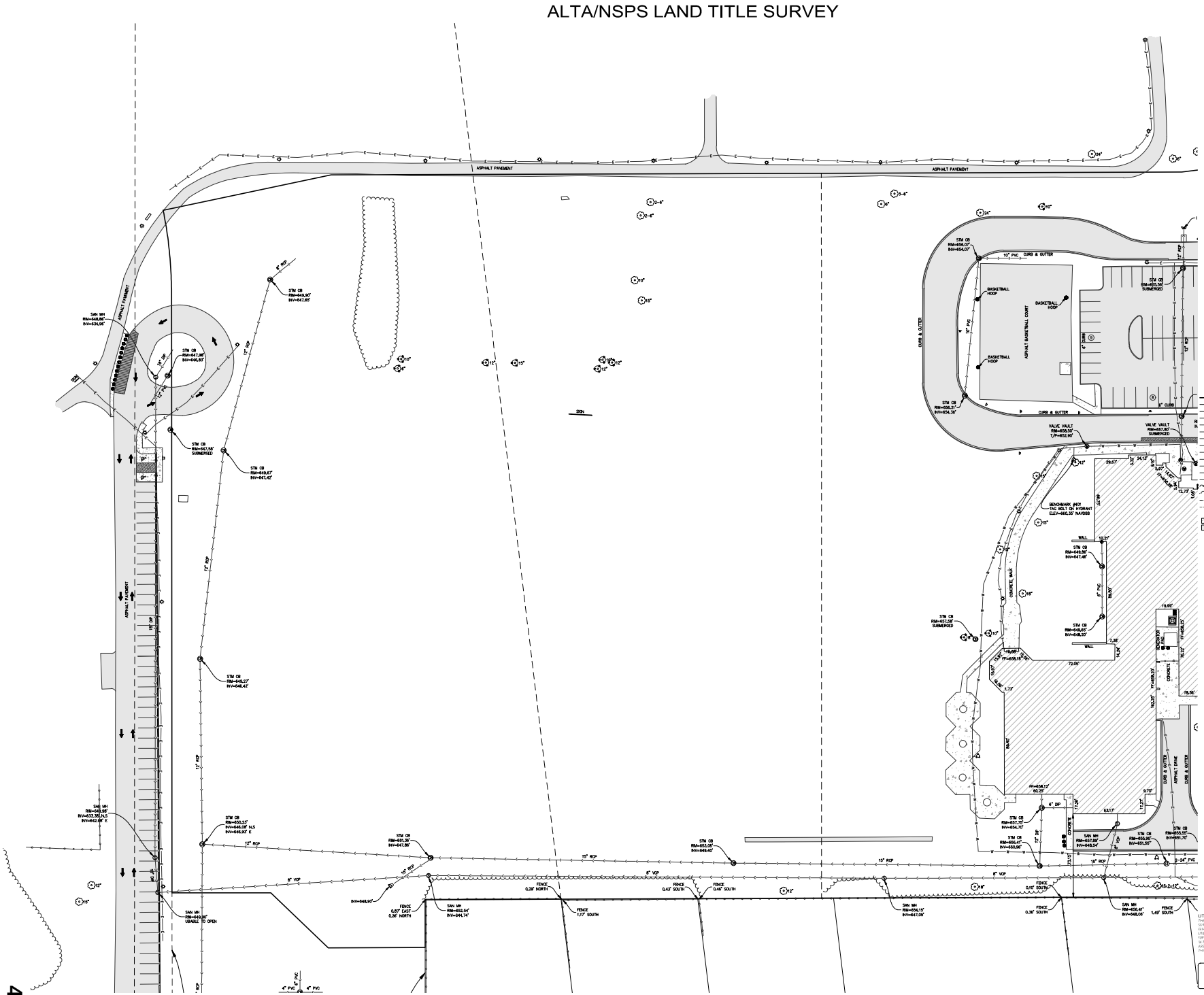


CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 388-0017

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

PROJECT NUMBER 220116
DATE 12/16/2025
SHEET 3 OF 5
DRAWING NUMBER ALTA

ALTA/NSPS LAND TITLE SURVEY



SURVEYOR'S NOTES:
1. ALL DISTANCES ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.
2. BEFORE STARTING ANY CONSTRUCTION CALL J.U.L.I.E. AT 811 OR 1-800-892-0123 FOR FIELD LOCATION OF UTILITIES.
3. NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT.
4. THIS SURVEY IS SUBJECT TO ANY EASEMENTS OR AGREEMENTS OF RECORD.
5. THIS SURVEY DOES NOT CERTIFY TO ZONING OR BUILDING SETBACK LINES.
6. ONLY VISIBLE ENCROACHMENTS ARE SHOWN.
7. UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH IT DOES ARE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 388-0017

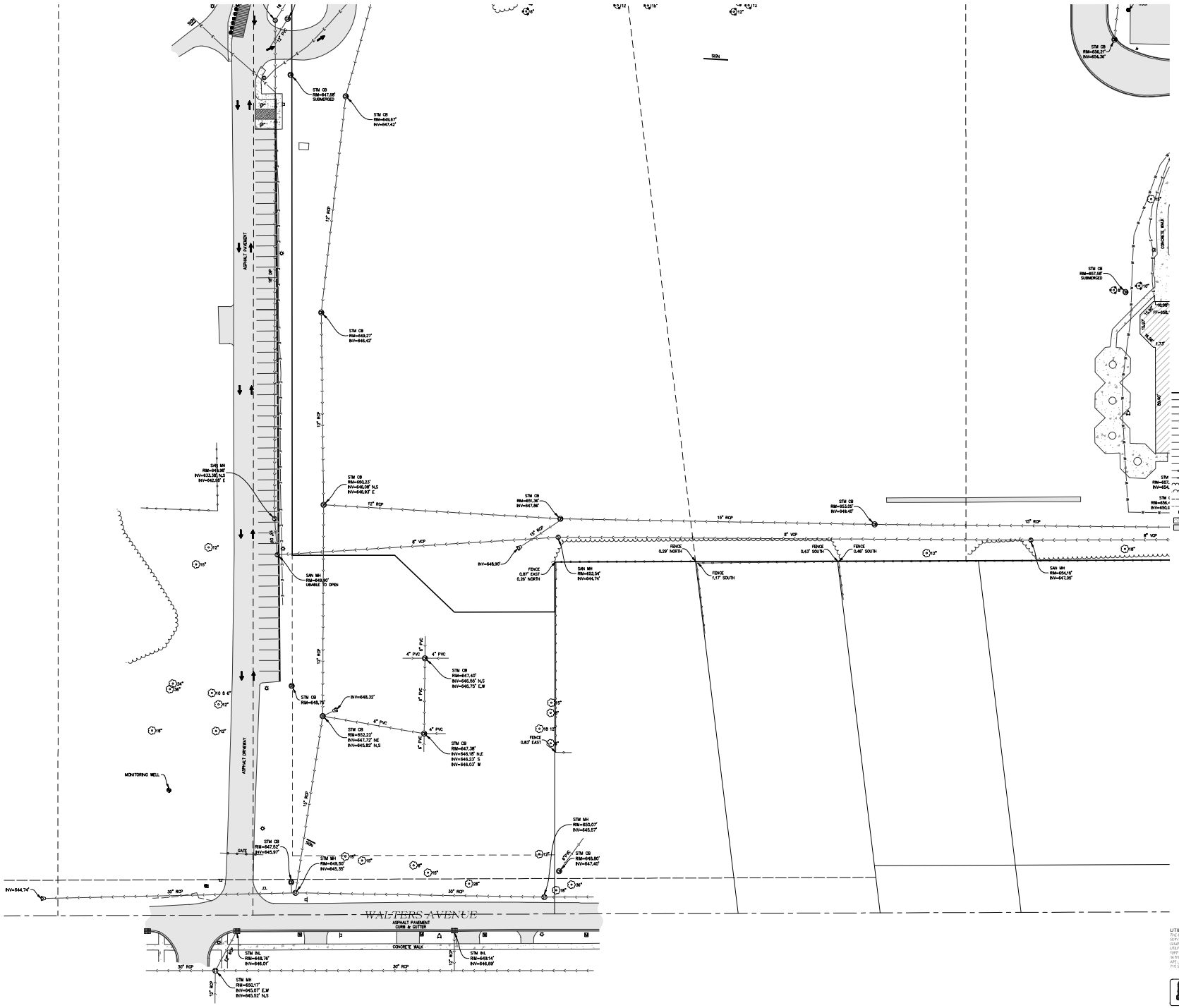
REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

NO.	DESCRIPTION	DATE
1	ADDED TOPO	10/30/25
2	ADDED TOPO	11/20/25
3	ADDED TOPO	12/16/25

DRAWN BY: RWH
CHECKED BY: MATT SCHLEICHER
FIELD CREW: RWH, MS
FIELD DATE: 10/30/25
SCALE: 1" = 30'
JOB NO: 220116
1350 SAUNDERS ROAD
NORTHBROOK, IL 60062

PROJECT NUMBER: 220116
DATE: 12/16/2025
SHEET: 4 OF 5
DRAWING NUMBER: ALTA

ALTA/NSPS LAND TITLE SURVEY



UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER BY SURVEY OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES BELIEVE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

811 Know what's below. Call before you dig. JULIE (OUTSIDE CHICAGO AREA) CALL 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG 811 or 1-800-892-0123

SURVEYOR'S NOTES:
1. ALL DISTANCES ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.
2. BEFORE STARTING ANY CONSTRUCTION CALL J.U.L.I.E. (811 OR 1-800-892-0123) FOR FIELD LOCATION OF UTILITIES.
3. NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT.
4. REFER TO DEED AND TITLE POLICY FOR ALL EASEMENTS AND RESTRICTIONS AFFECTING BUILDING LINES AND USE OF PROPERTY.
5. UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED.
6. ONLY VISIBLE ENCROACHMENTS ARE SHOWN.
7. THIS SURVEY IS NOT TO BE USED TO DELINEATE WETLANDS.

CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 388-0017

NO.	DESCRIPTION	DATE
1	ADDED TITLE COMMITMENT	12/16/25
2		
3		
4		
5		

PROJECT MANAGER: JAMES A. RAMOS
PROJECT NO.: 220116
SCALE: 1" = 30'
DRAWN BY: MATT SCHLAUDER
CHECKED BY: MATT SCHLAUDER
FIELD WORK COMPLETED: 12/05/2025
DRAWING COMPLETED: 12/16/2025
FIELD BOOK: 1000
PAGES: 1000

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

PROJECT NUMBER: 220116
DATE: 12/16/2025
SHEET: 5 OF 5
DRAWING NUMBER: ALTA

Northbrook School District 27 - Wood Oaks Jr. High Narrative

Wood Oaks Jr. High, located at 1250 Sanders Road in Northbrook, Illinois, was originally built in 1972, with additions built in 1991, 1992, and 2006. The original construction included a 65,000 square foot school, parking for approximately 100 vehicles, and a bus/car drop-off lane. Since that time, Wood Oaks has seen three building additions, effectively doubling the square footage of the actual building to over 130,000 square feet, with no additional square footage added to the parking lot. Through the decades, the total number of staff accessing the school building has increased, including teachers, support staff, and administrative staff. The Administration Center is attached to Wood Oaks Junior High School. The junior high currently supports 85-90 staff members on a daily basis, plus visitors. The junior high serves approximately 450 students in grades 6-8. About 40% (approx. 200 students) take one of eight school buses that serve the school, and the remaining students either walk, ride their bikes, or are picked up/dropped off by car. The majority of the non-bus riders are picked up/dropped off by car. Depending on the school schedule, holiday breaks, and/or inclement weather, the car and bus traffic creates congestion, often with the overflow spilling out onto Sanders Road, causing further congestion and potential safety issues on a major North/South county road. Wood Oaks Junior High is the only school building in the school district that currently does not separate car and bus traffic for arrival and dismissal times, further adding to the congestion and overflow onto Sanders Road.

Students participate in eighteen different athletic teams year-round. There are six different music ensembles and numerous after-school clubs and activities. The need for increased parking can be seen daily as parents arrive to watch their children participate in these different activities, while school staff vehicles remain parked after hours. Wood Oaks is a busy campus from the first student arrivals at 7:30 am too well after dark.

In addition, the school hosts more than a dozen events requiring parking for 100 to 300 families; this is in addition to the school staff requiring a parking space. Custodial staff must assist in parking vehicles inside the bus/car lane. Sometimes, late-arriving vehicles block access for emergency vehicles. There are over thirty-six sports events needing adequate parking, which can occur at any time of the year as the school hosts both indoor and outdoor competitions.

As previously mentioned, parent drop-offs and pickups have increased dramatically. Any inclement weather, rain, cold, or snow, increases the need for more traffic holding capacity. The current lot has only a few spaces to spare once all staff arrive for work each day. Wood Oaks also hosts parking for Park District events, and it acts as a spare lot for Northbrook Days.

This use has deteriorated the parking lot surface and infrastructure to the point of needing to be completely replaced. Understanding the current needs of the school, District 27 has engaged CAGE Civil Engineering to design a new parking area, enlarge the current traffic loop, and create a separate bus loop on D27 property at the corner of Sanders Road. and Walters Ave. This redesign will more than double our current parking capacity. It will also bring the school up to the current zoning code parking requirements. A traffic study was performed to assess the

need for more car capacity. The redesigned traffic loop will accommodate even the busiest parent drop-off day.

Included in this redesign are increased stormwater detention, EV charging stations, improved LED lighting, and Crisis Prevention Through Environmental Design (CPTED) for added safety measures. Every improvement made to the Wood Oaks parking and traffic infrastructure increases the safety level for students, staff, and parents. The increased traffic capacity and bus/car separation will greatly improve traffic flow and accident avoidance on and off of Sanders Road. Frustrated parents will not be inclined to drop students off inside the parking lot or park in the surrounding neighborhood streets. Bus ridership may actually increase as students will no longer have to wait to board buses after all car traffic has finished loading. District 27 also acknowledges the need for sustainability and green space. CAGE Civil Engineering has been directed to provide options for paver-surfaces, bioswales, and other green space opportunities as budgeting and Metropolitan Water Reclamation District (MWRD) requirements allow.

This parking infrastructure project will improve safety for all District 27 stakeholders, and it will serve the families of District 27 as well as various user groups, including the Northbrook Park District and Village of Northbrook. These improvements are an investment for the community for many years in the future.

Sustainability Addendum Response

Wood Oaks Junior High School – Northbrook School District 27

The proposed parking and site improvements at Wood Oaks Junior High School have been planned with a strong emphasis on sustainability, environmental stewardship, and alignment with the Village of Northbrook's Climate Action Plan goals.

District 27 has acknowledged the importance of incorporating sustainable and green infrastructure where feasible. As part of the project design, CAGE Engineering evaluated opportunities for enhanced stormwater management, including increased on-site above ground detention, the use of permeable paver pavement systems, bioswales, and other green space strategies as permitted by site constraints, budget considerations, and Metropolitan Water Reclamation District (MWRD) requirements.

Permeable pavers are proposed within the parking lot improvements to reduce impervious surface impacts and improve on-site stormwater management. These systems allow stormwater to infiltrate through the pavement surface, reducing runoff volumes, improving water quality through natural filtration, and decreasing the burden on downstream storm sewer infrastructure. The use of permeable pavement also supports groundwater recharge and contributes to reduced surface ponding during storm events.

The proposed landscape design further supports these sustainability objectives. Approximately seventy percent (70%) of the plant palette consists of native species or regionally appropriate nativars. All plant selections were chosen specifically for their hardiness, tolerance of urban conditions, and drought resistance, reducing the need for excessive irrigation, chemical treatments, and long-term maintenance.

The landscape plan emphasizes species diversity and ecological resilience through the use of twelve (12) canopy and evergreen tree species and thirteen (13) understory tree and shrub varieties. This diversity helps create a sustainable landscape installation that is better able to withstand pests, disease, and drought conditions while enhancing habitat value and visual interest across the campus.

Trees removed as part of the construction activities are being replaced with large native tree selections planted throughout the school campus. These replacement trees will increase overall canopy coverage, provide additional shade, and contribute to mitigation of the urban heat island effect, while enhancing pedestrian comfort and campus aesthetics.

Additional sustainability measures incorporated into the overall project design include provisions for EV charging stations, upgraded energy-efficient LED lighting, and site design strategies that improve safety and functionality while minimizing environmental impacts. Collectively, these improvements reflect a balanced, performance-based approach that integrates infrastructure upgrades with long-term sustainability goals for the Wood Oaks Junior High School campus.

03.10.2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD25-12 – 1250 Sanders Road – Wood Oaks Parking Lot

Dear Swati,

CAGE Engineering, Inc. (CAGE) has received the following Tree Preservation Comments via email, on February 11, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Developments & Planning Services Department Comments:

1) Plat: Based on the DPS response from the applicant, dated 1-21-26 – it appears that the applicant wishes to resubdivide the property as opposed to consolidate:
   a) Confirm if the applicant will resubdivide the four PINs into two lots. The engineering plan lot lines do not match the Plat.
   Response: Correct, per our discussion, the four PINs (Parcels A, B, C and D) will be resubdivided into Lots 1 and 2.
   b) If yes, prepare a Final Plat of Subdivision showing proposed lots. See Final Plat Worksheet attached.
   Response: Final Plat of Subdivision is included in this resubmittal.

2) Rezoning Worksheet: Revise the worksheet and note the requested zoning district for the proposed lots. Revise worksheet statements as applicable. See a copy of the worksheet attached.
   Response: Revised Rezoning Worksheet is included in this resubmittal.

3) Annexation: Item 2) on this page should enter the complete address of the Subject Property (signature not required). See document attached.
   Response: Revised Petition for Voluntary Annexation is included in this resubmittal.

4) Legal Description: Confirm and submit a Word document with the existing legal description and post-subdivision legal description of the Subject Property.
   Response: Existing legal description is enclosed. Per our surveyor and previous discussion, the post-subdivision legal descriptions for Lots 1 and 2 will be created after recording.

5) Surrounding Property PIN List: Several entries on the spreadsheet are noted as “TBD”. Enter Owner Name and Mailing Address for these PINs and if not available through any reliable source, then enter the property address for these items and submit.
Response: Surrounding PIN list was verified and revised accordingly.

6) The project narrative and the sustainability response mentions ‘EV charging stations’ – confirm if EV charging stations will be installed within the parking lot. If yes, show the location within the parking lot on the site plan.
Response: The project intends to install 3 EV charging stations and they are now noted on the plans. One will be accessible.

7) Parking: The total parking count noted in the parking summary table on the site plans probably accounts for the four spaces along Sanders Road, however those spaces are not shown on the plan. Show the existing and proposed spaces and match the data on the plans. Confirm and revise as appropriate.
Response: The spaces along Sanders Road are now shown on the plans as they should be accounted for as part of the campus parking count.

8) Landscape Plan: Transition Landscape Area: Transition Landscape Area Type C (10-106.G.) is applicable between IB and residential districts. In this instance around the bus drop-off area.
   a) Given that the landscape buffer distance along the west property line is 15 feet – show and label a fence along the west property line on the site and landscape plan. Provide a detail.
   Response: The landscape buffer has been increased to 20 feet so a fence will not be required per the Type C requirements. Additional plantings have been provided per code.

9) Based on the comments above, match all plans for details.
Response: Plans have been updated accordingly.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.

Claudia Welp

Claudia Welp
Director of Operations - Illinois

Plan Review	Engineering Code Review / Response 1250 SANDERS RD	Reviewer: Aram Beladi [redacted]

Date Review Completed: 02/09/2026

Instructions:

A. *Return this sheet with the revised drawings / documents to permits@northbrook.il.us*
B. *The design professional must indicate the location of each revision (sheet/detail number) & respond to every comment in the Response spaces provided below; do NOT submit a separate response letter, USE THIS FORM.*
C. *The design professional must include on each new drawing: their seal, signature, date of signing and date of license expiration.*
D. *Identify all drawing revisions with a BUBBLE.*
E. *Any revisions that are in addition to the review comments must be bubbled and explained in a separate narrative.*

Questions concerning Review Comments should be directed to [redacted].

Building Code Review Comments

1. Total of 50' ROW dedication required on Sanders Road. 33' required ROW dedication is sufficient on Walters Ave.
Response:

ROW dedication along Sanders Road has been increased to 50'.

2. All above ground detention basins shall be located such that the design high water level is a minimum of 10 feet from any property line, structure, and right-of-way.

Any sharp change in grade adjacent to sidewalk requires a 3' buffer or physical barrier seperating sidewalk and change in grade.
Response:

Setbacks from property lines for detention are maintained at locations adjacent to residential. Buffers near sidewalks are maintained.

3. Extend sidewalk on Walters to connect to corner current presentation shows it dead ending at ROW.
Response:

Sidewalk was added to connect to the sidewalk on Walters.

End of Review Comments

The Design Professional is to complete the follow

Claudia Welp — Claudia Welp

Print Name *Signature*

Date: 03/10/26

03/10/2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD-25-21: 1250 Sanders – Wood Oaks Jr. High Parking Lot Expansion – Tree Preservation Review 2

Dear Swati,

CAGE Engineering, Inc. (CAGE) has received the following Tree Preservation Comments via email, on February 11, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Tree Preservation Comments:

1) Waiting for tree inventory to be completed. On the plans, please show all trees located within the construction area or along the proposed construction access path and any trees within 15 feet of the property lines on adjacent properties, including trees located in the Village owned parkways. The table shall include tree number (to correspond to a tree on the plans), size, species, condition and if the tree is to be preserved or removed. The table shall be filled out by a certified arborist. Please include the certified arborist's name, contact number and certification number on the plans. Replacement calculations may change based on the trees being removed. Final tree replacements can be handled at time of permit submittal.
   Response: We are in the process of engaging a certified arborist for the tree survey. This will be updated in the next round of revisions.

2) Plans okay to proceed to plan commission.
   Response: Comment acknowledged.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.

Claudia Welp

Claudia Welp
Director of Operations - Illinois

03/10/2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD-25-21: 1250 Sanders – Wood Oaks Jr. High Parking Lot Expansion – Traffic Comments 2

Dear Swati,

CAGE Engineering, Inc. (CAGE) has received the following Traffic Comments via email, on February 11, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Traffic Comments:
Civiltech has reviewed the revised Traffic Planning Study prepared by Gewalt Hamilton dated January 20, 2026 along with the associated site plan, disposition of comments, and supporting exhibits for the Wood Oaks Junior High School parking lot expansion project. The previous traffic-related comments have been appropriately addressed. With respect to the recommendations contained in page 21 of the traffic study, Civiltech has the following responses:

1) *Signage should be placed on Walters Avenue at the bus loop entrance to discourage non-bus usage.*

   Civiltech concurs with this recommendation. Based on our experience, signage will likely need to be occasionally reinforced by school communications and on-site staff to ensure parents and guardians comply.
   Response: This has been updated.

2) *Per IDOT's criteria, as followed by CCDOTH, auxiliary turn lanes are warranted along Sanders Road at the North Site Access Drive. The lack of an auxiliary left-turn lane results in considerable back-ups as well as an increased risk for front-to-rear crashes. Other intersections within the site vicinity were observed to experience potential similar issues. Furthermore, field observations showed potential drainage issues along Sanders Roads given the lack of curb, gutter, or proper drainage ditches. The Village should identify if Sanders Road is a high priority for improvement based on regional needs, and if so, coordinate with CCDOTH regarding future roadway studies and projects.*

   Because this is not a school capacity expansion, traffic volumes will remain relatively stable in the future. Furthermore, the project will improve traffic on Sanders Road by increasing internal queuing space, thus reducing impacts of queues on Sanders Road. Therefore, we agree that adding turn lanes should not be a requirement of the development. We agree with

the traffic study that coordination with Cook County should be considered to incorporate the appropriate modifications into a future roadway project.
Response: Acknowledged.

3) *At the South Site Access Drive, a high-visibility crosswalk should be striped on the west leg of the intersection to delineate a proper zone for pedestrians to cross.*

   We concur with this recommendation.
   Response: This has been updated.

4) *A high-visibility crosswalk should be marked on the service drive south of the school where the new pedestrian connection to the bus loop is proposed.*

   We concur with this recommendation.
   Response: This has been updated.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.



Claudia Welp
Director of Operations - Illinois

01.21.2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD25-12 – 1250 Sanders Road – Wood Oaks Parking Lot

Dear Swati,

CAGE Engineering, Inc. (CAGE) has received the following Tree Preservation Comments via email, on January 7th, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Developments & Planning Services Department Comments:

1) Plat of Consolidation:
   a) Is the Applicant requesting to combine the open space parcel with the other three parcels as one lot and rezone the consolidated lot/school property to IB Institutional Building District? Confirm.
   Response: We are looking to combine the two southern parcels the parcel entirely. As for the open space parcel, we are looking to take combine around half of the northern portion of the parcel with the three other parcels to make one lot. This is being done due the new parking extension and detention basin encroaching into the existing open space parcel boundary.
   b) Show and label the right-of-way dedication along Walters Avenue and Sanders Road for the two unincorporated parcels. Match all plans appropriately.
   Response: Plat has been revised to show right-of-way dedication along Walters Avenue and Sanders Road, see provided Plat of Consolidation and Civil Engineering Plans.
   c) The legal description noted on page 2 of the plat is describing the existing conditions or the proposed consolidation? Explain.
   Response: The legal description described the existing conditions. The legal description for the proposed conditions will be on the consolidation plat after the subdivision is recorded.
   d) Is the 'Mortgage Certificate' required on the Plat? Who is responsible for signing this certificate?
   Response: The mortgage certificate has been removed from the Plat.

2) Worksheets:
   a) The responses for item no. (i) on the Comprehensive Plan Amendment Worksheet and Rezoning worksheet states that the property is not vacant. Even though that is true for the majority of the property, the complete scope includes the two vacant parcels proposed for the bus turn-around lane. The responses should include elements from

complete scope of work to accurately address the Standards. Revise the documents appropriately.
Response: The responses for item no. (i) have been updated on both worksheets to include the two currently vacant southern parcels.

3) Annexation:
   a) Petition: Item 2) on this page should enter the complete address of the Subject Property (signature not required). See document attached.
   Response: See attached document.
   b) Staff has updated the Annexation Affidavit with the most current information, which is attached. Sign and notarize the document and submit.
   Response: See attached document.
   c) Confirm if 1370 Sanders and 1390 Sanders is tax exempt. If not, submit tax bill from the Cook County Treasurer's Office indicating no current property taxes due and owing.
   Response: Both properties are tax exempt as shown on the Cook County Treasurer's website.

4) Legal Description: Confirm the existing and proposed legal description of the Subject Property. Update the Word document and submit.
   Response: Revised legal descriptions have been submitted.

5) Surrounding Property PIN List: Several entries on the spreadsheet are noted as "TBD". Enter Owner Name and Mailing Address for these PINs and if not available through any reliable source, then enter the property address for these items.
   Response: Surrounding Property PIN List has been updated. Any previous TBD's have been marked as N/A's since more information on those specific PIN's was not able to be found.

6) Parking:
   a) Confirm the total number of existing parking spaces on the property; the number of spaces removed; and new spaces added. Confirm the final proposed total parking count for the permanent parking lot plus the temporary spaces within the basketball court.
   b) Confirm and show the minimum number of handicapped parking stalls per the Illinois Accessibility Code on the site plan for the entire school parking lot.
   Response: Parking summary has been revised to show the number of existing and proposed parking stalls as well as the number of handicapped parking stalls, see sheet C2.0.

7) Landscape Plan:
   a) Label all proposed landscape material with their respective type.
   Response: All labels for construction and installation have been added to the drawings.
   b) Add a column to the Plant List noting the height at maturity for the proposed landscape material.
   Response: A column had been added for maximum height and width.

c) The parking area end cap and island is required to have a minimum width of 10 feet and length of 18 feet. Revise the site plan and landscape plan to show and label the minimum required dimensions. (10-106.F)
Response: Islands and end caps have been updated and plantings revised.

d) A parking area island should be provided 10 parking spaces apart or not more than 90 feet. A section of the parking lot shows that the parking area island is 13 spaces or 117 feet apart. Revise the plan for compliance (10-106.F.1.a.iii)
Response: A parking island has been added.

e) Transition Landscape Area: Transition Landscape Area Type C (10-106.G.) is applicable between IB and residential districts. In this instance around the bus drop-off area. Label the landscape buffer distance and Type C Standards to show compliance with the requirements [Table 10-106-G(3)(c)].
Response: Table and drawings has been updated. We ask for a waiver for the full transition area landscape requirement. The school board is concerned about views and security related to additional shrub plantings.

8) Lighting Plan:
   a) Confirm if all new proposed outdoor lighting fixtures shall be so designed, arranged and operated as to prevent direct rays of light from being cast on to any adjacent property or street.
   Response: The D-Series LED Area Lights family offers fifteen optical distributions including our unmatched Backlight Control optics that reduce light behind poles while providing excellent forward and lateral projection. Poles can be strategically placed near adjacent property or boundary lines while achieving optimal curb line results. These and the wide selection of D-Series optical distributions allows you to create a lighting design that maximizes application efficiency and minimizes light trespass. The D-Series also has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.
   b) Based on a response to comment number 1.b. – if the right-of-way dedication shifts the property line, then all plans should be revised including the photometric plan.
   Response: A revised photometric plan has been provided showing the right-of-way dedication.

9) Fence: Is there a fence proposed for this project?
   Response: There are currently no plans for proposed fencing for this project.

10) Signage: Are there any new signs proposed for the school at this time as part of this project?
   Response; There are no new signs proposed for the school at this time. No signs are being removed except for one being salvaged on the west side of the parking lot near the basketball courts.

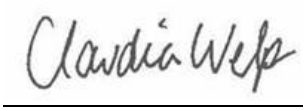
11) Based on the comments above, match all plans for details.
   Response: Comment acknowledged. All resubmitted plans shall match based on the comments provided.

12) For your information only: Our records indicate that the two unincorporated parcels have a water utility recapture fee of $1,450 each (total $2,900) due upon connection. There is no payment or action necessary at this time, however, please note that if there are any future utility connections for these properties, then the recapture fee will be required.

Response: Comment acknowledged.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.



Claudia Welp
Director of Operations - Illinois

01.21.2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD-25-21: 1250 Sanders – Wood Oaks Jr. High Parking Lot Expansion – Tree Preservation Review 1

Dear Swati,

CAGE Engineering, Inc. (CAGE) has received the following Tree Preservation Comments via email, on January 7th, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Tree Preservation Comments:

1) Use Village details for tree protection, tree planting, shrub planting, and parking island tree planting. Details can be found at https://www.northbrook.il.us/366/Engineering-Standards-Specifications.
   Response: Completed as requested.
2) On the plans, please show all trees located within the construction area or along the proposed construction access path and any trees within 15 feet of the property lines on adjacent properties, including trees located in the Village owned parkways. The table shall include tree number (to correspond to a tree on the plans), size, species, condition and if the tree is to be preserved or removed. The table shall be filled out by a certified arborist. Please include the certified arborist's name, contact number and certification number on the plans. The table on L2.3 shows Heritage trees being removed. I do not believe there are any Heritage trees being removed. The inventory will verify. Replacement calculations may change based on the trees being removed.
   Response: Replacement trees have been changed to an estimate 50% landmark for now, finals will be updated based on arborist's survey.
3) Verify the proposed tree removals. More trees are shown to be removed on the engineering plans than on the landscape plans. Based on the proposed engineering, it is likely that the removals will follow the engineering plans. Update the landscape plans as needed. Replacement calculations will change based on the additional removals.
   Response: Completed as requested.
4) Label all proposed plantings on the landscape plan with their respective types.
   Response: Completed as requested.
5) Replace Redpointe Red Maple, Shademaster Honey Locust, Red Oak, and Greenspire Littleaf Linden trees with trees off the Village's approved Tree Replacement List. Those 4 trees are listed as overplanted/do not plant.
   Response: Completed as requested.

6) Remove the proposed trees from the center of the new circle drive. This area is proposed to be used for detention.
   Response: Completed as requested.
7) Please include, on the plans, a table showing proposed soil volumes for any island containing trees. The islands should provide adequate soil volume for the proposed tree based on the tree's size at maturity.
   Response: Completed as requested.
8) Proposed evergreens and ornamental trees should be a minimum of 8 foot tall.
   Response: Completed as requested.
9) Enhanced screening on the west side of the proposed circle drive may need to include trees of a columnar variety as to not encroach/grow into the neighbor's tall dense hedge.
   Response: Completed as requested.
10) Additional comments may be forthcoming with future submittals.
   Response: Comment acknowledged.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.

Claudia Welp

Claudia Welp
Director of Operations - Illinois

01.21.2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD-25-21: 1250 Sanders – Wood Oaks Jr. High Parking Lot Expansion – Traffic Comments

Dear Swati,

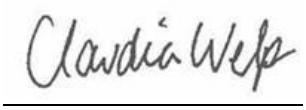
CAGE Engineering, Inc. (CAGE) has received the following Traffic Comments via email, on January 7th, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Traffic Comments:

1) Include a discussion in the traffic study regarding the operation of the proposed school bus drop off accessed from Walters Avenue. Provide information on number of buses anticipated and queuing anticipated within the circular drop off area and on Walters Avenue.
   Response: Refer to revised traffic study for discussion of school bus drop off.
2) Include an updated site plan in the traffic study that matches the current development proposal.
   Response: Traffic study has been revised to include latest site plan
3) Include AutoTurn exhibits showing the paths of buses entering and exiting the drop off area to confirm the design of the proposed driveway on Walters Avenue.
   Response: AutoTurn exhibits showing bus paths as well as bus stacking have been provided, see EX-3 and EX-4.
4) Consider providing an exhibit that shows the stacking space available (using rectangles to represent cars) for both the existing and proposed conditions.
   Response: Stacking exhibits for both the proposed and existing parking conditions have been provided, see EX-1 and EX-4.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.



Claudia Welp
Director of Operations - Illinois

Archived: Wednesday, May 13, 2026 1:14:15 PM
From: Claudia Welp
Sent: Wednesday, May 13, 2026 12:37:07 PM
To: Pandey, Swati
Cc: Kimberly Rio; Kohlstedt, Michaela; Marisa Kolman; Rick Hansen
Subject: RE: Wood Oaks - additional drawing request
Sensitivity: Normal

Beware External Email - Think Before You Act

Hi Swati,

Connecting an additional lane to the north bus loop was also evaluated and determined to not be a feasible solution for the site. This approach would still result in buses and parent vehicles attempting to enter the site from the same location, continuing the intermixing of traffic patterns and not significantly improving the overall circulation objectives of the proposed plan.

In addition, student drop-off locations would need to occur farther from the building or along the backside of the facility, creating concerns related to student supervision, visibility, and overall site security. Students exiting buses in this area may also be required to cross traffic movements to access the building, introducing additional pedestrian safety concerns.

Implementation of this option would also require substantial reconstruction of the existing loop roadway and improvements located on Park District property. This would likely necessitate extensive coordination, additional cost, and the establishment of an intergovernmental agreement between the involved agencies before the improvements could proceed. Given these operational, pedestrian safety, security, and coordination challenges, this alternative was not considered a practical or beneficial improvement to the overall site circulation plan.

Last, as you mentioned, they will still be utilizing the Walters/Sanders traffic light.

Thank you,
Claudia

Claudia Welp
Director of Operations - Illinois
CAGE
M: 815-757-0140
P: 630-598-0007
www.cagecivil.com
Civil Engineering
Land Surveying
Construction Management
Illinois | Colorado | Arizona | Florida | North Carolina

From: Kohlstedt, Michaela <Michaela.Kohlstedt@northbrook.il.us>
Sent: Monday, May 11, 2026 9:29 AM
To: Claudia Welp <cwelp@cagecivil.com>; Marisa Kolman <mkolman@cagecivil.com>
Cc: Pandey, Swati <Swati.Pandey@northbrook.il.us>; Kimberly Rio <rio.k@nb27.org>
Subject: RE: Wood Oaks - additional drawing request

Did the District ever consider extending the parking drive aisle along the NORTH side of the property to the northern portion of the Park District cul-de-sac? That is what the Village was asking in the email below sent on April 30.

While the buses would still require accessing the traffic light eastbound at Walters and Sanders, they would at least be approaching from further west instead of attempting the left turn out of the proposed bus cul-de-sac that results in the buses needing to turn out of the site into the eastbound right turn lane to adequately maneuver to the eastbound left turn lane on Walters. It would also allow for buses on the road to have more than two moving eastbound at the light without impeding other westbound traffic flow given the current proposed proximity to the Walters and Sanders traffic light.

Michaela Kohlstedt, AICP (She/Her/Hers)
Deputy Director | Village of Northbrook
Development & Planning Services
1225 Cedar Lane | Northbrook, IL 60062
d: 847-664-4057

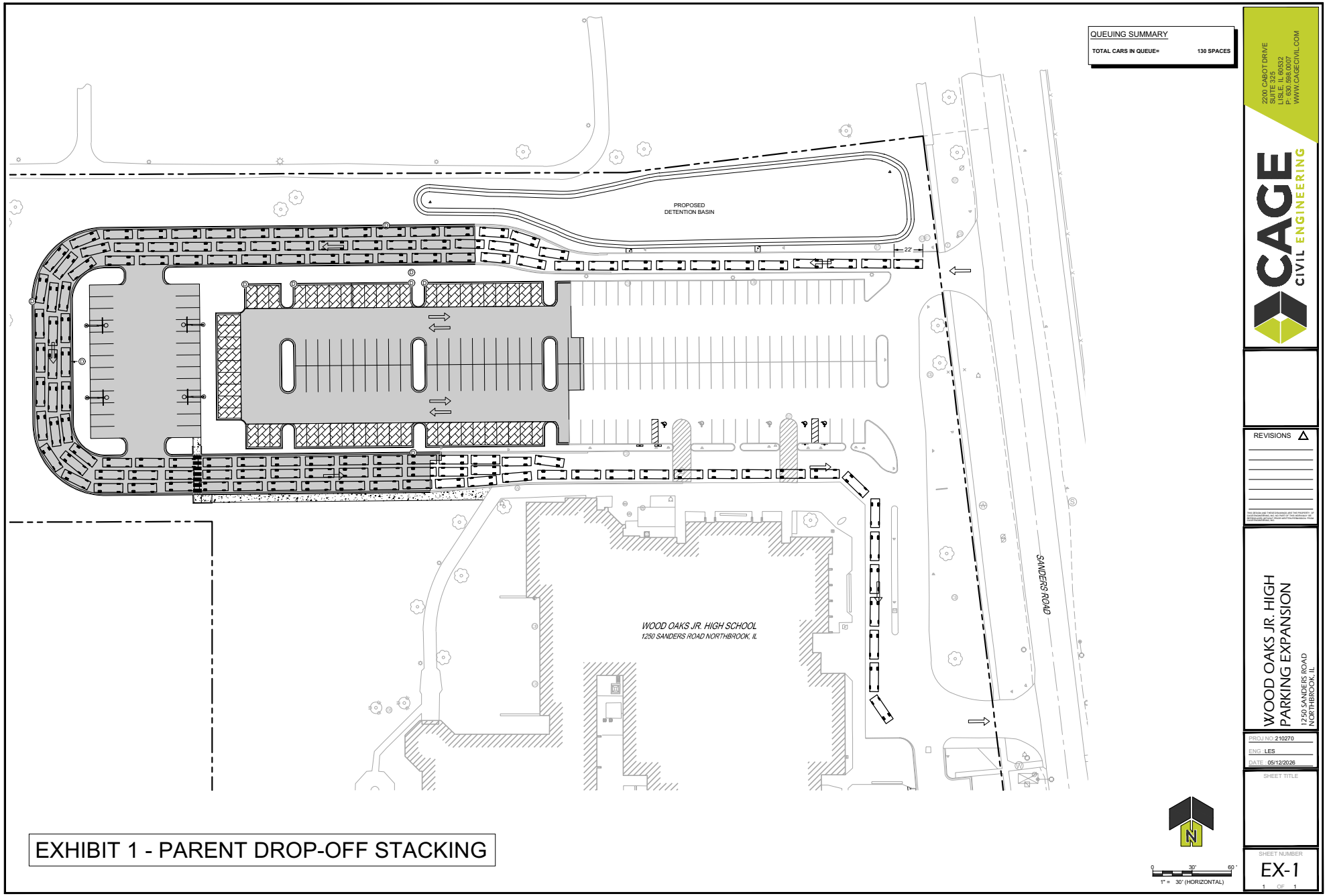


EXHIBIT 1 - PARENT DROP-OFF STACKING

CAGE CIVIL ENGINEERING
2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM

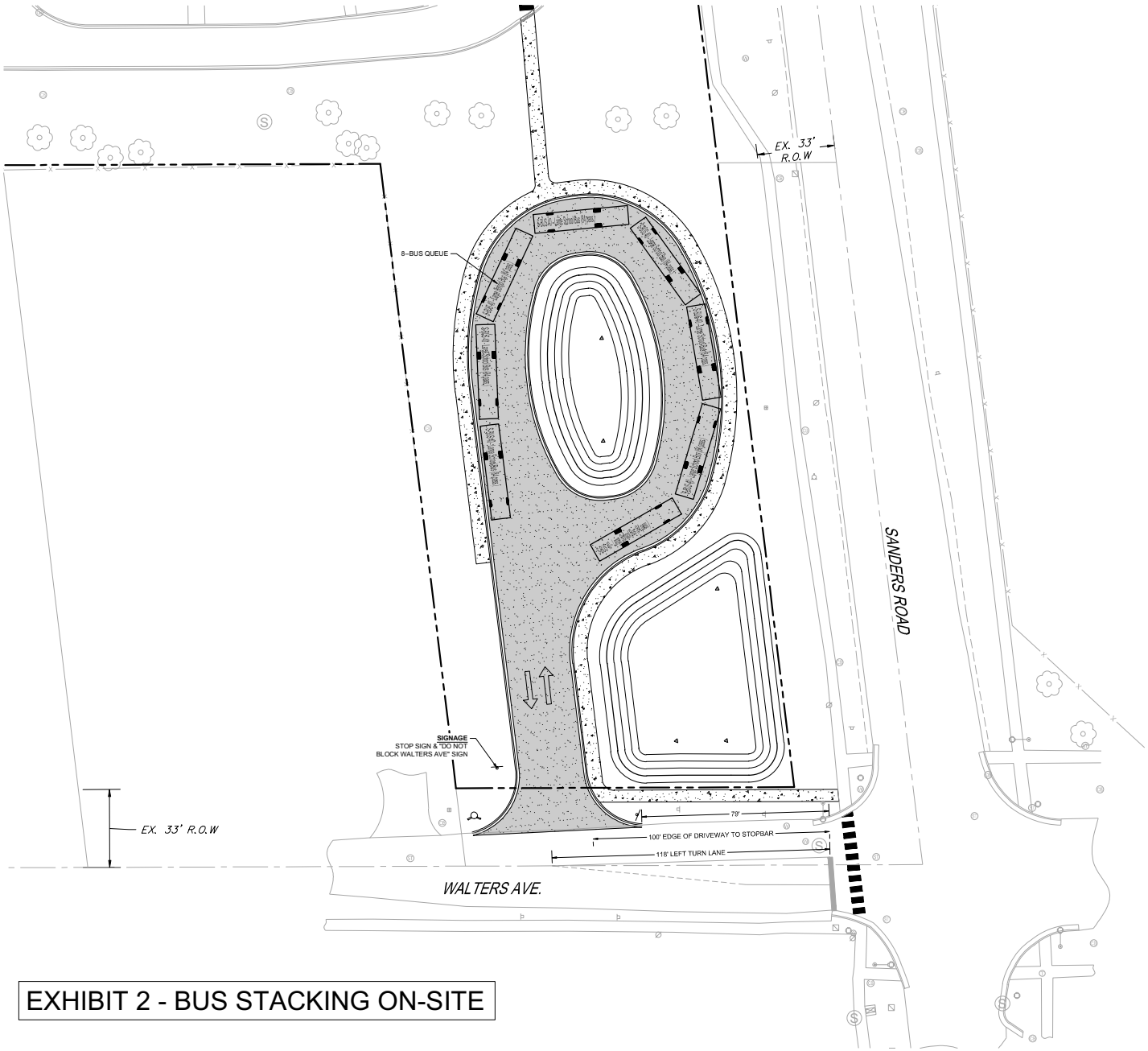
REVISIONS

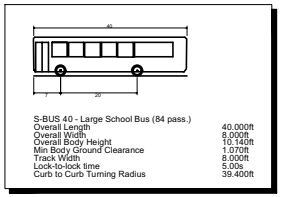
WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 05/12/2026

SHEET TITLE

SHEET NUMBER
EX-1
1 OF 1





S-BUS 40 - Large School Bus (84 pass.)

Overall Length	40.000ft
Overall Width	8.000ft
Overall Body Height	10.140ft
Min Body Ground Clearance	1.070ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	39.400ft

EXHIBIT 2 - BUS STACKING ON-SITE

0 20' 40'
1" = 20' (HORIZONTAL)

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

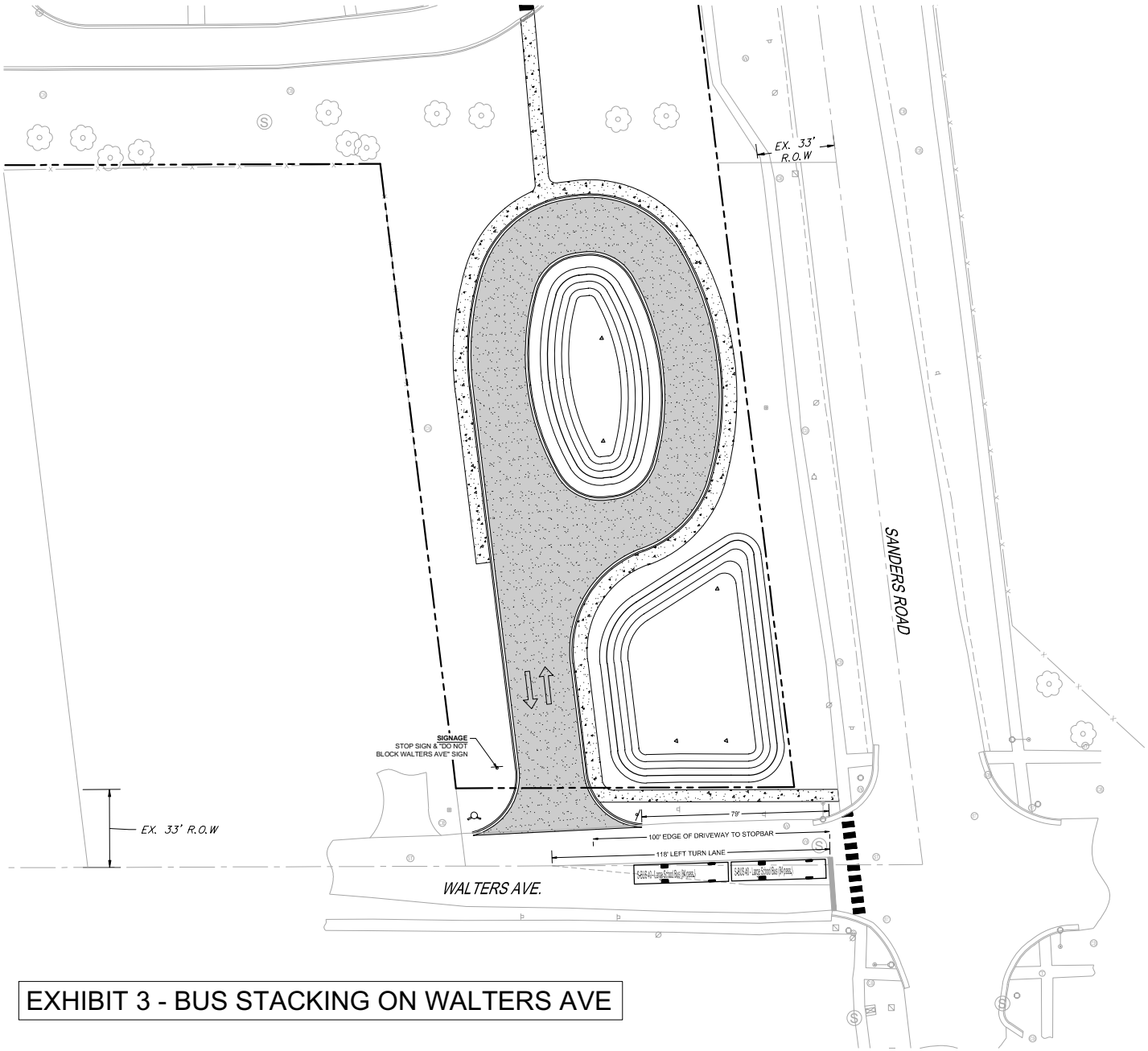
REVISIONS

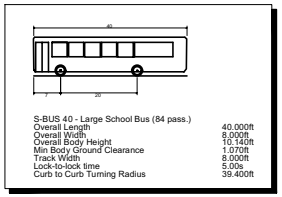
WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 05/12/2026

SHEET TITLE

SHEET NUMBER
EX-2
1 OF 1





S-BUS 40 - Large School Bus (84 pass.)

Overall Length	40.000ft
Overall Width	8.000ft
Overall Body Height	10.140ft
Min Body Ground Clearance	1.070ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	39.400ft

EXHIBIT 3 - BUS STACKING ON WALTERS AVE

0 20' 40'
1" = 20' (HORIZONTAL)

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

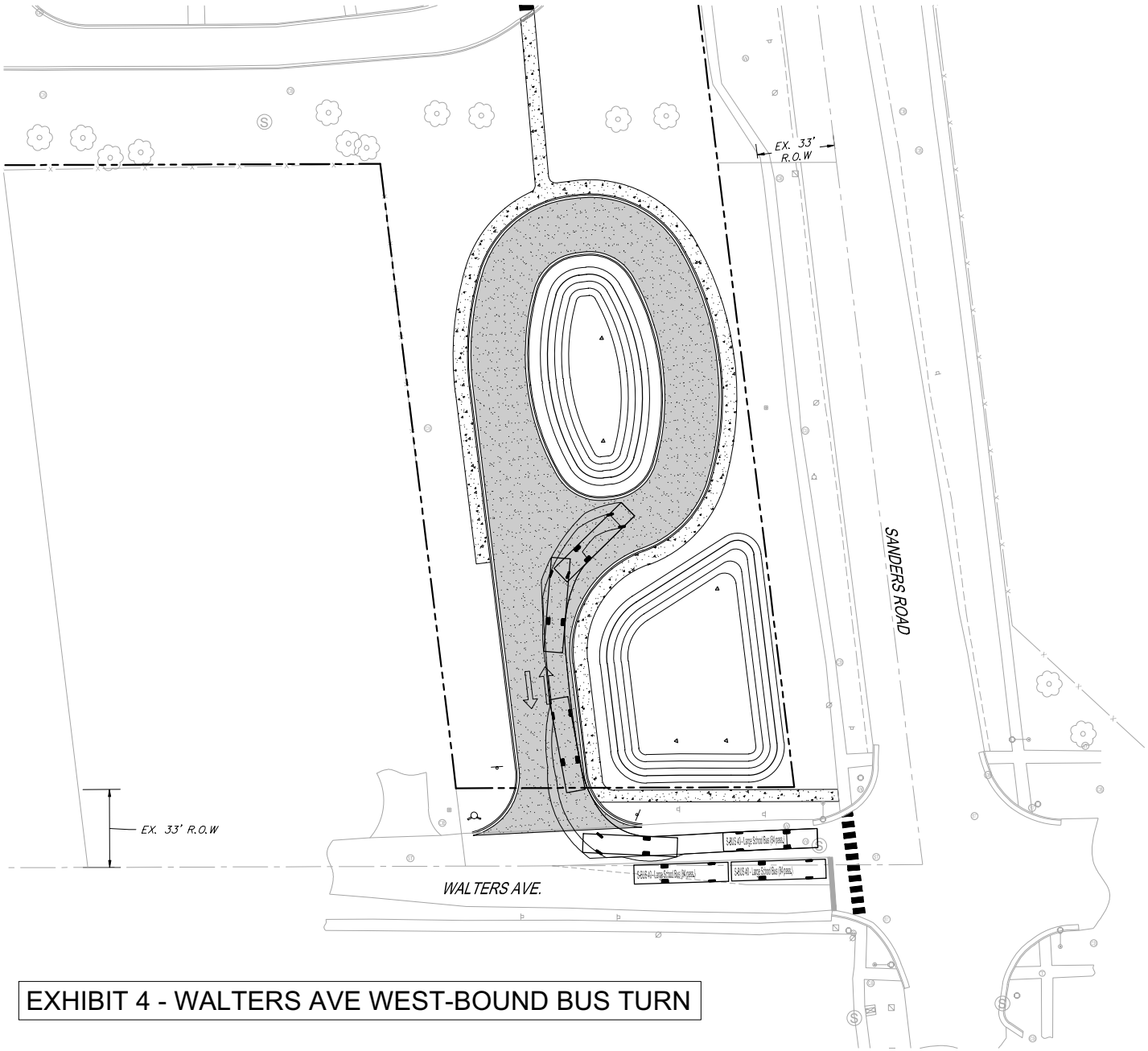
REVISIONS

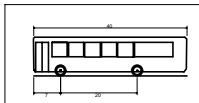
WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 05/12/2026

SHEET TITLE

SHEET NUMBER
EX-3
1 OF 1





S-BUS 40 - Large School Bus (84 pass.)

Overall Length	40.000ft
Overall Width	8.000ft
Overall Body Height	10.140ft
Min Body Ground Clearance	1.070ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	39.400ft

EXHIBIT 4 - WALTERS AVE WEST-BOUND BUS TURN

0 20' 40'
1" = 20' (HORIZONTAL)

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

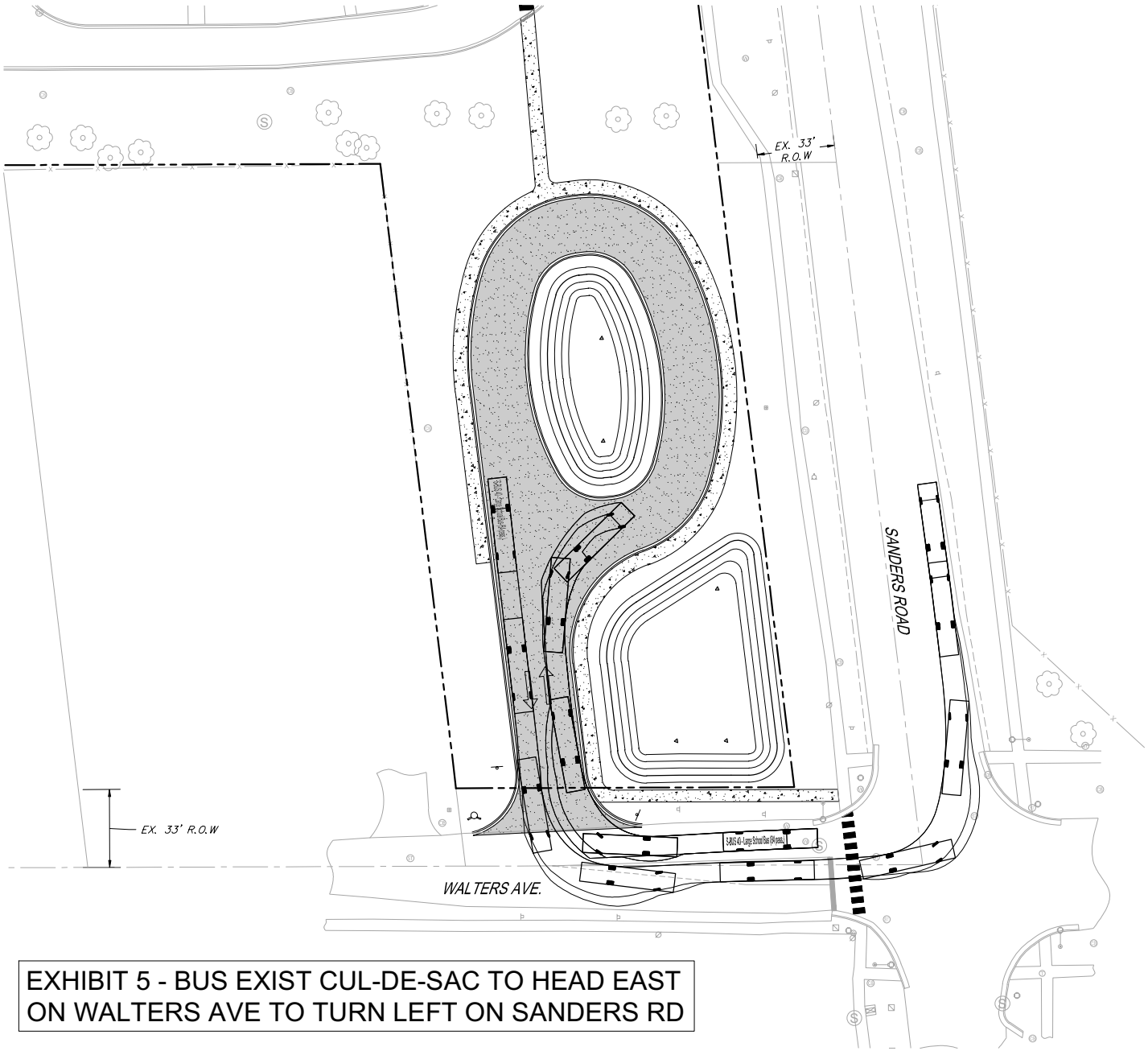
REVISIONS

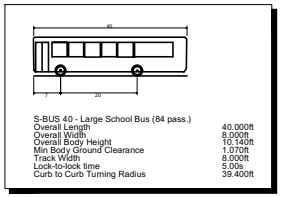
WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 05/12/2026

SHEET TITLE

SHEET NUMBER
EX-4
1 OF 1





S-BUS 40 - Large School Bus (84 pass.)	
Overall Length	40.000ft
Overall Width	8.000ft
Overall Body Height	10.140ft
Min Body Ground Clearance	1.070ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	39.400ft

EXHIBIT 5 - BUS EXIST CUL-DE-SAC TO HEAD EAST ON WALTERS AVE TO TURN LEFT ON SANDERS RD

0 20' 40'
1" = 20' (HORIZONTAL)

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

REVISIONS

WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 05/12/2026

SHEET TITLE

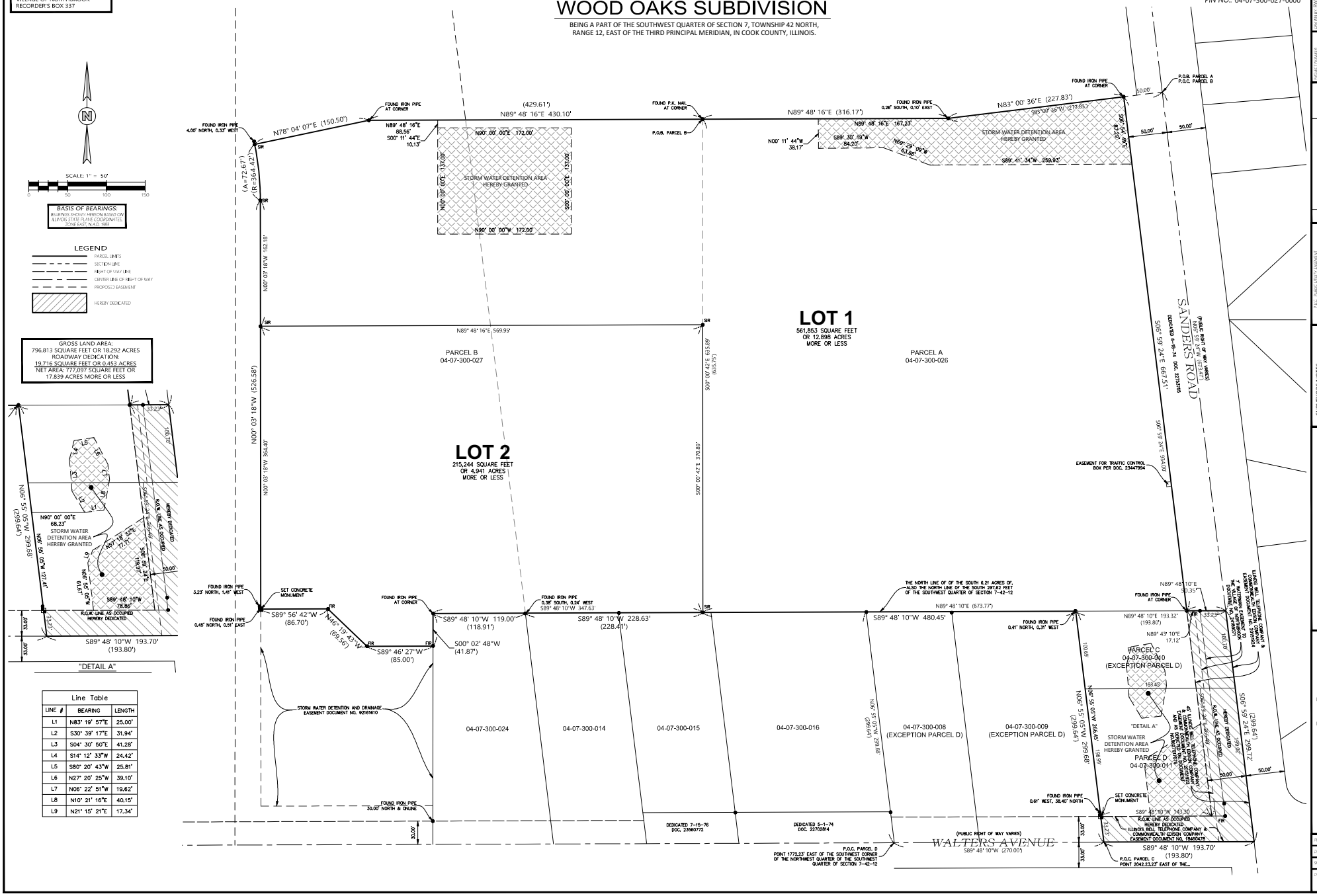
SHEET NUMBER
EX-5
1 OF 1

UPON RECORDING, RETURN TO:
VILLAGE OF NORTHBROOK
RECORDER'S BOX 337

FINAL PLAT OF SUBDIVISION
WOOD OAKS SUBDIVISION

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN NO.: 04-07-300-026-0000
PIN NO.: 04-07-300-027-0000



Line Table		
LINE #	BEARING	LENGTH
L1	N83° 19' 57"E	25.00'
L2	S30° 39' 17"E	31.94'
L3	S04° 30' 50"E	41.28'
L4	S14° 12' 33"W	24.42'
L5	S80° 20' 43"W	25.81'
L6	N27° 20' 25"W	39.10'
L7	N06° 22' 51"W	19.62'
L8	N10° 21' 16"E	40.15'
L9	N21° 15' 21"E	17.34'

SURVEYOR'S NOTES:
1) ALL DISTANCES ARE GIVEN IN FEET AND DECIMALS THEREOF.
2) BEFORE BEGINNING ANY CONSTRUCTION OF IMPROVEMENTS OR TREES, REFER TO APPROPRIATE VILLAGE OFFICIALS.
3) REFER TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES TO DETERMINE BUILDING LINES AND EASEMENTS.
4) DISTANCES MARKED WITH A CURVE ARE ALONG SAID CURVE.
5) DISTANCES ARE MEASURED PERPENDICULAR TO LOT LINES UNLESS OTHERWISE INDICATED.
6) BEARINGS ABBREVIATED AS SHOWN ARE RECORD DOCUMENT BEARINGS AND DO NOT NECESSARILY REFLECT FIELD MEASUREMENTS.

LEGAL DESCRIPTION
P.I.N. 04-07-300-026-0000 & 04-07-300-027-0000
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 03 MINUTES 18 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 526.58 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 16 SECONDS EAST, 569.99 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 42 SECONDS EAST, 635.89 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 48 MINUTES 10 SECONDS WEST ALONG SAID SOUTH LINE, 547.63 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CLIENT:
CAGE CIVIL ENGINEERING
330 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 598-0007

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (618) 559-2260

PROJECT NUMBER: 220116
DATE: 04/27/2026
SHEET: 1 OF 2
DRAWING NUMBER: PLAT

REV'S	DATE	DESCRIPTION
0	10/15/25	INITIAL SUBMITTAL
1	12/15/25	1ST REVISION
2	01/15/26	2ND REVISION
3	02/13/26	3RD REVISION
4	03/13/26	4TH REVISION
5	04/27/26	5TH REVISION

PROPERTY ADDRESS:
1250 SANDERS ROAD
NORTHBROOK, IL 60062

SURVEYOR: MATT SCHLAMACHER
SCALE: 1" = 50'
DRAWN BY: ANGELO ZAVARI
DATE: 10/15/2025
CHECKED BY: RPD
DATE: 04/27/2026

FINAL PLAT OF SUBDIVISION
WOOD OAKS SUBDIVISION

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

VILLAGE PRESIDENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS.

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

SIGNED: _____
PRESIDENT

ATTEST:_____
VILLAGE CLERK

VILLAGE COLLECTOR

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST THIS TRACT OF LAND INCLUDED IN THE PLAT HEREON DRAWN.

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

_____
VILLAGE TREASURER/COLLECTOR

COUNTY CLERK'S CERTIFICATE

I DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID CURRENT GENERAL, TAXES DELINQUENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND IN THE ABOVE PLAT.

_____
COOK COUNTY CLERK

DATE:_____

OWNERS CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF _____) SS

I,_____ HEREBY CERTIFY THAT I AM OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT AS SUCH, I HAVE CAUSED THE SAID PROPERTY TO BE SURVEYED AND CONSOLIDATED AS SHOWN HEREON.

DATED THIS _____ DAY OF_____, AD 20____.

_____
OWNER

_____
ADDRESS

NOTARY CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF_____) SS

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY IN THE STATE

AFORESAID, DO HEREBY CERTIFY THAT _____, OF THE _____,

WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEALED THIS _____ DAY OF _____, A.D., 20_____

_____
NOTARY PUBLIC

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

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

_____
VILLAGE ENGINEER

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

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

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

_____
CHAIRMAN

RESTRICTIVE COVENANTS AND EASEMENT FOR STORM WATER DETENTION AREA:

1. THE AREA OF THE PROPERTY DESIGNATED ON THIS PLAT AS "STORM WATER DETENTION AREA" SHALL BE CONTINUOUSLY MAINTAINED IN A FIRST-RATE MANNER BY OWNERS OF LOT 1 (THE "DETENTION AREA LOTS") AND AN EASEMENT ON, UNDER AND ABOVE THE STORM WATER DETENTION AREA IS HEREBY GRANTED TO , AND FOR THE USE AND BENEFIT OF, ALL OF THE LOTS IN THIS SUBDIVISION FOR THE SOLE PURPOSE OF STORM WATER DETENTION AND DRAINAGE.

2. NO CHANGE SHALL BE MADE IN THE FINISHED GRADE OF THE LAND WITHIN THE STORM WATER DETENTION AREA, NOR SHALL ANY CONSTRUCTION OF ANY KIND WHATSOEVER BE ERECTED OR PERMITTED TO EXIST WITHIN THE STORM DRAINAGE THEREIN OR MATERIALLY REDUCE THE STORM WATER DETENTION CAPACITY THEREOF. TREES, SHRUBS, FENCES AND NORMAL LANDSCAPE PLANTING SHALL BE PERMITTED WITHIN THE STORM WATER DETENTION AREA ONLY WITH THE PRIOR WRITTEN APPROVAL OF THE VILLAGE MANAGER OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS (THE "VILLAGE"). EACH OWNER OF A DETENTION AREA LOT SHALL MAINTAIN A GRASS COVER ON THE SURFACE OF THAT PORTION OF HIS LOT LOCATED WITHIN THE STORM WATER DETENTION AREA SHALL KEEP SUCH GRASS IN A NEAT AND TRIMMED CONDITIONS.

3. IN THE EVENT THE VILLAGE DETERMINES, IN ITS SOLE AND ABSOLUTE DISCRETION, THAT PRIOR MAINTENANCE OF THE STORM WATER DETENTION AREA IS NOT PERFORMED AT ANY TIME, THE VILLAGE, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE OWNERS OF THE DETENTION AREA LOTS, MAY BUT SHALL NOT BE OBLIGATED TO, ENTER UPON ANY OR ALL OF THE DETENTION AREA LOTS FOR THE PURPOSE OF PERFORMING MAINTENANCE WORK ON AND TO THE STORM WATER DETENTION AREA.

4. IN THE EVENT THAT THE VILLAGE SHALL CAUSE TO BE PERFORMED ANY WORK PURSUANT TO THESE PARAGRAPHS, THE VILLAGE SHALL HAVE THE RIGHT TO CHARGE THE OWNERS OF THE DETENTION AREA LOTS AN AMOUNT SUFFICIENT TO DEFRAY THE ENTIRE COST OF SUCH WORK OR ACTION, INCLUDING ADMINISTRATIVE COSTS, EITHER BEFORE OR AFTER SUCH COST IS INCURRED. IF THE AMOUNT SO CHARGED IS NOT PAID BY THE OWNERS OF THE DETENTION AREA LOTS WITHIN THIRTY (30) DAYS FOLLOWING A DEMAND IN WRITING BY THE VILLAGE FOR SUCH PAYMENT, SUCH CHARGE, TOGETHER WITH INTEREST AND COSTS OF COLLECTION, SHALL BECOME A LIEN UPON THE DETENTION AREA LOTS AND THE VILLAGE SHALL HAVE THE RIGHT TO COLLECT SUCH CHARGE, WITH INTEREST AND COSTS, AND TO ENFORCE SUCH LIEN AS IN FORECLOSURE PROCEEDINGS AS PERMITTED BY LAW.

5. NOTHING IN THESE PARAGRAPHS SHALL BE CONSTRUED TO CONSTITUTE A DEDICATION OF ANY PORTION OF THE STORM WATER DETENTION AREA OR OF THE DETENTION ARE LOTS TO, OR AN ACCEPTANCE THEREOF BY, THE VILLAGE.

6. THE VILLAGE SHALL BE UNDER NO OBLIGATION TO EXERCISE THE RIGHTS GRANTED IN THESE PARAGRAPHS EXCEPT AS IT SHALL DETERMINE TO BE IN ITS BEST INTEREST. NO FAILURE TO EXERCISE AT ANY TIME ANY RIGHT HEREIN GRANTED TO THE VILLAGE SHALL BE CONSTRUED AS A WAIVER OF THAT OR ANY OTHER RIGHTS.

7. THESE COVENANTS SHALL RUN WITH THE LAND IN THE SUBDIVISION SHOWN ON THIS PLAT, SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE OWNERS OF ALL LOTS OF RECORD THEREIN, THEREIN, THEIR RESPECTIVE SUCCESSORS, ASSIGNS AND GRANTEES AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM. ENFORCEMENT OF THESE COVENANTS MAY BE SOUGHT BY THE OWNERS OF ANY LOTS OF RECORD IN THIS SUBDIVISION, ANY PERSON WITH AN INTEREST IN ANY OF SAID LOTS OF RECORD, OR THE VILLAGE OF NORTHBROOK BY ANY PROCEEDING AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION, TO COMPEL AFFIRMATIVE ACTION, OR TO RECOVER DAMAGES, AND AGAINST THE LAND TO ENFORCE ANY LIEN CREATED BY THESE COVENANTS.

"LEGAL DESCRIPTION"

(PARCEL A)
THAT PART OF PARCELS 1, 3 AND 4 (HEREINAFTER DESCRIBED) TAKEN AS A TRACT, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CENTER LINE OF SANDERS ROAD, 673.47 FEET NORTHWESTERLY OF THE NORTH LINE OF THE SOUTH 6.21 ACRES, AS DESCRIBED IN PARCEL 3; THENCE WESTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF SANDERS ROAD, A DISTANCE OF 277.83 FEET; THENCE WEST ON A LINE FORMING AN ANGLE OF 6 DEGREES 47 MINUTES 40 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 316.17 FEET; THENCE SOUTH 635.75 FEET TO A POINT ON SAID NORTH LINE OF SOUTH 6.21 ACRES, SAID POINT BEING 673.77 FEET WEST OF THE CENTER LINE OF SANDERS ROAD; THENCE EAST ON SAID SOUTH LINE OF SOUTH 6.21 ACRES, A DISTANCE OF 673.77 FEET TO THE CENTER LINE OF SANDERS ROAD; THENCE NORTHWESTERLY ON THE CENTER LINE OF SANDERS ROAD, A DISTANCE OF 673.47 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 1:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 169 RODS AND 3 LINKS WEST OF THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTHEASTERLY ALONG A LINE BEARING SOUTH 6 DEGREES EAST, TO ITS INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF THE NORTH 1320 FEET OF SAID SOUTHWEST QUARTER, WHICH IS 1333.15 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST 4.36 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TO WIT: BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE WEST 169 RODS AND 3 LINKS TO A POINT; THENCE SOUTH 6 DEGREES EAST, 80 RODS AND 9 LINKS TO THE CENTER OF THE ROAD; THENCE EAST 56 RODS AND 18 LINKS TO THE CENTER OF THE ROAD; THENCE NORTH 6 DEGREES WEST 41 RODS ALONG THE CENTER OF ROAD; THENCE EAST 100 RODS AND 7 LINKS TO A POINT; THENCE NORTH 39 RODS AND 5 LINKS TO THE PLACE OF BEGINNING (EXCEPTING FROM SAID TRACT THE SOUTH 6.21 ACRES LYING WESTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED, ALSO EXCEPTING FROM SAID TRACT ALL THAT PART THEREOF LYING EASTERLY OF SAID TRACT THAT PART FALLING WESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTH LINE 1172.12 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTH 7 DEGREES EAST TO A POINT IN THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, 1333.15 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, IN COOK COUNTY, ILLINOIS.

PARCEL 4:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER AFORESAID, 1172.12 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE WEST TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 1320 FEET; THENCE EASTERLY 1333.15 FEET TO A POINT WHICH IS 1329.78 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING; THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING; EXCEPT THE WEST 922.80 FEET THEREOF AND EXCEPTING THE SOUTH 297.62 FEET OF THAT PART LING EAST OF THE EAST LINE OF THE WEST 1177.80 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

AND

(PARCEL B)
THAT PART OF PARCELS 1, 3 AND 4 (HEREINAFTER DESCRIBED) TAKEN AS A TRACT, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE CENTER LINE OF SANDERS ROAD, 673.47 FEET NORTHWESTERLY OF THE NORTH LINE OF THE SOUTH 6.21 ACRES AS DESCRIBED IN PARCEL 3; THENCE WESTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF SANDERS ROAD, A DISTANCE OF 277.83 FEET; THENCE WEST ON A LINE FORMING AN ANGLE OF 6 DEGREES 47 MINUTES 40 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 316.17 FEET TO THE PLACE OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 635.75 FEET TO A POINT ON SAID NORTH LINE OF SOUTH 6.21 ACRES, SAID POINT BEING 673.77 FEET WEST OF THE CENTER LINE OF SANDERS ROAD; THENCE WEST ON SAID NORTH LINE OF SOUTH 6.21 ACRES, A DISTANCE OF 228.41 FEET TO THE EAST LINE OF PARCEL 4; THENCE NORTHWESTERLY ON SAID EAST LINE OF PARCEL 4, A DISTANCE OF 2.48 FEET TO THE NORTH LINE OF THE SOUTH 297.62 FEET OF THE SOUTHWEST QUARTER, AS DESCRIBED IN PARCEL 4; THENCE WEST ON SAID NORTH LINE OF SOUTH 297.62 FEET, A DISTANCE OF 118.91 FEET TO THE EAST LINE OF WEST 1177.80 FEET OF THE SOUTHWEST QUARTER, AS DESCRIBED IN PARCEL 4; THENCE SOUTH ON SAID EAST LINE OF WEST 1177.80 FEET, A DISTANCE OF 41.87 FEET; THENCE WEST PARALLEL WITH SOUTH LINE OF PARCEL 4, A DISTANCE OF 85.0 FEET; THENCE NORTHWESTERLY ON A LINE FORMING AN ANGLE OF 43 DEGREES 53 MINUTES 50 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 69.56 FEET; THENCE WEST ON LINE FORMING AN ANGLE OF 43 DEGREES 43 MINUTES 35 SECONDS TO THE LEFT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 86.70 FEET; THENCE NORTH AT RIGHT ANGLES TO LAST DESCRIBED COURSE, A DISTANCE OF 526.58 FEET TO A POINT OF CURVE; THENCE NORTHERLY ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 364.42 FEET, A DISTANCE OF 72.67 FEET; THENCE NORTHEASTERLY ON A LINE FORMING AN ANGLE OF 95 DEGREES 05 MINUTES 10 SECONDS FROM SOUTH TO NORTHEAST WITH THE CHORD OF THE LAST DESCRIBED CURVE, A DISTANCE OF 150.50 FEET; THENCE EAST 429.61 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 1:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 169 RODS AND 3 LINKS WEST OF THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTHEASTERLY ALONG A LINE BEARING SOUTH 6 DEGREES EAST, TO ITS INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF THE NORTH 1320 FEET OF SAID SOUTHWEST QUARTER, WHICH IS 1333.15 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, WHICH 1172.12 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST 4.36 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE WEST 169 RODS AND 3 LINKS TO A POINT; THENCE SOUTH 6 DEGREES EAST, 80 RODS AND 7 LINKS TO THE CENTER OF THE ROAD; THENCE EAST 56 RODS AND 18 LINKS TO THE CENTER OF THE ROAD; THENCE NORTH 6 DEGREES WEST, 41 RODS ALONG THE CENTER OF ROAD; THENCE EAST 100 RODS AND 7 LINKS TO A POINT; THENCE NORTH 39 RODS AND 5 LINKS TO THE PLACE OF BEGINNING (EXCEPTING FROM SAID TRACT THE SOUTH 6.21 ACRES LYING WESTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED, ALSO EXCEPTING FROM SAID TRACT ALL THAT PART THEREOF LYING EASTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED) ALSO (EXCEPTING FROM SAID TRACT THAT PART FALLING WESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTH LINE 1172.12 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHERN QUARTER OF SECTION 27, AFORESAID; THENCE SOUTH 7 DEGREES EAST TO A POINT IN THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, 1333.15 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION); IN COOK COUNTY, ILLINOIS.

PARCEL 4:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER AFORESAID, 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE WEST TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 1320 FEET; THENCE EASTERLY 1333.15 FEET TO A POINT WHICH IS 1329.78 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING; THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING; (EXCEPT THE WEST 922.80 FEET THEREOF AND EXCEPTING ALSO THE SOUTH 297.68 FEET OF THAT PART LYING EAST OF THE EAST LINE OF THE WEST 1177.80 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

AND

(PARCEL C)
THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 2042.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, SAID POINT BEING 270 FEET EAST OF THE SOUTHEAST CORNER OF THE PREMISES CONVEYED TO HERMANN K. GUILDER AND EMMA E. GUILDER, HIS WIFE, BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13528275 THENCE NORTH 7 DEGREES WEST ON A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES SO CONVEYED TO HERMANN K. GUILDER AND WIFE 299.64 FEET, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION 193.80 FEET THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET AND TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, THENCE WEST ALONG SAID SOUTH LINE, 193.80 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AND

(PARCEL D)
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 1772.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 7 DEGREES WEST ALONG THE EASTERLY LINE OF THE PREMISES CONVEYED TO HERMIAN K. GUILDER AND EMMA GUILDER, HIS WIFE BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13528275, A DISTANCE OF 299.64 FEET TO THE NORTHEAST CORNER OF THE PREMISES SO CONVEYED TO HERMAN K. GUILDER AND WIFE, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, 463.80 FEET THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION; THENCE WEST OF A LINE PARALLEL WITH THE WESTERLY LINE THEREOF RUNNING NORTH 7 DEGREES WEST FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES AND EXCEPTING FROM SAID PREMISES THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART LYING EAST OF SAID LINE RUNNING NORTH 7 DEGREES WEST PARALLEL WITH THE WEST LINE THEREOF FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES IN COOK COUNTY, ILLINOIS.

PERMISSION TO RECORD

THE UNDERSIGNED HEREBY AUTHORIZES THE VILLAGE OF NORTHBROOK AND/OR ITS DESIGNATED AGENTS TO RECORD THIS PLAT OF CONSOLIDATION WITH THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS ON BEHALF OF THE UNDERSIGNED PURSUANT TO PARAGRAPH 2 OF THE PLAT ACT, ILLINOIS REVISED STATUTES, CHAPTER 19, SECTION 2, AS AMENDED.

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

_____
RUDY P. DIXON
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003832
MY LICENSE EXPIRES NOVEMBER 30, 2026
ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 007858-0008

VILLAGE STORM WATER DETENTION AREA EASEMENT BLOCK

1. THE AREA OF THE PROPERTY DESIGNATED ON THIS PLAT AS "STORM WATER DETENTION AREA" SHALL BE CONTINUOUSLY MAINTAINED IN A FIRST RATE MANNER BY THE OWNER ("OWNER") OF THE PARCELS CONSOLIDATED BY THIS PLAT OF CONSOLIDATION ("PROPERTY") FOR THE SOLE PURPOSE OF STORM WATER DETENTION AND DRAINAGE INCLUDING THE CONSTRUCTION, INSTALLATION, OPERATION, AND MAINTENANCE OF UNDERGROUND DRAINS, VAULTS, PIPES, PUMPS AND OTHER APPURTENANT FACILITIES (COLLECTIVELY, THE "STORM WATER DETENTIONS FACILITIES").

2. NO CHANGE SHALL BE MADE IN THE FINISHED GRADE OF THE LAND WITHIN THE STORM WATER DETENTION AREA, NOR SHALL ANY CONSTRUCTION OF ANY KIND WHATSOEVER BE ERECTED OR PERMITTED TO EXIST WITHIN THE STORM WATER DETENTION AREA THAT MIGHT MATERIALLY IMPEDE STORM WATER DRAINAGE THEREIN OR MATERIALLY REDUCE THE STORM WATER DETENTION CAPACITY OF THE STORM WATER DETENTION FACILITIES.

3. IN THE EVENT THE VILLAGE OF NORTHBROOK DETERMINES, IN ITS SOLE AND ABSOLUTE DISCRETION, THAT PRIOR MAINTENANCE OF THE STORM WATER DETENTION AREA OR THE STORM WATER DETENTION FACILITIES IS NOT PERFORMED AT ANY TIME, THE VILLAGE, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE OWNER, MAY, BUT SHALL NOT BE OBLIGATED TO, ENTER UPON THE PROPERTY FOR THE PURPOSE OF PERFORMING MAINTENANCE WORK ON AND TO THE STORM WATER DETENTION AREA AND/OR THE STORM WATER DETENTION FACILITIES.

4. IN THE EVENT THAT THE VILLAGE SHALL CAUSE TO BE PERFORMED ANY WORK PURSUANT TO THESE PARAGRAPHS, THE VILLAGE SHALL HAVE THE RIGHT TO CHARGE THE OWNER AN AMOUNT SUFFICIENT TO DEFRAY THE ENTIRE COST OF SUCH WORK OR ACTION, INCLUDING ADMINISTRATIVE COSTS, EITHER BEFORE OR AFTER SUCH COST IS INCURRED, IF THE AMOUNT SO CHARGED IS NOT PAID BY THE OWNER WITHIN THIRTY (30) DAYS FOLLOWING A DEMAND IN WRITING BY THE VILLAGE FOR SUCH PAYMENT, SUCH CHARGE, TOGETHER WITH INTEREST AND COSTS OF COLLECTION, SHALL BECOME A LIEN UPON THE PROPERTY AND COSTS, AND TO ENFORCE SUCH LIEN AS IN FORECLOSURE PROCEEDINGS AS PERMITTED BY LAW.

5. NOTHING IN THESE PARAGRAPHS SHALL BE CONSTRUED TO CONSTITUTE A DEDICATION OF ANY PORTION OF THE STORM WATER DETENTION AREA, THE STORM WATER DETENTION FACILITIES OR OF THE PROPERTY TO, OR AN ACCEPTANCE THEREOF BY, THE VILLAGE.

6. THE VILLAGE SHALL BE UNDER NO OBLIGATION TO EXERCISE THE RIGHTS GRANTED IN THESE PARAGRAPHS EXCEPT AS IT SHALL DETERMINE TO BE IN ITS BEST INTEREST, NO FAILURE TO EXERCISE AT ANY TIME ANY RIGHT HEREIN GRANTED TO THE VILLAGE SHALL BE CONSTRUED AS A WAIVER OF THAT OR ANY OTHER RIGHTS.

7. THESE COVENANTS SHALL RUN WITH THE PROPERTY, AND SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE OWNER, ITS SUCCESSORS, ASSIGNS AND GRANTEES AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM ENFORCEMENT OF THESE COVENANTS MAY BE SOUGHT BY THE OWNER, ANY PERSON WITH AN INTEREST IN ANY OF THE PROPERTY, OR THE VILLAGE OF NORTHBROOK BY ANY PROCEEDING AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION, TO COMPEL AFFIRMATIVE ACTION, OR TO RECOVER DAMAGES, AND AGAINST THE LAND TO ENFORCE ANY LIEN CREATED BY THESE COVENANTS.

DRAINAGE STATEMENT

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

_____ _____
OWNER ILLINOIS REGISTERED PROFESSIONAL ENGINEER

NAME:_____ NAME:_____

DATE:_____ FIRM:_____

DATE:_____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF OGLE) SS

I, RUDY P. DIXON, HEREBY CERTIFY THAT I AM AN ILLINOIS REGISTERED LAND SURVEYOR IN COMPLIANCE WITH THE LAWS OF THE STATE OF ILLINOIS AND THAT THIS PLAT OF THE FOLLOWING DESCRIBED PROPERTY REPRESENTS A SURVEY COMPLETED BY ME ON DECEMBER 12, 2025:

SEE *"LEGAL DESCRIPTION"*

AND THE HEREON DRAWN PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SAME, AND THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AND MATERIALS ARE ACCURATELY SHOWN. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT AND ARE CORRECT AT A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT SITUATED IN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS PER FLOOD INSURANCE RATE MAP, PANEL NUMBER 0069J, COMMUNITY NUMBER 170151, EFFECTIVE DATE AUGUST 19, 2008, UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND IS NOT SITUATED IN A SPECIAL FLOOD HAZARD AREA).

I FURTHER CERTIFY THAT NO PART OF THE PROPERTY COVERED BY THIS PLAT OR SUBDIVISION IS SITUATED WITHIN 500 FEET OF ANY SURFACE DRAIN OR WATER COURSE
SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION AND THAT THE PROPERTY SHOWN HEREON IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF NORTHBROOK, ILLINOIS.

DATED THIS _____ DAY OF _____, A.D., 2026, AT ROCHELLE, ILLINOIS.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003832
MY LICENSE EXPIRES NOVEMBER 30, 2026
ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 007858-0008

RUDY P. DIXON 035-003832 ROCHELLE ILLINOIS — PROFESSIONAL LAND SURVEYOR — STATE OF ILLINOIS

SURVEYOR'S NOTES:
1) ALL MONUMENTS AND CORNERS SHOWN HEREON ARE SET OR FOUND AS NOTED.
2) ALL DISTANCES ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.
3) REFER TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES TO DETERMINE BUILDING LINES, EASEMENTS, SETBACKS, AND RESTRICTIONS NOT SHOWN ON THIS PLAT.
4) DIMENSIONS SHOWN ON CURVED BOUNDARIES ARE ARC DISTANCES UNLESS OTHERWISE NOTED.
5) DIMENSIONS ALONG LOT LINES PERPEND

PRELIMINARY ENGINEERING FOR

WOOD OAKS JR. HIGH PARKING EXPANSION

1250 SANDERS ROAD, NORTHBROOK, IL 60062

INDEX OF SHEETS	
Sheet Number	Sheet Title
C0.0	SITE LOCATION MAP & CIVIL LEGEND
C0.1	GENERAL NOTES & SPECIFICATIONS
C1.0	EXISTING CONDITIONS & DEMOLITION PLAN - OVERALL
C1.1	EXISTING CONDITIONS & DEMOLITION PLAN - NORTH
C1.2	EXISTING CONDITIONS & DEMOLITION PLAN - SOUTH
C2.0	SITE LAYOUT PLAN - OVERALL
C2.1	SITE LAYOUT PLAN - NORTH
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C3.0	SITE GRADING PLAN - OVERALL
C3.1	SITE GRADING PLAN - NORTHWEST
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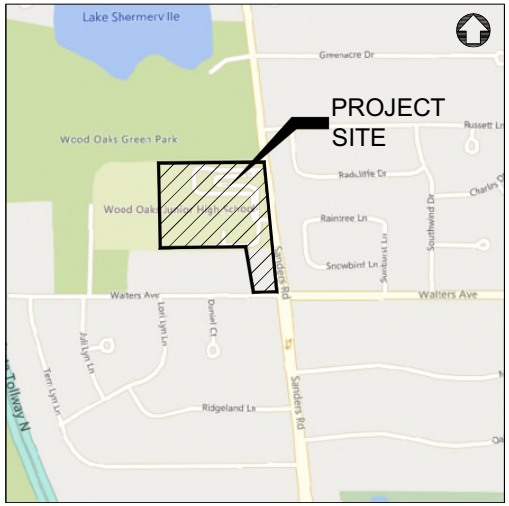
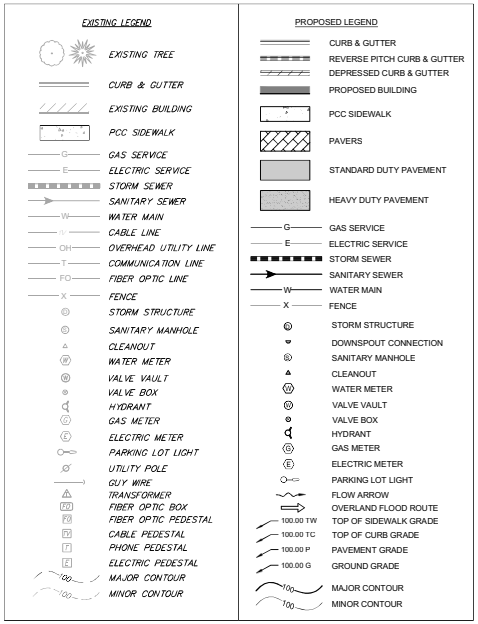
C4.0	SITE UTILITY PLAN - OVERALL
C4.1	SITE UTILITY PLAN - NORTHWEST
C4.2	SITE UTILITY PLAN - NORTHEAST
C4.3	SITE UTILITY PLAN - SOUTH

LOCATION MAP



SECTION 7, TOWNSHIP 42 N, RANGE 12 E



SITE BENCHMARK #401:
TOP OF HYDRANT LOCATED AT SOUTHWEST CORNER OF SCHOOL BUILDING.

ELEVATION= 660.35
DATUM= NAVD88

SITE BENCHMARK #402:
TOP OF HYDRANT LOCATED WITHIN SANDERS ROAD RIGHT-OF-WAY.

ELEVATION= 660.00
DATUM= NAVD88

VILLAGE PERMIT NUMBER

COOK STORMWATER MANAGEMENT APPLICATION NUMBER

PIN NUMBERS
04-07-300-026
04-07-300-027
04-07-300-010
04-07-300-011

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REVISIONS
01/21/2026 VILLAGE REVIEW
02/06/2026 VILLAGE REVIEW

NORTHBROOK SCHOOL DISTRICT 27
WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE LOCATION MAP & CIVIL LEGEND

SHEET NUMBER
C0.0
1 OF 16

GENERAL REQUIREMENTS:

1. ALL WORK SHALL BE IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (HEREIN AFTER REFERRED TO AS STANDARD SPECIFICATIONS) ADOPTED JANUARY 1, 2022 AND SUPPLEMENTAL SPECIFICATIONS. WITHIN THE STANDARD SPECIFICATIONS, ARTICLES 105.01, 105.09, 105.10, 105.11, 105.12, 105.13 AND SECTION 109 SHALL NOT BE INCORPORATED INTO THIS CONTRACT.
2. SCOPE OF WORK: THE PROPOSED IMPROVEMENTS CONSIST OF SUPPLYING ALL THE NECESSARY LABOR, MATERIAL AND EQUIPMENT TO SATISFACTORILY CONSTRUCT AND INSTALL ALL IMPROVEMENTS ACCORDING TO THE PLANS DESIGNATED HEREIN.
3. CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO LOCATE AND PROTECT ALL UNDERGROUND FACILITIES/UTILITIES DURING CONSTRUCTION OPERATIONS AS OUTLINED IN ARTICLE 107.31 OF THE STANDARD SPECIFICATIONS AND CONTACT THE OWNER. ANY DAMAGE TO ANY UTILITIES SHALL BE PROMPTLY REPORTED TO THE OWNER. REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE UNDERGROUND UTILITIES SHOWN HEREIN ARE APPROXIMATE AND BASED ON THE ACTUAL LOCATION OF SURFACE STRUCTURES AND PLANS PROVIDED BY THE OWNER. THE IMPLIED PRESENCE OR ABSENCE OF UTILITIES IS NOT TO BE CONSTRUED BY THE OWNER, ENGINEER, CONTRACTOR, OR SUBCONTRACTORS TO BE AN ACCURATE AND COMPLETE REPRESENTATION OF UTILITIES THAT MAY OR MAY NOT EXIST ON THE CONSTRUCTION SITE. BURIED AND ABOVE GROUND UTILITY LOCATION, IDENTIFICATION, AND MARKING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REROUTING, DISCONNECTION, PROTECTION, ETC. OF ANY UTILITIES MUST BE COORDINATED BETWEEN THE CONTRACTOR, UTILITY COMPANY, AND OWNER. SITE SAFETY, INCLUDING THE AVOIDANCE OF HAZARDS ASSOCIATED WITH BURIED AND ABOVEGROUND UTILITIES REMAINS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITY PROPERTY FROM CONSTRUCTION OPERATIONS.
4. THE CONTRACTOR SHALL FURNISH, ERECT, AND MAINTAIN MARKINGS AND ASSOCIATED HAZARD WARNING LIGHTS, DELINEATOR FENCE, AND OTHER ASSOCIATED FACILITIES AS REQUIRED FOR OPEN TRENCHES, EXCAVATIONS, TEMPORARY STOCK PILES, AND PARKED CONSTRUCTION EQUIPMENT THAT MAY POSE A POTENTIAL HAZARD AS PART OF THE DAILY OPERATIONS AT THIS SITE. CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY.
5. CONTRACTOR SHALL CONTINUOUSLY COMPARE ALL LINES, GRADES, AND OTHER INFORMATION APPEARING ON THE PLANS WITH THE ACTUAL LINES, GRADES, AND SITE CONDITIONS. ANY DISCREPANCIES THAT MAY AFFECT THE PERFORMANCE OF THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS SHALL BE IMMEDIATELY REPORTED TO THE OWNER AND ENGINEER IN WRITING FOR DISPOSITION BEFORE CONTRACTOR PROCEEDS WITH THE WORK. CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR THE WORK COMPLETED PRIOR TO THE REPORT TO THE OWNER AND ENGINEER, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CORRECTION OF THE WORK PRIOR TO THE REPORT TO THE OWNER AND ENGINEER.
6. CONTRACTOR PARKING AND LAYDOWN AREAS SHALL BE COORDINATED WITH THE OWNER.
7. PRIOR TO PERFORMING ANY WORK IN OR ON THE RIGHT OF WAY OF ANY VILLAGE OR STATE ROADWAY, THE CONTRACTOR SHALL NOTIFY THE VILLAGE ENGINEER'S OFFICE. THE CONTRACTOR SHALL ERECT WARNING SIGNS AND BARRICADES TO PROTECT THE TRAVELING PUBLIC AND HIS WORKERS. THE SIGNING AND BARRICADING SHALL CONFORM TO THE APPROPRIATE APPLICATIONS OUTLINED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES OR AS OTHERWISE DIRECTED BY THE VILLAGE ENGINEER. IF PERMITS ARE REQUIRED TO CONDUCT THE WORK, THE CONTRACTOR SHALL SECURE THE PERMITS AND SUPPLY THEM TO THE OWNER AT NO ADDITIONAL COST. ALL FULL WIDTH LANE CLOSURES, PARTIAL LANE CLOSURES, AND CONSTRUCTION ADJACENT TO PAVEMENT SHALL BE IDENTIFIED, SIGNED, AND BARRICADED IN PERFORMANCE WITH THE APPLICABLE ARTICLES OF SECTION 701 OF THE STANDARD SPECIFICATIONS AND THE MUNICIPALITY'S REQUIREMENTS. ALL TRAFFIC PROTECTION, BOTH ONSITE AND OFFSITE, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
8. CONTRACTOR SHALL REMOVE EARTHEN MATERIALS, EXISTING SURFACES, AND STRUCTURES AS REQUIRED. ALL WASTE MATERIAL SHALL BE PROPERLY DISPOSED OFF-SITE AND SHALL BE INCIDENTAL TO THE CONTRACT.
9. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, UNLESS NOTED. THIS WILL INCLUDE BUT NOT BE LIMITED TO MUNICIPAL BUILDING PERMIT. THE OWNER WILL SECURE THE N.P.D.E.S. PERMIT. THE CONTRACTOR SHALL PROVIDE ANY FINANCIAL SURETIES REQUIRED AS PART OF ANY PERMIT.
10. WHEN CONCRETE IS PLACED ABUTTING STRUCTURES, FOUNDATIONS OR EXISTING SIDEWALKS, A BOND BREAKER CONSISTING OF 1" P.J.F. AND ELASTOMERIC JOINT SEALANT SHALL BE USED FULL DEPTH UNLESS OTHERWISE NOTED.
11. MAXIMUM CONTRACTION JOINT SPACING ON CONCRETE CURB AND GUTTER OR CONCRETE GUTTER SHALL NOT EXCEED 25', AND SHALL NOT EXCEED 15' FOR CURB AND GUTTER IN THE ROW.
12. SIDEWALK RAMPS FOR ADA SHALL BE IN ACCORDANCE WITH THE DETAILS SHOWN HEREIN. DETECTABLE WARNINGS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
13. HOT-MIX ASPHALT PAVEMENT PATCHING SHALL BE IN ACCORDANCE WITH SECTION 442 OF THE STANDARD SPECIFICATIONS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND SUBMITTING ELECTRONIC AS-BUILT DRAWINGS, FOR UTILITIES, TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PROJECT ACCEPTANCE.
15. CONSTRUCTION STAKING, LAYOUT, AND GRADING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR USING THE BASIC TOPOGRAPHIC SURVEY CONTROLS PROVIDED IN THE PLANS. CONTRACTOR SHALL VERIFY SURVEY CONTROLS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES IN THE SURVEY CONTROLS SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION. ANY ADDITIONAL SURVEY CONTROLS REQUIRED FOR CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
16. CONTRACTOR SHALL COORDINATE ALL UTILITY LINE CROSSINGS TO ENSURE ALL PIPES MAINTAIN MINIMUM COVER, MINIMUM CLEARANCES, AND PROPER SEPARATION. GRAVITY LINES SHALL HAVE PRECEDENCE OVER PRESSURIZED LINES.
17. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS INCORPORATED INTO THE WORK FOR ENGINEER REVIEW AND APPROVAL A MINIMUM OF 4 WEEKS PRIOR TO ORDERING.
18. REFERENCES TO "INSPECTION" OR "INSPECTOR" IN THE SPECIFICATIONS SHALL NOT CREATE, IMPOSE, OR GIVE RISE TO ANY DUTY OWED BY THE OWNER OR ENGINEER TO THE CONTRACTOR, ANY SUBCONTRACTOR, OR ANY SUPPLIER. ALL IMPROVEMENTS SHALL BE SUBJECT TO INSPECTION BY A DULY AUTHORIZED AND QUALIFIED OWNER'S REPRESENTATIVE BOTH DURING THE COURSE OF CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE. THE INSPECTOR SHALL HAVE AUTHORITY OVER MATERIALS OF CONSTRUCTION, METHODS OF CONSTRUCTION AND WORKSMANSHIP TO ENSURE COMPLIANCE WITH WORKING DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE FOR REASONABLE TESTS AND PROOF OF QUALITY OF MATERIALS AS REQUESTED BY THE INSPECTOR. UPON DUE CAUSE, WHICH SHALL INCLUDE WEATHER CONDITIONS, WORKMANSHIP OR NON-ADHERANCE TO THE APPROVED PLANS AND SPECIFICATIONS, THE INSPECTOR SHALL HAVE THE AUTHORITY TO STOP CONSTRUCTION.
19. WHERE SECTION, SUB-SECTION, SUBDIVISION, OR PROPERTY MONUMENTS ARE ENCOUNTERED, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED BEFORE SUCH MONUMENTS ARE REMOVED. THE CONTRACTOR SHALL PROTECT AND PRESERVE ALL PROPERTY MARKERS UNTIL AN OWNER OR AUTHORIZED SURVEYOR HAS WITNESSED AND RECORDED THEIR LOCATION.
20. ALL TRENCH BACKFILL SHALL BE IMPORTED GRANULAR MATERIAL UNLESS EXISTING GRANULAR MATERIALS ARE SPECIFICALLY APPROVED BY THE OWNER'S REPRESENTATIVE.
21. ALL AGGREGATE BASE COURSE SHALL BE COMPACTED TO 98% STANDARD PROCTOR DENSITY.
22. ALL AGGREGATE BASE AREAS TO BE PAVED (PAVEMENT, SIDEWALK, CURB, OR STRUCTURES) SHALL BE PROOF-ROLLED WITH SEVERAL PASSES OF A FULLY LOADED DUMP TRUCK. CONTRACTOR SHALL NOTIFY THE OWNER AND/OR ENGINEER 24 HOURS PRIOR TO PROOF ROLL AND SHALL MAKE ALL CORRECTIONS TO PROVIDE A SATISFACTORY SUBGRADE.
23. ANY UNCONTROLLED CRACKING THAT OCCURS IN CONCRETE PAVEMENT, SIDEWALK, CURB, OR CURB AND GUTTER PRIOR TO FINAL ACCEPTANCE SHALL BE REMOVED AND REPLACED, ROUTED, OR SAWED AND SEALED PER THE DIRECTION OF THE OWNER OR VILLAGE AND BE ACCORDING TO THE STANDARD SPECIFICATIONS.
24. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY WORK IN AND AROUND UTILITY-OWNED INFRASTRUCTURE AND MAKE THEM AWARE OF WORK TO BE PERFORMED.
25. ALL SIDEWALKS SHALL BE 5 INCHES IN THICKNESS AND CONSTRUCTED TO THE WIDTH SHOWN ON THE PLANS. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH A MIN. CROSS SLOPE OF 1% AND A MAX. CROSS SLOPE OF 2%. SIDEWALK THICKNESS SHALL BE INCREASED TO A MINIMUM 8" AT DRIVEWAYS OR AS REQUIRED BY THE VILLAGE OF GLEN ELLYN.
26. ANY SIDEWALKS, FENCES, AND OTHER ITEMS NOT SHOWN TO BE REMOVED, BUT DAMAGED DURING CONSTRUCTION, SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
27. CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCY A MINIMUM OF 48 HOURS PRIOR TO CONNECTING TO OR INSTALLING ANY PUBLIC SEWER OR WATER MAINS.
28. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE PROJECT SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, THE CONTRACTOR MUST IMMEDIATELY PROVIDE THE INFORMATION TO THE ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS AND/OR DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK EFFECTED BY OMISSIONS OR DISCREPANCIES. IF THE CONTRACTOR FAILS TO SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL.

EXISTING TOPOGRAPHY:

1. ALL UTILITIES SHOWN ARE APPROXIMATE ONLY AND ARE DERIVED FROM EXISTING UTILITY MARKINGS, OLD SITE PLANS, UTILITY COMPANY MAPS, PRIVATE LOCATOR AND OBSERVED EVIDENCE.
2. ALL PIPE SIZES REFERENCED HEREON ARE SHOWN ACCORDING TO UTILITY COMPANY MAPS, OLD SITE PLANS AND OBSERVED EVIDENCE. ALL PIPE SIZES AND INVERTS SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
3. PRIOR TO ANY EXCAVATION CONTRACTORS SHALL CALL THE TOLL FREE J.U.L.I.E. TELEPHONE NUMBER 1-800-892-0123. ALLOW 48 HOURS FOR LOCATIONS OTHER THAN EMERGENCY ASSISTANCE.

SITE DEMOLITION:

1. EXISTING UTILITIES TO REMAIN, WHICH ARE DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION, SHALL BE REPAIRED AND/OR REPLACED WITHOUT ADDITIONAL COMPENSATION. CONFLICTS WITH PROPOSED CONSTRUCTION AND UTILITIES TO REMAIN ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONSTRUCTION MANAGER FOR COORDINATION WITH THE OWNER'S REPRESENTATIVE, ENGINEER, AND UTILITY COMPANY.
2. NO DEMOLITION OR CONSTRUCTION ACTIVITIES SHALL TAKE PLACE WITHIN PUBLIC RIGHT-OF-WAY UNTIL ALL PERMITS ARE SECURED.
3. ALL PAVEMENT TO BE REMOVED SHALL BE SAWCUT FULL DEPTH.
4. CONTRACTOR SHALL EMPLOY ALL MEASURES NECESSARY DURING DEMOLITION TO CONTROL EROSION AND INSURE THAT SEDIMENT DOES NOT LEAVE THE SITE. TRACKING OF DIRT ONTO PUBLIC STREETS AND EXISTING PARKING LOT SHALL BE CLEANED IMMEDIATELY, AND ALL SEDIMENT AND EROSION CONTROL ITEMS SHALL BE INSTALLED PRIOR TO CLEARING AND DEMOLITION WORK.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS AND BECOMING FAMILIAR WITH ALL CONSTRUCTION DOCUMENTS.
6. ITEMS INDICATED TO BE REMOVED SHALL BE COMPLETELY REMOVED UNLESS INDICATED OTHERWISE.
7. ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED AND STORED IN A LOCATION DESIGNATED BY THE OWNER.
8. ALL TREES AND BRUSH INDICATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING ROOT BALLS.
9. UNLESS OTHERWISE IDENTIFIED AND/OR NOTED ON THE DEMOLITION PLAN, CONTRACTOR SHALL FULLY DEMOLISH, REMOVE, AND LAWFULLY DISPOSE OF ALL EXISTING BUILDINGS, IMPROVEMENTS, AND RELATED APPURTENANCES AT THIS SITE AND PROPERTY. CONTRACTOR SHALL ALSO DEMOLISH, REMOVE, AND LAWFULLY DISPOSE OF EXISTING IMPROVEMENTS AND CONSTRUCTIONS IN THE PUBLIC RIGHT-OF-WAY NECESSARY TO ACCOMPLISH THE NEW PROJECT WORK DESCRIBED ELSEWHERE IN THESE BIDDING AND CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL PROCURE ALL NECESSARY PERMITS AND APPROVALS FOR SUCH DEMOLITION WORK (BOTH INSIDE THE PROPERTY LINE AND IN THE PUBLIC RIGHT-OF-WAY) PRIOR TO COMMENCING ANY DEMOLITION OPERATIONS.
10. CONTRACTOR SHALL FULLY PROTECT ALL SURROUNDING PROPERTIES FROM ANY AND ALL DAMAGE DURING DEMOLITION OPERATIONS, AND SHALL BE FULLY RESPONSIBLE FOR REPAIRING (TO A CONDITION ACCEPTABLE TO THE OWNER AND ARCHITECT) ANY AND ALL DAMAGE THAT DOES OCCUR.
11. CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROLS AND RELATED APPURTENANCES THAT ARE REQUIRED BY ANY APPLICABLE CODES AND ORDINANCES, DURING ALL DEMOLITION OPERATIONS.
12. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE SAFETY AND SECURITY OF THE PROJECT SITE AND ITS SURROUNDINGS DURING DEMOLITION OPERATIONS.
13. ALL DEMOLISHED EXISTING MATERIALS, SYSTEMS, AND CONSTRUCTIONS SHALL BE DISPOSED OF IN A LAWFUL MANNER, AND WRITTEN RECORDS OF THE FINAL DESTINATION FOR THESE MATERIALS, SYSTEMS, AND CONSTRUCTIONS (INCLUDING ANY IDENTIFIED HAZARDOUS ITEMS) SHALL BE PROVIDED TO THE OWNER AND ENGINEER. ADDITIONALLY, SOME EXISTING MATERIALS AND SYSTEMS MAY NEED TO BE RECYCLED AND/OR OTHERWISE SALVAGED IN ORDER TO MEET THE SUSTAINABILITY AND LEED REQUIREMENTS OF THIS PROJECT. SEE OTHER PORTIONS OF THESE BIDDING AND CONSTRUCTION DOCUMENTS FOR SUCH REQUIREMENTS.
14. EXISTING SITE SHALL BE CLEANED ON A DAILY BASIS THROUGHOUT THE DURATION OF DEMOLITIONS OPERATIONS; AND NO DEBRIS OR PRODUCTS OF DEMOLITION SHALL BE ALLOWED TO ACCUMULATE OUTSIDE THE BOUNDARIES OF THE SITE.
15. CONTRACTOR SHALL FULLY COORDINATE ALL PROJECT DEMOLITION OPERATIONS, INCLUDING THE REMOVAL AND LAWFUL DISPOSAL OF ALL IDENTIFIED HAZARDOUS MATERIALS AND SYSTEMS.
16. CONTRACTOR SHALL SUBMIT A COMPLETE WRITTEN PLAN AND SCHEDULE FOR ALL PROPOSED DEMOLITION WORK TO OWNER AND ARCHITECT FOR REVIEW AND COMMENT, PRIOR TO BEGINNING ANY SUCH OPERATIONS. DURING THE COURSE OF THIS DEMOLITION WORK, IF ANY ARTIFACTS OR OTHER UNUSUAL ITEMS ARE DISCOVERED, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER IMMEDIATELY, BEFORE PROCEEDING ANY FURTHER. ANY EXPENSES RESULTING FROM THE FAILURE TO PROVIDE SUCH IMMEDIATE NOTIFICATION SHALL BE BORNE BY THE CONTRACTOR.

SITE LAYOUT:

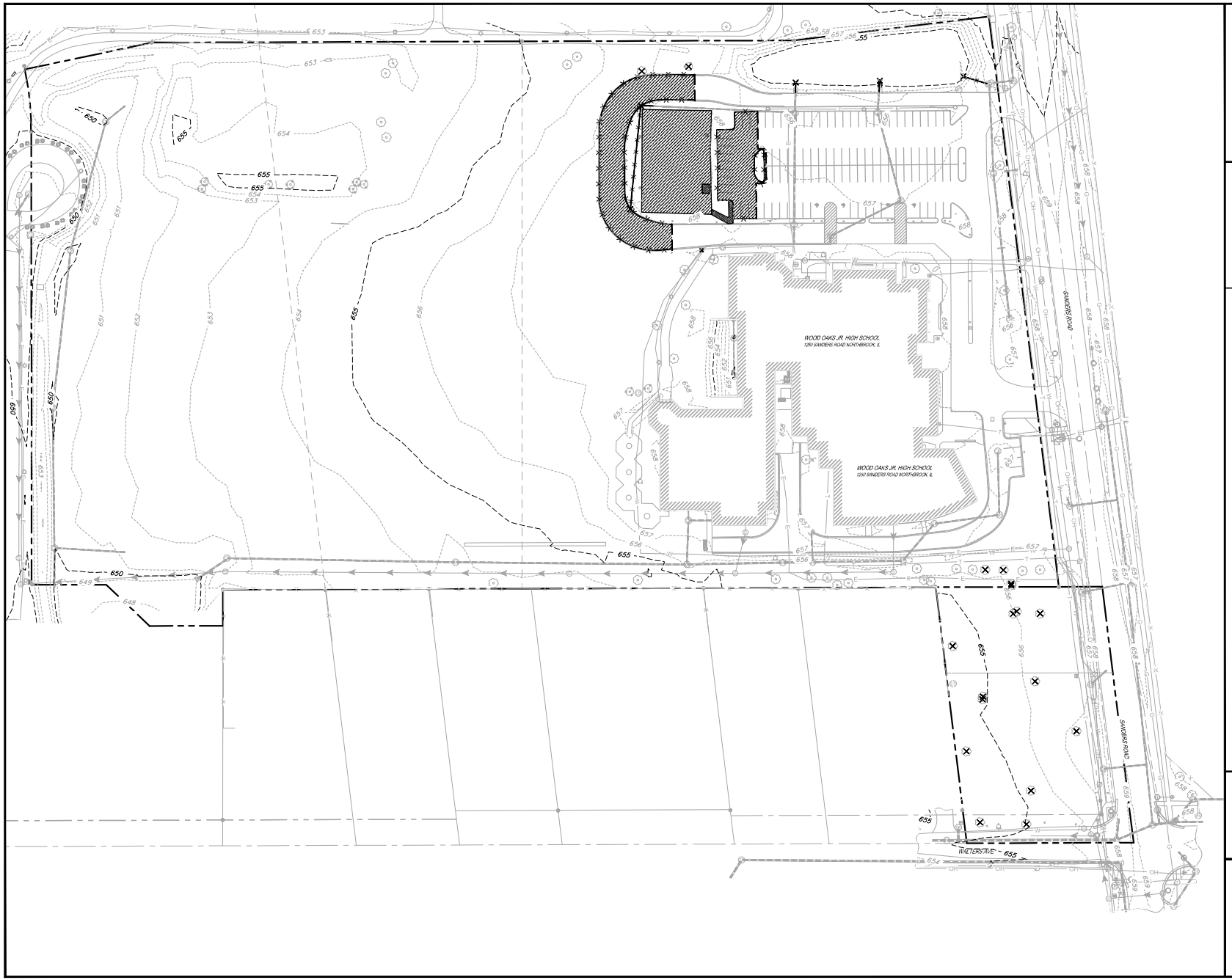
1. JOINTS IN SIDEWALK SHALL BE TOOLED AT 5' MAX. INTERVALS, UNLESS INDICATED OTHERWISE.
2. NORTHING-EASTING COORDINATES AND DIMENSIONS FOR CURB AND GUTTER ARE TO FACE OF CURB.
3. CONTRACTOR SHALL COORDINATE ALL WORK WITHIN PUBLIC RIGHT-OF-WAY WITH THE APPROPRIATE PUBLIC AGENCY. NOTIFICATION SHALL OCCUR A MINIMUM OF 48 HOURS PRIOR TO COMMENCING WORK WITHIN PUBLIC RIGHT-OF-WAY. ALL PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. P.C. CONCRETE PAVEMENT AND SIDEWALKS SHALL BE CLASS PV AND CLASS SI, RESPECTIVELY, IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS AND BECOMING FAMILIAR WITH ALL CONSTRUCTION DOCUMENTS.
6. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND DOOR LOCATIONS.
7. CONTRACTOR SHALL COORDINATE EQUIPMENT PADS WITH EQUIPMENT MANUFACTURERS.

SITE GRADING AND EROSION CONTROL:

1. ENGINEERED STRUCTURAL FILLS SHALL BE INCLUDED IN OVERALL SITE DEVELOPMENT TO PROVIDE ADEQUATE STRUCTURAL SUPPORT FOR THE FLOOR SLABS ON GRADE AND ADJOINING PAVEMENT AREAS. REFER TO THE GEOTECHNICAL REPORT FOR APPROVED FILL MATERIALS.
2. WHERE FIRM FOUNDATION MATERIAL IS NOT ENCOUNTERED AT THE GRADE ESTABLISHED, DUE TO UNSUITABLE SOIL, ALL SUCH UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH APPROVED COMPACTED GRANULAR MATERIAL.
3. TOPSOIL SHALL BE STRIPPED IN ALL STRUCTURAL FILL AREAS BEFORE PLACEMENT OF FILL MATERIAL AND SHALL BE STOCKPILED IN AREAS DESIGNATED BY THE OWNER OR PER PLAN.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM EARTHWORK CALCULATIONS BASED ON THE PROVIDED PLANS AND TO LAWFULLY DISPOSE OF AND REMOVE ANY EXCESS MATERIAL FROM THE PROJECT SITE, OR TO PROVIDE ANY NECESSARY FILL MATERIAL THAT MAY BE REQUIRED TO MEET THE FINAL PLAN GRADES. THE DISPOSAL OR PROVIDING OF MATERIAL SHALL BE INCIDENTAL TO THE CONTRACT.
5. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL."
6. THE OWNER/ENGINEER SHALL PROVIDE THE SOIL EROSION AND SEDIMENT CONTROL PLANS INCLUDED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTATION OF THE STORMWATER POLLUTION PREVENTION PLAN BOOKLET AND ASSOCIATED DOCUMENTS IN ACCORDANCE WITH THE "GENERAL NPDES PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES," AND A COPY SHALL BE KEPT ONSITE AT ALL TIMES.
7. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE INSTALLATION, ALL INSPECTIONS, AND MAINTENANCE OF ALL EROSION CONTROL FACILITIES REQUIRED BY THE GENERAL NPDES PERMIT UNTIL FINAL STABILIZATION OF ALL AREAS DISTURBED BY CONSTRUCTION OCCURS. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
8. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY MUST BE SEEDED, SODDED, BLANKETED OR OTHERWISE PROTECTED WITHIN 14 DAYS OF FINAL DISTURBANCE. ALL AREAS DISTURBED BY THE CONTRACTOR DURING THE CONSTRUCTION OF THIS PROJECT WHICH ARE LOCATED OUTSIDE OF THE PROPOSED SEEDING LIMITS SHALL BE GRADED TO DRAIN, FERTILIZED, SEEDED, MULCHED AND WATERED. THE COST ASSOCIATED WITH THE PLACEMENT OF ADDITIONAL FERTILIZER, SEED, MULCH AND WATERING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. A MINIMUM OF 70% VEGETATIVE COVERAGE IS REQUIRED PRIOR TO ACCEPTANCE. SEE LANDSCAPE PLANS FOR ADDITIONAL REQUIREMENTS.
9. ALL EROSION CONTROL MEASURES SHOWN ON THE PLAN ARE THE MINIMUM MEASURES REQUIRED. UNFORESEEN CHANGES IN SCOPE, SCHEDULE OR CONSTRUCTION METHODS MAY RESULT IN CHANGES OR ADDITIONS TO THIS PLAN AND THE SWPPP. ANY CHANGES OR ADDITIONS NECESSARY TO MAINTAIN COMPLIANCE WITH THE NPDES PERMIT SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER.
10. SHOULD PROJECT SCHEDULING PROHIBIT THE ABILITY TO SEED DISTURBED EARTH UPON COMPLETION OF GRADING, CONTRACTOR SHALL EMPLOY ALTERNATE SOURCE CONTROLS IN ADDITION TO THOSE ON THIS PLAN, INCIDENTAL TO THE CONTRACT.
11. DUST CONTROL MUST BE PROVIDED AS NEEDED, BY WATERING OR OTHER MEANS.
12. ALL AREAS WITH THE EXCEPTION OF PAVEMENT SHALL BE FINISHED IN ACCORDANCE WITH THE LANDSCAPE PLANS INCLUDED IN THE PLAN SET.
13. CONTRACTOR SHALL INSTALL INLET FILTER PROTECTION BASKETS INSIDE ALL EXISTING AND PROPOSED MANHOLES AND INLET FRAMES.
14. CONTRACTOR IS REQUIRED TO PROVIDE AND USE A CONCRETE WASHOUT AREA FOR RINSING CONCRETE TRUCKS.
15. CONTRACTOR IS REQUIRED TO PROVIDE AND USE A TEMPORARY CONSTRUCTION ENTRANCE FOR ALL CONSTRUCTION TRAFFIC PER PLAN.
16. CONTRACTOR SHALL PROVIDE AND USE A WHEEL WASH SYSTEM TO ENSURE THAT ALL CONSTRUCTION TRAFFIC ENTERING AND EXITING THE SITE MAINTAIN CLEAN TIRES. ANY SEDIMENT TRACKED ONTO ADJACENT ROADWAYS OR PAVED AREAS SHALL BE REMOVED BY THE CONTRACTOR BY THE END OF THE SAME WORK DAY.
17. ALL ELEVATIONS SHOWN ARE TO FINISHED PAVEMENT UNLESS SPECIFIED OTHERWISE.
18. ALL SLOPES GREATER THAN OR EQUAL TO 4:1 SHALL BE STABILIZED WITH NAG S75BN OR EQUIVALENT.
19. CONTRACTOR SHALL PROVIDE A MINIMUM OF 6" TOPSOIL IN ALL ISLANDS, LANDSCAPE AREAS, AND OPEN SPACES.

SITE UTILITIES:

1. THIS CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
   A. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", CURRENT EDITION.
   B. ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION"
   C. VILLAGE OF GLEN ELLYN OFFICE OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS
2. ALL UTILITY TRENCHES UNDER OR WITHIN 2' OF EXISTING OR PROPOSED PAVEMENT OR BUILDING SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH IDOT SPECIFICATIONS. SELECT GRANULAR BACKFILL IS REQUIRED IN THE ROW PER THE VILLAGE OF GLEN ELLYN.
3. OPEN CUT TRENCHES SHALL BE SHEETED AND BRACED AS REQUIRED BY THE GOVERNING STATE, FEDERAL LAWS AND MUNICIPAL ORDINANCES, AND AS MAY BE NECESSARY TO PROTECT LIFE, PROPERTY OR THE WORK.
4. CONTRACTOR SHALL AT ALL TIMES DURING CONSTRUCTION PROVIDE AND MAINTAIN SUFFICIENT MEANS AND DEVICES TO REMOVE AND PROPERLY DISPOSE OF ALL WATER ENTERING THE EXCAVATIONS. WATER SHALL BE FILTERED AND DISCHARGED IN ACCORDANCE WITH THE NPDES REQUIREMENTS.
5. ALL PIPE SHALL BE INSTALLED ON A BEDDING OF APPROVED, COMPACTED GRANULAR MATERIAL UNLESS OTHERWISE APPROVED BY THE ENGINEER. THE BEDDING MATERIAL SHALL BE INSTALLED PER STANDARD SPECIFICATIONS AND PROVIDED PLAN DETAILS.
6. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN ALL WATER MAINS AND SEWERS, MEASURED EDGE TO EDGE. WATER MAINS MAY BE LAID CLOSER THAN 10 FEET WHEN, LOCAL CONDITIONS PREVENT 10' SEPARATION, WATER MAIN INVERT IS AT LEAST 18" ABOVE CROWN OF SEWER, AND WATER MAIN IS EITHER IN A SEPARATE TRENCH OR IN SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER. IF PREVIOUSLY MENTIONED SEPARATION REQUIREMENTS CANNOT BE MET, WATER MAIN MUST BE CONSTRUCTED OF MATERIALS SPECIFIED IN ILLINOIS ADMINISTRATIVE CODE 604.1410 OR THE SEWER HAS A STRUCTURAL LINING THAT MEETS ASTM F1216. THE DRAIN OR SEWER MUST BE PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING. WATER MAINS MUST BE LAID AT LEAST 25' HORIZONTALLY FROM ANY EXISTING OR PROPOSED SANITARY LIFT STATION.
7. WATER MAINS SHALL CROSS ABOVE SEWERS WITH A MINIMUM VERTICAL SEPARATION OF 18 INCHES WHILE STILL MAINTAINING THE REQUIRED DEPTH OF COVER. THE VERTICAL SEPARATION MUST BE MAINTAINED FOR THAT PORTION OF THE WATER MAIN LOCATED WITHIN 10' HORIZONTALLY OF THE OUTER EDGE OF ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATER MAIN PIPE MUST BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN. IF PROPER SEPARATION IS NOT POSSIBLE, THE AGENCY MAY APPROVE ALTERNATE METHODS INCLUDING BOTH THE WATER MAIN AND SEWER CONSTRUCTED OF WATER MAIN OR CARRIER PIPE EQUIVALENT MATERIALS SPECIFIED IN ILLINOIS ADMINISTRATIVE CODE SECTION 604.1410, THE SEWER HAS A STRUCTURAL LINING MEETING ASTM F1216, OR WHEN THE WATER MAIN A SEWER CROSS THE STORM SEWER IS CONSTRUCTED OF RCP CONFORMING TO ASTM C76. WHEN PLACING THE WATER MAIN ABOVE THE STORM SEWERS IS NOT POSSIBLE THE WATER MAIN MAY BE LAID SO THAT IT IS AT LEAST 18" BELOW THE INVERT OF THE DRAIN OR SEWER. ALSO WATER MAIN CAN BE PLACED BELOW STORM SEWER IF CONSTRUCTED OF THE PREVIOUSLY MENTIONED MATERIALS FOR THE ALTERNATE METHODS SCENARIO. WATER MAINS MUST BE SEPARATED FROM SEWAGE DISPOSAL SYSTEMS, DISPOSAL FIELDS AND SEEPAGE BEDS BY A MINIMUM OF 25'.OR IF THE WATER MAIN MUST BE ROUTED UNDER THE SEWER, WATER MAIN ENCASEMENT SHALL BE REQUIRED OR THE SEWER SHALL BE CONSTRUCTED OF WATER MAIN QUALITY PIPE.
8. ALL SANITARY SEWERS SHALL BE TESTED FOR EXFILTRATION OF AIR UNDER PRESSURE, INFILTRATION OF WATER, AND/OR EXFILTRATION OF WATER AS PER STANDARD SPECIFICATIONS. ALL SANITARY SEWERS SHALL BE DEFLECTION TESTED NO SOONER THAN 30 DAYS AFTER INSTALLATION. ALL MANHOLES SHALL BE TESTED FOR WATERTIGHTNESS BY EITHER ASTM C 969 OR ASTM C 1244.
9. STORM SEWER SHALL BE IN CONFORMANCE WITH THE FOLLOWING:
   A. REINFORCED CONCRETE PIPE (RCP), ASTM C76
      a. GASKETS - ASTM C443
      b. FITTINGS - ASTM C443
   B. SMOOTH INTERIOR WALLED HIGH DENSITY POLYETHYLENE PIPE (HDPE), ASTM D3212, N-12 WT
      a. WATER TIGHT JOINTS
      b. JOINT SHALL BE SEALED SUFFICIENTLY TO PREVENT JETTING OR LEAKING AT THE JOINT
   C. PVC STORM SEWER PIPING, ASTM D 3034, SDR 35
      a. BELL-AND-SPIGOT ENDS
      b. ASTM F 477, ELASTOMERIC SEALS FOR GASKETED JOINTS
   D. FRAME AND GRATES
      a. FRAME AND LID - EJIW-1022-2 OR NEENAH R-1772-A
10. SANITARY SEWER SHALL BE IN CONFORMANCE WITH THE



DEMOLITION LEGEND

- CONCRETE PAVEMENT / SIDEWALK REMOVAL, FULL DEPTH
- ASPHALT PAVEMENT REMOVAL, FULL DEPTH
- SAWCUT PAVEMENT, FULL DEPTH
- CURB & GUTTER REMOVAL
- UTILITY REMOVAL
- TREE/BUSH REMOVAL
- UTILITY STRUCTURE REMOVAL
- (TBR) TO BE REMOVED

BENCHMARK SUMMARY:

SITE BENCHMARK #401:
TOP OF HYDRANT LOCATED AT SOUTHWEST CORNER OF SCHOOL BUILDING.

ELEVATION= 660.35
DATUM= NAVD88

SITE BENCHMARK #402:
TOP OF HYDRANT LOCATED WITHIN SANDERS ROAD RIGHT-OF-WAY.

ELEVATION= 660.00
DATUM= NAVD88

JULIE CALL BEFORE YOU DIG 811

0 50' 100'
1" = 50' (HORIZONTAL)

CAGE
2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM

REVISIONS
1 01/21/2026 VILLAGE REVIEW
2 02/06/2026 VILLAGE REVIEW

NORTHBROOK SCHOOL DISTRICT 27

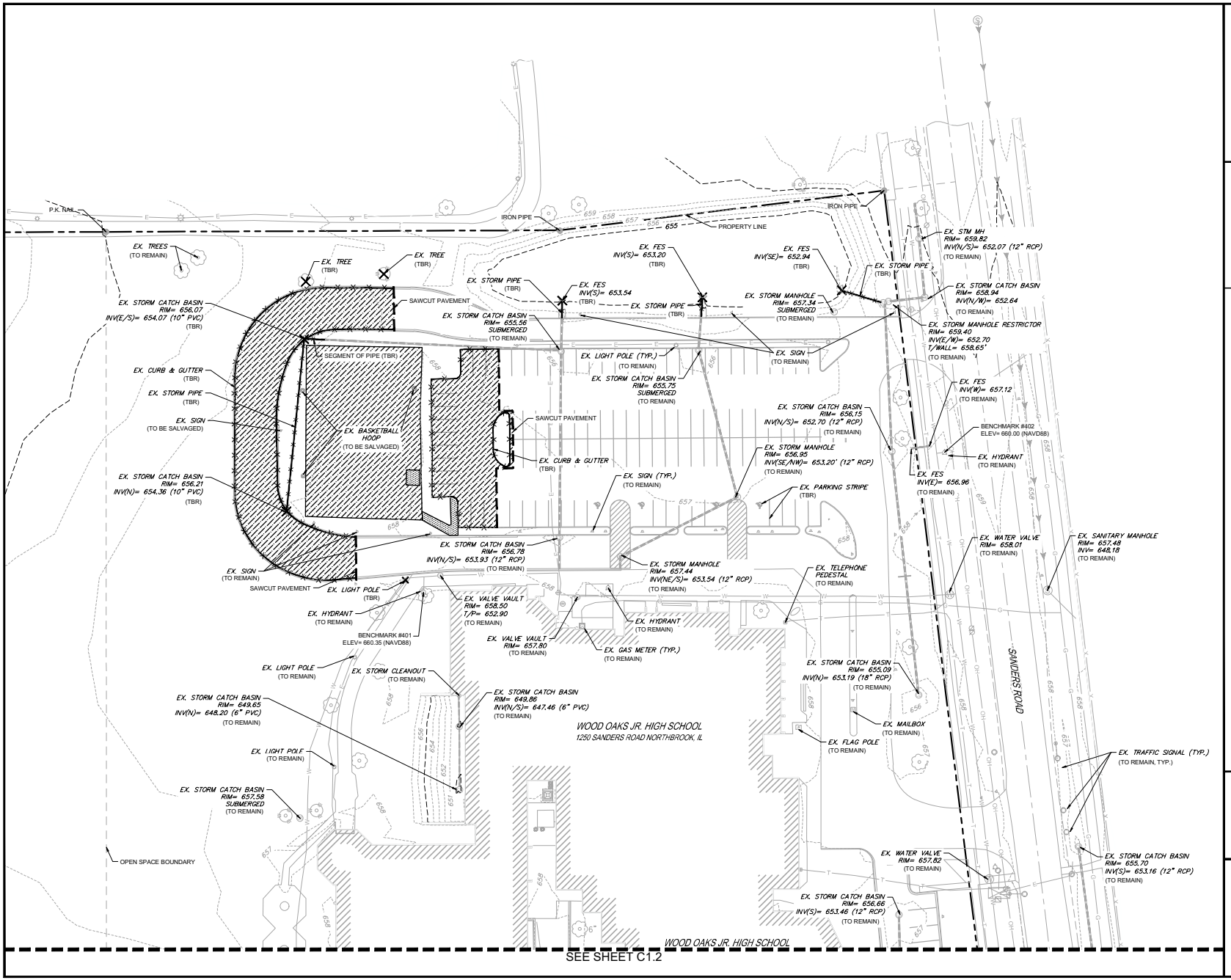
WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS

1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO.: 210270
ENG.: CW / LES
DATE: 03/04/2026

SHEET TITLE
EXISTING CONDITIONS & DEMOLITION PLAN - OVERALL

SHEET NUMBER
C1.0
3 OF 16



DEMOLITION LEGEND

- CONCRETE PAVEMENT / SIDEWALK REMOVAL, FULL DEPTH
- ASPHALT PAVEMENT REMOVAL, FULL DEPTH
- SAWCUT PAVEMENT, FULL DEPTH
- CURB & GUTTER REMOVAL
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- TREE/BUSH REMOVAL
- UTILITY STRUCTURE REMOVAL
- (TBR) TO BE REMOVED

BENCHMARK SUMMARY:

SITE BENCHMARK #401:
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ELEVATION= 660.00
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12/05/2025 VILLAGE REVIEW

NORTHBROOK SCHOOL DISTRICT 27
WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS
1250 SANDERS ROAD
NORTHBROOK, IL

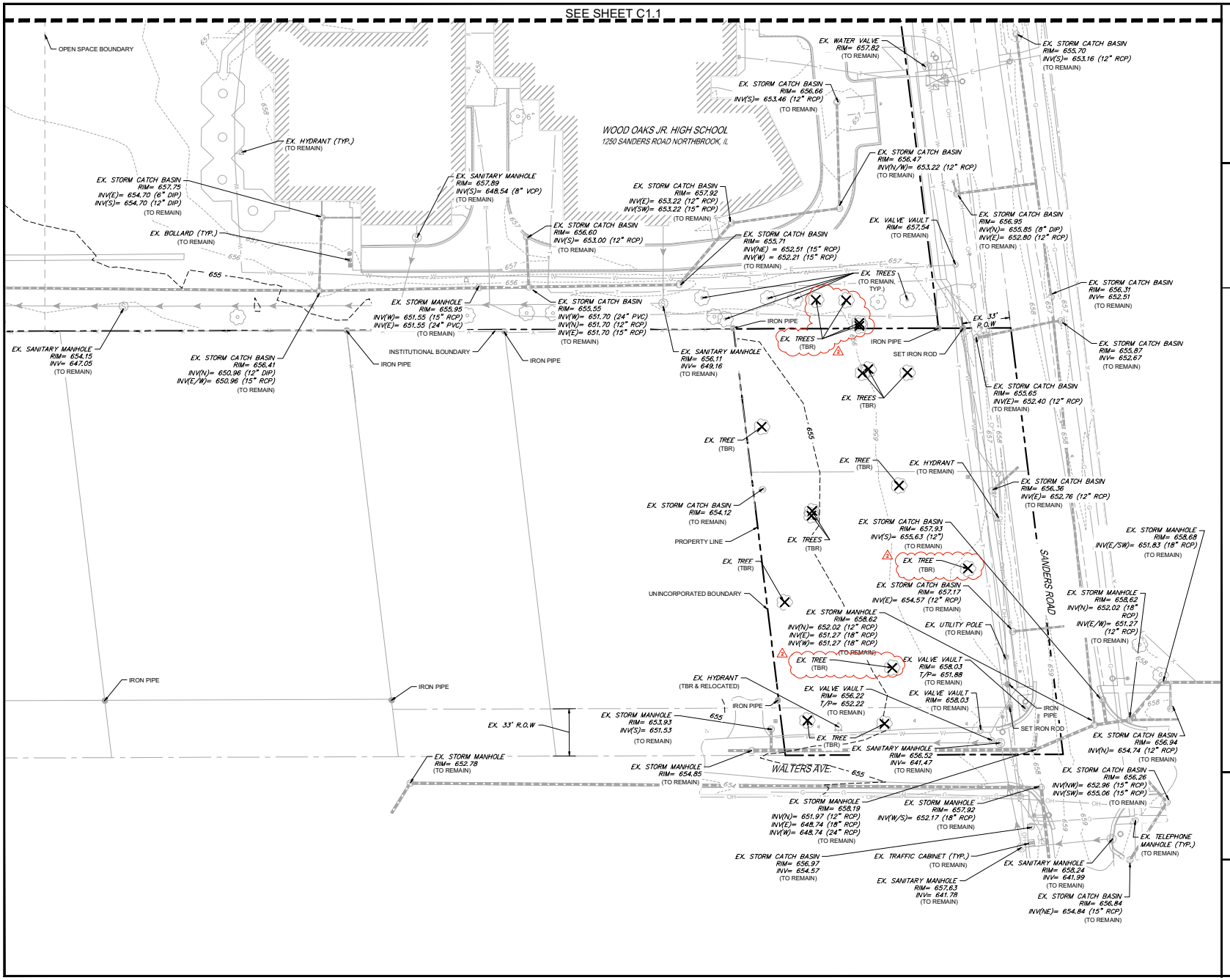
JULIE CALL BEFORE YOU DIG 811

PROJ NO.: 210270
ENG.: CW / LES
DATE: 03/04/2026

SHEET TITLE
EXISTING CONDITIONS & DEMOLITION PLAN - NORTH

SHEET NUMBER
C1.1
4 OF 16

0 30' 60'
1" = 30' (HORIZONTAL)



DEMOLITION LEGEND

- CONCRETE PAVEMENT / SIDEWALK REMOVAL, FULL DEPTH
- ASPHALT PAVEMENT REMOVAL, FULL DEPTH
- SAWCUT PAVEMENT, FULL DEPTH
- CURB & GUTTER REMOVAL
- UTILITY REMOVAL
- TREE/BUSH REMOVAL
- UTILITY STRUCTURE REMOVAL
- (TBR) TO BE REMOVED

BENCHMARK SUMMARY:

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TOP OF HYDRANT LOCATED AT SOUTHWEST CORNER OF SCHOOL BUILDING.

ELEVATION= 660.35
DATUM= NAVD88

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ELEVATION= 660.00
DATUM= NAVD88

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NORTHBROOK SCHOOL DISTRICT 27
WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS
1250 SANDERS ROAD
NORTHBROOK, IL

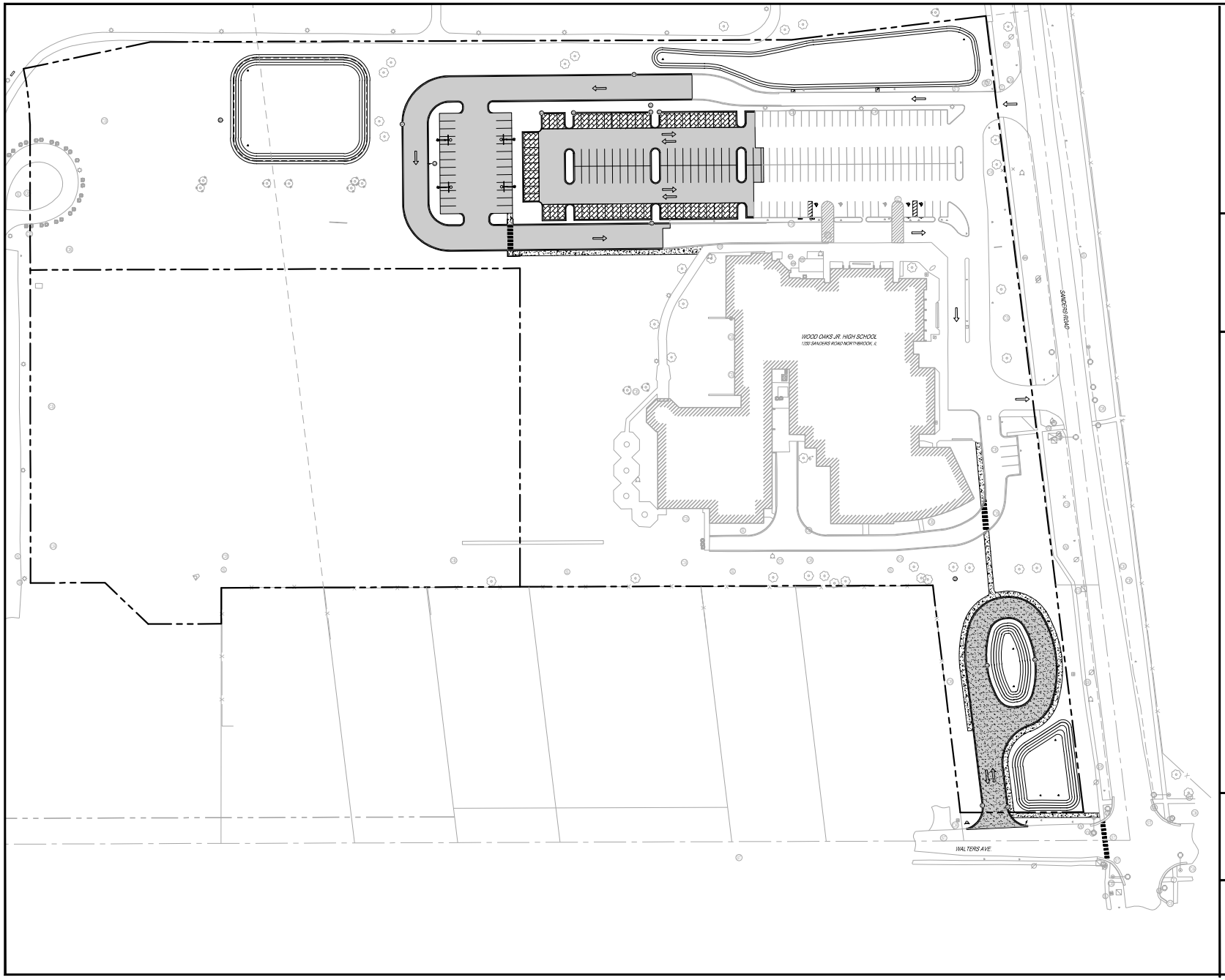
JULIE CALL BEFORE YOU DIG 811

PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
EXISTING CONDITIONS & DEMOLITION PLAN - SOUTH

SHEET NUMBER
C1.2
5 OF 16

0 30' 60'
1" = 30' (HORIZONTAL)



PAVEMENT LEGEND

- STANDARD DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- PCC SIDEWALK
- PAVERS
- COBBLESTONE
- B6.12 CURB & GUTTER
- DEPRESSED CURB & GUTTER
- REVERSE PITCH CURB & GUTTER

PARKING SUMMARY

EXISTING STALLS =	113
EXISTING STALLS TO REMAIN =	98
PROPOSED STALLS =	101
TOTAL PERMANENT STALLS =	**199**
(TEMPORARY OVERFLOW STALLS =	26)
TOTAL PERMANENT + OVERFLOW =	**225**
STANDARD STALLS =	193
ADA STALLS =	6
TOTAL STALLS =	**199**

3 EV CHARGING STATIONS INCLUDED

JULIE CALL BEFORE YOU DIG 811

0 50' 100'
1" = 50' (HORIZONTAL)

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REVISIONS
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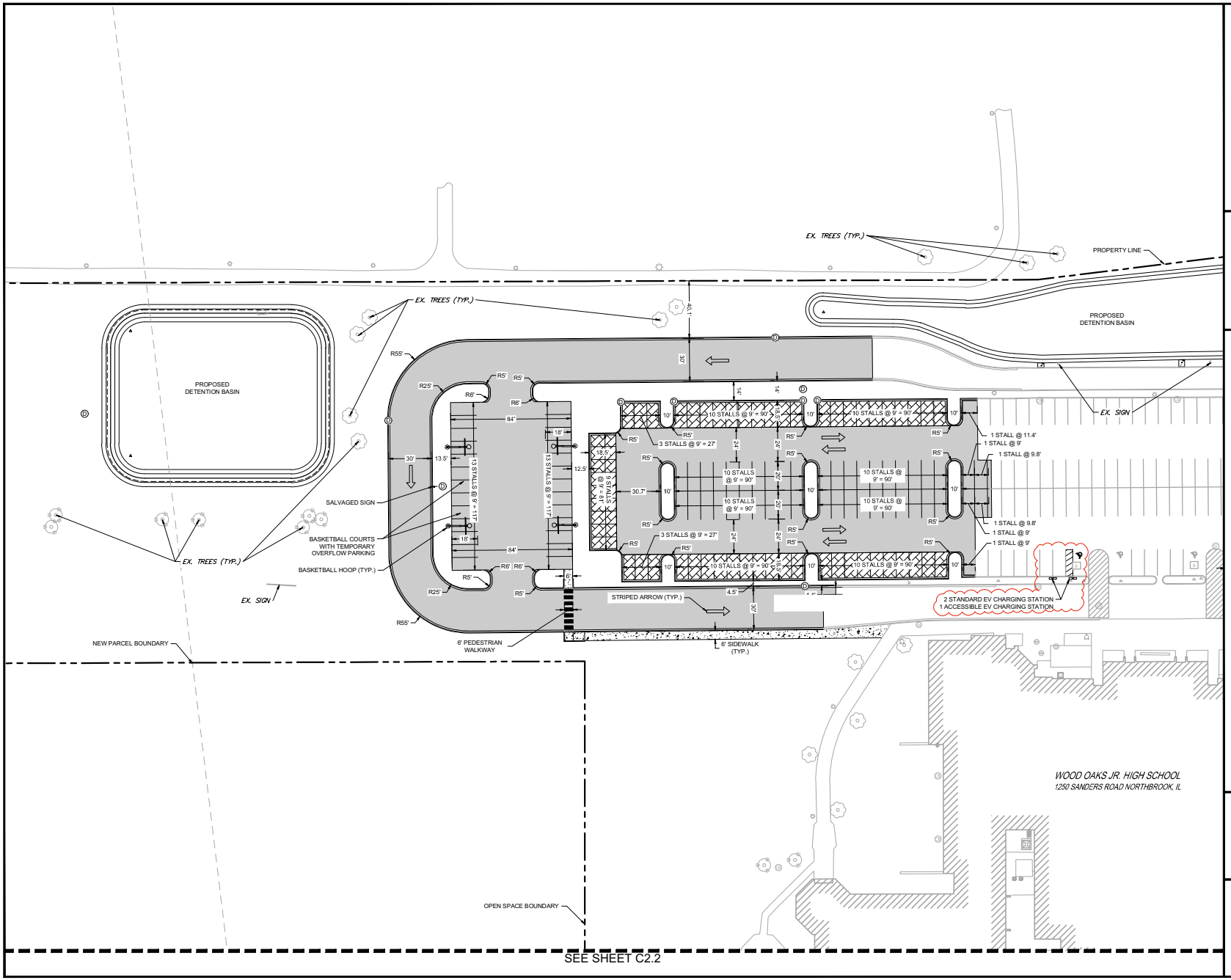
NORTHBROOK SCHOOL DISTRICT 27
WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE LAYOUT PLAN - OVERALL

SHEET NUMBER
C2.0
6 OF 16



PAVEMENT LEGEND

- STANDARD DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- PCC SIDEWALK
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- COBBLESTONE
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STANDARD STALLS =	193
ADA STALLS =	6
TOTAL STALLS =	**199**

3 EV CHARGING STATIONS INCLUDED (1)

JULIE CALL BEFORE YOU DIG 811

0 30' 60'
1" = 30' (HORIZONTAL)

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NORTHBROOK SCHOOL DISTRICT 27

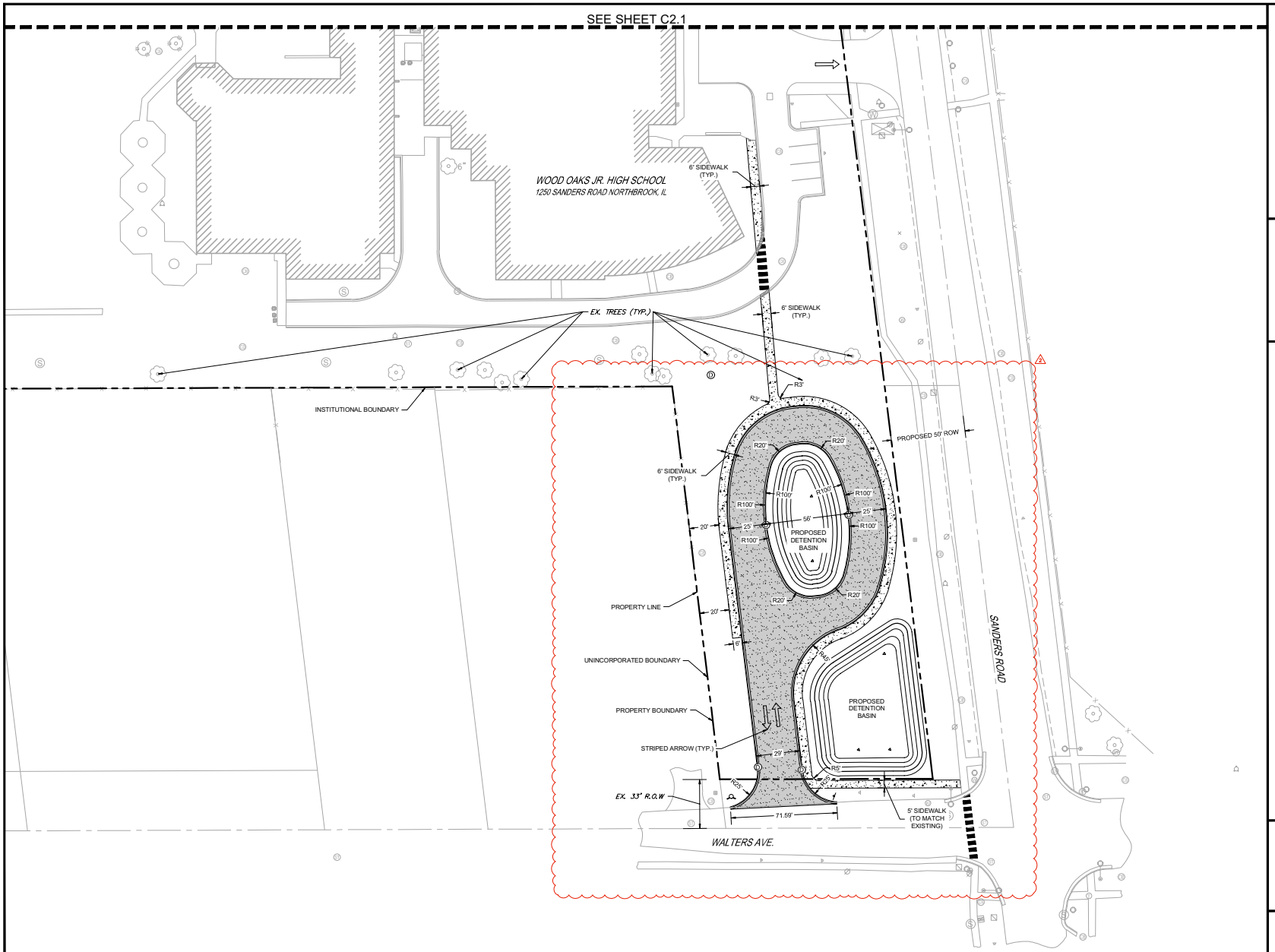
WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS

1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE LAYOUT PLAN - NORTH

SHEET NUMBER
C2.1
7 OF 16



PAVEMENT LEGEND

- STANDARD DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- PCC SIDEWALK
- PAVERS
- COBBLESTONE
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- DEPRESSED CURB & GUTTER
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3 EV CHARGING STATIONS INCLUDED

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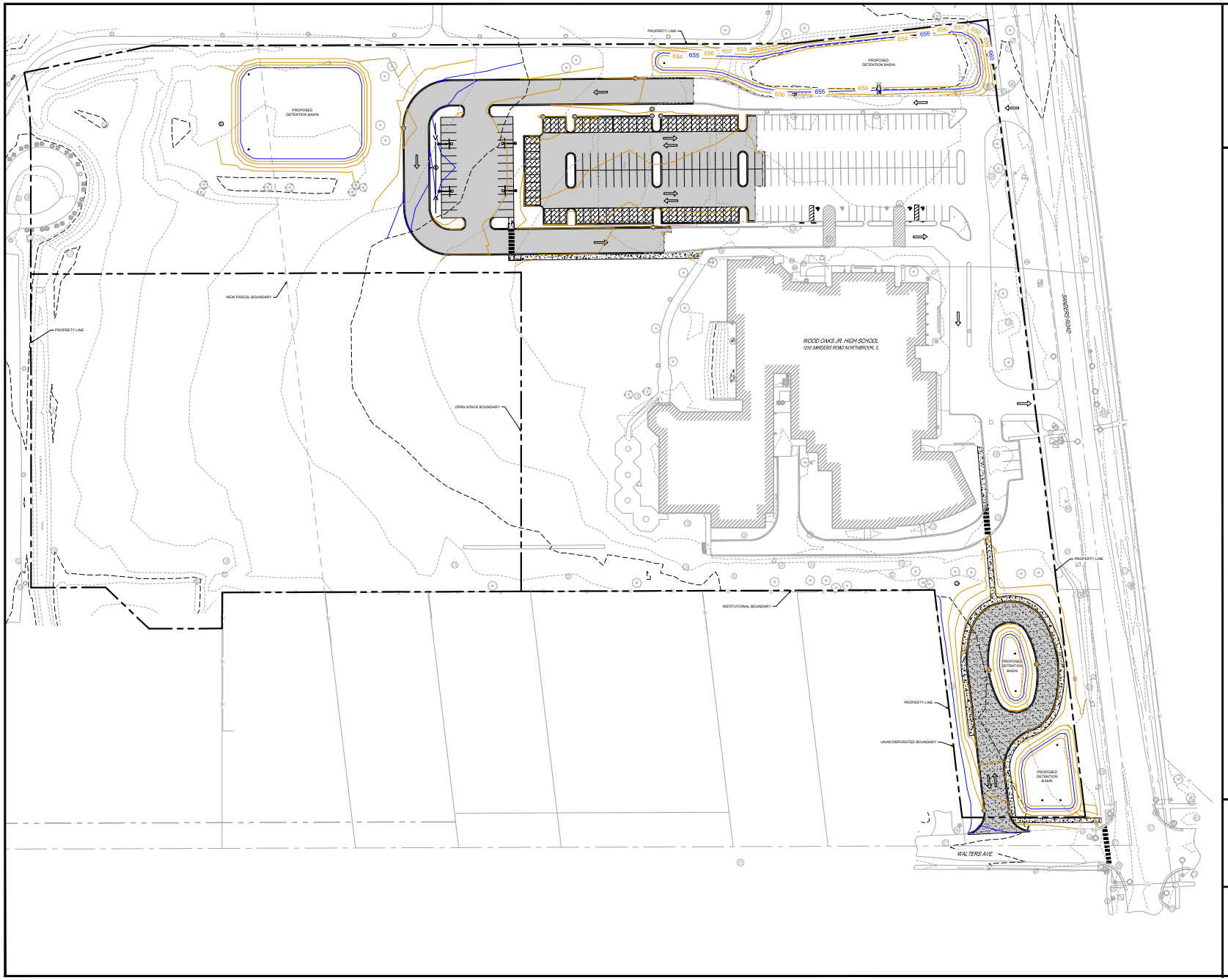
NORTHBROOK SCHOOL DISTRICT 27
WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE LAYOUT PLAN - SOUTH

SHEET NUMBER
C2.2
8 OF 16



GRADING LEGEND

- DRAINAGE ARROW
- OVERLAND FLOOD ROUTE
- 700.00 P — PAVEMENT SPOT ELEVATION
- 700.00 TOW — TOP OF WALK SPOT ELEVATION
- 700.00 TOC — TOP OF CURB SPOT ELEVATION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

JULIE CALL BEFORE YOU DIG 811

0 50' 100'
1" = 50' (HORIZONTAL)

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REVISIONS
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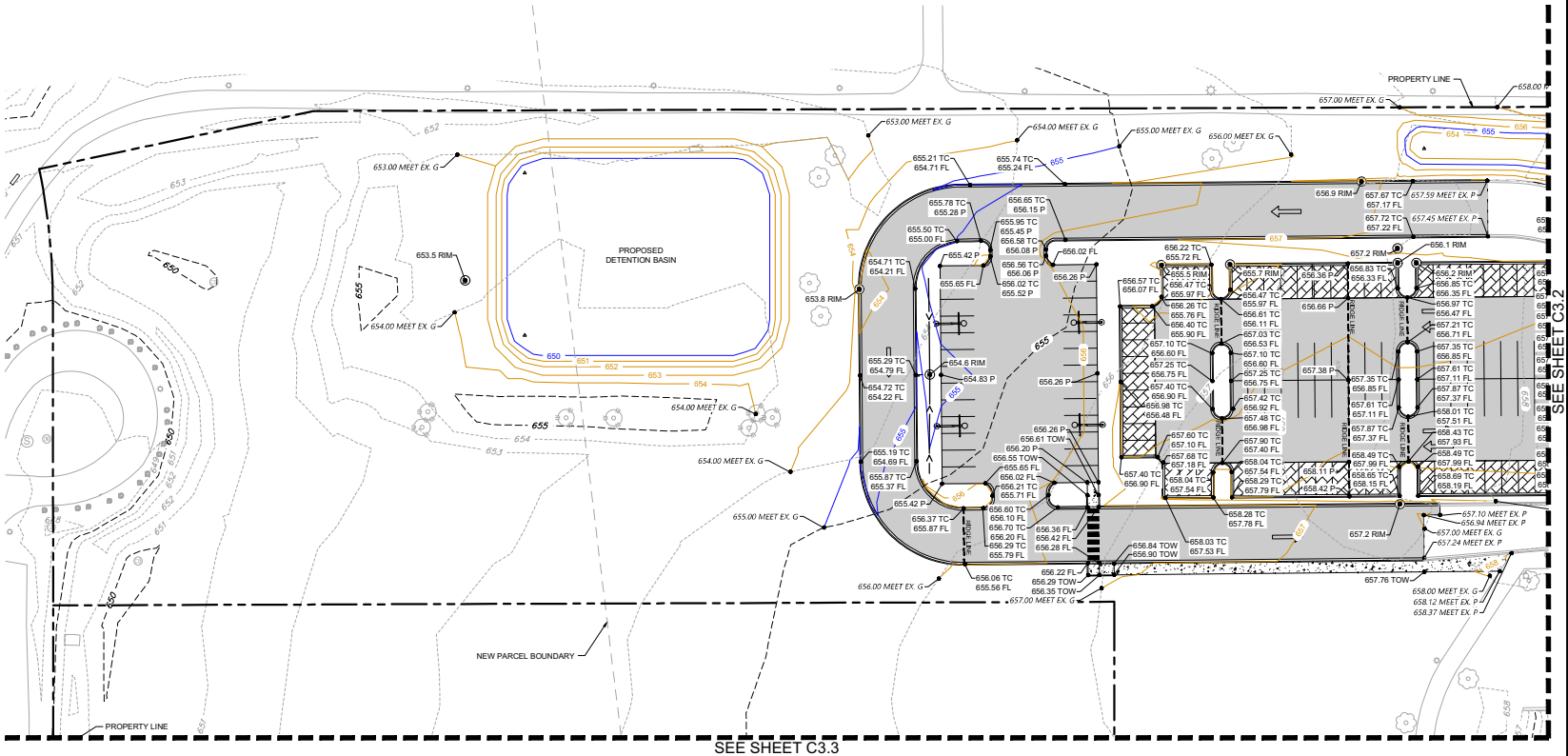
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE GRADING PLAN - OVERALL

SHEET NUMBER
C3.0
9 OF 16



GRADING LEGEND

- DRAINAGE ARROW
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- 700.00 P — PAVEMENT SPOT ELEVATION
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- 700.00 TOC — TOP OF CURB SPOT ELEVATION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

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REVISIONS
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NORTHBROOK SCHOOL DISTRICT 27
WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS
1250 SANDERS ROAD
NORTHBROOK, IL

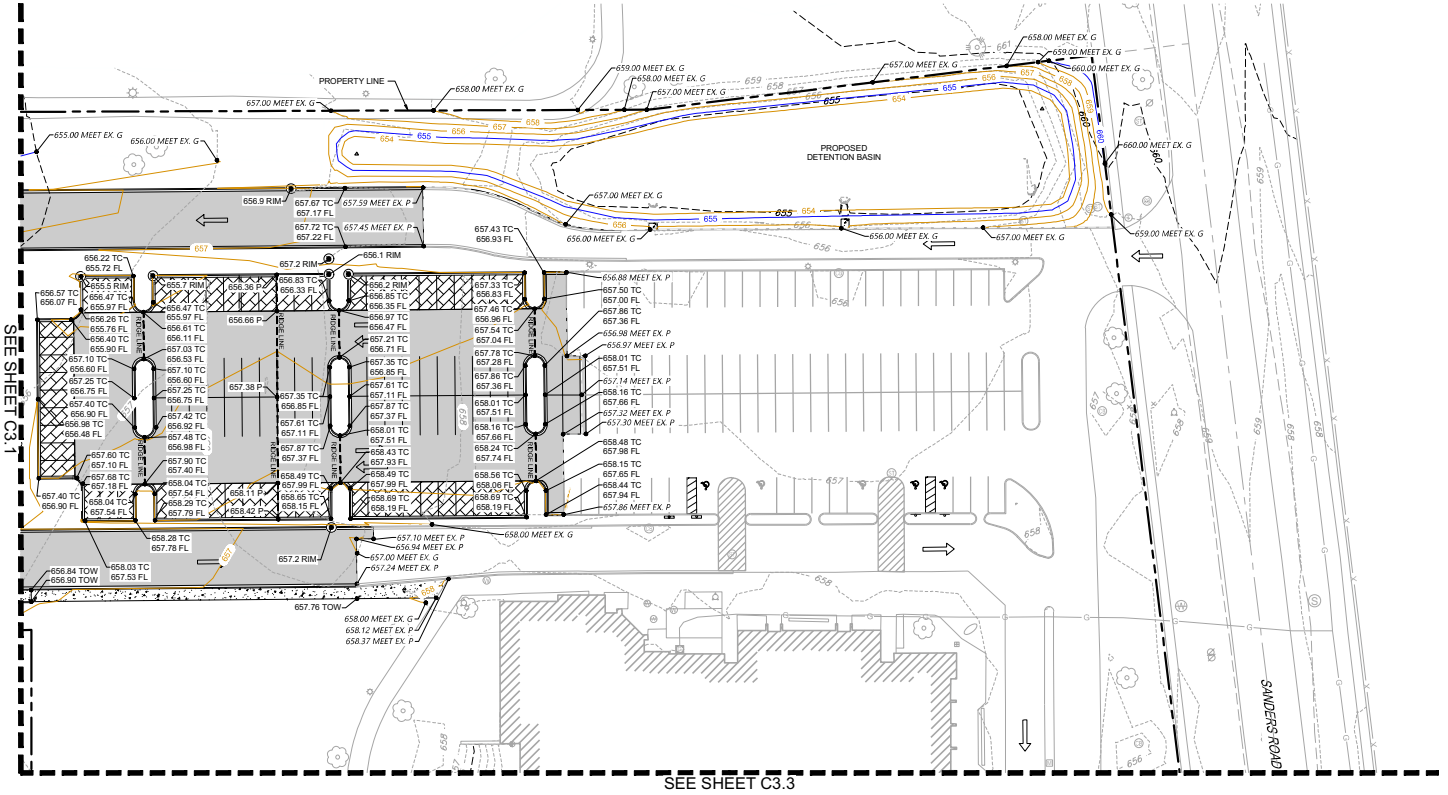
JULIE
CALL BEFORE
YOU DIG
811

0 30' 60'
1" = 30' (HORIZONTAL)

PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE GRADING PLAN - NORTHWEST

SHEET NUMBER
C3.1
10 OF 16



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- 700.00 P — PAVEMENT SPOT ELEVATION
- 700.00 TOW — TOP OF WALK SPOT ELEVATION
- 700.00 TOC — TOP OF CURB SPOT ELEVATION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

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REVISIONS
01/21/2026 VILLAGE REVIEW
12/05/2025 VILLAGE REVIEW

NORTHBROOK SCHOOL DISTRICT 27
WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS
1250 SANDERS ROAD
NORTHBROOK, IL

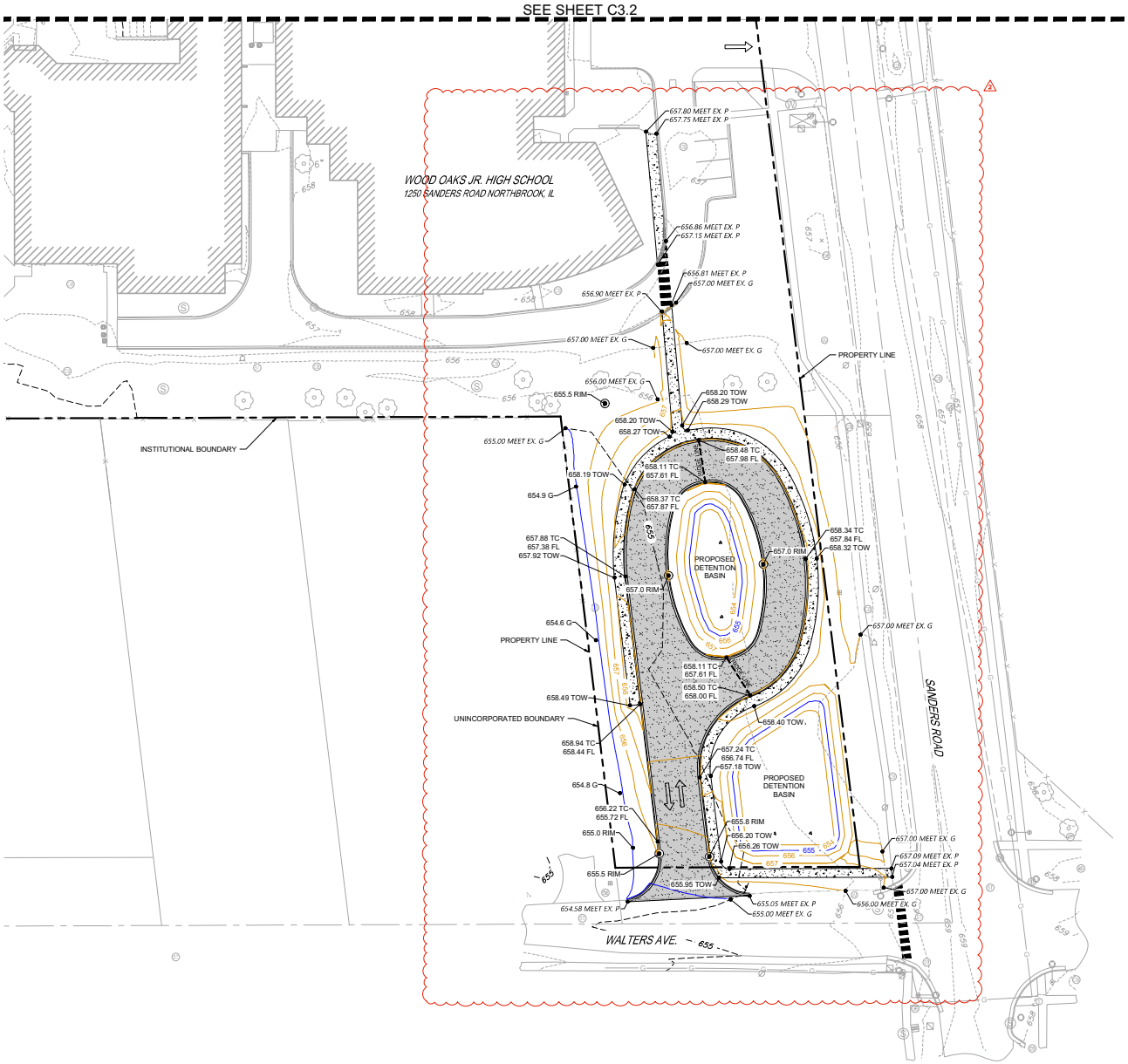
JULIE CALL BEFORE YOU DIG 811

0 30' 60'
1" = 30' (HORIZONTAL)

PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE GRADING PLAN - NORTHEAST

SHEET NUMBER
C3.2
11 OF 16



GRADING LEGEND

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- OVERLAND FLOOD ROUTE
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- 700.00 TOC — TOP OF CURB SPOT ELEVATION
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- EXISTING MINOR CONTOUR

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REVISIONS
1 01/21/2026 VILLAGE REVIEW
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NORTHBROOK SCHOOL DISTRICT 27

WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS

1250 SANDERS ROAD
NORTHBROOK, IL

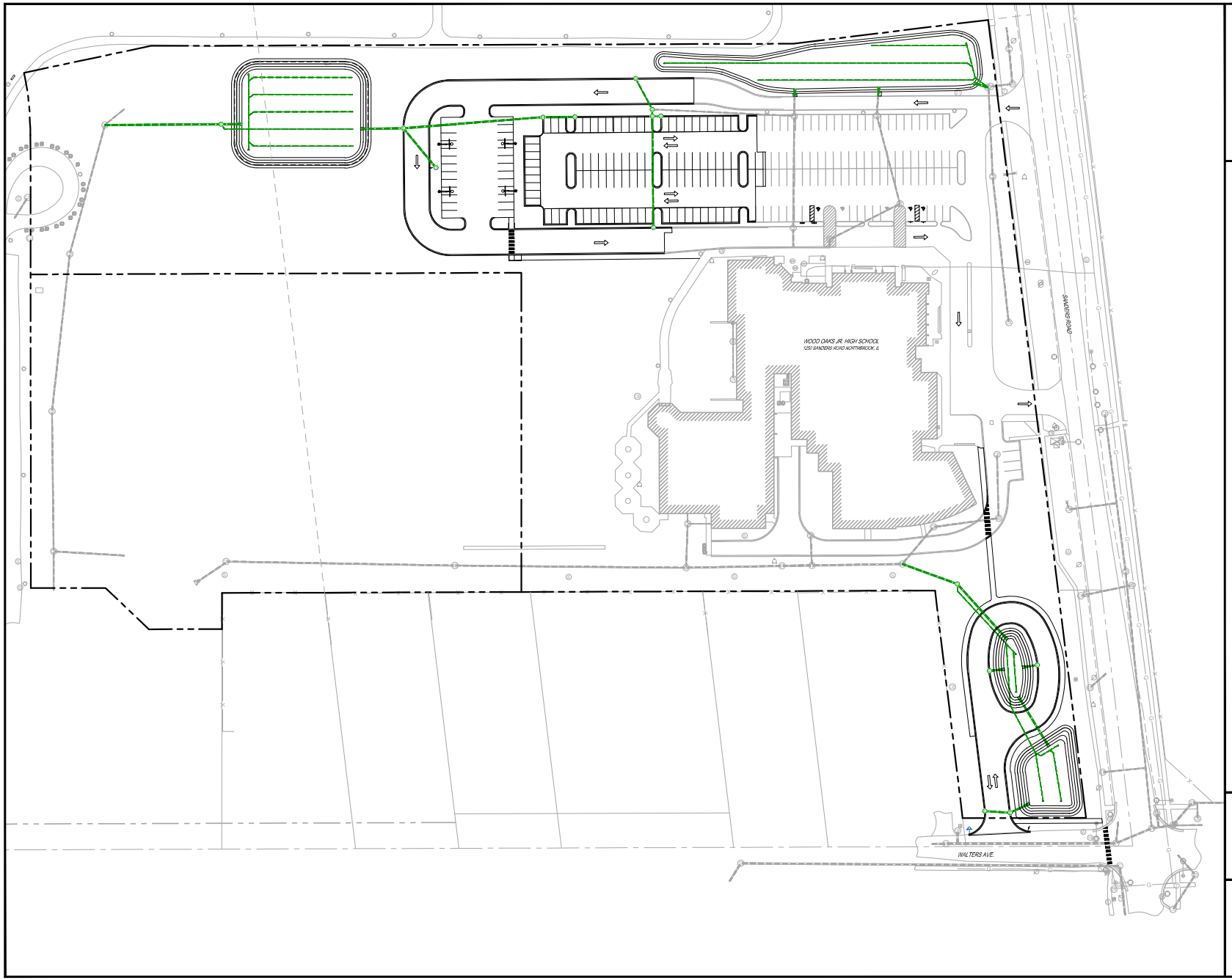
JULIE
CALL BEFORE
YOU DIG
811

0 30' 60'
1" = 30' (HORIZONTAL)

PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE GRADING PLAN - SOUTH

SHEET NUMBER
C3.3
12 OF 16



UTILITY LEGEND

- RELOCATED HYDRANT
- PROPOSED STORM PIPE
- PROPOSED STORM STRUCTURE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM PIPE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY MANHOLE

JULIE CALL BEFORE YOU DIG 811

0 50' 100'
1" = 50' (HORIZONTAL)

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REVISIONS
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02/06/2026 VILLAGE REVIEW

NORTHBROOK SCHOOL DISTRICT 27
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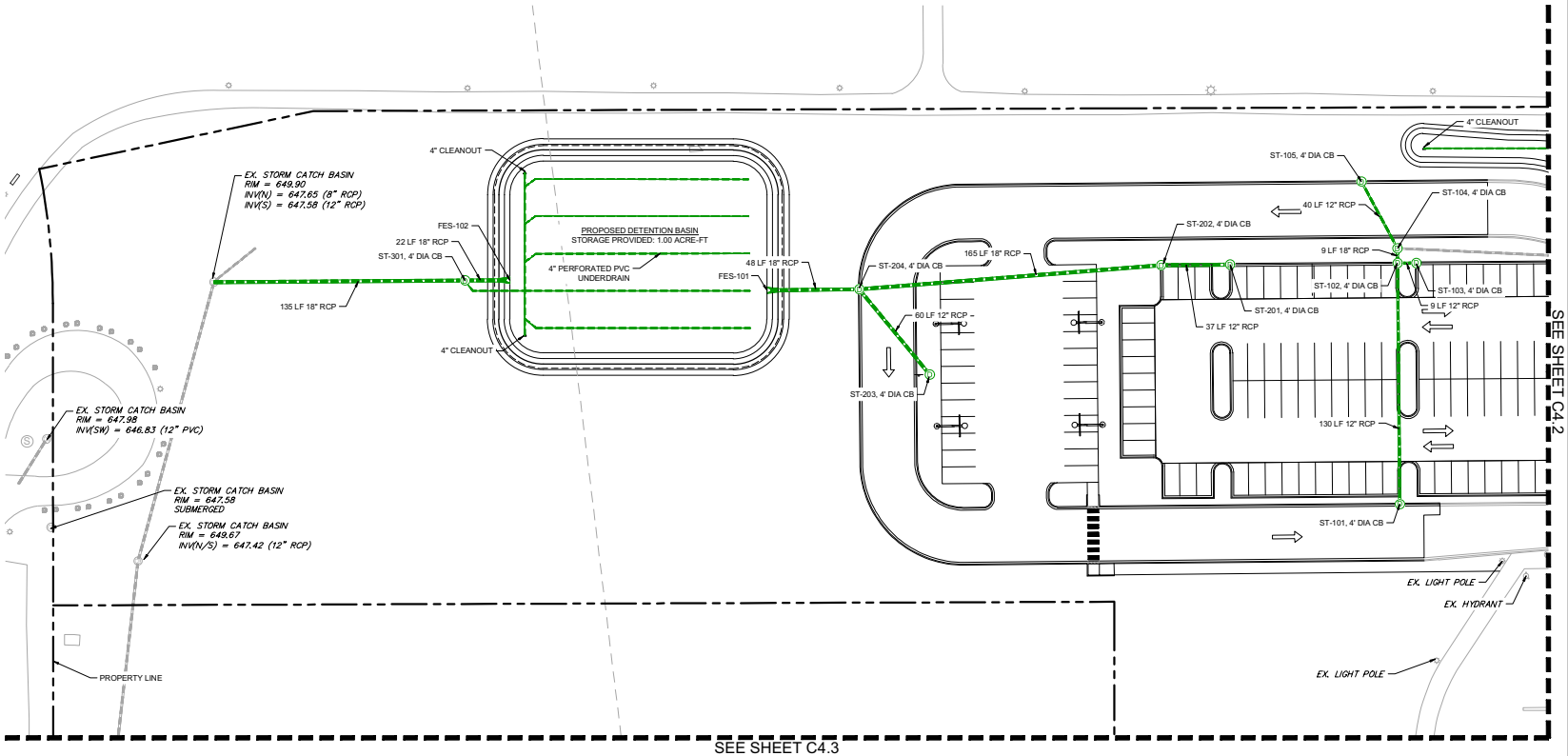
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE UTILITY PLAN - OVERALL

SHEET NUMBER
C4.0
13 OF 16



UTILITY LEGEND

- RELOCATED HYDRANT
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NORTHBROOK SCHOOL DISTRICT 27

WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS

1250 SANDERS ROAD
NORTHBROOK, IL

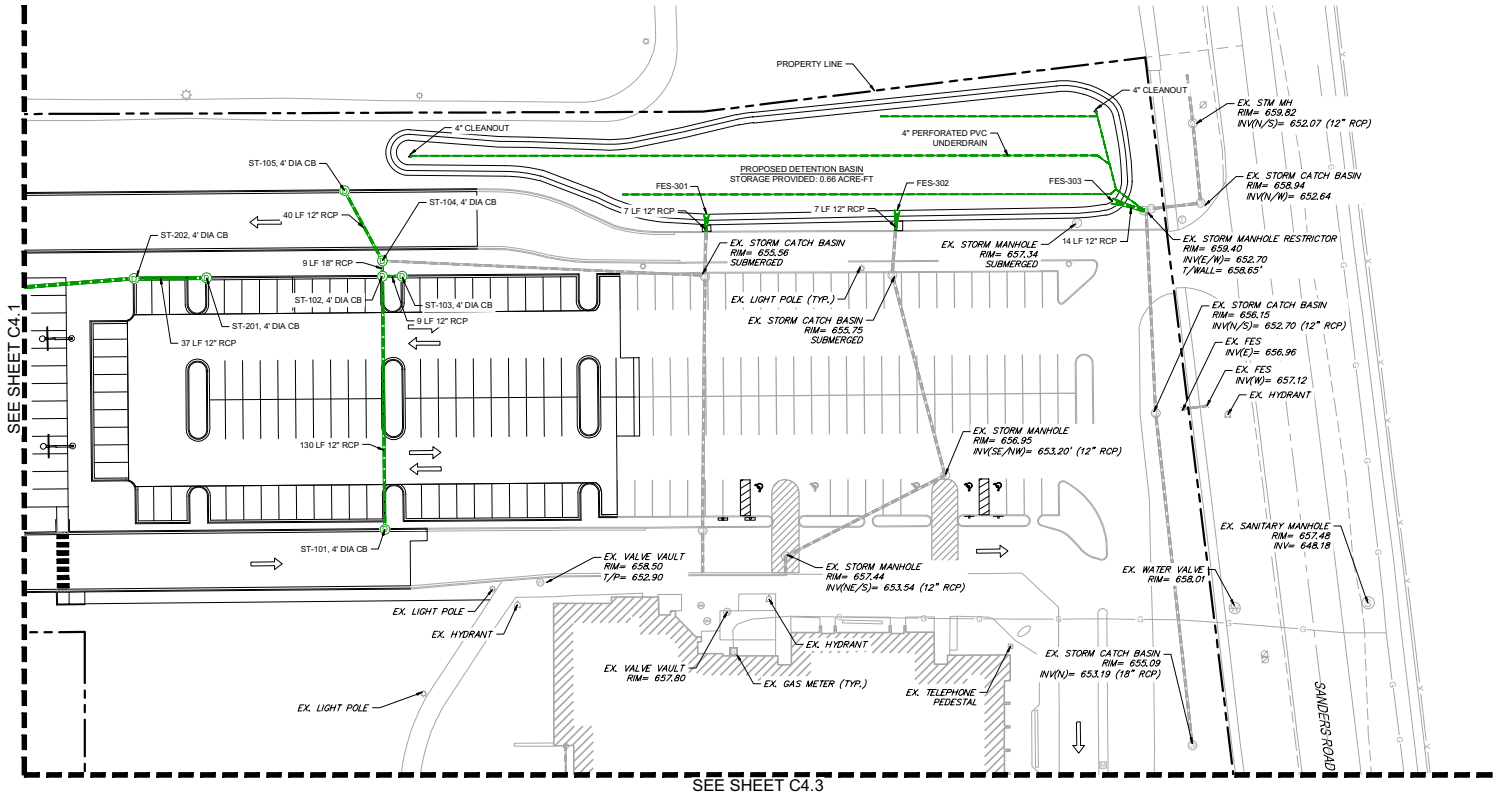
JULIE
CALL BEFORE
YOU DIG
811

0 40' 80'
1" = 40' (HORIZONTAL)

PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE UTILITY PLAN - NORTHWEST

SHEET NUMBER
C4.1
14 OF 16



UTILITY LEGEND

- RELOCATED HYDRANT
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- PROPOSED STORM STRUCTURE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM PIPE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
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1250 SANDERS ROAD
NORTHBROOK, IL

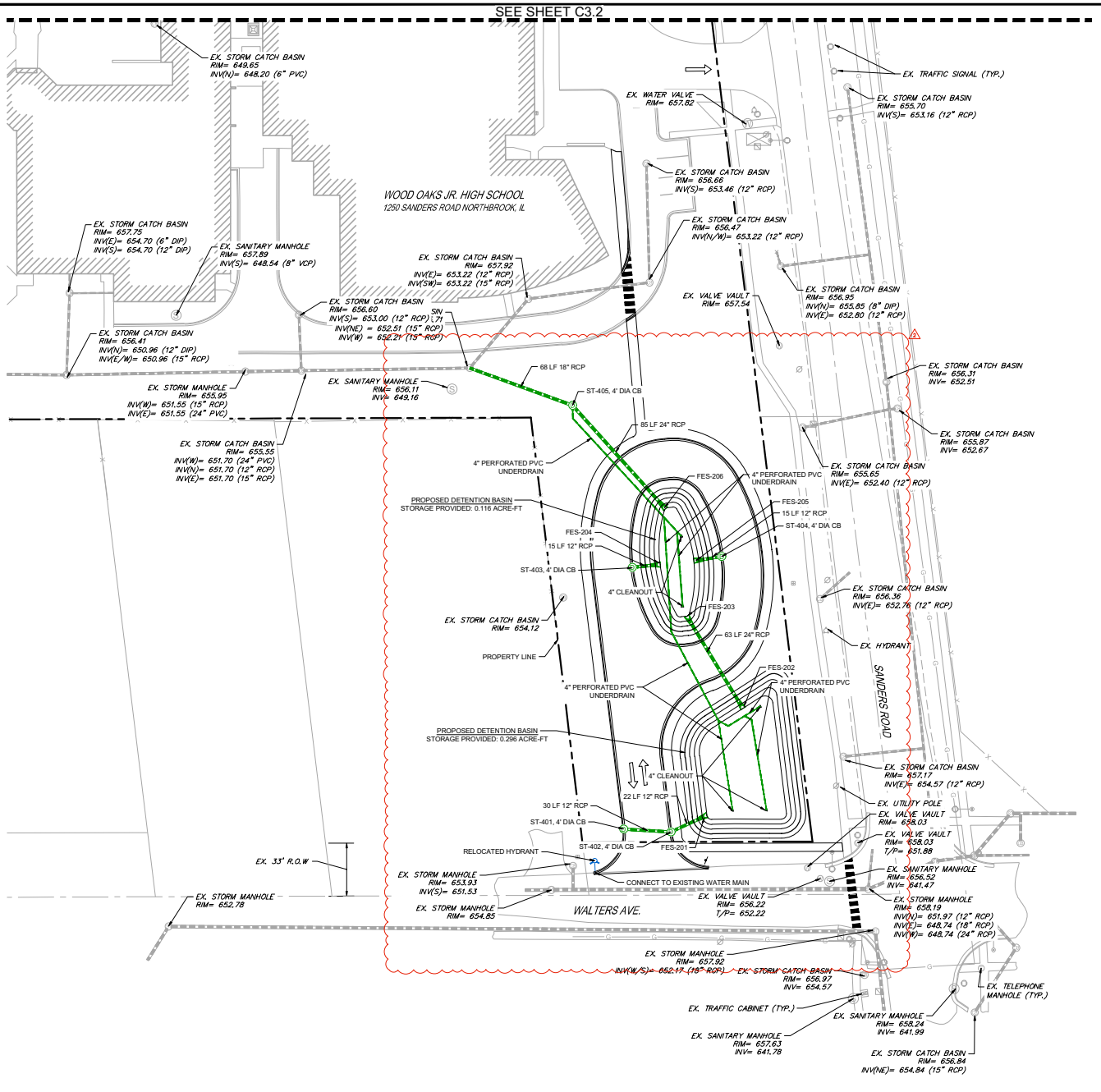
JULIE CALL BEFORE YOU DIG 811

0 40' 80'
1" = 40' (HORIZONTAL)

PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE UTILITY PLAN - NORTHEAST

SHEET NUMBER
C4.2
15 OF 16



UTILITY LEGEND

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NORTHBROOK SCHOOL DISTRICT 27
WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS
1250 SANDERS ROAD
NORTHBROOK, IL

JULIE CALL BEFORE YOU DIG 811

0 30' 60'
1" = 30' (HORIZONTAL)

PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE UTILITY PLAN - SOUTH

SHEET NUMBER
C4.3
16 OF 16

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REVISIONS

WOOD OAKS JR. HIGH PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: ML
DATE: 01/21/2026

SHEET TITLE
QUEUING EXHIBIT - EXISTING CONDITIONS

SHEET NUMBER
EX-1
6 OF 1

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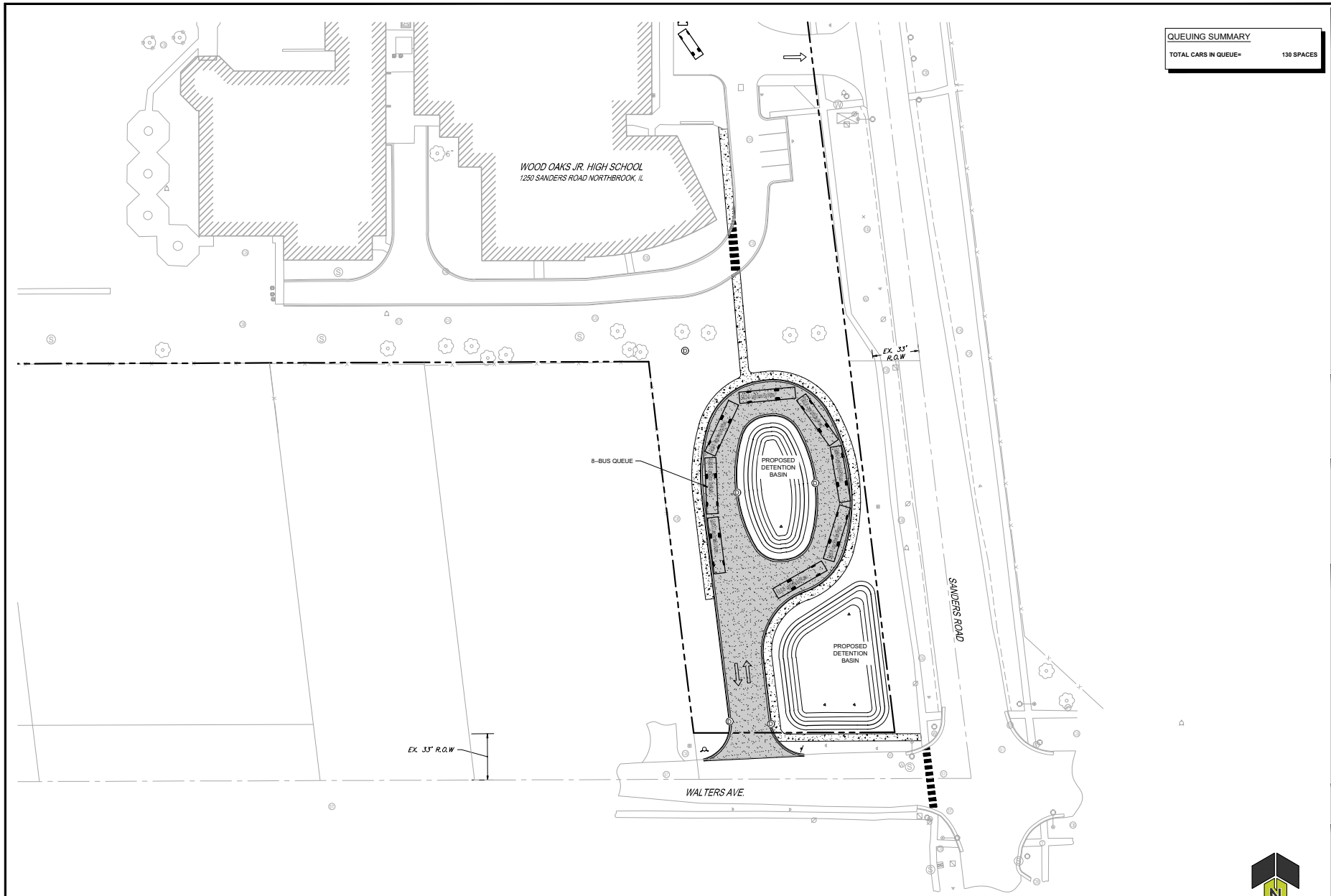
REVISIONS

WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 03/25/2026

SHEET TITLE
QUEUING EXHIBIT - PROPOSED CONDITIONS

SHEET NUMBER
EX-2
1 OF 3



QUEUING SUMMARY

TOTAL CARS IN QUEUE=	130 SPACES

0 30' 60'
1" = 30' (HORIZONTAL)

CAGE CIVIL ENGINEERING
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SHEET TITLE
QUEUING EXHIBIT - PROPOSED CONDITIONS

SHEET NUMBER
EX-2
2 OF 3

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NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 03/25/2026

SHEET TITLE
QUEUING EXHIBIT - PROPOSED CONDITIONS

SHEET NUMBER
EX-2
3 OF 3

EXISTING VEGETATION DESCRIPTION

THE PROJECT SITE CONSISTS OF AN EXISTING SCHOOL. 19 MATURE TREES WITH 225 COMBINED CALIPER INCHES SHALL BE REMOVED AS PART OF THIS CONTRACT, ASSUMING 40% LANDMARK STATUS. 38 TREES ARE CURRENTLY PLANNED TO REMEDIATE LOSSES, BUT WE UNDERSTAND THIS WILL CHANGE AFTER TREE SURVEY IS COMPLETED. TREE SURVEY IS PLANNED FOR SPRING '26 TO FULLY ASSESS CONDITION OF EXISTING TREES ON-SITE.

TREE PROTECTION & REMOVAL NOTES

1. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TREE PROTECTION IN ACCORDANCE WITH THE APPROVED TREE PRESERVATION PLAN AND TREE PROTECTION DETAILS PROVIDED HEREIN AND IN ACCORDANCE WITH ALL LOCAL REQUIREMENTS FOR ALL PARKWAY AND PRIVATE TREES ON THE SUBJECT LOT OR NEIGHBORING LOTS THAT WILL BE WITHIN THE LIMITS OF THE PROPOSED WORK, ACCESS TO THE SITE, STORAGE OF MATERIAL, ETC...

2. THE TREE PROTECTION SHALL REMAIN INTACT DURING THE ENTIRE DURATION OF THE CONSTRUCTION PROJECT, THROUGH FINAL GRADING. NO WORK IS ALLOWED WITHIN A TREE PROTECTION AREA. GRADING, IF SHOWN ON THE APPROVED PLANS, IS WITHIN A TREE PROTECTION AREA IT SHALL BE DONE BY HAND. NO MACHINERY IS PERMITTED IN A TREE PROTECTION AREA. IF, FOR ANY REASON DURING THE PROJECT THE TREE PROTECTION NEEDS TO BE REMOVED OR MODIFIED, THE TREE PRESERVATION OFFICER IS TO BE CONTACTED AT 847/272-4711.

3. PROTECTIVE FENCING SHALL BE ERECTED IN ACCORDANCE WITH THE APPROVED PLANS. SMALLER TREE PROTECTION ZONES MAY BE PERMITTED BY THE TREE PRESERVATION OFFICER. THE FENCING MATERIAL SHALL BE CONTINUOUS CHAIN LINK OR WOODEN SLAT SNOW FENCING THAT IS SECURED TO METAL STAKES. ORANGE OR GREEN MESH FENCING IS NOT ALLOWED.

4. NO GRADE CHANGES + OR – 6 INCHES WILL BE ALLOWED WITHIN ANY ESTABLISHED TREE PROTECTION ZONE.

5. TRUNK PROTECTION, IF REQUIRED, SHALL BE NOMINAL 2X4 DIMENSION LUMBER SECURED WITH A ROPE BAND OR STRAP OF SUFFICIENT DURABILITY TO REMAIN IN PLACE FOR THE DURATION OF THE PROJECT. PLANKS SHALL BE INSTALLED TO A HEIGHT OF TEN FEET (10) OR TO THE LOWEST MAJOR BRANCHES WHICHEVER IS LOWEST. UNDER NO CIRCUMSTANCES WILL NAILS, SCREWS, OR ANY OTHER DAMAGING ATTACHMENT BE USED.

6. CONTRACTOR SHALL MAINTAIN TREE PROTECTION AREA FREE OF TRASH AND GRASS/WEEDS IN EXCESS OF 10-INCHES TALL.

7. CONTRACTOR SHALL PROMPTLY REPAIR TREES DAMAGED BY CONSTRUCTION OPERATIONS WITHIN 24 HOURS. TREAT DAMAGED TRUNKS, LIMBS AND ROOTS ACCORDING TO CERTIFIED ARBORIST'S WRITTEN INSTRUCTIONS. NO MECHANICAL EXCAVATING OR TRENCHING SHALL BE ALLOWED WITHIN TREE PROTECTION AREAS.

8. ALL UTILITIES, IF POSSIBLE, SHALL BE AUGER/BORED THROUGH ESTABLISHED TREE PROTECTION AREAS. IF THIS IS NOT POSSIBLE PLEASE CONTACT THE TREE PRESERVATION OFFICER.

9. BEFORE PERFORMING WORK ON ANY VILLAGE OWNED RIGHT-OF-WAY, CONTACT THE VILLAGE FORESTER AT PUBLIC WORKS, 847/272-4711 TO DETERMINE IF YOU WILL BE REQUIRED TO POST MONIES FOR ANY PARKWAY TREES THAT MAY BE AFFECTED BY THE PROPOSED WORK. IF A TREE WILL NEED TO BE REMOVED ALL APPLICABLE FEES AND REPLACEMENTS SET FORTH BY PUBLIC WORKS WILL APPLY.

10. NO SURVEY NAILS OR LATHE/SCREWS ARE TO BE INSTALLED ON ANY TREE ON PRIVATE PROPERTY OR IN THE PUBLIC RIGHT OF WAY. IF SURVEY NAILS ARE FOUND TO BE INSTALLED ON A TREE, FINES AND ANY APPLICABLE COSTS RELATED TO THE REMOVAL OF THE NAIL AND REPAIR OF THE TREE WILL BE ASSESSED.

11. ALL PRIVATE TREE REMOVALS OF SINGLE TRUNK TREES GREATER THAN 6 INCHES IN DIAMETER OR MULTIPLE TRUNK TREES WITH A COMBINED DIAMETER OF 12 INCHES IN DIAMETER MUST BE APPROVED BY THE TREE PRESERVATION OFFICER. A SEPARATE PERMIT WILL BE ISSUED FOR ANY TREE REMOVALS.



TREE PROTECTION & REMOVAL LEGEND

EXISTING TREE TO REMAIN

EXIST. TREE TO BE REMOVED

BARRIER FENCING TO BE INSTALLED

1 TREE PROTECTION & REMOVAL PLAN

N SCALE 0' 20' 40' 80' 120' 1"=40'

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SEAL

LICENSED LANDSCAPE ARCHITECT LARRY C GLASCOCK JR 157.001939 STATE OF ILLINOIS

EXPIRES 08/2027

PROJECT TEAM

CIVIL ENGINEER:

CAGE CIVIL ENGINEERING

PROJECT NAME

WOOD OAKS JR. HIGH PARKING EXPANSION

1250 SANDERS RD. NORTHBROOK, IL

DRAWING ISSUED

NO.	TITLE	DATE
1.	Preliminary Review	12/12/2025
2.	Rev's per Comments	01/20/2026
3.	Rev's per Comments	03/30/2026

SET TYPE
LANDSCAPE PLANS

PROJECT NUMBER
2512026

DATE
12-11-2025

DRAWN BY: LCG | APPROVED BY: LCG

SHEET TITLE
TREE PROTECTION & REMOVAL PLAN

SHEET NUMBER
L1.1

TREE SURVEY

TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	DESCRIPTION	RATING	NOTES
100						
101						
102						
103						
104						
105						
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110						
111						
112						
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TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	DESCRIPTION	RATING	NOTES
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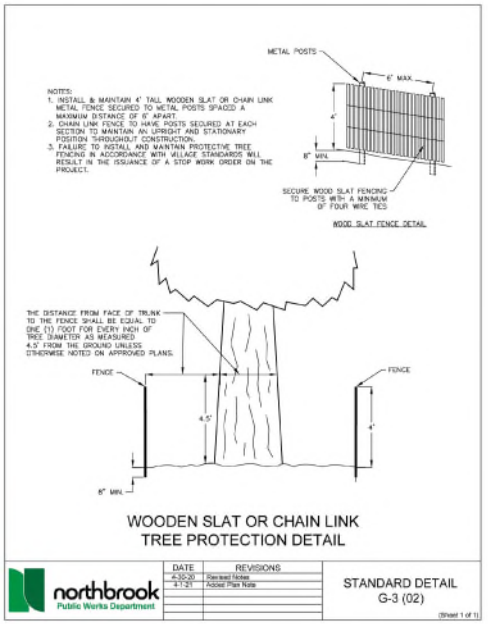
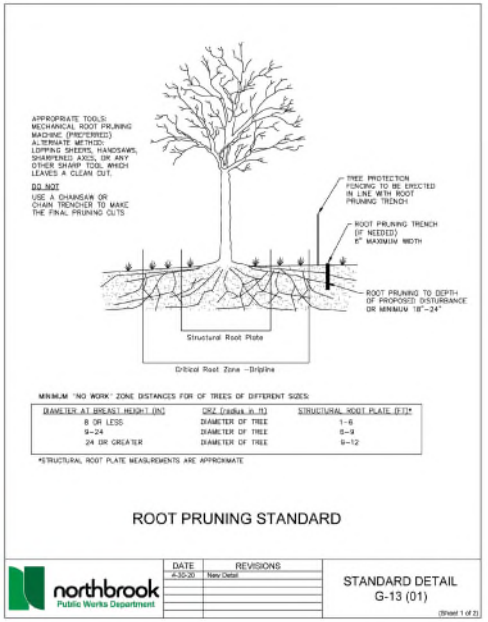
200						

DATE CONDUCTED:
BY:

1) Trees measured at 4.5' above the ground - DBH (diameter Breast Height)
2) All trees 6" DBH and above tagged. Shrubs, and cedar were not tagged.
3) Health Rating:

Rating	Description	Criteria
1	Excellent	Less than 10% dead wood, typical growth for species, no observed defectsLess than
2	Good to Fair	20% dead wood, minor defects, sound structure, no decayLess than
3	Fair	30% dead wood, minor crown die-back, minor trunk damage or cavities
4	Fair to Poor	Approximately 30-50% dead wood, lacking full crown, minor disase evidence, trunk damage
5	Poor	Over 50% dead wood, lacking full crown, disease or decay evident, structural damage/cavities
6	Dead	Less than 10% living wood, greater than 50% missing bark, adventitious growth only, decay





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LARRY C GUADOOK JR
STATE OF ILLINOIS

EXPIRES 08/2027

PROJECT TEAM

CIVIL ENGINEER:

CAGE CIVIL ENGINEERING

PROJECT NAME

WOOD OAKS JR. HIGH
PARKING EXPANSION

1250 SANDERS RD.
NORTHBROOK, IL

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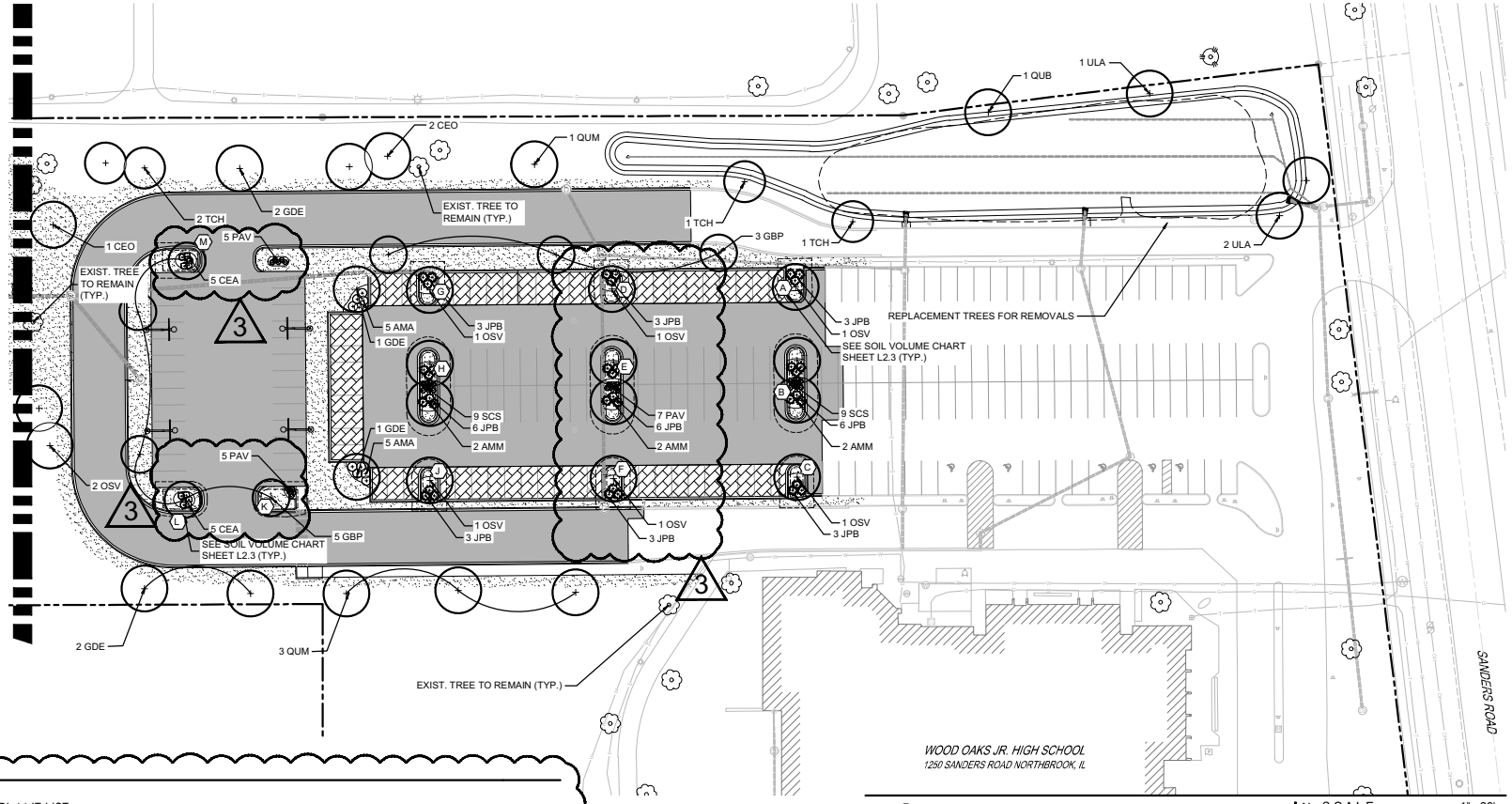
SHEET TITLE
TREE SURVEY / TREE PROTECTION DETAILS

SHEET NUMBER
L1.2



1 LANDSCAPE PLAN

N SCALE 1"=30'
0' 15' 30' 60' 90'

PLANT LIST

SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT	MAX H X W
DECIDUOUS SHADE TREES						
AMM	2.5" cal.	6	Acer miyabei 'Morton'	State Street Miyabe maple	B&B	35' X 30'
CBF	2.5" cal.	4	Carpinus betulus 'Fastigiata'	Upright European Hornbeam	B&B	50' X 30'
CEO	2.5" cal.	5	Celtis occidentalis	Common Hackberry	B&B	60' X 50'
GBP	2.5" cal.	10	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	B&B	50' X 30'
GDE	2.5" cal.	8	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffeetree	B&B	60' X 40
OSV	2.5" cal.	8	Ostrya virginiana	American Hophornbeam	B&B	35' X 25'
QUB	2.5" cal.	5	Quercus bicolor	Swamp White Oak	B&B	70' X 60'
QUM	2.5" cal.	6	Quercus muehlenbergii	Chinkapin Oak	B&B	70' X 60'
TCH	2.5" cal.	8	Tilia cordata x mongolica 'Harvest Gold'	Harvest Gold Linden	B&B	40' X 30'
ULA	2.5" cal.	8	Ulmus davidiana var. japonica 'Morton'	Accolade Elm	B&B	60' X 40'
EVERGREEN TREES						
PGD	8' ht.	11	Picea glauca 'Densata'	Black Hills Spruce	B&B	50' X 25'
ORNAMENTAL TREES						
AMG	8' multi..	7	Amelanchier x grandiflora.	Shadblow Serviceberry	B&B	25' X 20'
CEC	8' multi.	5	Cercis canadensis	Eastern Redbud	B&B	30' X 30'
DECIDUOUS SHRUBS						
AMA	24" ht.	10	Aronia melanocarpa	Black Chokeberry	B&B	6' X 6'
CAE	30" ht.	25	Cornus alba 'Elata'	Variegated Dogwood	B&B	8' X 8'
CEA	24" ht.	22	Ceanothus americanus	New Jersey Tea	B&B	3' X 5'
CEP	30" ht.	13	Cephalanthus occidentalis	Buttonbush	B&B	10' X 7'
HYQ	30" ht.	13	Hydrangea quercifolia 'Alice'	Alice Oakleaf Hydrangea	B&B	8' X 8'
VNB	30" ht.	7	Viburnum nudum 'Bulk'	Brandywine Smooth Witherod	B&B	6' X 6'
EVERGREEN SHRUBS						
JCS	24" ht.	7	Juniperus chinensis 'Sea Green'	Sea Green Juniper	B&B	5' X8'
JPB	18" w.	36	Juniperus procumbens 'Greenmound'	Greenmound Japanese Juniper	B&B	1' X 5'
TMT	24" ht.	19	Taxus media 'Tauntonii'	Taunton Intermediate Yew	B&B	4' X 7'
ORNAMENTAL GRASSES						
ERS	#1 cont.	11	Eragrostis spectabilis	Purple Love Grass		2.5' X 2'
PAV	#1 cont.	32	Panicum virgatum 'Shenandoah'	Shenandoah Red Switch Grass		3' X 3'
SCS	#1 cont.	18	Schizachyrium scop.'Standing Ovation'	Blue Stem Standing Ovation		4' X 2'
GROUNDCOVER / PERENNIALS						
SOD	sq. yd.	7,228	Sodded Lawn			

LANDSCAPE LEGEND

- EXISTING TREE
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED LARGE SHRUB
- PROPOSED MEDIUM SHRUB
- PROPOSED EVERGREEN SHRUB
- PROPOSED LOW SHRUB
- PROPOSED ORNAMENTAL GRASS
- SODDED LAWN

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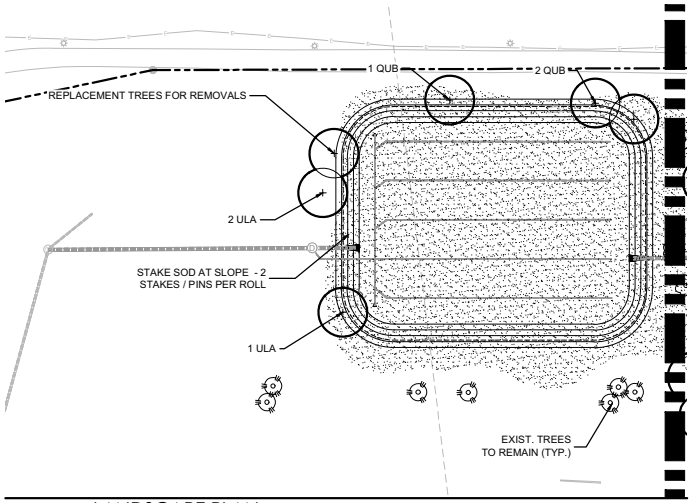
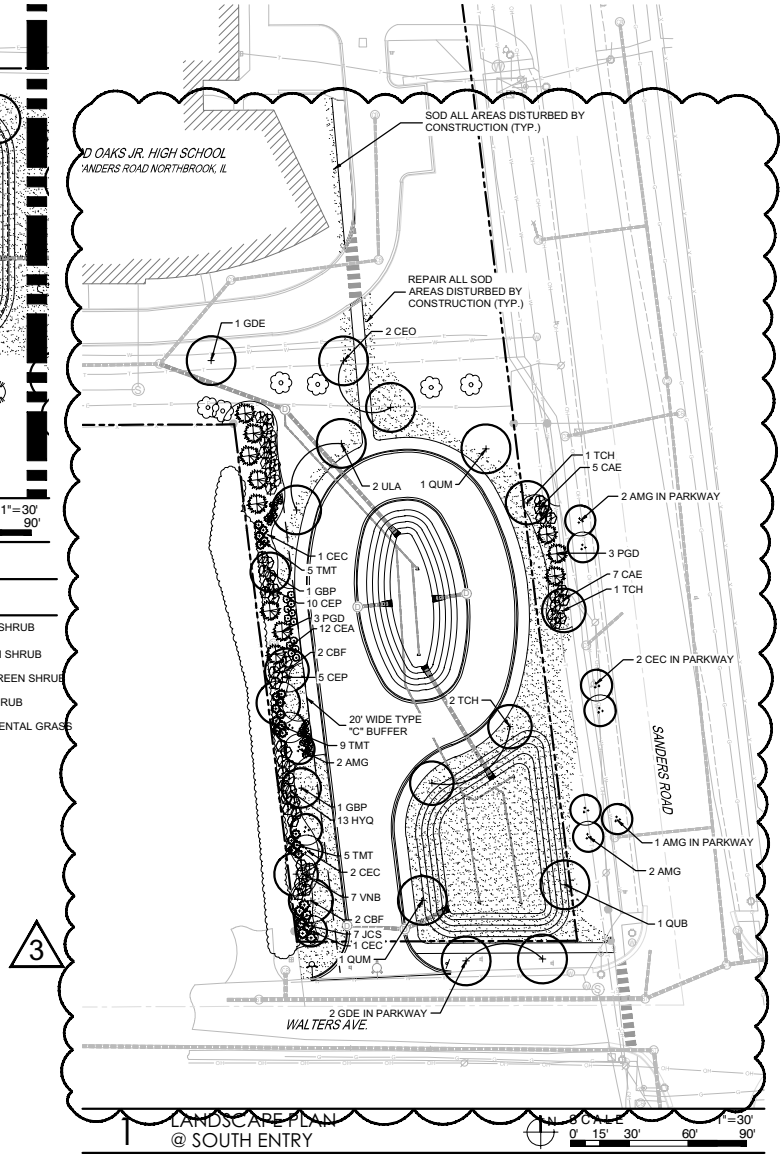
SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L2.1



2 LANDSCAPE PLAN @ DETENTION AREA

N SCALE 1"=30'
0' 15' 30' 60' 90'



3

1 LANDSCAPE PLAN @ SOUTH ENTRY

N SCALE 1"=30'
0' 15' 30' 60' 90'

LANDSCAPE LEGEND

EXISTING TREE
PROPOSED SHADE TREE
PROPOSED EVERGREEN TREE
PROPOSED ORNAMENTAL TREE
PROPOSED LARGE SHRUB
PROPOSED MEDIUM SHRUB
PROPOSED EVERGREEN SHRUB
PROPOSED LOW SHRUB
PROPOSED ORNAMENTAL GRASS
SODDED LAWN

LANDSCAPE CALCULATIONS

DESCRIPTION	REQUIREMENT	AREA / CALC.	PROPOSED / DETAILS
Total site		796,813 SQ. FT.	
Total building	Existing Building	73,555 SQ. FT.	
Total parking	Square Footage of Exist. Parking Area Expanded Parking Area	97,412 SQ. FT. 51,391 SQ. FT.	
Parking Lot Perimeter Landscape Area Design	**Depth:** Parking lot perimeter landscape area width shall be a minimum of seven feet, as measured from the back of curb of the off-street parking area outward toward the right-of-way. **Length:** The parking lot perimeter landscape area shall extend the full length of the portion of the parking area adjacent to the public right-of-way, excluding curb cuts and pedestrian walkways. **Plant Materials Required:** One canopy tree shall be planted every 40 feet of parking lot perimeter landscape area length. One shrub or native grass shall be planted every four feet of parking lot perimeter landscape area length.	39,419 SQ. FT. 940 L. F. / 40 = 23.5 TREES N/A - NO ROW	39,419 SQ. FT. 4 EXISTING TREES 20 PROPOSED TREES
Parking Area Interior Landscape Area.	**Width:** Parking area end caps shall have a minimum width of 10 feet. **Length:** Parking area end caps shall have a minimum length of 18 feet. **Required Plant Materials:** A minimum of one canopy tree and three shrubs or native grasses shall be provided for every parking area end cap.	 4 END CAPS 10 ISLANDS 14 TREES 42 SHRUBS	 12 ISLANDS 14 TREES 69 SHRUBS
Transition Landscape Area	**I-B / R-4 west - Type C.** **Type C.** The intent of the Type C transition landscape area is to create a semi-opaque buffer, having only seasonal horizontal openings, not to exceed 25 percent of the total width, from the ground to a height of six feet within two years of planting. **Option 1:** 20' + No Optional Fence or Berm **Per 100' of Length:** Evergreen Trees = 3 Canopy Trees = 2 Understory Tree = 1 Shrubs /Grasses = 36	39,419 SQ. FT. 300 L. F. / 100 = 3 X 3 = 9 3 X 2 = 6 3 X 1 = 3 3 X 36= 108	39,419 SQ. FT. Existing dense- 12' ht. everg. hedge adjacent 8 Evergreen Trees 6 Columnar Shade Trees 3 Understory 110 Shrubs / Grasses
Tree replacement for removals	Tree replacement formula. a. Protected, landmark, or heritage trees shall be replaced by trees in such number and of appropriate species such that the sum of the caliper of the new trees that are to be planted... b. Nuisance trees larger than six (6) inches DBH shall be replaced by on a tree-for-tree basis with a new tree that has a caliper of two and one-half (2½) inches.	Protected / Landmark / Heritage Trees - 3 Total 54 Cal. Inches Nuisance Trees - 16 Total 162 Cal. Inches	NOTE: Survey is currently being performed. All replacements are estimates and will updated based on actual removals. 22 - 2.5" Cal. Trees 16 - 2.5" Cal. Trees 38 - 2.5" Cal. Trees

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SHEET TITLE
LANDSCAPE PLANS
DETENTION / SOUTH ENTRY

SHEET NUMBER
L2.2

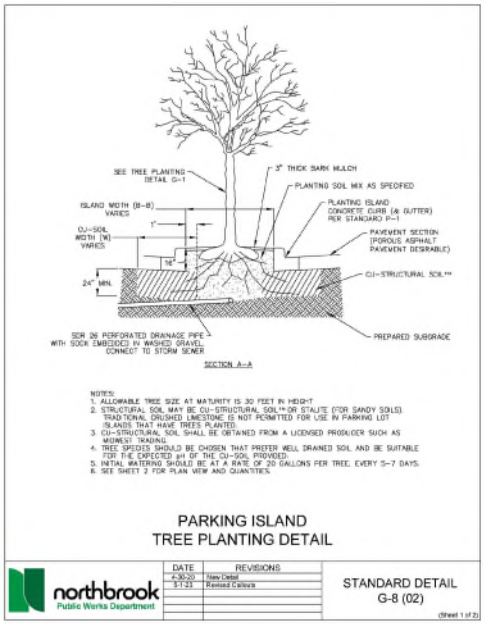
LANDSCAPE NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL PERMITS AND PERMISSIONS TO INSTALL THE PROPOSED IMPROVEMENTS
2. ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE VILLAGE OF NORTHBROOK LANDSCAPING CODES AND ZONING ORDINANCES.
3. PRIOR TO COMMENCING ANY WORK, CONTRACTOR SHALL HAVE DIGGERS HOTLINE LOCATE AND MARK ALL UNDERGROUND UTILITY FACILITIES AND LINES.
4. ALL PLANT MATERIALS (EXCEPT FOR GROUNDCOVER, ANNUALS, AND PERENNIALS) SHALL BE BALLED AND BURLAPPED STOCK AND MEET CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK (ANSI 260.1-1986) OR EQUAL. PLANT MATERIALS MUST BE SUPPLIED WITHIN A 150 MILE RADIUS OF PROJECT SITE. CONTRACTOR MAY SUBSTITUTE CONTAINER STOCK FOR SHRUBS IF SIZES ARE EQUAL TO SPECIFIED B&B STOCK, WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT.
5. IF SPECIFIED PLANTS ARE NOT AVAILABLE AT THE TIME OF ORDERING, PLANTS WITH SIMILAR WHOLESALE VALUE AND LANDSCAPE CHARACTERISTICS MAY BE SUBSTITUTED UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT AND VILLAGE STAFF.
6. SOIL IN GROUNDCOVER BEDS SHALL BE AMENDED USING 2 INCHES OF MUSHROOM COMPOST INCORPORATED INTO THE TOP 4 INCHES OF SOIL.
7. DISTURBED AREAS TO RECEIVE SOD SHALL BE TILLED TO 6" DEPTH AND FINE GRADED TO PROVIDE SMOOTH BASE SURFACE. IF EXISTING SOIL IS A MAJORITY OF CLAY OR UNSUITABLE, 2" OF FINE GRADED TOPSOIL SHALL BE ADDED PRIOR TO TILLING. EXISTING SOD AREAS SHALL HAVE TURF REMOVED WITH AUTOMATED SODCUTTER OR HAND SPACE TO REMOVE ALL BLADES AND ROOTS. 1" OF FIND GRADED TOPSOIL SHALL BE TILLED AND GRADED.
8. TREE AND SHRUB BACKFILL MIXTURE SHALL BE 2 PARTS EXIST. NATIVE TOPSOIL AND 1 PART SPHAGNUM PEAT MOSS W/ DECOMPOSED MANURE.
10. NURSERY TAGS (SPECIES, SIZE) FOR ALL SHADE TREES SHALL REMAIN ATTACHED TO TREES UNTIL FINAL APPROVAL FROM MUNICIPALITY.
11. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER A BONDED WRITTEN ONE-YEAR WARRANTY AGREEMENT (BEGINNING ON THE OWNER'S POSSESSION DATE). THIS AGREEMENT SHALL COVER MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DEAD OR DAMAGED LANDSCAPING TO PRESERVE THE SAME QUANTITY AND QUALITY AS INITIALLY APPROVED. IN ORDER TO MEET THIS WARRANTY, ALL NEW PLANTINGS AND BEDS ON SITE SHALL RECEIVE TRIMMING, WEEDING AND WATERING FOR AN ESTABLISHMENT PERIOD OF 6 WEEKS. WATERING CAN BE ACCOMPLISHED WITH PROVIDED ON-SITE WATER, A WATERING TRUCK OR TEMPORARY IRRIGATION. GATOR BAGS OR EQUAL ARE HIGHLY RECOMMENDED.
13. TREES SHALL NOT BE LOCATED CLOSER THAN TEN (10) FEET TO FIRE HYDRANTS, TRANSFORMERS OR OTHER ABOVE GROUND UTILITIES. ANY DISCREPANCY ON THE PLAN RELATED TO THESE PROXIMATE UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.

3

ISLAND SOIL VOLUME CHART

ISLAND	TOTAL SOIL VOLUME	PLANTING SOIL MIX VOLUME	CU-SOIL VOLUME	CU-SOIL WIDTH (W)
A	980 CF	234 CF	746 CF	5'-10"
B	2824 CF	498 CF	2326 CF	8'-6"
C	980 CF	234 CF	746 CF	5'-10"
D	980 CF	234 CF	746 CF	5'-10"
E	2824 CF	498 CF	2326 CF	8'-6"
F	980 CF	234 CF	746 CF	5'-10"
G	980 CF	234 CF	746 CF	5'-10"
H	2824 CF	498 CF	2326 CF	8'-6"
J	980 CF	234 CF	746 CF	5'-10"
K	1414 CF	412 CF	1002 CF	4'-2"
L	1414 CF	412 CF	1002 CF	4'-2"
M	1414 CF	412 CF	1002 CF	4'-2"



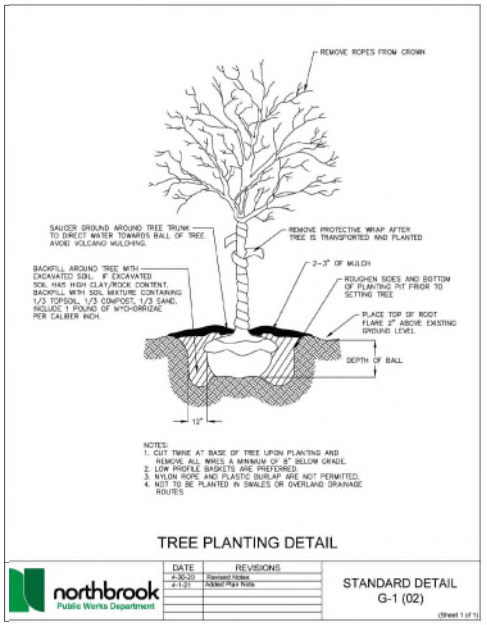
PARKING ISLAND TREE PLANTING DETAIL

northbrook Public Works Department

DATE	REVISIONS
4-30-20	New Detail
5-1-23	Revised Callouts

STANDARD DETAIL G-8 (02)

(Sheet 1 of 2)



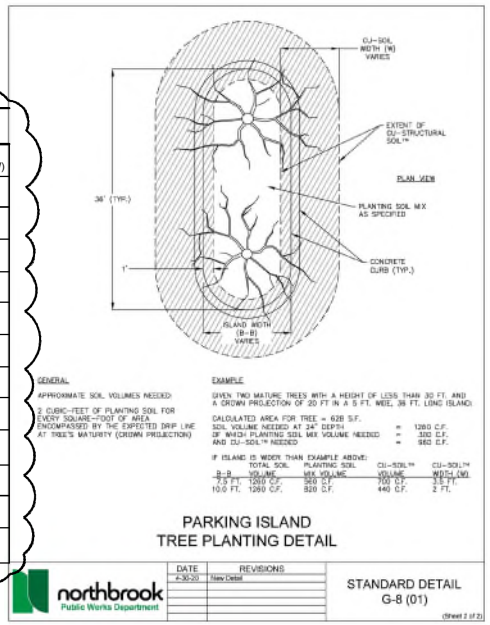
TREE PLANTING DETAIL

northbrook Public Works Department

DATE	REVISIONS
4-30-20	Revised Notes
4-1-21	Added Plan Note

STANDARD DETAIL G-1 (02)

(Sheet 1 of 1)



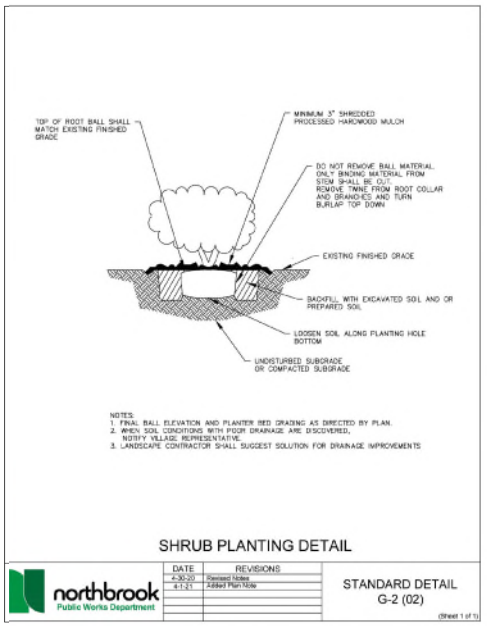
PARKING ISLAND TREE PLANTING DETAIL

northbrook Public Works Department

DATE	REVISIONS
4-30-20	New Detail

STANDARD DETAIL G-8 (01)

(Sheet 2 of 2)



SHRUB PLANTING DETAIL

northbrook Public Works Department

DATE	REVISIONS
4-30-20	Revised Notes
4-1-21	Added Plan Note

STANDARD DETAIL G-2 (02)

(Sheet 1 of 1)

LG Landscape Architecture Master Planning Site Planning
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SEAL

LICENSED LANDSCAPE ARCHITECT LARRY C. GUADAGNOLI JR. 157-001699 STATE OF ILLINOIS

EXPIRES 08/2027

PROJECT TEAM

CIVIL ENGINEER:

CAGE CIVIL ENGINEERING

PROJECT NAME

WOOD OAKS JR. HIGH PARKING EXPANSION

1250 SANDERS RD.
NORTHBROOK, IL

DRAWING ISSUED

NO.	TITLE	DATE
1.	Preliminary Review	12/12/2025
2.	Rev's per Comments	01/20/2026
3.	Rev's per Comments	03/30/2026

SET TYPE
LANDSCAPE PLANS

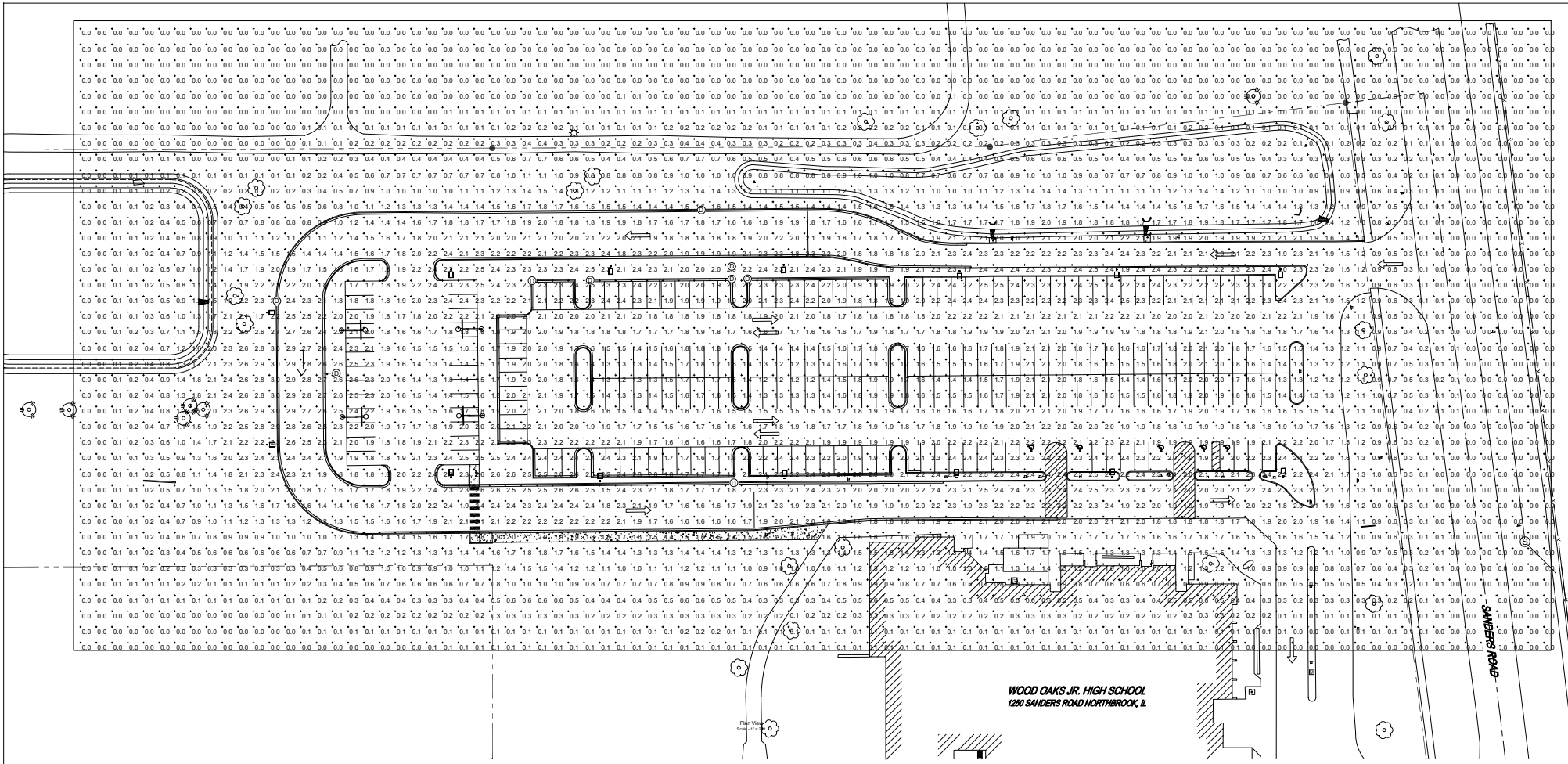
PROJECT NUMBER
2512026

DATE
12-11-2025

DRAWN BY: LCG | APPROVED BY: LCG

SHEET TITLE
LANDSCAPE DETAILS / NOTES

SHEET NUMBER
L2.3



Schedule

Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	A		14	DSX2 LED P3 30K 70CRI T5M	D-Series Size 2 Area Luminaire P3 Performance Package 3000K CCT 70 CRI Type 5 Medium	Full Cut-Off	1	29479	0.9	219.4	Max: 15408cd

Luminaire Locations

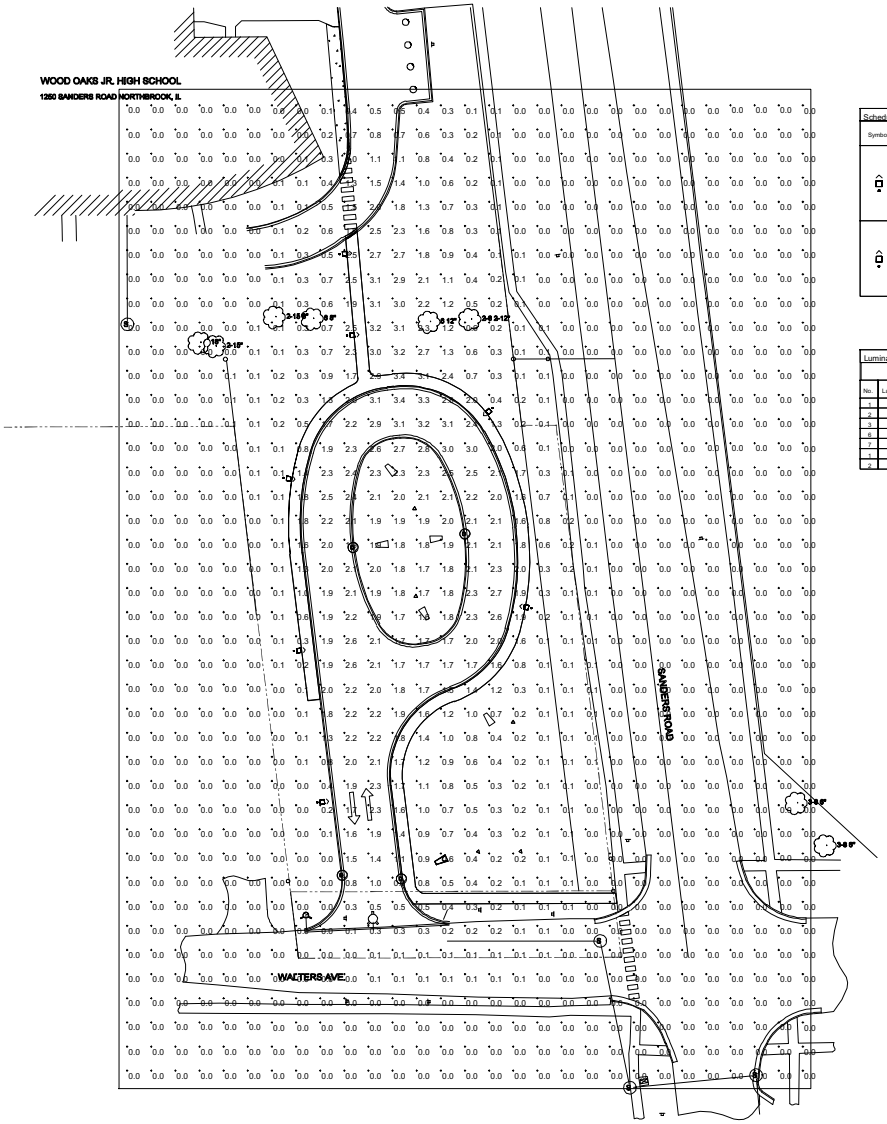
		Location						Aim		
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
1	A	1107161.00	1990239.00	25.00	25.00	180.00	0.00	1107161.00	1990237.00	0.00
2	A	1107057.00	1990239.00	25.00	25.00	180.00	0.00	1107057.00	1990237.00	0.00
3	A	1106957.00	1990238.00	25.00	25.00	180.00	0.00	1106957.00	1990236.00	0.00
4	A	1106845.00	1990242.00	25.00	25.00	180.00	0.00	1106845.00	1990240.00	0.00
5	A	1106735.00	1990241.00	25.00	25.00	180.00	0.00	1106735.00	1990239.00	0.00
6	A	1106634.00	1990239.00	25.00	25.00	180.00	0.00	1106634.00	1990237.00	0.00
7	A	1106634.00	1990107.00	25.00	25.00	0.00	0.00	1106634.00	1990109.00	0.00
8	A	1106729.00	1990105.00	25.00	25.00	0.00	0.00	1106729.00	1990106.00	0.00
9	A	1106846.00	1990106.00	25.00	25.00	0.00	0.00	1106846.00	1990108.00	0.00
10	A	1106955.00	1990107.00	25.00	25.00	0.00	0.00	1106955.00	1990109.00	0.00
11	A	1107054.00	1990107.00	25.00	25.00	0.00	0.00	1107054.00	1990109.00	0.00
12	A	1107163.00	1990108.00	25.00	25.00	0.00	0.00	1107163.00	1990109.00	0.00
13	A	1106517.00	1990212.00	25.00	25.00	90.00	0.00	1106519.00	1990212.00	0.00
14	A	1106517.00	1990128.00	25.00	25.00	90.00	0.00	1106519.00	1990128.00	0.00

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.0 fc	3.0 fc	0.0 fc	N/A	N/A

Wood Oaks Junior High School
1250 Sanders Rd, Northbrook, IL 60062

Designer
DBD
Date
03/03/2026
Scale
Not to Scale
Drawing No.
PH-1
Summary
Main Lot Lighting



Schedule

Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	A		5	DSX1 LED P5 30K 70CRI BLC4 EGS	D-Series Size 1 Area Luminaire P5 Performance Package 3000K CCT 70 CRI Type 4 Extreme Backlight Control External Glare Shield		1	11685	0.9	138.16	
	B		2	DSX1 LED P3 30K 70CRI T2M HS	D-Series Size 1 Area Luminaire P3 Performance Package 3000K CCT 70 CRI Type 2 Medium Houseside Shield		1	11327	1	102.1727	

Luminaire Locations

		Location						Aim		
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
1	A	1110145.00	1989613.00	25.00	25.00	97.00	0.00	1110147.00	1989613.00	0.00
2	A	1110162.00	1989451.00	25.00	25.00	83.39	0.00	1110163.00	1989452.00	0.00
3	A	1110151.00	1989527.00	25.00	25.00	83.39	0.00	1110152.00	1989527.00	0.00
6	A	1110269.00	1989548.00	25.00	25.00	280.00	0.00	1110267.00	1989549.00	0.00
7	A	1110249.00	1989648.00	25.00	25.00	290.00	0.00	1110248.00	1989647.00	0.00
1	B	1110173.00	1989724.00	25.00	25.00	84.88	0.00	1110175.00	1989724.00	0.00
2	B	1110177.00	1989684.00	25.00	25.00	84.86	0.00	1110178.00	1989684.00	0.00

Wood Oaks Junior High School
1250 Sanders Rd, Northbrook, IL 60062

Designer
DBD
Date
03/03/2026
Scale
Not to Scale
Drawing No.
PH-2
Summary
Bus Turnaround Lighting

Traffic Planning Study

Wood Oaks Junior High School
1250 Sanders Road
Northbrook, Illinois



January 20, 2026

Prepared for:

27 School District NORTHBROOK

CAGE CIVIL ENGINEERING

Prepared by:

Gewalt Hamilton Associates, Inc.

GHA

Part I. Introduction and Project Context

Gewalt Hamilton Associates, Inc. (GHA) has conducted a traffic planning study for the proposed site improvements to Wood Oaks Junior High School at 1250 Sanders Road in Northbrook, Illinois. The school is located along the west side of Sanders Road, south of Wood Oaks Green Park. The existing junior high school serves approximately 470 students as part of Northbrook School District 27. It is our understanding that approximately half of the current student population takes one of the eight school buses that serve the school, while the other students walk, bike, or are privately driven.

Access to the site is currently provided via two driveways from Sanders Road. The northern unsignalized driveway functions as enter only, while the southern signalized driveway functions as exit only. A "loop" drive aisle is provided on site, which allows for vehicles to queue up during the student drop-off and pick-up periods. The school district is proposing site improvements to address existing issues regarding on-site parking supply, on-site traffic circulation, and off-site traffic circulation along Sanders Road.

The following summarizes our approach, methodology, and findings, and provides various recommendations for your consideration. *Appendices* referenced are located in the Technical Addendum at the end of this document.

Part II. Background Information

Site Location Map and Roadway Inventory

Exhibit 1 provides a site location map and ***Exhibit 2*** illustrates the existing traffic operations in the site area. ***Appendix A*** provides a photo inventory of the site vicinity. Pertinent comments regarding land uses in the site vicinity and transportation components, both vehicular and non-auto mobility, include:

Area Land Uses

- The site is located along the west side of Sanders Road, approximately 350 feet north of Walters Avenue. The eastern portion of the site contains the school building and parking lot, while the western portion contains a large open area with three soccer fields.
- The land uses within the site vicinity consist primarily of single-family residential neighborhoods.
- Wood Oaks Green Park is located north of the site, along the west side of Sanders Road. Vehicular access to the park is provided from Sanders Road and Walters Avenue.

Roadway Inventory

Sanders Road

- Sanders Road is a north-south roadway under the jurisdiction of the Cook County Department of Transportation and Highways (CCDOTH) and is designated as County Highway W24.
- Sanders Road is functionally classified by the Illinois Department of Transportation (IDOT) as a "Minor Arterial" roadway. It serves as a thoroughfare for traffic traveling between Lake Cook Road to the north and Milwaukee Avenue (IL Route 21) to the south.
- Adjacent to the site, Sanders Road provides a two-lane undivided cross section with one travel lane in each direction and aggregate (unpaved) shoulders.
- At its signalized intersection with Walters Avenue, Sanders Road provides one left-turn lane and one shared through/right-turn lane on both approaches.
- Sanders Road has a posted regular speed limit of 35 miles per hour (mph). A 20-mph school zone speed limit (on school days when children are present) is posted adjacent to the site.



N

1 inch = 1,000 Feet

Exhibit 1 - Location Map

Wood Oaks Junior High School
1250 Sanders Road
Northbrook, Illinois

Map Center: 87.87837°W 42.12978°N



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Not to Scale

Exhibit 2
Existing Traffic Operations

North Site Access Drive

- The northern site access drive, located approximately 850 feet north of Walters Avenue, is unsignalized and functions as enter only with 'Do Not Enter' signage posted at the driveway egress.
- 'Do Not Block Driveway' signage is posted along both directions of Sanders Road at the driveway.
- 'No Driving on Shoulder' signage is posted for northbound Sanders Road traffic approaching the driveway.

South Site Access Drive

- The southern site access drive, located approximately 500 feet north of Walters Avenue, is signalized and functions as exit only with 'Do Not Enter' signage posted at the driveway ingress.
- 'No Left Turn' signage is posted for northbound Sanders Road traffic at the driveway.
- 'No Right Turn' signage is posted for southbound Sanders Road traffic at the driveway.
- The signal faces along Sanders Road utilize straight-through green arrows in lieu of circular green indications.

Walters Avenue

- Walters Avenue is an overall east-west roadway that provides one travel lane in each direction. Its western terminus occurs approximately 1,850 feet west of Sanders Road.
- West of Sanders Road, Walters Avenue is under the jurisdiction of the Village of Northbrook and is functionally classified by IDOT as a "Local" street.
- East of Sanders Road, Walters Avenue is under the jurisdiction of CCDOTH, is designated as County Highway A72, is functionally classified by IDOT as a "Major Collector" roadway, and has a posted speed limit of 35 mph.
- At its signalized intersection with Sanders Road, Walters Avenue provides one left-turn lane and one shared through/right-turn lane on both approaches.

Non-Auto Mobility

- Within the site vicinity, sidewalks are generally provided along both sides of Sanders Road. Adjacent to Wood Oaks Green Park, a sidepath is provided instead on the west side of the roadway.
- Along Walters Avenue, a sidewalk is provided on the south side of the roadway. A sidewalk is also provided on the north side of the roadway east of Sanders Road.
- High-visibility (continental) crosswalks are striped on each approach of the Sanders Road and Walters Avenue signalized intersection. Pedestrian-actuated signals are provided at each crossing.
- A high-visibility (continental) crosswalk is striped on the south leg of the Sanders Road and South Site Access Drive intersection. Pedestrian-actuated signals are provided at the crossing. The signal operates with a leading pedestrian interval, where pedestrians are given a buffer period to cross while all vehicular approaches at the intersection have a red signal indication.
- There is an unsignalized pedestrian crossing on Sanders Road approximately 200 feet north of the site, near Russett Lane. A high-visibility (continental) crosswalk is striped at the crossing with standard non-flashing signage posted.

Existing School Characteristics

Wood Oaks Junior High School serves sixth through eighth grade with a current enrollment of approximately 470 total students. The school day officially starts with first bell at 8:15 AM and ends with last bell at 3:30 PM. However, the school offers several clubs and sports throughout the year where some students are required to arrive earlier or stay later certain days.

Given the residential area, many students walk or bike to school. A bike rack is provided on-site along the east side of the school building. Other students are driven, either privately or through one of the eight school buses offered by the school district. Students are typically required to register before the school year in order to take bus transportation. Per the school district, approximately 240 students are currently registered to take a bus.

As previously noted, all vehicular traffic is required to enter the site via the northern driveway along Sanders Road and exit the site via the southern driveway. There is an internal "loop" drive where vehicles can queue during the student drop-off and pick-up periods. School parking for staff and visitors is separated from the "loop" drive.

During the morning, all students are required to enter the school via the main doors on the east side of the building. Students that are privately driven are generally dropped off between 7:45 AM and 8:15 AM, but some students may arrive earlier. Buses arrive at the school at approximately 7:45 AM and unload students on the north side of the building in the same lane as the private vehicle student drop-off traffic. Staff arrive sporadically and are let in through doors on the north side of the building.

During the afternoon, students are released on the north and east sides of the building at 3:30 PM. Buses arrive at the school at approximately 3:45 PM, 15 minutes after school ends, and load students on the north side of the building. Like the morning operations, bus traffic is not separated from private vehicle student pick-up traffic. To minimize impacts during peak student pick-up activity, buses are told by the school not to arrive until 3:45 PM.

Existing Operational Observations

GHA conducted observations at the Wood Oaks Junior High School on Wednesday, May 3rd, 2023, during the morning student drop-off and afternoon student pick-up periods. Some of the key observations, which are depicted on ***Exhibit 3A*** and ***Exhibit 3B,*** are summarized below.

Morning Drop-Off Period (see *Exhibit 3A*)

- Students arrived as early as 7:04 AM. Early drop-offs typically cut across the school lot instead of circling around the "loop."
- All students entered the school building via the main doors on the east side.
- Three staff members helped oversee and facilitate student drop-off operations.
- A crossing guard was stationed at the crosswalk on Sanders Road from 7:15 AM to 8:15 AM.
- School faculty arrived sporadically in the hour before 8:15 AM and entered the school building through the doors on the north side.
- School faculty had to be let into the building via a staff member with a key.
- Students were not dropped off on the north side of the building, even if the vehicle drop-off queues extended that far.
- Buses arrived between 7:32 AM to 7:44 AM. Buses remained parked and waited for a school staff member before students were let off. Other drop-off vehicles could not pass the buses and were required to wait.
- Only one drive aisle was used for queueing during drop-off operations. The maximum vehicular queue was contained on site (i.e., did not extend onto Sanders Road).
- Student drop-off activity quieted at about 8:15 AM. Few students were dropped off after this time.

Afternoon Pick-Up Period (see *Exhibit 3B*)

- Earliest vehicles were queuing up along east side of building before 2:30 PM.
- Outdoor classes and/or activities occurred on school grounds up until 3:30 PM.
- Vehicles queued up using all three lanes in the "loop" drive. The maximum vehicular queue was contained on site (i.e., did not extend onto Sanders Road).
- All students were released at 3:30 PM and exited the school building through both the north and east doors.
- Four-to-five staff members helped oversee and facilitate student pick-up operations.
- A crossing guard was stationed at the crosswalk on Sanders Road from 3:20 PM to 4:00 PM.
- School faculty left the building sporadically as students were released.
- Some parents/guardians parked in the parking lot and walked inside the school building.
- Students waited along the sidewalk, adjacent to the school building, to be picked up.
- Some vehicles used the other lane to bypass the queue if a student was picked up along the north side of the building.
- First bus arrived at 3:38 PM, after most of the pick-up queues cleared. Buses loaded students gradually until the final bus departed around 4:00 PM.
- Few students still waited outside at 4:00 PM to be picked up.

Legend:

- School Crossing Guard
- School Staff
- Traffic Cone
- Student Drop-Off Circulation
- Parent/Guardian Student Drop-Off Zone
- Bus Student Drop-Off Zone

Notes:

- (A) Student Entrance
- (B) Faculty/Staff Entrance
- (1) Earliest students were dropped off around 7:04 AM.
- (2) Early drop-offs typically cut across instead of circling around the "loop".
- (3) Crossing guard active from 7:15 AM to 8:15 AM.
- (4) Faculty arrived sporadically before 8:15 AM.
- (5) Students were not allowed to exit vehicles past this point.
- (6) Only one drive-aisle was used for queuing.
- (7) Buses arrived between 7:32 AM to 7:44 AM. Buses had to wait for a staff member before students could be let off.
- (8) Vehicles were not allowed to pass buses.

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Exhibit 3A
Morning Student Drop-Off Observations
Wednesday, May 3, 2023

Legend:

- School Crossing Guard
- School Staff
- Traffic Cone
- Student Pick-Up Circulation
- Parent/Guardian Student Pick-Up Zone
- Parent/Guardian and Bus Student Pick-Up Zone

Notes:

- (A) Student Release Door
- (1) Earliest vehicles queued up before 2:30 PM.
- (2) Outdoor class activities occured during last period prior to 3:30 PM.
- (3) Crossing guard active from 3:20 PM to 4:00 PM.
- (4) Vehicles queued up using all three lanes.
- (5) Students were released all at once around 3:30 PM.
- (6) Some parents/guardians parked and walked inside school.
- (7) School staff helped facilitate student pick-up operations.
- (8) Students waited along sidewalk to be picked up.
- (9) Vehicles used left lane to bypass queue if student was picked up along north side.
- (10) Faculty left sporadically as students were released.
- (11) First bus arrived at 3:38 PM. Buses gradually loaded students until final bus departed around 4:00 PM.
- (12) Few students still waited to be picked up after 4:00 PM.

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Not to Scale

Exhibit 3B
Afternoon Student Pick-Up Observations
Wednesday, May 3, 2023

Sanders Road Observations

GHA conducted additional observations along Sanders Road near both site access drives on Tuesday, May 2nd, 2023, through Thursday, May 4th, 2023, during the morning student drop-off and afternoon student pick-up periods. Further observations were conducted on Monday, May 8th, 2023, when rain showers occurred throughout the day. Some of the key issues identified during the student drop-off and pick-up periods are documented on ***Exhibit 4***, as captured using *Miovision Scout* cameras, and summarized below.

North Site Access Drive (see pages 1 & 2 of *Exhibit 4)*

- Despite 'No Passing' signage, several northbound through vehicles along Sanders Road were observed passing northbound left-turning vehicles on the right-hand side. The existing shoulder along Sanders Road is a rough unpaved surface. As a result, northbound vehicles often encroached closely to one another as drivers attempted to stay on the paved lane.
- Southbound queues along Sanders Road were observed to be lengthy at occasional times, extending as far back as Yorkshire Lane. The long southbound queues occasionally made it difficult for northbound vehicles, especially buses, to find an adequate gap in traffic to turn left.
    - Southbound vehicles generally adhered to the 'Do Not Block Driveway' signage.
    - There were occasions when a southbound vehicle stopped in traffic, under free-flowing conditions, to allow an opposing northbound vehicle to turn left.
- During the afternoon student pick-up period on Thursday, May 4th, 2023, on-site vehicle queues nearly extended onto Sanders Road.
- During the morning student drop-off period on Monday, May 8th, 2023, on-site vehicle queues extended onto Sanders Road, which resulted in back-ups in both directions along Sanders Road. Several through vehicles, in both directions, were observed disregarding lane lanes and passed vehicles waiting to turn into the school.

South Site Access Drive (see page 3 of *Exhibit 4)*

- As northbound vehicles along Sanders Road waited to turn left at the North Site Access Drive, there were several instances of northbound queues extending into the South Site Access Drive intersection. On some occasions, vehicles became trapped in the intersection when the signal turned red. There were a few observed instances of drivers backing up their vehicles, when already past the crosswalk, to move out of the intersection.
- There is perceived confusion on the west leg of the intersection regarding where vehicles are meant to stop. The existing stop bar is set back a considerable distance from the intersection (more than 30 feet), and the existing turn arrows are striped past the stop bar. Furthermore, despite being a pedestrian crossing, there is no crosswalk striped, and vehicles were often observed blocking the crosswalk. Pedestrians, especially students, were required to navigate between vehicles to cross the driveway.



Northbound through vehicle passing northbound left-turning vehicle



Northbound through vehicle passing northbound left-turning bus



Southbound vehicle stopping to allow northbound vehicle to turn left



Southbound vehicle stopping to allow northbound bus to turn left



On-site vehicle queues extending near Sanders Road



On-site vehicle queues extending onto Sanders Road



On-site vehicle queues extending onto Sanders Road



On-site vehicle queues extending onto Sanders Road



Queues from north driveway extending to south driveway



Queues from north driveway extending to south driveway



Students having to cross crosswalk between vehicles



Students having to cross crosswalk between vehicles

Existing Traffic

GHA conducted weekday turning movement traffic counts, including pedestrians, from 7:00 AM to 9:00 AM, and from 2:00 PM to 5:00 PM, on Thursday, May 4th, 2023, at both site access drives along Sanders Road. An additional count was also conducted on Monday, May 8th, 2023, during the same timeframes.

Student drop-off and pick-up activity often fluctuates based on the weather. Typically, more students are driven on rainy, snowy, and/or cold-weather days. The May 4th, 2023 counts occurred on a clear day with no rain, whereas the May 8th, 2023 counts occurred on a rainy day where more students were expected to be driven to/from school. Recall, on-site vehicular queues extended onto Sanders Road during the morning field observations on May 8th, 2023 (see *Exhibit 4*).

Overall, site traffic volumes were slightly higher on the day with rain showers (May 8th, 2023). ***Exhibit 5*** illustrates the weekday morning and weekday afternoon peak hour traffic volumes that occurred from 7:30 AM to 8:30 AM and 3:00 PM to 4:00 PM, respectively. These time periods reflect the peak hour volumes of traffic entering/exiting the site. Although the site traffic volumes were higher during the May 8th, 2023, counts, through traffic volumes along Sanders Road were slightly lower. Thus, to provide a conservative analysis, the volumes on *Exhibit 5* illustrate the site traffic volumes that occurred on Monday, May 8th, 2023, and the Sanders Road through volumes that occurred on Thursday, May 4th, 2023.

Exhibit 5 also provides the available Annual Average Daily Traffic (AADT) volume from 2022 along Sanders Road, as published by IDOT on their website: www.gettingaroundillinois.com.

The GHA traffic count summary sheets are included in ***Appendix B***.

Legend:

- XX — School AM Peak Hour (7:30–8:30 AM) Vehicle Volumes
- (XX) — School PM Peak Hour (3:00–4:00 PM) Vehicle Volumes
- XX — School AM Peak Hour (7:30–8:30 AM) Pedestrian Volumes
- (XX) — School PM Peak Hour (3:00–4:00 PM) Pedestrian Volumes
- XX — Annual Average Daily Traffic (AADT)
- Existing Traffic Signal

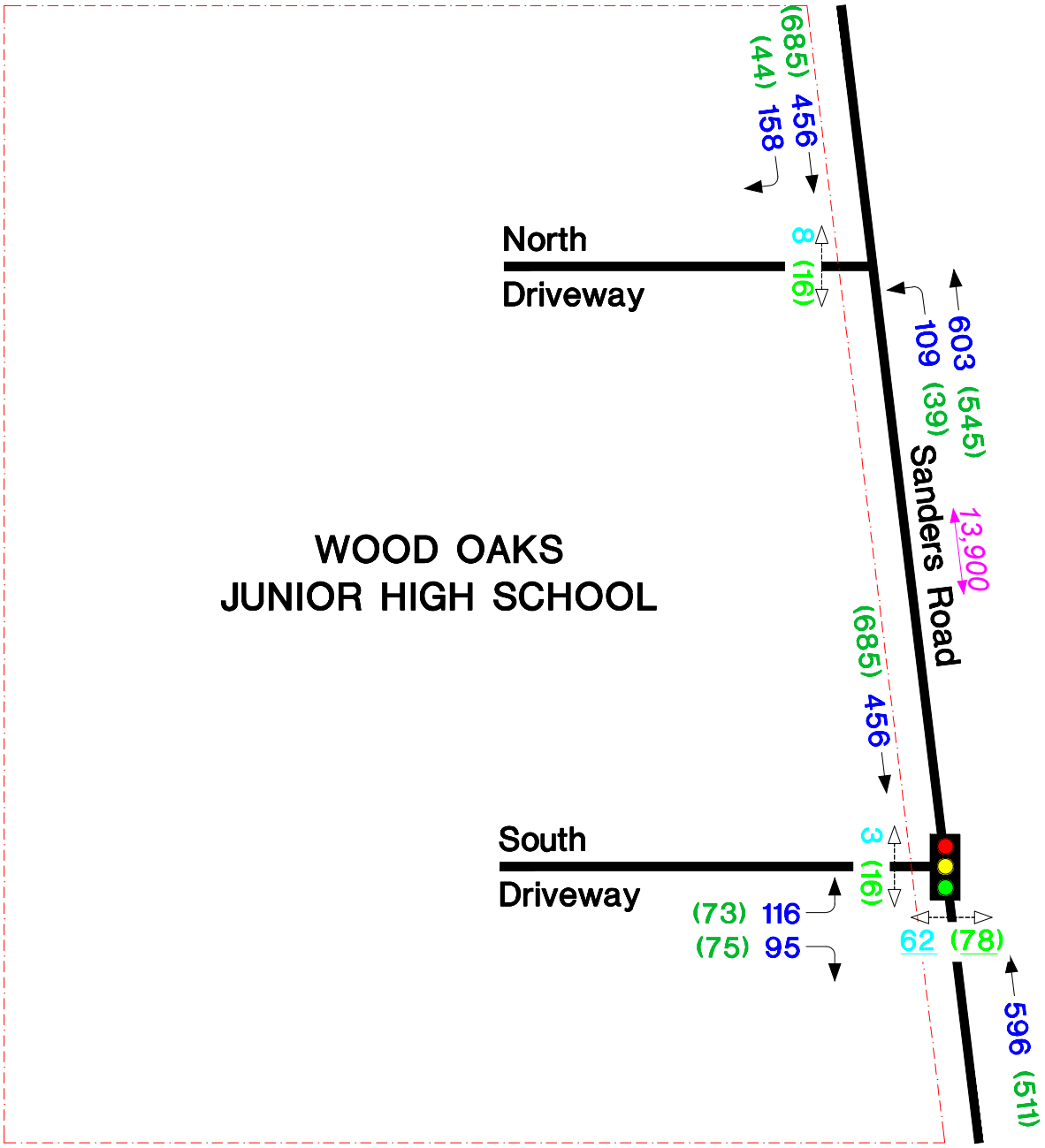

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Exhibit 5
Existing Traffic

Sources: 1) GHA May 2023 2) IDOT 2022 AADT

Crash Analysis

Crash data was obtained from the IDOT Bureau of Data Collection and reviewed for the last five available calendar years, 2017 through 2021. A summary of the crash data is provided in ***Table 1*** with the locations mapped on the exhibit contained in ***Appendix C***.

Table 1: Crash Summary (2017-2021) [A]

Location	No. of Crashes	Severity [B]					Crash Type [D]		Percent During Wet/Icy Conditions
		PD	PI [C]			F	FO	FTR	
			A	B	C				
Intersection - Crashes within 250' of intersection									
Sanders Road at North Site Access Drive	1	1	0	0	0	0	0	1	0%
Sanders Road at South Site Access Drive	5	2	0	1	2	0	1	4	0%
Total (2017-2021)	**6**	**3**	**0**	**1**	**2**	**0**	**1**	**5**	**0%**

[A] Source: IDOT Division of Transportation and Safety for the 2017-2021 calendar years

[B] PD = property damage only; PI = personal injury; F = fatality

[C] Type A (incapacitating injury); Type B (non-incapacitating injury); Type C (possible injury)

[D] FO = Fixed Object; FTR = Front To Rear

As shown in *Table 1*, there were six (6) total crashes reported along Sanders Road adjacent to the site during the five-year analysis period. One (1) crash occurred near the North Site Access Drive, while five (5) crashes occurred near the South Site Access Drive. Five (5) crashes involved a front-to-rear collision, while one (1) crash involved a fixed object collision. Two (2) of the front-to-rear crashes resulted in type-C (reported/not-evident) injuries, while the fixed objected crash resulted in a type-B (incapacitating) injury.

There were no reported bicyclist or pedestrian crashes within the site vicinity.

Future Roadway Improvements

The Village of Northbrook's Master Bicycle and Pedestrian Plan, adopted July 24th, 2018, recommended that a sidepath be constructed along Sanders Road between Lake Cook Road and Willow Road. Funding for this improvement is not included in the Village's current five-year Capital Improvement Plan (2024-2028).

The Village of Northbrook also identified the potential widening of Sanders Road between Dundee Road (IL Route 68) and Walters Avenue in their current Transportation Improvements Plan adopted December 14th, 2010. No specific projects or studies are currently being undertaken by CCDOTH for this section of Sanders Road. The County has a separate ongoing project for improvements to Sanders Road between Milwaukee Avenue (IL Route 21) and Techny Road in nearby Glenview and Prospect Heights.

Future Traffic

Exhibit 6 illustrates the peak hour traffic volumes for the year 2029, representing a build-out plus five-year analysis. Through traffic volumes along Sanders Road were increased per traffic projections provided by the Chicago Metropolitan Agency for Planning (see ***Appendix D***). Because student enrollment numbers are not expected to change as part of the proposed site improvements, site traffic volumes were not adjusted.

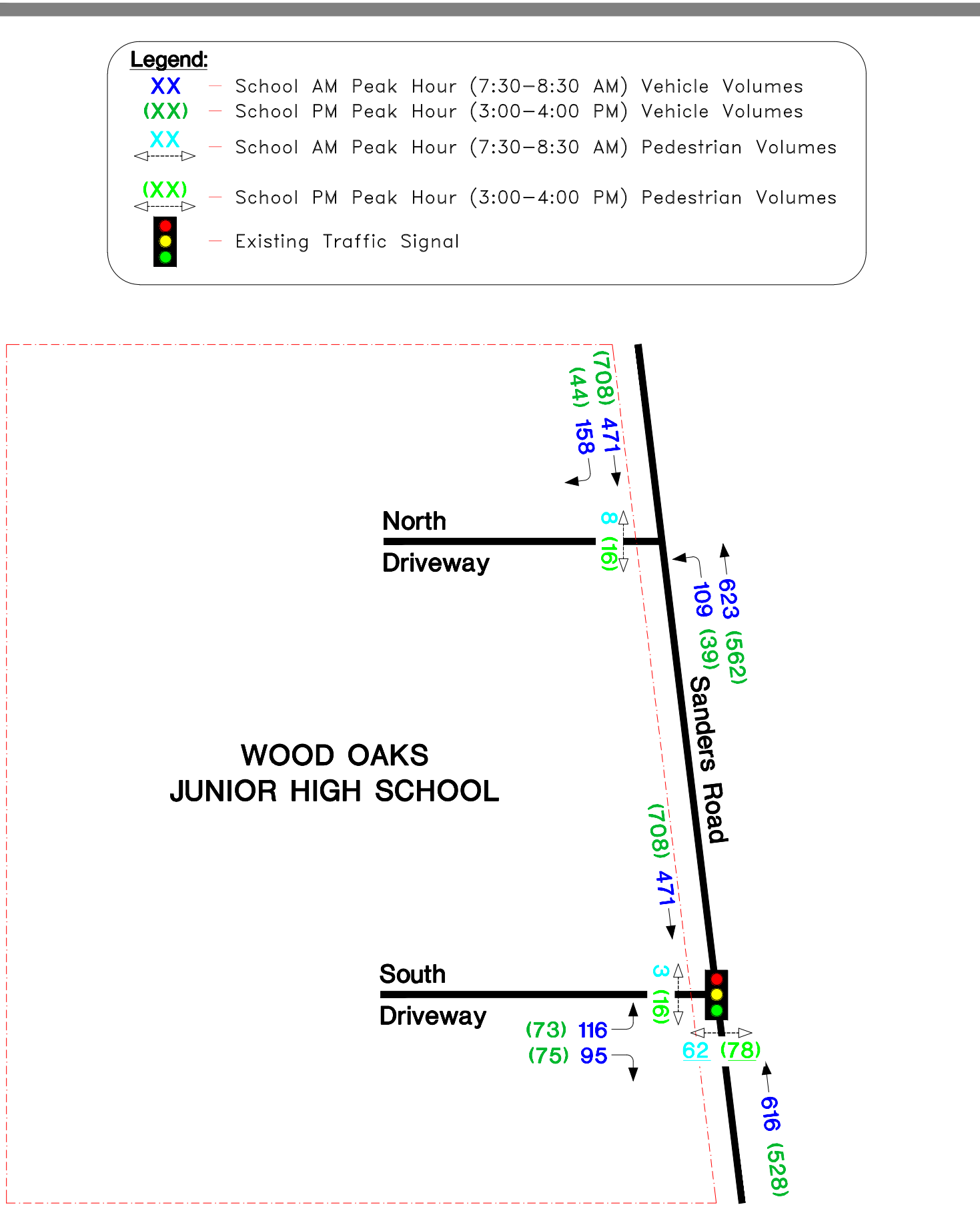

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Exhibit 6
Year 2029 Traffic

Part III. Traffic Evaluation

Proposed Site Plan

As proposed, the existing on-site "loop" drive will be extended to provide longer staging for drop-off and pick-up queueing. The existing parking lot will be expanded, and the overall on-site parking supply will increase from 113 total spaces to 199 total spaces. The relocated basketball courts will be temporarily marked for an additional 26 spaces. Southeast of the building, a new circulation drive is proposed that will be accessed only via Walters Avenue. This new drive will be exclusively for bus operations. A new sidewalk is proposed linking the new bus loop to the existing entrance at the southeast corner of the building.

The January 21, 2026, Site Layout Plan prepared by CAGE Civil Engineering is included in ***Appendix E***.

Queuing Analysis

Based on the existing site configuration, there is potential for on-site vehicular queues to extend onto Sanders Road, as documented during GHA's field observations. Assuming a 22-foot vehicle length, the existing queueing lane(s) allow a maximum total of around 77 vehicles to queue up before impacting on or off-site traffic circulation. If only one queueing lane is used, such as during the morning operations, the maximum total is approximately 50 vehicles.

Based on the proposed site plan, the queueing lane(s) will allow a maximum total of approximately 130 vehicles to queue up before impacting on or off-site traffic circulation, assuming all three lanes are utilized. This allows for 53 additional vehicles to queue compared to the existing configuration.

During the May 8th, 2023, GHA traffic counts, a total of 114 vehicles entered the site between 2:00 PM and 3:45 PM. Not all vehicles were part of the student pick-up queue, as some vehicles parked in the parking lot. Additionally, some vehicles entered the pick-up queue after other vehicles had already left. Excluding the buses and the vehicles that parked, there were around 93 vehicles that entered the pick-up queue before 3:45 PM.

As previously noted, more students are driven on days with inclement weather, such as snowy or cold-weather days. Per discussion with the school, this increase can range from up to 25 to 30 percent. However, even assuming a 30 percent increase, there will still be sufficient stacking space to accommodate all vehicles without impacting on or off-site traffic circulation. Thus, the proposed site improvements will adequately accommodate typical queueing demands for student drop-off/pick-up with flexibility to allow for more queueing on high-volume days.

Bus Loop Operations

Buses typically arrive to drop students off from 7:35am until 7:50am. Buses arrive as they complete their respective routes, typically 2-3 buses drop off students simultaneously. Buses typically arrive at Wood Oaks Jr. High from 3:35pm until 3:50pm to pick students up. Buses would remain within the proposed bus loop until students complete boarding and would be released en masse. As previously noted, Wood Oaks Jr. High has eight (8) buses for the AM drop-off and eight (8) buses for the PM pick-up. It is possible the school may use the bus loop for the 4pm activity bus (single) depending on ridership.

Walter Avenue Impacts

Upon arrival, buses will enter the loop and depart immediately after all students disembark. As only 2-3 buses were generally observed dropping of students at once, the proposed loop provides adequate space to minimize any impacts to or queuing on Walters Avenue.

Prior to student dismissal, buses would arrive and stage in the bus loop. Once all students have been loaded, buses would depart en masse. Buses would then exit the site, primarily to the east and while the timing of the signal at Sanders should generally be sufficient clear the buses, it may take more than one cycle depending on when in the signal cycle the buses are released. Signage will be placed notifying bus drivers to avoid blocking the westbound Walters Avenue. Approximately 2-3 buses can be queued at the signal between the bus loop access and Sanders Road.

Turn Lane Analysis

The IDOT *Bureau of Design and Environment* (BDE) Manual was referenced in order to determine if auxiliary turn lanes are warranted at the North Site Access Drive off Sanders Road. An exclusive right-turn lane shall be considered at any unsignalized intersection on a two-lane highway that satisfies the criteria in Figure 36-3.A of the IDOT BDE. Based on the existing traffic volumes (see *Exhibit 5*), an exclusive right-turn lane is warranted along southbound Sanders Road at the North Site Access Drive.

An exclusive left-turn lane shall be considered at any unsignalized intersection on a two-lane highway with a 40-mph design speed (35 mph posted speed) that satisfies the criteria in Figure 36-3.G of the IDOT BDE. Based on the existing traffic volumes (see *Exhibit 5*), an exclusive left-turn lane is warranted along northbound Sanders Road at the North Site Access Drive.

The IDOT BDE figures previously referenced are included in ***Appendix F***, with the respective peak hour volumes charted on each figure.

Capacity Analysis

Capacity analyses are a standard measurement that identifies how an intersection operates. They are measured in terms of Level of Service (LOS). The concept of LOS is defined as a qualitative measure describing operational conditions within a traffic stream and their perception by motorists and/or passengers. A level-of-service definition provides an index to quality of traffic flow in terms of such factors as speed, travel time, freedom to maneuver, traffic interruptions, comfort, convenience, and safety.

Six Levels of Service are defined for each type of facility. They are given letter designations from A to F, with LOS A representing the best operating conditions and LOS F the worst. LOS C is often considered acceptable for design purposes and LOS D is usually considered as providing the lower threshold of acceptable operations. Since the Level of Service is a function of the traffic flows placed upon it, the facility may operate at a wide range of Levels of Service, depending on the time of day, day of week, or period of year. A description of the operating condition under each level of service, based on the analysis parameters as published in the Transportation Research Board's (TRB) Highway Capacity Manual (HCM), Sixth Edition, is provided in ***Table 2***.

Table 2: Level of Service (LOS) Summary

LOS	Description	Delay (sec/vehicle)	
		Traffic Signal	Stop Sign
A	Describes conditions with little to no delay to motorists.	<10	< 10
B	Represents a desirable level with relatively low delay to motorists.	>10 and < 20	>10 and < 15
C	Describes conditions with average delays to motorists.	>20 and < 35	>15 and < 25
D	Describes operations where the influence of congestion becomes more noticeable. Delays are still within an acceptable range.	>35 and < 55	>25 and < 35
E	Represents operating conditions with high delay values. This level is often considered within urban settings or for minor streets intersecting major arterial roadways to be the limit of acceptable delay.	>55 and < 80	>35 and < 50
F	Is unacceptable to most drivers with high delay values that often occur when arrival flow rates exceed the capacity of the intersection.	>80	>50

Capacity analyses were performed using the methodologies outlined in the HCM and modeled using Version 11 of Trafficware's *SYNCHRO* analysis software under existing (year 2023) and future (year 2029) traffic conditions. The Synchro capacity analysis summary printouts are provided in ***Appendix G***.

Table 3 summarizes the intersection capacity and queue analysis results at the Sanders Road and South Site Access Drive signalized intersection. As shown in *Table 3*, all movements at the intersection operate at acceptable Levels of Service under existing and future (year 2029) traffic conditions during both peak hours analyzed. However, the 95th percentile queue lengths indicate that northbound queues at the signal frequently extend into the Walters Avenue intersection to the south. Similarly, the 95th percentile queue lengths indicate that southbound queues at the signal frequently extend into the North Site Access Drive intersection to the north.

Table 3: Intersection Capacity and Queue Analysis Results

Intersection / Timeframe		Roadway Conditions	Movement Group By Approach > = Shared Lane - = Non Critical or not Allowed Movement												Overall Intersection
			Eastbound			Westbound			Northbound			Southbound			
Sanders Road at South Site Access Drive		**Traffic Signal**	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	-
AM Peak	**A. Existing Traffic (see *Exhibit 5*)**	• LOS	**D**	**-**	**A**	**-**	**-**	**-**	**-**	**B**	**-**	**-**	**B**	**-**	**B**
		• Delay	36.3	-	7.4	-	-	-	-	15.4	-	-	13.9	-	17.2
		• 95th Queue Length (ft)	111	-	28	-	-	-	-	518	-	-	354	-	-
		• Approach LOS (Delay)	**C (26.0)**			**-**			**B (15.4)**			**B (13.9)**			-
	B. Future Traffic (see *Exhibit 6*)	• LOS	**D**	**-**	**A**	**-**	**-**	**-**	**-**	**B**	**-**	**-**	**C**	**-**	**B**
		• Delay	36.3	-	7.4	-	-	-	-	15.8	-	-	20.1	-	19.6
		• 95th Queue Length (ft)	111	-	28	-	-	-	-	543	-	-	719	-	-
		• Approach LOS (Delay)	**C (26.0)**			**-**			**B (15.8)**			**C (20.1)**			-
PM Peak	**A. Existing Traffic (see *Exhibit 5*)**	• LOS	**D**	**-**	**A**	**-**	**-**	**-**	**-**	**B**	**-**	**-**	**B**	**-**	**B**
		• Delay	35.3	-	7.1	-	-	-	-	13.3	-	-	18.3	-	17.3
		• 95th Queue Length (ft)	69	-	0	-	-	-	-	388	-	-	630	-	-
		• Approach LOS (Delay)	**C (20.6)**			**-**			**B (13.3)**			**B (13.8)**			-
	B. Future Traffic (see *Exhibit 6*)	• LOS	**D**	**-**	**A**	**-**	**-**	**-**	**-**	**B**	**-**	**-**	**B**	**-**	**B**
		• Delay	35.3	-	7.1	-	-	-	-	13.5	-	-	19.0	-	17.7
		• 95th Queue Length (ft)	69	-	0	-	-	-	-	404	-	-	709	-	-
		• Approach LOS (Delay)	**C (20.6)**			**-**			**B (13.5)**			**B (19.0)**			-

Part IV. Recommendations and Conclusions

A traffic planning study was performed for Wood Oaks Junior High School in Northbrook, Illinois. Overall, the proposed site improvements are expected to improve on-site traffic circulation considerably during the morning student drop-off and afternoon student pick-up periods. We offer the following recommendations for your consideration:

- Signage should be placed on Walters Avenue at the bus loop entrance to discourage non-bus usage.

- Per IDOT's criteria, as followed by CCDOTH, auxiliary turn lanes are warranted along Sanders Road at the North Site Access Drive. The lack of an auxiliary left-turn lane results in considerable back-ups as well as an increased risk for front-to-rear crashes. Other intersections within the site vicinity were observed to experience potential similar issues. Furthermore, field observations showed potential drainage issues along Sanders Roads given the lack of curb, gutter, or proper drainage ditches. The Village should identify if Sanders Road is a high priority for improvement based on regional needs, and if so, coordinate with CCDOTH regarding future roadway studies and projects.

- At the South Site Access Drive, a high-visibility crosswalk should be striped on the west leg of the intersection to delineate a proper zone for pedestrians to cross.

- A high-visibility crosswalk should be marked on the service drive south of the school where the new pedestrian connection to the bus loop is proposed.

Legend:

– Parent/Guardian Drop-Off/Pick-Up Circulation

– Bus Drop-Off/Pick-Up Circulation

– Parent/Guardian Drop-Off/Pick-Up Zone

– Bus Drop-Off/Pick-Up Zone

Notes:

(A) Post 'Authorized Vehicles Only' signage

(B) Construct sidewalk to provide walkway for students

N

Not to Scale

GHA GEWALT HAMILTON ASSOCIATES, INC.

N

Not to Scale

Exhibit 7

Recommended Student Drop-Off / Pick-Up Operations

Part V. Technical Addendum

The following *Appendices* were previously referenced. They provide technical support for our observations, findings, and recommendations discussed in the text.

Appendices

A. Photo Inventory
B. Traffic Count Summary Sheets
C. Crash Map (2017-2021)
D. CMAP Correspondence
E. Site Layout Plan
F. IDOT BDE Turn Lane Figures
G. Synchro Summary Sheets

2823.932 Wood Oaks Jr High Traffic Study 011926.docx

TECHNICAL ADDENDUM

GHA GEWALT HAMILTON ASSOCIATES, INC.

APPENDIX A
Photo Inventory



Looking North along Sanders Road approaching North Site Access Drive



Looking East at Sanders Road from North Site Access Drive



Looking North along Sanders Road approaching South Site Access Drive



Looking South along Sanders Road approaching South Site Access Drive



Looking West along Site Drive Aisle



Looking West along Site Drive Aisle



Looking West adjacent to School Building



Looking South adjacent to School Building



Bus Student Drop-Off Zone (5/3/23 7:38 AM)



Parent/Guardian Student Drop-Off Zone (5/3/23 8:02 AM)



Morning Student Drop-Off Operations (5/3/23 8:08 AM)



Morning Student Drop-Off Operations (5/3/23 8:09 AM)



Afternoon Student Pick-Up Operations (5/3/23 3:30 PM)



Afternoon Student Pick-Up Operations (5/3/23 3:37 PM)



Afternoon Student Pick-Up Operations (5/3/23 3:37 PM)



Bus Student Pick-Up Zone (5/3/23 3:47 PM)



Looking North along Juli-Lyn Lane approaching Walters Avenue



Looking South along Park Access Drive approaching Walters Avenue



Looking East along Walters Avenue approaching
Park Access Drive / Juli-Lyn Lane



Looking West along Walters Avenue approaching
Park Access Drive / Juli-Lyn Lane

APPENDIX B

Traffic Count Summary Sheets

Sanders Road North Driveway - Thursday May 4th
2823.931
7:00AM - 9:00AM;2:00PM - 5:00PM
GHA Mio

Gewalt Hamilton Associates Inc.
625 Forest Edge Drive

Vernon Hills, Illinois, United States 60061
(847) 478-9700 poster@gha-engineers.com

Count Name: 1 - Sanders Road North Driveway - Thursday May 4th
Site Code:
Start Date: 05/04/2023
Page No: 1

Turning Movement Data

Start Time	Sanders Southbound					Sanders Northbound					Access Eastbound					
	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
7:00 AM	0	79	16	0	95	0	19	101	0	120	0	0	0	2	0	215
7:15 AM	0	124	16	0	140	0	13	132	0	145	0	0	0	1	0	285
7:30 AM	0	118	24	0	142	0	12	133	0	145	0	0	0	0	0	287
7:45 AM	0	111	51	0	162	0	36	144	0	180	0	0	0	4	0	342
Hourly Total	0	432	107	0	539	0	80	510	0	590	0	0	0	7	0	1129
8:00 AM	0	110	63	0	173	0	36	173	0	209	0	0	0	9	0	382
8:15 AM	0	116	4	0	120	0	6	139	0	145	0	0	0	0	0	265
8:30 AM	0	130	1	0	131	0	0	178	0	178	0	1	0	1	1	310
8:45 AM	0	133	1	0	134	0	2	150	0	152	0	0	0	0	0	286
Hourly Total	0	489	69	0	558	0	44	640	0	684	0	1	0	10	1	1243
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2:00 PM	0	125	0	0	125	0	2	138	0	140	0	0	0	0	0	265
2:15 PM	0	142	2	0	144	0	1	110	0	111	0	0	0	1	0	255
2:30 PM	0	162	6	0	168	0	4	137	0	141	0	1	0	0	1	310
2:45 PM	0	143	12	0	155	0	8	121	0	129	0	0	1	1	1	285
Hourly Total	0	572	20	0	592	0	15	506	0	521	0	1	1	2	2	1115
3:00 PM	0	161	11	0	172	0	9	109	0	118	0	0	0	0	0	290
3:15 PM	0	182	15	0	197	0	13	123	0	136	0	0	0	1	0	333
3:30 PM	0	147	14	0	161	0	10	152	0	162	0	0	0	26	0	323
3:45 PM	0	195	4	0	199	0	4	161	0	165	0	0	0	3	0	364
Hourly Total	0	685	44	0	729	0	36	545	0	581	0	0	0	30	0	1310
4:00 PM	0	195	1	0	196	0	4	158	0	162	0	0	0	2	0	358
4:15 PM	0	235	6	0	241	0	7	137	0	144	0	0	0	2	0	385
4:30 PM	0	211	2	0	213	0	1	171	0	172	0	0	0	1	0	385
4:45 PM	0	232	6	0	238	0	10	145	0	155	0	0	0	5	0	393
Hourly Total	0	873	15	0	888	0	22	611	0	633	0	0	0	10	0	1521
Grand Total	0	3051	255	0	3306	0	197	2812	0	3009	0	2	1	59	3	6318
Approach %	0.0	92.3	7.7	-	-	0.0	6.5	93.5	-	-	0.0	66.7	33.3	-	-	-
Total %	0.0	48.3	4.0	-	52.3	0.0	3.1	44.5	-	47.6	0.0	0.0	0.0	-	0.0	-
Lights	0	2995	244	-	3239	0	188	2740	-	2928	0	2	1	-	3	6170
% Lights	-	98.2	95.7	-	98.0	-	95.4	97.4	-	97.3	-	100.0	100.0	-	100.0	97.7
Mediums	0	34	11	-	45	0	9	53	-	62	0	0	0	-	0	107
% Mediums	-	1.1	4.3	-	1.4	-	4.6	1.9	-	2.1	-	0.0	0.0	-	0.0	1.7
Articulated Trucks	0	17	0	-	17	0	0	16	-	16	0	0	0	-	0	33
% Articulated Trucks	-	0.6	0.0	-	0.5	-	0.0	0.6	-	0.5	-	0.0	0.0	-	0.0	0.5
Bicycles on Road	0	5	0	-	5	0	0	3	-	3	0	0	0	-	0	8
% Bicycles on Road	-	0.2	0.0	-	0.2	-	0.0	0.1	-	0.1	-	0.0	0.0	-	0.0	0.1
Bicycles on Crosswalk	-	-	-	0	-	-	-	-	0	-	-	-	-	27	-	-
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	45.8	-	-

Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	32	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	54.2	-	-

Sanders Road North Driveway
2823.931 Northbrook Woods Oaks School
7:00AM - 9:00AM;2:00PM - 5:00PM
GHA Mio

Gewalt Hamilton Associates Inc.
625 Forest Edge Drive

Vernon Hills, Illinois, United States 60061
(847) 478-9700 poster@gha-engineers.com

Count Name: Sanders Road North Driveway
Site Code:
Start Date: 05/08/2023

Turning Movement Data

Start Time	Sanders Southbound					Sanders Northbound					Access Eastbound					
	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
7:00 AM	0	75	13	0	88	0	9	82	0	91	0	0	0	1	0	179
7:15 AM	0	109	23	0	132	0	17	122	0	139	0	0	0	1	0	271
7:30 AM	0	123	20	0	143	0	17	114	0	131	0	0	0	1	0	274
7:45 AM	0	105	50	0	155	0	39	137	0	176	0	0	0	3	0	331
Hourly Total	0	412	106	0	518	0	82	455	0	537	0	0	0	6	0	1055
8:00 AM	0	81	79	0	160	0	40	167	0	207	0	0	0	2	0	367
8:15 AM	0	132	9	0	141	0	13	161	0	174	0	0	0	2	0	315
8:30 AM	0	103	2	0	105	0	2	154	0	156	0	0	0	0	0	261
8:45 AM	0	121	0	0	121	0	1	142	0	143	0	0	0	0	0	264
Hourly Total	0	437	90	0	527	0	56	624	0	680	0	0	0	4	0	1207
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2:00 PM	0	102	0	0	102	0	1	105	0	106	0	0	0	0	0	208
2:15 PM	0	108	4	0	112	0	5	106	0	111	0	0	0	0	0	223
2:30 PM	0	164	6	0	170	0	5	116	0	121	0	0	0	0	0	291
2:45 PM	0	107	7	0	114	0	9	109	0	118	0	0	0	0	0	232
Hourly Total	0	481	17	0	498	0	20	436	0	456	0	0	0	0	0	954
3:00 PM	0	140	14	0	154	0	10	121	0	131	0	0	0	0	0	285
3:15 PM	0	149	16	0	165	0	17	109	0	126	0	0	0	0	0	291
3:30 PM	0	141	12	0	153	0	8	149	0	157	0	0	0	16	0	310
3:45 PM	0	174	2	0	176	0	4	139	0	143	0	0	0	0	0	319
Hourly Total	0	604	44	0	648	0	39	518	0	557	0	0	0	16	0	1205
4:00 PM	0	162	1	0	163	0	3	140	0	143	0	0	0	0	0	306
4:15 PM	0	175	11	0	186	0	11	116	0	127	0	0	0	0	0	313
4:30 PM	0	175	8	0	183	0	7	186	0	193	0	0	0	1	0	376
4:45 PM	0	194	2	0	196	0	1	140	0	141	0	0	0	2	0	337
Hourly Total	0	706	22	0	728	0	22	582	0	604	0	0	0	3	0	1332
Grand Total	0	2640	279	0	2919	0	219	2615	0	2834	0	0	0	29	0	5753
Approach %	0.0	90.4	9.6	-	-	0.0	7.7	92.3	-	-	0.0	0.0	0.0	-	-	-
Total %	0.0	45.9	4.8	-	50.7	0.0	3.8	45.5	-	49.3	0.0	0.0	0.0	-	0.0	-
Lights	0	2581	270	-	2851	0	210	2543	-	2753	0	0	0	-	0	5604
% Lights	-	97.8	96.8	-	97.7	-	95.9	97.2	-	97.1	-	-	-	-	-	97.4
Mediums	0	42	9	-	51	0	9	56	-	65	0	0	0	-	0	116
% Mediums	-	1.6	3.2	-	1.7	-	4.1	2.1	-	2.3	-	-	-	-	-	2.0
Articulated Trucks	0	17	0	-	17	0	0	16	-	16	0	0	0	-	0	33
% Articulated Trucks	-	0.6	0.0	-	0.6	-	0.0	0.6	-	0.6	-	-	-	-	-	0.6
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	-	-	-	-	0.0
Bicycles on Crosswalk	-	-	-	0	-	-	-	-	0	-	-	-	-	5	-	-
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	17.2	-	-

Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	24	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	82.8	-	-

Sanders Road South Driveway - Thursday May 4th
2823.931 Northbrook Wood Oaks School
7:00AM - 9:00AM;2:00PM - 5:00PM
GHA Mio

Gewalt Hamilton Associates Inc.
625 Forest Edge Drive

Vernon Hills, Illinois, United States 60061
(847) 478-9700 poster@gha-engineers.com

Count Name: 2 - Sanders Road South Driveway - Thursday May 4th
Site Code:
Start Date: 05/04/2023

Turning Movement Data

Start Time	Sanders Southbound					Sanders Northbound					Access Eastbound					
	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
7:00 AM	0	79	0	0	79	0	0	109	4	109	0	5	15	0	20	208
7:15 AM	0	124	0	0	124	0	0	129	1	129	0	15	4	0	19	272
7:30 AM	0	118	0	0	118	0	0	138	2	138	0	11	9	0	20	276
7:45 AM	0	110	0	0	110	0	0	157	23	157	0	25	31	4	56	323
Hourly Total	0	431	0	0	431	0	0	533	30	533	0	56	59	4	115	1079
8:00 AM	0	106	0	0	106	0	1	159	36	160	0	59	42	2	101	367
8:15 AM	0	122	0	0	122	0	0	142	2	142	0	6	6	0	12	276
8:30 AM	0	128	0	0	128	0	0	185	0	185	0	0	0	0	0	313
8:45 AM	0	138	0	0	138	0	0	151	0	151	0	1	1	0	2	291
Hourly Total	0	494	0	0	494	0	1	637	38	638	0	66	49	2	115	1247
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2:00 PM	0	124	0	0	124	0	0	138	0	138	0	2	2	0	4	266
2:15 PM	0	145	0	0	145	0	0	109	0	109	0	0	0	0	0	254
2:30 PM	0	160	0	0	160	0	0	141	0	141	0	2	0	0	2	303
2:45 PM	0	145	0	0	145	0	0	122	0	122	0	4	3	1	7	274
Hourly Total	0	574	0	0	574	0	0	510	0	510	0	8	5	1	13	1097
3:00 PM	0	161	0	0	161	0	0	114	0	114	0	4	2	0	6	281
3:15 PM	0	183	0	0	183	0	0	136	0	136	0	0	0	0	0	319
3:30 PM	0	136	0	0	136	0	0	107	101	107	0	54	43	17	97	340
3:45 PM	0	199	0	0	199	0	0	151	1	151	0	14	13	3	27	377
Hourly Total	0	679	0	0	679	0	0	508	102	508	0	72	58	20	130	1317
4:00 PM	0	202	0	0	202	0	0	155	4	155	0	10	9	1	19	376
4:15 PM	0	234	0	0	234	0	0	136	0	136	0	4	7	1	11	381
4:30 PM	0	210	0	0	210	0	0	167	3	167	0	7	9	1	16	393
4:45 PM	0	231	0	0	231	0	0	152	2	152	0	3	6	5	9	392
Hourly Total	0	877	0	0	877	0	0	610	9	610	0	24	31	8	55	1542
Grand Total	0	3055	0	0	3055	0	1	2798	179	2799	0	226	202	35	428	6282
Approach %	0.0	100.0	0.0	-	-	0.0	0.0	100.0	-	-	0.0	52.8	47.2	-	-	-
Total %	0.0	48.6	0.0	-	48.6	0.0	0.0	44.5	-	44.6	0.0	3.6	3.2	-	6.8	-
Lights	0	2999	0	-	2999	0	1	2740	-	2741	0	213	196	-	409	6149
% Lights	-	98.2	-	-	98.2	-	100.0	97.9	-	97.9	-	94.2	97.0	-	95.6	97.9
Mediums	0	35	0	-	35	0	0	43	-	43	0	13	6	-	19	97
% Mediums	-	1.1	-	-	1.1	-	0.0	1.5	-	1.5	-	5.8	3.0	-	4.4	1.5
Articulated Trucks	0	16	0	-	16	0	0	12	-	12	0	0	0	-	0	28
% Articulated Trucks	-	0.5	-	-	0.5	-	0.0	0.4	-	0.4	-	0.0	0.0	-	0.0	0.4
Bicycles on Road	0	5	0	-	5	0	0	3	-	3	0	0	0	-	0	8
% Bicycles on Road	-	0.2	-	-	0.2	-	0.0	0.1	-	0.1	-	0.0	0.0	-	0.0	0.1
Bicycles on Crosswalk	-	-	-	0	-	-	-	-	24	-	-	-	-	10	-	-
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	13.4	-	-	-	-	28.6	-	-

Pedestrians	-	-	-	0	-	-	-	-	155	-	-	-	-	25	-	-
% Pedestrians	-	-	-	-	-	-	-	-	86.6	-	-	-	-	71.4	-	-

Sanders Road South Driveway
2823.931 Northbrook Woods Oaks School
7:00AM - 9:00AM;2:00PM - 5:00PM
GHA Mio

Gewalt Hamilton Associates Inc.
625 Forest Edge Drive

Vernon Hills, Illinois, United States 60061
(847) 478-9700 poster@gha-engineers.com

Count Name: Sanders Road South Driveway
Site Code:
Start Date: 05/08/2023

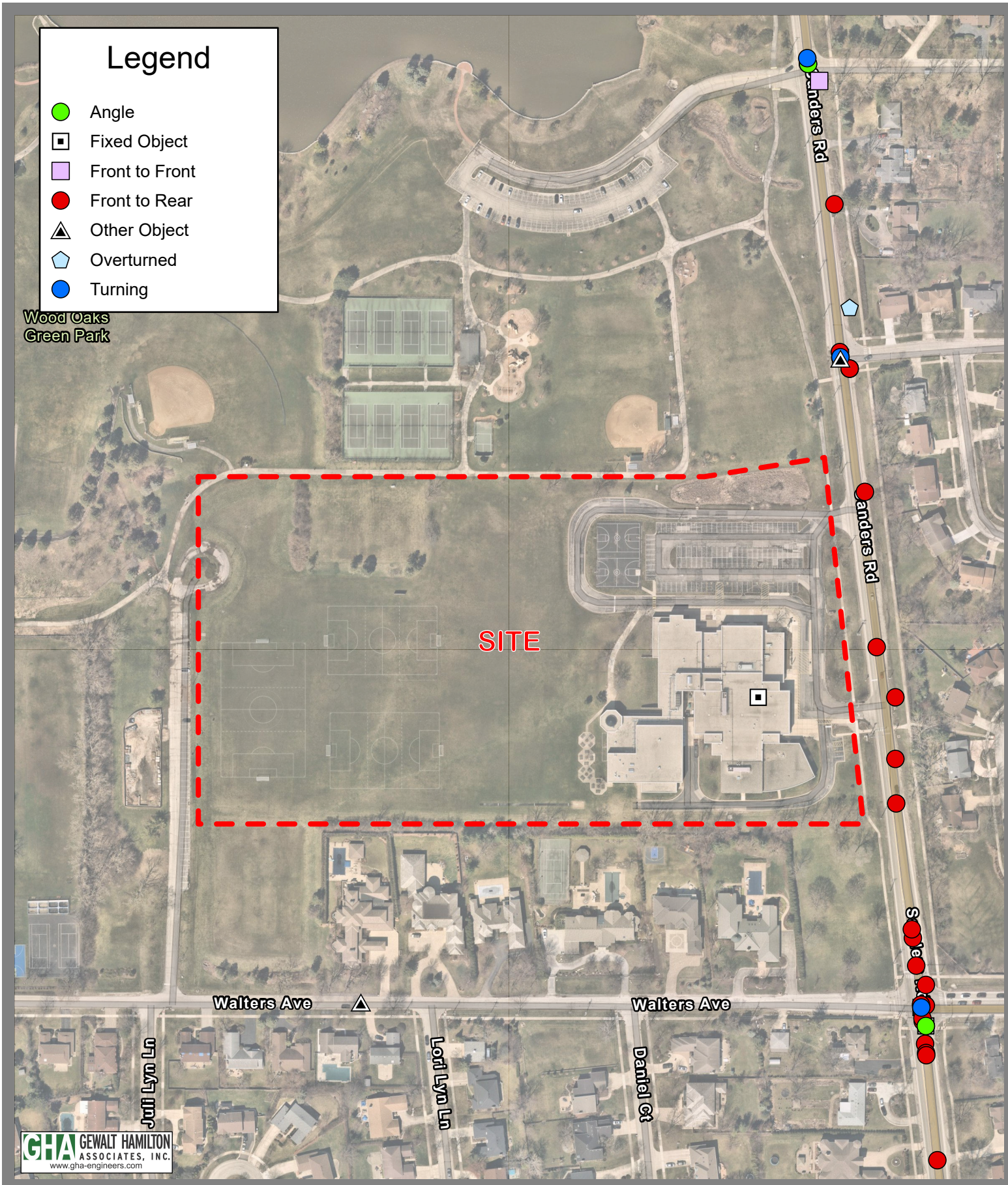
Turning Movement Data

Start Time	Sanders Southbound					Sanders Northbound					Access Eastbound					
	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
7:00 AM	0	74	0	0	74	0	0	88	0	88	0	3	8	1	11	173
7:15 AM	0	111	0	0	111	0	0	132	0	132	0	7	8	1	15	258
7:30 AM	0	116	0	0	116	0	0	122	3	122	0	8	12	0	20	258
7:45 AM	0	111	0	0	111	0	0	147	12	147	0	33	31	1	64	322
Hourly Total	0	412	0	0	412	0	0	489	15	489	0	51	59	3	110	1011
8:00 AM	0	79	0	0	79	0	0	155	44	155	1	56	31	1	88	322
8:15 AM	0	134	0	0	134	0	0	135	3	135	0	19	21	1	40	309
8:30 AM	0	104	0	0	104	0	0	155	0	155	0	1	0	0	1	260
8:45 AM	0	122	0	0	122	0	0	139	0	139	0	1	3	0	4	265
Hourly Total	0	439	0	0	439	0	0	584	47	584	1	77	55	2	133	1156
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2:00 PM	0	100	0	0	100	0	0	105	0	105	0	1	1	0	2	207
2:15 PM	0	108	0	0	108	0	0	110	0	110	0	1	0	0	1	219
2:30 PM	0	165	0	0	165	0	0	121	0	121	0	1	5	0	6	292
2:45 PM	0	107	0	0	107	0	0	116	0	116	0	1	0	0	1	224
Hourly Total	0	480	0	0	480	0	0	452	0	452	0	4	6	0	10	942
3:00 PM	0	142	0	0	142	0	0	131	0	131	0	1	1	0	2	275
3:15 PM	0	149	0	0	149	0	0	128	0	128	0	1	0	0	1	278
3:30 PM	0	134	0	0	134	0	0	107	76	107	0	51	56	16	107	348
3:45 PM	0	181	0	0	181	0	0	124	2	124	0	20	18	0	38	343
Hourly Total	0	606	0	0	606	0	0	490	78	490	0	73	75	16	148	1244
4:00 PM	0	161	0	0	161	0	0	140	0	140	0	3	8	0	11	312
4:15 PM	0	175	0	0	175	0	0	129	0	129	0	4	4	0	8	312
4:30 PM	0	173	0	0	173	0	0	168	3	168	0	23	25	1	48	389
4:45 PM	0	194	0	0	194	0	0	136	1	136	0	6	6	2	12	342
Hourly Total	0	703	0	0	703	0	0	573	4	573	0	36	43	3	79	1355
Grand Total	0	2640	0	0	2640	0	0	2588	144	2588	1	241	238	24	480	5708
Approach %	0.0	100.0	0.0	-	-	0.0	0.0	100.0	-	-	0.2	50.2	49.6	-	-	-
Total %	0.0	46.3	0.0	-	46.3	0.0	0.0	45.3	-	45.3	0.0	4.2	4.2	-	8.4	-
Lights	0	2584	0	-	2584	0	0	2514	-	2514	0	227	233	-	460	5558
% Lights	-	97.9	-	-	97.9	-	-	97.1	-	97.1	0.0	94.2	97.9	-	95.8	97.4
Mediums	0	42	0	-	42	0	0	58	-	58	0	14	5	-	19	119
% Mediums	-	1.6	-	-	1.6	-	-	2.2	-	2.2	0.0	5.8	2.1	-	4.0	2.1
Articulated Trucks	0	14	0	-	14	0	0	16	-	16	0	0	0	-	0	30
% Articulated Trucks	-	0.5	-	-	0.5	-	-	0.6	-	0.6	0.0	0.0	0.0	-	0.0	0.5
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	1	0	0	-	1	1
% Bicycles on Road	-	0.0	-	-	0.0	-	-	0.0	-	0.0	100.0	0.0	0.0	-	0.2	0.0
Bicycles on Crosswalk	-	-	-	0	-	-	-	-	3	-	-	-	-	4	-	-
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	2.1	-	-	-	-	16.7	-	-

Pedestrians	-	-	-	0	-	-	-	-	141	-	-	-	-	-	20	-	-
% Pedestrians	-	-	-	-	-	-	-	-	97.9	-	-	-	-	-	83.3	-	-

APPENDIX C

Crash Map (2017-2021)



N

1 inch = 300 Feet

Appendix C - IDOT Crash Data (2017-2021)

Wood Oaks Junior High School
1250 Sanders Road
Northbrook, Illinois

Map Center: 87.88214°W 42.12924°N

APPENDIX D
CMAP Correspondence

TRAFFIC FORECAST RECORD

Record Number: ck-65-23
Type of Report: Projection
Year Sought: 2050
Analyst: JAR
Organization requesting forecast: Gewalt Hamilton Associates
Contact: Antonio Maravillas
Email or Phone amaravillas@gha-engineers.com
Sponsor: Northbrook School District 27
Date request was received: April 26, 2023
Date that response was emailed: April 26, 2023
Facility Location: Sanders Road from Dundee Road to Walters Avenue
Municipality: Northbrook

Chicago Metropolitan Agency for Planning

433 West Van Buren Street
Suite 450
Chicago, IL 60607

312-454-0400
cmap.illinois.gov

April 26, 2023

Antonio Maravillas
Traffic Engineer
Gewalt Hamilton Associates
625 Forest Edge Drive
Vernon Hills, IL 60025

Subject: Sanders Road from Dundee Road to Walters Avenue
Northbrook School District 27

Dear Mr. Maravillas:

In response to a request made on your behalf and dated April 26, 2023, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT	Year 2050 ADT
Harley Rd @ Union Pacific RR	13,900	16,200

Traffic projections are developed using existing ADT data provided in the request letter and the results from the October 2022 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area.

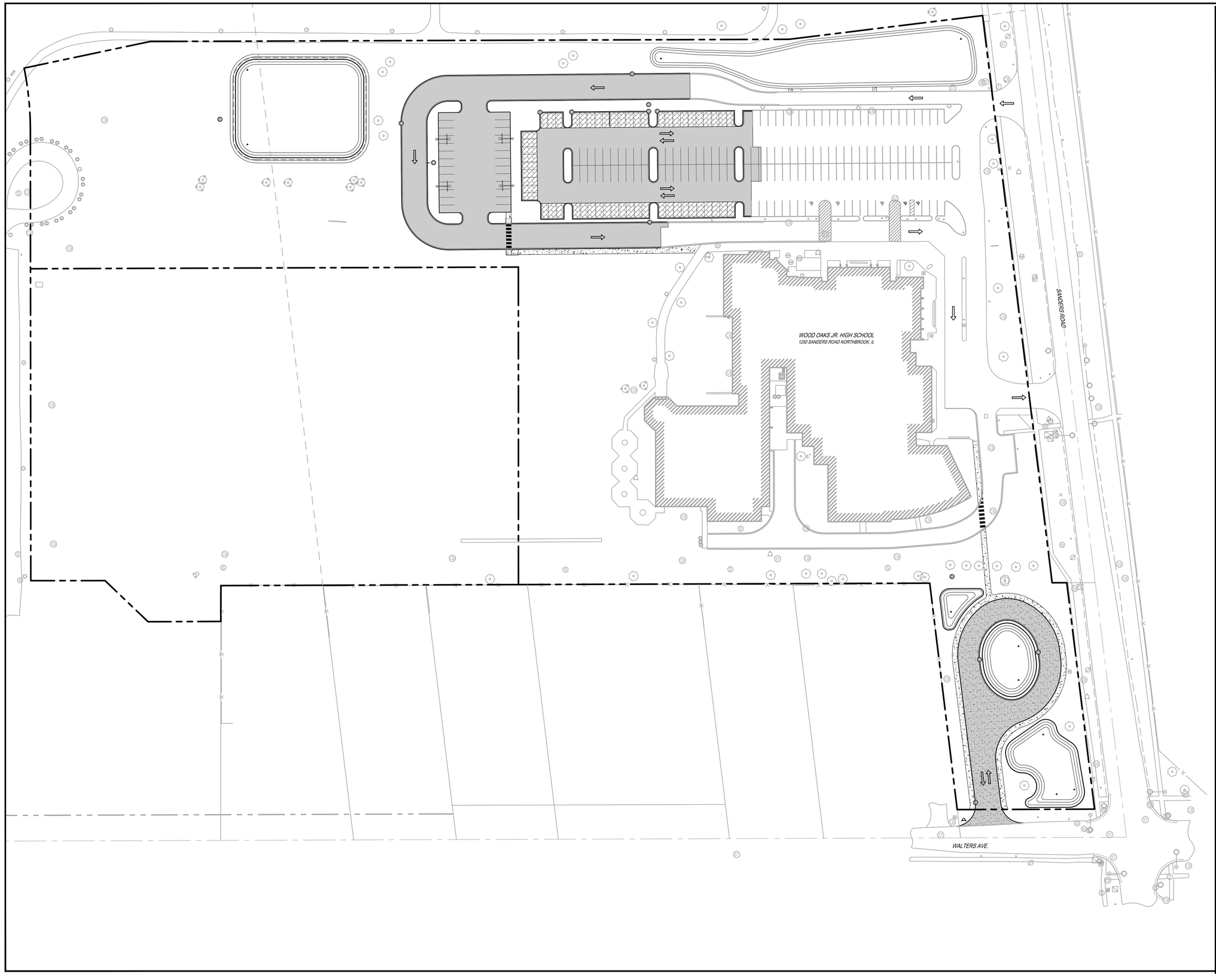
If you have any questions, please call me at (312) 386-8806.

Sincerely,

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Northbrook SD 27; Rios (IDOT); Killens (Cook County DOTH)
2023_TrafficForecasts\Northbrook\ck-65-23\ck-65-23.docx

APPENDIX E
Conceptual Site Plan



PAVEMENT LEGEND

- STANDARD DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- PCC SIDEWALK
- PAVERS
- B6.12 CURB & GUTTER
- DEPRESSED CURB & GUTTER
- REVERSE PITCH CURB & GUTTER

PARKING SUMMARY

EXISTING STALLS =	113
EXISTING STALLS TO REMAIN =	98
PROPOSED STALLS =	101
TOTAL PERMANENT STALLS =	**199**
(TEMPORARY OVERFLOW STALLS =	26)
TOTAL PERMANENT + OVERFLOW =	**225**
STANDARD STALLS =	193
ADA STALLS =	6
TOTAL STALLS =	**199**

811 JULIE CALL BEFORE YOU DIG 811

0 50' 100'
1" = 50' (HORIZONTAL)

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.596.0007
WWW.CAGECIVIL.COM

CAGE

REVISIONS
1 01/21/2026 VILLAGE REVIEW

THIS DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING, INC. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM CAGE ENGINEERING, INC.

NORTHBROOK SCHOOL DISTRICT 27

WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS

1250 SANDERS ROAD
NORTHBROOK, IL

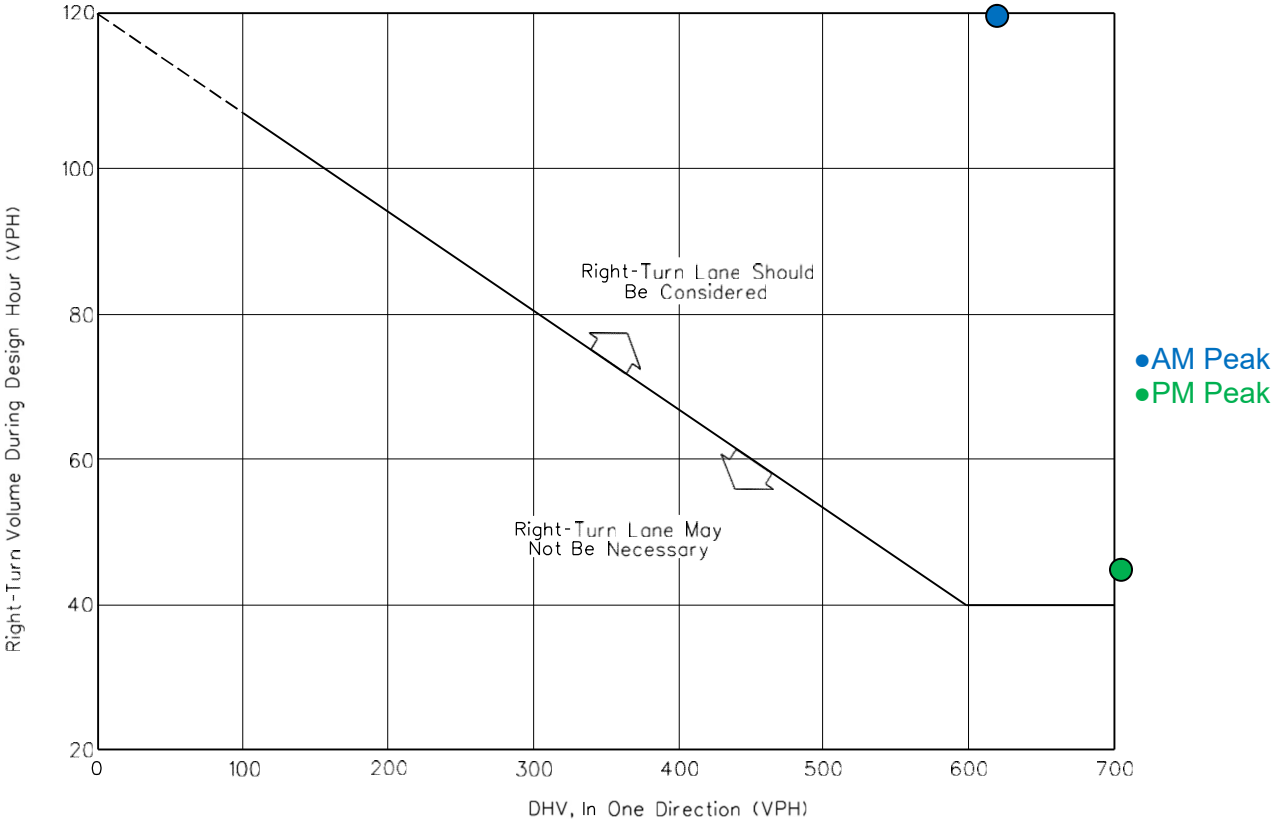
PROJ NO: 210270
ENG : CW / LES
DATE : 01/21/2026

SHEET TITLE
SITE LAYOUT PLAN - OVERALL

SHEET NUMBER
C2.0
6 OF 16

APPENDIX F

IDOT BDE Turn Lane Figures



Note: For highways with a design speed below 50 mph (80 km/hr), with a DHV in one direction of less than 300, and where right turns are greater than 40, an adjustment should be used. To read the vertical axis of the chart, subtract 20 from the actual number of right turns.

Example

Given:	Design Speed	=	35 mph (60 km/hr)
	DHV (in one direction)	=	250 vph
	Right Turns	=	100 vph

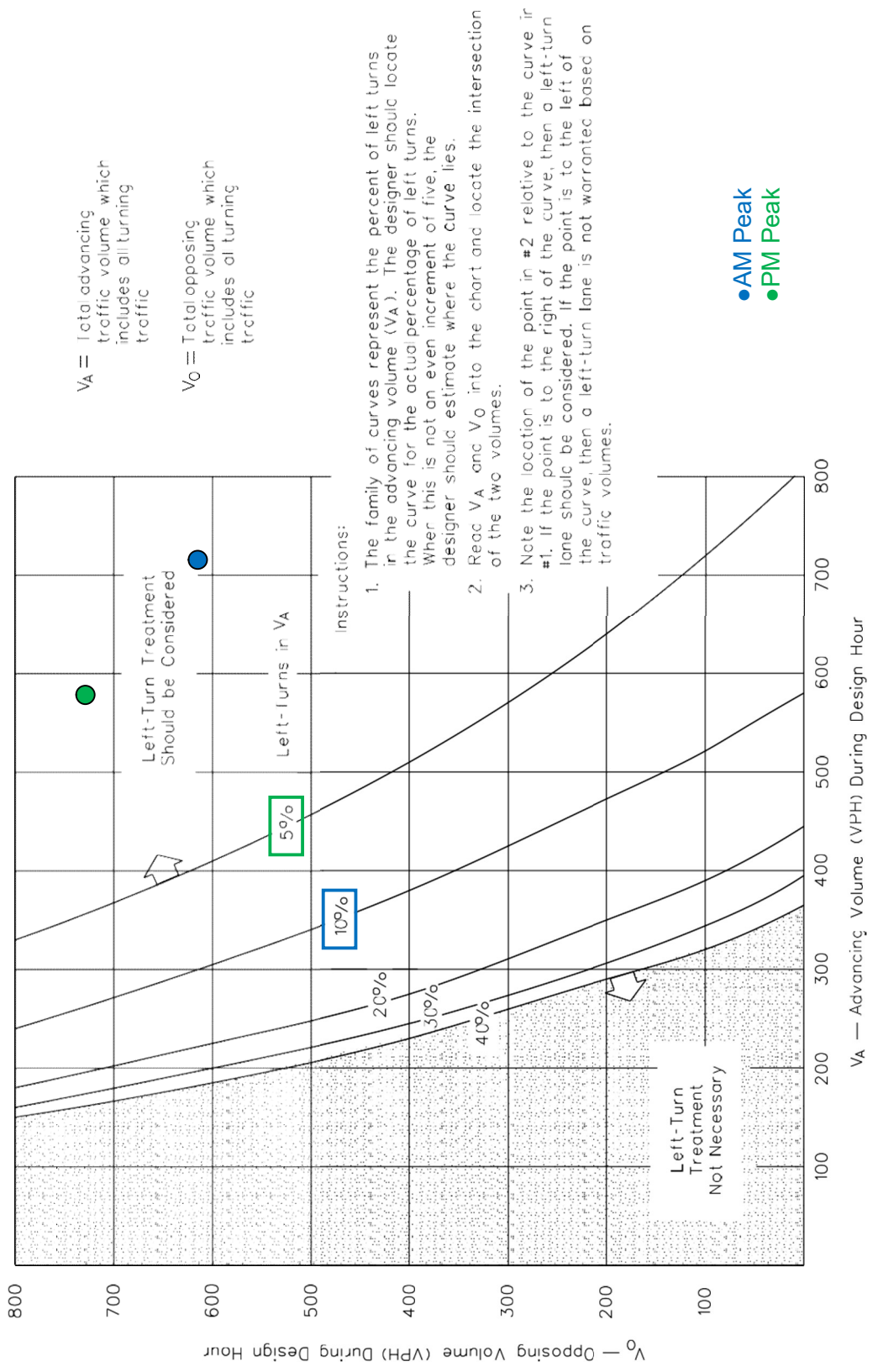
Problem: Determine if a right-turn lane is warranted.

Solution: To read the vertical axis, use 100 - 20 = 80 vph. The figure indicates that right-turn lane is not necessary, unless other factors (e.g., high crash rate) indicate a lane is needed.

GUIDELINES FOR RIGHT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS

Figure 36-3.A

HARD COPIES UNCONTROLLED



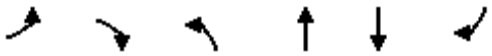
VOLUME GUIDELINES FOR LEFT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS (40 mph Design Speed)

Figure 36-3.G

APPENDIX G
Synchro Summary Sheets

Lanes, Volumes, Timings
1: Sanders Road & South Driveway

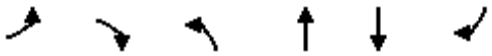
Existing AM Peak Hour
Year 2023



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR	Ø9
Lane Configurations							
Traffic Volume (vph)	116	95	0	596	456	0	
Future Volume (vph)	116	95	0	596	456	0	
Ideal Flow (vphpl)	1900	1900	1900	2000	2000	1900	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	
Frt		0.850					
Flt Protected	0.950						
Satd. Flow (prot)	1805	1615	0	1980	1961	0	
Flt Permitted	0.950						
Satd. Flow (perm)	1805	1615	0	1980	1961	0	
Right Turn on Red		Yes				Yes	
Satd. Flow (RTOR)		123					
Link Speed (mph)	15			35	35		
Link Distance (ft)	166			1079	352		
Travel Time (s)	7.5			21.0	6.9		
Peak Hour Factor	0.52	0.77	0.90	0.90	0.82	0.82	
Heavy Vehicles (%)	0%	0%	0%	1%	2%	0%	
Adj. Flow (vph)	223	123	0	662	556	0	
Shared Lane Traffic (%)							
Lane Group Flow (vph)	223	123	0	662	556	0	
Enter Blocked Intersection	No	No	No	No	No	No	
Lane Alignment	Left	Right	Left	Left	Left	Right	
Median Width(ft)	12			0	0		
Link Offset(ft)	0			0	0		
Crosswalk Width(ft)	16			16	16		
Two way Left Turn Lane							
Headway Factor	1.00	1.00	1.00	0.94	0.94	1.00	
Turning Speed (mph)	15	9	15			9	
Turn Type	Prot	Perm		NA	NA		
Protected Phases	4			2	6		9
Permitted Phases		4					
Detector Phase	4	4		2	6		
Switch Phase							
Minimum Initial (s)	8.0	8.0		5.0	5.0		14.0
Minimum Split (s)	27.0	27.0		24.0	24.0		20.0
Total Split (s)	56.0	56.0		56.0	56.0		20.0
Total Split (%)	42.4%	42.4%		42.4%	42.4%		15%
Maximum Green (s)	50.0	50.0		50.0	50.0		14.0
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		
Total Lost Time (s)	6.0	6.0		6.0	6.0		
Lead/Lag							
Lead-Lag Optimize?							
Vehicle Extension (s)	5.0	5.0		3.0	3.0		3.0
Recall Mode	None	None		Max	Max		None
Walk Time (s)							5.0
Flash Dont Walk (s)							6.0
Pedestrian Calls (#/hr)							15

Lanes, Volumes, Timings
1: Sanders Road & South Driveway

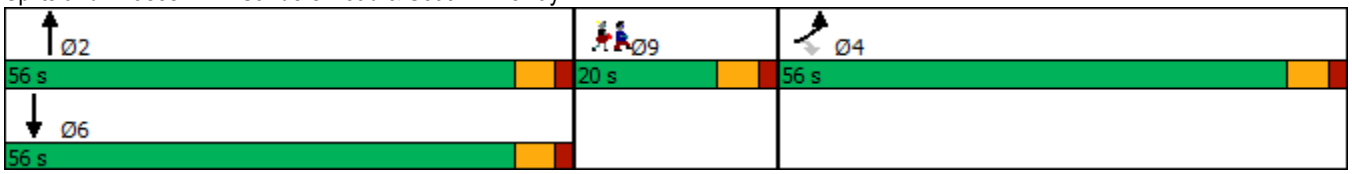
Existing AM Peak Hour
Year 2023



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR	Ø9
Act Effct Green (s)	18.5	18.5		51.0	51.0		
Actuated g/C Ratio	0.22	0.22		0.60	0.60		
v/c Ratio	0.57	0.27		0.56	0.47		
Control Delay	36.3	7.4		15.4	13.9		
Queue Delay	0.0	0.0		0.0	0.0		
Total Delay	36.3	7.4		15.4	13.9		
LOS	D	A		B	B		
Approach Delay	26.0			15.4	13.9		
Approach LOS	C			B	B		
Queue Length 50th (ft)	99	0		156	121		
Queue Length 95th (ft)	111	28		518	354		
Internal Link Dist (ft)	86			999	272		
Turn Bay Length (ft)							
Base Capacity (vph)	1085	1020		1190	1179		
Starvation Cap Reductn	0	0		0	0		
Spillback Cap Reductn	0	0		0	0		
Storage Cap Reductn	0	0		0	0		
Reduced v/c Ratio	0.21	0.12		0.56	0.47		

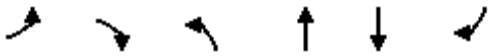
Intersection Summary			
Area Type:	Other		
Cycle Length: 132			
Actuated Cycle Length: 84.8			
Natural Cycle: 80			
Control Type: Semi Act-Uncoord			
Maximum v/c Ratio: 0.57			
Intersection Signal Delay: 17.2		Intersection LOS: B	
Intersection Capacity Utilization 46.5%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 1: Sanders Road & South Driveway



Lanes, Volumes, Timings
1: Sanders Road & South Driveway

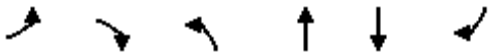
Future AM Peak Hour
Year 2029



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR	Ø9
Lane Configurations							
Traffic Volume (vph)	116	95	0	616	708	0	
Future Volume (vph)	116	95	0	616	708	0	
Ideal Flow (vphpl)	1900	1900	1900	2000	2000	1900	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	
Frt		0.850					
Flt Protected	0.950						
Satd. Flow (prot)	1805	1615	0	1980	1961	0	
Flt Permitted	0.950						
Satd. Flow (perm)	1805	1615	0	1980	1961	0	
Right Turn on Red		Yes				Yes	
Satd. Flow (RTOR)		123					
Link Speed (mph)	15			35	35		
Link Distance (ft)	166			1079	352		
Travel Time (s)	7.5			21.0	6.9		
Peak Hour Factor	0.52	0.77	0.90	0.90	0.82	0.82	
Heavy Vehicles (%)	0%	0%	0%	1%	2%	0%	
Adj. Flow (vph)	223	123	0	684	863	0	
Shared Lane Traffic (%)							
Lane Group Flow (vph)	223	123	0	684	863	0	
Enter Blocked Intersection	No	No	No	No	No	No	
Lane Alignment	Left	Right	Left	Left	Left	Right	
Median Width(ft)	12			0	0		
Link Offset(ft)	0			0	0		
Crosswalk Width(ft)	16			16	16		
Two way Left Turn Lane							
Headway Factor	1.00	1.00	1.00	0.94	0.94	1.00	
Turning Speed (mph)	15	9	15			9	
Turn Type	Prot	Perm		NA	NA		
Protected Phases	4			2	6		9
Permitted Phases		4					
Detector Phase	4	4		2	6		
Switch Phase							
Minimum Initial (s)	8.0	8.0		5.0	5.0		14.0
Minimum Split (s)	27.0	27.0		24.0	24.0		20.0
Total Split (s)	56.0	56.0		56.0	56.0		20.0
Total Split (%)	42.4%	42.4%		42.4%	42.4%		15%
Maximum Green (s)	50.0	50.0		50.0	50.0		14.0
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		
Total Lost Time (s)	6.0	6.0		6.0	6.0		
Lead/Lag							
Lead-Lag Optimize?							
Vehicle Extension (s)	5.0	5.0		3.0	3.0		3.0
Recall Mode	None	None		Max	Max		None
Walk Time (s)							5.0
Flash Dont Walk (s)							6.0
Pedestrian Calls (#/hr)							15

Lanes, Volumes, Timings
1: Sanders Road & South Driveway

Future AM Peak Hour
Year 2029

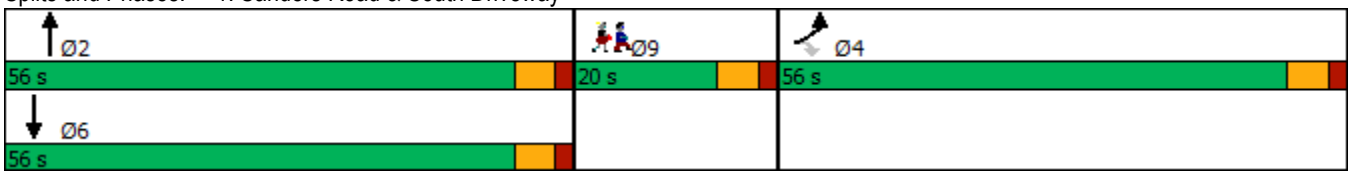


Lane Group	EBL	EBR	NBL	NBT	SBT	SBR	Ø9
Act Effct Green (s)	18.5	18.5		51.0	51.0		
Actuated g/C Ratio	0.22	0.22		0.60	0.60		
v/c Ratio	0.57	0.27		0.57	0.73		
Control Delay	36.3	7.4		15.8	20.1		
Queue Delay	0.0	0.0		0.0	0.0		
Total Delay	36.3	7.4		15.8	20.1		
LOS	D	A		B	C		
Approach Delay	26.0			15.8	20.1		
Approach LOS	C			B	C		
Queue Length 50th (ft)	99	0		164	241		
Queue Length 95th (ft)	111	28		543	#719		
Internal Link Dist (ft)	86			999	272		
Turn Bay Length (ft)							
Base Capacity (vph)	1085	1020		1190	1179		
Starvation Cap Reductn	0	0		0	0		
Spillback Cap Reductn	0	0		0	0		
Storage Cap Reductn	0	0		0	0		
Reduced v/c Ratio	0.21	0.12		0.57	0.73		

Intersection Summary			
Area Type:	Other		
Cycle Length: 132			
Actuated Cycle Length: 84.8			
Natural Cycle: 90			
Control Type: Semi Act-Uncoord			
Maximum v/c Ratio: 0.73			
Intersection Signal Delay: 19.6		Intersection LOS: B	
Intersection Capacity Utilization 52.1%		ICU Level of Service A	
Analysis Period (min) 15			

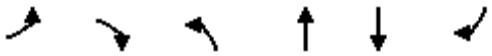
\# 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: Sanders Road & South Driveway



Lanes, Volumes, Timings
1: Sanders Road & South Driveway

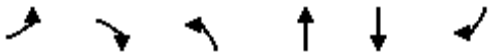
Existing PM Peak Hour
Year 2023



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR	Ø9
Lane Configurations							
Traffic Volume (vph)	73	75	0	511	685	0	
Future Volume (vph)	73	75	0	511	685	0	
Ideal Flow (vphpl)	1900	1900	1900	2000	2000	1900	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	
Frt		0.850					
Flt Protected	0.950						
Satd. Flow (prot)	1805	1615	0	2000	1980	0	
Flt Permitted	0.950						
Satd. Flow (perm)	1805	1615	0	2000	1980	0	
Right Turn on Red		Yes				Yes	
Satd. Flow (RTOR)		221					
Link Speed (mph)	15			35	35		
Link Distance (ft)	166			1079	352		
Travel Time (s)	7.5			21.0	6.9		
Peak Hour Factor	0.36	0.34	0.94	0.94	0.84	0.84	
Heavy Vehicles (%)	0%	0%	0%	0%	1%	0%	
Adj. Flow (vph)	203	221	0	544	815	0	
Shared Lane Traffic (%)							
Lane Group Flow (vph)	203	221	0	544	815	0	
Enter Blocked Intersection	No	No	No	No	No	No	
Lane Alignment	Left	Right	Left	Left	Left	Right	
Median Width(ft)	12			0	0		
Link Offset(ft)	0			0	0		
Crosswalk Width(ft)	16			16	16		
Two way Left Turn Lane							
Headway Factor	1.00	1.00	1.00	0.94	0.94	1.00	
Turning Speed (mph)	15	9	15			9	
Turn Type	Prot	Perm		NA	NA		
Protected Phases	4			2	6		9
Permitted Phases		4					
Detector Phase	4	4		2	6		
Switch Phase							
Minimum Initial (s)	8.0	8.0		5.0	5.0		14.0
Minimum Split (s)	27.0	27.0		24.0	24.0		20.0
Total Split (s)	56.0	56.0		56.0	56.0		20.0
Total Split (%)	42.4%	42.4%		42.4%	42.4%		15%
Maximum Green (s)	50.0	50.0		50.0	50.0		14.0
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		
Total Lost Time (s)	6.0	6.0		6.0	6.0		
Lead/Lag							
Lead-Lag Optimize?							
Vehicle Extension (s)	5.0	5.0		3.0	3.0		3.0
Recall Mode	None	None		Max	Max		None
Walk Time (s)							5.0
Flash Dont Walk (s)							6.0
Pedestrian Calls (#/hr)							15

Lanes, Volumes, Timings
1: Sanders Road & South Driveway

Existing PM Peak Hour
Year 2023

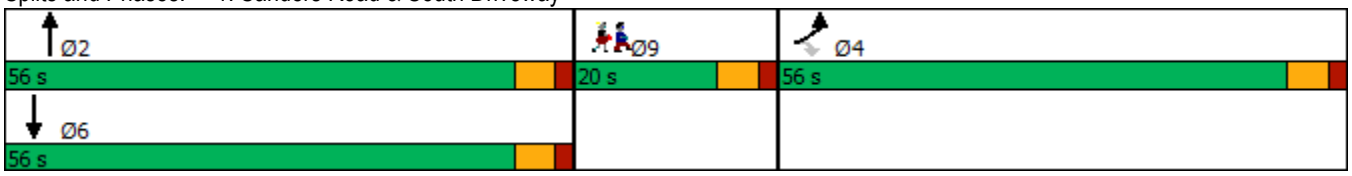


Lane Group	EBL	EBR	NBL	NBT	SBT	SBR	Ø9
Act Effct Green (s)	18.0	18.0		51.0	51.0		
Actuated g/C Ratio	0.21	0.21		0.60	0.60		
v/c Ratio	0.53	0.43		0.45	0.68		
Control Delay	35.3	7.1		13.3	18.3		
Queue Delay	0.0	0.0		0.0	0.0		
Total Delay	35.3	7.1		13.3	18.3		
LOS	D	A		B	B		
Approach Delay	20.6			13.3	18.3		
Approach LOS	C			B	B		
Queue Length 50th (ft)	89	0		117	218		
Queue Length 95th (ft)	69	0		388	#630		
Internal Link Dist (ft)	86			999	272		
Turn Bay Length (ft)							
Base Capacity (vph)	1091	1064		1209	1197		
Starvation Cap Reductn	0	0		0	0		
Spillback Cap Reductn	0	0		0	0		
Storage Cap Reductn	0	0		0	0		
Reduced v/c Ratio	0.19	0.21		0.45	0.68		

Intersection Summary			
Area Type:	Other		
Cycle Length: 132			
Actuated Cycle Length: 84.4			
Natural Cycle: 90			
Control Type: Semi Act-Uncoord			
Maximum v/c Ratio: 0.68			
Intersection Signal Delay: 17.3		Intersection LOS: B	
Intersection Capacity Utilization 50.9%		ICU Level of Service A	
Analysis Period (min) 15			

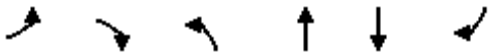
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: Sanders Road & South Driveway



Lanes, Volumes, Timings
1: Sanders Road & South Driveway

Future PM Peak Hour
Year 2029



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR	Ø9
Lane Configurations							
Traffic Volume (vph)	73	75	0	528	708	0	
Future Volume (vph)	73	75	0	528	708	0	
Ideal Flow (vphpl)	1900	1900	1900	2000	2000	1900	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	
Frt		0.850					
Flt Protected	0.950						
Satd. Flow (prot)	1805	1615	0	2000	1980	0	
Flt Permitted	0.950						
Satd. Flow (perm)	1805	1615	0	2000	1980	0	
Right Turn on Red		Yes				Yes	
Satd. Flow (RTOR)		221					
Link Speed (mph)	15			35	35		
Link Distance (ft)	166			1079	352		
Travel Time (s)	7.5			21.0	6.9		
Peak Hour Factor	0.36	0.34	0.94	0.94	0.84	0.84	
Heavy Vehicles (%)	0%	0%	0%	0%	1%	0%	
Adj. Flow (vph)	203	221	0	562	843	0	
Shared Lane Traffic (%)							
Lane Group Flow (vph)	203	221	0	562	843	0	
Enter Blocked Intersection	No	No	No	No	No	No	
Lane Alignment	Left	Right	Left	Left	Left	Right	
Median Width(ft)	12			0	0		
Link Offset(ft)	0			0	0		
Crosswalk Width(ft)	16			16	16		
Two way Left Turn Lane							
Headway Factor	1.00	1.00	1.00	0.94	0.94	1.00	
Turning Speed (mph)	15	9	15			9	
Turn Type	Prot	Perm		NA	NA		
Protected Phases	4			2	6		9
Permitted Phases		4					
Detector Phase	4	4		2	6		
Switch Phase							
Minimum Initial (s)	8.0	8.0		5.0	5.0		14.0
Minimum Split (s)	27.0	27.0		24.0	24.0		20.0
Total Split (s)	56.0	56.0		56.0	56.0		20.0
Total Split (%)	42.4%	42.4%		42.4%	42.4%		15%
Maximum Green (s)	50.0	50.0		50.0	50.0		14.0
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		
Total Lost Time (s)	6.0	6.0		6.0	6.0		
Lead/Lag							
Lead-Lag Optimize?							
Vehicle Extension (s)	5.0	5.0		3.0	3.0		3.0
Recall Mode	None	None		Max	Max		None
Walk Time (s)							5.0
Flash Dont Walk (s)							6.0
Pedestrian Calls (#/hr)							15

Lanes, Volumes, Timings
1: Sanders Road & South Driveway

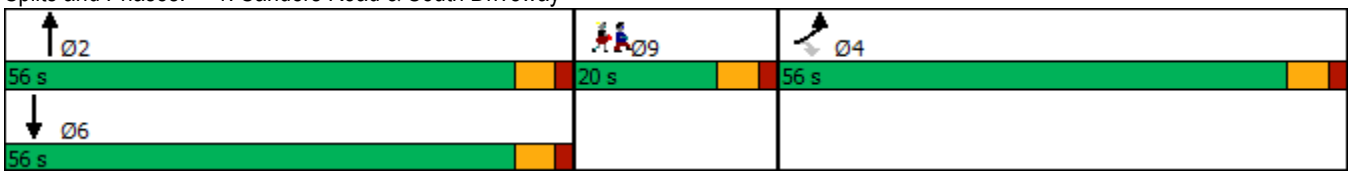
Future PM Peak Hour
Year 2029

Lane Group	EBL	EBR	NBL	NBT	SBT	SBR	Ø9
Act Effct Green (s)	18.0	18.0		51.0	51.0		
Actuated g/C Ratio	0.21	0.21		0.60	0.60		
v/c Ratio	0.53	0.43		0.46	0.70		
Control Delay	35.3	7.1		13.5	19.0		
Queue Delay	0.0	0.0		0.0	0.0		
Total Delay	35.3	7.1		13.5	19.0		
LOS	D	A		B	B		
Approach Delay	20.6			13.5	19.0		
Approach LOS	C			B	B		
Queue Length 50th (ft)	89	0		123	231		
Queue Length 95th (ft)	69	0		404	#709		
Internal Link Dist (ft)	86			999	272		
Turn Bay Length (ft)							
Base Capacity (vph)	1091	1064		1209	1197		
Starvation Cap Reductn	0	0		0	0		
Spillback Cap Reductn	0	0		0	0		
Storage Cap Reductn	0	0		0	0		
Reduced v/c Ratio	0.19	0.21		0.46	0.70		

Intersection Summary

Area Type: Other
Cycle Length: 132
Actuated Cycle Length: 84.4
Natural Cycle: 90
Control Type: Semi Act-Uncoord
Maximum v/c Ratio: 0.70
Intersection Signal Delay: 17.7 Intersection LOS: B
Intersection Capacity Utilization 52.1% ICU Level of Service A
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: Sanders Road & South Driveway



APPROVED
RESOLUTION NO. 26-PC-03

VILLAGE OF NORTHBROOK PLAN COMMISSION
DOCKET NO. PCD-25-21
(1250 SANDERS ROAD)

WHEREAS, an application has been filed by Northbrook School District 27 (the "Applicant") as owner of the property commonly known as 1250 Sanders Road; 1370 Sanders Road; and 1390 Sanders Road (collectively the "Subject Property"), and

WHEREAS, the Applicant has filed an application (Docket No. PCD-25-21) with the Village of Northbrook requesting:

A. Voluntary Annexation of two unincorporated parcels into the Village of Northbrook;
B. Final Plat of Subdivision of four parcels into two lots as Lot 1 and Lot 2;
C. Comprehensive Plan Amendment of subdivided lots to Public School (Lot 1), and Open Space & Outdoor Recreation (Lot 2);
D. Rezoning of Lot 1 to IB Institutional Building District, and Lot 2 to Open Space;
E. Site Plan Approval; and
F. Approval of any other such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant.

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

- East Parcel for Institutional Facility;
- West Parcel for Open Space & Outdoor Recreation; and
- Unincorporated Parcels for Single-Family

WHEREAS, a public notice for this docket was duly published on the Northbrook Public Notice webpage and a public hearing was held on April 21, 2026; and

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

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

1. Village of Northbrook Plan Commission Application form & attachments received December 17, 2025, and all subsequent additions and revisions to these application materials and attachments.
2. All written and oral testimony concerning the application.

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

1. Findings:

A. Comprehensive Plan Compliance. The Northbrook Plan Commission does hereby find that with respect to Docket No. PCD-25-21C, the Plan Commission hereby finds that the request to amend the Comprehensive Plan to change the designation of the Subject Property from Institutional Facility, Open

Space & Outdoor Recreation; and Single Family to Institutional Facility and Open Space & Outdoor Recreation **does comply** with the standards for approval of such requests as established in the Northbrook Zoning Code.

B. Final Plat of Subdivision. With respect to Docket No. 25-21B, the Plan Commission does hereby find that the evidence submitted to the Plan Commission regarding the Applicant's plat of subdivision **satisfies** the criteria established in Article III of the Village of Northbrook Subdivision and Development Code for approval of a final plat of subdivision.

C. Zoning Map Amendment. With respect to Docket No. PCD-25-21D, the Plan Commission does hereby find that the Applicant's request to rezone the Subject Property from IB Institutional Building District, OS Open Space District, and Unincorporated Cook County to IB Institutional Building District, and OS Open Space District is consistent with the Northbrook Comprehensive Plan, as amended, and **does comply** with the standards for approval of such rezoning requests as established in Article 2-117.D. of the Northbrook Zoning Code.

D. Site Plan Approval. With respect to Docket No. PCD-25-21E, the Plan Commission does hereby find that the proposed improvements on the Subject Property are **in compliance** with the standards for such approvals as established in Article 2-108 of the Zoning Code.

E. Other Relief. With respect to Docket No. PCD-25-21F, the Plan Commission does hereby find that no other relief is necessary.

2. Recommendations: The Northbrook Plan Commission does hereby recommend to the Board of Trustees of the Village of Northbrook **approval** of Docket No. PCD-25-21B/C/D/E based on the findings established herein, to allow school parking lot improvements to be issued to the Applicant for the Subject Property.

ADOPTED THIS 21st day of April 2026.

AYES: (6) Braiman, Earley, Halperin, Karavitis, Morgen, Elisco

NAYS: (0)

ABSENT: (3) Melnick, Pipito, Walden

ABSTAIN: (0)

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

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

MEMORANDUM

To: Plan Commission
From: Swati Pandey, Senior Planner
CC: Michaela Kohlstedt, Deputy Director
Date: April 21, 2026
Subject: PCD-25-21: 1250 Sanders Road – Wood Oaks Jr. High Parking Lot Expansion & Bus Circulation Lane

Requested Action

On April 21, 2026 the Plan Commission will conduct a public hearing on an application filed by Northbrook School District 27 (the "Applicant") as owner of the property commonly known as 1250 Sanders Road, 1370 Sanders Road, and 1390 Sanders Road (collectively the "Subject Property"). The Applicant is requesting approval to allow an extension of the existing parking lot on the north side of the building and construction of a bus circulation lane adjacent to the school located on Walters Avenue south of the existing school building on the Subject Property, requiring the following relief:

A. Voluntary Annexation of two unincorporated parcels into the Village of Northbrook;

B. Final Plat of Subdivision of four parcels into two lots as Lot 1 and Lot 2;

C. Comprehensive Plan Amendment of subdivided lots to Public School (Lot 1), and Open Space & Outdoor Recreation (Lot 2);

D. Rezoning of Lot 1 to IB Institutional Building District, and Lot 2 to Open Space;

E. Site Plan Approval; and

F. Approval of any other such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant.

Proposed Scope of Work

The Applicant is proposing to expand the existing parking lot, north of the school building, further west to allow additional parking and stacking ability on the school property; and construct a bus circulation lane to separate bus drop-off/pick-up from the regular car traffic within the parking lot. In order to allow this redevelopment, the applicant is requesting annexation, resubdivision, and rezoning of the Subject Property. The attached narrative and site plan from the Applicant provides a detailed description and layout of the proposed improvements for the Subject Property.

Wood Oaks Jr. High School consists of two parcels – the first parcel along Sanders Road consists of the school building and the parking lot; while the second parcel to the west (rear) is open space. The applicant is proposing to annex two single-family residential parcels at the northwest corner of Sanders Road and Walters Avenue, currently unincorporated Cook County; to construct a bus circulation lane. The applicant is proposing to resubdivide the four lots into two lots – Lot 1 would include all existing and proposed improvements for the school and Lot 2 would be open space. All four parcels are owned by the applicant.

The applicant has submitted a traffic study which has been reviewed and approved by the Village's traffic consultant and is attached. The queuing analysis data from May 8, 2023, found in the attached traffic study, shows that the existing car drop-off configuration will accommodate 93 vehicles, which the applicant proposes to improve by expanding the circulation lane. The Plan Commission will want to review if the proposed circulation changes will adequately accommodate queueing in the future without creating other unforeseen traffic congestion.

The Applicant has also submitted stacking, and auto turn exhibits showing vehicular access and circulation, which is attached.

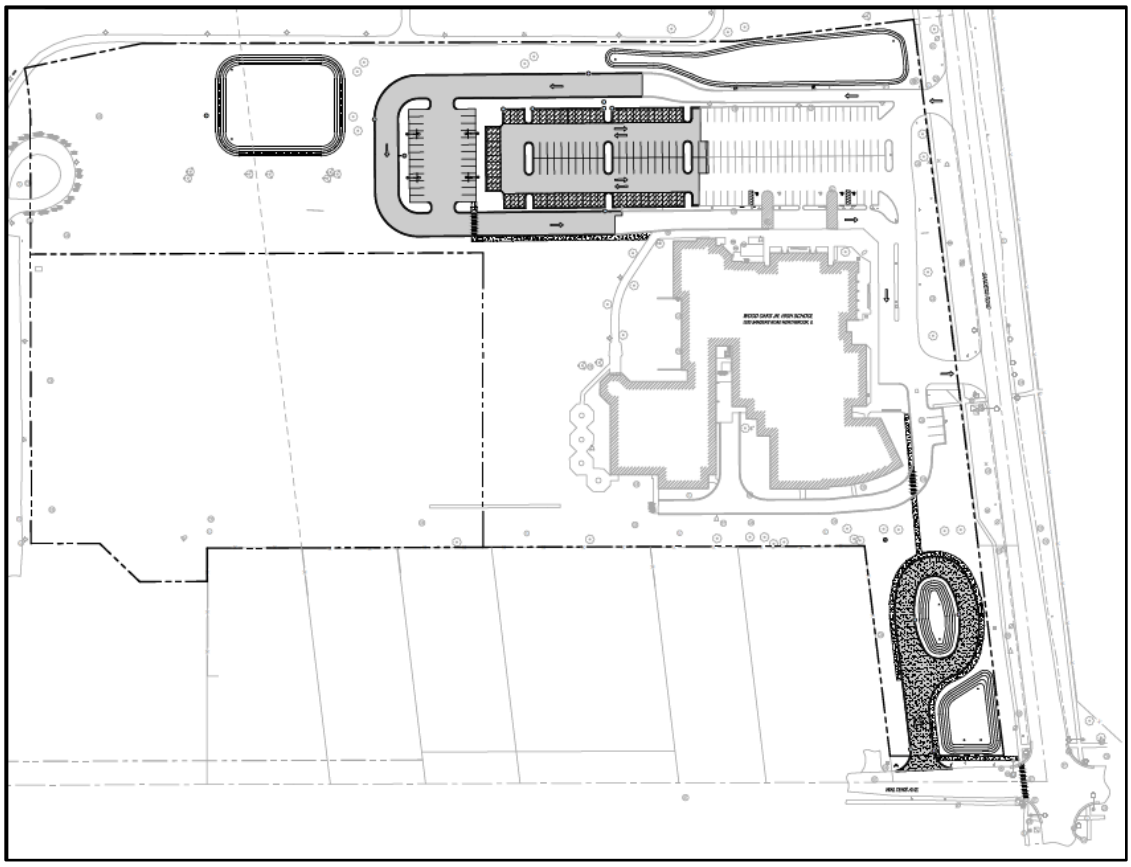


Figure 1: Overall Site Plan showing proposed improvements

Parking Lot Expansion:

- The applicant is proposing to expand the existing parking lot further west by adding 101 parking spaces within the permanent parking lot, and increase the traffic circulation aisle/loop around the parking lot. In between the parking lot and the circulation aisle, there currently exists a basketball court, which will move west with the proposed configuration and continue to be a basketball court. The applicant has shown on the plan that the basketball court may be used as a temporary parking area for 26 vehicles, if required. The ingress/egress to the parking lot, on Sanders Road will remain undisturbed.
- A landscape plan has been provided by the Applicant. Interior parking lot landscaping is in compliance with the landscaping requirement of the Zoning Code. A mix of trees, deciduous shrubs, and grass are shown on the plan.
- A stormwater detention basin is proposed along the north property line near the parking lot, as shown on the plan, which was reviewed and approved by the Village Engineer.

Bus Circulation Lane:

- The applicant has proposed a 25-foot wide bus circulation lane, accessible from Walters Avenue with a new two-way curb-cut for bus drop-off and pick-up operations of the school. The majority of the lane is looped with a six-foot sidewalk which is connected to the public sidewalk system and to the school building to the north.
- A five-foot sidewalk would be constructed within the public right-of-way on Walters Avenue to connect

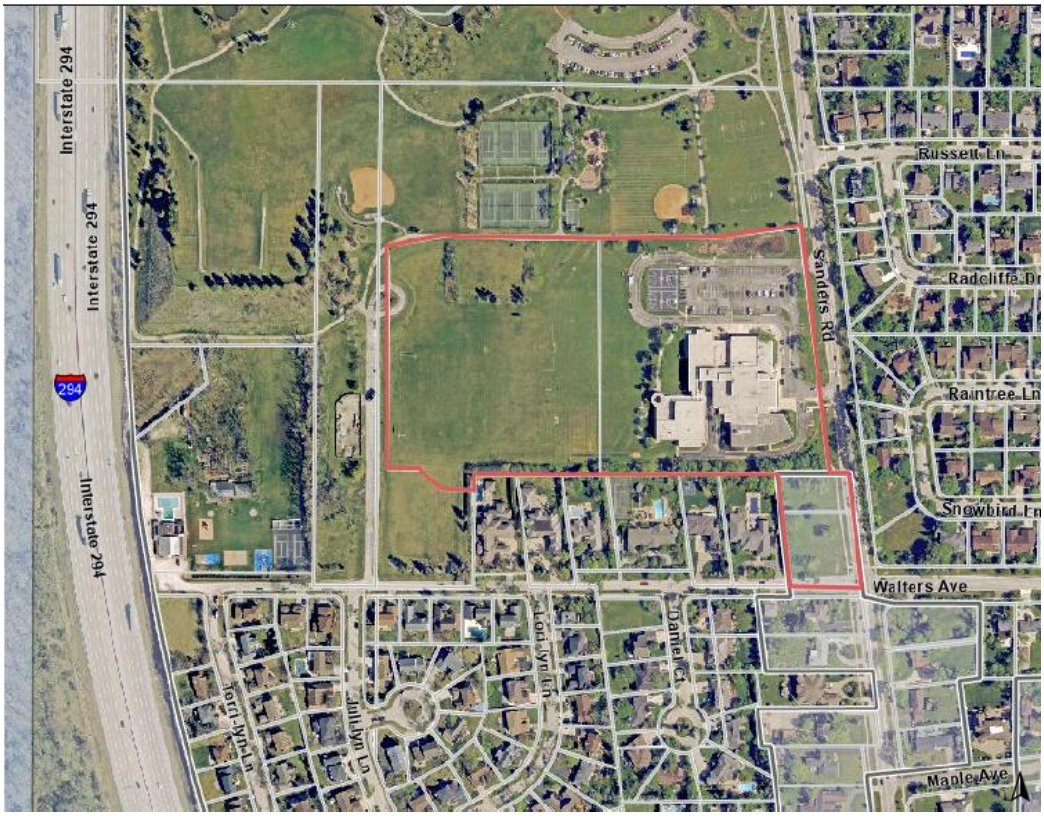
to the sidewalk on Sanders Road and the pedestrian access on the site.

- The landscape plan shows the required transition landscape buffer adjacent to the bus circulation lane; specifically along the west property line a landscaped buffer of 20 feet is provided as required per Zoning Code. Additional landscaping is provided to the north, and east within the public right-of-way, and the detention area. The Village's tree preservation officer has reviewed and approved the plan subject to final site work permit approval.
- A stormwater detention area is proposed at the southwest corner and the center of the drive loop per Village of Northbrook and MWRD requirements. The Village Engineer has reviewed the plans.
- The traffic study analyzed the bus circulation operations and impact on Walters Avenue intersection. The study states that the school operates a total of eight buses, which queue during drop-off (AM) and pick-up (PM). The study concludes that only 2-3 buses would queue at the Walters intersection at the same time, and through signage control that the westbound traffic will not be blocked due to buses waiting on Walters to turn left. The Plan Commission shall assess if the distance of 120 feet approximately between the intersection of Walters Avenue and the proposed circulation driveway is appropriate.
- The Commission will also want to determine the impact the proposed driveway curb cut for buses will have on the traffic generated by the properties west on Walters Avenue. Staff has already received inquiries from the residents in that area regarding the proposed plan.

Property Description

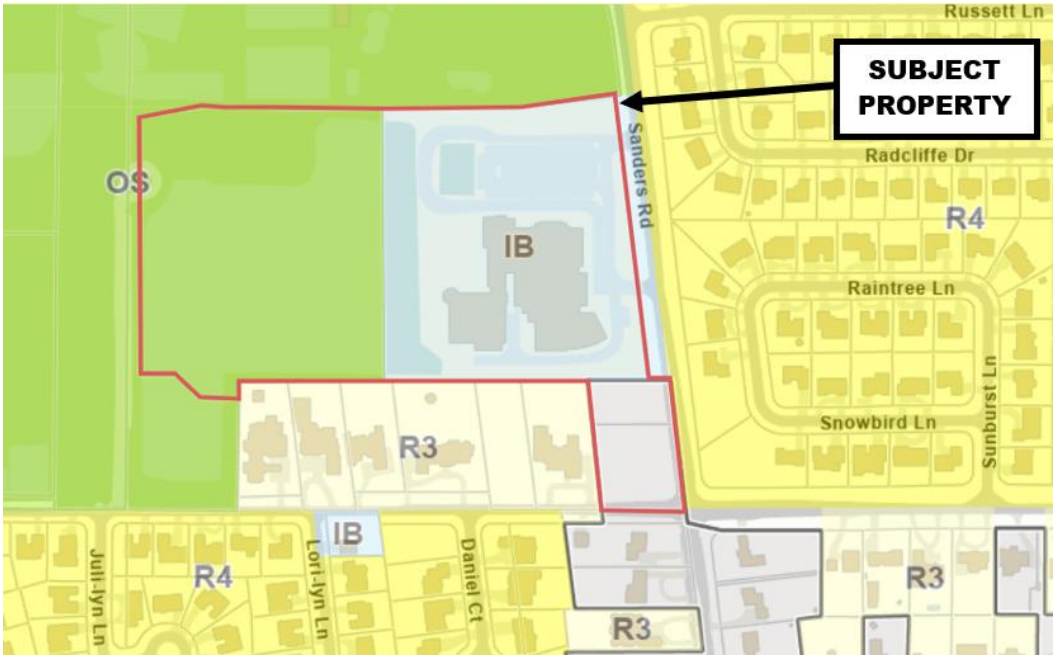
The Subject Property is identified as being:

- on the northwest side of Sanders Road and Walters Avenue;
- approximately 18.25 acres in size;
- improved with a two-story school building, and accessory parking lot;



- zoned IB Institutional Building District, OS Open Space District, and unincorporated in Cook County;

- surrounded by:
    - North: OS Open Space District (soccer and baseball fields)
    - South: R-3 Single Family Residential District (residential homes)
    - East: R-4 Single Family Residential District (residential homes)
    - West: OS Open Space District (open and sports fields)



- designated as appropriate for the following uses in the Comprehensive Plan's Future Land Use
    - West Parcel for Open Space & Outdoor Recreation;
    - East Parcel for Institutional Facility; and
    - Unincorporated Parcels for Single-Family



Preliminary Review

On January 13, 2026, the Board of Trustees received a notice of receipt of formal application and waiver of preliminary review by the applicant.

Staff Review

Prior to scheduling a public hearing the application underwent the standard review process and was reviewed by the following departments/entities. Staff found the proposed plan acceptable for a public hearing and any outstanding items can be addressed at the time of building permit:

- ✓ Development and Planning Services (Planning & Zoning)
- ✓ Sustainability
- ✓ Fire
- ✓ Police
- ✓ Public Works (Village Engineer and Tree Preservation)
- ✓ Traffic Consultant
- ✓ Village Attorney

Compliance with Village Plans

- The Comprehensive Plan identifies the property for Institutional Facility; Open Space and Outdoor Recreation; and Single Family for the unincorporated parcels. Post subdivision of the parcels into two lots, the applicant is requesting to split the Subject Property into two Comprehensive Plan designations. The parcel with the school building, and parking lot improvements shall be designated as Institutional Facility and the open area on the west side of the Subject Property shall be designated as Open Space and Outdoor Recreation.
    - Institutional Facility is intended to accommodate existing and future educational facilities.
    - Open Space & Outdoor Recreation is intended to accommodate public and private open space and outdoor recreation areas.
- The Village's Bicycle and Pedestrian Plan is applicable, it designates Sanders Road in front of the Subject Property for a future sidepath (located adjacent to a roadway) and Walters Avenue for a Signed and Marked Roadway (bikeways where bicyclists and cars operate within the same travel lane, either side by side or in a single file). The Plan also recommends the intersection of Sanders and Walters for an improvement.
- The Subject Property is not located within the 100-year flood plain, nor is it located within a stormwater project area as identified in the Master Stormwater Management Plan.

ZONING RELIEF

Voluntary Annexation

As stated earlier, the two lots located at the corner of Walters and Sanders are currently located within unincorporated Cook County and will require annexation into the Village of Northbrook for the proposed plan. Voluntary Annexation will be discussed by the Board of Trustees along with whatever recommendations the Plan Commission makes to the Board for the application.

Final Plat of Subdivision

The Applicant is requesting a resubdivision of the Subject Property to allow for four lots to be subdivided into two lots of record. The proposed new lots will be in compliance with the minimum lot area and dimensions of the IB and OS district of the zoning code (subject to rezoning request). The Applicant is seeking approval of a final plat at this time, per the requirements of the Subdivision Code.

Comprehensive Plan Amendment

The Applicant is requesting a Comprehensive Plan Amendment (if the subdivision is approved) to allow Lot 1 (School and improvements) to be designated as Institutional Facility (IF) and Lot 2 (open area) to be

designated as Open Space and Outdoor Recreation (OSR). The current designation of the school property is also IF and OSR. The two lots to be annexed are designated Single Family, which requires amendment to Institutional Facility. Ultimately, due to resubdivision the designation would shift with the proposed lot lines, however, no new designation is requested for the school property.

The IF classification is intended to provide areas to accommodate educational facilities, amongst other membership, cultural, and health related facilities. The OSR classification is intended to provide areas to accommodate public and private open space and outdoor recreation areas. An excerpt of the Comprehensive Plan is attached.

The Comprehensive Plan, as previously stated, serves as a guide to zoning and land use decisions in the Village, and includes community-wide land use policies for general land use, and specifically for example, residential land uses, transitional land uses and open space areas. Some of the policies the Plan Commission may want to consider, as it relates to the request includes:

1- Maintain a balanced mix of land uses to meet the present and future demands of the community.

2- Plan land uses to achieve an efficient provision of public facilities and services.

3- Carefully manage the development of vacant land and the alteration of existing structures in and adjacent to single family neighborhoods to protect low density character, preserve open space, and maintain neighborhood scale.

4- Consider the use of transitional land uses between more intense non-residential land uses and the surrounding low-density residential neighborhoods.

5- Utilize mixeduse and multiuse developments, where appropriate, to facilitate land use activities having complementary peak hour traffic generation rates, thereby minimizing the impact on the community road network.

6- Encourage the establishment of appropriate transitions between residential and non-residential uses.

7- Facilitate the development of vacant lots that have historically been difficult to develop due to infrastructure or access problems, inadequate lot dimensions, fragmented or absentee ownershi p, or other constraints. Explore lot consolidation, acquisition, and other measures, which would address these.

8- Coordinate planning efforts with other jurisdictions in the region.

9- When possible and practical, strategically annex unincorporated properties to better manage development patterns outside of municipal boundaries.

10- Maintain awareness of land use activities in areas surrounding the Village and work cooperatively with neighboring municipalities to implement the policies and objectives of the No rthbrook Comprehensive Plan.

Zoning Code Article 2-116 Comprehensive Plan Amendment
2-116.D Review Criteria
In the review of a Comprehensive Plan Amendment application, the Plan Commission and Board of Trustees shall ensure the amendment is generally consistent with the overall policies, goals, objectives, principles and standards of the Official Comprehensive Plan.

Rezoning

The Applicant is requesting that the four lots be subdivided into two lots and rezoned to IB Institutional Building District (school building and improvements), and Open Space District (open area). The existing Subject Property is zoned the following:

- IB Institutional Building District (school building and parking lot)
- OS Open Space District (outdoor recreation area)
- unincorporated in Cook County: *Single Family Residence District (R4)* (vacant land)

The IB District requires a minimum lot area of 85,000 square feet and the proposed lot (Lot 1) is compliant with 561,853 square feet. The OS District requires a minimum lot area of 40,000 square feet and the proposed lot (Lot 2) is compliant with 215,244 square feet. Both lots are compliant with the lot width and depth requirements of both districts.

Zoning Code Article 2-117 Code and Zoning Map Amendment

2-117.D Review Criteria

a. The existing uses and zoning classifications of properties in the vicinity of the subject property.

b. The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present plan designation or zoning classification.

c. The extent to which the value of the subject property is diminished by the existing plan designation or zoning classification applicable to it.

d. The extent to which such diminution in value is offset by an increase in the public health, safety, and welfare.

e. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

f. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.

g. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

h. The suitability of the subject property for uses permitted or permissible under its present plan designation and zoning classification.

i. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

j. The community need for the proposed map amendment and for the uses and development it would allow.

SUMMARY

A sign has been posted on the Subject Property indicating the time and date of the Plan Commission public hearing. The Applicant has submitted evidence that the mailed notice requirements of the Zoning Code have been satisfied. The Plan Commission hearing was properly noticed on the Northbrook Public Notice Webpage.

Staff has received one public comment for this application, which is attached. The concerns include: increase in traffic.

In reviewing this request, staff suggests the Plan Commission consider the following policy questions:

1) Is it appropriate to subdivide the Subject Property from four lots to two-lot subdivision for the school property?
2) Is it appropriate to amend the Comprehensive Plan to Institutional Facility for the proposed Lot 1 and Open Space and Outdoor Recreation for Lot 2?
3) Is it appropriate to rezone the property to the IB and OS District?
4) As Walters is the only signalized intersection providing access to the school and the surrounding neighborhoods, is the location and design of the proposed bus circulation driveway on Walters Avenue appropriate? What is the impact of this proposed access drive for bus traffic and it's proximity to the signalized intersection on the properties located further west on Walters Avenue?
5) Have alternative options been considered for school bus traffic that reduces the impact at the one intersection for all buses coming and going at the same time twice a day?
6) Will there be restrictions on the hours that buses can enter and exit the site?

Staff has prepared the attached draft resolution for consideration by the Commission. If the Commission should choose to amend and/or take action on this resolution, it would be **Resolution No. 26-PC-03.**

The Applicant and staff will attend the April 21, 2026 Plan Commission meeting to answer any questions.

MEMORANDUM

To: Plan Commission
From: Kate Carney, Sustainability Coordinator
Cc: Michaela Kohlstedt, DPS Deputy Director
Date: April 21, 2026
Subject: PCD-25-21: 1250 Sanders – Wood Oaks Jr. High Parking Addition – Sustainability Addendum to Staff Report

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

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

Of the items presented to the Applicant 79% were realized according to CAP standards, to the extent detailed below in italics.

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

TL 3- 1 Consider identifying locations where additional bike parking facilities could be installed on site.

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

Applicant response: The project intends to install 3 EV charging stations and they are now noted on the plans. One will be accessible.

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

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

Applicant response: Additional sustainability measures incorporated into the overall project design include provisions for EV charging stations, upgraded energy-efficient LED lighting, and site design strategies that improve safety and functionality while minimizing environmental impacts. Collectively, these improvements reflect a balanced, performance-based approach that integrates infrastructure upgrades with long-term sustainability goals for the Wood Oaks Junior High School campus.

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

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

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

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

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

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

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

Applicant response to address Water and Wastewater items: Permeable pavers are proposed within the parking lot improvements to reduce impervious surface impacts and improve on-site stormwater management. These systems allow stormwater to infiltrate through the pavement surface, reducing runoff volumes, improving water quality through natural filtration, and decreasing the burden on downstream storm sewer infrastructure. The use of permeable pavement also supports groundwater recharge and contributes to reduced surface ponding during storm events.

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

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

GS 2- 1 Encourage invasive species control programs including Integrated Pest Management, Protect the Best, Early Detection and Rapid Response and invasive species identification and control for future residents.

GS 2- 2 Increase the ability of green space to withstand drought conditions through replacement of turf with native prairie, wildflower, and native savanna plantings where possible in landscaping plans.

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

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

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

Applicant response to address Greenspace and Ecosystem Health items: The proposed landscape design further supports these sustainability objectives. Approximately seventy percent (70%) of the plant palette consists of native species or regionally appropriate nativars. All plant selections were chosen specifically for their hardiness, tolerance of urban conditions, and drought resistance, reducing the need for excessive irrigation, chemical treatments, and long-term maintenance.

The landscape plan emphasizes species diversity and ecological resilience through the use of twelve (12)

canopy and evergreen tree species and thirteen (13) understory tree and shrub varieties. This diversity helps create a sustainable landscape installation that is better able to withstand pests, disease, and drought conditions while enhancing habitat value and visual interest across the campus.

Trees removed as part of the construction activities are being replaced with large native tree selections planted throughout the school campus. These replacement trees will increase overall canopy coverage, provide additional shade, and contribute to mitigation of the urban heat island effect, while enhancing pedestrian comfort and campus aesthetics.

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Development & Planning Services Amy McEwan
Date: 2026-05-26
Subject: A Resolution Approving a Final Plat of Subdivision (1250 Sanders Road, 1370 Sanders Road, 1390 Sanders Road) (Docket No. PCD-25-21)

Overview
As recommended by the Plan Commission, approval of a final plat of subdivision to re-subdivide four parcels into two parcels for the property owned by Northbrook School District 27 at Wood Oaks Jr. High School is requested.

Fiscal Impact
N/A.

Recommendation
Approval.

Strategic Priority

Background

The applicant, Northbrook School District 27, as owner of the properties commonly known as 1250 Sanders Road, 1370 Sanders Road, and 1390 Sanders Road, has requested the following zoning relief to allow an extension of the existing parking lot on the north side of the building and construction of a bus circulation lane on Walters Avenue south of the existing school building (Wood Oaks Jr. High School):

A. Voluntary Annexation of two unincorporated parcels into the Village of Northbrook;
B. Final Plat of Subdivision of four parcels into two lots as Lot 1 and Lot 2;
C. Comprehensive Plan Amendment of subdivided lots to Institutional Facility (Lot 1), and Open Space & Outdoor Recreation (Lot 2);
D. Rezoning of Lot 1 to IB Institutional Building District, and Lot 2 to Open Space;
E. Site Plan Approval (*per administrative review and approval prior to issuance of a building permit – per Zoning Code effective September 22, 2025*); and
F. Approval of any other such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant.

The Board of Trustees is requested to consider the applicant's voluntary annexation

application, in addition to the Plan Commission recommendation for the zoning relief.

The applicant proposes to construct a bus circulation lane off Walters Avenue which requires annexation of two vacant single-family residential parcels owned by Northbrook School District 27, currently located in unincorporated Cook County. The property is contiguous and abuts the school property and municipal boundary and is eligible for voluntary annexation upon approval by the Board of Trustees. Upon annexation, both parcels will be rezoned to IB Institutional District and merged with the school property through a Final Plat of Subdivision. No public hearing is necessary to approve an ordinance authorizing the voluntary annexation. The Library, Rural Fire Protection District and Northfield Township have all been notified of the proposed annexation. Copies of those notices are attached to this report.

The applicant's voluntary annexation application fee is waived per the standards for taxing bodies in Northbrook. The applicable Village recapture fee per Ordinance No. 82-8 (attached), is $1,450 for each lot. The recapture fee will not be required to be paid with the annexation since the Ordinance states that the recapture fee shall be due, "upon use connection". Considering the applicant is not connecting to the water utilities, the recapture fee is not due at this time. The draft ordinance approving this annexation states that if, in the future, any improvements on the property require a connection to the water utilities, then the recapture fees should be paid. Village staff and the Village Attorney have reviewed the application and the draft ordinance.

On January 13, 2026, a notice of waiver of preliminary review application was provided to the Board of Trustees at their regular meeting. The applicant waived the preliminary review application with the direct submittal of a formal application.

On May 26, 2026, the Board is scheduled to consider the following approval documents on the consent portion of the agenda. The placement of the approval documents on the consent portion of the agenda is consistent with the policies endorsed by the Board for a unanimous recommendation from the Plan Commission and consideration of a Voluntary Annexation application.

1. An Ordinance Voluntarily Annexing Certain Territory Contiguous to the Village of Northbrook and Establishing Zoning Thereof;
2. A Resolution Approving a Final Plat of Subdivision;
3. An Ordinance Amending the Comprehensive Plan of the Village of Northbrook; and
4. An Ordinance Rezoning the Property at 1250 Sanders Road, 1370 Sanders Road, and 1390 Sanders Road and Amending the District Zoning Map.

On April 21, 2026, the Plan Commission conducted a public hearing on the application. The Village staff and the applicant made presentations explaining the details of the project and the requirements. Following the presentations, the Commission asked questions about alternative site plan options being considered by the applicant during the design phase, long queueing duration, and pedestrian safety. The applicant responded, stating that they had considered several options but found that their plan to separate the car and bus lanes would best address their requirements and safety concerns.

There were three written public comments, which are attached; and eight members of the public spoke at the meeting with concerns regarding traffic impact, pedestrian safety, car stacking causing traffic signal delays, and adequacy of stormwater management. The

applicant responded to the traffic concerns and stated that the intent of the proposed design was to alleviate traffic congestion in the nearby residential neighborhoods and increase capacity on the school property; reduce stacking on Sanders Road; and improve pedestrian safety by adding a sidewalk. The Commission closed the public hearing, discussed the application, and found the proposal acceptable.

On April 21, 2026, the Plan Commission adopted, by a vote of 6-0 (three members were absent), the attached Resolution No. 26-PC-03 recommending approval of the Zoning relief noted above. The staff report from the meeting, and other application materials are attached. The minutes from the meeting were not available at the time of writing this report.

Following the Plan Commission public hearing, the Village received additional public correspondence which is attached for review, as well as additional exhibits submitted by the applicant at the request of staff to provide a more detailed depiction of bus turning maneuvers and stacking of vehicles with the proposed site design. These exhibits and additional information from the applicant are also attached.

The Applicant and staff will attend the May 26, 2026 meeting in case there are any questions.

A Resolution Approving a Final Plat of Subdivision for the Wood Oaks Subdivision (1250 Sanders Road, 1370 Sanders Road, 1390 Sanders Road) (Plan Commission Docket No. PCD-25-21)
Resolution Exhibit A - 1250 Sanders
Supplemental - Public Comment - 1250 Sanders
Resolution Exhibit - Final Plat of Subdivision - 1250 Sanders
Supplemental - Annexation & Formal Application - 1250 Sanders
Supplemental - Plat of Survey - 1250 Sanders
Supplemental - Project Narrative & Letters - 1250 Sanders
Supplemental - Additional Stacking Plans&Information - 1250 Sanders
Supplemental - Engineering Plans - 1250 Sanders
Supplemental - Landscape & Photometric - 1250 Sanders

Resolution 2026-R-

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

A Resolution Approving a Final Plat of Subdivision for the Wood Oaks Subdivision (1250 Sanders Road, 1370 Sanders Road, 1390 Sanders Road) (Plan Commission Docket No. PCD-25-21)

is hereby adopted, as follows:

Section 1. RECITALS.

Northbrook School District 27 ("***Applicant***") is the owner of the property commonly known as 1250 Sanders Road; 1370 Sanders Road; and 1390 Sanders Road (collectively, the "***Property***"). The Applicant has submitted an application to develop the Property with site improvements such as an extension of the existing parking lot and installation of a new bus circulation lane.

In order to develop the Property as proposed, the Applicant has requested relief from, and approvals under, the Northbrook Zoning Code, as amended ("***Zoning Code***"), and the Village of Northbrook Subdivision and Development Code (2010), as amended ("***Subdivision Code***").

The Applicant has requested, pursuant to Section 3-203 of the Subdivision Code, approval of a final plat of subdivision for the Property to allow for subdivision of the existing lots of record on the Property into two lots ("***Requested Relief***").

The Board of Trustees has determined that it is in the best interest of the Village and its residents to grant the Applicant's Requested Relief.

Section 2. DESCRIPTION OF PROPERTY.

The Property is legally described in ***Exhibit A***, attached to and, by this reference, made a part of this Resolution.

Section 3. PUBLIC MEETING.

A public hearing was held by the Plan Commission on April 21, 2026, to consider the Applicant's request for approval of a final plat of subdivision for the Property. The Plan Commission made its recommendation to approve the Requested Relief on April 21, 2026 (Plan Commission Resolution No. 2026-PC-03).

Section 4. APPROVAL, EXECUTION AND RECORDATION OF FINAL PLAT.

A. Approval of Final Plat. The "Final Plat of Subdivision Wood Oaks Subdivision," prepared by Cage Civil Engineering, consisting of two sheets, with a latest revision date of April 27, 2026 ("***Final Plat***"), shall be, and is hereby, approved. All revisions to the Final Plat that are reviewed, accepted, and approved by either the Village Engineer or the Village's Director of Development and Planning

Services subsequent to the date of adoption of this Resolution shall be incorporated into, and made a part of, the Final Plat with no further action required by the Corporate Authorities.

B. Authorization. The Village President and Village Clerk are hereby authorized and directed to execute and seal, on behalf of the Village, the Final Plat, following execution by the Applicant and any other party with an interest in the Property and subject to certification by the Office of the Cook County Clerk that there are no property tax delinquencies, as well as all other certifications as necessary.

C. Recordation. The Village Manager is hereby authorized and directed to record the Final Plat with the Office of the Cook County Clerk's Office upon satisfactory completion of all administrative details relating thereto.

Section 5. EFFECTIVE DATE.

This Resolution shall be in full force and effect upon passage by the Board of Trustees of the Village of Northbrook by a majority vote in the manner required by law.

PASSED: This _____ day of May, 2026.

AYES: ( )

NAYS: ( )

ABSENT: ( )

ABSTAIN: ( )

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A

LEGAL DESCRIPTION

(PARCEL A)
THAT PART OF PARCELS 1, 3 AND 4 (HEREINAFTER DESCRIBED) TAKEN AS A TRACT, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CENTER LINE OF SANDERS ROAD, 673.47 FEET NORTHWESTERLY OF THE NORTH LINE OF THE SOUTH 6.21 ACRES, AS DESCRIBED IN PARCEL 3; THENCE WESTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF SANDERS ROAD, A DISTANCE OF 277.83 FEET; THENCE WEST ON A LINE FORMING AN ANGLE OF 6 DEGREES 47 MINUTES 40 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 316.17 FEET; THENCE SOUTH 635.75 FEET TO A POINT ON SAID NORTH LINE OF SOUTH 6.21 ACRES, SAID POINT BEING 673.77 FEET WEST OF THE CENTER LINE OF SANDERS ROAD; THENCE EAST ON SAID SOUTH LINE OF SOUTH 6.21 ACRES, A DISTANCE OF 673.77 FEET TO THE CENTER LINE OF SANDERS ROAD; THENCE NORTHWESTERLY ON THE CENTER LINE OF SANDERS ROAD, A DISTANCE OF 673.47 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 1: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 169 RODS AND 3 LINKS WEST OF THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTHEASTERLY ALONG A LINE BEARING SOUTH 6 DEGREES EAST, TO ITS INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF THE NORTH 1320 FEET OF SAID SOUTHWEST QUARTER, WHICH IS 1333.15 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST 4.36 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TO WIT: BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE WEST 169 RODS AND 3 LINKS TO A POINT; THENCE SOUTH 6 DEGREES EAST, 80 RODS AND 9 LINKS TO THE CENTER OF THE ROAD; THENCE EAST 56 RODS AND 18 LINKS TO THE CENTER OF THE ROAD; THENCE NORTH 6 DEGREES WEST 41 RODS ALONG THE CENTER OF ROAD; THENCE EAST 100 RODS AND 7 LINKS TO A POINT; THENCE NORTH 39 RODS AND 5 LINKS TO THE PLACE OF BEGINNING (EXCEPTING FROM SAID TRACT THE SOUTH 6.21 ACRES LYING WESTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED, ALSO EXCEPTING FROM SAID TRACT ALL THAT PART THEREOF LYING EASTERLY OF SAID TRACT THAT PART FALLING WESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTH LINE 1172.12 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTH 7 DEGREES EAST TO A POINT IN THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, 1333.15 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, IN COOK COUNTY, ILLINOIS.

PARCEL 4: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER AFORESAID, 1172.12 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE WEST TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 1320 FEET; THENCE EASTERLY 1333.15 FEET TO A POINT WHICH IS 1329.78 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING; THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING; EXCEPT THE WEST 922.80 FEET THEREOF AND EXCEPTING THE SOUTH 297.62 FEET OF THAT PART LING EAST OF THE EAST LINE OF THE WEST 1177.80 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

AND

(PARCEL B) THAT PART OF PARCELS 1, 3 AND 4 (HEREINAFTER DESCRIBED) TAKEN AS A TRACT, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE CENTER LINE OF SANDERS ROAD, 673.47 FEET NORTHWESTERLY OF THE NORTH LINE OF THE SOUTH 6.21 ACRES AS DESCRIBED IN PARCEL 3; THENCE WESTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF SANDERS ROAD, A DISTANCE OF 277.83 FEET; THENCE WEST ON A LINE FORMING AN ANGLE OF 6 DEGREES 47 MINUTES 40 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 316.17 FEET TO THE PLACE OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 635.75 FEET TO A POINT ON SAID NORTH LINE OF SOUTH 6.21 ACRES, SAID POINT BEING 673.77 FEET WEST OF THE CENTER LINE OF SANDERS ROAD; THENCE WEST ON SAID NORTH LINE OF SOUTH 6.21 ACRES, A DISTANCE OF 228.41 FEET TO THE EAST LINE OF PARCEL 4; THENCE NORTHWESTERLY ON SAID EAST LINE OF PARCEL 4, A DISTANCE OF 2.48 FEET TO THE NORTH LINE OF THE SOUTH 297.62 FEET OF THE SOUTHWEST QUARTER, AS DESCRIBED IN PARCEL 4; THENCE WEST ON SAID NORTH LINE OF SOUTH 297.62 FEET, A DISTANCE OF 118.91 FEET TO THE EAST LINE OF WEST 1177.80 FEET OF THE SOUTHWEST QUARTER, AS DESCRIBED IN PARCEL 4; THENCE SOUTH ON SAID EAST LINE OF WEST 1177.80 FEET, A DISTANCE OF 41.87 FEET; THENCE WEST PARALLEL WITH SOUTH LINE OF PARCEL 4, A DISTANCE OF 85.0 FEET; THENCE NORTHWESTERLY ON A LINE FORMING AN ANGLE OF 43 DEGREES 53 MINUTES 50 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 69.56 FEET; THENCE WEST ON LINE FORMING AN ANGLE OF 43 DEGREES 43 MINUTES 35 SECONDS TO THE LEFT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 86.70 FEET; THENCE NORTH AT RIGHT ANGLES TO LAST DESCRIBED COURSE, A DISTANCE OF 526.58 FEET TO A POINT OF CURVE; THENCE NORTHERLY ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 364.42 FEET, A DISTANCE OF 72.67 FEET; THENCE NORTHEASTERLY ON A LINE FORMING AN ANGLE OF 95 DEGREES 05 MINUTES 10 SECONDS FROM SOUTH TO NORTHEAST WITH THE CHORD OF THE LAST DESCRIBED CURVE, A DISTANCE OF 150.50 FEET; THENCE EAST 429.61 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 1: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 169 RODS AND 3 LINKS WEST OF THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTHEASTERLY ALONG A LINE BEARING SOUTH 6 DEGREES EAST, TO ITS INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF THE NORTH 1320 FEET OF SAID SOUTHWEST QUARTER, WHICH IS 1333.15

FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, WHICH 1172.12 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST 4.36 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE WEST 169 RODS AND 3 LINKS TO A POINT; THENCE SOUTH 6 DEGREES EAST, 80 RODS AND 7 LINKS TO THE CENTER OF THE ROAD; THENCE EAST 54 RODS AND 18 LINKS TO THE CENTER OF THE ROAD; THENCE NORTH 6 DEGREES WEST, 41 RODS ALONG THE CENTER OF ROAD; THENCE EAST 100 RODS AND 7 LINKS TO A POINT; THENCE NORTH 39 RODS AND 5 LINKS TO THE PLACE OF BEGINNING (EXCEPTING FROM SAID TRACT THE SOUTH 6.21 ACRES LYING WESTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED, ALSO EXCEPTING FROM SAID TRACT ALL THAT PART THEREOF LYING EASTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED) ALSO (EXCEPTING FROM SAID TRACT THAT PART FALLING WESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTH LINE 1172.12 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHERN QUARTER OF SECTION 27, AFORESAID; THENCE SOUTH 7 DEGREES EAST TO A POINT IN THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, 1333.15 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION); IN COOK COUNTY, ILLINOIS.

PARCEL 4: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER AFORESAID, 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE WEST TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 1320 FEET; THENCE EASTERLY 1333.15 FEET TO A POINT WHICH IS 1329.78 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING; THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING; (EXCEPT THE WEST 922.80 FEET THEREOF AND EXCEPTING ALSO THE SOUTH 297.68 FEET OF THAT PART LYING EAST OF THE EAST LINE OF THE WEST 1177.80 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

AND

(PARCEL C) THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 2042.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, SAID POINT BEING 270 FEET EAST OF THE SOUTHEAST CORNER OF THE PREMISES CONVEYED TO HERMANN K. GUILDER AND EMMA E. GUILDER, HIS WIFE, BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13528275 THENCE NORTH 7 DEGREES WEST ON A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES SO CONVEYED TO HERMANN K. GUILDER AND WIFE 299.64 FEET, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION 193.80 FEET THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET AND TO THE SOUTH LINE OF THE NORTH HALF OF SAID

QUARTER SECTION, THENCE WEST ALONG SAID SOUTH LINE, 193.80 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AND

(PARCEL D) THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 1772.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 7 DEGREES WEST ALONG THE EASTERLY LINE OF THE PREMISES CONVEYED TO HERMAN K. GUILDER AND EMMA GUILDER, HIS WIFE BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13528275, A DISTANCE OF 299.64 FEET TO THE NORTHEAST CORNER OF THE PREMISES SO CONVEYED TO HERMAN K. GUILDER AND WIFE, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, 463.80 FEET THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION: THENCE WEST OF A LINE PARALLEL WITH THE WESTERLY LINE THEREOF RUNNING NORTH 7 DEGREES WEST FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES AND EXCEPTING FROM SAID PREMISES THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART LYING EAST OF SAID LINE RUNNING NORTH 7 DEGREES WEST PARALLEL WITH THE WEST LINE THEREOF FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 04-07-300-026-0000; 04-07-300-027-0000; 04-07-300-010-0000; AND 04-07-300-011-0000

Commonly known as 1250 Sanders Road; 1370 Sanders Road; and 1390 Sanders Road, Northbrook, Illinois, 60062.

-D\ 6RUNLQ
:DOWHUV $YHQXH
1RUWKEURRN ,OOLQRLV

MD\VRUNLQ#JPDLO FRP

April 9, 2026

Swati Pandey

Village of Northbrook

1225 Cedar Lane

Northbrook, IL 60062

Dear Ms. Pandey:

Thank you for taking the time to meet with me yesterday about the proposed bus turnaround at Wood Oaks Junio r High.

I have serious concerns about the placement of this turnaround and its impact on traffic patterns on Walters Avenue where I live. It is already difficult to exit Walters due to the length of the red light while Sanders Road traffic moves. I understand that a traffic study was done, but I have several questions about it and other issues.

1. When was this traffic study done?
    a. Did they ever look at traffic on Walters during the summer when Decoma Day Camp buses line the street making it difficult to turn onto Sanders Road?
    b. Was it just a quantitative study based on the number of cars, or were qualitative variables also considered, such as the ones below?
    c. Was the study done while cars were lined up on Walters waiting to pick up children after school? How will the buses maneuver around these cars? The alternate plan

you mentioned for parents to wait on the other side of the school may not alleviate this problem, as some parents will continue to use Walters rather than deal with the increased traffic in the parking lot , and the long wait time at the current stoplight.

2. This turnaround will affect traffic twice per day for close to 180 days, more in the afternoon than in the morning.
    a. What is the length of time from when the first bus will arrive and the last bus leave, morning and afternoon? How many buses are used by the school each day?

3. You indicated that the turnaround would be at the west end of the proposed annexation, approximately 100 -120 feet from the corner.
    a. What is the length of a school bus?
    b. How many buses can fit at the corner waiting for a green light without blocking both lanes?
    c. The drivers are on a schedule and will be wanting to make the light on Walters during its short green cycle. How will other traffic be able to exit Walters while buses are blocking both lanes. It is naïve to think that the drivers will wait to allow this other traffic through.

4. Has there been any consideration given to lengthening the time Walters has a green light to accommodate this added traffic?

As the time is short for these issues to be given consideration before the meeting on April 21, please factor them into the discussion. I'm sure there are more points involved, but this is what comes to mind immediately.

Thank you for your attention,

Jay Sorkin

Archived: Monday, April 20, 2026 9:20:46 AM
From: Kohlstedt, Michaela
Sent: Friday, April 17, 2026 11:39:18 AM
To: Pandey, Swati
Subject: FW: Northbrook Plan Commission Meeting 4-21-2026
Response requested: No
Sensitivity: Normal

From: Adam Greenberg <ajgreenberg@yahoo.com>
Sent: Friday, April 17, 2026 11:22 AM
To: Kohlstedt, Michaela <Michaela.Kohlstedt@northbrook.il.us>
Subject: Re: Northbrook Plan Commission Meeting 4-21-2026

Beware External Email - Think Before You Act

I won't be able to attend.

My main concern is that there is a plan to address the current situation with parent vehicles parked on walters (extending on Daniel Ct.) in the afternoon at pickup.

I'm also not sure that expanding the car pickup lane is giving an incentive for more kids to take the bus. It seems to incentivize the opposite affect. And then the line will look much longer so even more cars will park on the Walters side.

It is very dangerous having kids walk across walters and entering vehicles in a very narrow street. Adding busses into that mix could be a recipe for disaster.

there is currently no signage preventing parents from standing on the south side of walters waiting for students, and it makes the road too narrow for residents to exit Walters safely and poses too much risk with so many students running across the road with little warning and at many random crossing points, not the traffic light. Now they would be running across the bus driveway too which is extra scary.

Thank you for brining this to the attention of the Commission.

On Friday, April 17, 2026 at 09:38:41 AM CDT, Kohlstedt, Michaela <michaela.kohlstedt@northbrook.il.us> wrote:

Good Afternoon,

Archived: Friday, April 24, 2026 9:16:06 AM
From: Byron Udell
Sent: Friday, April 24, 2026 8:10:13 AM
To: Pandey, Swati; byronudell@gmail.com
Subject: Docket no. PCD-25-21
Response requested: Yes
Sensitivity: Normal

Beware External Email - Think Before You Act

I was unable to attend the public hearing as I was out of town.

My question is regarding the normal requirements of drainage after any construction. Parking lots cause runoff, and runoff is a no no. The water will run downhill and add to the water that all downhill neighbors will have to deal with.
Are any proposals bring vetted the same way as if a resident were building a home in the property, as all of us were when we built our homes in Northbrook? E.g. Impervious limits, retaining pond requirements to hold any storm water that can't be initially absorbed, etc?

Byron Udell
4220 Walters Ave, Northbrook, IL 60062
847.912.5433

May 10, 2026

Village of Northbrook
Kathryn Ciesla, President

Trustees:
Robert Israel
Heather Ross
Johnathan Hebi
Joy Ebhomielen
Matt Cassidy
Tamara Reese

I write this letter to express my thoughts on Northbrook School District 27, Wood Oaks School
Proposed Parking Lot Addition
PCD-25-21 Applications (Enclosed)

Page 2A

A. No one can disagree with this need
B. It is clear what the goal is
C. This has nothing to do with the Village Hall

Page 3

A. All of these points
B. Are a statement of
C. The facts
D. Leaving out many points

Page 4
Site proposed plan
No one can disagree with the added space to the parking lot
I believe the issue for the community is the proposed bus loop

This drawing lacks any site measurement for

- Proposed Lot
- Walters going west of Sanders to bus loop
- No drawing and measurement for Walters; no road measurement turn lane
- No Sanders measurement north or south

Page 5
This drawing lacks any measurement of size

- Width of proposed lane
- Width of entrance/exit to Walters
- Depth of retention area
- No Sanders Road lane measurement

I believe no bus can get around another in bus loop

So when it's time to leave after school, these eight buses, full of kids, must exit into Walters traffic

- Parents picking there kids up on Walters
- It's now a traffic jam, add 8 buses – it is a mess
- Only one bus will be able to be in the left turn lane (space issue)
- If a car or two are in left turn lane, no bus would be able to be in left turn lane; therefore, all east bound traffic would come to a stop

Page 6
Vehicle stacking
It vehicle parking in a proposed new design

Page 7
Who disagrees with any of this

Page 8

A. The plan moves their traffic problem from your school lot to the corner of Walters and Sanders
B. This is a mess as the 2-3 buses that dropped off kids leave making a left turn east; now they meet buses coming west and want to make a right turn into the bus loop
C. A false statement: To prove my point, you would look at 8C

Page 8C

- Distance from Bus Loop Exit to Sanders white line at light
- Radis of a bus turning out of lot to Walters
- Width of lanes on Walters is most important with turn lane going north and length of turn lane in feet
- Length of bus, weight of bus with proposed safety distance between buses and buses and any cars
- North bound traffic on Sanders is backed up from the school light to Walters every morning
- At best, 1 car can make a left turn to go north on Sanders and those cars must deal with the west bound traffic on Sanders turning right on red to go north
- A school bus would not be able to turn left on Walters in that traffic mess

- Your traffic analysis does not take into account any afternoon traffic with parents parked on Walters, Daniel Ct., Lori Lyn Ln. Those cases could limit the bus flow leaving in the afternoon

Page 9
This traffic plan when proposed is a few years old.
It would be nice if the Trustees could stop by and see the traffic impact on the neighborhood and clearly understand the safety issue here.

Page 10
D. False statement; an out-of-date study was put forward
No reference made to the following
- Truck traffic for Truck Depot from the Lopistist Center on former All State property

Page 10D
No comment or proposal of impact on the widening of Sanders Road
No estimated traffic increase
No comment and measurement to widen street

Page 12
Proposed idea
- Add a single lane from west end of new parking lot north driveway lane going west to driveway that enters that part of Walters
- This is school land
- This would move the buses to be able to leave the school in one line going east
- This is similar to buses leaving Decoma Day Camp

I thank you for your time.

I ask you to stop and see the site both in the morning and afternoon to fully understand.

I believe I have provided enough facts to at least stop and review and look at the impact of moving the school lot problem in the community (Walters Road) would have on an already impacted area.

I believe my proposal would load the buses safely and provide a smooth exit into the community and if you took the area where you want a bus loop and made a parking lot tied to the school lot, you would add many extra parking spaces.

I believe an outdated traffic study should have no merit. Whoever explained it to the Trustees in May should have more details than provided at April 21 meeting.

There was no comment about bus radius turns. It's important to note the bus leaving the bus loop to the left turn lane is more than a 90-degree turn into the turning lane and a problem if cars are in the right lane. To me it would make sense to get the Police Department feedback to this proposal based on traffic and safety and hearing from real people rather than paid consultants selling a plan.

To me is would make sense for the Village Management and Development Teams to be asked to comment on both the traffic and safety issue.

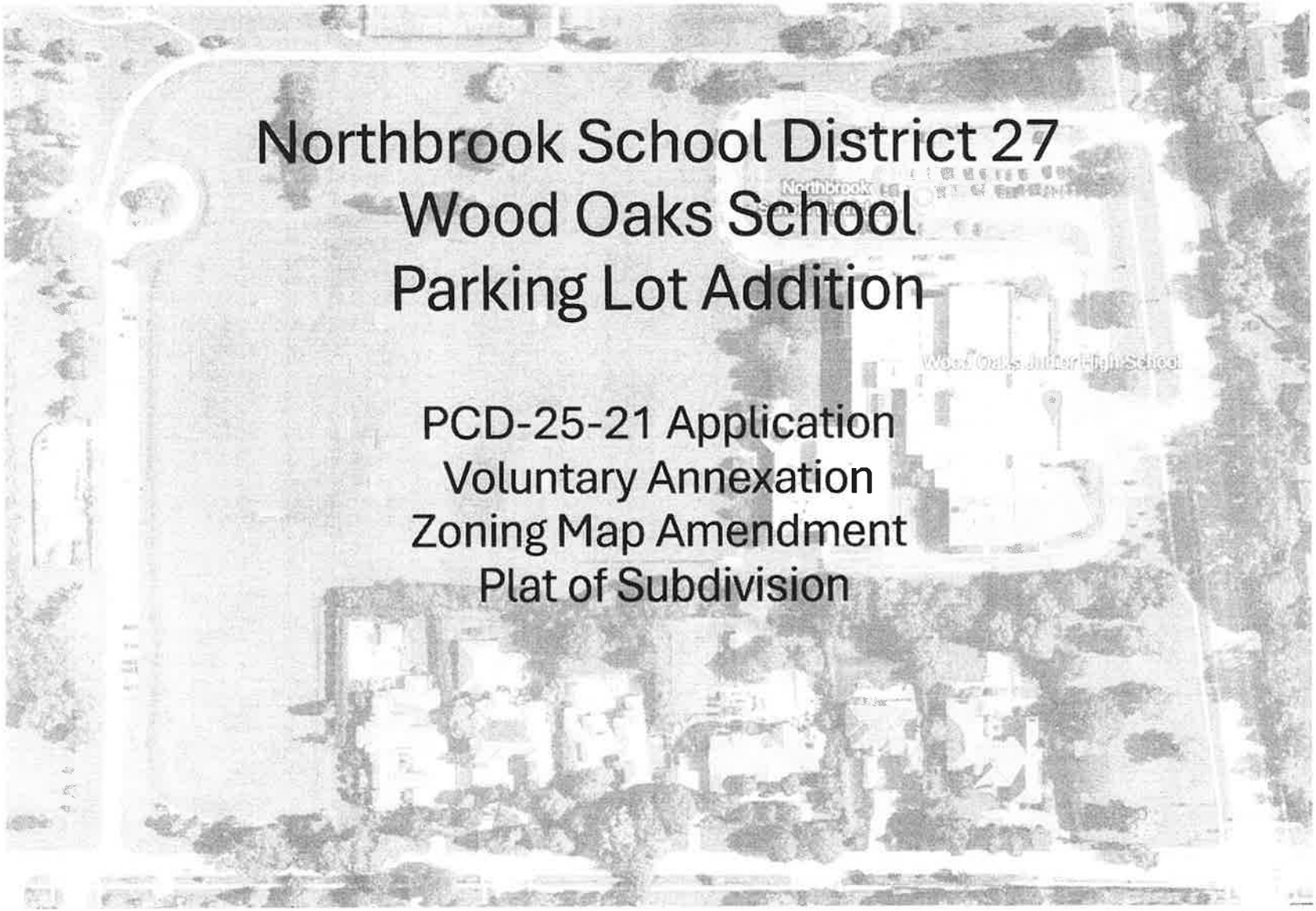
It would make sense to know who owns the driveway going north of Walters behind the school.

I have asked and gotten it owned by the school and owned by the Park District.
No bus traffic would be going west through the park when events are being held in the park.

I ask you to please give my comments some thought rather than Rubber-Stamp the School's Proposal. Let common sense prevail.



Elliot Miller
4263 Terri Lyn
Northbrook, IL 60062
847-272-7180

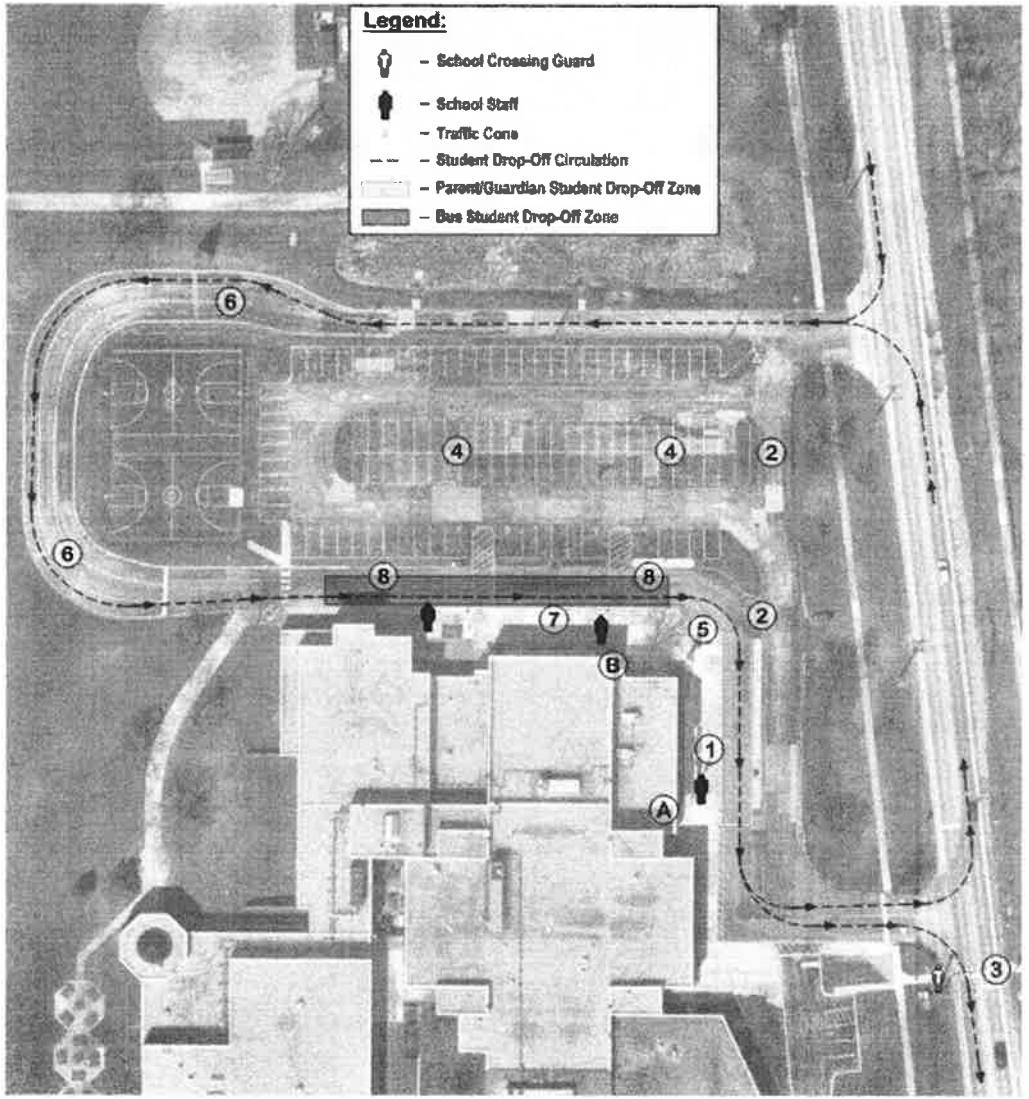

Northbrook School District 27
Wood Oaks School
Parking Lot Addition
PCD-25-21 Application
Voluntary Annexation
Zoning Map Amendment
Plat of Subdivision

Wood Oaks Goals

- Increase parking for staff and after school events

- Move buses out of drop off/pick up
  - Allows buses to leave sooner:
    - Increase bus ridership
    - Decrease drop off/pick up

- Existing Parking lot in need of repair



Parking Needs – Stacking – Safety

A
- Vehicle crash date provided by IDOT 2017-2021 – 6 crashes on Sanders Road – School data provided 3 reported crashes over the last 3 years.

B
- Overflow stacking on Sanders Road due to not enough on-site space

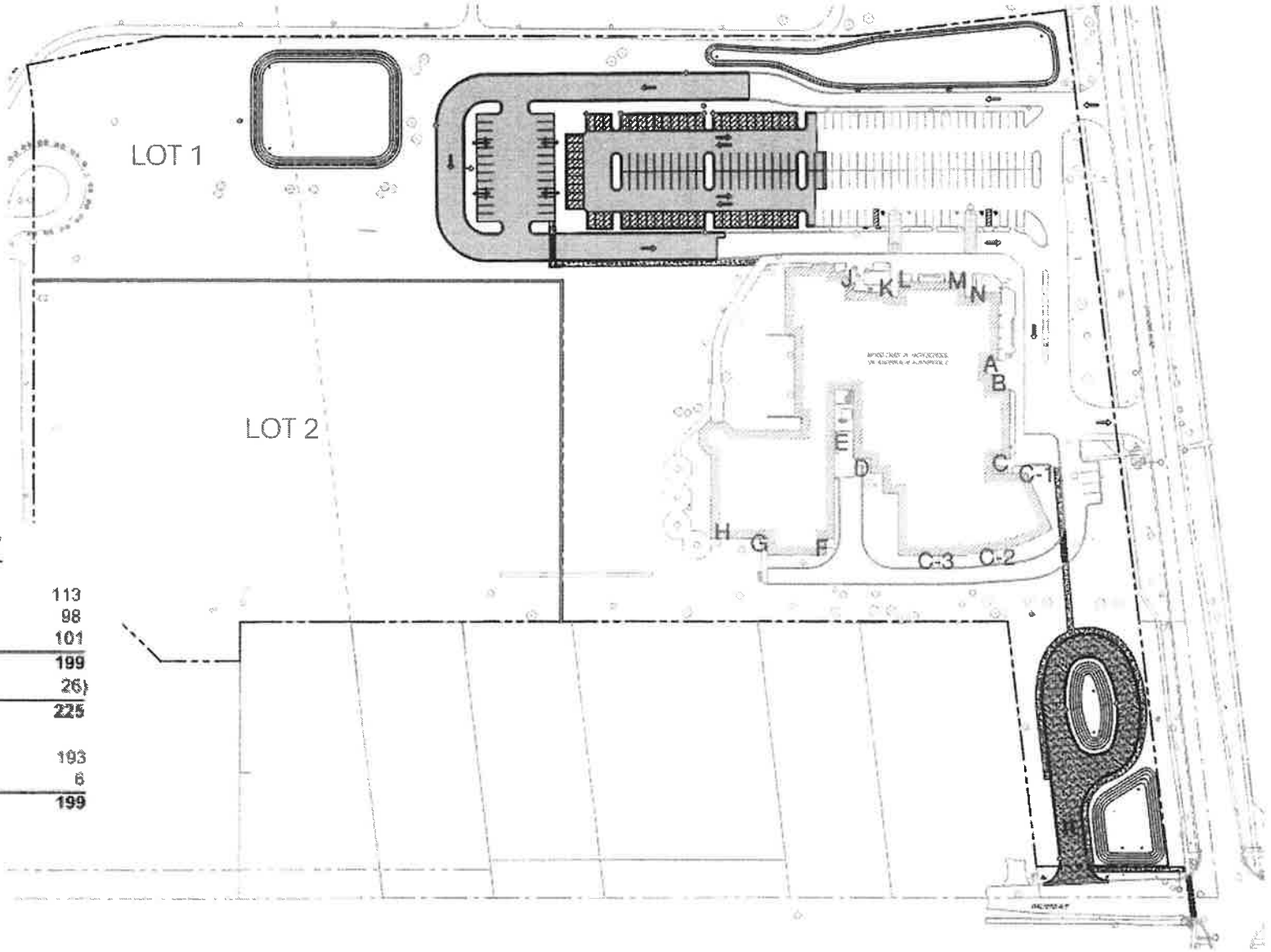
C
- 90+ daily staff members + visitors

D
- Numerous athletic teams, sport events, music ensembles, clubs and activities. Often conflict on the same evening and require parking for families and staff.

E
- The only school in the district that doesn't currently separate bus and parent drop off

#3

Proposed Site Plan



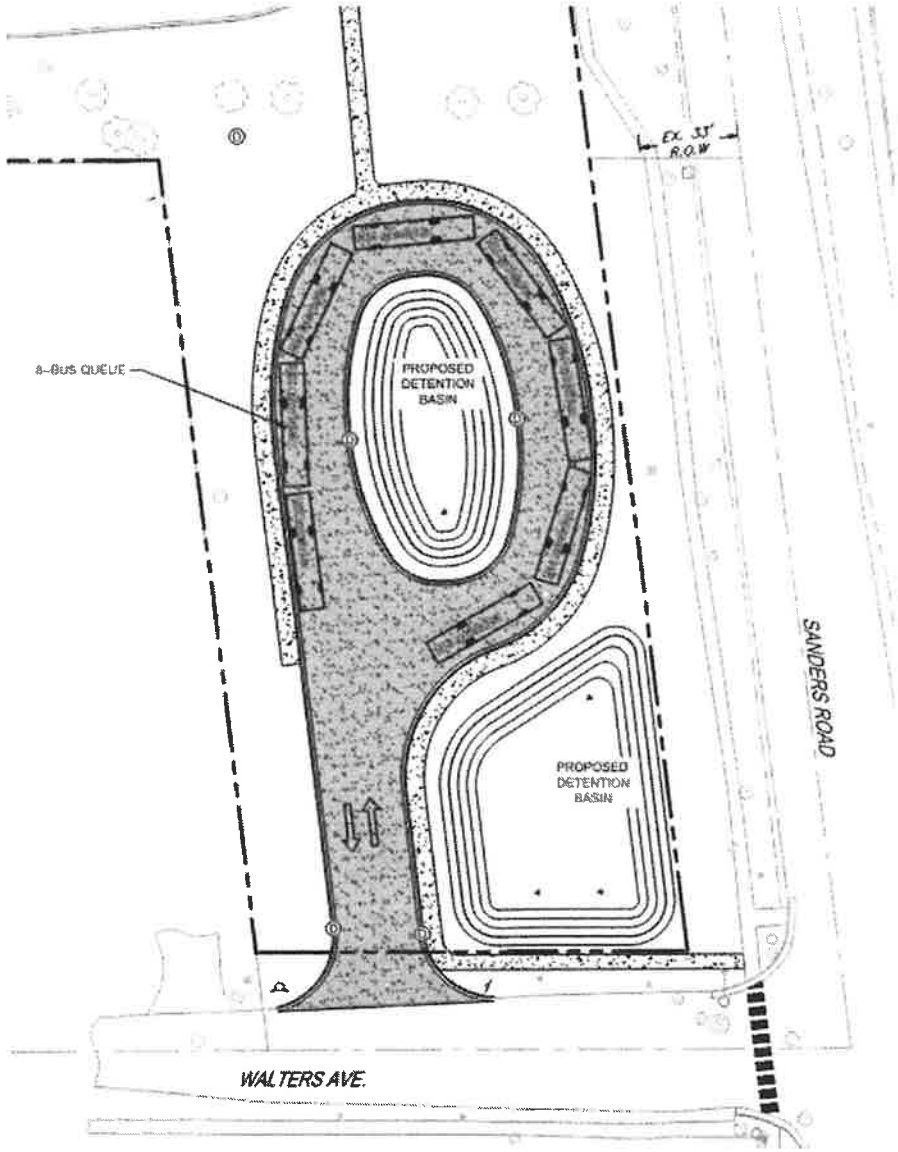
PARKING SUMMARY

EXISTING STALLS =	113
EXISTING STALLS TO REMAIN =	98
PROPOSED STALLS =	101
TOTAL PERMANENT STALLS =	**199**
(TEMPORARY OVERFLOW STALLS =	26)
TOTAL PERMANENT + OVERFLOW =	**225**
STANDARD STALLS =	193
ADA STALLS =	6
TOTAL STALLS =	**199**

3 EV CHARGING STATIONS INCLUDED

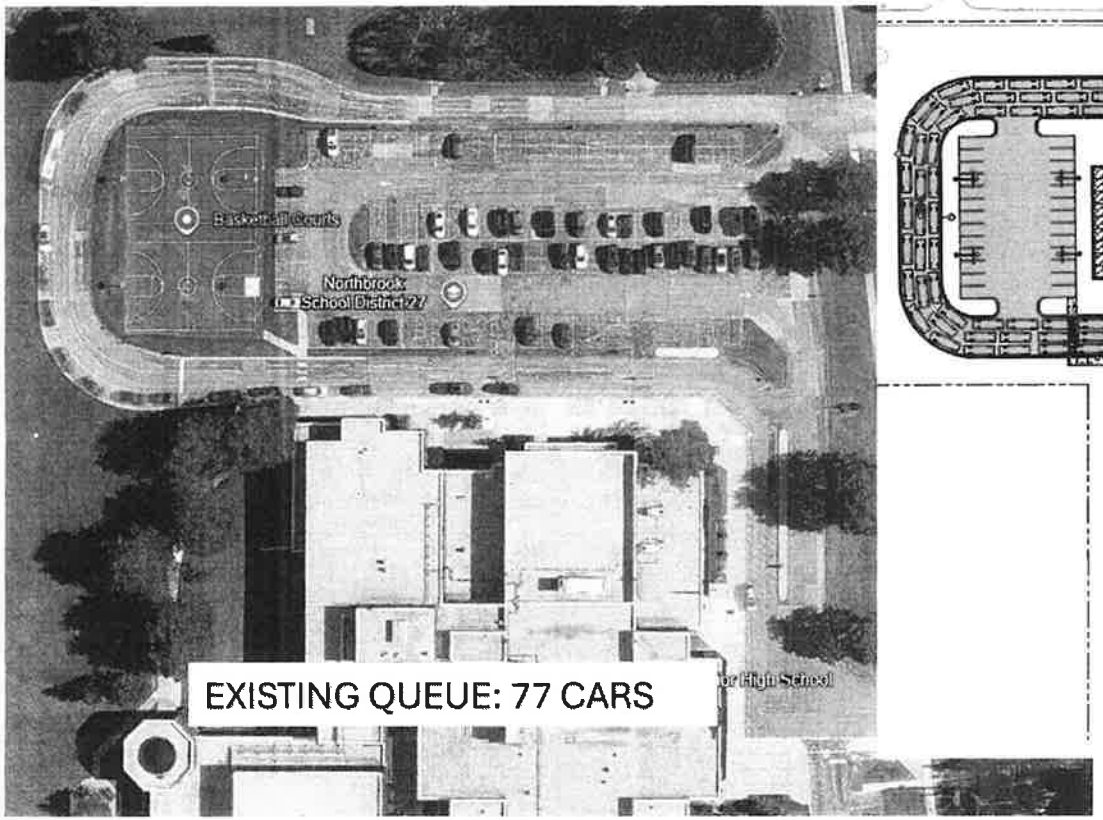
#4

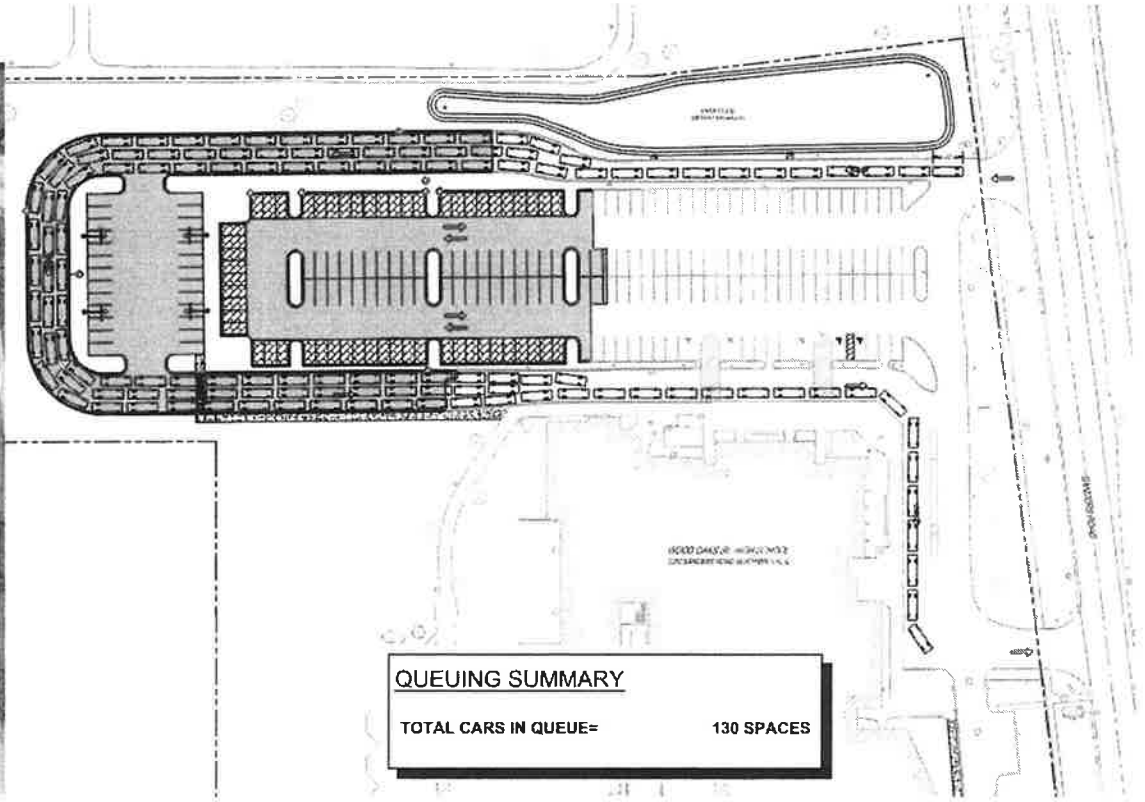
Bus Loop


EX. 33' R.O.W.
8-BUS QUEUE
PROPOSED DETENTION BASIN
PROPOSED DETENTION BASIN
SANDERS ROAD
WALTERS AVE.

#5

Vehicle Stacking





#6

Proposed Sustainability Measures

- Enhanced stormwater management
- Permeable pavers
- Landscape design
- Provisions for EV charging stations
- Upgraded energy efficient LED lighting



#7

Traffic Analysis

- Improvements proposed are expected to improve on-site traffic circulation considerably during the morning student drop-off and afternoon student pick-up periods

A.

- Only 2-3 busses were generally observed dropping off students at once, the proposed loop provides adequate space to minimize any impact to or queuing on Walters Ave.

B.

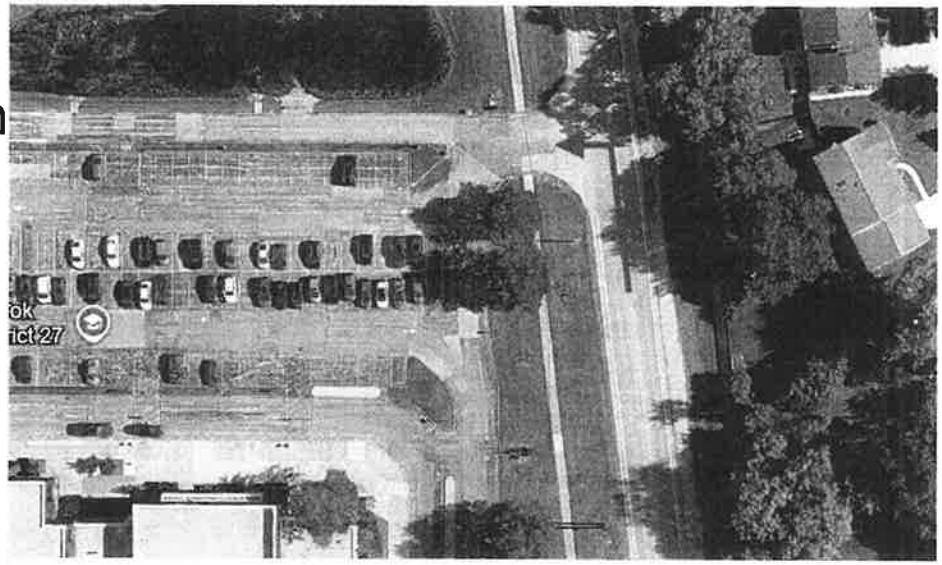
- Signage would be provided at bus loop to ensure when busses exit, they do not block any westbound drives on Walters Ave.
- Approximately 2-3 busses can be queued at the signal between the loop and Sanders Road.

C

#8

Future Traffic Improvements

- A Traffic Planning Study prepared as part of this project recommended an auxiliary left-turn lane along Sanders Road at the North Site Access Drive as a future project.



- This will be looked at as a collaborate project with the School District, Village and Cook County which will further alleviate traffic issues in the neighborhood.

#9

600

UPON RECORDING, RETURN TO:
VILLAGE OF NORTHBROOK
RECORDER'S BOX 337

FINAL PLAT OF SUBDIVISION
WOOD OAKS SUBDIVISION

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN NO.: 04-07-300-026-0000
PIN NO.: 04-07-300-027-0000

SCALE: 1" = 50'
0 50 100 150

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON BASED ON ILLINOIS STATE PLANE COORDINATES, ZONE EAST, N.A.D. 1983

LEGEND

- PARCEL LIMITS
- SECTION LINE
- RIGHT OF WAY LINE
- CENTER LINE OF RIGHT OF WAY
- PROPOSED EASEMENT
- HEREBY DEDICATED

GROSS LAND AREA:
796,813 SQUARE FEET OR 18.292 ACRES
ROADWAY DEDICATION:
19,716 SQUARE FEET OR 0.453 ACRES
NET AREA: 777,097 SQUARE FEET OR
17.839 ACRES MORE OR LESS

FOUND IRON PIPE 4.00' NORTH, 0.33' WEST
N78° 04' 07"E (150.50')
FOUND IRON PIPE AT CORNER
N89° 48' 16"E 88.56'
S00° 11' 44"E 10.13'
(429.61')
N89° 48' 16"E 430.10'
FOUND P.K. NAIL AT CORNER
P.O.B. PARCEL B
N89° 48' 16"E (316.17')
FOUND IRON PIPE 0.26' SOUTH, 0.10' EAST
N89° 48' 16"E 167.23'
N00° 11' 44"W 38.17'
S89° 30' 19"W 84.20'
N69° 29' 09"W 63.66'
STORM WATER DETENTION AREA HEREBY GRANTED
N83° 00' 36"E (227.83')
S83°00' 36"W (277.83')
FOUND IRON PIPE AT CORNER
S06° 54' 49"E 87.29'
S89° 41' 34"W 259.93'
P.O.B. PARCEL A
P.O.C. PARCEL B
50.00'
50.00'
50.00'
(A=72.67')
(R=364.42')
N00° 03' 18"W 162.18'
N90° 00' 00"E 172.00'
N00° 00' 00"E 137.00'
STORM WATER DETENTION AREA HEREBY GRANTED
S00° 00' 00"E 137.00'
N90° 00' 00"W 172.00'
N89° 48' 16"E 569.95'
PARCEL B
04-07-300-027
S00° 00' 42"E 635.89'
(635.75')
N00° 03' 18"W (526.58')
N00° 03' 18"W 364.40'
S00° 00' 42"E 370.89'

LOT 1
561,853 SQUARE FEET
OR 12.898 ACRES
MORE OR LESS

PARCEL A
04-07-300-026

(PUBLIC RIGHT OF WAY VARIES)
N06° 59' 24"W (673.47')
SANDERS ROAD
DEDICATED 6-18-74 DOC. 22753755
S06° 59' 24"E 667.51'
S06° 59' 24"E 934.00'
EASEMENT FOR TRAFFIC CONTROL BOX PER DOC. 23447994

LOT 2
215,244 SQUARE FEET
OR 4.941 ACRES
MORE OR LESS

N06° 55' 05"W 299.68' (299.64')
N06° 55' 05"W 127.41'
N90° 00' 00"E 68.23'
STORM WATER DETENTION AREA HEREBY GRANTED
N57° 18' 32"E 77.71'
S06° 59' 24"E 119.97'
N06° 55' 05"W 61.67'
S89° 48' 10"W 78.86'
R.O.W. LINE AS OCCUPIED HEREBY DEDICATED
S06° 59' 24"E 266.49'
R.O.W. LINE AS OCCUPIED HEREBY DEDICATED
33.23'
100.70'
50.00'
33.00'
33.23'
S89° 48' 10"W 193.70' (193.80')
"DETAIL A"

Line Table		
LINE #	BEARING	LENGTH
L1	N83° 19' 57"E	25.00'
L2	S30° 39' 17"E	31.94'
L3	S04° 30' 50"E	41.28'
L4	S14° 12' 33"W	24.42'
L5	S80° 20' 43"W	25.81'
L6	N27° 20' 25"W	39.10'
L7	N06° 22' 51"W	19.62'
L8	N10° 21' 16"E	40.15'
L9	N21° 15' 21"E	17.34'

FOUND IRON PIPE 3.23' NORTH, 1.41' WEST
SET CONCRETE MONUMENT
FOUND IRON PIPE 0.45' NORTH, 0.51' EAST
S89° 56' 42"W (86.70')
N46° 19' 43"W (69.56')
FOUND IRON PIPE AT CORNER
S89° 46' 27"W (85.00')
S89° 48' 10"W 119.00' (118.91')
FOUND IRON PIPE 0.38' SOUTH, 0.24' WEST
S89° 48' 10"W 347.63'
S89° 48' 10"W 228.63' (228.41')
S00° 02' 48"W (41.87')
STORM WATER DETENTION AND DRAINAGE EASEMENT DOCUMENT NO. 92161610
FOUND IRON PIPE 30.00' NORTH & ONLINE
30.00'
04-07-300-024
04-07-300-014
04-07-300-015
04-07-300-016
DEDICATED 7-15-76 DOC. 23560772
DEDICATED 5-1-74 DOC. 22702814
P.O.C. PARCEL D
POINT 1772.23' EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7-42-12
THE NORTH LINE OF OF THE SOUTH 6.21 ACRES OF, ALSO THE NORTH LINE OF THE SOUTH 297.62 FEET OF THE SOUTHWEST QUARTER OF SECTION 7-42-12
S89° 48' 10"W 480.45'
N89° 48' 10"E (673.77')
FOUND IRON PIPE 0.41' NORTH, 0.31' WEST
N89° 48' 10"E 193.32' (193.80')
N89° 43' 10"E 17.12'
FOUND IRON PIPE AT CORNER
N89° 48' 10"E 50.35'
33.23'
100.69'
N06° 55' 05"W 266.45'
198.99'
N06° 55' 05"W 299.68' (299.64')
PARCEL C
04-07-300-010
(EXCEPTION PARCEL D)
193.45'
"DETAIL A"
STORM WATER DETENTION AREA HEREBY GRANTED
PARCEL D
04-07-300-011
04-07-300-008
(EXCEPTION PARCEL D)
04-07-300-009
(EXCEPTION PARCEL D)
ILLINOIS BELL TELEPHONE COMPANY & COMMONWEALTH EDISON COMPANY EASEMENT DOCUMENT NO. 20191924
THE WESTERMAIN EASEMENT TO THE VILLAGE OF NORTHBROOK DOCUMENT NO. 24188071
45' ILLINOIS BELL TELEPHONE COMPANY & COMMONWEALTH EDISON COMPANY EASEMENT DOCUMENT NO. 18460478 AND AS AMENDED BY DOCUMENT NO. 24210707
S06° 59' 24"E 266.49'
R.O.W. LINE AS OCCUPIED HEREBY DEDICATED
S06° 59' 24"E (299.64') 299.72'
199.02'
50.00'
50.00'
FOUND IRON PIPE 0.61' WEST, 38.40' NORTH
SET CONCRETE MONUMENT
S89° 48' 10"W 143.30
R.O.W. LINE AS OCCUPIED HEREBY DEDICATED
ILLINOIS BELL TELEPHONE COMPANY & COMMONWEALTH EDISON COMPANY EASEMENT DOCUMENT NO. 18460478
33.23'
33.00'
(PUBLIC RIGHT OF WAY VARIES)
WALTERS AVENUE
S89° 48' 10"W (270.00')
S89° 48' 10"W 193.70' (193.80')
P.O.C. PARCEL C
POINT 2042.23.23' EAST OF THE...

P.U.E. PUBLIC UTILITY EASEMENT
P.U. & D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
B.S.L. BUILDING SETBACK LINE
(R) RECORD
(C) CHORD BEARING
(M) MEASURED
BDG BUILDING
WDF WOOD DOG EARED FENCE
WSF WOOD STRAIGHT FENCE
WIF WROUGHT IRON FENCE
CLF CHAIN LINK FENCE
FIP OR SIP FOUND OR SET IRON PIPE
FCM OR SCM FOUND OR SET CROSS NOTCH
FCN OR SCN FOUND OR SET CROSS NOTCH
FPK OR SPK FOUND OR SET MAGNETIC P.K. NAIL

SURVEYORS NOTES:
1) ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2) BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS OR FENCES, FIELD MONUMENTATION SHOULD BE CONFIRMED.
3) REFER TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES FOR RESTRICTIONS, BUILDING LINES AND EASEMENTS.
4) PARCEL DIMENSIONS AND/OR BEARINGS WITHIN PARENTHESIS ABBREVIATED REC ARE RECORDED DOCUMENT DIMENSIONS AND/OR BEARINGS.

REV	DESCRIPTION	DATE
2	STORMWATER MANAGEMENT EASEMENT	04/27/2026
1	REVISED ROW DEDICATION	03/16/2026
0	INITIAL ISSUE	02/09/2026

DRAWN BY: RVH
DATE: 09/27/2025
CHECKED BY: RPD
DATE: 09/27/2025
FIELD WORK COMPLETED
DATE: 10/12/2025
PROJECT NUMBER: 220116
SCALE: 1" = 50'
DRAWING BY: MATT SCHLAMACHER
PROPERTY ADDRESS:
2500 SANDERS ROAD
NORTHBROOK, IL 60062

CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 598-0007

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (618) 559-2260

PROJECT NUMBER: 220116
DATE: 04/27/2026
SHEET: 1 OF 2
DRAWING NUMBER:
PLAT

FINAL PLAT OF SUBDIVISION
WOOD OAKS SUBDIVISION

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

"LEGAL DESCRIPTION"

(PARCEL A)
THAT PART OF PARCELS 1, 3 AND 4 (HEREINAFTER DESCRIBED) TAKEN AS A TRACT, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CENTER LINE OF SANDERS ROAD, 673.47 FEET NORTHWESTERLY OF THE NORTH LINE OF THE SOUTH 6.21 ACRES, AS DESCRIBED IN PARCEL 3; THENCE WESTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF SANDERS ROAD, A DISTANCE OF 277.83 FEET; THENCE WEST ON A LINE FORMING AN ANGLE OF 6 DEGREES 47 MINUTES 40 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 316.17 FEET; THENCE SOUTH 635.75 FEET TO A POINT ON SAID NORTH LINE OF SOUTH 6.21 ACRES, SAID POINT BEING 673.77 FEET WEST OF THE CENTER LINE OF SANDERS ROAD; THENCE EAST ON SAID SOUTH LINE OF SOUTH 6.21 ACRES, A DISTANCE OF 673.77 FEET TO THE CENTER LINE OF SANDERS ROAD; THENCE NORTHWESTERLY ON THE CENTER LINE OF SANDERS ROAD, A DISTANCE OF 673.47 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 1:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 169 RODS AND 3 LINKS WEST OF THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTHEASTERLY ALONG A LINE BEARING SOUTH 6 DEGREES EAST, TO ITS INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF THE NORTH 1320 FEET OF SAID SOUTHWEST QUARTER, WHICH IS 1333.15 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST 4.36 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TO WIT: BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE WEST 169 RODS AND 3 LINKS TO A POINT; THENCE SOUTH 6 DEGREES EAST, 80 RODS AND 9 LINKS TO THE CENTER OF THE ROAD; THENCE EAST 56 RODS AND 18 LINKS TO THE CENTER OF THE ROAD; THENCE NORTH 6 DEGREES WEST 41 RODS ALONG THE CENTER OF ROAD; THENCE EAST 100 RODS AND 7 LINKS TO A POINT; THENCE NORTH 39 RODS AND 5 LINKS TO THE PLACE OF BEGINNING (EXCEPTING FROM SAID TRACT THE SOUTH 6.21 ACRES LYING WESTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED, ALSO EXCEPTING FROM SAID TRACT ALL THAT PART THEREOF LYING EASTERLY OF SAID TRACT THAT PART FALLING WESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTH LINE 1172.12 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTH 7 DEGREES EAST TO A POINT IN THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, 1333.15 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, IN COOK COUNTY, ILLINOIS.

PARCEL 4:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER AFORESAID, 1172.12 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE WEST TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 1320 FEET; THENCE EASTERLY 1333.15 FEET TO A POINT WHICH IS 1329.78 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING; THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING; EXCEPT THE WEST 922.80 FEET THEREOF AND EXCEPTING THE SOUTH 297.62 FEET OF THAT PART LING EAST OF THE EAST LINE OF THE WEST 1177.80 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

AND

(PARCEL B)
THAT PART OF PARCELS 1, 3 AND 4 (HEREINAFTER DESCRIBED) TAKEN AS A TRACT, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE CENTER LINE OF SANDERS ROAD, 673.47 FEET NORTHWESTERLY OF THE NORTH LINE OF THE SOUTH 6.21 ACRES AS DESCRIBED IN PARCEL 3; THENCE WESTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF SANDERS ROAD, A DISTANCE OF 277.83 FEET; THENCE WEST ON A LINE FORMING AN ANGLE OF 6 DEGREES 47 MINUTES 40 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 316.17 FEET TO THE PLACE OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 635.75 FEET TO A POINT ON SAID NORTH LINE OF SOUTH 6.21 ACRES, SAID POINT BEING 673.77 FEET WEST OF THE CENTER LINE OF SANDERS ROAD; THENCE WEST ON SAID NORTH LINE OF SOUTH 6.21 ACRES, A DISTANCE OF 228.41 FEET TO THE EAST LINE OF PARCEL 4; THENCE NORTHWESTERLY ON SAID EAST LINE OF PARCEL 4, A DISTANCE OF 2.48 FEET TO THE NORTH LINE OF THE SOUTH 297.62 FEET OF THE SOUTHWEST QUARTER, AS DESCRIBED IN PARCEL 4; THENCE WEST ON SAID NORTH LINE OF SOUTH 297.62 FEET, A DISTANCE OF 118.91 FEET TO THE EAST LINE OF WEST 1177.80 FEET OF THE SOUTHWEST QUARTER, AS DESCRIBED IN PARCEL 4; THENCE SOUTH ON SAID EAST LINE OF WEST 1177.80 FEET, A DISTANCE OF 41.87 FEET; THENCE WEST PARALLEL WITH SOUTH LINE OF PARCEL 4, A DISTANCE OF 85.0 FEET; THENCE NORTHWESTERLY ON A LINE FORMING AN ANGLE OF 43 DEGREES 53 MINUTES 50 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 69.56 FEET; THENCE WEST ON LINE FORMING AN ANGLE OF 43 DEGREES 43 MINUTES 35 SECONDS TO THE LEFT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 86.70 FEET; THENCE NORTH AT RIGHT ANGLES TO LAST DESCRIBED COURSE, A DISTANCE OF 526.58 FEET TO A POINT OF CURVE; THENCE NORTHERLY ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 364.42 FEET, A DISTANCE OF 72.67 FEET; THENCE NORTHEASTERLY ON A LINE FORMING AN ANGLE OF 95 DEGREES 05 MINUTES 10 SECONDS FROM SOUTH TO NORTHEAST WITH THE CHORD OF THE LAST DESCRIBED CURVE, A DISTANCE OF 150.50 FEET; THENCE EAST 429.61 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 1:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 169 RODS AND 3 LINKS WEST OF THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTHEASTERLY ALONG A LINE BEARING SOUTH 6 DEGREES EAST, TO ITS INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF THE NORTH 1320 FEET OF SAID SOUTHWEST QUARTER, WHICH IS 1333.15 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, WHICH 1172.12 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST 4.36 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE WEST 169 RODS AND 3 LINKS TO A POINT; THENCE SOUTH 6 DEGREES EAST, 80 RODS AND 7 LINKS TO THE CENTER OF THE ROAD; THENCE EAST 54 RODS AND 18 LINKS TO THE CENTER OF THE ROAD; THENCE NORTH 6 DEGREES WEST, 41 RODS ALONG THE CENTER OF ROAD; THENCE EAST 100 RODS AND 7 LINKS TO A POINT; THENCE NORTH 39 RODS AND 5 LINKS TO THE PLACE OF BEGINNING (EXCEPTING FROM SAID TRACT THE SOUTH 6.21 ACRES LYING WESTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED, ALSO EXCEPTING FROM SAID TRACT ALL THAT PART THEREOF LYING EASTERLY OF SAID TRACT THAT PART FALLING WESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTH LINE 1172.12 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHERN QUARTER OF SECTION 27, AFORESAID; THENCE SOUTH 7 DEGREES EAST TO A POINT IN THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, 1333.15 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION); IN COOK COUNTY, ILLINOIS.

PARCEL 4:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER AFORESAID, 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE WEST TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 1320 FEET; THENCE EASTERLY 1333.15 FEET TO A POINT WHICH IS 1329.78 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING; THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING; (EXCEPT THE WEST 922.80 FEET THEREOF AND EXCEPTING ALSO THE SOUTH 297.68 FEET OF THAT PART LYING EAST OF THE EAST LINE OF THE WEST 1177.80 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

AND

(PARCEL C)
THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 2042.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, SAID POINT BEING 270 FEET EAST OF THE SOUTHEAST CORNER OF THE PREMISES CONVEYED TO HERMANN K. GUILDER AND EMMA E. GUILDER, HIS WIFE, BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13528275 THENCE NORTH 7 DEGREES WEST ON A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES SO CONVEYED TO HERMANN K. GUILDER AND WIFE 299.64 FEET, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION 193.80 FEET THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET AND TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, THENCE WEST ALONG SAID SOUTH LINE, 193.80 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AND

(PARCEL D)
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 1772.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 7 DEGREES WEST ALONG THE EASTERLY LINE OF THE PREMISES CONVEYED TO HERMAN K. GUILDER AND EMMA GUILDER, HIS WIFE BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13528275, A DISTANCE OF 299.64 FEET TO THE NORTHEAST CORNER OF THE PREMISES SO CONVEYED TO HERMAN K. GUILDER AND WIFE, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, 463.80 FEET THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION: THENCE WEST OF A LINE PARALLEL WITH THE WESTERLY LINE THEREOF RUNNING NORTH 7 DEGREES WEST FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES AND EXCEPTING FROM SAID PREMISES THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART LYING EAST OF SAID LINE RUNNING NORTH 7 DEGREES WEST PARALLEL WITH THE WEST LINE THEREOF FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES IN COOK COUNTY, ILLINOIS.

VILLAGE PRESIDENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS.

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

SIGNED: _____
PRESIDENT

ATTEST:_____
VILLAGE CLERK

VILLAGE COLLECTOR

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST THIS TRACT OF LAND INCLUDED IN THE PLAT HEREON DRAWN.

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

_____
VILLAGE TREASURER/COLLECTOR

COUNTY CLERK'S CERTIFICATE

I DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID CURRENT GENERAL, TAXES DELINQUENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND IN THE ABOVE PLAT.

_____
COOK COUNTY CLERK

DATE:_____

OWNERS CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF _____) SS

I,_____ HEREBY CERTIFY THAT I AM OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT AS SUCH, I HAVE CAUSED THE SAID PROPERTY TO BE SURVEYED AND CONSOLIDATED AS SHOWN HEREON.

DATED THIS _____ DAY OF_____, AD 20____.

_____
OWNER

_____
ADDRESS

NOTARY CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF_____) SS

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY IN THE STATE

AFORESAID, DO HEREBY CERTIFY THAT _____, OF THE

_____,
WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEALED THIS _____ DAY OF _____, A.D., 20_____

_____
NOTARY PUBLIC

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

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

_____
VILLAGE ENGINEER

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

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

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

_____
CHAIRMAN

RESTRICTIVE COVENANTS AND EASEMENT FOR STORM WATER DETENTION AREA:

1. THE AREA OF THE PROPERTY DESIGNATED ON THIS PLAT AS "STORM WATER DETENTION AREA" SHALL BE CONTINUOUSLY MAINTAINED IN A FIRST-RATE MANNER BY OWNERS OF LOT 1 (THE "DETENTION AREA LOTS") AND AN EASEMENT ON, UNDER AND ABOVE THE STORM WATER DETENTION AREA IS HEREBY GRANTED TO , AND FOR THE USE AND BENEFIT OF, ALL OF THE LOTS IN THIS SUBDIVISION FOR THE SOLE PURPOSE OF STORM WATER DETENTION AND DRAINAGE.

2. NO CHANGE SHALL BE MADE IN THE FINISHED GRADE OF THE LAND WITHIN THE STORM WATER DETENTION AREA, NOR SHALL ANY CONSTRUCTION OF ANY KIND WHATSOEVER BE ERECTED OR PERMITTED TO EXIST WITHIN THE STORM DRAINAGE THEREIN OR MATERIALLY REDUCE THE STORM WATER DETENTION CAPACITY THEREOF. TREES, SHRUBS, FENCES AND NORMAL LANDSCAPE PLANTING SHALL BE PERMITTED WITHIN THE STORM WATER DETENTION AREA ONLY WITH THE PRIOR WRITTEN APPROVAL OF THE VILLAGE MANAGER OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS (THE "VILLAGE"). EACH OWNER OF A DETENTION AREA LOT SHALL MAINTAIN A GRASS COVER ON THE SURFACE OF THAT PORTION OF HIS LOT LOCATED WITHIN THE STORM WATER DETENTION AREA SHALL KEEP SUCH GRASS IN A NEAT AND TRIMMED CONDITIONS.

3. IN THE EVENT THE VILLAGE DETERMINES, IN ITS SOLE AND ABSOLUTE DISCRETION, THAT PRIOR MAINTENANCE OF THE STORM WATER DETENTION AREA IS NOT PERFORMED AT ANY TIME, THE VILLAGE, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE OWNERS OF THE DETENTION AREA LOTS, MAY BUT SHALL NOT BE OBLIGATED TO, ENTER UPON ANY OR ALL OF THE DETENTION AREA LOTS FOR THE PURPOSE OF PERFORMING MAINTENANCE WORK ON AND TO THE STORM WATER DETENTION AREA.

4. IN THE EVENT THAT THE VILLAGE SHALL CAUSE TO BE PERFORMED ANY WORK PURSUANT TO THESE PARAGRAPHS, THE VILLAGE SHALL HAVE THE RIGHT TO CHARGE THE OWNERS OF THE DETENTION AREA LOTS AN AMOUNT SUFFICIENT TO DEFRAY THE ENTIRE COST OF SUCH WORK OR ACTION, INCLUDING ADMINISTRATIVE COSTS, EITHER BEFORE OR AFTER SUCH COST IS INCURRED. IF THE AMOUNT SO CHARGED IS NOT PAID BY THE OWNERS OF THE DETENTION AREA LOTS WITHIN THIRTY (30) DAYS FOLLOWING A DEMAND IN WRITING BY THE VILLAGE FOR SUCH PAYMENT, SUCH CHARGE, TOGETHER WITH INTEREST AND COSTS OF COLLECTION, SHALL BECOME A LIEN UPON THE DETENTION AREA LOTS AND THE VILLAGE SHALL HAVE THE RIGHT TO COLLECT SUCH CHARGE, WITH INTEREST AND COSTS, AND TO ENFORCE SUCH LIEN AS IN FORECLOSURE PROCEEDINGS AS PERMITTED BY LAW.

5. NOTHING IN THESE PARAGRAPHS SHALL BE CONSTRUED TO CONSTITUTE A DEDICATION OF ANY PORTION OF THE STORM WATER DETENTION AREA OR OF THE DETENTION ARE LOTS TO, OR AN ACCEPTANCE THEREOF BY, THE VILLAGE.

6. THE VILLAGE SHALL BE UNDER NO OBLIGATION TO EXERCISE THE RIGHTS GRANTED IN THESE PARAGRAPHS EXCEPT AS IT SHALL DETERMINE TO BE IN ITS BEST INTEREST. NO FAILURE TO EXERCISE AT ANY TIME ANY RIGHT HEREIN GRANTED TO THE VILLAGE SHALL BE CONSTRUED AS A WAIVER OF THAT OR ANY OTHER RIGHTS.

7. THESE COVENANTS SHALL RUN WITH THE LAND IN THE SUBDIVISION SHOWN ON THIS PLAT, SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE OWNERS OF ALL LOTS OF RECORD THEREIN, THEREIN, THEIR RESPECTIVE SUCCESSORS, ASSIGNS AND GRANTEES AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM. ENFORCEMENT OF THESE COVENANTS MAY BE SOUGHT BY THE OWNERS OF ANY LOTS OF RECORD IN THIS SUBDIVISION, ANY PERSON WITH AN INTEREST IN ANY OF SAID LOTS OF RECORD, OR THE VILLAGE OF NORTHBROOK BY ANY PROCEEDING AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION, TO COMPEL AFFIRMATIVE ACTION, OR TO RECOVER DAMAGES, AND AGAINST THE LAND TO ENFORCE ANY LIEN CREATED BY THESE COVENANTS.

PERMISSION TO RECORD

THE UNDERSIGNED HEREBY AUTHORIZES THE VILLAGE OF NORTHBROOK AND/OR ITS DESIGNATED AGENTS TO RECORD THIS PLAT OF CONSOLIDATION WITH THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS ON BEHALF OF THE UNDERSIGNED PURSUANT TO PARAGRAPH 2 OF THE PLAT ACT, ILLINOIS REVISED STATUTES, CHAPTER 19, SECTION 2, AS AMENDED.

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

_____
RUDY P. DIXON
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003832
MY LICENSE EXPIRES NOVEMBER 30, 2026
ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 007858-0008

VILLAGE STORM WATER DETENTION AREA EASEMENT BLOCK

1. THE AREA OF THE PROPERTY DESIGNATED ON THIS PLAT AS "STORM WATER DETENTION AREA" SHALL BE CONTINUOUSLY MAINTAINED IN A FIRST RATE MANNER BY THE OWNER ("OWNER") OF THE PARCELS CONSOLIDATED BY THIS PLAT OF CONSOLIDATION ("PROPERTY") FOR THE SOLE PURPOSE OF STORM WATER DETENTION AND DRAINAGE INCLUDING THE CONSTRUCTION, INSTALLATION, OPERATION, AND MAINTENANCE OF UNDERGROUND DRAINS, VAULTS, PIPES, PUMPS AND OTHER APPURTENANT FACILITIES (COLLECTIVELY, THE "STORM WATER DETENTIONS FACILITIES").

2. NO CHANGE SHALL BE MADE IN THE FINISHED GRADE OF THE LAND WITHIN THE STORM WATER DETENTION AREA, NOR SHALL ANY CONSTRUCTION OF ANY KIND WHATSOEVER BE ERECTED OR PERMITTED TO EXIST WITHIN THE STORM WATER DETENTION AREA THAT MIGHT MATERIALLY IMPEDE STORM WATER DRAINAGE THEREIN OR MATERIALLY REDUCE THE STORM WATER DETENTION CAPACITY OF THE STORM WATER DETENTION FACILITIES.

3. IN THE EVENT THE VILLAGE OF NORTHBROOK DETERMINES, IN ITS SOLE AND ABSOLUTE DISCRETION, THAT PRIOR MAINTENANCE OF THE STORM WATER DETENTION AREA OR THE STORM WATER DETENTION FACILITIES IS NOT PERFORMED AT ANY TIME, THE VILLAGE, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE OWNER, MAY, BUT SHALL NOT BE OBLIGATED TO, ENTER UPON THE PROPERTY FOR THE PURPOSE OF PERFORMING MAINTENANCE WORK ON AND TO THE STORM WATER DETENTION AREA AND/OR THE STORM WATER DETENTION FACILITIES.

4. IN THE EVENT THAT THE VILLAGE SHALL CAUSE TO BE PERFORMED ANY WORK PURSUANT TO THESE PARAGRAPHS, THE VILLAGE SHALL HAVE THE RIGHT TO CHARGE THE OWNER AN AMOUNT SUFFICIENT TO DEFRAY THE ENTIRE COST OF SUCH WORK OR ACTION, INCLUDING ADMINISTRATIVE COSTS, EITHER BEFORE OR AFTER SUCH COST IS INCURRED, IF THE AMOUNT SO CHARGED IS NOT PAID BY THE OWNER WITHIN THIRTY (30) DAYS FOLLOWING A DEMAND IN WRITING BY THE VILLAGE FOR SUCH PAYMENT, SUCH CHARGE, TOGETHER WITH INTEREST AND COSTS OF COLLECTION, SHALL BECOME A LIEN UPON THE PROPERTY AND COSTS, AND TO ENFORCE SUCH LIEN AS IN FORECLOSURE PROCEEDINGS AS PERMITTED BY LAW.

5. NOTHING IN THESE PARAGRAPHS SHALL BE CONSTRUED TO CONSTITUTE A DEDICATION OF ANY PORTION OF THE STORM WATER DETENTION AREA, THE STORM WATER DETENTION FACILITIES OR OF THE PROPERTY TO, OR AN ACCEPTANCE THEREOF BY, THE VILLAGE.

6. THE VILLAGE SHALL BE UNDER NO OBLIGATION TO EXERCISE THE RIGHTS GRANTED IN THESE PARAGRAPHS EXCEPT AS IT SHALL DETERMINE TO BE IN ITS BEST INTEREST, NO FAILURE TO EXERCISE AT ANY TIME ANY RIGHT HEREIN GRANTED TO THE VILLAGE SHALL BE CONSTRUED AS A WAIVER OF THAT OR ANY OTHER RIGHTS.

7. THESE COVENANTS SHALL RUN WITH THE PROPERTY, AND SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE OWNER, ITS SUCCESSORS, ASSIGNS AND GRANTEES AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM ENFORCEMENT OF THESE COVENANTS MAY BE SOUGHT BY THE OWNER, ANY PERSON WITH AN INTEREST IN ANY OF THE PROPERTY, OR THE VILLAGE OF NORTHBROOK BY ANY PROCEEDING AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION, TO COMPEL AFFIRMATIVE ACTION, OR TO RECOVER DAMAGES, AND AGAINST THE LAND TO ENFORCE ANY LIEN CREATED BY THESE COVENANTS.

DRAINAGE STATEMENT

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

_____ _____
OWNER ILLINOIS REGISTERED PROFESSIONAL ENGINEER

NAME:_____ NAME:_____

DATE:_____ FIRM:_____

DATE:_____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF OGLE) SS

I, RUDY P. DIXON, HEREBY CERTIFY THAT I AM AN ILLINOIS REGISTERED LAND SURVEYOR IN COMPLIANCE WITH THE LAWS OF THE STATE OF ILLINOIS AND THAT THIS PLAT OF THE FOLLOWING DESCRIBED PROPERTY REPRESENTS A SURVEY COMPLETED BY ME ON DECEMBER 12, 2025:

SEE *"LEGAL DESCRIPTION"*

AND THE HEREON DRAWN PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SAME, AND THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AND MATERIALS ARE ACCURATELY SHOWN. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT AND ARE CORRECT AT A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT SITUATED IN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS PER FLOOD INSURANCE RATE MAP, PANEL NUMBER 0069J, COMMUNITY NUMBER 170131, EFFECTIVE DATE AUGUST 19, 2008, UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND IS NOT SITUATED IN A SPECIAL FLOOD HAZARD AREA).

I FURTHER CERTIFY THAT NO PART OF THE PROPERTY COVERED BY THIS PLAT OR SUBDIVISION IS SITUATED WITHIN 500 FEET OF ANY SURFACE DRAIN OR WATER COURSE
SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION AND THAT THE PROPERTY SHOWN HEREON IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF NORTHBROOK, ILLINOIS.

DATED THIS _____ DAY OF _____, A.D., 2026, AT ROCHELLE, ILLINOIS.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003832
MY LICENSE EXPIRES NOVEMBER 30, 2026
ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 007858-0008

PROFESSIONAL LAND SURVEYOR · RUDY P. DIXON · 035-003832 · ROCHELLE · ILLINOIS · STATE OF ILLINOIS

SURVEYORS NOTES:
1) ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2) BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS OR FENCES FIELD MONUMENTATION SHOULD BE ESTABLISHED.
3) REFER TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES FOR RESTRICTIONS, BUILDING LINES AND EASEMENTS.
4) PARCEL DIMENSIONS AND/OR BEARINGS WITHIN PARENTHESIS ABBREVIATED REC ARE RECORDED DOCUMENT DIMENSIONS AND/OR BEARINGS

REV	DESCRIPTION	DATE
2

northbrook

DEVELOPMENT & PLANNING SERVICES DEPARTMENT

VOLUNTARY ANNEXATION APPLICATION

This application for the voluntary annexation of property to the Village of Northbrook must be submitted to the Village's Department of Development & Planning Services and must include all required information and documentation. The voluntary annexation of property to the Village requires approval by the Village Board of Trustees. No petition for a voluntary annexation will be presented to the Board of Trustees until (1) the applicant(s) schedule a pre-submittal consultation with Village staff and (2) Village staff determines that the application is complete.

Applicants for voluntary annexation MUST submit the following:

- ☐ **1 hard copy** of all application materials
- ☒ **1 electronic version** of all application materials submitted as a compressed flat **PDF** file no larger than 20 MB

ELIGIBILITY

- ☒ **All parcels must be located outside of the Village but contiguous to the municipal boundary.**
- ☒ **Owners of parcels to be annexed must agree to pay any/all applicable utility recapture fees established by ordinance.**
- ☒ **Voluntary annexation of parcels may only be requested by the property owner(s).**

REQUIRED MATERIALS FOR SUBMISSION

☒ Application

Applicants must complete the voluntary annexation application packet. Attach each of following items and complete as necessary:

- Voluntary Annexation Evaluation Form
- Petition for Voluntary Annexation
- Annexation Affidavit
- Plat of Survey for Property sought to be annexed
- Proof of property ownership (e.g. recorded deed or title policy)
- Tax Bill from the Cook County Treasurer's Office indicating no current property taxes due and owing
- Voluntary Annexation Fee: $750.00 – Checks should be made out to the "Village of Northbrook"

☒ Written Explanation of Application Request

Attach a written statement explaining the request and reason for voluntary annexation. Affirm applicant's receipt of recapture fee information from staff.

☒ Proposed Plans

Attach proposed plans for the property sought to be annexed, if applicable.

VOLUNTARY ANNEXATION EVALUATION FORM

Current Property Owner Information

Legal Name of Owner or Ownership Entity: Board of Education of Northbrook School District 27

Primary Contact: Kimberly Rio

Address 1250 Sanders Road

City, State, Zip Northbrook, IL 60062

[redacted]

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

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

Reason for Annexation Consolidate area maintained by school into a school's property

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

Site Location/Common Address: 1370, Sanders Road, Northbrook, IL 60062

Property Index Number(s): 04-07-300-010

Size of Property: 19,338 SF / 0.44 Acres (square feet/acres)

Size of Building Space, if applicable: no buildings on property (square feet)

Cook County Zoning:

Requested Village Zoning: IB Institutional Building

Current Principal Use of Structure(s): no structures exist on site

Current Accessory Use(s):

Lot Area: 19,338 SF Lot Width: 100 ft Lot Depth: 193 ft

Special Use Approvals (other agencies):

Bulk Compliance:

Lot Coverage: 0% Building Coverage: 0%

Setbacks: Front 35 Corner Side 35 Interior Side 20 Interior Side 20 Rear 20

General Regulations Compliance:

Outdoor Storage:

Parking Spaces: 0

Home Occupation: 0 Type:

Special Concerns:

{00123519.2}

VOLUNTARY ANNEXATION EVALUATION FORM

Current Property Owner Information

Legal Name of Owner or Ownership Entity: Board of Education of Northbrook School District 27

Primary Contact: Kimberly Rio

Address 1250 Sanders Road

City, State, Zip Northbrook, IL 60062

[redacted]

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

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

Reason for Annexation Consolidate area maintained by school into a school's property

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

Site Location/Common Address: 1390, Sanders Road, Northbrook, IL 60062

Property Index Number(s): 04-07-300-011

Size of Property: 38,253 SF / 0.88 Acres (square feet/acres)

Size of Building Space, if applicable: no buildings on property (square feet)

Cook County Zoning:

Requested Village Zoning: IB Institutional Building

Current Principal Use of Structure(s): no structures exist on site

Current Accessory Use(s):

Lot Area: 38,253 SF Lot Width: 198 ft Lot Depth: 193 ft

Special Use Approvals (other agencies):

Bulk Compliance:

Lot Coverage: 0% Building Coverage: 0%

Setbacks: Front 35 Corner Side 35 Interior Side 20 Interior Side 20 Rear 20

General Regulations Compliance:

Outdoor Storage:

Parking Spaces: 0

Home Occupation: 0 Type:

Special Concerns:

PETITION FOR VOLUNTARY ANNEXATION

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

In support of this Petition, the Petitioners respectfully say:

1) The undersigned certify that they are the owners of record of the following-described property:
2) 1370 and 1390 Sanders Road Northbrook, Illinois 60062
(collectively "***Property***") Also attach legal description and survey)
3) The undersigned certify [Check One]

☒ There are no electors residing on the Property.

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

4) That said property is not within the Village or corporate limits of any other municipality, but is contiguous to the VILLAGE OF NORTHBROOK, ILLINOIS.
5) That the property included in this petition does not exceed one-third of the area of the Village of Northbrook before annexation.
6) That the undersigned owners of record and electors residing or owning the subject property have made this petition under oath;

WHEREFORE, Petitioners Pray:

a) That the President and Board of Trustees of the Village of Northbrook, County of Cook and State of Illinois favorably consider the question of annexation of the above-described property; and
b) That the above-described property be annexed to and declared within the corporate limits of the Village of Northbrook by an affirmative vote of said Board pursuant to the provisions and procedures set forth in Section 7-1-8 of the Illinois Municipal Code (65 ILCS 5/7-1-8).

Owner:

Signature
Kimberly Rio - Assistant. Superintendent for Finance & Operations
Print Name (and title, if signing on behalf of corporation or trust)

Owner:

Signature
Kimberly Rio - Assistant. Superintendent for Finance & Operations
Print Name (and title, if signing on behalf of corporation or trust)

Electors (registered voters residing on the Property):

By: _____

Print Name: _____

By: _____

Print Name: _____

By: _____

Print Name: _____

By: _____

Print Name: _____

☒ There are no electors residing at the property.

Subscribed and sworn to before me this 8th day of December 2025

OFFICIAL SEAL
MARIANNE K SCHACHTE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 11/08/2026

Marianne K. Schachte
Notary Public

[ATTACH ADDITIONAL SHEETS IF NECESSARY]

{00123519.2}

ANNEXATION AFFIDAVIT

The undersigned, on oath, deposes and states that I (we) have read and do understand the following provisions of the Northbrook Zoning Code and their applicability to the property described in the attached Petition for Annexation upon annexation to the Village of Northbrook, Illinois. The Northbrook Zoning Code can be accessed on the Village website at https://www.northbrook.il.us/230/Zoning-Code

1) Article II Zoning Districts and Official Zoning Map, Section 2-104, Annexed Land.

2) Article III Single Family Residential Districts, Sections 3-101 Purpose, 3-102 Permitted Uses and 3-110 Bulk Space and Yard Requirements.

3) Article IX District Regulations of General Applicability, Section 9-101 Accessory Structures and Uses, Section 9-102 Home Occupations and Section 9-107 Buffers and Landscaping Requirements.

4) Article X Nonconformities

The undersigned further accepts the required amortization schedule for the cited illegal or nonconforming uses identified on the attached Voluntary Annexation Evaluation Form. The undersigned further acknowledges that additional provisions of the Northbrook Zoning Code and other Northbrook codes, ordinances, rules and regulations may be applicable to the property described in the attached Petition for Annexation upon annexation to the Village of Northbrook.

Owner:

Signature
Kimberly Rio - Assistant. Superintendent for Finance & Operations
Print Name (and title, if signing on behalf of corporation or trust)

Owner:

Signature
Kimberly Rio - Assistant. Superintendent for Finance & Operations
Print Name (and title, if signing on behalf of corporation or trust)

Subscribed and sworn to before me
this 8th day of December 2025

Marianne K. Schachte
Notary Public

OFFICIAL SEAL
MARIANNE K SCHACHTE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 11/08/2026

[ATTACH ADDITIONAL SHEETS IF NECESSARY]

northbrook

DEVELOPMENT & PLANNING SERVICES DEPARTMENT

FORMAL APPLICATION – ZONING & SUBDIVISION RELIEF**

Prior to submitting this formal application, contact the Development & Planning Services Department of Northbrook to determine if your application requires a Preliminary Review by the Board of Trustees. The following materials are the minimum required for the processing of a formal application by the Village of Northbrook's Plan Commission and Board of Trustees. A public hearing or public meeting for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. If you have questions regarding the completion of this application please contact the Development & Planning Services Department at 847-664-4050.

Applications for zoning relief from the Zoning Board of Appeals must use a different application form.

The initial submittal MUST contain:

- ❑ **1 electronic version (PDF)** of ALL application materials **(refer to application section regarding instructions for naming files).**

Applicant Information

Legal Name Kimberly Rio

Company Board of Education of Northbrook School District 27

Address 1250 Sanders Road

City, State, Zip Northbrook, IL 60062

[redacted]

Primary Contact Person

Name Kimberly Rio

Company Board of Education of Northbrook School District 27

Address 1250 Sanders Road

City, State, Zip Northbrook, IL 60062

[redacted]

Consultants *(as applicable)*

Attorney

Name

Company

Address

City, State, Zip

Phone No.

Email

Architect/Planner

Name

Company

Address

City, State, Zip

Phone No.

Email

Civil Engineer

Name Claudia Welp

Company CAGE Engineering, Inc.

Address 2200 Cabot Drive, Ste. 325

City, State, Zip Lisle, IL 60532

[redacted]

Other

Name

Company

Address

City, State, Zip

Phone No.

Email

Property Information *(if more than one parcel is involved in the request please include the information for all parcels)*

Site Location/Address: 1250 Sanders Road, Northbrook IL

Property Index Numbers: 04-07-300-026, 04-07-300-027, 04-07-300-010, and 04-07-300-011

Size of Property: 8.61 Acres (PIN: 04-07-300-026), 8.32 Acres (PIN: 04-07-300-027) 0.44 Acres (PIN: 04-07-300-010), 0.88 Acres (PIN: 04-07-300-011) (square feet/acres)

Size of Building Space, if applicable: _____ (square feet)

Comprehensive Plan Land Use Designation[1]: Institutional Facility (PIN: 04-07-300-026) Open Space/Outdoor Recreation (PIN: 04-07-300-027) Single Family (PIN: 04-07-300-010 & 04-07-300-011)

Current Zoning: IB (PIN: 04-07-300-026), OS (PIN: 04-07-300-027), and Unincorporated (PIN: 04-07-300-010 & 04-07-300-011)

Current Use of the Property: _____

Is any portion of the property within the 100-year floodplain?[1] Yes: _____ No: X

Requested Action(s) *(check all that are applicable)*

- ☐ Comprehensive Plan Amendment
- ☒ Annexation (*separate form required*)
- ☒ Rezoning from OS to IB
- ☐ Special Permit for _____
- ☐ Renewal of Special Permit Ord. No. _____
- ☐ Amendment to Existing Special Permit Ord. No. _____
- ☐ Site Plan Approval
- ☐ Zoning Code Text Amendment
- ☐ Zoning Variation (in conjunction with other relief) for _____
- ☐ Planned Development
- ☐ Subdivision - Tentative Plat
- ☒ Subdivision - Final Plat
- ☐ Subdivision - Variations/Waiver for _____
- ☐ Exception for _____
- ☐ Other _____

☒ **Plat of Survey & Parcel Legal Description(s)**

Attach the most recent plat of survey of the Subject Property, certified by a registered land surveyor, showing existing lot lines and dimensions, lot area, all easements, all public and private rights-of-way, and all streets across and adjacent to the subject property.

☒ **Conformity with Comprehensive Plan**

Include a written statement explaining the conformity, or lack of conformity, of the approval being requested to the Village's Official Comprehensive Plan and Official Map. Where the approval being requested does not conform to the Official Comprehensive Plan or Official Map, provide reasons justifying the requested approval.

☒ **Surrounding Property Owners Addresses**

Please attach the names and mailing addresses of all property owners of record (not tenants) within 250 feet of the property, excluding public rights-of-way, based on current County tax records. See page 9 of this document for instructions on how to obtain the addresses.

[1] As found on the Village website www.northbrook.il.us/Government/Departments/Planning/GIS/index.php

SITE OWNERSHIP AND CONTROL

Current Property Owner Information

Legal Name: Board of Education of Northbrook School District 27

Primary Contact: Kimberly Rio
Address 1250 Sanders Road
City, State, Zip Northbrook, IL 60062
[redacted]

Proposed Property Owner Information

Legal Name: Same as current

Primary Contact:
Address
City, State, Zip
Phone No.
Email

Attach a copy of a title policy or deed showing current ownership of the property. If property is held in a trust, also include a certified copy of the trust agreement or a simple affidavit (under oath before a notary) as to who are the beneficiaries of the trust. *(Check which document(s) are attached):*

- ☒ Deed
- ☒ Title Policy or Title Commitment ***(Required for Subdivision Applications & Plats of Consolidation Applications)***
- ☐ Certified Copy of Trust Agreement OR a simple Affidavit Identifying Trust Beneficiaries

☐ **Complete Attachment A, listing all individuals/entities that have a beneficial interest in the legal entity that currently owns the property**

☐ **Complete Attachment B, listing all individuals/entities that have a beneficial interest in the legal entity that is proposed to own the property upon receiving necessary approvals.**

Applicants Involvement with the Property

If the Applicant does not own the property, please also provide documentation showing the applicant's interest in the property *(Check which document is attached. The dollar amounts in documents may be blacked-out)*:

- ☒ Owner (see the previous box)
- ☐ Real Estate Contract
- ☐ Lease
- ☐ Other

☐ **Complete Attachment C, listing all individuals/entities that have a beneficial interest in the legal entity that is the Applicant.**

Additional Required Attachment(s)

Submit all relevant attachments specified in the below worksheet(s) that correspond with your application request(s) selected on page two of this application; the worksheets can be found on the Village of Northbrook website www.northbrook.il.us. *(Check all that are applicable)*

- ☐ Comprehensive Plan Amendment Worksheet
- ☒ Annexation Worksheet
- ☒ Rezoning Worksheet
- ☐ Special Permit Worksheet
- ☐ Site Plan Approval Worksheet
- ☐ Zoning Code Text Amendment Worksheet
- ☐ Zoning Variation Worksheet
- ☐ Planned Development Worksheet
- ☐ Subdivision Worksheet – Tentative Plat
- ☒ Subdivision Worksheet - Final Plat
- ☐ Subdivision Worksheet - Variations/Waiver
- ☒ Plat of Consolidation Worksheet

Filing Fees

All applications require payment of a non-refundable fee, as well as additional funds that are held in escrow to off-set anticipated recoverable expenses. Please attach a check with your application and indicate below the amount of the fee submitted. A copy of the fee schedule is attached to the application form.

$_____ Amount of Non-Refundable Fee

$_____ Amount of Escrow

$_____ Total Application Fee (Non-Refundable Fee plus Escrow)

The escrow covers such items as Village attorney time (currently billing at approx. $400.00 per hour), public notice expenses, public meetings ($50.00 per mtg), & staff review time. If these expenses exceed the initial escrow deposit, the applicant is responsible for additional payment to the Village prior to completing approval process. If the expenses are less than the escrow deposit, the applicant will be issued a refund.

Northbrook Ethics Code *(potential conflicts of interest)*
On a separate sheet of paper list the name, address, nature, and extent of any current or potential interest that any Village officer or employee may have in, or with respect to the owner, the applicant, or the property. **If none, check here:** ____

Repeat Application

Has any other application for this property been submitted to the Village and denied within the last two years?
____ yes ____ no (check one)
If yes, attach a statement of the grounds justifying reconsideration.

Applicant/Owner Acknowledgments

By execution of this application in the space provided below, the Applicant and Owner(s) do hereby certify, acknowledge, agree and affirm to the Village of Northbrook that:

1. The Village and its representatives have the right, and are hereby granted permission and license, to enter upon the property, and into any structures located thereon, for purposes of conducting any inspections that may be necessary in connection with this application.

2. I (We) have carefully read this application, the Northbrook Zoning Code and Northbrook Subdivision & Development Code and fully understand the terms and provisions of each.

3. I (We) waive any rights to exemption from disclosure under the Illinois Freedom of Information Act of any and all documents and information submitted in connection with this application.

4. I (We), in accordance with the requirements of the Annual Fee Ordinance, the Northbrook Zoning Code and the Northbrook Subdivision & Development Code, agree to pay all applicable filing fees and be responsible for the payment of all reimbursable expenses associated with the processing of this application.

Applicants may attach additional materials or exhibits to this application if necessary or helpful in explaining the relief requested.

Signature of Applicant: _____ **Date** 12-9-25
Print Name & Title: Kimberly Rio, Assistant Superintendent for Finance & Operations
Signatures of Property Owner(s): _____ **Date** 12-9-25
Print Name & Title: Kimberly Rio, Assistant Superintendent for Finance & Operations **Property Address:** 1250 Sanders Road, Northbrook IL
****If more than one applicant or property owner, please copy this page and have additional applicants/property owners sign form.**

Note: Village review and approval of rezoning, special permit, and subdivision applications may be dependent upon the Applicant first receiving necessary approvals from State and County regulatory agencies such as, but not limited to, the Illinois Department of Transportation, Illinois Environmental Protection Agency, the Metropolitan Water Reclamation District of Greater Chicago, & the Cook County Highway Department.

ATTACHMENT A: Current Property Owner – Beneficial Interest

Please check which of the following describes the current property owner's beneficial interest in the property and complete this sheet as instructed for each type of beneficial interest:

❑ Corporation	If **current property owner** is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
❑ Partnership or LLC	If **current property owner** is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
❑ Trust	If **current property owner** is a trust, please provide the trust number _____ and name and address of the Trustee _____ _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the **current property owner** in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: Board of Education of Northbrook School District 27
Address: 1250 Sanders Road, Northbrook, IL
Ownership or Trust Interest: 100 %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

ATTACHMENT B - Proposed Property Owner (if applicable) – Beneficial Interest

Please check which of the following describes the proposed property owner's beneficial interest in the property and complete this sheet as instructed for each type of beneficial interest:

❑ Corporation	If the **proposed property owner** is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
❑ Partnership or LLC	If **proposed property owner** is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
❑ Trust	If **proposed property owner** is a trust, please provide the trust number _____ and name and address of the Trustee _____ _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the **proposed property owner** in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

ATTACHMENT C - Applicant – Beneficial Interest

Please check which of the following describes the beneficial interest in the legal entity that is the applicant and complete this sheet as instructed for each type of beneficial interest:

❑ Corporation	If **applicant** is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
❑ Partnership or LLC	If **applicant** is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
❑ Trust	If the **applicant** is a trust, please provide the trust number _____ and name and address of the Trustee _____ _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the **applicant** in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: Board of Education of Northbrook School District 27
Address: 1250 Sanders Road, Northbrook, IL
Ownership or Trust Interest: 100 %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Comprehensive Plan Map Amendment Statement

Wood Oaks Junior High School – Northbrook School District 27

a. Trend of development

The subject property, Wood Oaks Junior High School, is located within a developed institutional corridor along Sanders Road. Since the school was originally constructed in 1972, the site has experienced significant institutional growth, including multiple building additions completed in 1991, 1992, and 2006. These additions have effectively doubled the building size without corresponding expansion of parking or circulation infrastructure. Surrounding properties continue to function as established public, institutional, and recreational uses, and the proposed amendment aligns with this long-standing development trend.

b. Property value

The existing zoning classification limits the school's ability to adequately support its operational needs, particularly related to parking capacity, traffic circulation, and safety. These limitations diminish the functional value of the property and restrict the District's ability to meet modern standards for accessibility, safety, and operational efficiency.

The proposed amendment allows for infrastructure improvements that directly enhance the utility and long term value of the property.

c. Effect on use and enjoyment of adjacent properties

The proposed rezoning will improve the use and enjoyment of adjacent properties by reducing traffic congestion, minimizing vehicle spillback onto Sanders Road and neighborhood streets, and improving overall circulation efficiency. Separation of bus and car traffic will further reduce conflicts and enhance safety for surrounding properties.

d. Effect on value of adjacent properties

The proposed amendment is not expected to negatively impact the value of adjacent properties. Improved traffic operations, enhanced lighting, upgraded infrastructure, and safer access conditions contribute to a well maintained institutional campus that supports neighborhood stability and surrounding property values.

e. Orderly development of adjacent properties

The amendment supports orderly development by addressing existing deficiencies and aligning site infrastructure with current needs. Improved circulation and parking management reduce off-site impacts and help ensure that adjacent properties are not adversely affected by congestion or unsafe conditions.

f. Suitability under current zoning

Under the current plan designation, the site is not adequately suited to accommodate the intensity of its existing institutional use. The proposed amendment better reflects the current needs of the school and allows improvements necessary for safe and efficient operation.

g. Ingress, egress, and traffic conditions

Adequate ingress and egress will be provided through redesigned traffic loops and a separated bus circulation system. A traffic study has confirmed that the proposed improvements will significantly reduce congestion and improve safety along Sanders Road, particularly during peak arrival and dismissal periods.

h. Utilities and public services

The subject property is fully served by existing utilities and public services. The proposed improvements include upgraded stormwater management, lighting, and EV charging infrastructure.

i. Vacancy of the subject property

The northern portion of the subject property has remained in continuous institutional use and has not been vacant. The southern portion of the subject property was vacant previously and will be annexed into the Village and rezoned into the subject property providing a drop-off location and path leading to the school. The rezoning request is driven by increased enrollment, staffing, programming, and community use rather than underutilization.

j. Community needs

There is a clear community need for the proposed rezoning. Wood Oaks Junior High serves approximately 450 students, 85–90 staff members, and hosts numerous athletic events, extracurricular activities, and community functions year-round. The proposed rezoning enables safety, traffic, accessibility, and sustainability improvements that benefit District 27 families and the broader Northbrook community.

REZONING & ZONING MAP WORKSHEET

In addition to submitting the *Formal Application* form for a rezoning request, also known as a zoning map amendment, the Applicant must include the following information with your application. A public hearing for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. All the required application materials must be submitted to the Department of Development & Planning Services.

The initial submittal MUST contain:

- ☑ **1 electronic version (PDF)** of all application materials submitted in a format as described on the last page of the Formal Application form.

REQUIRED MATERIALS FOR SUBMISSION

- ☑ **Specify Current Zoning District(s)**: IB Institutional Building; OS Open Space; Unincorporated Parcels
- ☑ **Specify Requested Zoning District(s)**: Lot 1 zoned IB Institutional Building and Lot 2 OS Open Space
- ☑ **Statement of Justification**

A written statement of need for the requested rezoning and zoning map amendment is required. The statement of justification shall address the following factors as outlined in Article 2 of the Zoning Code. The staff, Plan Commission and Board of Trustees will use these standards in making a determination whether or not the proposed rezoning is appropriate. Please provide a written response for each item below to submit with the formal application.

a) The existing uses and zoning classifications of properties in the vicinity of the subject property.

b) The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present plan designation or zoning classification.

c) The extent to which the value of the subject property is diminished by the existing plan designation or zoning classification applicable to it.

d) The extent to which such diminution in value is offset by an increase in the public health, safety, and welfare.

e) The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

f) The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.

g) The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

h) The suitability of the subject property for uses permitted or permissible under its present plan designation and zoning classification.

i) The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

j) The community need for the proposed map amendment and for the uses and development it would allow.

Rezoning & Zoning Map Amendment Statement

Wood Oaks Junior High School – Northbrook School District 27

a. Existing uses and zoning classifications

The subject property is an established institutional use occupied by Wood Oaks Junior High School and the attached District 27 Administration Center. Surrounding properties along Sanders Road and within the immediate vicinity consist primarily of public and institutional uses, including other school facilities, park district properties, and nearby residential neighborhoods that have long coexisted. The property is currently zoned Institutional Building and Open Space. A small portion of the Open Space zoning is proposed to be rezoned to Institutional Building.

b. Trend of development in the vicinity

The subject property, Wood Oaks Junior High School, is located within a developed institutional corridor along Sanders Road. Since the school was originally constructed in 1972, the site has experienced significant institutional growth, including multiple building additions completed in 1991, 1992, and 2006. These additions have effectively doubled the building size without corresponding expansion of parking or circulation infrastructure. Surrounding properties continue to function as established public, institutional, and recreational uses, and the proposed amendment aligns with this long-standing development trend.

c. Property Value

The existing zoning classification limits the school's ability to adequately support its operational needs, particularly related to parking capacity, traffic circulation, and safety. These limitations diminish the functional value of the property and restrict the District's ability to meet modern standards for accessibility, safety, and operational efficiency.

The proposed amendment allows for infrastructure improvements that directly enhance the utility and long term value of the property.

d. Offset by public health, safety, and welfare

The proposed rezoning enables improvements that address documented congestion, emergency access constraints, pedestrian safety concerns, and conflicts between bus and car traffic, directly benefiting students, staff, parents, and the surrounding community.

e. Effect on use and enjoyment of adjacent properties

The proposed rezoning will improve the use and enjoyment of adjacent properties by reducing traffic congestion, minimizing vehicle spillback onto Sanders Road and neighborhood streets, and improving overall circulation efficiency. Separation of bus and car traffic will further reduce conflicts and enhance safety for surrounding properties.

f. Effect on value of adjacent properties

The proposed amendment is not expected to negatively impact the value of adjacent properties. Improved traffic operations, enhanced lighting, upgraded infrastructure, and safer access conditions contribute to a well maintained institutional campus that supports neighborhood stability and surrounding property values.

g. Effect on orderly future development

The rezoning supports orderly development by allowing improvements that align the site with its current intensity of use. By addressing parking and circulation needs internally, the proposal minimizes off-site impacts and ensures adjacent properties are not adversely affected by congestion or unsafe conditions.

h. Suitability under current zoning

Under the current plan designation, the site is not adequately suited to accommodate the intensity of its existing institutional use. The proposed amendment better reflects the current needs of the school and allows improvements necessary for safe and efficient operation.

i. Vacancy of the subject property

The northern portion of the subject property has remained in continuous institutional use and has not been vacant. The southern portion of the subject property was vacant previously and will be annexed into the Village and rezoned into the subject property providing a drop-off location and path leading to the school. The rezoning request is driven by increased enrollment, staffing, programming, and community use rather than underutilization.

j. Community need

There is a clear community need for the proposed rezoning. Wood Oaks Junior High serves approximately 450 students, 85–90 staff members, and hosts numerous athletic events, extracurricular activities, and community functions year-round. The proposed rezoning enables safety, traffic, accessibility, and sustainability improvements that benefit District 27 families and the broader Northbrook community.

ALTA/NSPS LAND TITLE SURVEY

PIN NO.: 04-07-300-026
PIN NO.: 04-07-300-027
PIN NO.: 04-07-300-010
PIN NO.: 04-07-300-011

LEGAL DESCRIPTION

(PARCEL A)
THAT PART OF PARCELS 1, 3 AND 4 (HEREINAFTER DESCRIBED) TAKEN AS A TRACT, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CENTER LINE OF SANDERS ROAD, 673.47 FEET NORTHWESTERLY OF THE NORTH LINE OF THE SOUTH 6.21 ACRES, AS DESCRIBED IN PARCEL 3; THENCE WESTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF SANDERS ROAD, A DISTANCE OF 277.83 FEET; THENCE WEST ON A LINE FORMING AN ANGLE OF 6 DEGREES 47 MINUTES 40 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 316.17 FEET; THENCE SOUTH 635.75 FEET TO A POINT ON SAID NORTH LINE OF SOUTH 6.21 ACRES, SAID POINT BEING 673.77 FEET WEST OF THE CENTER LINE OF SANDERS ROAD; THENCE EAST ON SAID SOUTH LINE OF SOUTH 6.21 ACRES, A DISTANCE OF 673.77 FEET TO THE CENTER LINE OF SANDERS ROAD; THENCE NORTHWESTERLY ON THE CENTER LINE OF SANDERS ROAD, A DISTANCE OF 673.47 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 1:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 169 RODS AND 3 LINKS WEST OF THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTHEASTERLY ALONG A LINE BEARING SOUTH 6 DEGREES EAST, TO ITS INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF THE NORTH 1320 FEET OF SAID SOUTHWEST QUARTER, WHICH IS 1333.15 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST 4.36 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TO WIT: BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE WEST 169 RODS AND 3 LINKS TO A POINT; THENCE SOUTH 6 DEGREES EAST, 80 RODS AND 7 LINKS TO THE CENTER OF THE ROAD; THENCE EAST 54 RODS AND 18 LINKS TO THE CENTER OF THE ROAD; THENCE NORTH 6 DEGREES WEST, 41 RODS ALONG THE CENTER OF ROAD; THENCE NORTH 100 RODS AND 7 LINKS TO A POINT; THENCE NORTH 39 RODS AND 5 LINKS TO THE PLACE OF BEGINNING (EXCEPTING FROM SAID TRACT THE SOUTH 6.21 ACRES LYING WESTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED, ALSO EXCEPTING FROM SAID TRACT ALL THAT PART THEREOF LYING EASTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED) ALSO (EXCEPTING FROM SAID TRACT THAT PART FALLING WESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTH LINE 1172.12 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHERN QUARTER OF SECTION 27, AFORESAID; THENCE SOUTH 7 DEGREES EAST TO A POINT IN THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, 1333.15 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION); IN COOK COUNTY, ILLINOIS.

PARCEL 4:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER AFORESAID, 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE WEST TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 1320 FEET; THENCE EASTERLY 1333.15 FEET TO A POINT WHICH IS 1329.78 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING; THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING, EXCEPT THE WEST 922.80 FEET THEREOF AND EXCEPTING THE SOUTH 297.62 FEET OF THAT PART LING EAST OF THE EAST LINE OF THE WEST 1177.80 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

AND

(PARCEL B)
THAT PART OF PARCELS 1, 3 AND 4 (HEREINAFTER DESCRIBED) TAKEN AS A TRACT, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE CENTER LINE OF SANDERS ROAD, 673.47 FEET NORTHWESTERLY OF THE NORTH LINE OF THE SOUTH 6.21 ACRES AS DESCRIBED IN PARCEL 3; THENCE WESTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF SANDERS ROAD, A DISTANCE OF 277.83 FEET; THENCE WEST ON A LINE FORMING AN ANGLE OF 6 DEGREES 47 MINUTES 40 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 316.17 FEET TO THE PLACE OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 635.75 FEET TO A POINT ON SAID NORTH LINE OF SOUTH 6.21 ACRES, SAID POINT BEING 673.77 FEET WEST OF THE CENTER LINE OF SANDERS ROAD; THENCE WEST ON SAID NORTH LINE OF SOUTH 6.21 ACRES, A DISTANCE OF 228.41 FEET TO THE EAST LINE OF PARCEL 4; THENCE NORTHWESTERLY ON SAID EAST LINE OF PARCEL 4, A DISTANCE OF 2.48 FEET TO THE NORTH LINE OF THE SOUTH 297.62 FEET OF THE SOUTHWEST QUARTER, AS DESCRIBED IN PARCEL 4; THENCE WEST ON SAID NORTH LINE OF SOUTH 297.62 FEET, A DISTANCE OF 118.91 FEET TO THE EAST LINE OF WEST 1177.80 FEET OF THE SOUTHWEST QUARTER, AS DESCRIBED IN PARCEL 4; THENCE SOUTH ON SAID EAST LINE OF WEST 1177.80 FEET, A DISTANCE OF 41.87 FEET; THENCE WEST PARALLEL WITH SOUTH LINE OF PARCEL 4, A DISTANCE OF 85.0 FEET; THENCE NORTHWESTERLY ON A LINE FORMING AN ANGLE OF 43 DEGREES 53 MINUTES 50 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 69.56 FEET; THENCE WEST ON LINE FORMING AN ANGLE OF 43 DEGREES 43 MINUTES 35 SECONDS TO THE LEFT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 86.70 FEET; THENCE NORTH AT RIGHT ANGLES TO LAST DESCRIBED COURSE, A DISTANCE OF 526.58 FEET TO A POINT OF CURVE; THENCE NORTHERLY ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 364.42 FEET, A DISTANCE OF 72.67 FEET; THENCE NORTHEASTERLY ON A LINE FORMING AN ANGLE OF 96 DEGREES 55 MINUTES 10 SECONDS FROM SOUTH TO NORTHEAST WITH THE CHORD OF THE LAST DESCRIBED CURVE, A DISTANCE OF 150.50 FEET; THENCE EAST 429.61 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 1:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 169 RODS AND 3 LINKS WEST OF THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTHEASTERLY ALONG A LINE BEARING SOUTH 6 DEGREES EAST, TO ITS INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF THE NORTH 1320 FEET OF SAID SOUTHWEST QUARTER, WHICH IS 1333.15 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH 1172.12 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST 4.36 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE WEST 169 RODS AND 3 LINKS TO A POINT; THENCE SOUTH 6 DEGREES EAST, 80 RODS AND 7 LINKS TO THE CENTER OF THE ROAD; THENCE EAST 54 RODS AND 18 LINKS TO THE CENTER OF THE ROAD; THENCE NORTH 6 DEGREES WEST, 41 RODS ALONG THE CENTER OF ROAD; THENCE EAST 100 RODS AND 7 LINKS TO A POINT; THENCE NORTH 39 RODS AND 5 LINKS TO THE PLACE OF BEGINNING (EXCEPTING FROM SAID TRACT THE SOUTH 6.21 ACRES LYING WESTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED, ALSO EXCEPTING FROM SAID TRACT ALL THAT PART THEREOF LYING EASTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED) ALSO (EXCEPTING FROM SAID TRACT THAT PART FALLING WESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTH LINE 1172.12 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHERN QUARTER OF SECTION 27, AFORESAID; THENCE SOUTH 7 DEGREES EAST TO A POINT IN THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, 1333.15 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION); IN COOK COUNTY, ILLINOIS.

PARCEL 4:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER AFORESAID, 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE WEST TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 1320 FEET; THENCE EASTERLY 1333.15 FEET TO A POINT WHICH IS 1329.78 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING; THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING, (EXCEPT THE WEST 922.80 FEET THEREOF AND EXCEPTING ALSO THE SOUTH 297.88 FEET OF THAT PART LYING EAST OF THE EAST LINE OF THE WEST 1177.80 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

AND

(PARCEL C)
THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 2042.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, SAID POINT BEING 270 FEET EAST OF THE SOUTHEAST CORNER OF THE PREMISES CONVEYED TO HERMANN K. GUILDER AND EMMA E. GUILDER, HIS WIFE, BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13528275 THENCE NORTH 7 DEGREES WEST ON A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES SO CONVEYED TO HERMANN K. GUILDER AND WIFE 299.64 FEET, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION 193.80 FEET THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET AND TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, THENCE WEST ALONG SAID SOUTH LINE, 193.80 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AND

(PARCEL D)
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 1772.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 7 DEGREES WEST ALONG THE EASTERLY LINE OF THE PREMISES CONVEYED TO HERMAN K. GUILDER AND EMMA GUILDER, HIS WIFE BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13528275, A DISTANCE OF 299.64 FEET TO THE NORTHEAST CORNER OF THE PREMISES SO CONVEYED TO HERMAN K. GUILDER AND WIFE, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, 463.80 FEET THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION THENCE WEST OF A LINE PARALLEL WITH THE WESTERLY LINE THEREOF RUNNING NORTH 7 DEGREES WEST FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES AND EXCEPTING FROM SAID PREMISES THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART LYING EAST OF SAID LINE RUNNING NORTH 7 DEGREES WEST PARALLEL WITH THE WEST LINE THEREOF FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES IN COOK COUNTY, ILLINOIS.

LEGEND

EXISTING AIR CONDITIONER
EXISTING BOLLARD
EXISTING CLEAN OUT
EXISTING FLAG POLE
EXISTING HANDHOLE
EXISTING LIGHT POLE
EXISTING CABLE TV PEDESTAL
EXISTING ELECTRIC PEDESTAL
EXISTING TELEPHONE PEDESTAL
EXISTING HYDRANT
EXISTING TRAFFIC CABINET
EXISTING TRAFFIC MANHOLE
EXISTING TRAFFIC SIGNAL
EXISTING TRAFFIC SIGNAL MAST ARM
EXISTING SANITARY MANHOLE
EXISTING STORM CATCH BASIN
EXISTING STORM WATER INLET SECTION
EXISTING STORM INLET
EXISTING STORM MANHOLE
EXISTING UTILITY MONUMENT
EXISTING WATER RETAINED DITCH
EXISTING WATER VALVE
EXISTING WATER VALVE & VAULT
EXISTING BUILDING (FULL LEAD TRIM)
EXISTING OVERHEAD WIRE (NON-LEAD TRIM)
EXISTING ELECTRIC METER
EXISTING ELECTRIC TRANSFORMER
EXISTING GAS METER
EXISTING TELEPHONE MANHOLE
EXISTING POWER POLE
EXISTING IRON WIRE
PARCEL (LOT)
RIGHT OF WAY LINE
CENTER LINE OF RIGHT OF WAY
EXISTING SANITARY LINE
EXISTING STORM LINE
EXISTING WATERMAIN LINE
EXISTING ELECTRIC LINE
EXISTING GAS LINE
EXISTING OVERHEAD WIRES
EXISTING CABLE TV LINE
EXISTING TELEPHONE LINE
EXISTING WOOD FENCE
EXISTING CHAIN LINK FENCE
EXISTING DOUBLE GATES
EXISTING DOUBLE GATES
EXISTING CONTOUR MAJOR (1.00)
EXISTING CONTOUR MINOR (1.00)
EXISTING BUILDING
EXISTING CONCRETE PAVEMENT
EXISTING ASPHALT PAVEMENT

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD INFORMATION AND AVAILABLE DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE LOCATIONS SHOWN ARE NECESSARILY THE EXACT LOCATIONS OF SUCH UTILITIES. HOWEVER, THAT THEY ARE AS ACCURATE AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

Know what's below. Call before you dig. 1-(800) 6420-811 (OR) DIAL 48 HOURS (1 WORKING DAYS) BEFORE YOU DIG 811 or 1-800-892-0123



LOCATION MAP
NOT TO SCALE

NOTES CORRESPONDING TO SCHEDULE B

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING DEEDS, EASEMENTS, RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS, ADJOINERS AND/OR OTHER DOCUMENTS THAT MIGHT EFFECT TITLE TO THE PROPERTY DEPICTED HEREON WAS APPLIED FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. RLS-2022CO-21769.0, DATED JULY 8, 2022 AS PROVIDED TO THE SURVEYOR BY THE CLIENT, TITLE COMPANY AND/OR THEIR REPRESENTATIVES.

2. SCHEDULE B ITEM 1: PERMANENT TAX NUMBERS 04-07-300-026, 04-07-300-027, 04-07-300-010 AND 04-07-300-011 AS LISTED IN TITLE COMMITMENT.

3. SCHEDULE B ITEM 8: EASEMENT DATED APRIL 10, 1962 AND RECORDED APRIL 27, 1962 AS DOCUMENT NO. 18460478 MADE BY JAMES E. SCHWEIZER TO ILLINOIS BELL TELEPHONE COMPANY AND COMMONWEALTH EDISON COMPANY RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. AFFECTS SUBJECT PARCEL. SHOWN ON SAID SURVEY.

4. SCHEDULE B ITEM 9: EASEMENT DATED APRIL 23, 1967 AND RECORDED MAY 31, 1967 AS DOCUMENT NO. 20151923 MADE BY CHARLES GRIGSBY, ET AL. TO ILLINOIS BELL TELEPHONE COMPANY AND COMMONWEALTH EDISON COMPANY RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. DOCUMENT NOT LEDGIBLE. AFFECTS SUBJECT PARCEL. SHOWN ON SAID SURVEY AS DEPICTED PER DOCUMENT NO. 0627017076

5. SCHEDULE B ITEM 10: EASEMENT DATED APRIL 28, 1967 AND RECORDED MAY 31, 1967 AS DOCUMENT NO. 20151924 MADE BY RICHARD DEAN ALLEN TO ILLINOIS BELL TELEPHONE COMPANY AND COMMONWEALTH EDISON COMPANY RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. AFFECTS SUBJECT PARCEL. SHOWN ON SAID SURVEY.

6. SCHEDULE B ITEM 11: PLAT OF EASEMENT FOR TRAFFIC CONTROL BOX RECORDED APRIL 12, 1976 AS DOCUMENT NO. 23447994 IN THE COOK COUNTY RECORDER'S OFFICE. AFFECTS SUBJECT PARCEL. SHOWN ON SAID SURVEY.

7. SCHEDULE B ITEM 12: WATER MAIN EASEMENT DATED SEPTEMBER 12, 1977 AND RECORDED NOVEMBER 10, 1977 AS DOCUMENT NO. 24189071 MADE BY MARILYN HOWARD AND EVELYN MISSNER TO VILLAGE OF NORTHBROOK RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. AFFECTS SUBJECT PARCEL. SHOWN ON SAID SURVEY.

8. SCHEDULE B ITEM 13: AGREEMENT FOR FIRE LANE EASEMENT DATED DECEMBER 16, 1996 AND RECORDED JANUARY 21, 1997 AS DOCUMENT NO. 97042161 MADE BY AND BETWEEN THE BOARD OF EDUCATION OF NORTHBROOK SCHOOL DISTRICT NO. 27 AND VILLAGE OF NORTHBROOK RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. AFFECTS SUBJECT PARCEL. NOT PLOTTABLE.

9. SCHEDULE B ITEM 14: NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION DATED MAY 11, 2006 AND RECORDED SEPTEMBER 27, 2006 AS DOCUMENT NO. 0627017076 MADE BY NORTHBROOK SCHOOL DISTRICT 27 TO METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. DOES NOT AFFECT SUBJECT PARCEL. SHOWN ON SAID SURVEY.

NOTES CORRESPONDING TO TABLE A:

NOTES CORRESPONDING TO TABLE A

TABLE A ITEM 1: ALL MONUMENTS WERE EITHER FOUND OR SET AND ARE SHOWN HEREON THIS SURVEY.

TABLE A ITEM 2: ADDRESS OF THE SURVEYED PROPERTY WAS OBTAINED BY THE SURVEYOR OR OBSERVED WHILE CONDUCTING THE FIELD WORK.

1250 SANDERS ROAD, NORTHBROOK, IL 60062

1370-1390 SANDERS ROAD, NORTHBROOK, IL 60062

TABLE A ITEM 3: UPON INSPECTION OF THE FLOOD INSURANCE RATE MAP FOR THE SUBJECT AREA, PANEL NUMBER 17031C0069J EFFECTIVE DATE OF AUGUST 19, 2008, IT APPEARS THAT THE PROPERTY SHOWN HEREON WOULD LINE IN "ZONE X" AREA OF MINIMAL FLOOD HAZARD.

TABLE A ITEM 4: GROSS LAND AREA = 796,813 SQUARE FEET OR 18.292 ACRES MORE OR LESS. (TO HEAVY LINES)

TABLE A ITEM 8: ALL SUBSTANTIAL FEATURES OF THE SUBJECT PROPERTY ARE SHOWN ON THE SURVEY.

TABLE A ITEM 9: PARKING STALL COUNTY AS FOLLOWS: 104 REGULAR STALLS, 6 ACCESSIBLE STALLS.

TABLE A ITEM 16: NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

TABLE A ITEM 17: NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN DISCOVERED. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

STATE OF ILLINOIS)
) SS
COUNTY OF OGLE)

TO: BUYER TO BE DETERMINED
STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 12, 2025.

REGIONAL LAND SERVICES, LLC.
PROFESSIONAL DESIGN FIRM: NUMBER 007006008

Rudy P. Dixon 12/16/2025
RUDY P. DIXON DATE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003832
LICENSE EXPIRES NOVEMBER 30, 2026

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

RUDY P. DIXON
035-003832
ROCHELLE, ILLINOIS
PROFESSIONAL LAND SURVEYOR

NO.	DESCRIPTION	DATE
0	PLAT	12/16/25

DRAWN BY: RDH
DATE: 12/16/25
SCALE: 1" = 50'
DESIGNED BY: RDH
DRAWING NO.: 25-1218
CHECKED BY: RDH
DATE: 12/16/25

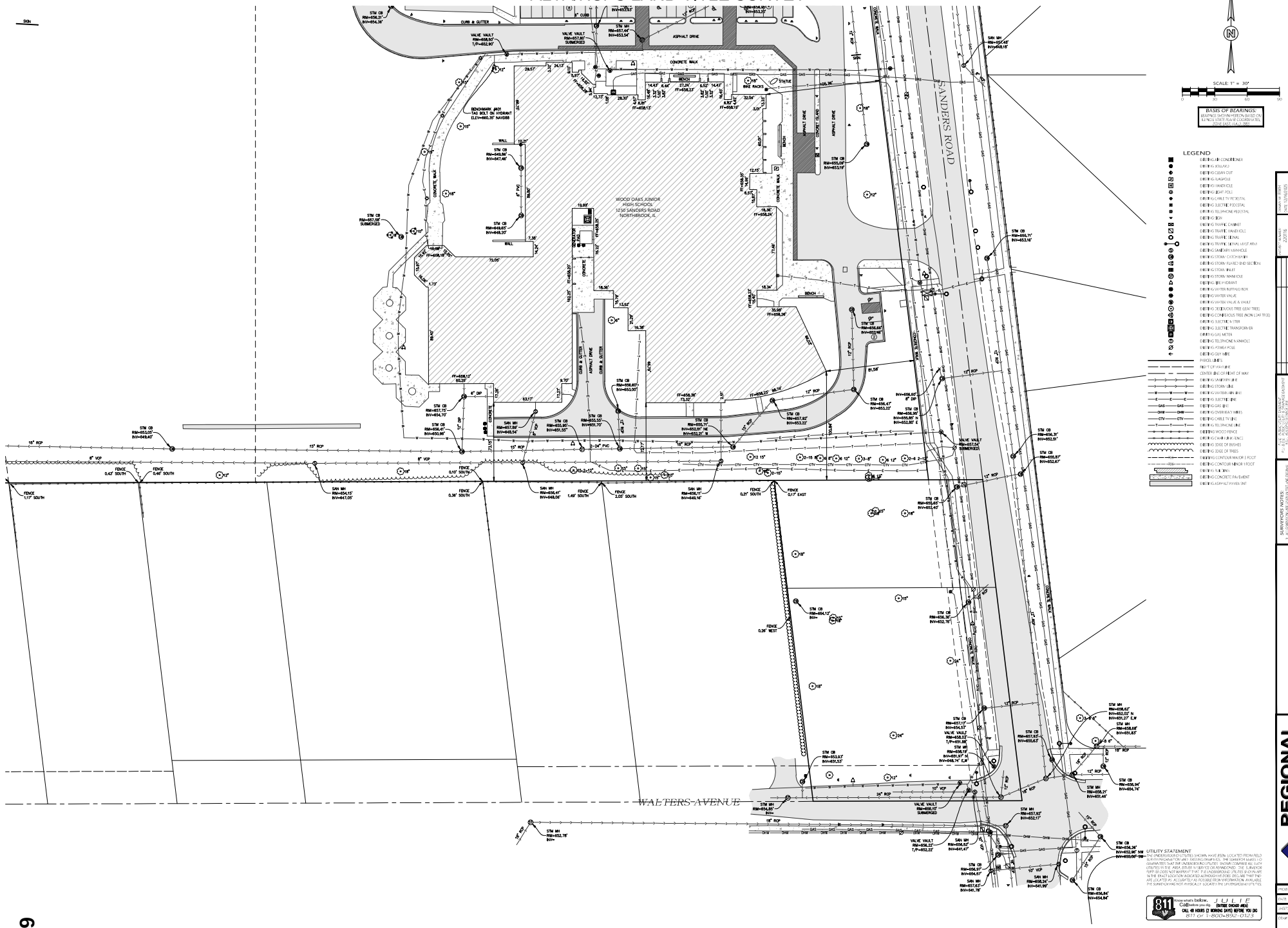
SURVEYOR NOTES:
A. ALL DISTANCES ARE MEASURED AND ARE SHOWN IN FEET AND DECIMALS THEREOF.
B. BEFORE ANY EXCAVATION OR CONSTRUCTION BEGINS, CONTACT J.U.L.I.E. AT 811 OR 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
C. ONLY VISIBLE ENCROACHMENTS ARE SHOWN.
D. DO NOT SCALE DIMENSIONS FROM THIS DRAWING.

CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 586-0007

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

PROJECT NUMBER: 22-1218
DATE: 12/16/2025
SHEET: 1 OF 1
DRAWING NUMBER: ALTA

ALTA/NSPS LAND TITLE SURVEY



CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 586-0007

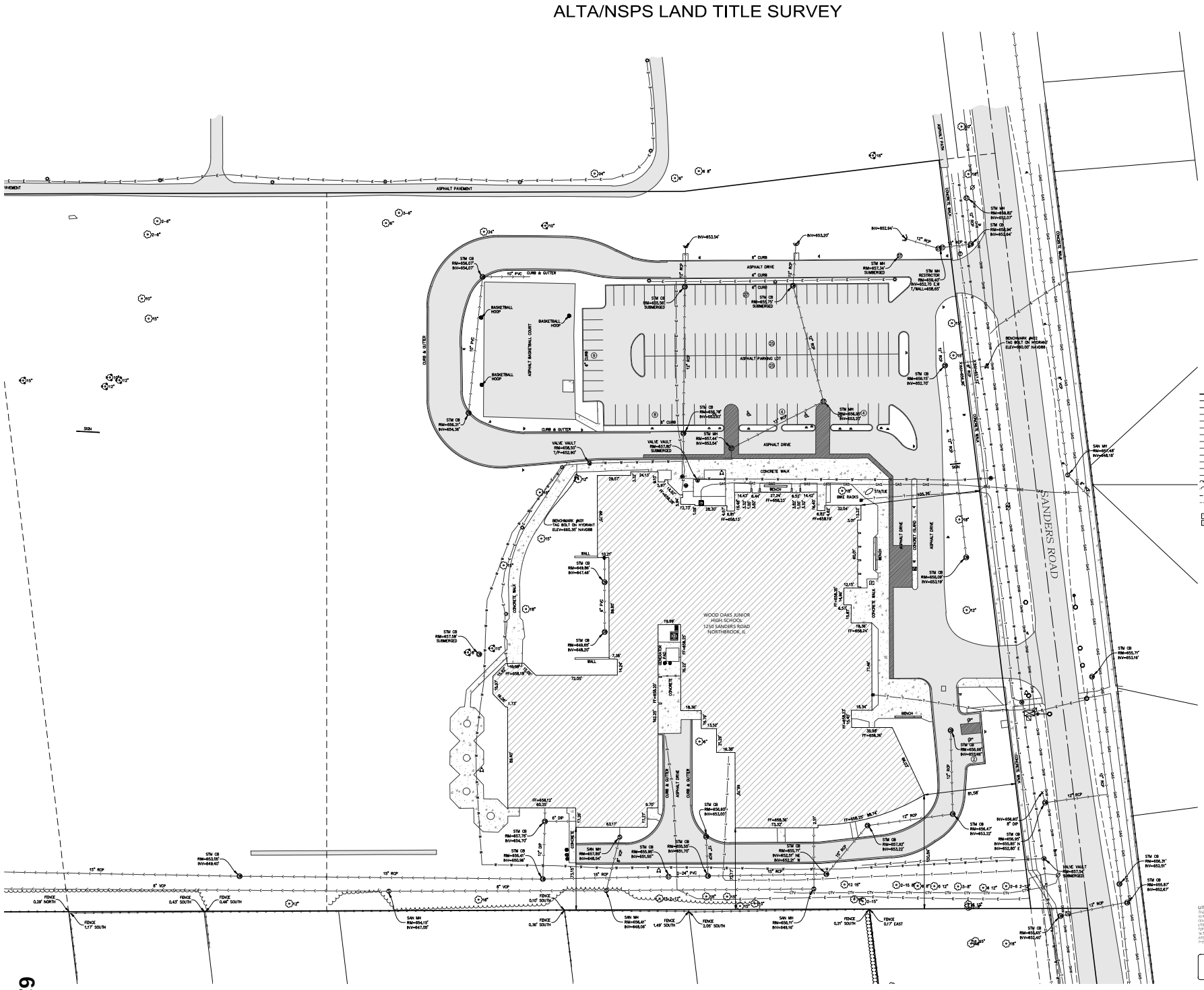
REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

NO.	DESCRIPTION	DATE
1	ADDED TITLE COMMITMENT INFO	12/16/25
2		
3		
4		
5		

DRAWN BY: RSH
CHECKED BY: MTD
FIELD WORK COMPLETED ON: 10/30/2025
SCALE: 1" = 30'
PROJECT ADDRESS: 1250 SANDERS ROAD NORTHBROOK, IL 60062

PROJECT NUMBER: 220116
DATE: 12/16/2025
SHEET: 2 OF 5
DRAWING NUMBER: ALTA

ALTA/NSPS LAND TITLE SURVEY



SURVEYOR'S NOTES:
1. ALL DISTANCES ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.
2. BEFORE STARTING ANY CONSTRUCTION OF ANY KIND, THE BUILDING LINES AND EASEMENTS SHOWN HEREON SHOULD BE VERIFIED.
3. NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
4. THIS PROPERTY MAY BE SUBJECT TO ANY RESTRICTIVE COVENANTS, RESTRICTIONS, BUILDING LINES AND EASEMENTS OF RECORD.
5. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE SURFACE EVIDENCE AND/OR PLANS PROVIDED BY OTHERS. THE EXACT LOCATION, NUMBER AND TYPE OF UTILITIES MUST BE DETERMINED BY THE APPROPRIATE UTILITY COMPANIES.
6. ALL DISTANCES ALONG CURVED BOUNDARIES ARE ARC LENGTHS UNLESS OTHERWISE NOTED.
7. ONLY THOSE EASEMENTS AND RESTRICTIONS LISTED IN THE TITLE COMMITMENT NO. 1609-4766 DATED 11/26/2025 AT 7:30 AM ISSUED BY CHICAGO TITLE INSURANCE COMPANY HAVE BEEN CONSIDERED.

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES REPRESENT THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

811 Know what's below. Call before you dig. JULIE (OUTSIDE CHICAGO AREA) CALL 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG 811 or 1-800-892-0123

CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 586-0007

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

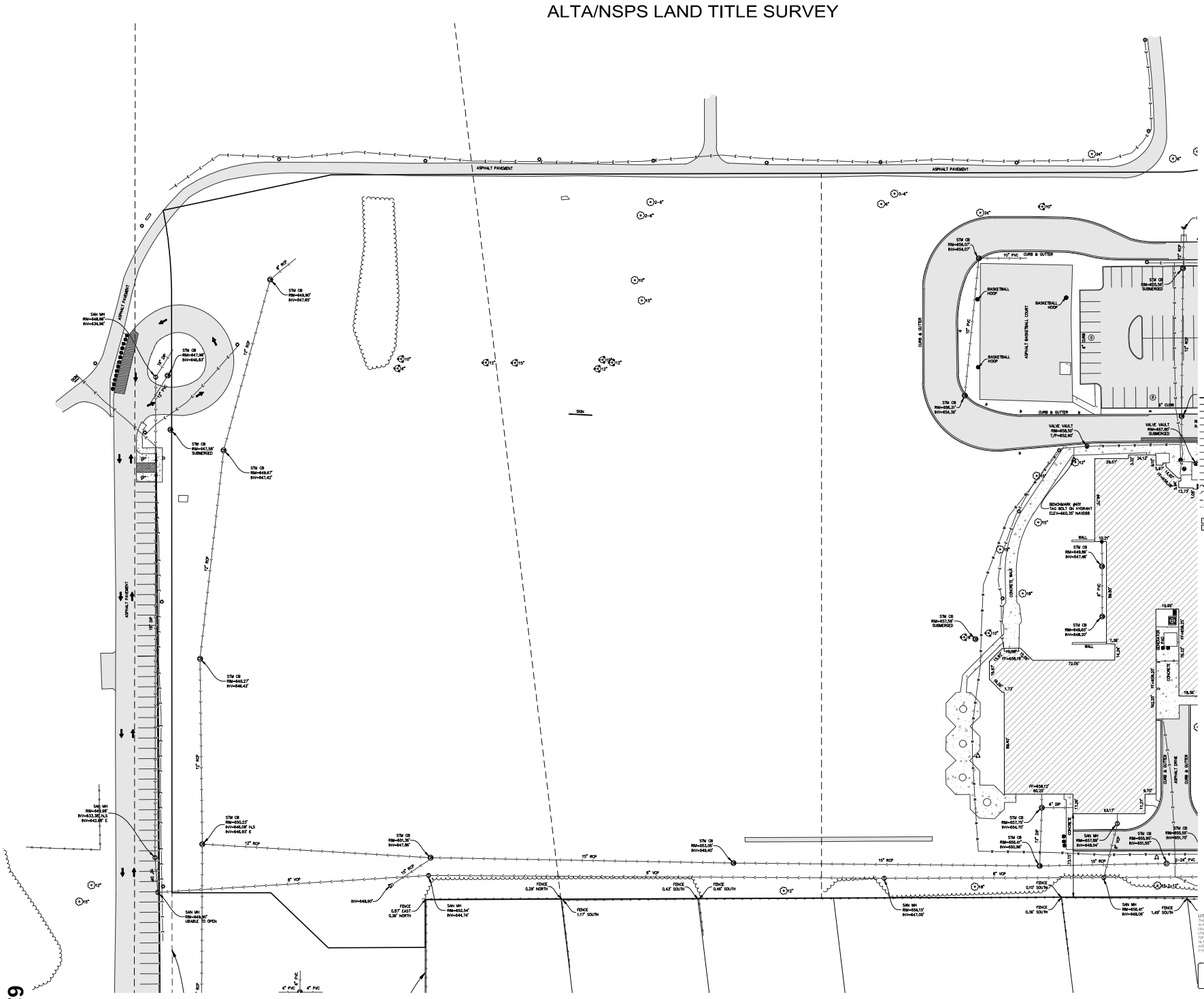
PROJECT NUMBER	220116
DATE	12/16/2025
SHEET	3 OF 5
DRAWING NUMBER	ALTA

NO.	DESCRIPTION	DATE
1	ADDED TITLE COMMITMENT INFO	12/16/2025
2	ADDED ZONING INFO	12/19/2025
3	ADDED PARKING INFO	12/22/2025
4	ADDED TABLE A ITEMS	12/23/2025
5	ADDED TABLE A ITEMS	12/24/2025

DRAWN BY: RSH
CHECKED BY: RFD
SCALE: 1" = 30'
PROJECT #: 220116
DATE: 12/16/2025

1250 SANDERS ROAD
NORTHBROOK, IL 60062

ALTA/NSPS LAND TITLE SURVEY



SURVEYOR'S NOTES:
1. ALL DISTANCES ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.
2. BEFORE STARTING ANY CONSTRUCTION CALL J.U.L.I.E. AT 811 OR 1-800-892-0123 FOR FIELD LOCATION OF UTILITIES.
3. NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT.
4. THIS SURVEY IS SUBJECT TO ANY EASEMENTS OR AGREEMENTS OF RECORD.
5. FIELD WORK COMPLETED ON 12/16/2025.

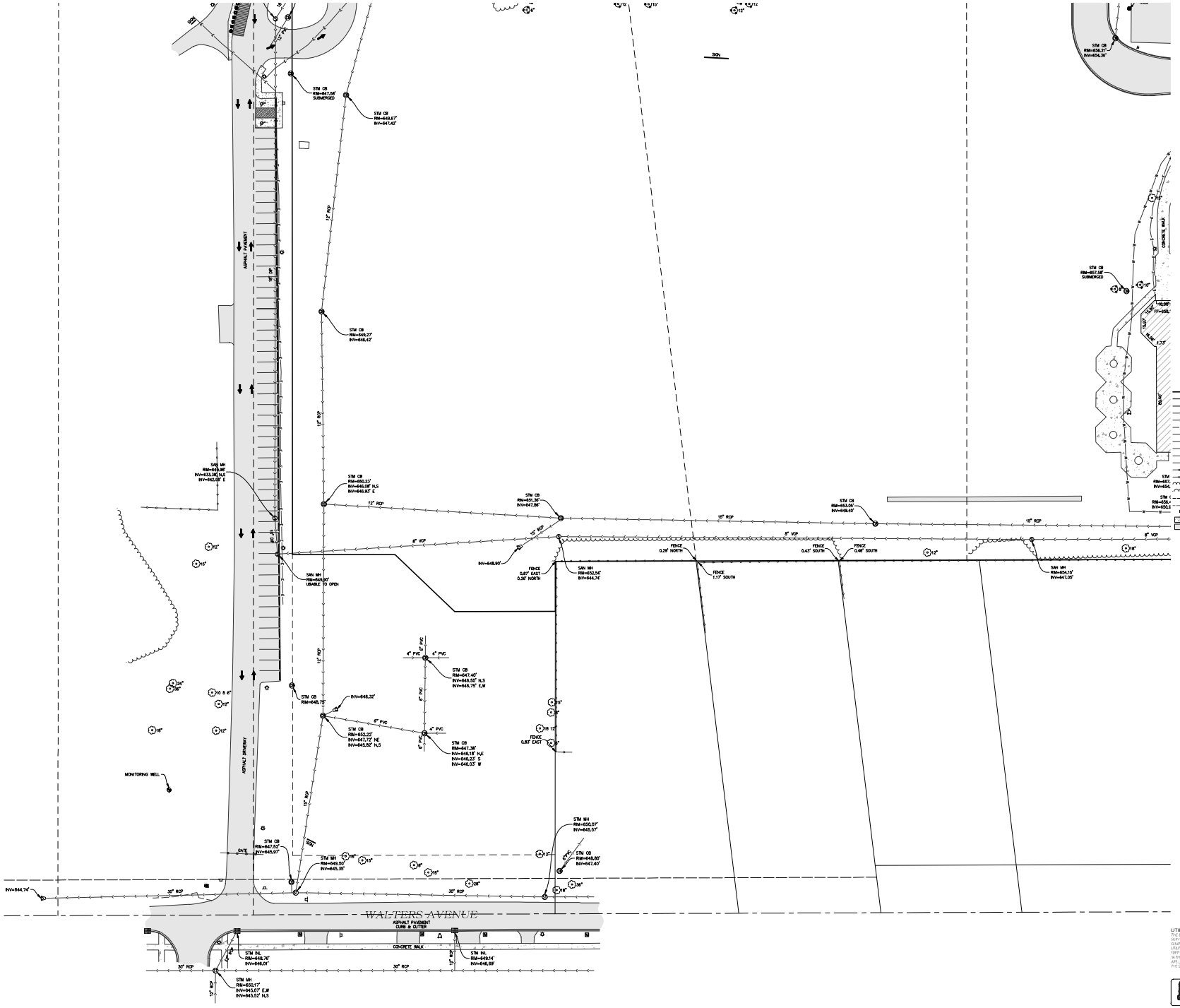
CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 388-0007

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

NO.	DESCRIPTION	DATE
1	ADDED TOPO	12/16/25
2		
3		
4		
5		

DRAWN BY: RWH
CHECKED BY: MPD
DATE: 12/16/2025
SCALE: 1" = 30'
DRAWING NAME: 220116 ALTA
PROJECT NUMBER: 220116
DATE: 12/16/2025
SHEET: 4 OF 5
DRAWING NUMBER: ALTA

ALTA/NSPS LAND TITLE SURVEY



CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 388-0017

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES BELIEVE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

811 Know what's below. Call before you dig. JULIE (OUTSIDE CHICAGO AREA) CALL 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG 811 or 1-800-892-0123

PROJECT MANAGER	220116
DATE	12/16/2025
SHEET	5 OF 5
DRAWING NUMBER	ALTA

Northbrook School District 27 - Wood Oaks Jr. High Narrative

Wood Oaks Jr. High, located at 1250 Sanders Road in Northbrook, Illinois, was originally built in 1972, with additions built in 1991, 1992, and 2006. The original construction included a 65,000 square foot school, parking for approximately 100 vehicles, and a bus/car drop-off lane. Since that time, Wood Oaks has seen three building additions, effectively doubling the square footage of the actual building to over 130,000 square feet, with no additional square footage added to the parking lot. Through the decades, the total number of staff accessing the school building has increased, including teachers, support staff, and administrative staff. The Administration Center is attached to Wood Oaks Junior High School. The junior high currently supports 85-90 staff members on a daily basis, plus visitors. The junior high serves approximately 450 students in grades 6-8. About 40% (approx. 200 students) take one of eight school buses that serve the school, and the remaining students either walk, ride their bikes, or are picked up/dropped off by car. The majority of the non-bus riders are picked up/dropped off by car. Depending on the school schedule, holiday breaks, and/or inclement weather, the car and bus traffic creates congestion, often with the overflow spilling out onto Sanders Road, causing further congestion and potential safety issues on a major North/South county road. Wood Oaks Junior High is the only school building in the school district that currently does not separate car and bus traffic for arrival and dismissal times, further adding to the congestion and overflow onto Sanders Road.

Students participate in eighteen different athletic teams year-round. There are six different music ensembles and numerous after-school clubs and activities. The need for increased parking can be seen daily as parents arrive to watch their children participate in these different activities, while school staff vehicles remain parked after hours. Wood Oaks is a busy campus from the first student arrivals at 7:30 am too well after dark.

In addition, the school hosts more than a dozen events requiring parking for 100 to 300 families; this is in addition to the school staff requiring a parking space. Custodial staff must assist in parking vehicles inside the bus/car lane. Sometimes, late-arriving vehicles block access for emergency vehicles. There are over thirty-six sports events needing adequate parking, which can occur at any time of the year as the school hosts both indoor and outdoor competitions.

As previously mentioned, parent drop-offs and pickups have increased dramatically. Any inclement weather, rain, cold, or snow, increases the need for more traffic holding capacity. The current lot has only a few spaces to spare once all staff arrive for work each day. Wood Oaks also hosts parking for Park District events, and it acts as a spare lot for Northbrook Days.

This use has deteriorated the parking lot surface and infrastructure to the point of needing to be completely replaced. Understanding the current needs of the school, District 27 has engaged CAGE Civil Engineering to design a new parking area, enlarge the current traffic loop, and create a separate bus loop on D27 property at the corner of Sanders Road. and Walters Ave. This redesign will more than double our current parking capacity. It will also bring the school up to the current zoning code parking requirements. A traffic study was performed to assess the

need for more car capacity. The redesigned traffic loop will accommodate even the busiest parent drop-off day.

Included in this redesign are increased stormwater detention, EV charging stations, improved LED lighting, and Crisis Prevention Through Environmental Design (CPTED) for added safety measures. Every improvement made to the Wood Oaks parking and traffic infrastructure increases the safety level for students, staff, and parents. The increased traffic capacity and bus/car separation will greatly improve traffic flow and accident avoidance on and off of Sanders Road. Frustrated parents will not be inclined to drop students off inside the parking lot or park in the surrounding neighborhood streets. Bus ridership may actually increase as students will no longer have to wait to board buses after all car traffic has finished loading. District 27 also acknowledges the need for sustainability and green space. CAGE Civil Engineering has been directed to provide options for paver-surfaces, bioswales, and other green space opportunities as budgeting and Metropolitan Water Reclamation District (MWRD) requirements allow.

This parking infrastructure project will improve safety for all District 27 stakeholders, and it will serve the families of District 27 as well as various user groups, including the Northbrook Park District and Village of Northbrook. These improvements are an investment for the community for many years in the future.

Sustainability Addendum Response

Wood Oaks Junior High School – Northbrook School District 27

The proposed parking and site improvements at Wood Oaks Junior High School have been planned with a strong emphasis on sustainability, environmental stewardship, and alignment with the Village of Northbrook's Climate Action Plan goals.

District 27 has acknowledged the importance of incorporating sustainable and green infrastructure where feasible. As part of the project design, CAGE Engineering evaluated opportunities for enhanced stormwater management, including increased on-site above ground detention, the use of permeable paver pavement systems, bioswales, and other green space strategies as permitted by site constraints, budget considerations, and Metropolitan Water Reclamation District (MWRD) requirements.

Permeable pavers are proposed within the parking lot improvements to reduce impervious surface impacts and improve on-site stormwater management. These systems allow stormwater to infiltrate through the pavement surface, reducing runoff volumes, improving water quality through natural filtration, and decreasing the burden on downstream storm sewer infrastructure. The use of permeable pavement also supports groundwater recharge and contributes to reduced surface ponding during storm events.

The proposed landscape design further supports these sustainability objectives. Approximately seventy percent (70%) of the plant palette consists of native species or regionally appropriate nativars. All plant selections were chosen specifically for their hardiness, tolerance of urban conditions, and drought resistance, reducing the need for excessive irrigation, chemical treatments, and long-term maintenance.

The landscape plan emphasizes species diversity and ecological resilience through the use of twelve (12) canopy and evergreen tree species and thirteen (13) understory tree and shrub varieties. This diversity helps create a sustainable landscape installation that is better able to withstand pests, disease, and drought conditions while enhancing habitat value and visual interest across the campus.

Trees removed as part of the construction activities are being replaced with large native tree selections planted throughout the school campus. These replacement trees will increase overall canopy coverage, provide additional shade, and contribute to mitigation of the urban heat island effect, while enhancing pedestrian comfort and campus aesthetics.

Additional sustainability measures incorporated into the overall project design include provisions for EV charging stations, upgraded energy-efficient LED lighting, and site design strategies that improve safety and functionality while minimizing environmental impacts. Collectively, these improvements reflect a balanced, performance-based approach that integrates infrastructure upgrades with long-term sustainability goals for the Wood Oaks Junior High School campus.

03.10.2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD25-12 – 1250 Sanders Road – Wood Oaks Parking Lot

Dear Swati,

CAGE Engineering, Inc. (CAGE) has received the following Tree Preservation Comments via email, on February 11, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Developments & Planning Services Department Comments:

1) Plat: Based on the DPS response from the applicant, dated 1-21-26 – it appears that the applicant wishes to resubdivide the property as opposed to consolidate:
   a) Confirm if the applicant will resubdivide the four PINs into two lots. The engineering plan lot lines do not match the Plat.
   Response: Correct, per our discussion, the four PINs (Parcels A, B, C and D) will be resubdivided into Lots 1 and 2.
   b) If yes, prepare a Final Plat of Subdivision showing proposed lots. See Final Plat Worksheet attached.
   Response: Final Plat of Subdivision is included in this resubmittal.

2) Rezoning Worksheet: Revise the worksheet and note the requested zoning district for the proposed lots. Revise worksheet statements as applicable. See a copy of the worksheet attached.
   Response: Revised Rezoning Worksheet is included in this resubmittal.

3) Annexation: Item 2) on this page should enter the complete address of the Subject Property (signature not required). See document attached.
   Response: Revised Petition for Voluntary Annexation is included in this resubmittal.

4) Legal Description: Confirm and submit a Word document with the existing legal description and post-subdivision legal description of the Subject Property.
   Response: Existing legal description is enclosed. Per our surveyor and previous discussion, the post-subdivision legal descriptions for Lots 1 and 2 will be created after recording.

5) Surrounding Property PIN List: Several entries on the spreadsheet are noted as “TBD”. Enter Owner Name and Mailing Address for these PINs and if not available through any reliable source, then enter the property address for these items and submit.
Response: Surrounding PIN list was verified and revised accordingly.

6) The project narrative and the sustainability response mentions ‘EV charging stations’ – confirm if EV charging stations will be installed within the parking lot. If yes, show the location within the parking lot on the site plan.
Response: The project intends to install 3 EV charging stations and they are now noted on the plans. One will be accessible.

7) Parking: The total parking count noted in the parking summary table on the site plans probably accounts for the four spaces along Sanders Road, however those spaces are not shown on the plan. Show the existing and proposed spaces and match the data on the plans. Confirm and revise as appropriate.
Response: The spaces along Sanders Road are now shown on the plans as they should be accounted for as part of the campus parking count.

8) Landscape Plan: Transition Landscape Area: Transition Landscape Area Type C (10-106.G.) is applicable between IB and residential districts. In this instance around the bus drop-off area.
   a) Given that the landscape buffer distance along the west property line is 15 feet – show and label a fence along the west property line on the site and landscape plan. Provide a detail.
   Response: The landscape buffer has been increased to 20 feet so a fence will not be required per the Type C requirements. Additional plantings have been provided per code.

9) Based on the comments above, match all plans for details.
Response: Plans have been updated accordingly.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.

Claudia Welp

Claudia Welp
Director of Operations - Illinois

northbrook

Plan Review	Engineering Code Review / Response 1250 SANDERS RD	Reviewer: Aram Beladi [redacted]

Date Review Completed: 02/09/2026

Instructions:

A. *Return this sheet with the revised drawings / documents to permits@northbrook.il.us*
B. *The design professional must indicate the location of each revision (sheet/detail number) & respond to every comment in the Response spaces provided below; do NOT submit a separate response letter, USE THIS FORM.*
C. *The design professional must include on each new drawing: their seal, signature, date of signing and date of license expiration.*
D. *Identify all drawing revisions with a BUBBLE.*
E. *Any revisions that are in addition to the review comments must be bubbled and explained in a separate narrative.*

Questions concerning Review Comments should be directed to [redacted].

Building Code Review Comments

1. Total of 50' ROW dedication required on Sanders Road. 33' required ROW dedication is sufficient on Walters Ave.
Response:

ROW dedication along Sanders Road has been increased to 50'.

2. All above ground detention basins shall be located such that the design high water level is a minimum of 10 feet from any property line, structure, and right-of-way.

Any sharp change in grade adjacent to sidewalk requires a 3' buffer or physical barrier seperating sidewalk and change in grade.
Response:

Setbacks from property lines for detention are maintained at locations adjacent to residential. Buffers near sidewalks are maintained.

3. Extend sidewalk on Walters to connect to corner current presentation shows it dead ending at ROW.
Response:

Sidewalk was added to connect to the sidewalk on Walters.

End of Review Comments

The Design Professional is to complete the follow

Claudia Welp — Claudia Welp

Print Name *Signature*

Date: 03/10/26

03/10/2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD-25-21: 1250 Sanders – Wood Oaks Jr. High Parking Lot Expansion – Tree Preservation Review 2

Dear Swati,

CAGE Engineering, Inc. (CAGE) has received the following Tree Preservation Comments via email, on February 11, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Tree Preservation Comments:

1) Waiting for tree inventory to be completed. On the plans, please show all trees located within the construction area or along the proposed construction access path and any trees within 15 feet of the property lines on adjacent properties, including trees located in the Village owned parkways. The table shall include tree number (to correspond to a tree on the plans), size, species, condition and if the tree is to be preserved or removed. The table shall be filled out by a certified arborist. Please include the certified arborist's name, contact number and certification number on the plans. Replacement calculations may change based on the trees being removed. Final tree replacements can be handled at time of permit submittal.
   Response: We are in the process of engaging a certified arborist for the tree survey. This will be updated in the next round of revisions.

2) Plans okay to proceed to plan commission.
   Response: Comment acknowledged.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.

Claudia Welp

Claudia Welp
Director of Operations - Illinois

03/10/2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD-25-21: 1250 Sanders – Wood Oaks Jr. High Parking Lot Expansion – Traffic Comments 2

Dear Swati,

CAGE Engineering, Inc. (CAGE) has received the following Traffic Comments via email, on February 11, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Traffic Comments:
Civiltech has reviewed the revised Traffic Planning Study prepared by Gewalt Hamilton dated January 20, 2026 along with the associated site plan, disposition of comments, and supporting exhibits for the Wood Oaks Junior High School parking lot expansion project. The previous traffic-related comments have been appropriately addressed. With respect to the recommendations contained in page 21 of the traffic study, Civiltech has the following responses:

1) *Signage should be placed on Walters Avenue at the bus loop entrance to discourage non-bus usage.*

   Civiltech concurs with this recommendation. Based on our experience, signage will likely need to be occasionally reinforced by school communications and on-site staff to ensure parents and guardians comply.
   Response: This has been updated.

2) *Per IDOT's criteria, as followed by CCDOTH, auxiliary turn lanes are warranted along Sanders Road at the North Site Access Drive. The lack of an auxiliary left-turn lane results in considerable back-ups as well as an increased risk for front-to-rear crashes. Other intersections within the site vicinity were observed to experience potential similar issues. Furthermore, field observations showed potential drainage issues along Sanders Roads given the lack of curb, gutter, or proper drainage ditches. The Village should identify if Sanders Road is a high priority for improvement based on regional needs, and if so, coordinate with CCDOTH regarding future roadway studies and projects.*

   Because this is not a school capacity expansion, traffic volumes will remain relatively stable in the future. Furthermore, the project will improve traffic on Sanders Road by increasing internal queuing space, thus reducing impacts of queues on Sanders Road. Therefore, we agree that adding turn lanes should not be a requirement of the development. We agree with

the traffic study that coordination with Cook County should be considered to incorporate the appropriate modifications into a future roadway project.
Response: Acknowledged.

3) *At the South Site Access Drive, a high-visibility crosswalk should be striped on the west leg of the intersection to delineate a proper zone for pedestrians to cross.*

   We concur with this recommendation.
   Response: This has been updated.

4) *A high-visibility crosswalk should be marked on the service drive south of the school where the new pedestrian connection to the bus loop is proposed.*

   We concur with this recommendation.
   Response: This has been updated.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.



Claudia Welp
Director of Operations - Illinois

01.21.2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD25-12 – 1250 Sanders Road – Wood Oaks Parking Lot

Dear Swati,

CAGE Engineering, Inc. (CAGE) has received the following Tree Preservation Comments via email, on January 7th, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Developments & Planning Services Department Comments:

1) Plat of Consolidation:
   a) Is the Applicant requesting to combine the open space parcel with the other three parcels as one lot and rezone the consolidated lot/school property to IB Institutional Building District? Confirm.
   Response: We are looking to combine the two southern parcels the parcel entirely. As for the open space parcel, we are looking to take combine around half of the northern portion of the parcel with the three other parcels to make one lot. This is being done due the new parking extension and detention basin encroaching into the existing open space parcel boundary.
   b) Show and label the right-of-way dedication along Walters Avenue and Sanders Road for the two unincorporated parcels. Match all plans appropriately.
   Response: Plat has been revised to show right-of-way dedication along Walters Avenue and Sanders Road, see provided Plat of Consolidation and Civil Engineering Plans.
   c) The legal description noted on page 2 of the plat is describing the existing conditions or the proposed consolidation? Explain.
   Response: The legal description described the existing conditions. The legal description for the proposed conditions will be on the consolidation plat after the subdivision is recorded.
   d) Is the 'Mortgage Certificate' required on the Plat? Who is responsible for signing this certificate?
   Response: The mortgage certificate has been removed from the Plat.

2) Worksheets:
   a) The responses for item no. (i) on the Comprehensive Plan Amendment Worksheet and Rezoning worksheet states that the property is not vacant. Even though that is true for the majority of the property, the complete scope includes the two vacant parcels proposed for the bus turn-around lane. The responses should include elements from

complete scope of work to accurately address the Standards. Revise the documents appropriately.
Response: The responses for item no. (i) have been updated on both worksheets to include the two currently vacant southern parcels.

3) Annexation:
   a) Petition: Item 2) on this page should enter the complete address of the Subject Property (signature not required). See document attached.
   Response: See attached document.
   b) Staff has updated the Annexation Affidavit with the most current information, which is attached. Sign and notarize the document and submit.
   Response: See attached document.
   c) Confirm if 1370 Sanders and 1390 Sanders is tax exempt. If not, submit tax bill from the Cook County Treasurer's Office indicating no current property taxes due and owing.
   Response: Both properties are tax exempt as shown on the Cook County Treasurer's website.

4) Legal Description: Confirm the existing and proposed legal description of the Subject Property. Update the Word document and submit.
   Response: Revised legal descriptions have been submitted.

5) Surrounding Property PIN List: Several entries on the spreadsheet are noted as "TBD". Enter Owner Name and Mailing Address for these PINs and if not available through any reliable source, then enter the property address for these items.
   Response: Surrounding Property PIN List has been updated. Any previous TBD's have been marked as N/A's since more information on those specific PIN's was not able to be found.

6) Parking:
   a) Confirm the total number of existing parking spaces on the property; the number of spaces removed; and new spaces added. Confirm the final proposed total parking count for the permanent parking lot plus the temporary spaces within the basketball court.
   b) Confirm and show the minimum number of handicapped parking stalls per the Illinois Accessibility Code on the site plan for the entire school parking lot.
   Response: Parking summary has been revised to show the number of existing and proposed parking stalls as well as the number of handicapped parking stalls, see sheet C2.0.

7) Landscape Plan:
   a) Label all proposed landscape material with their respective type.
   Response: All labels for construction and installation have been added to the drawings.
   b) Add a column to the Plant List noting the height at maturity for the proposed landscape material.
   Response: A column had been added for maximum height and width.

c) The parking area end cap and island is required to have a minimum width of 10 feet and length of 18 feet. Revise the site plan and landscape plan to show and label the minimum required dimensions. (10-106.F)
Response: Islands and end caps have been updated and plantings revised.

d) A parking area island should be provided 10 parking spaces apart or not more than 90 feet. A section of the parking lot shows that the parking area island is 13 spaces or 117 feet apart. Revise the plan for compliance (10-106.F.1.a.iii)
Response: A parking island has been added.

e) Transition Landscape Area: Transition Landscape Area Type C (10-106.G.) is applicable between IB and residential districts. In this instance around the bus drop-off area. Label the landscape buffer distance and Type C Standards to show compliance with the requirements [Table 10-106-G(3)(c)].
Response: Table and drawings has been updated. We ask for a waiver for the full transition area landscape requirement. The school board is concerned about views and security related to additional shrub plantings.

8) Lighting Plan:
   a) Confirm if all new proposed outdoor lighting fixtures shall be so designed, arranged and operated as to prevent direct rays of light from being cast on to any adjacent property or street.
   Response: The D-Series LED Area Lights family offers fifteen optical distributions including our unmatched Backlight Control optics that reduce light behind poles while providing excellent forward and lateral projection. Poles can be strategically placed near adjacent property or boundary lines while achieving optimal curb line results. These and the wide selection of D-Series optical distributions allows you to create a lighting design that maximizes application efficiency and minimizes light trespass. The D-Series also has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.
   b) Based on a response to comment number 1.b. – if the right-of-way dedication shifts the property line, then all plans should be revised including the photometric plan.
   Response: A revised photometric plan has been provided showing the right-of-way dedication.

9) Fence: Is there a fence proposed for this project?
   Response: There are currently no plans for proposed fencing for this project.

10) Signage: Are there any new signs proposed for the school at this time as part of this project?
   Response; There are no new signs proposed for the school at this time. No signs are being removed except for one being salvaged on the west side of the parking lot near the basketball courts.

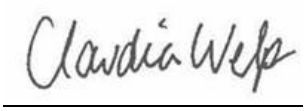
11) Based on the comments above, match all plans for details.
   Response: Comment acknowledged. All resubmitted plans shall match based on the comments provided.

12) For your information only: Our records indicate that the two unincorporated parcels have a water utility recapture fee of $1,450 each (total $2,900) due upon connection. There is no payment or action necessary at this time, however, please note that if there are any future utility connections for these properties, then the recapture fee will be required.

Response: Comment acknowledged.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.



Claudia Welp
Director of Operations - Illinois

01.21.2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD-25-21: 1250 Sanders – Wood Oaks Jr. High Parking Lot Expansion – Tree Preservation Review 1

Dear Swati,

CAGE Engineering, Inc. (CAGE) has received the following Tree Preservation Comments via email, on January 7th, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Tree Preservation Comments:

1) Use Village details for tree protection, tree planting, shrub planting, and parking island tree planting. Details can be found at https://www.northbrook.il.us/366/Engineering-Standards-Specifications.
   Response: Completed as requested.
2) On the plans, please show all trees located within the construction area or along the proposed construction access path and any trees within 15 feet of the property lines on adjacent properties, including trees located in the Village owned parkways. The table shall include tree number (to correspond to a tree on the plans), size, species, condition and if the tree is to be preserved or removed. The table shall be filled out by a certified arborist. Please include the certified arborist's name, contact number and certification number on the plans. The table on L2.3 shows Heritage trees being removed. I do not believe there are any Heritage trees being removed. The inventory will verify. Replacement calculations may change based on the trees being removed.
   Response: Replacement trees have been changed to an estimate 50% landmark for now, finals will be updated based on arborist's survey.
3) Verify the proposed tree removals. More trees are shown to be removed on the engineering plans than on the landscape plans. Based on the proposed engineering, it is likely that the removals will follow the engineering plans. Update the landscape plans as needed. Replacement calculations will change based on the additional removals.
   Response: Completed as requested.
4) Label all proposed plantings on the landscape plan with their respective types.
   Response: Completed as requested.
5) Replace Redpointe Red Maple, Shademaster Honey Locust, Red Oak, and Greenspire Littleaf Linden trees with trees off the Village's approved Tree Replacement List. Those 4 trees are listed as overplanted/do not plant.
   Response: Completed as requested.

6) Remove the proposed trees from the center of the new circle drive. This area is proposed to be used for detention.
   Response: Completed as requested.
7) Please include, on the plans, a table showing proposed soil volumes for any island containing trees. The islands should provide adequate soil volume for the proposed tree based on the tree's size at maturity.
   Response: Completed as requested.
8) Proposed evergreens and ornamental trees should be a minimum of 8 foot tall.
   Response: Completed as requested.
9) Enhanced screening on the west side of the proposed circle drive may need to include trees of a columnar variety as to not encroach/grow into the neighbor's tall dense hedge.
   Response: Completed as requested.
10) Additional comments may be forthcoming with future submittals.
   Response: Comment acknowledged.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.

Claudia Welp

Claudia Welp
Director of Operations - Illinois

01.21.2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD-25-21: 1250 Sanders – Wood Oaks Jr. High Parking Lot Expansion – Traffic Comments

Dear Swati,

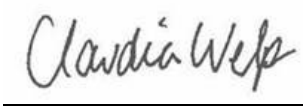
CAGE Engineering, Inc. (CAGE) has received the following Traffic Comments via email, on January 7th, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Traffic Comments:

1) Include a discussion in the traffic study regarding the operation of the proposed school bus drop off accessed from Walters Avenue. Provide information on number of buses anticipated and queuing anticipated within the circular drop off area and on Walters Avenue.
   Response: Refer to revised traffic study for discussion of school bus drop off.
2) Include an updated site plan in the traffic study that matches the current development proposal.
   Response: Traffic study has been revised to include latest site plan
3) Include AutoTurn exhibits showing the paths of buses entering and exiting the drop off area to confirm the design of the proposed driveway on Walters Avenue.
   Response: AutoTurn exhibits showing bus paths as well as bus stacking have been provided, see EX-3 and EX-4.
4) Consider providing an exhibit that shows the stacking space available (using rectangles to represent cars) for both the existing and proposed conditions.
   Response: Stacking exhibits for both the proposed and existing parking conditions have been provided, see EX-1 and EX-4.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.



Claudia Welp
Director of Operations - Illinois

Archived: Wednesday, May 13, 2026 1:14:15 PM
From: Claudia Welp
Sent: Wednesday, May 13, 2026 12:37:07 PM
To: Pandey, Swati
Cc: Kimberly Rio; Kohlstedt, Michaela; Marisa Kolman; Rick Hansen
Subject: RE: Wood Oaks - additional drawing request
Sensitivity: Normal

Beware External Email - Think Before You Act

Hi Swati,

Connecting an additional lane to the north bus loop was also evaluated and determined to not be a feasible solution for the site. This approach would still result in buses and parent vehicles attempting to enter the site from the same location, continuing the intermixing of traffic patterns and not significantly improving the overall circulation objectives of the proposed plan.

In addition, student drop-off locations would need to occur farther from the building or along the backside of the facility, creating concerns related to student supervision, visibility, and overall site security. Students exiting buses in this area may also be required to cross traffic movements to access the building, introducing additional pedestrian safety concerns.

Implementation of this option would also require substantial reconstruction of the existing loop roadway and improvements located on Park District property. This would likely necessitate extensive coordination, additional cost, and the establishment of an intergovernmental agreement between the involved agencies before the improvements could proceed. Given these operational, pedestrian safety, security, and coordination challenges, this alternative was not considered a practical or beneficial improvement to the overall site circulation plan.

Last, as you mentioned, they will still be utilizing the Walters/Sanders traffic light.

Thank you,
Claudia

Claudia Welp
Director of Operations - Illinois
CAGE
M: 815-757-0140
P: 630-598-0007
www.cagecivil.com
Civil Engineering
Land Surveying
Construction Management
Illinois | Colorado | Arizona | Florida | North Carolina

From: Kohlstedt, Michaela <Michaela.Kohlstedt@northbrook.il.us>
Sent: Monday, May 11, 2026 9:29 AM
To: Claudia Welp <cwelp@cagecivil.com>; Marisa Kolman <mkolman@cagecivil.com>
Cc: Pandey, Swati <Swati.Pandey@northbrook.il.us>; Kimberly Rio <rio.k@nb27.org>
Subject: RE: Wood Oaks - additional drawing request

Did the District ever consider extending the parking drive aisle along the NORTH side of the property to the northern portion of the Park District cul-de-sac? That is what the Village was asking in the email below sent on April 30.

While the buses would still require accessing the traffic light eastbound at Walters and Sanders, they would at least be approaching from further west instead of attempting the left turn out of the proposed bus cul-de-sac that results in the buses needing to turn out of the site into the eastbound right turn lane to adequately maneuver to the eastbound left turn lane on Walters. It would also allow for buses on the road to have more than two moving eastbound at the light without impeding other westbound traffic flow given the current proposed proximity to the Walters and Sanders traffic light.

Michaela Kohlstedt, AICP (She/Her/Hers)
Deputy Director | Village of Northbrook
Development & Planning Services
1225 Cedar Lane | Northbrook, IL 60062
d: 847-664-4057

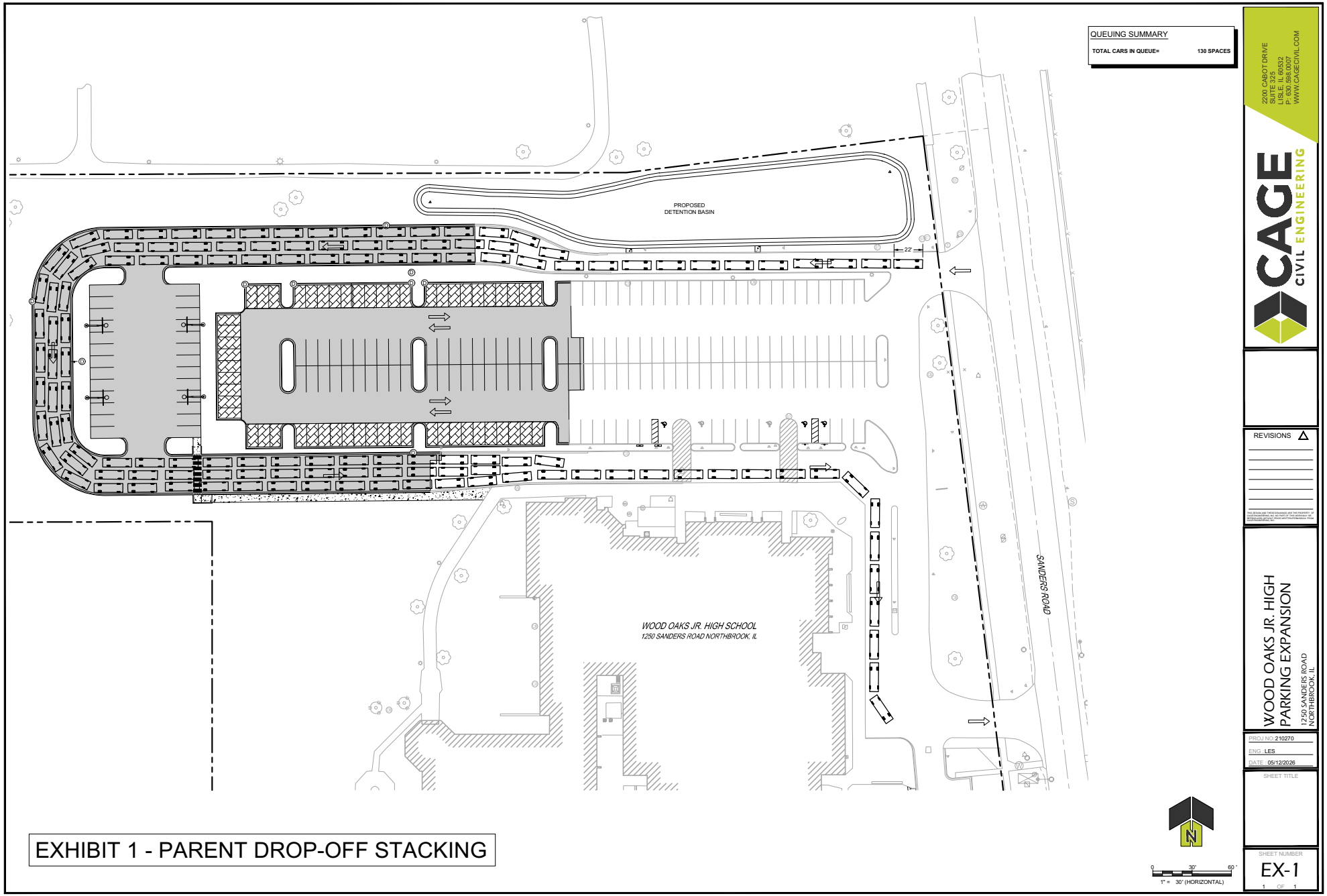


EXHIBIT 1 - PARENT DROP-OFF STACKING

CAGE CIVIL ENGINEERING
2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM

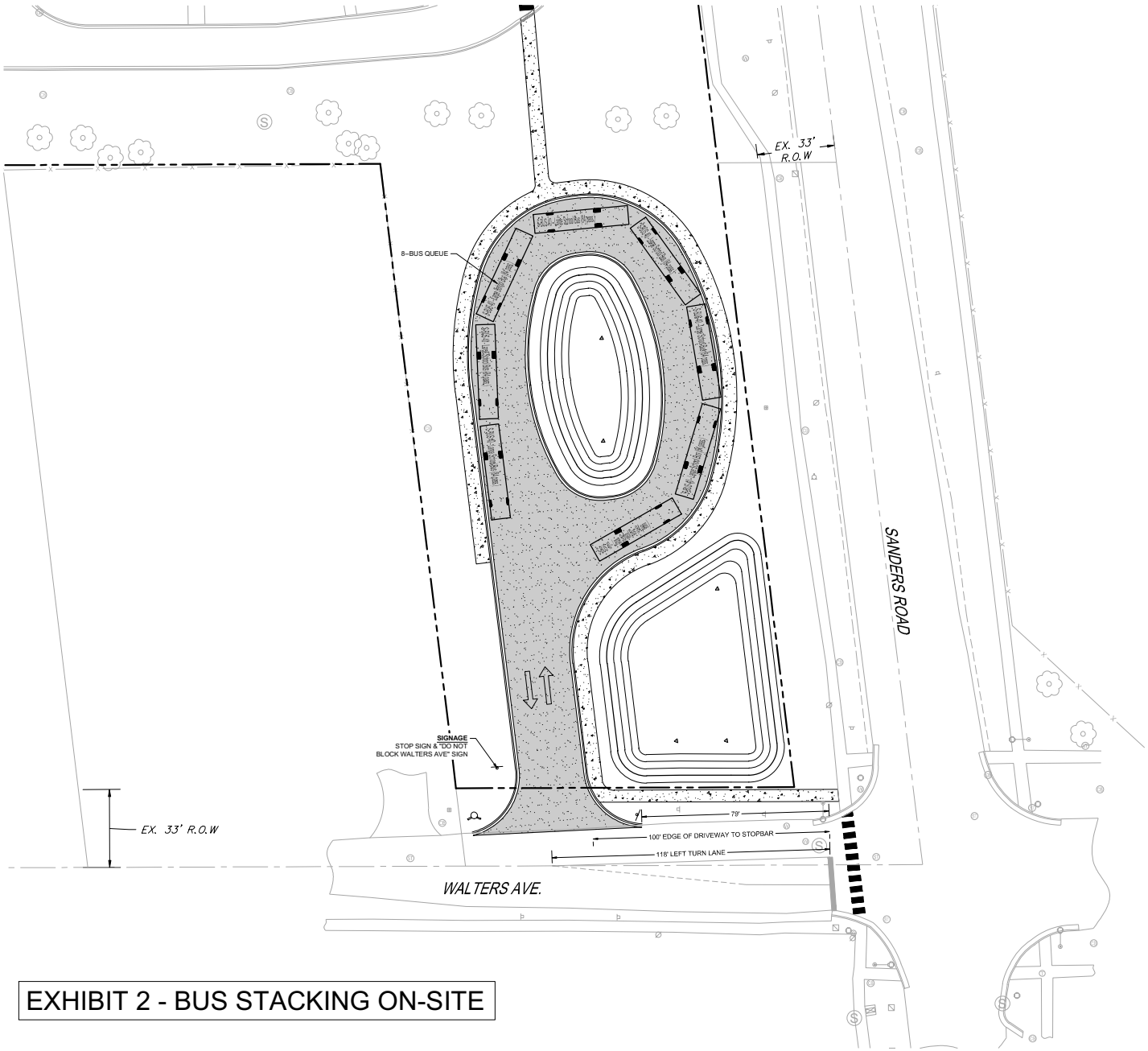
REVISIONS

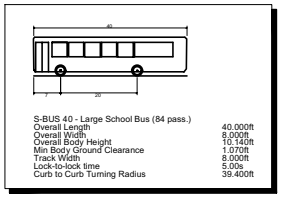
WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 05/12/2026

SHEET TITLE

SHEET NUMBER
EX-1
1 OF 1





S-BUS 40 - Large School Bus (84 pass.)

Overall Length	40.000ft
Overall Width	8.000ft
Overall Body Height	10.140ft
Min Body Ground Clearance	1.070ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	39.400ft

EXHIBIT 2 - BUS STACKING ON-SITE

0 20' 40'
1" = 20' (HORIZONTAL)

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

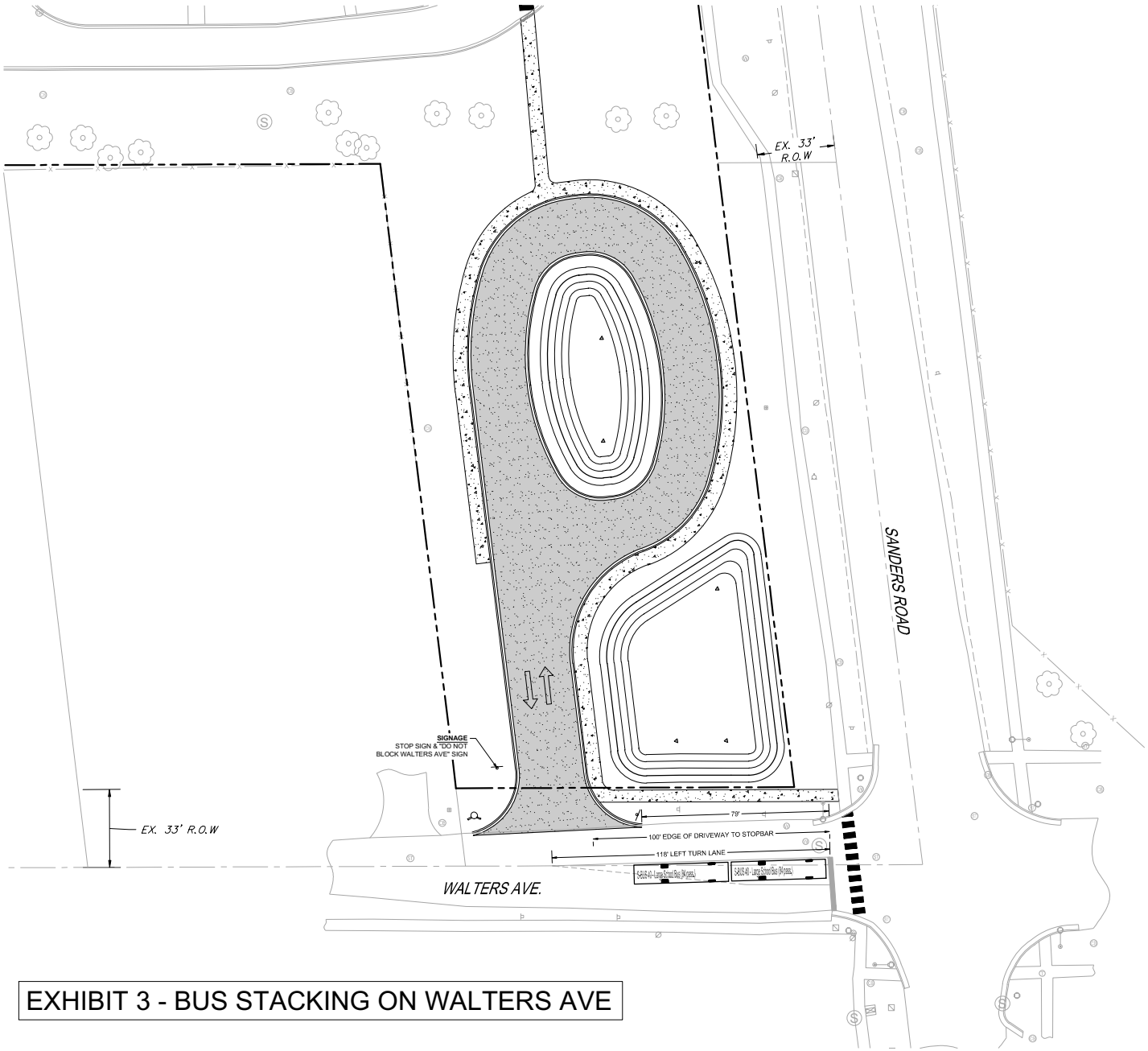
REVISIONS

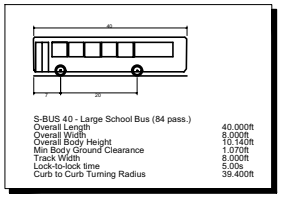
WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 05/12/2026

SHEET TITLE

SHEET NUMBER
EX-2
1 OF 1





S-BUS 40 - Large School Bus (84 pass.)

Overall Length	40.000ft
Overall Width	8.000ft
Overall Body Height	10.140ft
Min Body Ground Clearance	1.070ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	39.400ft

EXHIBIT 3 - BUS STACKING ON WALTERS AVE

0 20' 40'
1" = 20' (HORIZONTAL)

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

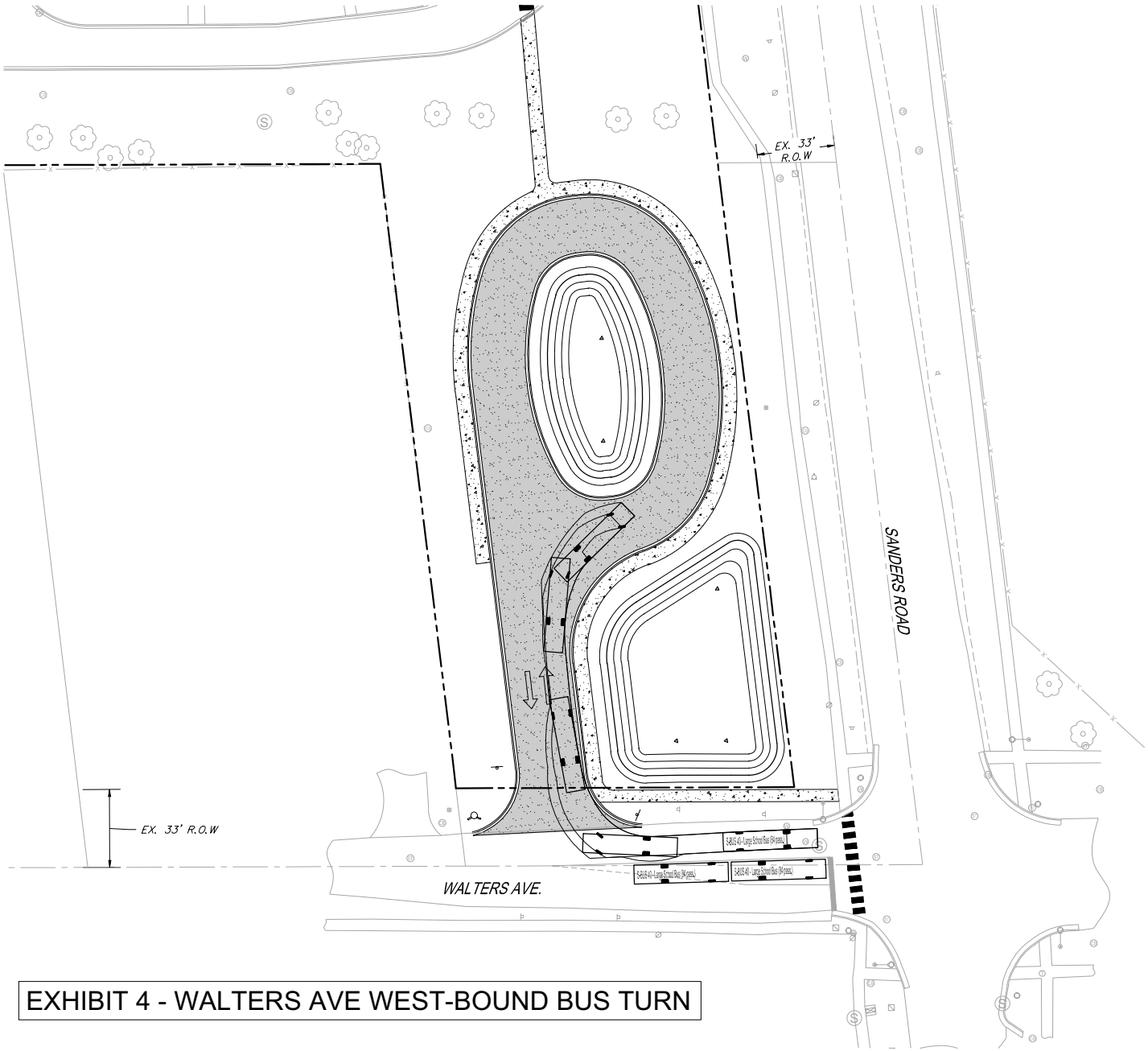
REVISIONS

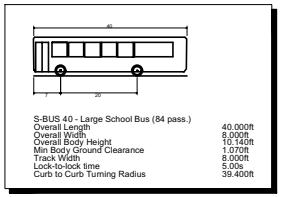
WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 05/12/2026

SHEET TITLE

SHEET NUMBER
EX-3
1 OF 1





S-BUS 40 - Large School Bus (84 pass.)

Overall Length	40.000ft
Overall Width	8.000ft
Overall Body Height	10.140ft
Min Body Ground Clearance	1.070ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	39.400ft

EXHIBIT 4 - WALTERS AVE WEST-BOUND BUS TURN

0 20' 40'
1" = 20' (HORIZONTAL)

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

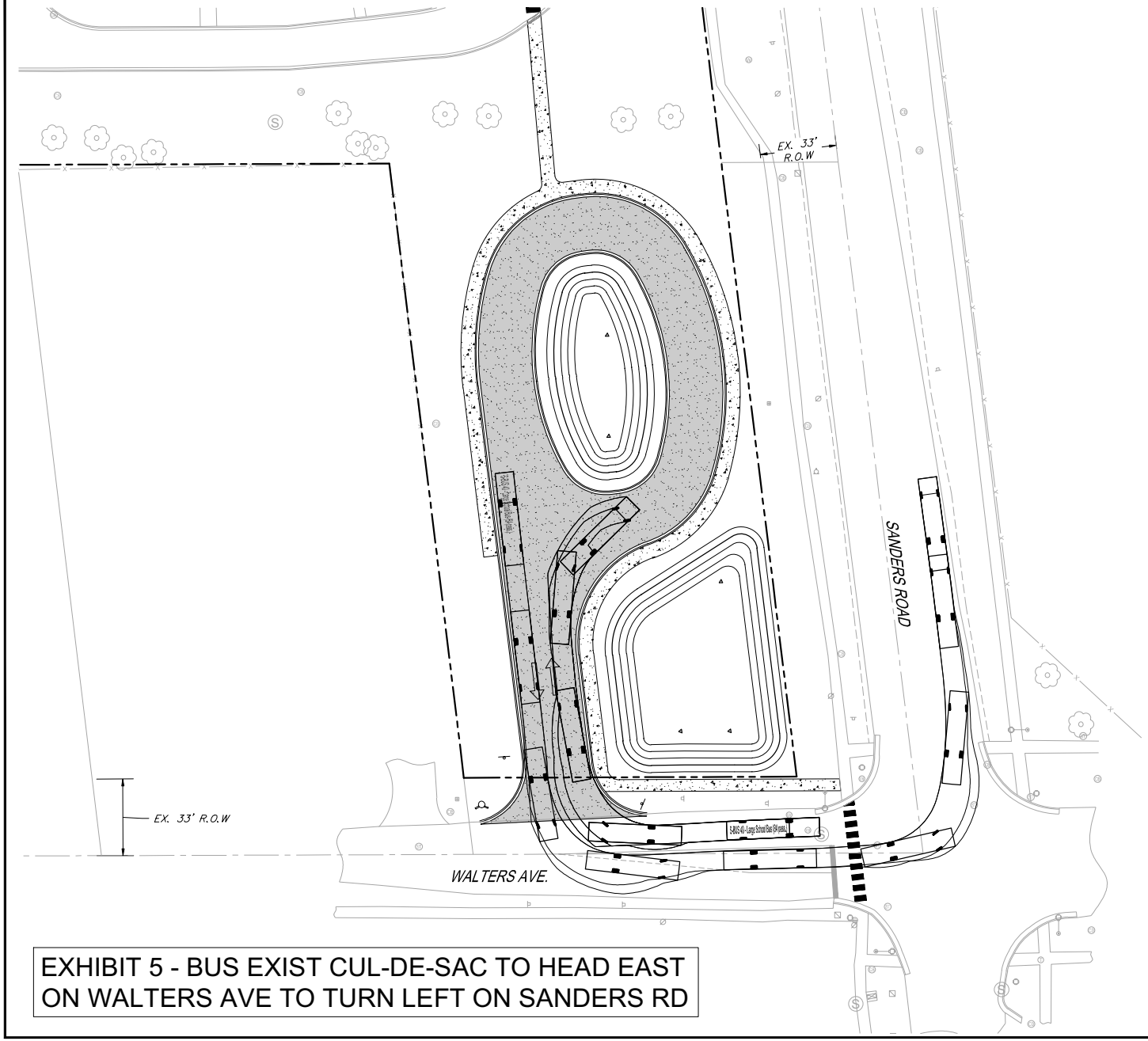
REVISIONS

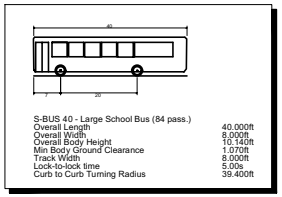
WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 05/12/2026

SHEET TITLE

SHEET NUMBER
EX-4
1 OF 1





S-BUS 40 - Large School Bus (84 pass.)	
Overall Length	40.000ft
Overall Width	8.000ft
Overall Body Height	10.140ft
Min Body Ground Clearance	1.070ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	39.400ft

EXHIBIT 5 - BUS EXIST CUL-DE-SAC TO HEAD EAST ON WALTERS AVE TO TURN LEFT ON SANDERS RD

0 20' 40'
1" = 20' (HORIZONTAL)

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

REVISIONS

WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 05/12/2026

SHEET TITLE

SHEET NUMBER
EX-5
1 OF 1

650

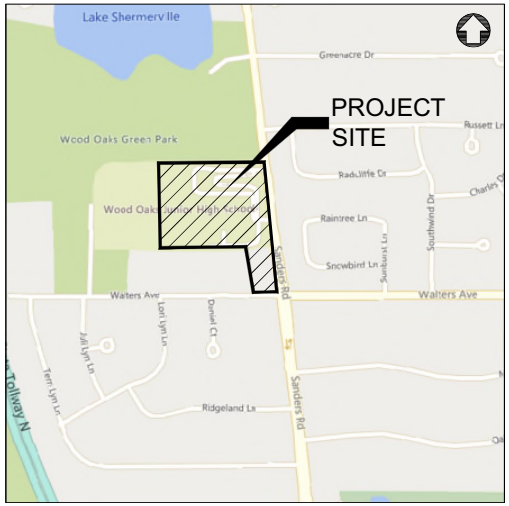
PRELIMINARY ENGINEERING FOR

WOOD OAKS JR. HIGH PARKING EXPANSION

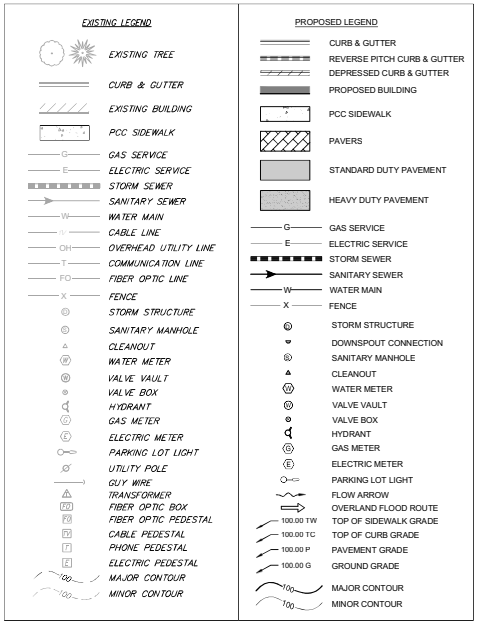
1250 SANDERS ROAD, NORTHBROOK, IL 60062

INDEX OF SHEETS	
Sheet Number	Sheet Title
C0.0	SITE LOCATION MAP & CIVIL LEGEND
C0.1	GENERAL NOTES & SPECIFICATIONS
C1.0	EXISTING CONDITIONS & DEMOLITION PLAN - OVERALL
C1.1	EXISTING CONDITIONS & DEMOLITION PLAN - NORTH
C1.2	EXISTING CONDITIONS & DEMOLITION PLAN - SOUTH
C2.0	SITE LAYOUT PLAN - OVERALL
C2.1	SITE LAYOUT PLAN - NORTH
C2.2	SITE LAYOUT PLAN - SOUTH
C3.0	SITE GRADING PLAN - OVERALL
C3.1	SITE GRADING PLAN - NORTHWEST
C3.2	SITE GRADING PLAN - NORTHEAST
C3.3	SITE GRADING PLAN - SOUTH
C4.0	SITE UTILITY PLAN - OVERALL
C4.1	SITE UTILITY PLAN - NORTHWEST
C4.2	SITE UTILITY PLAN - NORTHEAST
C4.3	SITE UTILITY PLAN - SOUTH

LOCATION MAP



SECTION 7, TOWNSHIP 42 N, RANGE 12 E



SITE BENCHMARK #401:
TOP OF HYDRANT LOCATED AT SOUTHWEST CORNER OF SCHOOL BUILDING.

ELEVATION= 660.35
DATUM= NAVD88

SITE BENCHMARK #402:
TOP OF HYDRANT LOCATED WITHIN SANDERS ROAD RIGHT-OF-WAY.

ELEVATION= 660.00
DATUM= NAVD88

VILLAGE PERMIT NUMBER

COOK STORMWATER MANAGEMENT APPLICATION NUMBER

PIN NUMBERS
04-07-300-026
04-07-300-027
04-07-300-010
04-07-300-011

Know what's below. Call before you dig

CAGE
2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM

REVISIONS
01/21/2026 VILLAGE REVIEW
02/06/2026 VILLAGE REVIEW

NORTHBROOK SCHOOL DISTRICT 27
WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE LOCATION MAP & CIVIL LEGEND

SHEET NUMBER
C0.0
1 OF 16

GENERAL REQUIREMENTS:

1. ALL WORK SHALL BE IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (HEREIN AFTER REFERRED TO AS STANDARD SPECIFICATIONS) ADOPTED JANUARY 1, 2022 AND SUPPLEMENTAL SPECIFICATIONS. WITHIN THE STANDARD SPECIFICATIONS, ARTICLES 105.01, 105.09, 105.10, 105.11, 105.12, 105.13 AND SECTION 109 SHALL NOT BE INCORPORATED INTO THIS CONTRACT.
2. SCOPE OF WORK: THE PROPOSED IMPROVEMENTS CONSIST OF SUPPLYING ALL THE NECESSARY LABOR, MATERIAL AND EQUIPMENT TO SATISFACTORILY CONSTRUCT AND INSTALL ALL IMPROVEMENTS ACCORDING TO THE PLANS DESIGNATED HEREIN.
3. CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO LOCATE AND PROTECT ALL UNDERGROUND FACILITIES/UTILITIES DURING CONSTRUCTION OPERATIONS AS OUTLINED IN ARTICLE 107.31 OF THE STANDARD SPECIFICATIONS AND CONTACT THE OWNER. ANY DAMAGE TO ANY UTILITIES SHALL BE PROMPTLY REPORTED TO THE OWNER. REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE UNDERGROUND UTILITIES SHOWN HEREIN ARE APPROXIMATE AND BASED ON THE ACTUAL LOCATION OF SURFACE STRUCTURES AND PLANS PROVIDED BY THE OWNER. THE IMPLIED PRESENCE OR ABSENCE OF UTILITIES IS NOT TO BE CONSTRUED BY THE OWNER, ENGINEER, CONTRACTOR, OR SUBCONTRACTORS TO BE AN ACCURATE AND COMPLETE REPRESENTATION OF UTILITIES THAT MAY OR MAY NOT EXIST ON THE CONSTRUCTION SITE. BURIED AND ABOVE GROUND UTILITY LOCATION, IDENTIFICATION, AND MARKING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REROUTING, DISCONNECTION, PROTECTION, ETC. OF ANY UTILITIES MUST BE COORDINATED BETWEEN THE CONTRACTOR, UTILITY COMPANY, AND OWNER. SITE SAFETY, INCLUDING THE AVOIDANCE OF HAZARDS ASSOCIATED WITH BURIED AND ABOVEGROUND UTILITIES REMAINS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITY PROPERTY FROM CONSTRUCTION OPERATIONS.
4. THE CONTRACTOR SHALL FURNISH, ERECT, AND MAINTAIN MARKINGS AND ASSOCIATED HAZARD WARNING LIGHTS, DELINEATOR FENCE, AND OTHER ASSOCIATED FACILITIES AS REQUIRED FOR OPEN TRENCHES, EXCAVATIONS, TEMPORARY STOCK PILES, AND PARKED CONSTRUCTION EQUIPMENT THAT MAY POSE A POTENTIAL HAZARD AS PART OF THE DAILY OPERATIONS AT THIS SITE. CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY.
5. CONTRACTOR SHALL CONTINUOUSLY COMPARE ALL LINES, GRADES, AND OTHER INFORMATION APPEARING ON THE PLANS WITH THE ACTUAL LINES, GRADES, AND SITE CONDITIONS. ANY DISCREPANCIES THAT MAY AFFECT THE PERFORMANCE OF THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS SHALL BE IMMEDIATELY REPORTED TO THE OWNER AND ENGINEER IN WRITING FOR DISPOSITION BEFORE CONTRACTOR PROCEEDS WITH THE WORK. CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR THE WORK COMPLETED PRIOR TO THE REPORT TO THE OWNER AND ENGINEER, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CORRECTION OF THE WORK PRIOR TO THE REPORT TO THE OWNER AND ENGINEER.
6. CONTRACTOR PARKING AND LAYDOWN AREAS SHALL BE COORDINATED WITH THE OWNER.
7. PRIOR TO PERFORMING ANY WORK IN OR ON THE RIGHT OF WAY OF ANY VILLAGE OR STATE ROADWAY, THE CONTRACTOR SHALL NOTIFY THE VILLAGE ENGINEER'S OFFICE. THE CONTRACTOR SHALL ERECT WARNING SIGNS AND BARRICADES TO PROTECT THE TRAVELING PUBLIC AND HIS WORKERS. THE SIGNING AND BARRICADING SHALL CONFORM TO THE APPROPRIATE APPLICATIONS OUTLINED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES OR AS OTHERWISE DIRECTED BY THE VILLAGE ENGINEER. IF PERMITS ARE REQUIRED TO CONDUCT THE WORK, THE CONTRACTOR SHALL SECURE THE PERMITS AND SUPPLY THEM TO THE OWNER AT NO ADDITIONAL COST. ALL FULL WIDTH LANE CLOSURES, PARTIAL LANE CLOSURES, AND CONSTRUCTION ADJACENT TO PAVEMENT SHALL BE IDENTIFIED, SIGNED, AND BARRICADED IN PERFORMANCE WITH THE APPLICABLE ARTICLES OF SECTION 701 OF THE STANDARD SPECIFICATIONS AND THE MUNICIPALITY'S REQUIREMENTS. ALL TRAFFIC PROTECTION, BOTH ONSITE AND OFFSITE, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
8. CONTRACTOR SHALL REMOVE EARTHEN MATERIALS, EXISTING SURFACES, AND STRUCTURES AS REQUIRED. ALL WASTE MATERIAL SHALL BE PROPERLY DISPOSED OFF-SITE AND SHALL BE INCIDENTAL TO THE CONTRACT.
9. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, UNLESS NOTED. THIS WILL INCLUDE BUT NOT BE LIMITED TO MUNICIPAL BUILDING PERMIT. THE OWNER WILL SECURE THE N.P.D.E.S. PERMIT. THE CONTRACTOR SHALL PROVIDE ANY FINANCIAL SURETIES REQUIRED AS PART OF ANY PERMIT.
10. WHEN CONCRETE IS PLACED ABUTTING STRUCTURES, FOUNDATIONS OR EXISTING SIDEWALKS, A BOND BREAKER CONSISTING OF 1" P.J.F. AND ELASTOMERIC JOINT SEALANT SHALL BE USED FULL DEPTH UNLESS OTHERWISE NOTED.
11. MAXIMUM CONTRACTION JOINT SPACING ON CONCRETE CURB AND GUTTER OR CONCRETE GUTTER SHALL NOT EXCEED 25', AND SHALL NOT EXCEED 15' FOR CURB AND GUTTER IN THE ROW.
12. SIDEWALK RAMPS FOR ADA SHALL BE IN ACCORDANCE WITH THE DETAILS SHOWN HEREIN. DETECTABLE WARNINGS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
13. HOT-MIX ASPHALT PAVEMENT PATCHING SHALL BE IN ACCORDANCE WITH SECTION 442 OF THE STANDARD SPECIFICATIONS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND SUBMITTING ELECTRONIC AS-BUILT DRAWINGS, FOR UTILITIES, TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PROJECT ACCEPTANCE.
15. CONSTRUCTION STAKING, LAYOUT, AND GRADING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR USING THE BASIC TOPOGRAPHIC SURVEY CONTROLS PROVIDED IN THE PLANS. CONTRACTOR SHALL VERIFY SURVEY CONTROLS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES IN THE SURVEY CONTROLS SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION. ANY ADDITIONAL SURVEY CONTROLS REQUIRED FOR CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
16. CONTRACTOR SHALL COORDINATE ALL UTILITY LINE CROSSINGS TO ENSURE ALL PIPES MAINTAIN MINIMUM COVER, MINIMUM CLEARANCES, AND PROPER SEPARATION. GRAVITY LINES SHALL HAVE PRECEDENCE OVER PRESSURIZED LINES.
17. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS INCORPORATED INTO THE WORK FOR ENGINEER REVIEW AND APPROVAL A MINIMUM OF 4 WEEKS PRIOR TO ORDERING.
18. REFERENCES TO "INSPECTION" OR "INSPECTOR" IN THE SPECIFICATIONS SHALL NOT CREATE, IMPOSE, OR GIVE RISE TO ANY DUTY OWED BY THE OWNER OR ENGINEER TO THE CONTRACTOR, ANY SUBCONTRACTOR, OR ANY SUPPLIER. ALL IMPROVEMENTS SHALL BE SUBJECT TO INSPECTION BY A DULY AUTHORIZED AND QUALIFIED OWNER'S REPRESENTATIVE BOTH DURING THE COURSE OF CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE. THE INSPECTOR SHALL HAVE AUTHORITY OVER MATERIALS OF CONSTRUCTION, METHODS OF CONSTRUCTION AND WORKSMANSHIP TO ENSURE COMPLIANCE WITH WORKING DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE FOR REASONABLE TESTS AND PROOF OF QUALITY OF MATERIALS AS REQUESTED BY THE INSPECTOR. UPON DUE CAUSE, WHICH SHALL INCLUDE WEATHER CONDITIONS, WORKMANSHIP OR NON-ADHERANCE TO THE APPROVED PLANS AND SPECIFICATIONS, THE INSPECTOR SHALL HAVE THE AUTHORITY TO STOP CONSTRUCTION.
19. WHERE SECTION, SUB-SECTION, SUBDIVISION, OR PROPERTY MONUMENTS ARE ENCOUNTERED, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED BEFORE SUCH MONUMENTS ARE REMOVED. THE CONTRACTOR SHALL PROTECT AND PRESERVE ALL PROPERTY MARKERS UNTIL AN OWNER OR AUTHORIZED SURVEYOR HAS WITNESSED OR REFERENCED THEIR LOCATION.
20. ALL TRENCH BACKFILL SHALL BE IMPORTED GRANULAR MATERIAL UNLESS EXISTING GRANULAR MATERIALS ARE SPECIFICALLY APPROVED BY THE OWNER'S REPRESENTATIVE.
21. ALL AGGREGATE BASE COURSE SHALL BE COMPACTED TO 98% STANDARD PROCTOR DENSITY.
22. ALL AGGREGATE BASE AREAS TO BE PAVED (PAVEMENT, SIDEWALK, CURB, OR STRUCTURES) SHALL BE PROOF-ROLLED WITH SEVERAL PASSES OF A FULLY LOADED DUMP TRUCK. CONTRACTOR SHALL NOTIFY THE OWNER AND/OR ENGINEER 24 HOURS PRIOR TO PROOF ROLL AND SHALL MAKE ALL CORRECTIONS TO PROVIDE A SATISFACTORY SUBGRADE.
23. ANY UNCONTROLLED CRACKING THAT OCCURS IN CONCRETE PAVEMENT, SIDEWALK, CURB, OR CURB AND GUTTER PRIOR TO FINAL ACCEPTANCE SHALL BE REMOVED AND REPLACED, ROUTED, OR SAWED AND SEALED PER THE DIRECTION OF THE OWNER OR VILLAGE AND BE ACCORDING TO THE STANDARD SPECIFICATIONS.
24. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY WORK IN AND AROUND UTILITY-OWNED INFRASTRUCTURE AND MAKE THEM AWARE OF WORK TO BE PERFORMED.
25. ALL SIDEWALKS SHALL BE 5 INCHES IN THICKNESS AND CONSTRUCTED TO THE WIDTH SHOWN ON THE PLANS. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH A MIN. CROSS SLOPE OF 1% AND A MAX. CROSS SLOPE OF 2%. SIDEWALK THICKNESS SHALL BE INCREASED TO A MINIMUM 8" AT DRIVEWAYS OR AS REQUIRED BY THE VILLAGE OF GLEN ELLYN.
26. ANY SIDEWALKS, FENCES, AND OTHER ITEMS NOT SHOWN TO BE REMOVED, BUT DAMAGED DURING CONSTRUCTION, SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
27. CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCY A MINIMUM OF 48 HOURS PRIOR TO CONNECTING TO OR INSTALLING ANY PUBLIC SEWER OR WATER MAINS.
28. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE PROJECT SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, THE CONTRACTOR MUST IMMEDIATELY PROVIDE THE INFORMATION TO THE ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS AND/OR DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK EFFECTED BY OMISSIONS OR DISCREPANCIES. IF THE CONTRACTOR FAILS TO SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL.

EXISTING TOPOGRAPHY:

1. ALL UTILITIES SHOWN ARE APPROXIMATE ONLY AND ARE DERIVED FROM EXISTING UTILITY MARKINGS, OLD SITE PLANS, UTILITY COMPANY MAPS, PRIVATE LOCATOR AND OBSERVED EVIDENCE.
2. ALL PIPE SIZES REFERENCED HEREON ARE SHOWN ACCORDING TO UTILITY COMPANY MAPS, OLD SITE PLANS AND OBSERVED EVIDENCE. ALL PIPE SIZES AND INVERTS SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
3. PRIOR TO ANY EXCAVATION CONTRACTORS SHALL CALL THE TOLL FREE J.U.L.I.E. TELEPHONE NUMBER 1-800-892-0123. ALLOW 48 HOURS FOR LOCATIONS OTHER THAN EMERGENCY ASSISTANCE.

SITE DEMOLITION:

1. EXISTING UTILITIES TO REMAIN, WHICH ARE DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION, SHALL BE REPAIRED AND/OR REPLACED WITHOUT ADDITIONAL COMPENSATION. CONFLICTS WITH PROPOSED CONSTRUCTION AND UTILITIES TO REMAIN ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONSTRUCTION MANAGER FOR COORDINATION WITH THE OWNER'S REPRESENTATIVE, ENGINEER, AND UTILITY COMPANY.
2. NO DEMOLITION OR CONSTRUCTION ACTIVITIES SHALL TAKE PLACE WITHIN PUBLIC RIGHT-OF-WAY UNTIL ALL PERMITS ARE SECURED.
3. ALL PAVEMENT TO BE REMOVED SHALL BE SAWCUT FULL DEPTH.
4. CONTRACTOR SHALL EMPLOY ALL MEASURES NECESSARY DURING DEMOLITION TO CONTROL EROSION AND INSURE THAT SEDIMENT DOES NOT LEAVE THE SITE. TRACKING OF DIRT ONTO PUBLIC STREETS AND EXISTING PARKING LOT SHALL BE CLEANED IMMEDIATELY, AND ALL SEDIMENT AND EROSION CONTROL ITEMS SHALL BE INSTALLED PRIOR TO CLEARING AND DEMOLITION WORK.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS AND BECOMING FAMILIAR WITH ALL CONSTRUCTION DOCUMENTS.
6. ITEMS INDICATED TO BE REMOVED SHALL BE COMPLETELY REMOVED UNLESS INDICATED OTHERWISE.
7. ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED AND STORED IN A LOCATION DESIGNATED BY THE OWNER.
8. ALL TREES AND BRUSH INDICATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING ROOT BALLS.
9. UNLESS OTHERWISE IDENTIFIED AND/OR NOTED ON THE DEMOLITION PLAN, CONTRACTOR SHALL FULLY DEMOLISH, REMOVE, AND LAWFULLY DISPOSE OF ALL EXISTING BUILDINGS, IMPROVEMENTS, AND RELATED APPURTENANCES AT THIS SITE AND PROPERTY. CONTRACTOR SHALL ALSO DEMOLISH, REMOVE, AND LAWFULLY DISPOSE OF EXISTING IMPROVEMENTS AND CONSTRUCTIONS IN THE PUBLIC RIGHT-OF-WAY NECESSARY TO ACCOMPLISH THE NEW PROJECT WORK DESCRIBED ELSEWHERE IN THESE BIDDING AND CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL PROCURE ALL NECESSARY PERMITS AND APPROVALS FOR SUCH DEMOLITION WORK (BOTH INSIDE THE PROPERTY LINE AND IN THE PUBLIC RIGHT-OF-WAY) PRIOR TO COMMENCING ANY DEMOLITION OPERATIONS.
10. CONTRACTOR SHALL FULLY PROTECT ALL SURROUNDING PROPERTIES FROM ANY AND ALL DAMAGE DURING DEMOLITION OPERATIONS, AND SHALL BE FULLY RESPONSIBLE FOR REPAIRING (TO A CONDITION ACCEPTABLE TO THE OWNER AND ARCHITECT) ANY AND ALL DAMAGE THAT DOES OCCUR.
11. CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROLS AND RELATED APPURTENANCES THAT ARE REQUIRED BY ANY APPLICABLE CODES AND ORDINANCES, DURING ALL DEMOLITION OPERATIONS.
12. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE SAFETY AND SECURITY OF THE PROJECT SITE AND ITS SURROUNDINGS DURING DEMOLITION OPERATIONS.
13. ALL DEMOLISHED EXISTING MATERIALS, SYSTEMS, AND CONSTRUCTIONS SHALL BE DISPOSED OF IN A LAWFUL MANNER, AND WRITTEN RECORDS OF THE FINAL DESTINATION FOR THESE MATERIALS, SYSTEMS, AND CONSTRUCTIONS (INCLUDING ANY IDENTIFIED HAZARDOUS ITEMS) SHALL BE PROVIDED TO THE OWNER AND ENGINEER. ADDITIONALLY, SOME EXISTING MATERIALS AND SYSTEMS MAY NEED TO BE RECYCLED AND/OR OTHERWISE SALVAGED IN ORDER TO MEET THE SUSTAINABILITY AND LEED REQUIREMENTS OF THIS PROJECT. SEE OTHER PORTIONS OF THESE BIDDING AND CONSTRUCTION DOCUMENTS FOR SUCH REQUIREMENTS.
14. EXISTING SITE SHALL BE CLEANED ON A DAILY BASIS THROUGHOUT THE DURATION OF DEMOLITIONS OPERATIONS; AND NO DEBRIS OR PRODUCTS OF DEMOLITION SHALL BE ALLOWED TO ACCUMULATE OUTSIDE THE BOUNDARIES OF THE SITE.
15. CONTRACTOR SHALL FULLY COORDINATE ALL PROJECT DEMOLITION OPERATIONS, INCLUDING THE REMOVAL AND LAWFUL DISPOSAL OF ALL IDENTIFIED HAZARDOUS MATERIALS AND SYSTEMS.
16. CONTRACTOR SHALL SUBMIT A COMPLETE WRITTEN PLAN AND SCHEDULE FOR ALL PROPOSED DEMOLITION WORK TO OWNER AND ARCHITECT FOR REVIEW AND COMMENT, PRIOR TO BEGINNING ANY SUCH OPERATIONS. DURING THE COURSE OF THIS DEMOLITION WORK, IF ANY ARTIFACTS OR OTHER UNUSUAL ITEMS ARE DISCOVERED, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER IMMEDIATELY, BEFORE PROCEEDING ANY FURTHER. ANY EXPENSES RESULTING FROM THE FAILURE TO PROVIDE SUCH IMMEDIATE NOTIFICATION SHALL BE BORNE BY THE CONTRACTOR.

SITE LAYOUT:

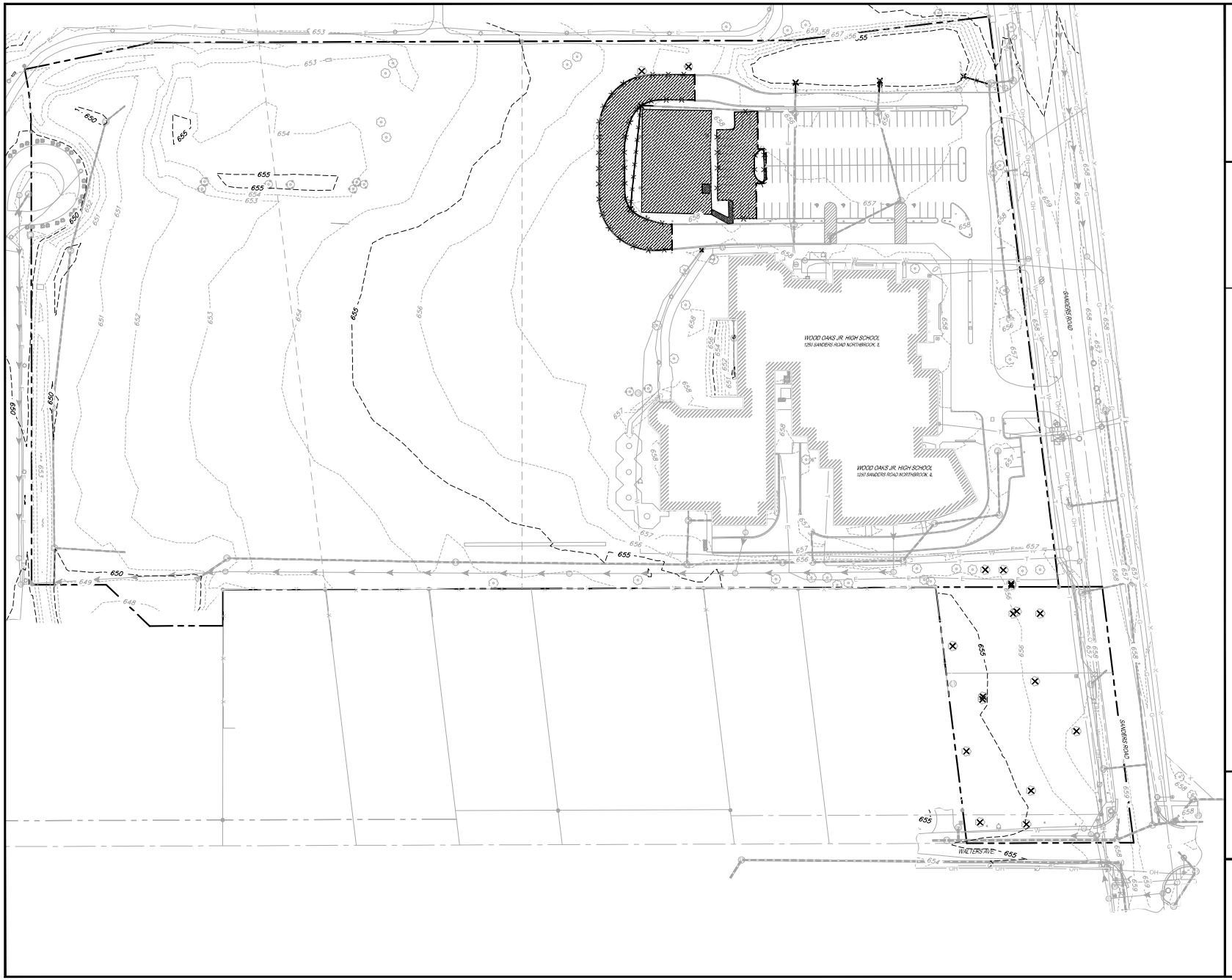
1. JOINTS IN SIDEWALK SHALL BE TOOLED AT 5' MAX. INTERVALS, UNLESS INDICATED OTHERWISE.
2. NORTHING-EASTING COORDINATES AND DIMENSIONS FOR CURB AND GUTTER ARE TO FACE OF CURB.
3. CONTRACTOR SHALL COORDINATE ALL WORK WITHIN PUBLIC RIGHT-OF-WAY WITH THE APPROPRIATE PUBLIC AGENCY. NOTIFICATION SHALL OCCUR A MINIMUM OF 48 HOURS PRIOR TO COMMENCING WORK WITHIN PUBLIC RIGHT-OF-WAY. ALL PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. P.C. CONCRETE PAVEMENT AND SIDEWALKS SHALL BE CLASS PV AND CLASS SI, RESPECTIVELY, IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS AND BECOMING FAMILIAR WITH ALL CONSTRUCTION DOCUMENTS.
6. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND DOOR LOCATIONS.
7. CONTRACTOR SHALL COORDINATE EQUIPMENT PADS WITH EQUIPMENT MANUFACTURERS.

SITE GRADING AND EROSION CONTROL:

1. ENGINEERED STRUCTURAL FILLS SHALL BE INCLUDED IN OVERALL SITE DEVELOPMENT TO PROVIDE ADEQUATE STRUCTURAL SUPPORT FOR THE FLOOR SLABS ON GRADE AND ADJOINING PAVEMENT AREAS. REFER TO THE GEOTECHNICAL REPORT FOR APPROVED FILL MATERIALS.
2. WHERE FIRM FOUNDATION MATERIAL IS NOT ENCOUNTERED AT THE GRADE ESTABLISHED, DUE TO UNSUITABLE SOIL, ALL SUCH UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH APPROVED COMPACTED GRANULAR MATERIAL.
3. TOPSOIL SHALL BE STRIPPED IN ALL STRUCTURAL FILL AREAS BEFORE PLACEMENT OF FILL MATERIAL AND SHALL BE STOCKPILED IN AREAS DESIGNATED BY THE OWNER OR PER PLAN.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM EARTHWORK CALCULATIONS BASED ON THE PROVIDED PLANS AND TO LAWFULLY DISPOSE OF AND REMOVE ANY EXCESS MATERIAL FROM THE PROJECT SITE, OR TO PROVIDE ANY NECESSARY FILL MATERIAL THAT MAY BE REQUIRED TO MEET THE FINAL PLAN GRADES. THE DISPOSAL OR PROVIDING OF MATERIAL SHALL BE INCIDENTAL TO THE CONTRACT.
5. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL."
6. THE OWNER/ENGINEER SHALL PROVIDE THE SOIL EROSION AND SEDIMENT CONTROL PLANS INCLUDED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTATION OF THE STORMWATER POLLUTION PREVENTION PLAN BOOKLET AND ASSOCIATED DOCUMENTS IN ACCORDANCE WITH THE "GENERAL NPDES PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES," AND A COPY SHALL BE KEPT ONSITE AT ALL TIMES.
7. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE INSTALLATION, ALL INSPECTIONS, AND MAINTENANCE OF ALL EROSION CONTROL FACILITIES REQUIRED BY THE GENERAL NPDES PERMIT UNTIL FINAL STABILIZATION OF ALL AREAS DISTURBED BY CONSTRUCTION OCCURS. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
8. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY MUST BE SEEDED, SODDED, BLANKETED OR OTHERWISE PROTECTED WITHIN 14 DAYS OF FINAL DISTURBANCE. ALL AREAS DISTURBED BY THE CONTRACTOR DURING THE CONSTRUCTION OF THIS PROJECT WHICH ARE LOCATED OUTSIDE OF THE PROPOSED SEEDING LIMITS SHALL BE GRADED TO DRAIN, FERTILIZED, SEEDED, MULCHED AND WATERED. THE COST ASSOCIATED WITH THE PLACEMENT OF ADDITIONAL FERTILIZER, SEED, MULCH AND WATERING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. A MINIMUM OF 70% VEGETATIVE COVERAGE IS REQUIRED PRIOR TO ACCEPTANCE. SEE LANDSCAPE PLANS FOR ADDITIONAL REQUIREMENTS.
9. ALL EROSION CONTROL MEASURES SHOWN ON THE PLAN ARE THE MINIMUM MEASURES REQUIRED. UNFORESEEN CHANGES IN SCOPE, SCHEDULE OR CONSTRUCTION METHODS MAY RESULT IN CHANGES OR ADDITIONS TO THIS PLAN AND THE SWPPP. ANY CHANGES OR ADDITIONS NECESSARY TO MAINTAIN COMPLIANCE WITH THE NPDES PERMIT SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER.
10. SHOULD PROJECT SCHEDULING PROHIBIT THE ABILITY TO SEED DISTURBED EARTH UPON COMPLETION OF GRADING, CONTRACTOR SHALL EMPLOY ALTERNATE SOURCE CONTROLS IN ADDITION TO THOSE ON THIS PLAN, INCIDENTAL TO THE CONTRACT.
11. DUST CONTROL MUST BE PROVIDED AS NEEDED, BY WATERING OR OTHER MEANS.
12. ALL AREAS WITH THE EXCEPTION OF PAVEMENT SHALL BE FINISHED IN ACCORDANCE WITH THE LANDSCAPE PLANS INCLUDED IN THE PLAN SET.
13. CONTRACTOR SHALL INSTALL INLET FILTER PROTECTION BASKETS INSIDE ALL EXISTING AND PROPOSED MANHOLES AND INLET FRAMES.
14. CONTRACTOR IS REQUIRED TO PROVIDE AND USE A CONCRETE WASHOUT AREA FOR RINSING CONCRETE TRUCKS.
15. CONTRACTOR IS REQUIRED TO PROVIDE AND USE A TEMPORARY CONSTRUCTION ENTRANCE FOR ALL CONSTRUCTION TRAFFIC PER PLAN.
16. CONTRACTOR SHALL PROVIDE AND USE A WHEEL WASH SYSTEM TO ENSURE THAT ALL CONSTRUCTION TRAFFIC ENTERING AND EXITING THE SITE MAINTAIN CLEAN TIRES. ANY SEDIMENT TRACKED ONTO ADJACENT ROADWAYS OR PAVED AREAS SHALL BE REMOVED BY THE CONTRACTOR BY THE END OF THE SAME WORK DAY.
17. ALL ELEVATIONS SHOWN ARE TO FINISHED PAVEMENT UNLESS SPECIFIED OTHERWISE.
18. ALL SLOPES GREATER THAN OR EQUAL TO 4:1 SHALL BE STABILIZED WITH NAG S75BN OR EQUIVALENT.
19. CONTRACTOR SHALL PROVIDE A MINIMUM OF 6" TOPSOIL IN ALL ISLANDS, LANDSCAPE AREAS, AND OPEN SPACES.

SITE UTILITIES:

1. THIS CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
   A. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", CURRENT EDITION.
   B. ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION"
   C. VILLAGE OF GLEN ELLYN OFFICE OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS
2. ALL UTILITY TRENCHES UNDER OR WITHIN 2' OF EXISTING OR PROPOSED PAVEMENT OR BUILDING SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH IDOT SPECIFICATIONS. SELECT GRANULAR BACKFILL IS REQUIRED IN THE ROW PER THE VILLAGE OF GLEN ELLYN.
3. OPEN CUT TRENCHES SHALL BE SHEETED AND BRACED AS REQUIRED BY THE GOVERNING STATE, FEDERAL LAWS AND MUNICIPAL ORDINANCES, AND AS MAY BE NECESSARY TO PROTECT LIFE, PROPERTY OR THE WORK.
4. CONTRACTOR SHALL AT ALL TIMES DURING CONSTRUCTION PROVIDE AND MAINTAIN SUFFICIENT MEANS AND DEVICES TO REMOVE AND PROPERLY DISPOSE OF ALL WATER ENTERING THE EXCAVATIONS. WATER SHALL BE FILTERED AND DISCHARGED IN ACCORDANCE WITH THE NPDES REQUIREMENTS.
5. ALL PIPE SHALL BE INSTALLED ON A BEDDING OF APPROVED, COMPACTED GRANULAR MATERIAL UNLESS OTHERWISE APPROVED BY THE ENGINEER. THE BEDDING MATERIAL SHALL BE INSTALLED PER STANDARD SPECIFICATIONS AND PROVIDED PLAN DETAILS.
6. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN ALL WATER MAINS AND SEWERS, MEASURED EDGE TO EDGE. WATER MAINS MAY BE LAID CLOSER THAN 10 FEET WHEN, LOCAL CONDITIONS PREVENT 10' SEPARATION, WATER MAIN INVERT IS AT LEAST 18" ABOVE CROWN OF SEWER, AND WATER MAIN IS EITHER IN A SEPARATE TRENCH OR IN SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER. IF PREVIOUSLY MENTIONED SEPARATION REQUIREMENTS CANNOT BE MET, WATER MAIN MUST BE CONSTRUCTED OF MATERIALS SPECIFIED IN ILLINOIS ADMINISTRATIVE CODE 604.1410 OR THE SEWER HAS A STRUCTURAL LINING THAT MEETS ASTM F1216. THE DRAIN OR SEWER MUST BE PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING. WATER MAINS MUST BE LAID AT LEAST 25' HORIZONTALLY FROM ANY EXISTING OR PROPOSED SANITARY LIFT STATION.
7. WATER MAINS SHALL CROSS ABOVE SEWERS WITH A MINIMUM VERTICAL SEPARATION OF 18 INCHES WHILE STILL MAINTAINING THE REQUIRED DEPTH OF COVER. THE VERTICAL SEPARATION MUST BE MAINTAINED FOR THAT PORTION OF THE WATER MAIN LOCATED WITHIN 10' HORIZONTALLY OF THE OUTER EDGE OF ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATER MAIN PIPE MUST BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN. IF PROPER SEPARATION IS NOT POSSIBLE, THE AGENCY MAY APPROVE ALTERNATE METHODS INCLUDING BOTH THE WATER MAIN AND SEWER CONSTRUCTED OF WATER MAIN OR CARRIER PIPE OF EQUIVALENT MATERIALS SPECIFIED IN ILLINOIS ADMINISTRATIVE CODE SECTION 604.1410, THE SEWER HAS A STRUCTURAL LINING MEETING ASTM F1216, OR WHEN THE WATER MAIN A SEWER CROSS THE STORM SEWER IS CONSTRUCTED OF RCP CONFORMING TO ASTM C76. WHEN PLACING THE WATER MAIN ABOVE THE STORM SEWERS IS NOT POSSIBLE THE WATER MAIN MAY BE LAID SO THAT IT IS AT LEAST 18" BELOW THE INVERT OF THE DRAIN OR SEWER. ALSO WATER MAIN CAN BE PLACED BELOW STORM SEWER IF CONSTRUCTED OF THE PREVIOUSLY MENTIONED MATERIALS FOR THE ALTERNATE METHODS SCENARIO. WATER MAINS MUST BE SEPARATED FROM SEWAGE DISPOSAL SYSTEMS, DISPOSAL FIELDS AND SEEPAGE BEDS BY A MINIMUM OF 25'.OR IF THE WATER MAIN MUST BE ROUTED UNDER THE SEWER, WATER MAIN ENCASEMENT SHALL BE REQUIRED OR THE SEWER SHALL BE CONSTRUCTED OF WATER MAIN QUALITY PIPE.
8. ALL SANITARY SEWERS SHALL BE TESTED FOR EXFILTRATION OF AIR UNDER PRESSURE, INFILTRATION OF WATER, AND/OR EXFILTRATION OF WATER AS PER STANDARD SPECIFICATIONS. ALL SANITARY SEWERS SHALL BE DEFLECTION TESTED NO SOONER THAN 30 DAYS AFTER INSTALLATION. ALL MANHOLES SHALL BE TESTED FOR WATERTIGHTNESS BY EITHER ASTM C 969 OR ASTM C 1244.
9. STORM SEWER SHALL BE IN CONFORMANCE WITH THE FOLLOWING:
   A. REINFORCED CONCRETE PIPE (RCP), ASTM C76
      a. GASKETS - ASTM C443
      b. FITTINGS - ASTM C443
   B. SMOOTH INTERIOR WALLED HIGH DENSITY POLYETHYLENE PIPE (HDPE), ASTM D3212, N-12 WT
      a. WATER TIGHT JOINTS
      b. JOINT SHALL BE SEALED SUFFICIENTLY TO PREVENT JETTING OR LEAKING AT THE JOINT
   C. PVC STORM SEWER PIPING, ASTM D 3034, SDR 35
      a. BELL-AND-SPIGOT ENDS
      b. ASTM F 477, ELASTOMERIC SEALS FOR GASKETED JOINTS
   D. FRAME AND GRATES
      a. FRAME AND LID - EJIW-1022-2 OR NEENAH R-1772-A
10. SANITARY SEWER SHALL BE IN CONFORMANCE WIT



DEMOLITION LEGEND

- CONCRETE PAVEMENT / SIDEWALK REMOVAL, FULL DEPTH
- ASPHALT PAVEMENT REMOVAL, FULL DEPTH
- SAWCUT PAVEMENT, FULL DEPTH
- CURB & GUTTER REMOVAL
- UTILITY REMOVAL
- TREE/BUSH REMOVAL
- UTILITY STRUCTURE REMOVAL
- (TBR) TO BE REMOVED

BENCHMARK SUMMARY:

SITE BENCHMARK #401:
TOP OF HYDRANT LOCATED AT SOUTHWEST CORNER OF SCHOOL BUILDING.

ELEVATION= 660.35
DATUM= NAVD88

SITE BENCHMARK #402:
TOP OF HYDRANT LOCATED WITHIN SANDERS ROAD RIGHT-OF-WAY.

ELEVATION= 660.00
DATUM= NAVD88

JULIE CALL BEFORE YOU DIG 811

0 50' 100'
1" = 50' (HORIZONTAL)

CAGE
2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
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REVISIONS
01/21/2026 VILLAGE REVIEW
12/05/2025 VILLAGE REVIEW

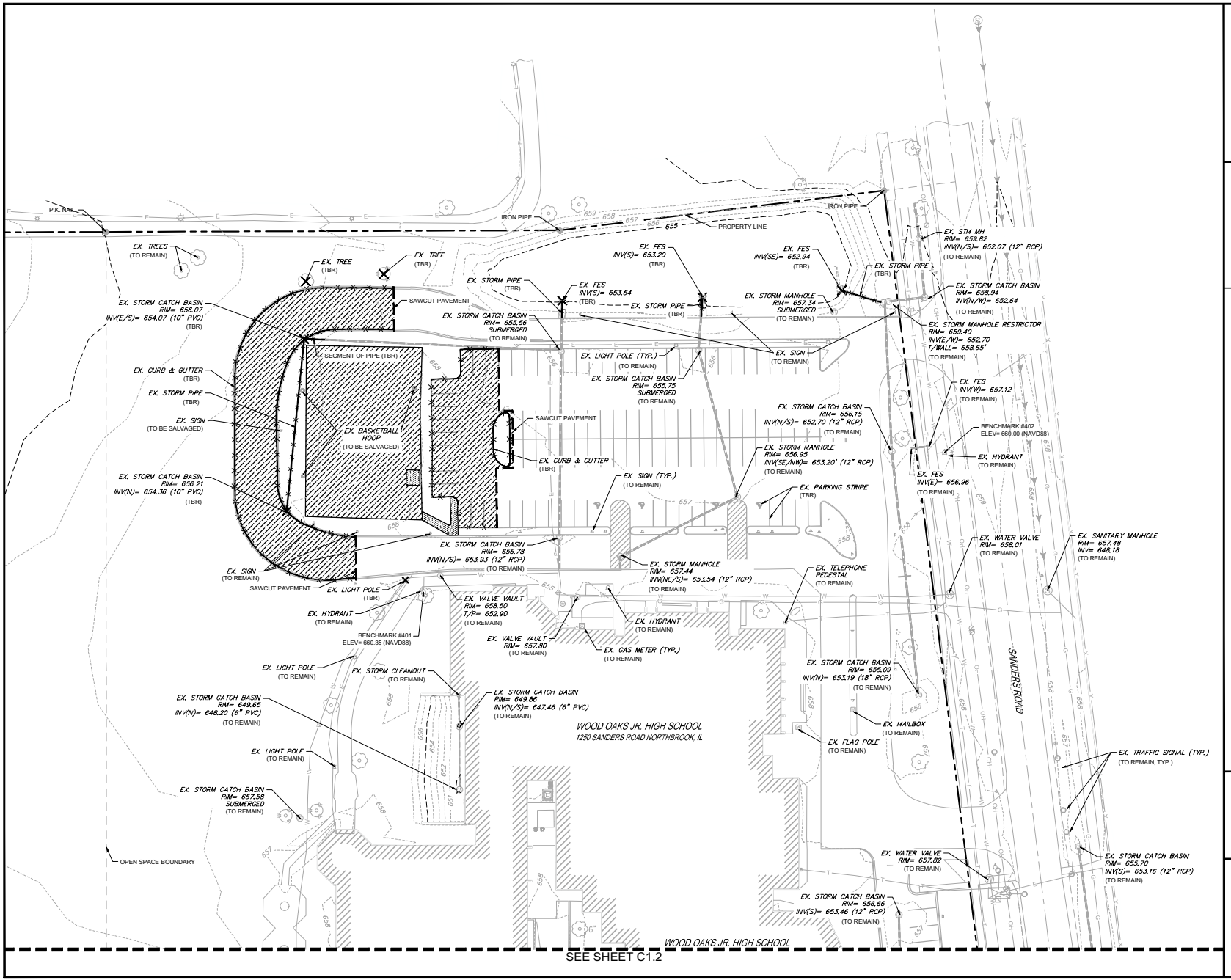
NORTHBROOK SCHOOL DISTRICT 27
WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO.: 210270
ENG.: CW / LES
DATE: 03/04/2026

SHEET TITLE
EXISTING CONDITIONS & DEMOLITION PLAN - OVERALL

SHEET NUMBER
C1.0
3 OF 16

653



DEMOLITION LEGEND

- CONCRETE PAVEMENT / SIDEWALK REMOVAL, FULL DEPTH
- ASPHALT PAVEMENT REMOVAL, FULL DEPTH
- SAWCUT PAVEMENT, FULL DEPTH
- CURB & GUTTER REMOVAL
- UTILITY REMOVAL
- TREE/BUSH REMOVAL
- UTILITY STRUCTURE REMOVAL
- (TBR) TO BE REMOVED

BENCHMARK SUMMARY:

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TOP OF HYDRANT LOCATED AT SOUTHWEST CORNER OF SCHOOL BUILDING.

ELEVATION= 660.35
DATUM= NAVD88

SITE BENCHMARK #402:
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ELEVATION= 660.00
DATUM= NAVD88

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REVISIONS
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NORTHBROOK SCHOOL DISTRICT 27
WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS
1250 SANDERS ROAD
NORTHBROOK, IL

JULIE CALL BEFORE YOU DIG 811

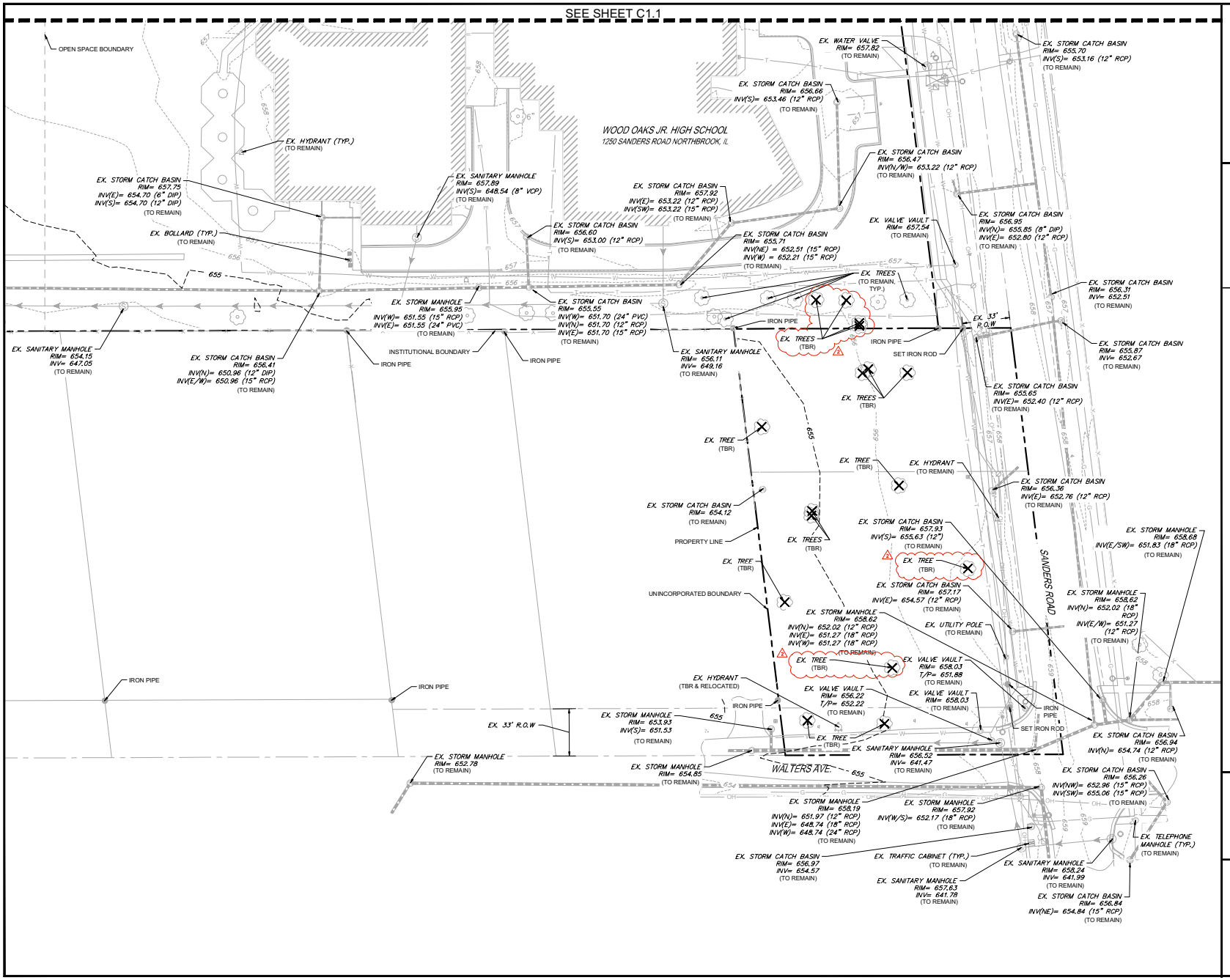
PROJ NO.: 210270
ENG.: CW / LES
DATE: 03/04/2026

SHEET TITLE
EXISTING CONDITIONS & DEMOLITION PLAN - NORTH

SHEET NUMBER
C1.1
4 OF 16

0 30' 60'
1" = 30' (HORIZONTAL)

654



DEMOLITION LEGEND

- CONCRETE PAVEMENT / SIDEWALK REMOVAL, FULL DEPTH
- ASPHALT PAVEMENT REMOVAL, FULL DEPTH
- SAWCUT PAVEMENT, FULL DEPTH
- CURB & GUTTER REMOVAL
- UTILITY REMOVAL
- TREE/BUSH REMOVAL
- UTILITY STRUCTURE REMOVAL
- (TBR) TO BE REMOVED

BENCHMARK SUMMARY:

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ELEVATION= 660.35
DATUM= NAVD88

SITE BENCHMARK #402:
TOP OF HYDRANT LOCATED WITHIN SANDERS ROAD RIGHT-OF-WAY.

ELEVATION= 660.00
DATUM= NAVD88

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REVISIONS
1 01/21/2026 VILLAGE REVIEW
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NORTHBROOK SCHOOL DISTRICT 27
WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS
1250 SANDERS ROAD
NORTHBROOK, IL

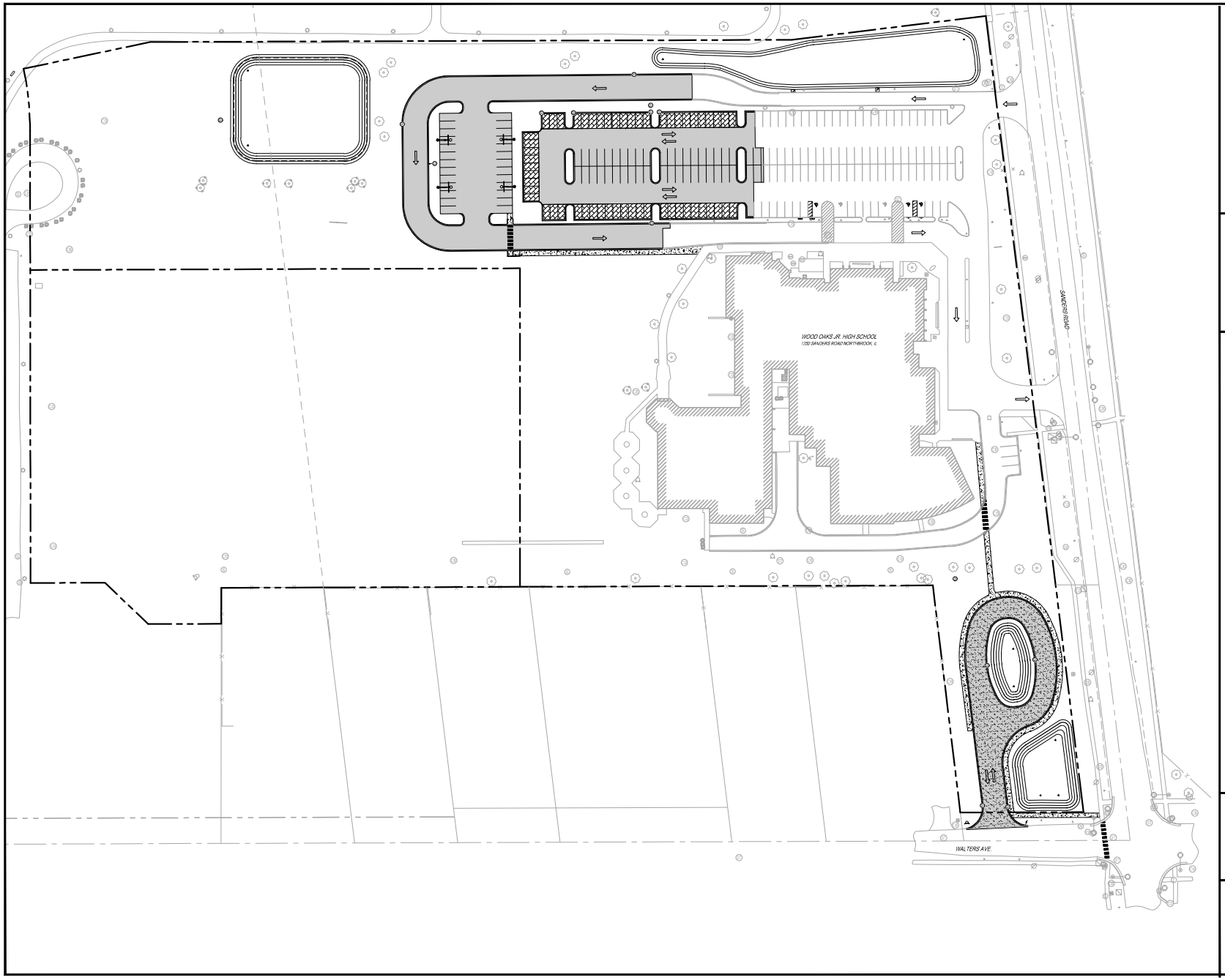
JULIE CALL BEFORE YOU DIG 811

PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
EXISTING CONDITIONS & DEMOLITION PLAN - SOUTH

SHEET NUMBER
C1.2
5 OF 16

655



PAVEMENT LEGEND

- STANDARD DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- PCC SIDEWALK
- PAVERS
- COBBLESTONE
- B6.12 CURB & GUTTER
- DEPRESSED CURB & GUTTER
- REVERSE PITCH CURB & GUTTER

PARKING SUMMARY

EXISTING STALLS =	113
EXISTING STALLS TO REMAIN =	98
PROPOSED STALLS =	101
TOTAL PERMANENT STALLS =	**199**
(TEMPORARY OVERFLOW STALLS =	26)
TOTAL PERMANENT + OVERFLOW =	**225**
STANDARD STALLS =	193
ADA STALLS =	6
TOTAL STALLS =	**199**

3 EV CHARGING STATIONS INCLUDED

JULIE CALL BEFORE YOU DIG 811

0 50' 100'
1" = 50' (HORIZONTAL)

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REVISIONS
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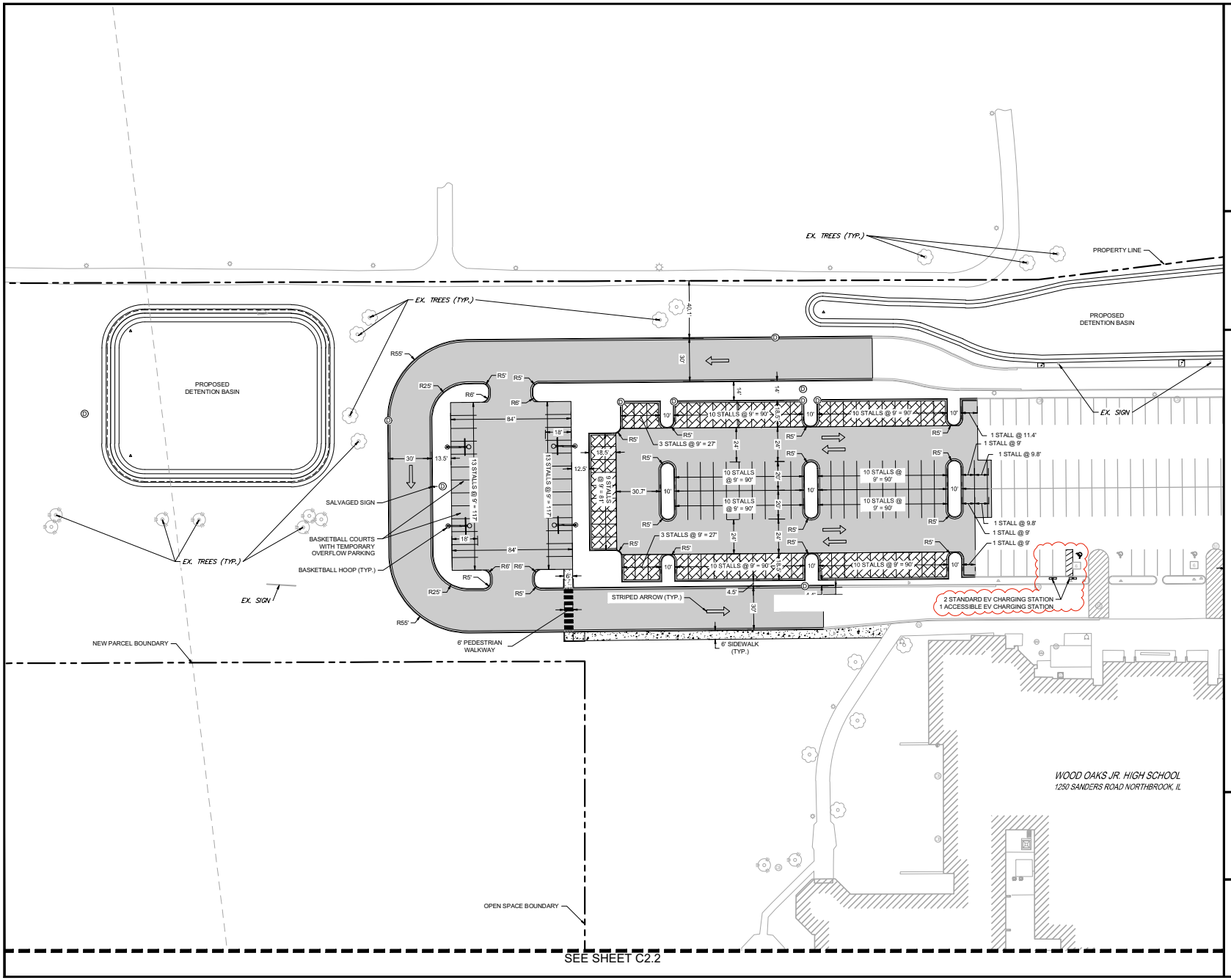
NORTHBROOK SCHOOL DISTRICT 27
WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE LAYOUT PLAN - OVERALL

SHEET NUMBER
C2.0
6 OF 16



PAVEMENT LEGEND

- STANDARD DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
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ADA STALLS =	6
TOTAL STALLS =	**199**

3 EV CHARGING STATIONS INCLUDED

0 30' 60'
1" = 30' (HORIZONTAL)

JULIE CALL BEFORE YOU DIG 811

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NORTHBROOK SCHOOL DISTRICT 27

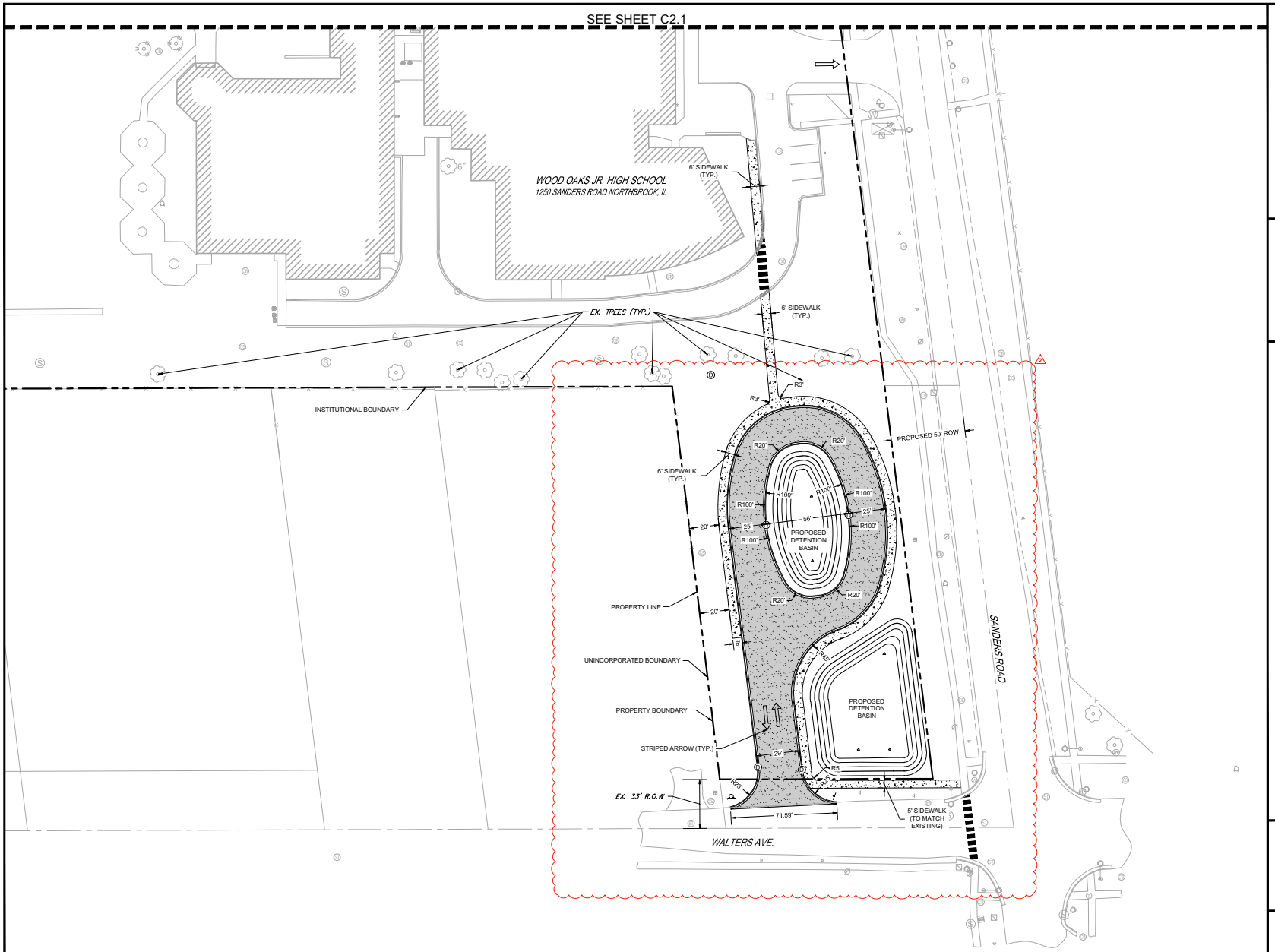
WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS

1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE LAYOUT PLAN - NORTH

SHEET NUMBER
C2.1
7 OF 16



PAVEMENT LEGEND

- STANDARD DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- PCC SIDEWALK
- PAVERS
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REVISIONS
01/21/2026 VILLAGE REVIEW
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NORTHBROOK SCHOOL DISTRICT 27

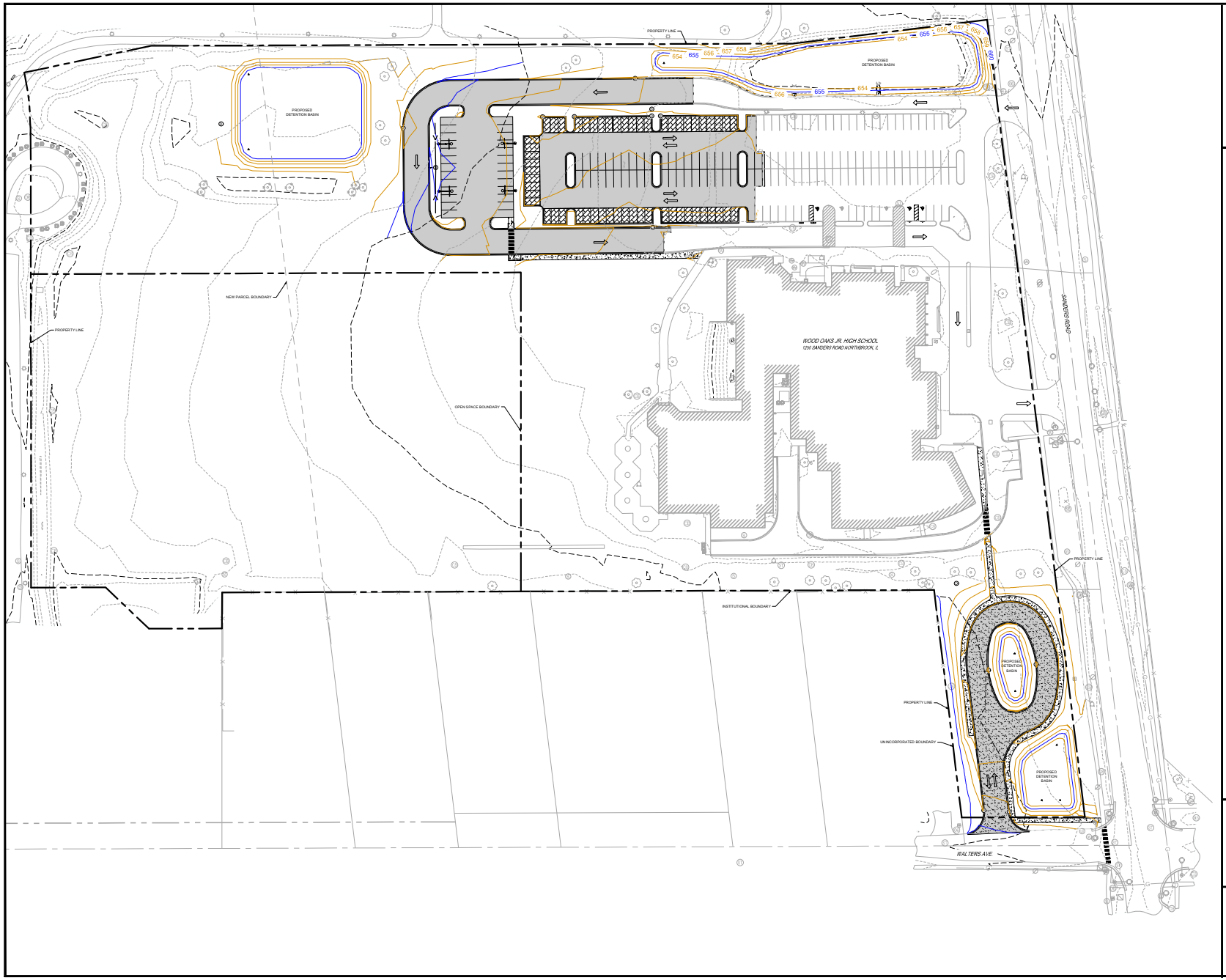
WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS

1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE LAYOUT PLAN - SOUTH

SHEET NUMBER
C2.2
8 OF 16



GRADING LEGEND

- DRAINAGE ARROW
- OVERLAND FLOOD ROUTE
- 700.00 P — PAVEMENT SPOT ELEVATION
- 700.00 TOW — TOP OF WALK SPOT ELEVATION
- 700.00 TOC — TOP OF CURB SPOT ELEVATION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

JULIE
CALL BEFORE
YOU DIG
811

0 50' 100'
1" = 50' (HORIZONTAL)

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REVISIONS
01/21/2026 VILLAGE REVIEW
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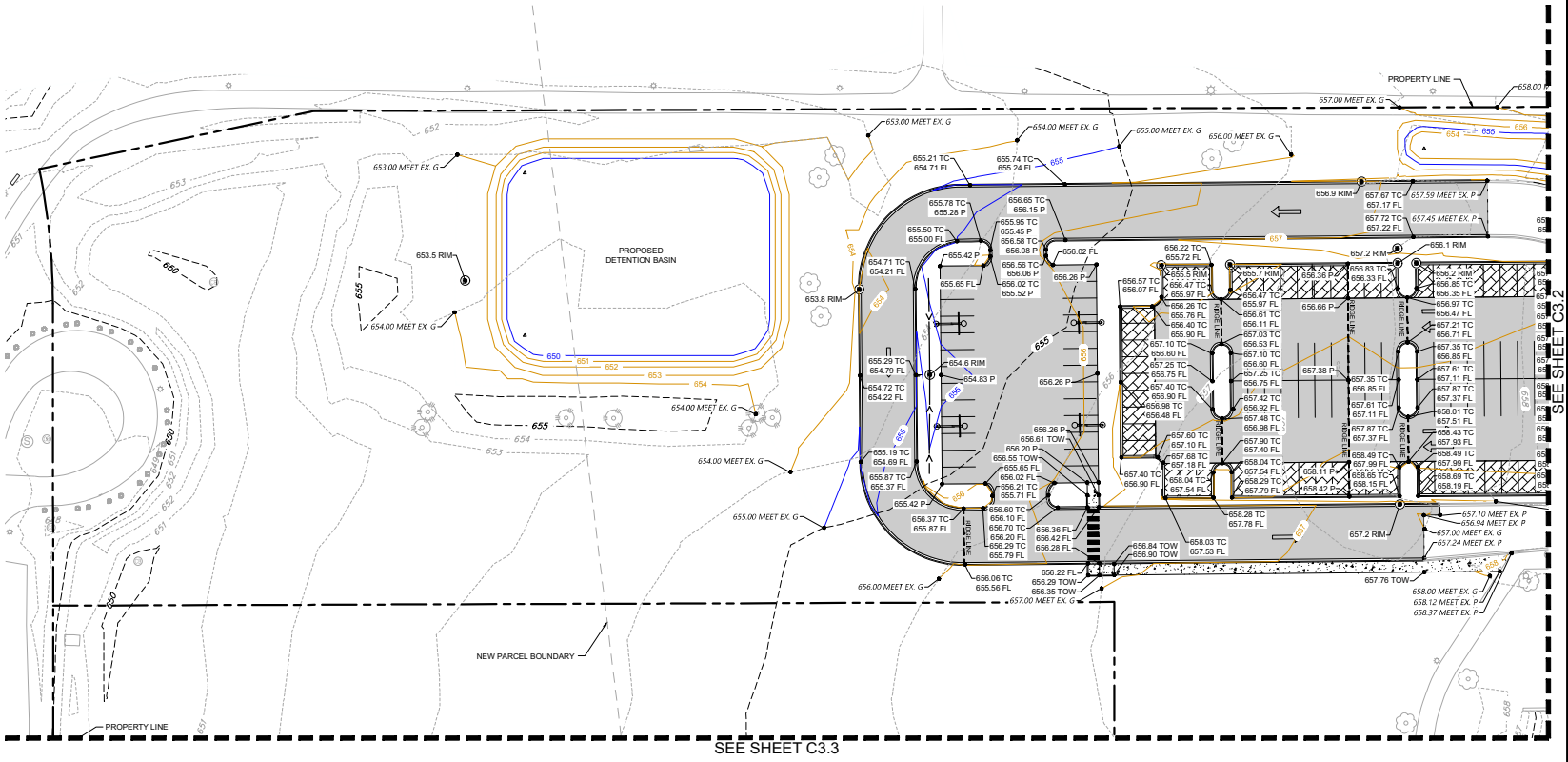
NORTHBROOK SCHOOL DISTRICT 27
WOOD OAKS JR. HIGH
SCHOOL IMPROVEMENTS
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE GRADING PLAN - OVERALL

SHEET NUMBER
C3.0
9 OF 16



GRADING LEGEND

- DRAINAGE ARROW
- OVERLAND FLOOD ROUTE
- 700.00 P — PAVEMENT SPOT ELEVATION
- 700.00 TOW — TOP OF WALK SPOT ELEVATION
- 700.00 TOC — TOP OF CURB SPOT ELEVATION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

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REVISIONS
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NORTHBROOK SCHOOL DISTRICT 27
WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS
1250 SANDERS ROAD
NORTHBROOK, IL

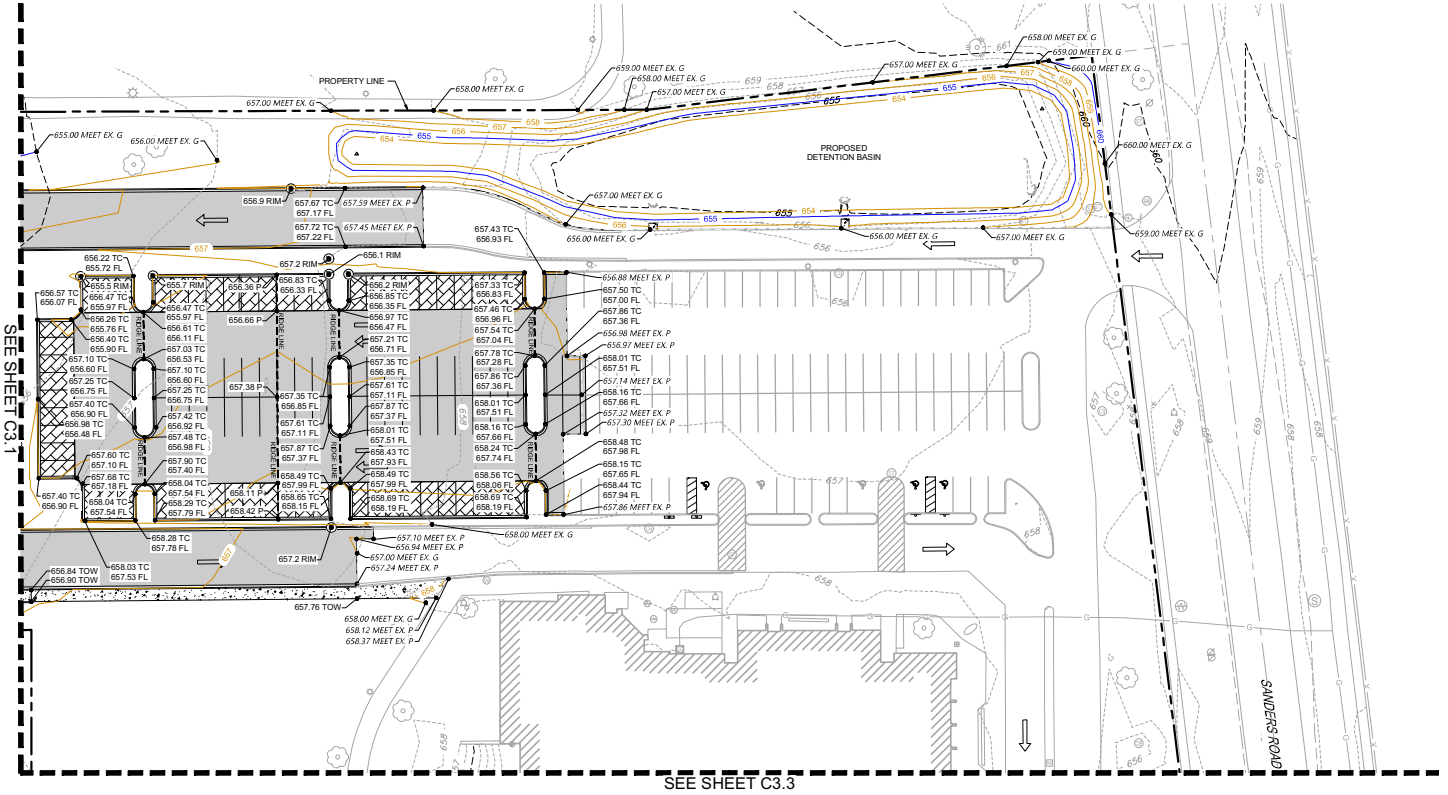
JULIE
CALL BEFORE
YOU DIG
811

0 30' 60'
1" = 30' (HORIZONTAL)

PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE GRADING PLAN - NORTHWEST

SHEET NUMBER
C3.1
10 OF 16



GRADING LEGEND

- DRAINAGE ARROW
- OVERLAND FLOOD ROUTE
- 700.00 P — PAVEMENT SPOT ELEVATION
- 700.00 TOW — TOP OF WALK SPOT ELEVATION
- 700.00 TOC — TOP OF CURB SPOT ELEVATION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

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REVISIONS
01/21/2026 VILLAGE REVIEW
12/05/2025 VILLAGE REVIEW

NORTHBROOK SCHOOL DISTRICT 27

WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS

1250 SANDERS ROAD
NORTHBROOK, IL

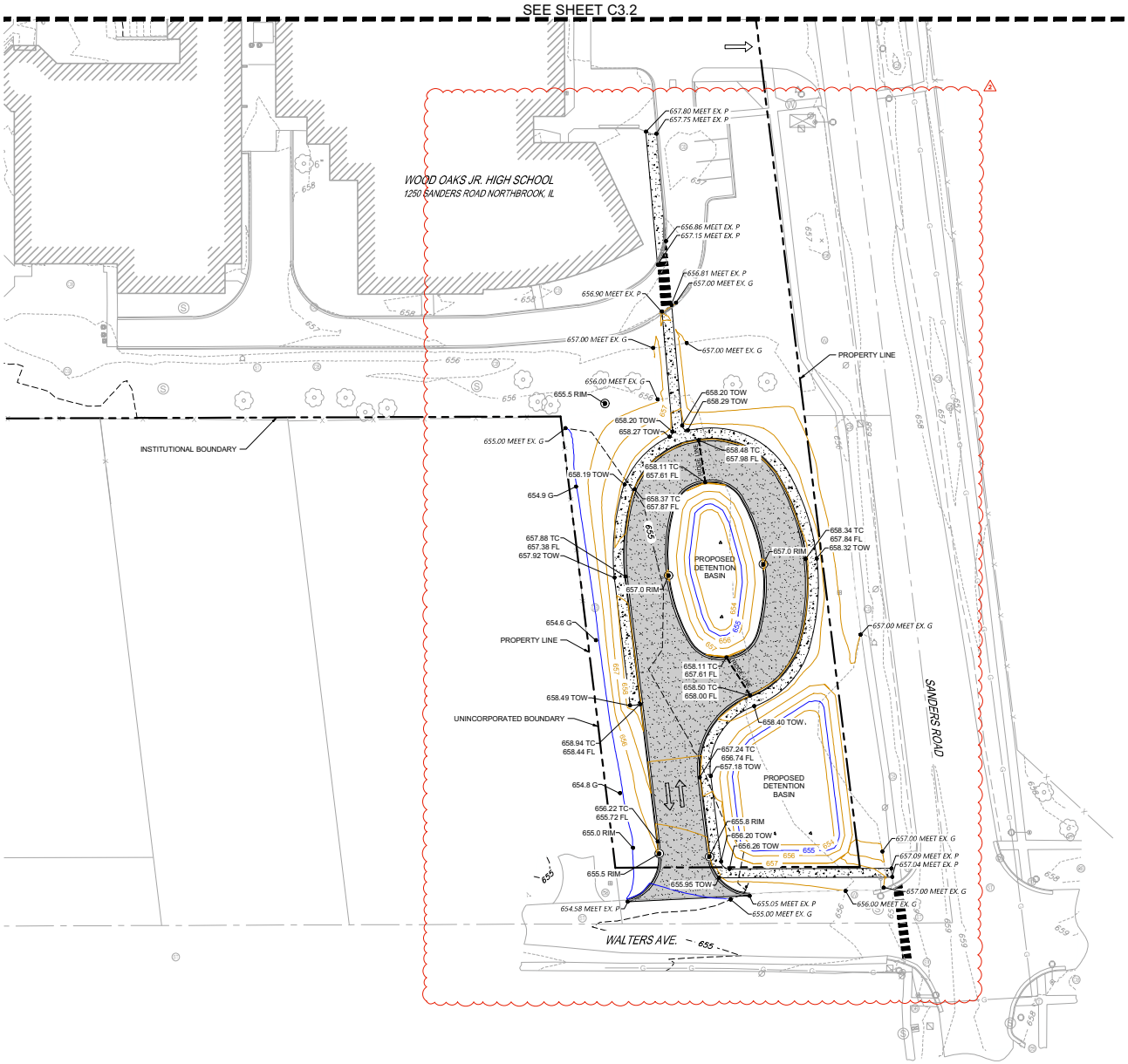
JULIE CALL BEFORE YOU DIG 811

0 30' 60'
1" = 30' (HORIZONTAL)

PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE GRADING PLAN - NORTHEAST

SHEET NUMBER
C3.2
11 OF 16



GRADING LEGEND

- DRAINAGE ARROW
- OVERLAND FLOOD ROUTE
- 700.00 P — PAVEMENT SPOT ELEVATION
- 700.00 TOW — TOP OF WALK SPOT ELEVATION
- 700.00 TOC — TOP OF CURB SPOT ELEVATION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

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REVISIONS
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NORTHBROOK SCHOOL DISTRICT 27
WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS
1250 SANDERS ROAD
NORTHBROOK, IL

JULIE CALL BEFORE YOU DIG 811

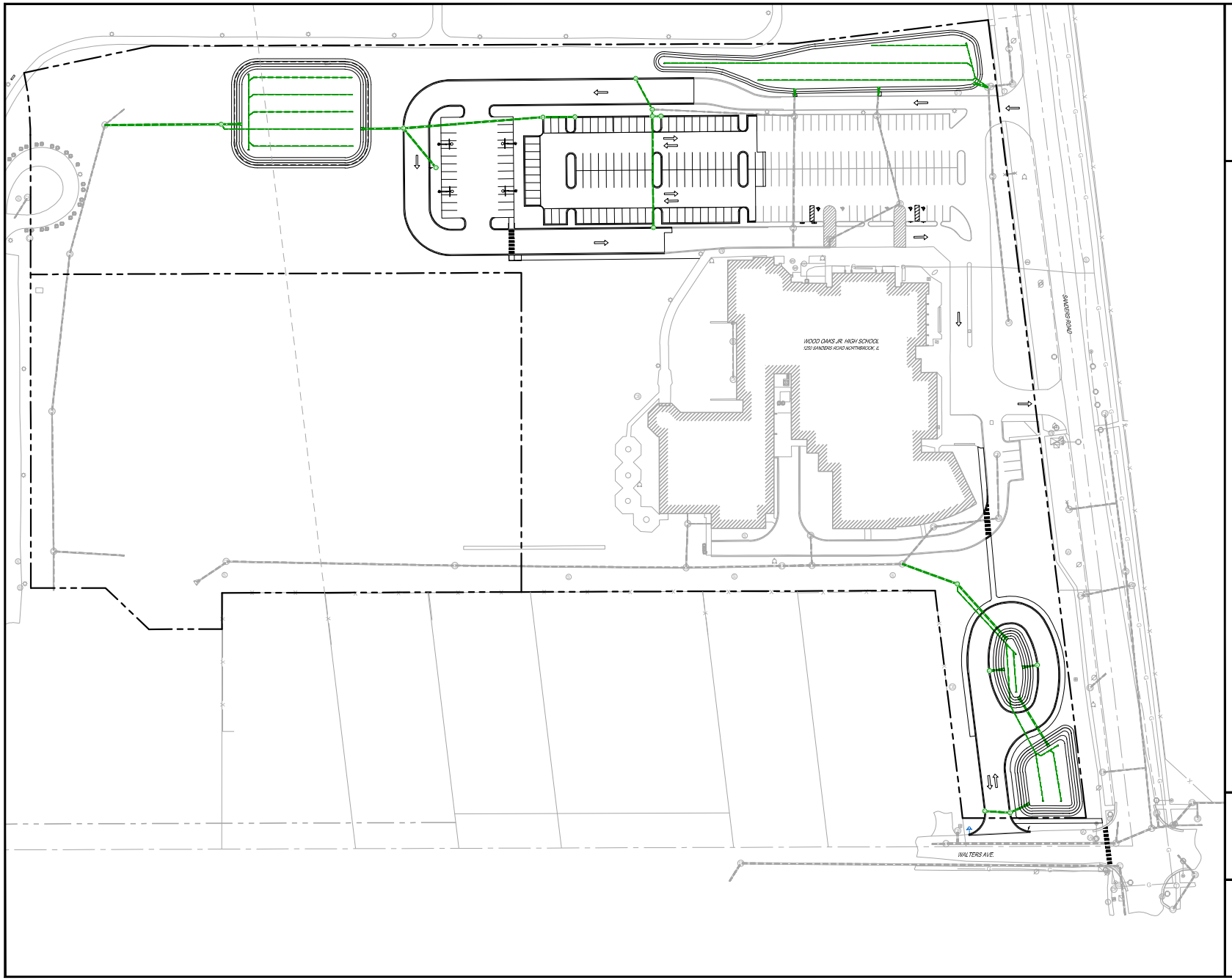
0 30' 60'
1" = 30' (HORIZONTAL)

PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE GRADING PLAN - SOUTH

SHEET NUMBER
C3.3
12 OF 16

662



UTILITY LEGEND

- RELOCATED HYDRANT
- PROPOSED STORM PIPE
- PROPOSED STORM STRUCTURE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM PIPE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY MANHOLE

JULIE CALL BEFORE YOU DIG 811

0 50' 100'
1" = 50' (HORIZONTAL)

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REVISIONS
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02/06/2026 VILLAGE REVIEW

NORTHBROOK SCHOOL DISTRICT 27

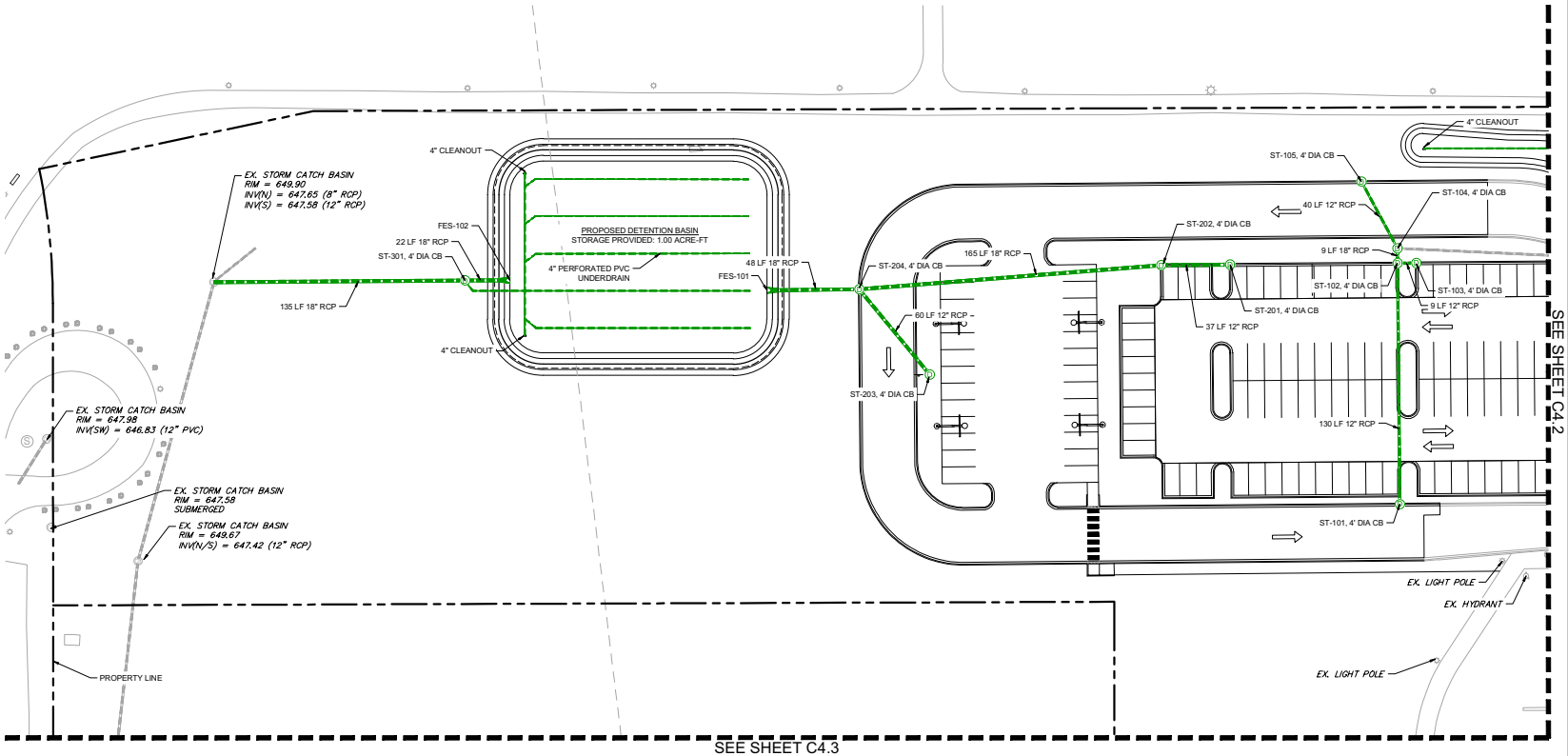
WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS

1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE UTILITY PLAN - OVERALL

SHEET NUMBER
C4.0
13 OF 16



UTILITY LEGEND

- RELOCATED HYDRANT
- PROPOSED STORM PIPE
- PROPOSED STORM STRUCTURE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM PIPE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY MANHOLE

JULIE
CALL BEFORE
YOU DIG
811

1" = 40' (HORIZONTAL)

2200 CABOT DRIVE
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REVISIONS
01/21/2026 VILLAGE REVIEW
02/06/2026 VILLAGE REVIEW

NORTHBROOK SCHOOL DISTRICT 27

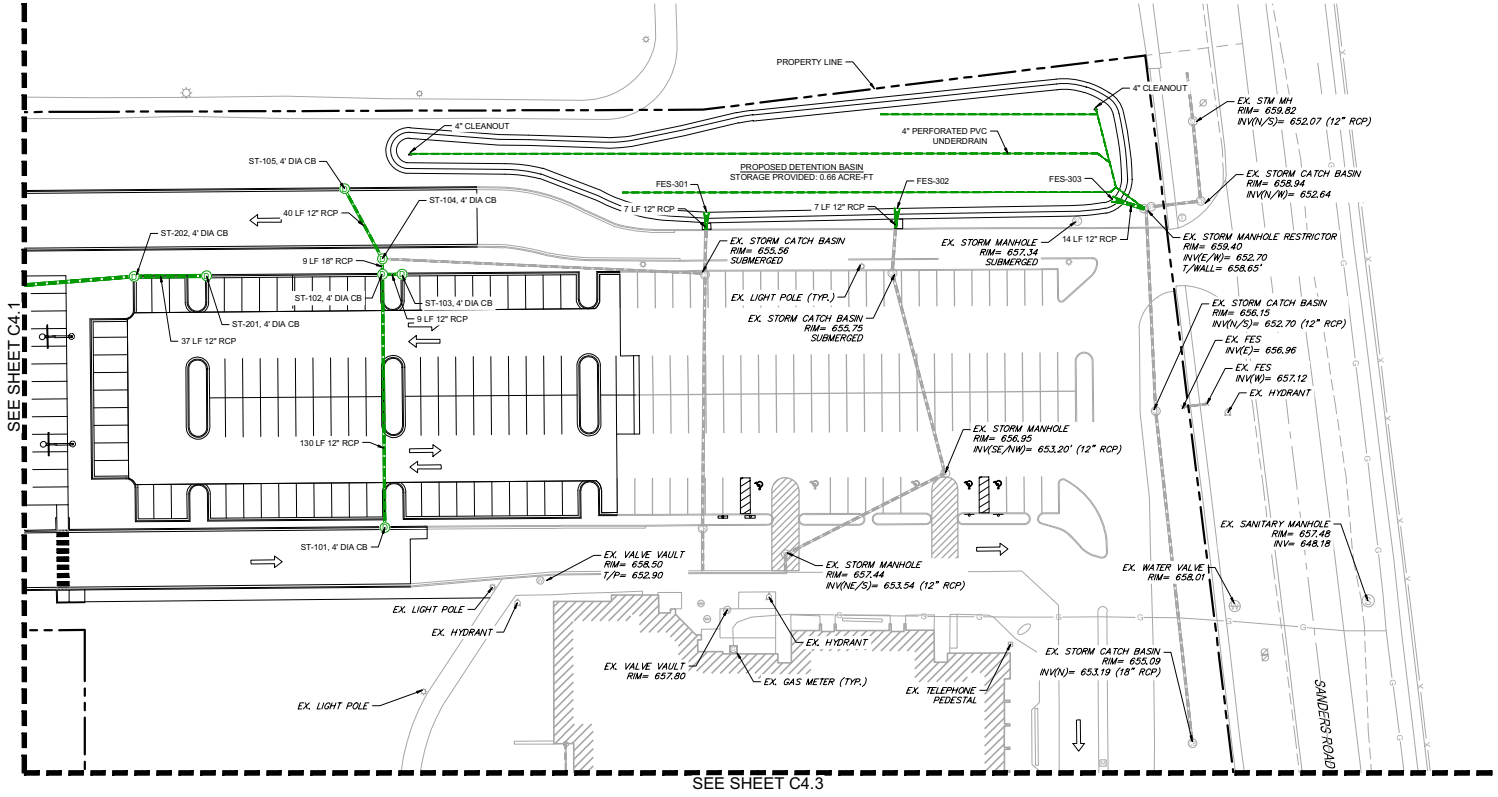
WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS

1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE UTILITY PLAN - NORTHWEST

SHEET NUMBER
C4.1
14 OF 16



UTILITY LEGEND

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- PROPOSED STORM PIPE
- PROPOSED STORM STRUCTURE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM PIPE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY MANHOLE

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NORTHBROOK SCHOOL DISTRICT 27

WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS

1250 SANDERS ROAD
NORTHBROOK, IL

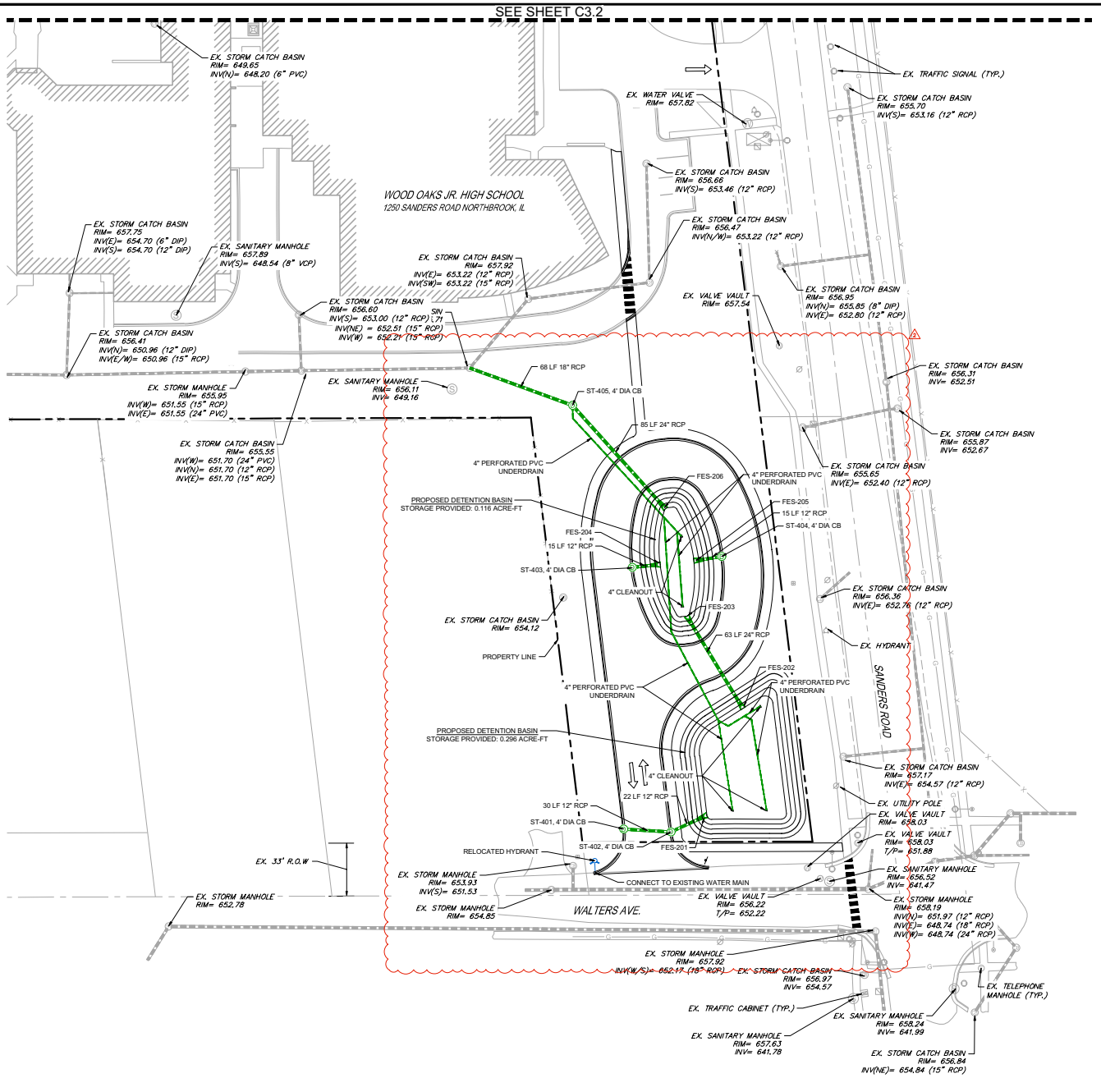
JULIE CALL BEFORE YOU DIG 811

0 40' 80'
1" = 40' (HORIZONTAL)

PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE UTILITY PLAN - NORTHEAST

SHEET NUMBER
C4.2
15 OF 16



UTILITY LEGEND

- RELOCATED HYDRANT
- PROPOSED STORM PIPE
- PROPOSED STORM STRUCTURE
- EXISTING SANITARY SEWER LINE
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NORTHBROOK SCHOOL DISTRICT 27
WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS
1250 SANDERS ROAD
NORTHBROOK, IL

JULIE CALL BEFORE YOU DIG 811

0 30' 60'
1" = 30' (HORIZONTAL)

PROJ NO: 210270
ENG : CW / LES
DATE : 03/04/2026

SHEET TITLE
SITE UTILITY PLAN - SOUTH

SHEET NUMBER
C4.3
16 OF 16

QUEUING SUMMARY

TOTAL CARS IN QUEUE=	77 SPACES

0 50' 100'

1" = 50' (HORIZONTAL)

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LISLE, IL 60532
P: 630.598.0007
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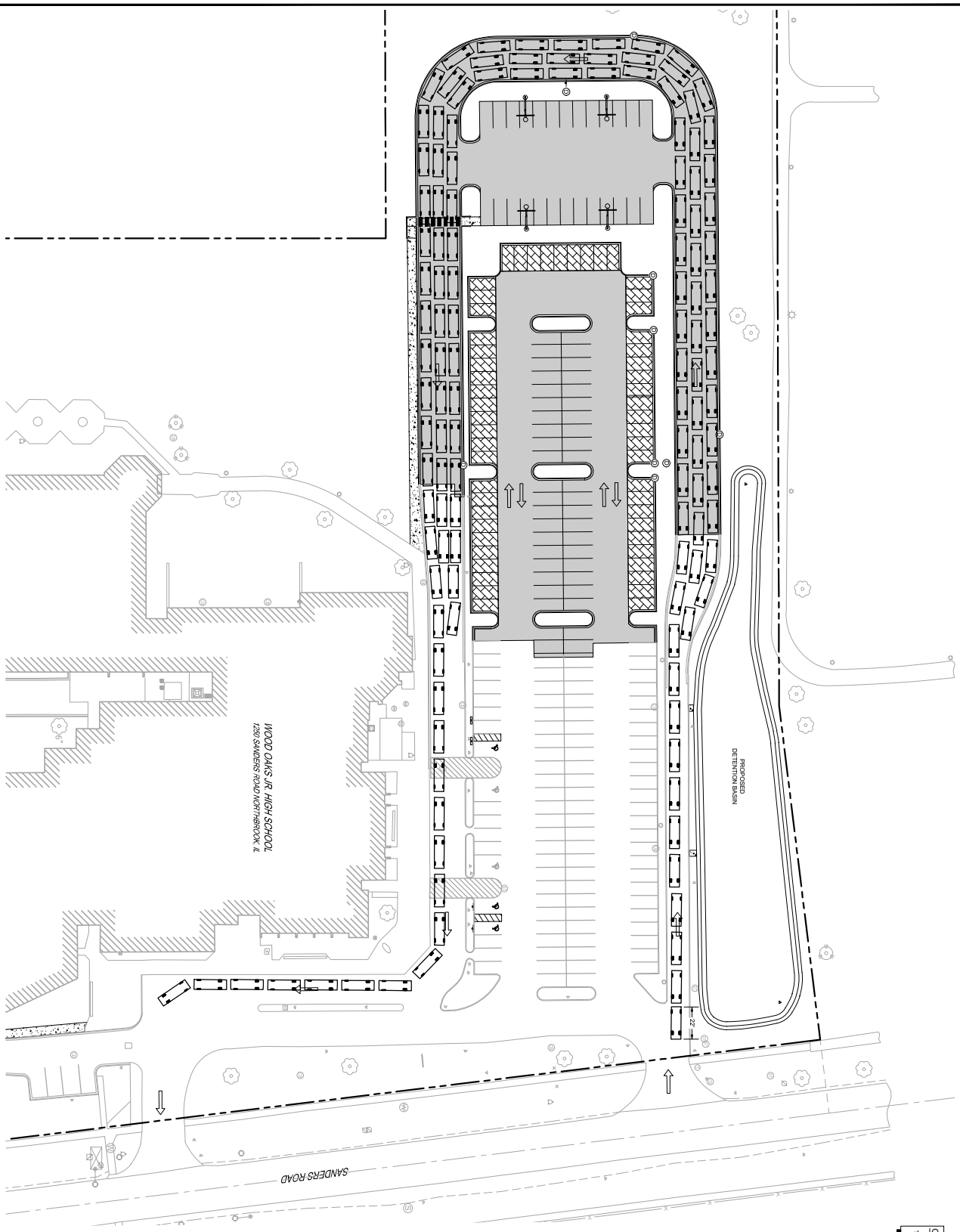
REVISIONS

WOOD OAKS JR. HIGH PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: ML
DATE: 01/21/2026

SHEET TITLE
QUEUING EXHIBIT - EXISTING CONDITIONS

SHEET NUMBER
EX-1
6 OF 1



QUEUING SUMMARY

TOTAL CARS IN QUEUE=	139 SPACES

0 30' 60'
1" = 30' (HORIZONTAL)

SHEET NUMBER: EX-2 (1 OF 3)

SHEET TITLE: QUEUING EXHIBIT - PROPOSED CONDITIONS

PROJ NO: 210270
DSN: LES
DATE: 03/25/2026

WOOD OAKS JR. HIGH PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

REVISIONS

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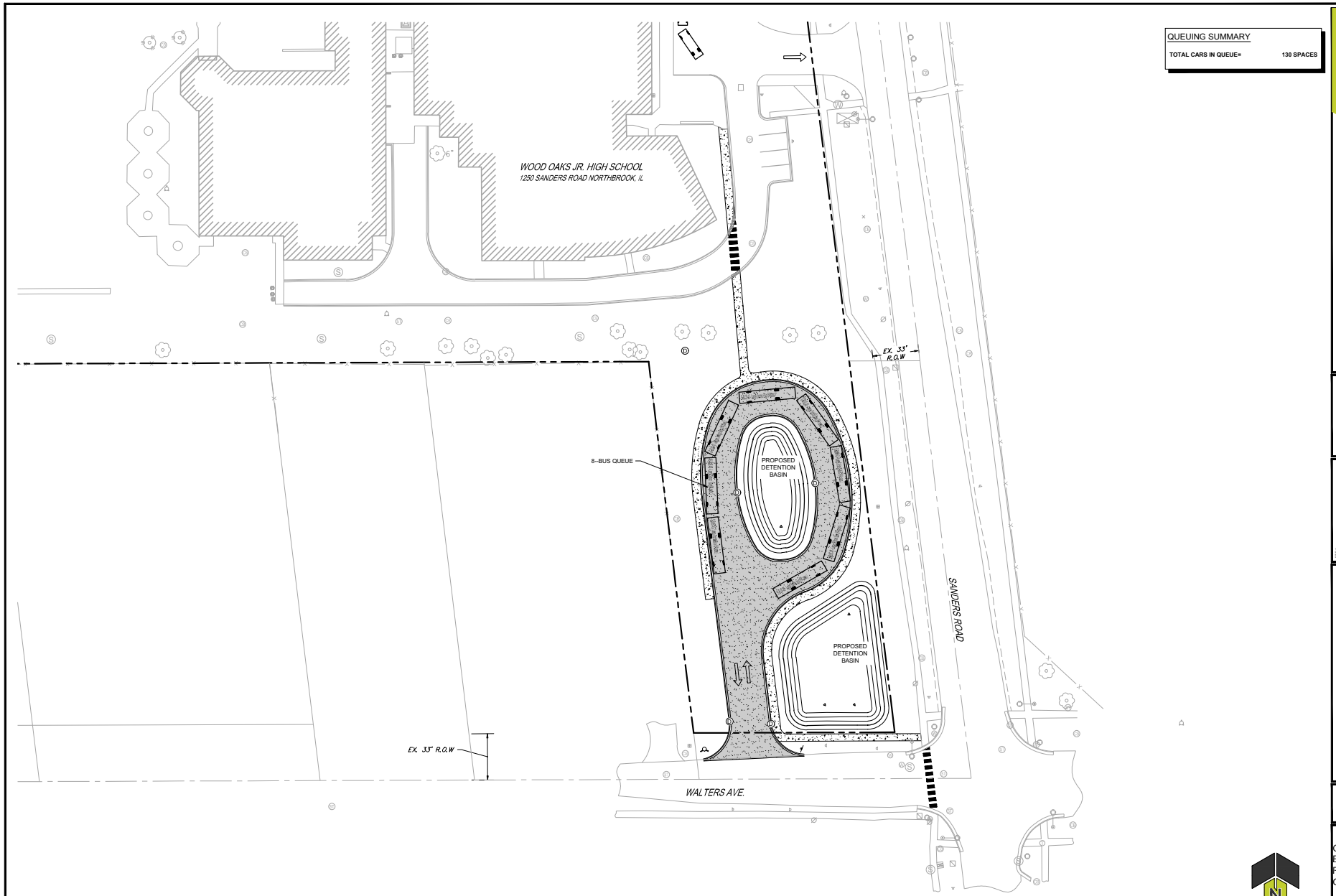
WWW.CAGECIVIL.COM



QUEUING SUMMARY

TOTAL CARS IN QUEUE=	130 SPACES

0 30' 60'
1" = 30' (HORIZONTAL)

CAGE CIVIL ENGINEERING
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REVISIONS

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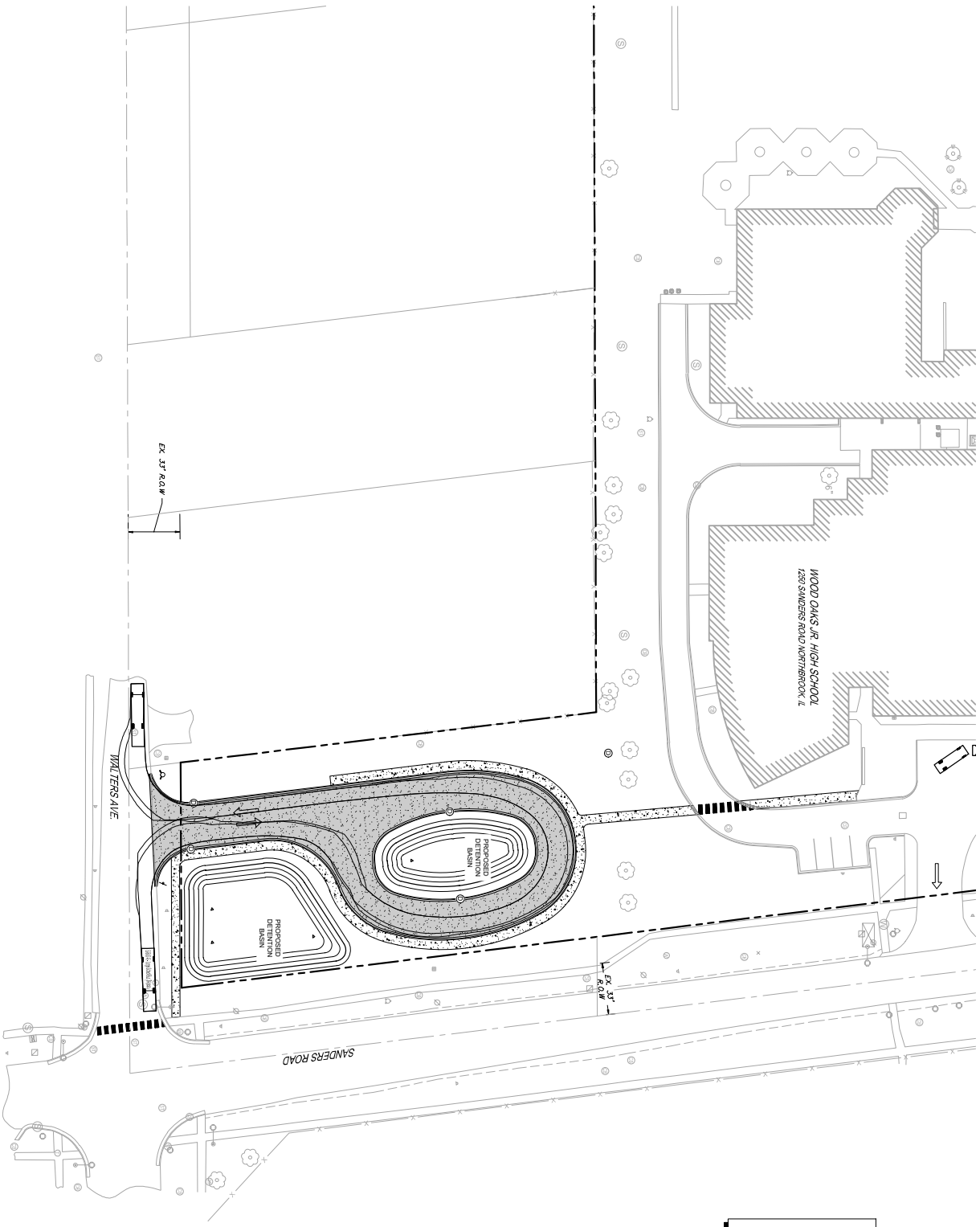
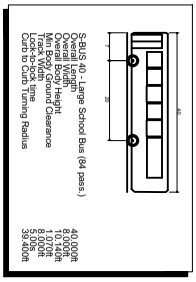
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 03/25/2026

SHEET TITLE
QUEUING EXHIBIT - PROPOSED CONDITIONS

SHEET NUMBER
EX-2
2 OF 3





0 30' 60'
1" = 30' (HORIZONTAL)

N

SHEET NUMBER EX-2 3 OF 3

SHEET TITLE
QUEUING EXHIBIT - PROPOSED CONDITIONS

PROJ NO: 210270
DSN: LES
DATE: 09/29/2021

WOOD OAKS JR. HIGH PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

REVISIONS

CAGE CIVIL ENGINEERING
2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.598.0007
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EXISTING VEGETATION DESCRIPTION

THE PROJECT SITE CONSISTS OF AN EXISTING SCHOOL. 19 MATURE TREES WITH 225 COMBINED CALIPER INCHES SHALL BE REMOVED AS PART OF THIS CONTRACT, ASSUMING 40% LANDMARK STATUS. 38 TREES ARE CURRENTLY PLANNED TO REMEDIATE LOSSES, BUT WE UNDERSTAND THIS WILL CHANGE AFTER TREE SURVEY IS COMPLETED. TREE SURVEY IS PLANNED FOR SPRING '26 TO FULLY ASSESS CONDITION OF EXISTING TREES ON-SITE.

TREE PROTECTION & REMOVAL NOTES

1. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TREE PROTECTION IN ACCORDANCE WITH THE APPROVED TREE PRESERVATION PLAN AND TREE PROTECTION DETAILS PROVIDED HEREIN AND IN ACCORDANCE WITH ALL LOCAL REQUIREMENTS FOR ALL PARKWAY AND PRIVATE TREES ON THE SUBJECT LOT OR NEIGHBORING LOTS THAT WILL BE WITHIN THE LIMITS OF THE PROPOSED WORK, ACCESS TO THE SITE, STORAGE OF MATERIAL, ETC...

2. THE TREE PROTECTION SHALL REMAIN INTACT DURING THE ENTIRE DURATION OF THE CONSTRUCTION PROJECT, THROUGH FINAL GRADING. NO WORK IS ALLOWED WITHIN A TREE PROTECTION AREA. GRADING, IF SHOWN ON THE APPROVED PLANS, IS WITHIN A TREE PROTECTION AREA IT SHALL BE DONE BY HAND. NO MACHINERY IS PERMITTED IN A TREE PROTECTION AREA. IF, FOR ANY REASON DURING THE PROJECT THE TREE PROTECTION NEEDS TO BE REMOVED OR MODIFIED, THE TREE PRESERVATION OFFICER IS TO BE CONTACTED AT 847/272-4711.

3. PROTECTIVE FENCING SHALL BE ERECTED IN ACCORDANCE WITH THE APPROVED PLANS. SMALLER TREE PROTECTION ZONES MAY BE PERMITTED BY THE TREE PRESERVATION OFFICER. THE FENCING MATERIAL SHALL BE CONTINUOUS CHAIN LINK OR WOODEN SLAT SNOW FENCING THAT IS SECURED TO METAL STAKES. ORANGE OR GREEN MESH FENCING IS NOT ALLOWED.

4. NO GRADE CHANGES + OR – 6 INCHES WILL BE ALLOWED WITHIN ANY ESTABLISHED TREE PROTECTION ZONE.

5. TRUNK PROTECTION, IF REQUIRED, SHALL BE NOMINAL 2X4 DIMENSION LUMBER SECURED WITH A ROPE BAND OR STRAP OF SUFFICIENT DURABILITY TO REMAIN IN PLACE FOR THE DURATION OF THE PROJECT. PLANKS SHALL BE INSTALLED TO A HEIGHT OF TEN FEET (10) OR TO THE LOWEST MAJOR BRANCHES WHICHEVER IS LOWEST. UNDER NO CIRCUMSTANCES WILL NAILS, SCREWS, OR ANY OTHER DAMAGING ATTACHMENT BE USED.

6. CONTRACTOR SHALL MAINTAIN TREE PROTECTION AREA FREE OF TRASH AND GRASS/WEEDS IN EXCESS OF 10-INCHES TALL.

7. CONTRACTOR SHALL PROMPTLY REPAIR TREES DAMAGED BY CONSTRUCTION OPERATIONS WITHIN 24 HOURS. TREAT DAMAGED TRUNKS, LIMBS AND ROOTS ACCORDING TO CERTIFIED ARBORIST'S WRITTEN INSTRUCTIONS. NO MECHANICAL EXCAVATING OR TRENCHING SHALL BE ALLOWED WITHIN TREE PROTECTION AREAS.

8. ALL UTILITIES, IF POSSIBLE, SHALL BE AUGER/BORED THROUGH ESTABLISHED TREE PROTECTION AREAS. IF THIS IS NOT POSSIBLE PLEASE CONTACT THE TREE PRESERVATION OFFICER.

9. BEFORE PERFORMING WORK ON ANY VILLAGE OWNED RIGHT-OF-WAY, CONTACT THE VILLAGE FORESTER AT PUBLIC WORKS, 847/272-4711 TO DETERMINE IF YOU WILL BE REQUIRED TO POST MONIES FOR ANY PARKWAY TREES THAT MAY BE AFFECTED BY THE PROPOSED WORK. IF A TREE WILL NEED TO BE REMOVED ALL APPLICABLE FEES AND REPLACEMENTS SET FORTH BY PUBLIC WORKS WILL APPLY.

10. NO SURVEY NAILS OR LATHE/SCREWS ARE TO BE INSTALLED ON ANY TREE ON PRIVATE PROPERTY OR IN THE PUBLIC RIGHT OF WAY. IF SURVEY NAILS ARE FOUND TO BE INSTALLED ON A TREE, FINES AND ANY APPLICABLE COSTS RELATED TO THE REMOVAL OF THE NAIL AND REPAIR OF THE TREE WILL BE ASSESSED.

11. ALL PRIVATE TREE REMOVALS OF SINGLE TRUNK TREES GREATER THAN 6 INCHES IN DIAMETER OR MULTIPLE TRUNK TREES WITH A COMBINED DIAMETER OF 12 INCHES IN DIAMETER MUST BE APPROVED BY THE TREE PRESERVATION OFFICER. A SEPARATE PERMIT WILL BE ISSUED FOR ANY TREE REMOVALS.



TREE PROTECTION & REMOVAL LEGEND

EXISTING TREE TO REMAIN

EXIST. TREE TO BE REMOVED

BARRIER FENCING TO BE INSTALLED

1 TREE PROTECTION & REMOVAL PLAN

N SCALE 0' 20' 40' 80' 120' 1"=40'

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SEAL

LICENSED LANDSCAPE ARCHITECT LARRY C GLASCOCK JR 157.001939 STATE OF ILLINOIS

EXPIRES 08/2027

PROJECT TEAM

CIVIL ENGINEER:

CAGE CIVIL ENGINEERING

PROJECT NAME

WOOD OAKS JR. HIGH PARKING EXPANSION

1250 SANDERS RD. NORTHBROOK, IL

DRAWING ISSUED

NO.	TITLE	DATE
1.	Preliminary Review	12/12/2025
2.	Rev's per Comments	01/20/2026
3.	Rev's per Comments	03/30/2026

SET TYPE
LANDSCAPE PLANS

PROJECT NUMBER
2512026

DATE
12-11-2025

DRAWN BY: LCG | APPROVED BY: LCG

SHEET TITLE
TREE PROTECTION & REMOVAL PLAN

SHEET NUMBER
L1.1

TREE SURVEY

TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	DESCRIPTION	RATING	NOTES
100						
101						
102						
103						
104						
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111						
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TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	DESCRIPTION	RATING	NOTES
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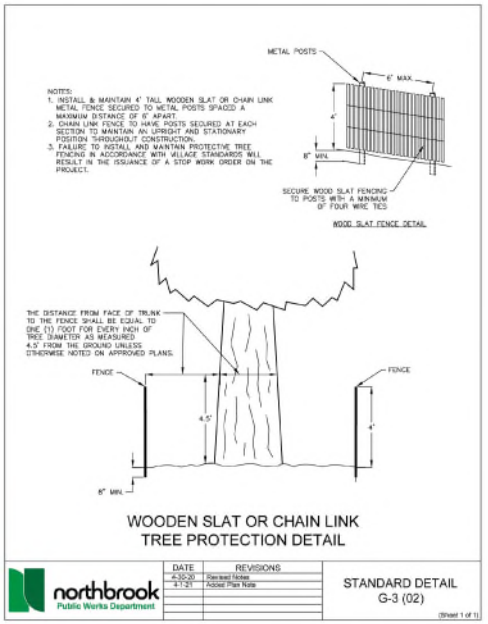
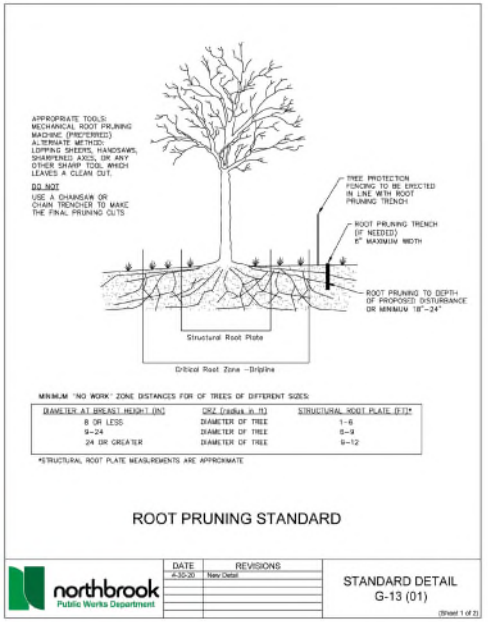
DATE CONDUCTED:
BY:

1) Trees measured at 4.5' above the ground - DBH (diameter Breast Height)
2) All trees 6" DBH and above tagged. Shrubs, and cedar were not tagged.
3) Health Rating:

Rating	Description	Criteria
1	Excellent	Less than 10% dead wood, typical growth for species, no observed defectsLess than
2	Good to Fair	20% dead wood, minor defects, sound structure, no decayLess than
3	Fair	30% dead wood, minor crown die-back, minor trunk damage or cavities
4	Fair to Poor	Approximately 30-50% dead wood, lacking full crown, minor disase evidence, trunk damage
5	Poor	Over 50% dead wood, lacking full crown, disease or decay evident, structural damage/cavities
6	Dead	Less than 10% living wood, greater than 50% missing bark, adventitious growth only, decay





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SEAL

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LARRY C GLADKOWSKI JR
STATE OF ILLINOIS

EXPIRES 08/2027

PROJECT TEAM

CIVIL ENGINEER:

CAGE CIVIL ENGINEERING

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WOOD OAKS JR. HIGH
PARKING EXPANSION

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NORTHBROOK, IL

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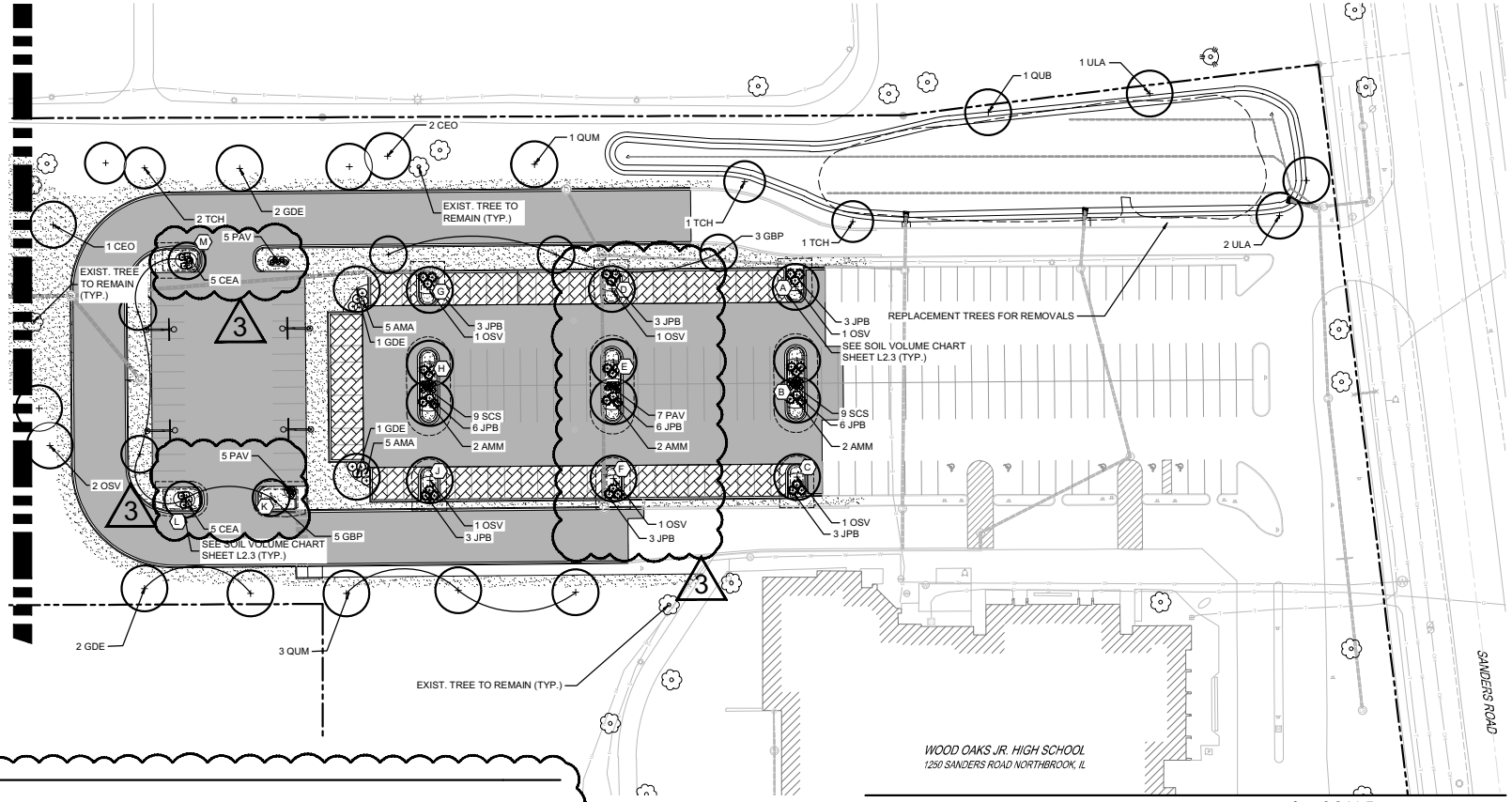
12-11-2025

DRAWN BY: LCG | APPROVED BY: LCG

SHEET TITLE
TREE SURVEY / TREE PROTECTION DETAILS

SHEET NUMBER
L1.2



1 LANDSCAPE PLAN

N SCALE 1"=30'
0' 15' 30' 60' 90'

PLANT LIST

SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT	MAX H X W
DECIDUOUS SHADE TREES						
AMM	2.5" cal.	6	Acer miyabei 'Morton'	State Street Miyabe maple	B&B	35' X 30'
CBF	2.5" cal.	4	Carpinus betulus 'Fastigiata'	Upright European Hornbeam	B&B	50' X 30'
CEO	2.5" cal.	5	Celtis occidentalis	Common Hackberry	B&B	60' X 50'
GBP	2.5" cal.	10	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	B&B	50' X 30'
GDE	2.5" cal.	8	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffeetree	B&B	60' X 40
OSV	2.5" cal.	8	Ostrya virginiana	American Hophornbeam	B&B	35' X 25'
QUB	2.5" cal.	5	Quercus bicolor	Swamp White Oak	B&B	70' X 60'
QUM	2.5" cal.	6	Quercus muehlenbergii	Chinkapin Oak	B&B	70' X 60'
TCH	2.5" cal.	8	Tilia cordata x mongolica 'Harvest Gold'	Harvest Gold Linden	B&B	40' X 30'
ULA	2.5" cal.	8	Ulmus davidiana var. japonica 'Morton'	Accolade Elm	B&B	60' X 40'
EVERGREEN TREES						
PGD	8' ht.	11	Picea glauca 'Densata'	Black Hills Spruce	B&B	50' X 25'
ORNAMENTAL TREES						
AMG	8' multi..	7	Amelanchier x grandiflora.	Shadblow Serviceberry	B&B	25' X 20'
CEC	8' multi.	5	Cercis canadensis	Eastern Redbud	B&B	30' X 30'
DECIDUOUS SHRUBS						
AMA	24" ht.	10	Aronia melanocarpa	Black Chokeberry	B&B	6' X 6'
CAE	30" ht.	25	Cornus alba 'Elata'	Variegated Dogwood	B&B	8' X 8'
CEA	24" ht.	22	Ceanothus americanus	New Jersey Tea	B&B	3' X 5'
CEP	30" ht.	13	Cephalanthus occidentalis	Buttonbush	B&B	10' X 7'
HYQ	30" ht.	13	Hydrangea quercifolia 'Alice'	Alice Oakleaf Hydrangea	B&B	8' X 8'
VNB	30" ht.	7	Viburnum nudum 'Bulk'	Brandywine Smooth Witherod	B&B	6' X 6'
EVERGREEN SHRUBS						
JCS	24" ht.	7	Juniperus chinensis 'Sea Green'	Sea Green Juniper	B&B	5' X8'
JPB	18" w.	36	Juniperus procumbens 'Greenmound'	Greenmound Japanese Juniper	B&B	1' X 5'
TMT	24" ht.	19	Taxus media 'Tauntonii'	Taunton Intermediate Yew	B&B	4' X 7'
ORNAMENTAL GRASSES						
ERS	#1 cont.	11	Eragrostis spectabilis	Purple Love Grass		2.5' X 2'
PAV	#1 cont.	32	Panicum virgatum 'Shenandoah'	Shenandoah Red Switch Grass		3' X 3'
SCS	#1 cont.	18	Schizachyrium scop.'Standing Ovation'	Blue Stem Standing Ovation		4' X 2'
GROUNDCOVER / PERENNIALS						
SOD	sq. yd.	7,228	Sodded Lawn			

LANDSCAPE LEGEND

- EXISTING TREE
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED LARGE SHRUB
- PROPOSED MEDIUM SHRUB
- PROPOSED EVERGREEN SHRUB
- PROPOSED LOW SHRUB
- PROPOSED ORNAMENTAL GRASS
- SODDED LAWN

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SEAL

LICENSED LANDSCAPE ARCHITECT LARRY C GLASSCOCK JR 157.001139 STATE OF ILLINOIS

EXPIRES 08/2027

PROJECT TEAM

CIVIL ENGINEER:

CAGE CIVIL ENGINEERING

PROJECT NAME

WOOD OAKS JR. HIGH PARKING EXPANSION

1250 SANDERS RD. NORTHBROOK, IL

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SET TYPE
LANDSCAPE PLANS

PROJECT NUMBER
2512026

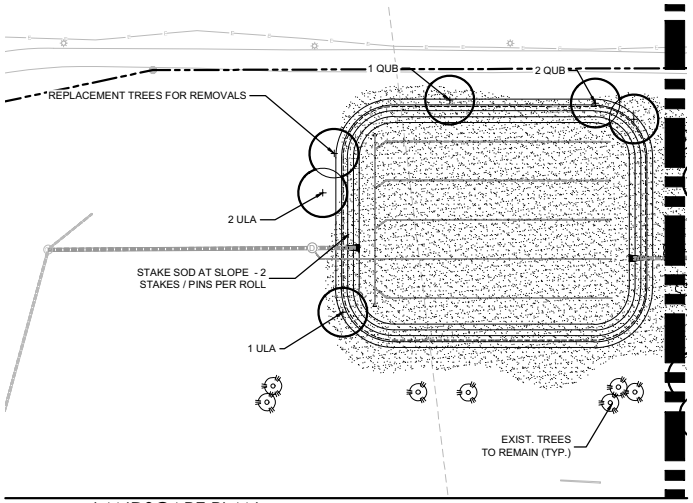
DATE
12-11-2025

DRAWN BY: LCG | APPROVED BY: LCG

SHEET TITLE
LANDSCAPE PLAN

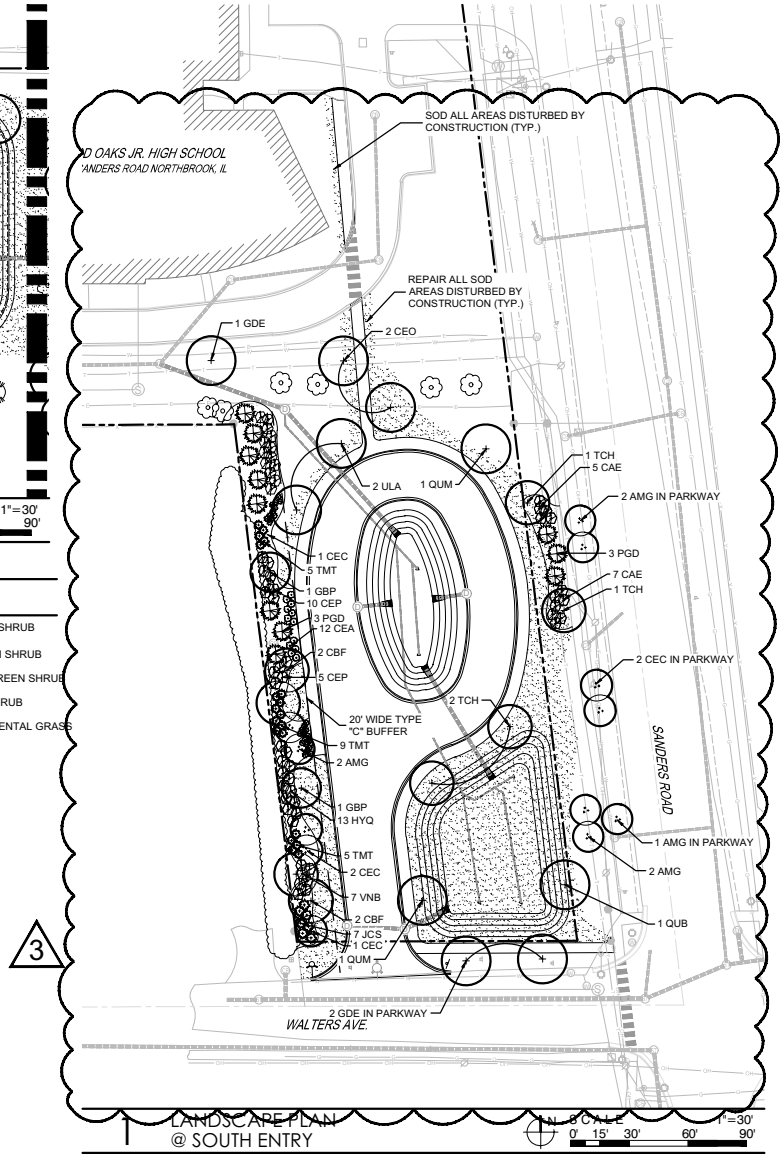
SHEET NUMBER
L2.1

673



2 LANDSCAPE PLAN @ DETENTION AREA

SCALE 1"=30'
0' 15' 30' 60' 90'



1 LANDSCAPE PLAN @ SOUTH ENTRY

SCALE 1"=30'
0' 15' 30' 60' 90'

LANDSCAPE LEGEND

- EXISTING TREE
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED LARGE SHRUB
- PROPOSED MEDIUM SHRUB
- PROPOSED EVERGREEN SHRUB
- PROPOSED LOW SHRUB
- PROPOSED ORNAMENTAL GRASS
- SODDED LAWN

LANDSCAPE CALCULATIONS

DESCRIPTION	REQUIREMENT	AREA / CALC.	PROPOSED / DETAILS
Total site		796,813 SQ. FT.	
Total building	Existing Building	73,555 SQ. FT.	
Total parking	Square Footage of Exist. Parking Area Expanded Parking Area	97,412 SQ. FT. 51,391 SQ. FT.	
Parking Lot Perimeter Landscape Area Design	**Depth:** Parking lot perimeter landscape area width shall be a minimum of seven feet, as measured from the back of curb of the off-street parking area outward toward the right-of-way. **Length:** The parking lot perimeter landscape area shall extend the full length of the portion of the parking area adjacent to the public right-of-way, excluding curb cuts and pedestrian walkways. **Plant Materials Required:** One canopy tree shall be planted every 40 feet of parking lot perimeter landscape area length. One shrub or native grass shall be planted every four feet of parking lot perimeter landscape area length.	39,419 SQ. FT. 940 L. F. / 40 = 23.5 TREES N/A - NO ROW	39,419 SQ. FT. 4 EXISTING TREES 20 PROPOSED TREES
Parking Area Interior Landscape Area.	**Width:** Parking area end caps shall have a minimum width of 10 feet. **Length:** Parking area end caps shall have a minimum length of 18 feet. **Required Plant Materials:** A minimum of one canopy tree and three shrubs or native grasses shall be provided for every parking area end cap.	 4 END CAPS 10 ISLANDS 14 TREES 42 SHRUBS	 12 ISLANDS 14 TREES 69 SHRUBS
Transition Landscape Area	**I-B / R-4 west - Type C.** **Type C.** The intent of the Type C transition landscape area is to create a semi-opaque buffer, having only seasonal horizontal openings, not to exceed 25 percent of the total width, from the ground to a height of six feet within two years of planting. **Option 1:** 20' + No Optional Fence or Berm **Per 100' of Length:** Evergreen Trees = 3 Canopy Trees = 2 Understory Tree = 1 Shrubs /Grasses = 36	39,419 SQ. FT. 300 L. F. / 100 = 3 X 3 = 9 3 X 2 = 6 3 X 1 = 3 3 X 36= 108	39,419 SQ. FT. Existing dense- 12' ht. everg. hedge adjacent 8 Evergreen Trees 6 Columnar Shade Trees 3 Understory 110 Shrubs / Grasses
Tree replacement for removals	Tree replacement formula. a. Protected, landmark, or heritage trees shall be replaced by trees in such number and of appropriate species such that the sum of the caliper of the new trees that are to be planted... b. Nuisance trees larger than six (6) inches DBH shall be replaced by on a tree-for-tree basis with a new tree that has a caliper of two and one-half (2½) inches.	Protected / Landmark / Heritage Trees - 3 Total 54 Cal. Inches Nuisance Trees - 16 Total 162 Cal. Inches	NOTE: Survey is currently being performed. All replacements are estimates and will updated based on actual removals. 22 - 2.5" Cal. Trees 16 - 2.5" Cal. Trees 38 - 2.5" Cal. Trees

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SEAL

LICENSED LANDSCAPE ARCHITECT LARRY C GLASSCOCK JR 157.001938 STATE OF ILLINOIS

EXPIRES 08/2027

PROJECT TEAM

CIVIL ENGINEER:

CAGE CIVIL ENGINEERING

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DATE
12-11-2025

DRAWN BY: LCG | APPROVED BY: LCG

SHEET TITLE
LANDSCAPE PLANS
DETENTION / SOUTH ENTRY

SHEET NUMBER
L2.2

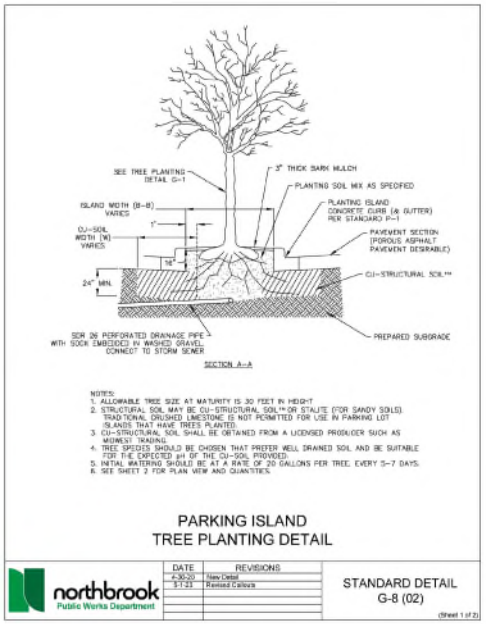
LANDSCAPE NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL PERMITS AND PERMISSIONS TO INSTALL THE PROPOSED IMPROVEMENTS
2. ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE VILLAGE OF NORTHBROOK LANDSCAPING CODES AND ZONING ORDINANCES.
3. PRIOR TO COMMENCING ANY WORK, CONTRACTOR SHALL HAVE DIGGERS HOTLINE LOCATE AND MARK ALL UNDERGROUND UTILITY FACILITIES AND LINES.
4. ALL PLANT MATERIALS (EXCEPT FOR GROUNDCOVER, ANNUALS, AND PERENNIALS) SHALL BE BALLED AND BURLAPPED STOCK AND MEET CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK (ANSI 260.1-1986) OR EQUAL. PLANT MATERIALS MUST BE SUPPLIED WITHIN A 150 MILE RADIUS OF PROJECT SITE. CONTRACTOR MAY SUBSTITUTE CONTAINER STOCK FOR SHRUBS IF SIZES ARE EQUAL TO SPECIFIED B&B STOCK, WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT.
5. IF SPECIFIED PLANTS ARE NOT AVAILABLE AT THE TIME OF ORDERING, PLANTS WITH SIMILAR WHOLESALE VALUE AND LANDSCAPE CHARACTERISTICS MAY BE SUBSTITUTED UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT AND VILLAGE STAFF.
6. SOIL IN GROUNDCOVER BEDS SHALL BE AMENDED USING 2 INCHES OF MUSHROOM COMPOST INCORPORATED INTO THE TOP 4 INCHES OF SOIL.
7. DISTURBED AREAS TO RECEIVE SOD SHALL BE TILLED TO 6" DEPTH AND FINE GRADED TO PROVIDE SMOOTH BASE SURFACE. IF EXISTING SOIL IS A MAJORITY OF CLAY OR UNSUITABLE, 2" OF FINE GRADED TOPSOIL SHALL BE ADDED PRIOR TO TILLING. EXISTING SOD AREAS SHALL HAVE TURF REMOVED WITH AUTOMATED SODCUTTER OR HAND SPACE TO REMOVE ALL BLADES AND ROOTS. 1" OF FIND GRADED TOPSOIL SHALL BE TILLED AND GRADED.
8. TREE AND SHRUB BACKFILL MIXTURE SHALL BE 2 PARTS EXIST. NATIVE TOPSOIL AND 1 PART SPHAGNUM PEAT MOSS W/ DECOMPOSED MANURE.
10. NURSERY TAGS (SPECIES, SIZE) FOR ALL SHADE TREES SHALL REMAIN ATTACHED TO TREES UNTIL FINAL APPROVAL FROM MUNICIPALITY.
11. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER A BONDED WRITTEN ONE-YEAR WARRANTY AGREEMENT (BEGINNING ON THE OWNER'S POSSESSION DATE). THIS AGREEMENT SHALL COVER MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DEAD OR DAMAGED LANDSCAPING TO PRESERVE THE SAME QUANTITY AND QUALITY AS INITIALLY APPROVED. IN ORDER TO MEET THIS WARRANTY, ALL NEW PLANTINGS AND BEDS ON SITE SHALL RECEIVE TRIMMING, WEEDING AND WATERING FOR AN ESTABLISHMENT PERIOD OF 6 WEEKS. WATERING CAN BE ACCOMPLISHED WITH PROVIDED ON-SITE WATER, A WATERING TRUCK OR TEMPORARY IRRIGATION. GATOR BAGS OR EQUAL ARE HIGHLY RECOMMENDED.
13. TREES SHALL NOT BE LOCATED CLOSER THAN TEN (10) FEET TO FIRE HYDRANTS, TRANSFORMERS OR OTHER ABOVE GROUND UTILITIES. ANY DISCREPANCY ON THE PLAN RELATED TO THESE PROXIMATE UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.

3

ISLAND SOIL VOLUME CHART

ISLAND	TOTAL SOIL VOLUME	PLANTING SOIL MIX VOLUME	CU-SOIL VOLUME	CU-SOIL WIDTH (W)
A	980 CF	234 CF	746 CF	5'-10"
B	2824 CF	498 CF	2326 CF	8'-6"
C	980 CF	234 CF	746 CF	5'-10"
D	980 CF	234 CF	746 CF	5'-10"
E	2824 CF	498 CF	2326 CF	8'-6"
F	980 CF	234 CF	746 CF	5'-10"
G	980 CF	234 CF	746 CF	5'-10"
H	2824 CF	498 CF	2326 CF	8'-6"
J	980 CF	234 CF	746 CF	5'-10"
K	1414 CF	412 CF	1002 CF	4'-2"
L	1414 CF	412 CF	1002 CF	4'-2"
M	1414 CF	412 CF	1002 CF	4'-2"



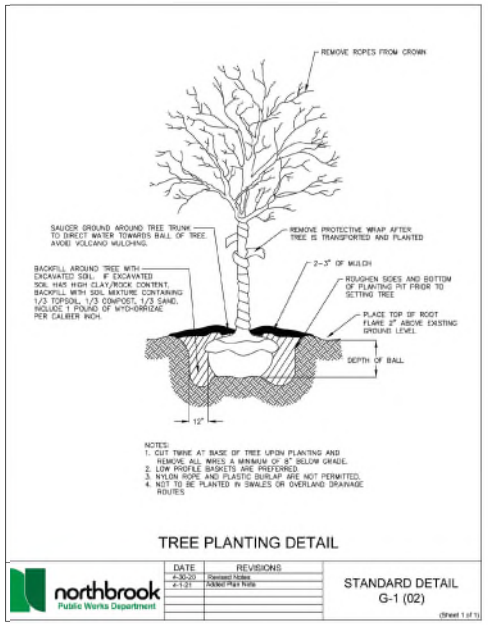
PARKING ISLAND TREE PLANTING DETAIL

northbrook Public Works Department

DATE	REVISIONS
4-30-20	New Detail
5-1-23	Revised Callouts

STANDARD DETAIL G-8 (02)

(Sheet 1 of 2)



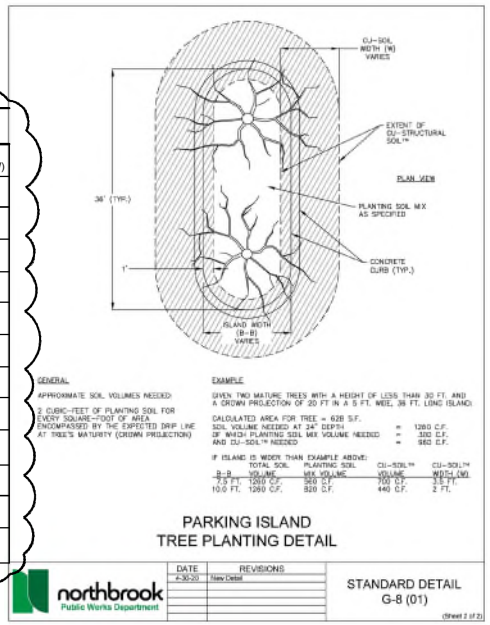
TREE PLANTING DETAIL

northbrook Public Works Department

DATE	REVISIONS
4-30-20	Revised Notes
4-1-21	Added Plan Note

STANDARD DETAIL G-1 (02)

(Sheet 1 of 1)



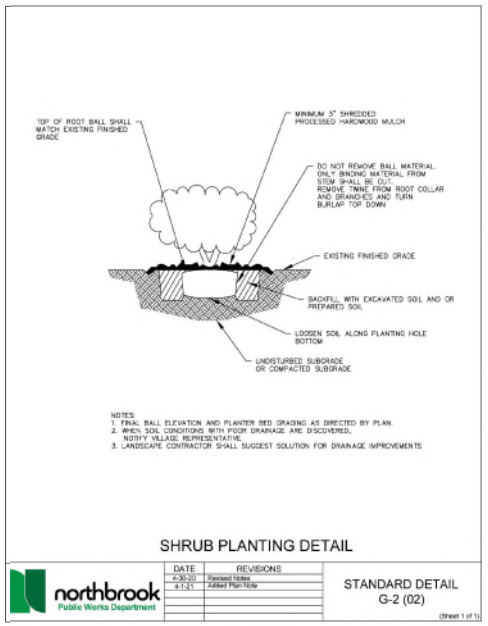
PARKING ISLAND TREE PLANTING DETAIL

northbrook Public Works Department

DATE	REVISIONS
4-30-20	New Detail

STANDARD DETAIL G-8 (01)

(Sheet 2 of 2)



SHRUB PLANTING DETAIL

northbrook Public Works Department

DATE	REVISIONS
4-30-20	Revised Notes
4-1-21	Added Plan Note

STANDARD DETAIL G-2 (02)

(Sheet 1 of 1)

LG Landscape Architecture Master Planning Site Planning
Workshop,LLC
1955 N. Wilmot Ave
Chicago, IL 60647
ph. 773.697.4388
www.LGWLA.com

SEAL

LICENSED LANDSCAPE ARCHITECT — LARRY C. GUADOOK JR. — 157-000199 — STATE OF ILLINOIS

EXPIRES 08/2027

PROJECT TEAM

CIVIL ENGINEER:

CAGE CIVIL ENGINEERING

PROJECT NAME

WOOD OAKS JR. HIGH PARKING EXPANSION

1250 SANDERS RD.
NORTHBROOK, IL

DRAWING ISSUED

NO.	TITLE	DATE
1.	Preliminary Review	12/12/2025
2.	Rev's per Comments	01/20/2026
3.	Rev's per Comments	03/30/2026

SET TYPE
LANDSCAPE PLANS

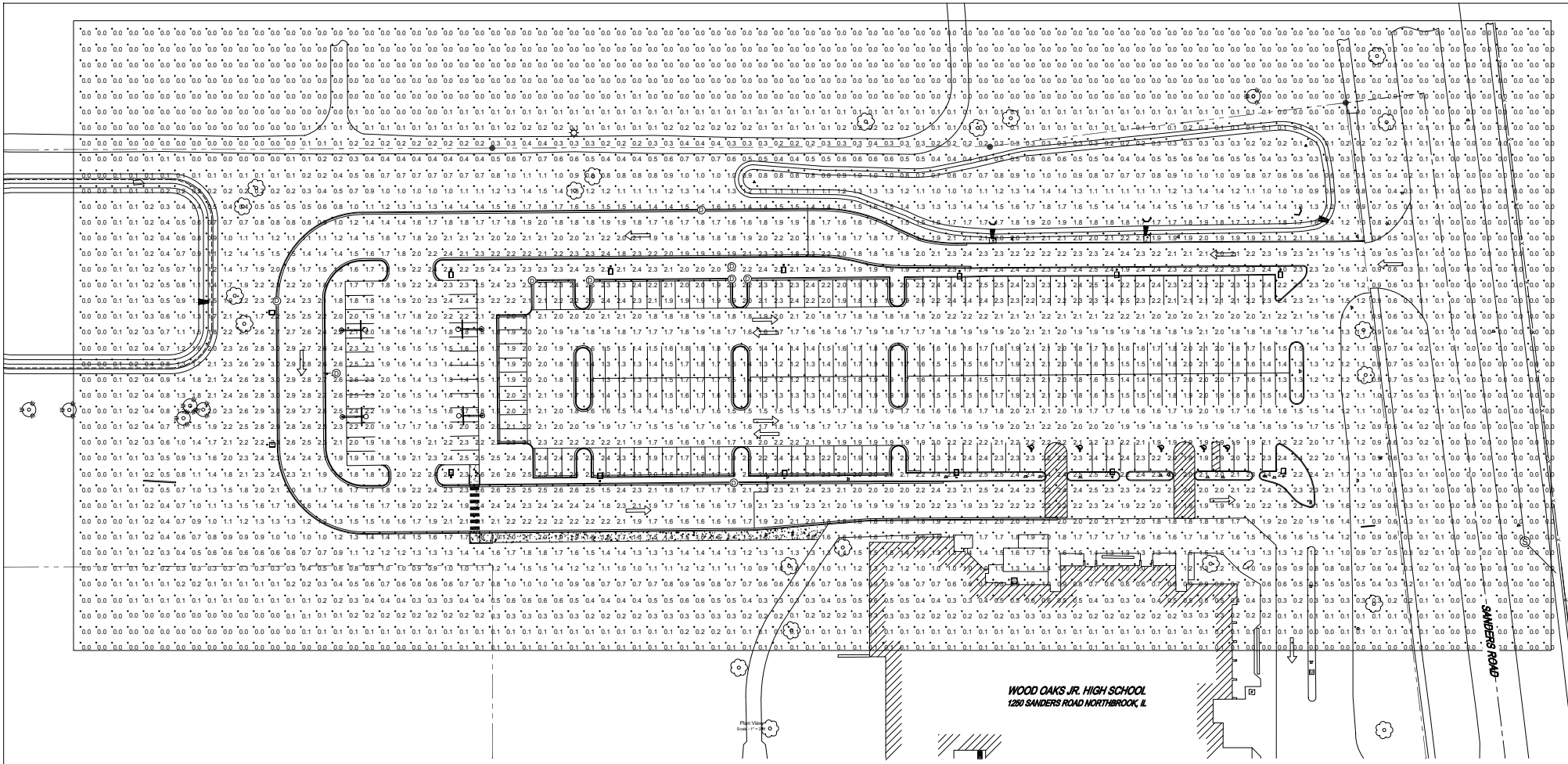
PROJECT NUMBER
2512026

DATE
12-11-2025

DRAWN BY: LCG | APPROVED BY: LCG

SHEET TITLE
LANDSCAPE DETAILS / NOTES

SHEET NUMBER
L2.3



Schedule

Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	A		14	DSX2 LED P3 30K 70CRI T5M	D-Series Size 2 Area Luminaire P3 Performance Package 3000K CCT 70 CRI Type 5 Medium	Full Cut-Off	1	29479	0.9	219.4	Max: 15408cd

Luminaire Locations

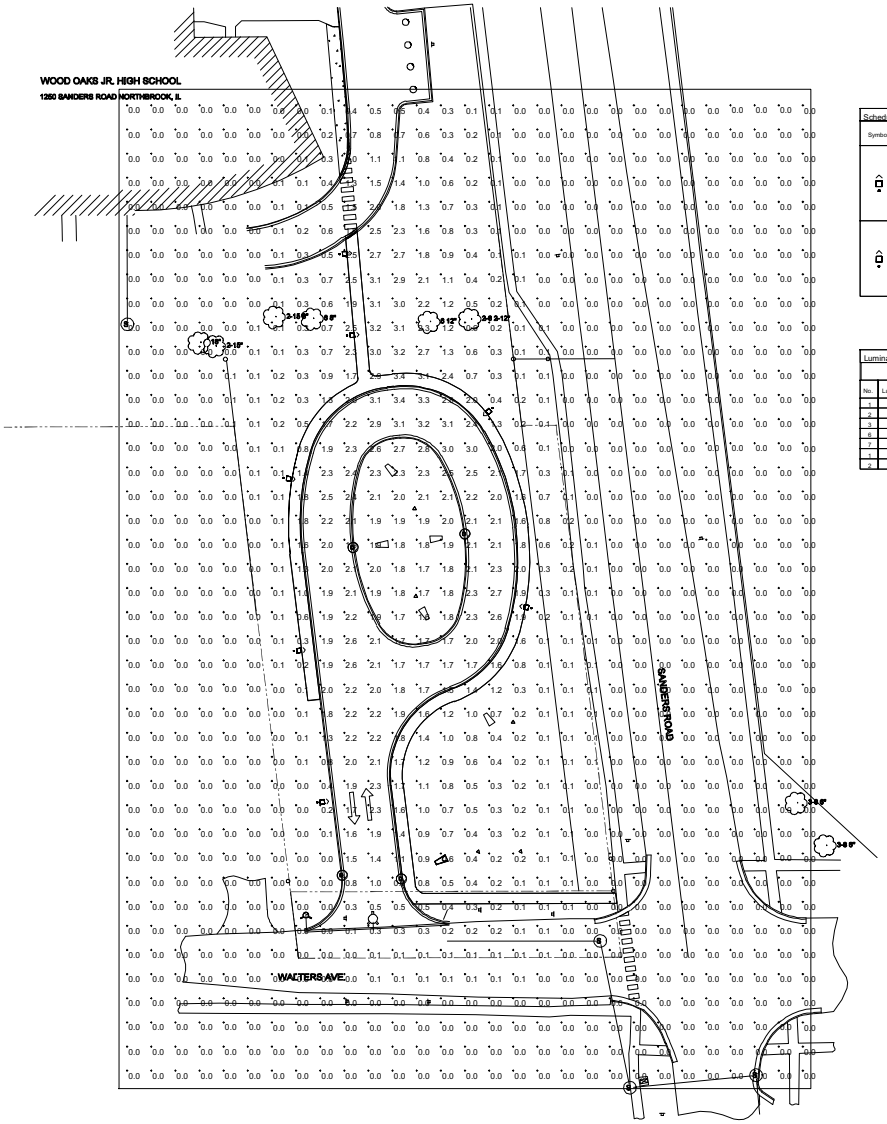
		Location						Aim		
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
1	A	1107161.00	1990239.00	25.00	25.00	180.00	0.00	1107161.00	1990237.00	0.00
2	A	1107057.00	1990239.00	25.00	25.00	180.00	0.00	1107057.00	1990237.00	0.00
3	A	1106957.00	1990238.00	25.00	25.00	180.00	0.00	1106957.00	1990236.00	0.00
4	A	1106845.00	1990242.00	25.00	25.00	180.00	0.00	1106845.00	1990240.00	0.00
5	A	1106735.00	1990241.00	25.00	25.00	180.00	0.00	1106735.00	1990239.00	0.00
6	A	1106634.00	1990239.00	25.00	25.00	180.00	0.00	1106634.00	1990237.00	0.00
7	A	1106634.00	1990107.00	25.00	25.00	0.00	0.00	1106634.00	1990109.00	0.00
8	A	1106729.00	1990105.00	25.00	25.00	0.00	0.00	1106729.00	1990106.00	0.00
9	A	1106846.00	1990106.00	25.00	25.00	0.00	0.00	1106846.00	1990108.00	0.00
10	A	1106955.00	1990107.00	25.00	25.00	0.00	0.00	1106955.00	1990109.00	0.00
11	A	1107054.00	1990107.00	25.00	25.00	0.00	0.00	1107054.00	1990109.00	0.00
12	A	1107163.00	1990108.00	25.00	25.00	0.00	0.00	1107163.00	1990109.00	0.00
13	A	1106517.00	1990212.00	25.00	25.00	90.00	0.00	1106519.00	1990212.00	0.00
14	A	1106517.00	1990128.00	25.00	25.00	90.00	0.00	1106519.00	1990128.00	0.00

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.0 fc	3.0 fc	0.0 fc	N/A	N/A

Wood Oaks Junior High School
1250 Sanders Rd, Northbrook, IL 60062

Designer
DBD
Date
03/03/2026
Scale
Not to Scale
Drawing No.
PH-1
Summary
Main Lot Lighting



Schedule

Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	A		5	DSX1 LED P5 30K 70CRI BLC4 EGS	D-Series Size 1 Area Luminaire P5 Performance Package 3000K CCT 70 CRI Type 4 Extreme Backlight Control External Glare Shield		1	11685	0.9	138.16	
	B		2	DSX1 LED P3 30K 70CRI T2M HS	D-Series Size 1 Area Luminaire P3 Performance Package 3000K CCT 70 CRI Type 2 Medium Houseside Shield		1	11327	1	102.1727	

Luminaire Locations

		Location						Aim		
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
1	A	1110145.00	1989613.00	25.00	25.00	97.00	0.00	1110147.00	1989613.00	0.00
2	A	1110162.00	1989451.00	25.00	25.00	83.39	0.00	1110163.00	1989452.00	0.00
3	A	1110151.00	1989527.00	25.00	25.00	83.39	0.00	1110152.00	1989527.00	0.00
6	A	1110269.00	1989548.00	25.00	25.00	280.00	0.00	1110267.00	1989549.00	0.00
7	A	1110249.00	1989648.00	25.00	25.00	290.00	0.00	1110248.00	1989647.00	0.00
1	B	1110173.00	1989724.00	25.00	25.00	84.88	0.00	1110175.00	1989724.00	0.00
2	B	1110177.00	1989684.00	25.00	25.00	84.86	0.00	1110178.00	1989684.00	0.00

Wood Oaks Junior High School
1250 Sanders Rd, Northbrook, IL 60062

Designer
DBD
Date
03/03/2026
Scale
Not to Scale
Drawing No.
PH-2
Summary
Bus Turnaround Lighting

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Development & Planning Services Amy McEwan
Date: 2026-05-26
Subject: An Ordinance Amending the Comprehensive Plan of the Village of Northbrook (1250 Sanders Road, 1370 Sanders Road, 1390 Sanders Road) (Docket No. PCD-25-21)

Overview
As recommended by the Plan Commission, a n amendment to the Comprehensive Plan is recommended associated with Wood Oaks Jr. High School.

Fiscal Impact
N/A.

Recommendation
Approval.

Strategic Priority

Background

The applicant, Northbrook School District 27, as owner of the properties commonly known as 1250 Sanders Road, 1370 Sanders Road, and 1390 Sanders Road, has requested the following zoning relief to allow an extension of the existing parking lot on the north side of the building and construction of a bus circulation lane on Walters Avenue south of the existing school building (Wood Oaks Jr. High School):

A. Voluntary Annexation of two unincorporated parcels into the Village of Northbrook;
B. Final Plat of Subdivision of four parcels into two lots as Lot 1 and Lot 2;
C. Comprehensive Plan Amendment of subdivided lots to Institutional Facility (Lot 1), and Open Space & Outdoor Recreation (Lot 2);
D. Rezoning of Lot 1 to IB Institutional Building District, and Lot 2 to Open Space;
E. Site Plan Approval (*per administrative review and approval prior to issuance of a building permit – per Zoning Code effective September 22, 2025*); and
F. Approval of any other such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant.

The Board of Trustees is requested to consider the applicant's voluntary annexation

application, in addition to the Plan Commission recommendation for the zoning relief.

The applicant proposes to construct a bus circulation lane off Walters Avenue which requires annexation of two vacant single-family residential parcels owned by Northbrook School District 27, currently located in unincorporated Cook County. The property is contiguous and abuts the school property and municipal boundary and is eligible for voluntary annexation upon approval by the Board of Trustees. Upon annexation, both parcels will be rezoned to IB Institutional District and merged with the school property through a Final Plat of Subdivision. No public hearing is necessary to approve an ordinance authorizing the voluntary annexation. The Library, Rural Fire Protection District and Northfield Township have all been notified of the proposed annexation. Copies of those notices are attached to this report.

The applicant's voluntary annexation application fee is waived per the standards for taxing bodies in Northbrook. The applicable Village recapture fee per Ordinance No. 82-8 (attached), is $1,450 for each lot. The recapture fee will not be required to be paid with the annexation since the Ordinance states that the recapture fee shall be due, "upon use connection". Considering the applicant is not connecting to the water utilities, the recapture fee is not due at this time. The draft ordinance approving this annexation states that if, in the future, any improvements on the property require a connection to the water utilities, then the recapture fees should be paid. Village staff and the Village Attorney have reviewed the application and the draft ordinance.

On January 13, 2026, a notice of waiver of preliminary review application was provided to the Board of Trustees at their regular meeting. The applicant waived the preliminary review application with the direct submittal of a formal application.

On May 26, 2026, the Board is scheduled to consider the following approval documents on the consent portion of the agenda. The placement of the approval documents on the consent portion of the agenda is consistent with the policies endorsed by the Board for a unanimous recommendation from the Plan Commission and consideration of a Voluntary Annexation application.

1. An Ordinance Voluntarily Annexing Certain Territory Contiguous to the Village of Northbrook and Establishing Zoning Thereof;
2. A Resolution Approving a Final Plat of Subdivision;
3. An Ordinance Amending the Comprehensive Plan of the Village of Northbrook; and
4. An Ordinance Rezoning the Property at 1250 Sanders Road, 1370 Sanders Road, and 1390 Sanders Road and Amending the District Zoning Map.

On April 21, 2026, the Plan Commission conducted a public hearing on the application. The Village staff and the applicant made presentations explaining the details of the project and the requirements. Following the presentations, the Commission asked questions about alternative site plan options being considered by the applicant during the design phase, long queueing duration, and pedestrian safety. The applicant responded, stating that they had considered several options but found that their plan to separate the car and bus lanes would best address their requirements and safety concerns.

There were three written public comments, which are attached; and eight members of the public spoke at the meeting with concerns regarding traffic impact, pedestrian safety, car stacking causing traffic signal delays, and adequacy of stormwater management. The

applicant responded to the traffic concerns and stated that the intent of the proposed design was to alleviate traffic congestion in the nearby residential neighborhoods and increase capacity on the school property; reduce stacking on Sanders Road; and improve pedestrian safety by adding a sidewalk. The Commission closed the public hearing, discussed the application, and found the proposal acceptable.

On April 21, 2026, the Plan Commission adopted, by a vote of 6-0 (three members were absent), the attached Resolution No. 26-PC-03 recommending approval of the Zoning relief noted above. The staff report from the meeting, and other application materials are attached. The minutes from the meeting were not available at the time of writing this report.

Following the Plan Commission public hearing, the Village received additional public correspondence which is attached for review, as well as additional exhibits submitted by the applicant at the request of staff to provide a more detailed depiction of bus turning maneuvers and stacking of vehicles with the proposed site design. These exhibits and additional information from the applicant are also attached.

The Applicant and staff will attend the May 26, 2026 meeting in case there are any questions.

An Ordinance Amending the Comprehensive Plan of the Village of Northbrook (1250 Sanders Road, 1370 Sanders Road, 1390 Sanders Road) (Plan Commission Docket No. PCD-25-21)
Ordinance Exhibit A-B - 1250 Sanders
Supplemental - Annexation & Formal Application - 1250 Sanders
Supplemental - Public Comment - 1250 Sanders
Supplemental - Plat of Survey - 1250 Sanders
Supplemental - Project Narrative & Letters - 1250 Sanders
Supplemental - Additional Stacking Plans&Information - 1250 Sanders

Ordinance 2026-

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

An Ordinance Amending the Comprehensive Plan of the Village of Northbrook

(1250 Sanders Road, 1370 Sanders Road, 1390 Sanders Road) (Plan Commission Docket No. PCD-25-21)

shall be and is hereby adopted as follows:

Section 1. BACKGROUND.

Northbrook School District 27 ("***Applicant***"), as owner, has submitted an application requesting a comprehensive plan amendment relating to the parcels located at 1250 Sanders Road; 1370 Sanders Road; and 1390 Sanders Road (collectively, the "***Property***").

On [***INSERT DATE***], the Board of Trustees of the Village of Northbrook adopted Resolution No. 2026-[***INSERT***] approving a Final Plat of Subdivision which resubdivided four parcels of the Property into two lots – Lot 1 and Lot 2. References to Lots 1 and 2 in this Ordinance shall be as designated on the Final Plat approved pursuant to Resolution No. 2026-[***INSERT***].

The entirety of the Property is currently designated as Institutional Facility, Open Space & Outdoor Recreation, and Single Family use in the Village of Northbrook Comprehensive Plan (2010), as amended ("***Comprehensive Plan***"), and the Applicant has requested an amendment to the Comprehensive Plan to re-designate Lot 1 of the Property as appropriate for Institutional Facility ("***Amendment***"), while Lot 2 would remain Open Space & Outdoor Recreation.

The Board of Trustees hereby find that it is in the best interest of the Village and the public to adopt the Amendment in accordance with the Northbrook Zoning Code, as amended ("***Zoning Code***"), and pursuant to the Village's home rule powers

Section 2. PUBLIC HEARING.

A public hearing to consider the Amendment was duly published on the Northbrook Public Notice webpage on March 30, 2026 and was held at the Plan Commission's regular meeting on April 21, 2026. On April 21, 2026, the Plan Commission formally adopted Resolution No. 26-PC-03 recommending approval of the Amendment to the Comprehensive Plan.

Section 3. AMENDMENT OF THE COMPREHENSIVE PLAN.

The Comprehensive Plan shall be, and is hereby, amended by re-designating the Property, as legally described in ***Exhibit A***, and as depicted in ***Exhibit B***, attached to and by this reference incorporated into this Ordinance, as appropriate for "Institutional Facility" with respect to Lot 1 and to remain "Open Space & Outdoor Recreation" with respect to Lot 2, in accordance with Article 2-116 of the Zoning Code and pursuant to the home rule powers of the Village of Northbrook.

Section 4. CERTIFICATE OF NOTICE

The Village Manager is hereby authorized and directed to file a Certificate of Notice of Adoption of this Amendment to the Comprehensive Plan with the Office of the Cook County Clerk in accordance with and pursuant to Section 2-116.E.2 of the Zoning Code.

Section 5. EFFECTIVE DATE.

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

A. passage by the Board of Trustees by a majority vote in the manner required by law;

B. publication in pamphlet form in the manner required by law.

PASSED: This __ day of May, 2026.

AYES: ( )

NAYS: ( )

ABSENT: ( )

ABSTAIN: ( )

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A

LEGAL DESCRIPTION

(PARCEL A)
THAT PART OF PARCELS 1, 3 AND 4 (HEREINAFTER DESCRIBED) TAKEN AS A TRACT, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CENTER LINE OF SANDERS ROAD, 673.47 FEET NORTHWESTERLY OF THE NORTH LINE OF THE SOUTH 6.21 ACRES, AS DESCRIBED IN PARCEL 3; THENCE WESTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF SANDERS ROAD, A DISTANCE OF 277.83 FEET; THENCE WEST ON A LINE FORMING AN ANGLE OF 6 DEGREES 47 MINUTES 40 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 316.17 FEET; THENCE SOUTH 635.75 FEET TO A POINT ON SAID NORTH LINE OF SOUTH 6.21 ACRES, SAID POINT BEING 673.77 FEET WEST OF THE CENTER LINE OF SANDERS ROAD; THENCE EAST ON SAID SOUTH LINE OF SOUTH 6.21 ACRES, A DISTANCE OF 673.77 FEET TO THE CENTER LINE OF SANDERS ROAD; THENCE NORTHWESTERLY ON THE CENTER LINE OF SANDERS ROAD, A DISTANCE OF 673.47 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 1: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 169 RODS AND 3 LINKS WEST OF THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTHEASTERLY ALONG A LINE BEARING SOUTH 6 DEGREES EAST, TO ITS INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF THE NORTH 1320 FEET OF SAID SOUTHWEST QUARTER, WHICH IS 1333.15 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST 4.36 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TO WIT: BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE WEST 169 RODS AND 3 LINKS TO A POINT; THENCE SOUTH 6 DEGREES EAST, 80 RODS AND 9 LINKS TO THE CENTER OF THE ROAD; THENCE EAST 56 RODS AND 18 LINKS TO THE CENTER OF THE ROAD; THENCE NORTH 6 DEGREES WEST 41 RODS ALONG THE CENTER OF ROAD; THENCE EAST 100 RODS AND 7 LINKS TO A POINT; THENCE NORTH 39 RODS AND 5 LINKS TO THE PLACE OF BEGINNING (EXCEPTING FROM SAID TRACT THE SOUTH 6.21 ACRES LYING WESTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED, ALSO EXCEPTING FROM SAID TRACT ALL THAT PART THEREOF LYING EASTERLY OF SAID TRACT THAT PART FALLING WESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTH LINE 1172.12 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTH 7 DEGREES EAST TO A POINT IN THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, 1333.15 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, IN COOK COUNTY, ILLINOIS.

PARCEL 4: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER AFORESAID, 1172.12 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE WEST TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 1320 FEET; THENCE EASTERLY 1333.15 FEET TO A POINT WHICH IS 1329.78 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING; THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING; EXCEPT THE WEST 922.80 FEET THEREOF AND EXCEPTING THE SOUTH 297.62 FEET OF THAT PART LING EAST OF THE EAST LINE OF THE WEST 1177.80 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

AND

(PARCEL B) THAT PART OF PARCELS 1, 3 AND 4 (HEREINAFTER DESCRIBED) TAKEN AS A TRACT, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE CENTER LINE OF SANDERS ROAD, 673.47 FEET NORTHWESTERLY OF THE NORTH LINE OF THE SOUTH 6.21 ACRES AS DESCRIBED IN PARCEL 3; THENCE WESTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF SANDERS ROAD, A DISTANCE OF 277.83 FEET; THENCE WEST ON A LINE FORMING AN ANGLE OF 6 DEGREES 47 MINUTES 40 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 316.17 FEET TO THE PLACE OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 635.75 FEET TO A POINT ON SAID NORTH LINE OF SOUTH 6.21 ACRES, SAID POINT BEING 673.77 FEET WEST OF THE CENTER LINE OF SANDERS ROAD; THENCE WEST ON SAID NORTH LINE OF SOUTH 6.21 ACRES, A DISTANCE OF 228.41 FEET TO THE EAST LINE OF PARCEL 4; THENCE NORTHWESTERLY ON SAID EAST LINE OF PARCEL 4, A DISTANCE OF 2.48 FEET TO THE NORTH LINE OF THE SOUTH 297.62 FEET OF THE SOUTHWEST QUARTER, AS DESCRIBED IN PARCEL 4; THENCE WEST ON SAID NORTH LINE OF SOUTH 297.62 FEET, A DISTANCE OF 118.91 FEET TO THE EAST LINE OF WEST 1177.80 FEET OF THE SOUTHWEST QUARTER, AS DESCRIBED IN PARCEL 4; THENCE SOUTH ON SAID EAST LINE OF WEST 1177.80 FEET, A DISTANCE OF 41.87 FEET; THENCE WEST PARALLEL WITH SOUTH LINE OF PARCEL 4, A DISTANCE OF 85.0 FEET; THENCE NORTHWESTERLY ON A LINE FORMING AN ANGLE OF 43 DEGREES 53 MINUTES 50 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 69.56 FEET; THENCE WEST ON LINE FORMING AN ANGLE OF 43 DEGREES 43 MINUTES 35 SECONDS TO THE LEFT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 86.70 FEET; THENCE NORTH AT RIGHT ANGLES TO LAST DESCRIBED COURSE, A DISTANCE OF 526.58 FEET TO A POINT OF CURVE; THENCE NORTHERLY ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 364.42 FEET, A DISTANCE OF 72.67 FEET; THENCE NORTHEASTERLY ON A LINE FORMING AN ANGLE OF 95 DEGREES 05 MINUTES 10 SECONDS FROM SOUTH TO NORTHEAST WITH THE CHORD OF THE LAST DESCRIBED CURVE, A DISTANCE OF 150.50 FEET; THENCE EAST 429.61 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 1: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 169 RODS AND 3 LINKS WEST OF THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTHEASTERLY ALONG A LINE BEARING SOUTH 6 DEGREES EAST, TO ITS INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF THE NORTH 1320 FEET OF SAID SOUTHWEST QUARTER, WHICH IS 1333.15 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, WHICH 1172.12 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST 4.36 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE WEST 169 RODS AND 3 LINKS TO A POINT; THENCE SOUTH 6 DEGREES EAST, 80 RODS AND 7 LINKS TO THE CENTER OF THE ROAD; THENCE EAST 54 RODS AND 18 LINKS TO THE CENTER OF THE ROAD; THENCE NORTH 6 DEGREES WEST, 41 RODS ALONG THE CENTER OF ROAD; THENCE EAST 100 RODS AND 7 LINKS TO A POINT; THENCE NORTH 39 RODS AND 5 LINKS TO THE PLACE OF BEGINNING (EXCEPTING FROM SAID TRACT THE SOUTH 6.21 ACRES LYING WESTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED, ALSO EXCEPTING FROM SAID TRACT ALL THAT PART THEREOF LYING EASTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED) ALSO (EXCEPTING FROM SAID TRACT THAT PART FALLING WESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTH LINE 1172.12 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHERN QUARTER OF SECTION 27, AFORESAID; THENCE SOUTH 7 DEGREES EAST TO A POINT IN THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, 1333.15 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION); IN COOK COUNTY, ILLINOIS.

PARCEL 4: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER AFORESAID, 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE WEST TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 1320 FEET; THENCE EASTERLY 1333.15 FEET TO A POINT WHICH IS 1329.78 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING; THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING; (EXCEPT THE WEST 922.80 FEET THEREOF AND EXCEPTING ALSO THE SOUTH 297.68 FEET OF THAT PART LYING EAST OF THE EAST LINE OF THE WEST 1177.80 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

AND

(PARCEL C) THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 2042.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, SAID POINT BEING 270 FEET EAST OF THE SOUTHEAST CORNER OF THE PREMISES CONVEYED TO HERMANN K. GUILDER AND EMMA E. GUILDER, HIS WIFE, BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13528275 THENCE NORTH 7 DEGREES WEST ON A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES SO CONVEYED TO HERMANN K. GUILDER AND WIFE 299.64 FEET, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION 193.80 FEET THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET AND TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, THENCE WEST ALONG SAID SOUTH LINE, 193.80 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AND

(PARCEL D) THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING

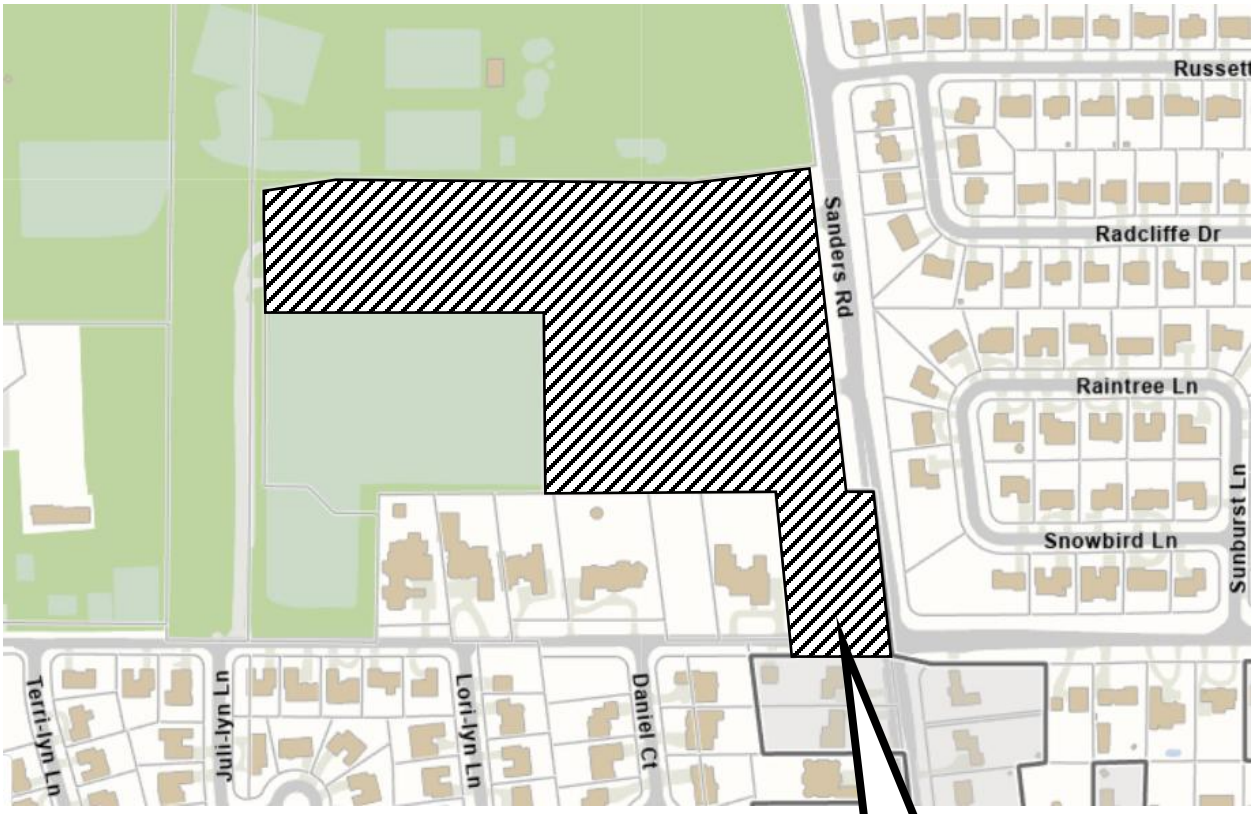
AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 1772.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 7 DEGREES WEST ALONG THE EASTERLY LINE OF THE PREMISES CONVEYED TO HERMAN K. GUILDER AND EMMA GUILDER, HIS WIFE BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13528275, A DISTANCE OF 299.64 FEET TO THE NORTHEAST CORNER OF THE PREMISES SO CONVEYED TO HERMAN K. GUILDER AND WIFE, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, 463.80 FEET THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION: THENCE WEST OF A LINE PARALLEL WITH THE WESTERLY LINE THEREOF RUNNING NORTH 7 DEGREES WEST FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES AND EXCEPTING FROM SAID PREMISES THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART LYING EAST OF SAID LINE RUNNING NORTH 7 DEGREES WEST PARALLEL WITH THE WEST LINE THEREOF FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 04-07-300-026-0000; 04-07-300-027-0000; 04-07-300-010-0000; AND 04-07-300-011-0000

Commonly known as 1250 Sanders Road; 1370 Sanders Road; and 1390 Sanders Road, Northbrook, Illinois, 60062.

EXHIBIT B

DEPICTION OF PROPERTY



1250 Sanders Road, 1370 Sanders Road, and 1390 Sanders Road redesignated from Institutional Facility, Open Space & Outdoor Recreation, and Single Family to Institutional Facility for Lot 1

northbrook

DEVELOPMENT & PLANNING SERVICES DEPARTMENT

VOLUNTARY ANNEXATION APPLICATION

This application for the voluntary annexation of property to the Village of Northbrook must be submitted to the Village's Department of Development & Planning Services and must include all required information and documentation. The voluntary annexation of property to the Village requires approval by the Village Board of Trustees. No petition for a voluntary annexation will be presented to the Board of Trustees until (1) the applicant(s) schedule a pre-submittal consultation with Village staff and (2) Village staff determines that the application is complete.

Applicants for voluntary annexation MUST submit the following:

- ☐ **1 hard copy** of all application materials
- ☒ **1 electronic version** of all application materials submitted as a compressed flat **PDF** file no larger than 20 MB

ELIGIBILITY

- ☒ **All parcels must be located outside of the Village but contiguous to the municipal boundary.**
- ☒ **Owners of parcels to be annexed must agree to pay any/all applicable utility recapture fees established by ordinance.**
- ☒ **Voluntary annexation of parcels may only be requested by the property owner(s).**

REQUIRED MATERIALS FOR SUBMISSION

☒ Application

Applicants must complete the voluntary annexation application packet. Attach each of following items and complete as necessary:

- Voluntary Annexation Evaluation Form
- Petition for Voluntary Annexation
- Annexation Affidavit
- Plat of Survey for Property sought to be annexed
- Proof of property ownership (e.g. recorded deed or title policy)
- Tax Bill from the Cook County Treasurer's Office indicating no current property taxes due and owing
- Voluntary Annexation Fee: $750.00 – Checks should be made out to the "Village of Northbrook"

☒ Written Explanation of Application Request

Attach a written statement explaining the request and reason for voluntary annexation. Affirm applicant's receipt of recapture fee information from staff.

☒ Proposed Plans

Attach proposed plans for the property sought to be annexed, if applicable.

VOLUNTARY ANNEXATION EVALUATION FORM

Current Property Owner Information

Legal Name of Owner or Ownership Entity: Board of Education of Northbrook School District 27

Primary Contact: Kimberly Rio

Address 1250 Sanders Road

City, State, Zip Northbrook, IL 60062

[redacted]

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

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

Reason for Annexation Consolidate area maintained by school into a school's property

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

Site Location/Common Address: 1370, Sanders Road, Northbrook, IL 60062

Property Index Number(s): 04-07-300-010

Size of Property: 19,338 SF / 0.44 Acres (square feet/acres)

Size of Building Space, if applicable: no buildings on property (square feet)

Cook County Zoning:

Requested Village Zoning: IB Institutional Building

Current Principal Use of Structure(s): no structures exist on site

Current Accessory Use(s):

Lot Area: 19,338 SF Lot Width: 100 ft Lot Depth: 193 ft

Special Use Approvals (other agencies):

Bulk Compliance:

Lot Coverage: 0% Building Coverage: 0%

Setbacks: Front 35 Corner Side 35 Interior Side 20 Interior Side 20 Rear 20

General Regulations Compliance:

Outdoor Storage:

Parking Spaces: 0

Home Occupation: 0 Type:

Special Concerns:

{00123519.2}

VOLUNTARY ANNEXATION EVALUATION FORM

Current Property Owner Information

Legal Name of Owner or Ownership Entity: Board of Education of Northbrook School District 27

Primary Contact: Kimberly Rio

Address 1250 Sanders Road

City, State, Zip Northbrook, IL 60062

[redacted]

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

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

Reason for Annexation Consolidate area maintained by school into a school's property

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

Site Location/Common Address: 1390, Sanders Road, Northbrook, IL 60062

Property Index Number(s): 04-07-300-011

Size of Property: 38,253 SF / 0.88 Acres (square feet/acres)

Size of Building Space, if applicable: no buildings on property (square feet)

Cook County Zoning:

Requested Village Zoning: IB Institutional Building

Current Principal Use of Structure(s): no structures exist on site

Current Accessory Use(s):

Lot Area: 38,253 SF Lot Width: 198 ft Lot Depth: 193 ft

Special Use Approvals (other agencies):

Bulk Compliance:

Lot Coverage: 0% Building Coverage: 0%

Setbacks: Front 35 Corner Side 35 Interior Side 20 Interior Side 20 Rear 20

General Regulations Compliance:

Outdoor Storage:

Parking Spaces: 0

Home Occupation: 0 Type:

Special Concerns:

PETITION FOR VOLUNTARY ANNEXATION

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

In support of this Petition, the Petitioners respectfully say:

1) The undersigned certify that they are the owners of record of the following-described property:
2) 1370 and 1390 Sanders Road Northbrook, Illinois 60062
   (collectively "***Property***") Also attach legal description and survey)
3) The undersigned certify [Check One]
   - ☒ There are no electors residing on the Property.
   - ☐ 51% or more of the electors residing on the Property have joined in this petition by signing below.
4) That said property is not within the Village or corporate limits of any other municipality, but is contiguous to the VILLAGE OF NORTHBROOK, ILLINOIS.
5) That the property included in this petition does not exceed one-third of the area of the Village of Northbrook before annexation.
6) That the undersigned owners of record and electors residing or owning the subject property have made this petition under oath;

WHEREFORE, Petitioners Pray:

a) That the President and Board of Trustees of the Village of Northbrook, County of Cook and State of Illinois favorably consider the question of annexation of the above-described property; and
b) That the above-described property be annexed to and declared within the corporate limits of the Village of Northbrook by an affirmative vote of said Board pursuant to the provisions and procedures set forth in Section 7-1-8 of the Illinois Municipal Code (65 ILCS 5/7-1-8).

Owner:

Signature
Kimberly Rio - Assistant. Superintendent for Finance & Operations
Print Name (and title, if signing on behalf of corporation or trust)

Owner:

Signature
Kimberly Rio - Assistant. Superintendent for Finance & Operations
Print Name (and title, if signing on behalf of corporation or trust)

Electors (registered voters residing on the Property):

By: _____

Print Name: _____

By: _____

Print Name: _____

By: _____

Print Name: _____

By: _____

Print Name: _____

☒ There are no electors residing at the property.

Subscribed and sworn to before me this 8th day of December 2025

OFFICIAL SEAL
MARIANNE K SCHACHTE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 11/08/2026

Marianne K. Schachte
Notary Public

[ATTACH ADDITIONAL SHEETS IF NECESSARY]

{00123519.2}

ANNEXATION AFFIDAVIT

The undersigned, on oath, deposes and states that I (we) have read and do understand the following provisions of the Northbrook Zoning Code and their applicability to the property described in the attached Petition for Annexation upon annexation to the Village of Northbrook, Illinois. The Northbrook Zoning Code can be accessed on the Village website at https://www.northbrook.il.us/230/Zoning-Code

1) Article II Zoning Districts and Official Zoning Map, Section 2-104, Annexed Land.

2) Article III Single Family Residential Districts, Sections 3-101 Purpose, 3-102 Permitted Uses and 3-110 Bulk Space and Yard Requirements.

3) Article IX District Regulations of General Applicability, Section 9-101 Accessory Structures and Uses, Section 9-102 Home Occupations and Section 9-107 Buffers and Landscaping Requirements.

4) Article X Nonconformities

The undersigned further accepts the required amortization schedule for the cited illegal or nonconforming uses identified on the attached Voluntary Annexation Evaluation Form. The undersigned further acknowledges that additional provisions of the Northbrook Zoning Code and other Northbrook codes, ordinances, rules and regulations may be applicable to the property described in the attached Petition for Annexation upon annexation to the Village of Northbrook.

Owner:

Signature
Kimberly Rio - Assistant. Superintendent for Finance & Operations
Print Name (and title, if signing on behalf of corporation or trust)

Owner:

Signature
Kimberly Rio - Assistant. Superintendent for Finance & Operations
Print Name (and title, if signing on behalf of corporation or trust)

Subscribed and sworn to before me
this 8th day of December 2025

Marianne K. Schachte
Notary Public

OFFICIAL SEAL
MARIANNE K SCHACHTE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 11/08/2026

[ATTACH ADDITIONAL SHEETS IF NECESSARY]

northbrook

DEVELOPMENT & PLANNING SERVICES DEPARTMENT

FORMAL APPLICATION – ZONING & SUBDIVISION RELIEF**

Prior to submitting this formal application, contact the Development & Planning Services Department of Northbrook to determine if your application requires a Preliminary Review by the Board of Trustees. The following materials are the minimum required for the processing of a formal application by the Village of Northbrook's Plan Commission and Board of Trustees. A public hearing or public meeting for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. If you have questions regarding the completion of this application please contact the Development & Planning Services Department at 847-664-4050.

Applications for zoning relief from the Zoning Board of Appeals must use a different application form.

The initial submittal MUST contain:

- ❑ **1 electronic version (PDF)** of ALL application materials **(refer to application section regarding instructions for naming files).**

Applicant Information

Legal Name Kimberly Rio

Company Board of Education of Northbrook School District 27

Address 1250 Sanders Road

City, State, Zip Northbrook, IL 60062

[redacted]

Primary Contact Person

Name Kimberly Rio

Company Board of Education of Northbrook School District 27

Address 1250 Sanders Road

City, State, Zip Northbrook, IL 60062

[redacted]

Consultants *(as applicable)*

Attorney

Name

Company

Address

City, State, Zip

Phone No.

Email

Architect/Planner

Name

Company

Address

City, State, Zip

Phone No.

Email

Civil Engineer

Name Claudia Welp

Company CAGE Engineering, Inc.

Address 2200 Cabot Drive, Ste. 325

City, State, Zip Lisle, IL 60532

[redacted]

Other

Name

Company

Address

City, State, Zip

Phone No.

Email

Property Information *(if more than one parcel is involved in the request please include the information for all parcels)*

Site Location/Address: 1250 Sanders Road, Northbrook IL

Property Index Numbers: 04-07-300-026, 04-07-300-027, 04-07-300-010, and 04-07-300-011

Size of Property: 8.61 Acres (PIN: 04-07-300-026), 8.32 Acres (PIN: 04-07-300-027) 0.44 Acres (PIN: 04-07-300-010), 0.88 Acres (PIN: 04-07-300-011) (square feet/acres)

Size of Building Space, if applicable: _____ (square feet)

Comprehensive Plan Land Use Designation[1]: Institutional Facility (PIN: 04-07-300-026) Open Space/Outdoor Recreation (PIN: 04-07-300-027) Single Family (PIN: 04-07-300-010 & 04-07-300-011)

Current Zoning: IB (PIN: 04-07-300-026), OS (PIN: 04-07-300-027), and Unincorporated (PIN: 04-07-300-010 & 04-07-300-011)

Current Use of the Property: _____

Is any portion of the property within the 100-year floodplain?[1] Yes: _____ No: X

Requested Action(s) *(check all that are applicable)*

- ☐ Comprehensive Plan Amendment
- ☒ Annexation (*separate form required*)
- ☒ Rezoning from OS to IB
- ☐ Special Permit for _____
- ☐ Renewal of Special Permit Ord. No. _____
- ☐ Amendment to Existing Special Permit Ord. No. _____
- ☐ Site Plan Approval
- ☐ Zoning Code Text Amendment
- ☐ Zoning Variation (in conjunction with other relief) for _____
- ☐ Planned Development
- ☐ Subdivision - Tentative Plat
- ☒ Subdivision - Final Plat
- ☐ Subdivision - Variations/Waiver for _____
- ☐ Exception for _____
- ☐ Other _____

☒ **Plat of Survey & Parcel Legal Description(s)**

Attach the most recent plat of survey of the Subject Property, certified by a registered land surveyor, showing existing lot lines and dimensions, lot area, all easements, all public and private rights-of-way, and all streets across and adjacent to the subject property.

☒ **Conformity with Comprehensive Plan**

Include a written statement explaining the conformity, or lack of conformity, of the approval being requested to the Village's Official Comprehensive Plan and Official Map. Where the approval being requested does not conform to the Official Comprehensive Plan or Official Map, provide reasons justifying the requested approval.

☒ **Surrounding Property Owners Addresses**

Please attach the names and mailing addresses of all property owners of record (not tenants) within 250 feet of the property, excluding public rights-of-way, based on current County tax records. See page 9 of this document for instructions on how to obtain the addresses.

[1] As found on the Village website www.northbrook.il.us/Government/Departments/Planning/GIS/index.php

SITE OWNERSHIP AND CONTROL

Current Property Owner Information

Legal Name: Board of Education of Northbrook School District 27

Primary Contact: Kimberly Rio
Address 1250 Sanders Road
City, State, Zip Northbrook, IL 60062
[redacted]

Proposed Property Owner Information

Legal Name: Same as current

Primary Contact:
Address
City, State, Zip
Phone No.
Email

Attach a copy of a title policy or deed showing current ownership of the property. If property is held in a trust, also include a certified copy of the trust agreement or a simple affidavit (under oath before a notary) as to who are the beneficiaries of the trust. *(Check which document(s) are attached):*

- ☒ Deed
- ☒ Title Policy or Title Commitment ***(Required for Subdivision Applications & Plats of Consolidation Applications)***
- ☐ Certified Copy of Trust Agreement OR a simple Affidavit Identifying Trust Beneficiaries

☐ **Complete Attachment A, listing all individuals/entities that have a beneficial interest in the legal entity that currently owns the property**

☐ **Complete Attachment B, listing all individuals/entities that have a beneficial interest in the legal entity that is proposed to own the property upon receiving necessary approvals.**

Applicants Involvement with the Property

If the Applicant does not own the property, please also provide documentation showing the applicant's interest in the property *(Check which document is attached. The dollar amounts in documents may be blacked-out)*:

- ☒ Owner (see the previous box)
- ☐ Real Estate Contract
- ☐ Lease
- ☐ Other

☐ **Complete Attachment C, listing all individuals/entities that have a beneficial interest in the legal entity that is the Applicant.**

Additional Required Attachment(s)

Submit all relevant attachments specified in the below worksheet(s) that correspond with your application request(s) selected on page two of this application; the worksheets can be found on the Village of Northbrook website www.northbrook.il.us. *(Check all that are applicable)*

- ☐ Comprehensive Plan Amendment Worksheet
- ☒ Annexation Worksheet
- ☒ Rezoning Worksheet
- ☐ Special Permit Worksheet
- ☐ Site Plan Approval Worksheet
- ☐ Zoning Code Text Amendment Worksheet
- ☐ Zoning Variation Worksheet
- ☐ Planned Development Worksheet
- ☐ Subdivision Worksheet – Tentative Plat
- ☒ Subdivision Worksheet - Final Plat
- ☐ Subdivision Worksheet - Variations/Waiver
- ☒ Plat of Consolidation Worksheet

Filing Fees

All applications require payment of a non-refundable fee, as well as additional funds that are held in escrow to off-set anticipated recoverable expenses. Please attach a check with your application and indicate below the amount of the fee submitted. A copy of the fee schedule is attached to the application form.

$_____ Amount of Non-Refundable Fee

$_____ Amount of Escrow

$_____ Total Application Fee (Non-Refundable Fee plus Escrow)

The escrow covers such items as Village attorney time (currently billing at approx. $400.00 per hour), public notice expenses, public meetings ($50.00 per mtg), & staff review time. If these expenses exceed the initial escrow deposit, the applicant is responsible for additional payment to the Village prior to completing approval process. If the expenses are less than the escrow deposit, the applicant will be issued a refund.

Northbrook Ethics Code *(potential conflicts of interest)*
On a separate sheet of paper list the name, address, nature, and extent of any current or potential interest that any Village officer or employee may have in, or with respect to the owner, the applicant, or the property. **If none, check here:** ____

Repeat Application

Has any other application for this property been submitted to the Village and denied within the last two years?
____ yes ____ no (check one)
If yes, attach a statement of the grounds justifying reconsideration.

Applicant/Owner Acknowledgments

By execution of this application in the space provided below, the Applicant and Owner(s) do hereby certify, acknowledge, agree and affirm to the Village of Northbrook that:

1. The Village and its representatives have the right, and are hereby granted permission and license, to enter upon the property, and into any structures located thereon, for purposes of conducting any inspections that may be necessary in connection with this application.

2. I (We) have carefully read this application, the Northbrook Zoning Code and Northbrook Subdivision & Development Code and fully understand the terms and provisions of each.

3. I (We) waive any rights to exemption from disclosure under the Illinois Freedom of Information Act of any and all documents and information submitted in connection with this application.

4. I (We), in accordance with the requirements of the Annual Fee Ordinance, the Northbrook Zoning Code and the Northbrook Subdivision & Development Code, agree to pay all applicable filing fees and be responsible for the payment of all reimbursable expenses associated with the processing of this application.

Applicants may attach additional materials or exhibits to this application if necessary or helpful in explaining the relief requested.

Signature of Applicant: _____ **Date** 12-9-25
Print Name & Title: Kimberly Rio, Assistant Superintendent for Finance & Operations
Signatures of Property Owner(s): _____ **Date** 12-9-25
Print Name & Title: Kimberly Rio, Assistant Superintendent for Finance & Operations **Property Address:** 1250 Sanders Road, Northbrook IL
****If more than one applicant or property owner, please copy this page and have additional applicants/property owners sign form.**

Note: Village review and approval of rezoning, special permit, and subdivision applications may be dependent upon the Applicant first receiving necessary approvals from State and County regulatory agencies such as, but not limited to, the Illinois Department of Transportation, Illinois Environmental Protection Agency, the Metropolitan Water Reclamation District of Greater Chicago, & the Cook County Highway Department.

ATTACHMENT A: Current Property Owner – Beneficial Interest

Please check which of the following describes the current property owner's beneficial interest in the property and complete this sheet as instructed for each type of beneficial interest:

❑ Corporation	If **current property owner** is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
❑ Partnership or LLC	If **current property owner** is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
❑ Trust	If **current property owner** is a trust, please provide the trust number _____ and name and address of the Trustee _____ _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the **current property owner** in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: Board of Education of Northbrook School District 27
Address: 1250 Sanders Road, Northbrook, IL
Ownership or Trust Interest: 100 %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

ATTACHMENT B - Proposed Property Owner (if applicable) – Beneficial Interest

Please check which of the following describes the proposed property owner's beneficial interest in the property and complete this sheet as instructed for each type of beneficial interest:

❑ Corporation	If the **proposed property owner** is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
❑ Partnership or LLC	If **proposed property owner** is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
❑ Trust	If **proposed property owner** is a trust, please provide the trust number _____ and name and address of the Trustee _____ _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the **proposed property owner** in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

ATTACHMENT C - Applicant – Beneficial Interest

Please check which of the following describes the beneficial interest in the legal entity that is the applicant and complete this sheet as instructed for each type of beneficial interest:

❑ Corporation	If **applicant** is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
❑ Partnership or LLC	If **applicant** is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
❑ Trust	If the **applicant** is a trust, please provide the trust number _____ and name and address of the Trustee _____ _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the **applicant** in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: Board of Education of Northbrook School District 27
Address: 1250 Sanders Road, Northbrook, IL
Ownership or Trust Interest: 100 %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Comprehensive Plan Map Amendment Statement

Wood Oaks Junior High School – Northbrook School District 27

a. Trend of development

The subject property, Wood Oaks Junior High School, is located within a developed institutional corridor along Sanders Road. Since the school was originally constructed in 1972, the site has experienced significant institutional growth, including multiple building additions completed in 1991, 1992, and 2006. These additions have effectively doubled the building size without corresponding expansion of parking or circulation infrastructure. Surrounding properties continue to function as established public, institutional, and recreational uses, and the proposed amendment aligns with this long-standing development trend.

b. Property value

The existing zoning classification limits the school's ability to adequately support its operational needs, particularly related to parking capacity, traffic circulation, and safety. These limitations diminish the functional value of the property and restrict the District's ability to meet modern standards for accessibility, safety, and operational efficiency.

The proposed amendment allows for infrastructure improvements that directly enhance the utility and long term value of the property.

c. Effect on use and enjoyment of adjacent properties

The proposed rezoning will improve the use and enjoyment of adjacent properties by reducing traffic congestion, minimizing vehicle spillback onto Sanders Road and neighborhood streets, and improving overall circulation efficiency. Separation of bus and car traffic will further reduce conflicts and enhance safety for surrounding properties.

d. Effect on value of adjacent properties

The proposed amendment is not expected to negatively impact the value of adjacent properties. Improved traffic operations, enhanced lighting, upgraded infrastructure, and safer access conditions contribute to a well maintained institutional campus that supports neighborhood stability and surrounding property values.

e. Orderly development of adjacent properties

The amendment supports orderly development by addressing existing deficiencies and aligning site infrastructure with current needs. Improved circulation and parking management reduce off-site impacts and help ensure that adjacent properties are not adversely affected by congestion or unsafe conditions.

f. Suitability under current zoning

Under the current plan designation, the site is not adequately suited to accommodate the intensity of its existing institutional use. The proposed amendment better reflects the current needs of the school and allows improvements necessary for safe and efficient operation.

g. Ingress, egress, and traffic conditions

Adequate ingress and egress will be provided through redesigned traffic loops and a separated bus circulation system. A traffic study has confirmed that the proposed improvements will significantly reduce congestion and improve safety along Sanders Road, particularly during peak arrival and dismissal periods.

h. Utilities and public services

The subject property is fully served by existing utilities and public services. The proposed improvements include upgraded stormwater management, lighting, and EV charging infrastructure.

i. Vacancy of the subject property

The northern portion of the subject property has remained in continuous institutional use and has not been vacant. The southern portion of the subject property was vacant previously and will be annexed into the Village and rezoned into the subject property providing a drop-off location and path leading to the school. The rezoning request is driven by increased enrollment, staffing, programming, and community use rather than underutilization.

j. Community needs

There is a clear community need for the proposed rezoning. Wood Oaks Junior High serves approximately 450 students, 85–90 staff members, and hosts numerous athletic events, extracurricular activities, and community functions year-round. The proposed rezoning enables safety, traffic, accessibility, and sustainability improvements that benefit District 27 families and the broader Northbrook community.

REZONING & ZONING MAP WORKSHEET

In addition to submitting the *Formal Application* form for a rezoning request, also known as a zoning map amendment, the Applicant must include the following information with your application. A public hearing for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. All the required application materials must be submitted to the Department of Development & Planning Services.

The initial submittal MUST contain:

- ☑ **1 electronic version (PDF)** of all application materials submitted in a format as described on the last page of the Formal Application form.

REQUIRED MATERIALS FOR SUBMISSION

- ☑ **Specify Current Zoning District(s)**: IB Institutional Building; OS Open Space; Unincorporated Parcels
- ☑ **Specify Requested Zoning District(s)**: Lot 1 zoned IB Institutional Building and Lot 2 OS Open Space
- ☑ **Statement of Justification**

A written statement of need for the requested rezoning and zoning map amendment is required. The statement of justification shall address the following factors as outlined in Article 2 of the Zoning Code. The staff, Plan Commission and Board of Trustees will use these standards in making a determination whether or not the proposed rezoning is appropriate. Please provide a written response for each item below to submit with the formal application.

a) The existing uses and zoning classifications of properties in the vicinity of the subject property.

b) The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present plan designation or zoning classification.

c) The extent to which the value of the subject property is diminished by the existing plan designation or zoning classification applicable to it.

d) The extent to which such diminution in value is offset by an increase in the public health, safety, and welfare.

e) The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

f) The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.

g) The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

h) The suitability of the subject property for uses permitted or permissible under its present plan designation and zoning classification.

i) The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

j) The community need for the proposed map amendment and for the uses and development it would allow.

Rezoning & Zoning Map Amendment Statement

Wood Oaks Junior High School – Northbrook School District 27

a. Existing uses and zoning classifications

The subject property is an established institutional use occupied by Wood Oaks Junior High School and the attached District 27 Administration Center. Surrounding properties along Sanders Road and within the immediate vicinity consist primarily of public and institutional uses, including other school facilities, park district properties, and nearby residential neighborhoods that have long coexisted. The property is currently zoned Institutional Building and Open Space. A small portion of the Open Space zoning is proposed to be rezoned to Institutional Building.

b. Trend of development in the vicinity

The subject property, Wood Oaks Junior High School, is located within a developed institutional corridor along Sanders Road. Since the school was originally constructed in 1972, the site has experienced significant institutional growth, including multiple building additions completed in 1991, 1992, and 2006. These additions have effectively doubled the building size without corresponding expansion of parking or circulation infrastructure. Surrounding properties continue to function as established public, institutional, and recreational uses, and the proposed amendment aligns with this long-standing development trend.

c. Property Value

The existing zoning classification limits the school's ability to adequately support its operational needs, particularly related to parking capacity, traffic circulation, and safety. These limitations diminish the functional value of the property and restrict the District's ability to meet modern standards for accessibility, safety, and operational efficiency.

The proposed amendment allows for infrastructure improvements that directly enhance the utility and long term value of the property.

d. Offset by public health, safety, and welfare

The proposed rezoning enables improvements that address documented congestion, emergency access constraints, pedestrian safety concerns, and conflicts between bus and car traffic, directly benefiting students, staff, parents, and the surrounding community.

e. Effect on use and enjoyment of adjacent properties

The proposed rezoning will improve the use and enjoyment of adjacent properties by reducing traffic congestion, minimizing vehicle spillback onto Sanders Road and neighborhood streets, and improving overall circulation efficiency. Separation of bus and car traffic will further reduce conflicts and enhance safety for surrounding properties.

f. Effect on value of adjacent properties

The proposed amendment is not expected to negatively impact the value of adjacent properties. Improved traffic operations, enhanced lighting, upgraded infrastructure, and safer access conditions contribute to a well maintained institutional campus that supports neighborhood stability and surrounding property values.

g. Effect on orderly future development

The rezoning supports orderly development by allowing improvements that align the site with its current intensity of use. By addressing parking and circulation needs internally, the proposal minimizes off-site impacts and ensures adjacent properties are not adversely affected by congestion or unsafe conditions.

h. Suitability under current zoning

Under the current plan designation, the site is not adequately suited to accommodate the intensity of its existing institutional use. The proposed amendment better reflects the current needs of the school and allows improvements necessary for safe and efficient operation.

i. Vacancy of the subject property

The northern portion of the subject property has remained in continuous institutional use and has not been vacant. The southern portion of the subject property was vacant previously and will be annexed into the Village and rezoned into the subject property providing a drop-off location and path leading to the school. The rezoning request is driven by increased enrollment, staffing, programming, and community use rather than underutilization.

j. Community need

There is a clear community need for the proposed rezoning. Wood Oaks Junior High serves approximately 450 students, 85–90 staff members, and hosts numerous athletic events, extracurricular activities, and community functions year-round. The proposed rezoning enables safety, traffic, accessibility, and sustainability improvements that benefit District 27 families and the broader Northbrook community.

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1RUWKEURRN ,OOLQRLV

MD\VRUNLQ#JPDLO FRP

April 9, 2026

Swati Pandey

Village of Northbrook

1225 Cedar Lane

Northbrook, IL 60062

Dear Ms. Pandey:

Thank you for taking the time to meet with me yesterday about the proposed bus turnaround at Wood Oaks Junio r High.

I have serious concerns about the placement of this turnaround and its impact on traffic patterns on Walters Avenue where I live. It is already difficult to exit Walters due to the length of the red light while Sanders Road traffic moves. I understand that a traffic study was done, but I have several questions about it and other issues.

1. When was this traffic study done?
    a. Did they ever look at traffic on Walters during the summer when Decoma Day Camp buses line the street making it difficult to turn onto Sanders Road?
    b. Was it just a quantitative study based on the number of cars, or were qualitative variables also considered, such as the ones below?
    c. Was the study done while cars were lined up on Walters waiting to pick up children after school? How will the buses maneuver around these cars? The alternate plan

you mentioned for parents to wait on the other side of the school may not alleviate this problem, as some parents will continue to use Walters rather than deal with the increased traffic in the parking lot , and the long wait time at the current stoplight.

2. This turnaround will affect traffic twice per day for close to 180 days, more in the afternoon than in the morning.
    a. What is the length of time from when the first bus will arrive and the last bus leave, morning and afternoon? How many buses are used by the school each day?

3. You indicated that the turnaround would be at the west end of the proposed annexation, approximately 100 - 120 feet from the corner.
    a. What is the length of a school bus?
    b. How many buses can fit at the corner waiting for a green light without blocking both lanes?
    c. The drivers are on a schedule and will be wanting to make the light on Walters during its short green cycle. How will other traffic be able to exit Walters while buses are blocking both lanes. It is naïve to think that the drivers will wait to allow this other traffic through.

4. Has there been any consideration given to lengthening the time Walters has a green light to accommodate this added traffic?

As the time is short for these issues to be given consideration before the meeting on April 21, please factor them into the discussion. I'm sure there are more points involved, but this is what comes to mind immediately.

Thank you for your attention,

Jay Sorkin

Archived: Monday, April 20, 2026 9:20:46 AM
From: Kohlstedt, Michaela
Sent: Friday, April 17, 2026 11:39:18 AM
To: Pandey, Swati
Subject: FW: Northbrook Plan Commission Meeting 4-21-2026
Response requested: No
Sensitivity: Normal

From: Adam Greenberg <ajgreenberg@yahoo.com>
Sent: Friday, April 17, 2026 11:22 AM
To: Kohlstedt, Michaela <Michaela.Kohlstedt@northbrook.il.us>
Subject: Re: Northbrook Plan Commission Meeting 4-21-2026

Beware External Email - Think Before You Act

I won't be able to attend.

My main concern is that there is a plan to address the current situation with parent vehicles parked on walters (extending on Daniel Ct.) in the afternoon at pickup.

I'm also not sure that expanding the car pickup lane is giving an incentive for more kids to take the bus. It seems to incentivize the opposite affect. And then the line will look much longer so even more cars will park on the Walters side.

It is very dangerous having kids walk across walters and entering vehicles in a very narrow street. Adding busses into that mix could be a recipe for disaster.

there is currently no signage preventing parents from standing on the south side of walters waiting for students, and it makes the road too narrow for residents to exit Walters safely and poses too much risk with so many students running across the road with little warning and at many random crossing points, not the traffic light. Now they would be running across the bus driveway too which is extra scary.

Thank you for brining this to the attention of the Commission.

On Friday, April 17, 2026 at 09:38:41 AM CDT, Kohlstedt, Michaela <michaela.kohlstedt@northbrook.il.us> wrote:

Good Afternoon,

Archived: Friday, April 24, 2026 9:16:06 AM
From: Byron Udell
Sent: Friday, April 24, 2026 8:10:13 AM
To: Pandey, Swati; byronudell@gmail.com
Subject: Docket no. PCD-25-21
Response requested: Yes
Sensitivity: Normal

Beware External Email - Think Before You Act

I was unable to attend the public hearing as I was out of town.

My question is regarding the normal requirements of drainage after any construction. Parking lots cause runoff, and runoff is a no no. The water will run downhill and add to the water that all downhill neighbors will have to deal with.
Are any proposals bring vetted the same way as if a resident were building a home in the property, as all of us were when we built our homes in Northbrook? E.g. Impervious limits, retaining pond requirements to hold any storm water that can't be initially absorbed, etc?

Byron Udell
4220 Walters Ave, Northbrook, IL 60062
847.912.5433

May 10, 2026

Village of Northbrook
Kathryn Ciesla, President

Trustees:
Robert Israel
Heather Ross
Johnathan Hebi
Joy Ebhomielen
Matt Cassidy
Tamara Reese

I write this letter to express my thoughts on Northbrook School District 27, Wood Oaks School
Proposed Parking Lot Addition
PCD-25-21 Applications (Enclosed)

Page 2A

A. No one can disagree with this need
B. It is clear what the goal is
C. This has nothing to do with the Village Hall

Page 3

A. All of these points
B. Are a statement of
C. The facts
D. Leaving out many points

Page 4
Site proposed plan
No one can disagree with the added space to the parking lot
I believe the issue for the community is the proposed bus loop

This drawing lacks any site measurement for

- Proposed Lot
- Walters going west of Sanders to bus loop
- No drawing and measurement for Walters; no road measurement turn lane
- No Sanders measurement north or south

Page 5
This drawing lacks any measurement of size

- Width of proposed lane
- Width of entrance/exit to Walters
- Depth of retention area
- No Sanders Road lane measurement

I believe no bus can get around another in bus loop

So when it's time to leave after school, these eight buses, full of kids, must exit into Walters traffic

- Parents picking there kids up on Walters
- It's now a traffic jam, add 8 buses – it is a mess
- Only one bus will be able to be in the left turn lane (space issue)
- If a car or two are in left turn lane, no bus would be able to be in left turn lane; therefore, all east bound traffic would come to a stop

Page 6
Vehicle stacking
It vehicle parking in a proposed new design

Page 7
Who disagrees with any of this

Page 8

A. The plan moves their traffic problem from your school lot to the corner of Walters and Sanders
B. This is a mess as the 2-3 buses that dropped off kids leave making a left turn east; now they meet buses coming west and want to make a right turn into the bus loop
C. A false statement: To prove my point, you would look at 8C

Page 8C

- Distance from Bus Loop Exit to Sanders white line at light
- Radis of a bus turning out of lot to Walters
- Width of lanes on Walters is most important with turn lane going north and length of turn lane in feet
- Length of bus, weight of bus with proposed safety distance between buses and buses and any cars
- North bound traffic on Sanders is backed up from the school light to Walters every morning
- At best, 1 car can make a left turn to go north on Sanders and those cars must deal with the west bound traffic on Sanders turning right on red to go north
- A school bus would not be able to turn left on Walters in that traffic mess

- Your traffic analysis does not take into account any afternoon traffic with parents parked on Walters, Daniel Ct., Lori Lyn Ln. Those cases could limit the bus flow leaving in the afternoon

Page 9
This traffic plan when proposed is a few years old.
It would be nice if the Trustees could stop by and see the traffic impact on the neighborhood and clearly understand the safety issue here.

Page 10
D. False statement; an out-of-date study was put forward
No reference made to the following
- Truck traffic for Truck Depot from the Lopistist Center on former All State property

Page 10D
No comment or proposal of impact on the widening of Sanders Road
No estimated traffic increase
No comment and measurement to widen street

Page 12
Proposed idea
- Add a single lane from west end of new parking lot north driveway lane going west to driveway that enters that part of Walters
- This is school land
- This would move the buses to be able to leave the school in one line going east
- This is similar to buses leaving Decoma Day Camp

I thank you for your time.

I ask you to stop and see the site both in the morning and afternoon to fully understand.

I believe I have provided enough facts to at least stop and review and look at the impact of moving the school lot problem in the community (Walters Road) would have on an already impacted area.

I believe my proposal would load the buses safely and provide a smooth exit into the community and if you took the area where you want a bus loop and made a parking lot tied to the school lot, you would add many extra parking spaces.

I believe an outdated traffic study should have no merit. Whoever explained it to the Trustees in May should have more details than provided at April 21 meeting.

There was no comment about bus radius turns. It's important to note the bus leaving the bus loop to the left turn lane is more than a 90-degree turn into the turning lane and a problem if cars are in the right lane. To me it would make sense to get the Police Department feedback to this proposal based on traffic and safety and hearing from real people rather than paid consultants selling a plan.

To me is would make sense for the Village Management and Development Teams to be asked to comment on both the traffic and safety issue.

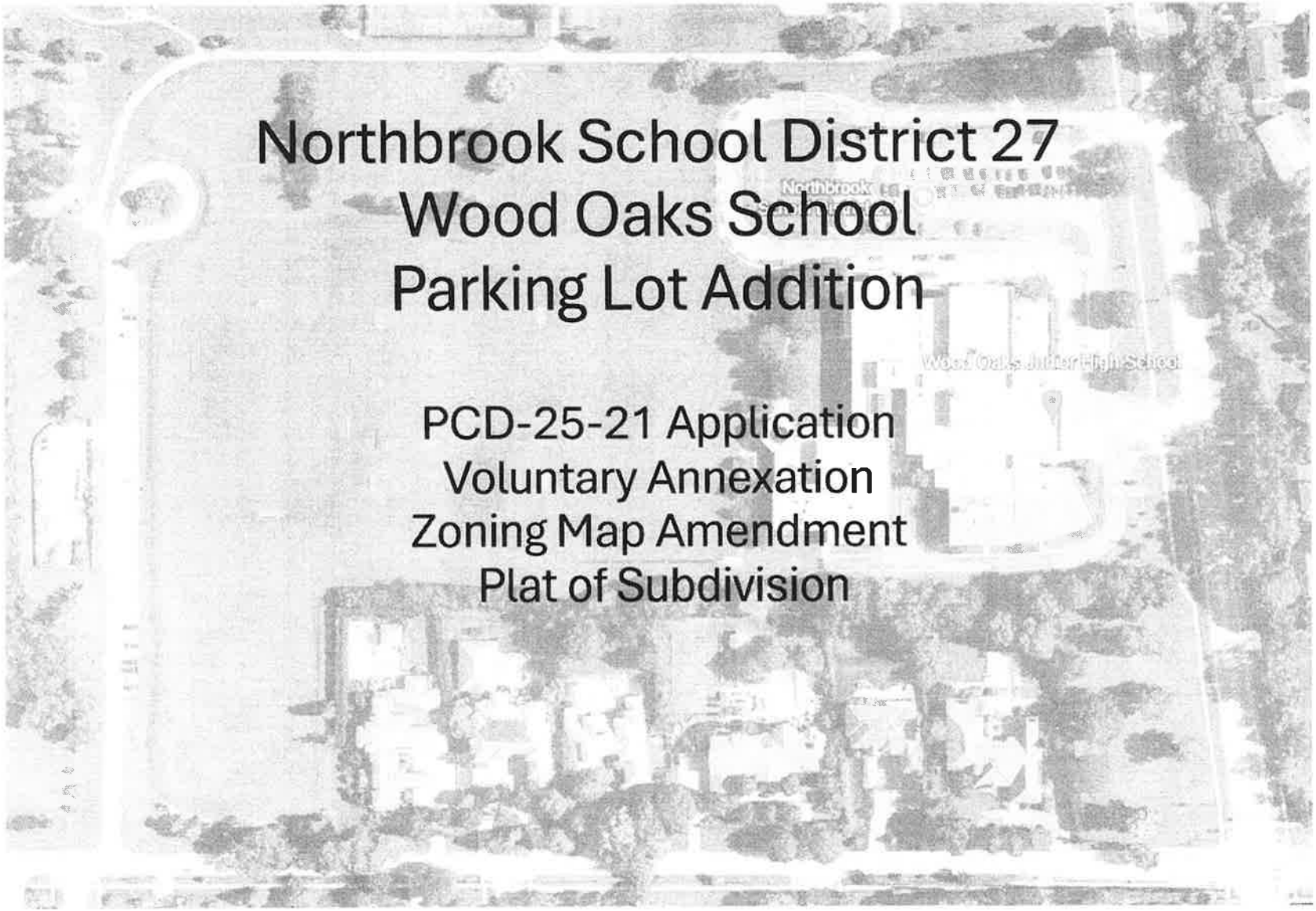
It would make sense to know who owns the driveway going north of Walters behind the school.

I have asked and gotten it owned by the school and owned by the Park District.
No bus traffic would be going west through the park when events are being held in the park.

I ask you to please give my comments some thought rather than Rubber-Stamp the School's Proposal. Let common sense prevail.



Elliot Miller
4263 Terri Lyn
Northbrook, IL 60062
847-272-7180

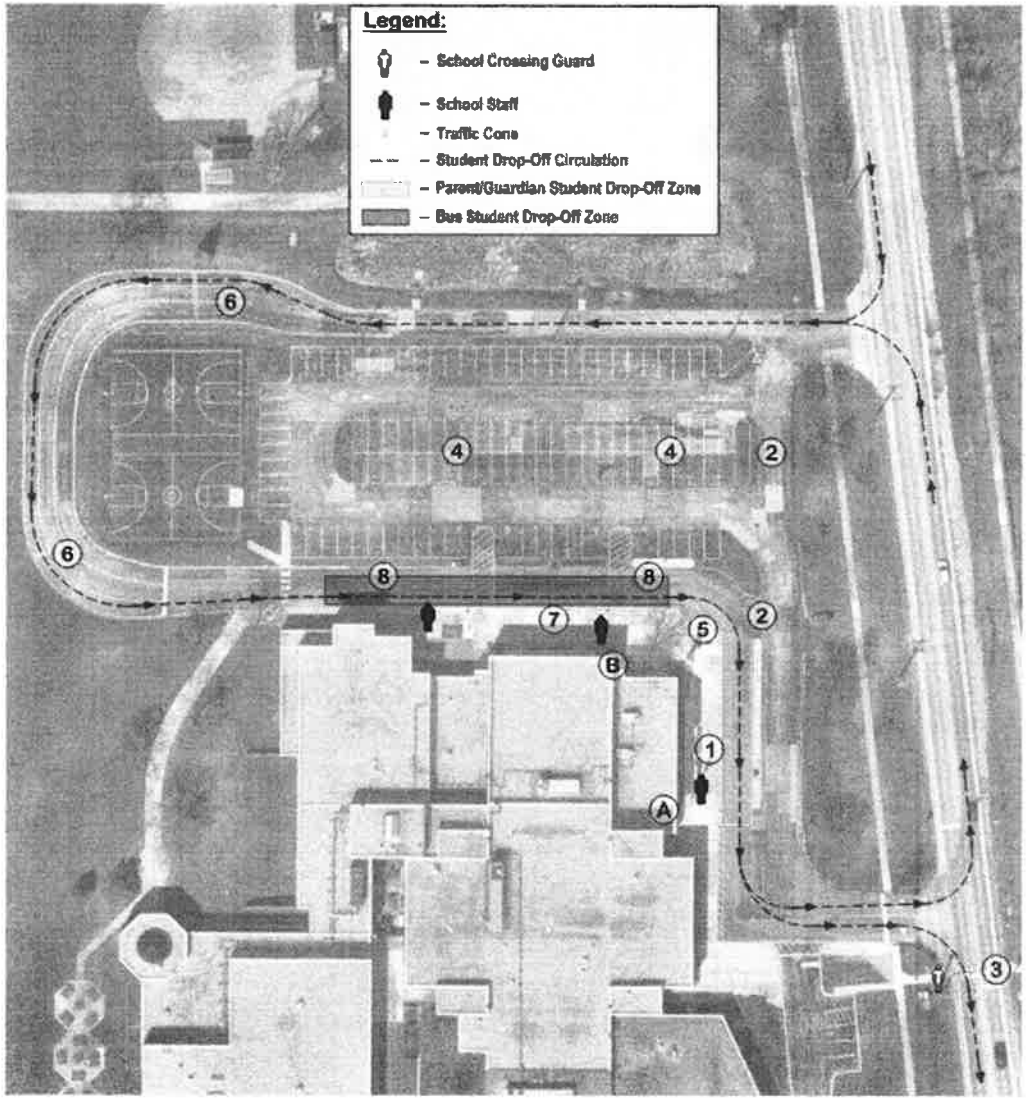

Northbrook School District 27
Wood Oaks School
Parking Lot Addition
PCD-25-21 Application
Voluntary Annexation
Zoning Map Amendment
Plat of Subdivision

Wood Oaks Goals

- Increase parking for staff and after school events

- Move buses out of drop off/pick up
  - Allows buses to leave sooner:
    - Increase bus ridership
    - Decrease drop off/pick up

- Existing Parking lot in need of repair



Parking Needs – Stacking – Safety

A
- Vehicle crash date provided by IDOT 2017-2021 – 6 crashes on Sanders Road – School data provided 3 reported crashes over the last 3 years.

B
- Overflow stacking on Sanders Road due to not enough on-site space

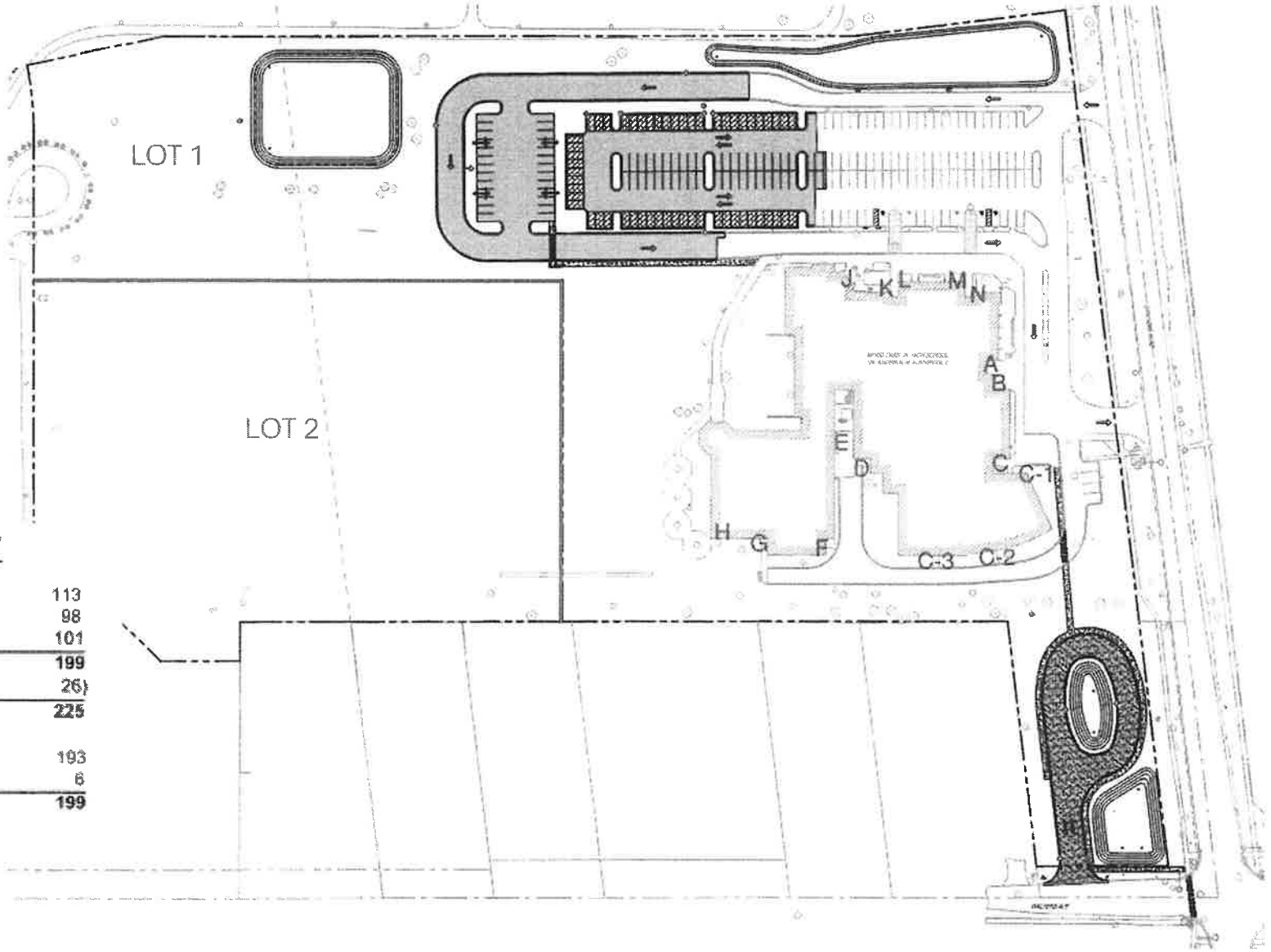
C
- 90+ daily staff members + visitors

D
- Numerous athletic teams, sport events, music ensembles, clubs and activities. Often conflict on the same evening and require parking for families and staff.

E
- The only school in the district that doesn't currently separate bus and parent drop off

#3

Proposed Site Plan



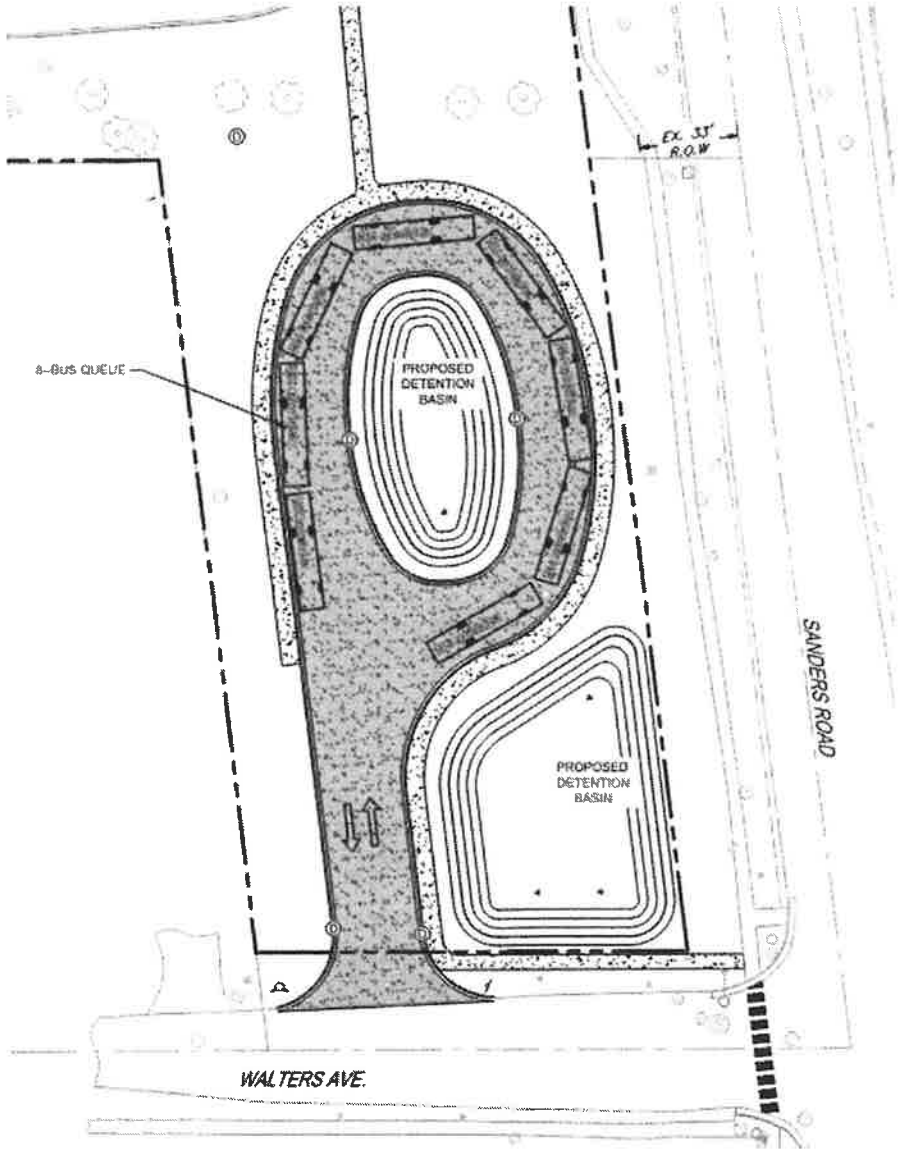
PARKING SUMMARY

EXISTING STALLS =	113
EXISTING STALLS TO REMAIN =	98
PROPOSED STALLS =	101
TOTAL PERMANENT STALLS =	**199**
(TEMPORARY OVERFLOW STALLS =	26)
TOTAL PERMANENT + OVERFLOW =	**225**
STANDARD STALLS =	193
ADA STALLS =	6
TOTAL STALLS =	**199**

3 EV CHARGING STATIONS INCLUDED

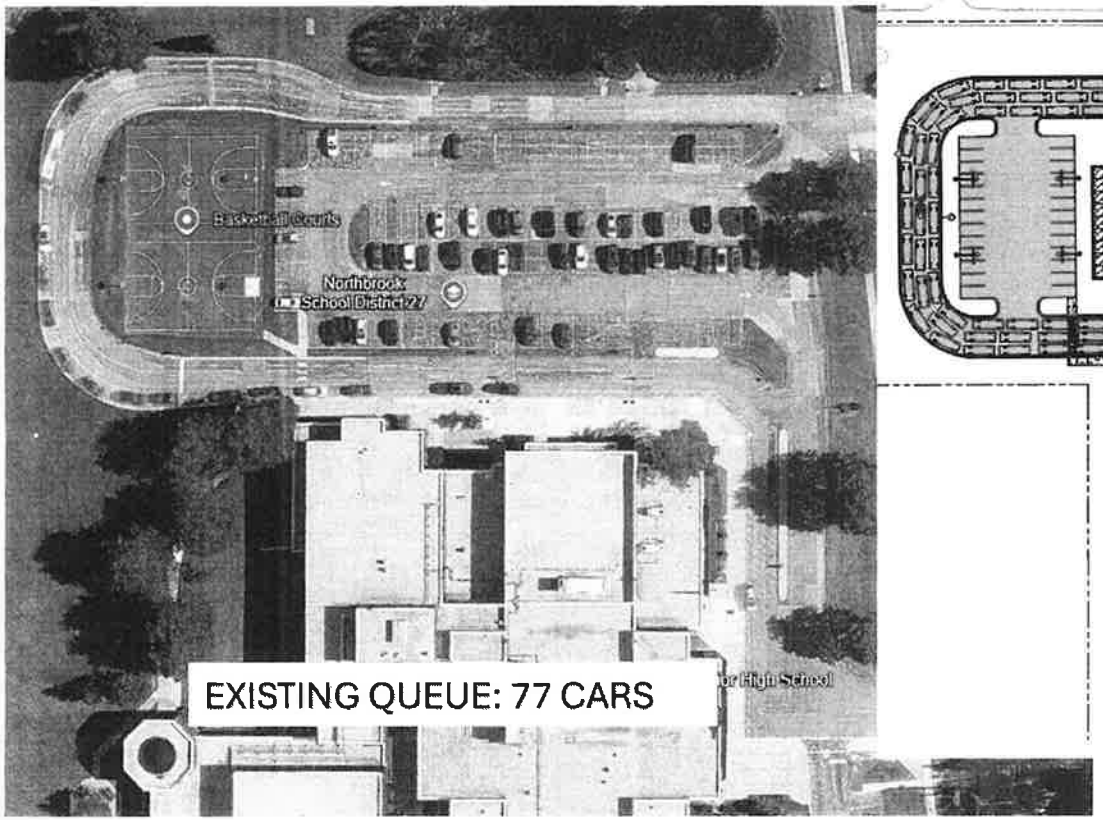
#4

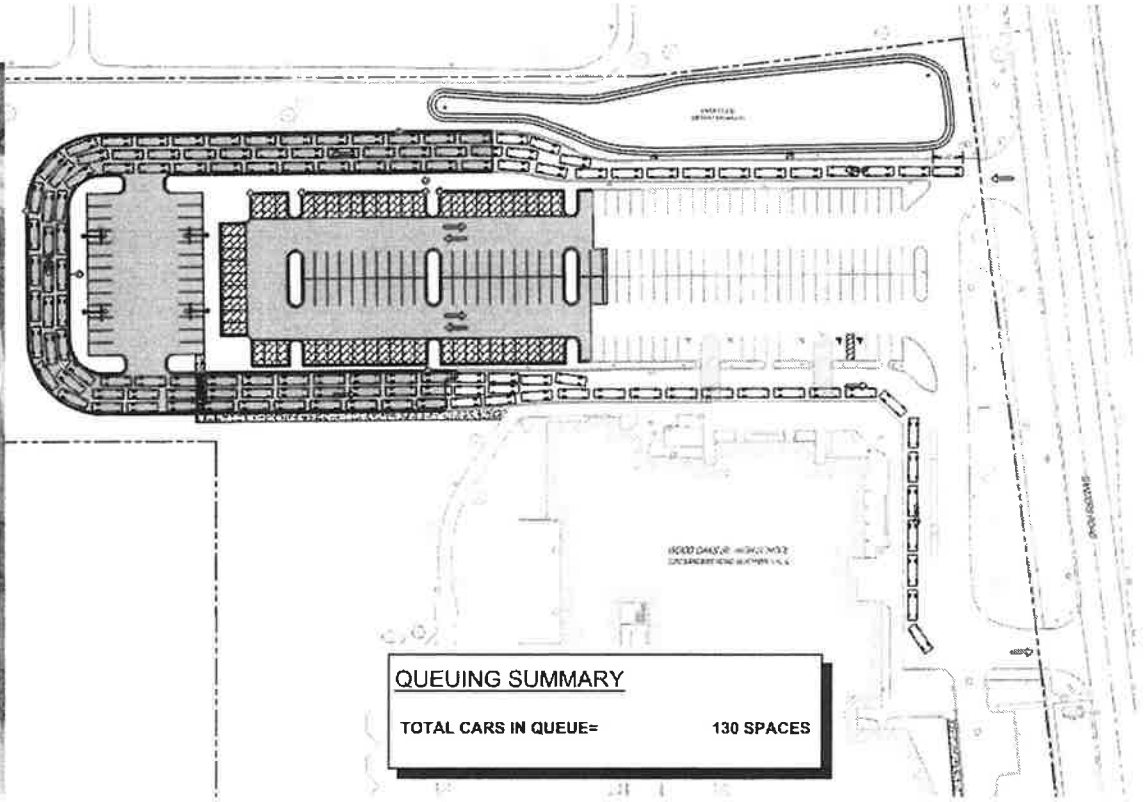
Bus Loop


8-BUS QUEUE
PROPOSED DETENTION BASIN
PROPOSED DETENTION BASIN
EX. 33' R.O.W.
SANDERS ROAD
WALTERS AVE.

#5

Vehicle Stacking





#6

Proposed Sustainability Measures

- Enhanced stormwater management
- Permeable pavers
- Landscape design
- Provisions for EV charging stations
- Upgraded energy efficient LED lighting



#7

Traffic Analysis

- Improvements proposed are expected to improve on-site traffic circulation considerably during the morning student drop-off and afternoon student pick-up periods

A.

- Only 2-3 busses were generally observed dropping off students at once, the proposed loop provides adequate space to minimize any impact to or queuing on Walters Ave.

B.

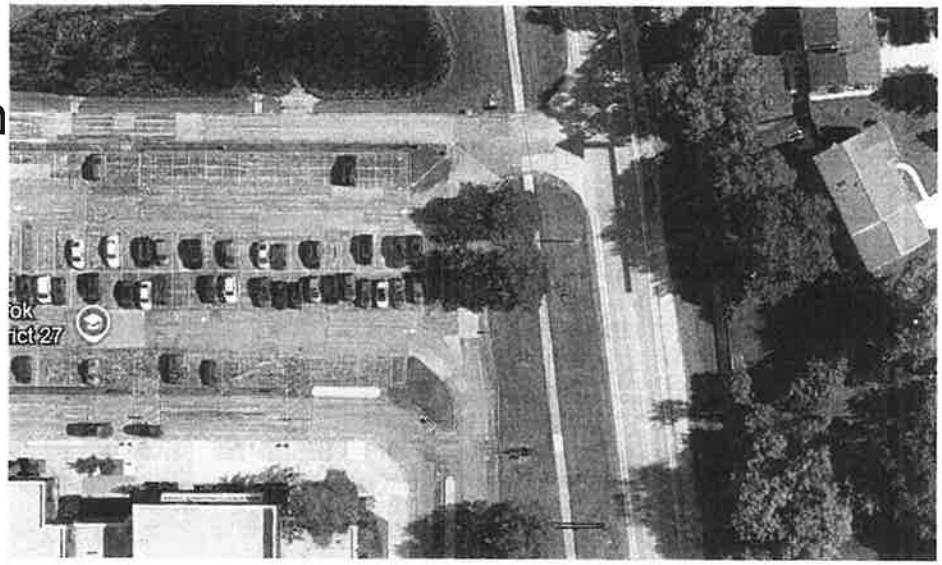
- Signage would be provided at bus loop to ensure when busses exit, they do not block any westbound drives on Walters Ave.
- Approximately 2-3 busses can be queued at the signal between the loop and Sanders Road.

C

#8

Future Traffic Improvements

- A Traffic Planning Study prepared as part of this project recommended an auxiliary left-turn lane along Sanders Road at the North Site Access Drive as a future project.



- This will be looked at as a collaborate project with the School District, Village and Cook County which will further alleviate traffic issues in the neighborhood.

#9

ALTA/NSPS LAND TITLE SURVEY

PIN NO.: 04-07-300-026
PIN NO.: 04-07-300-027
PIN NO.: 04-07-300-010
PIN NO.: 04-07-300-011

LEGAL DESCRIPTION

(PARCEL A)
THAT PART OF PARCELS 1, 3 AND 4 (HEREINAFTER DESCRIBED) TAKEN AS A TRACT, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CENTER LINE OF SANDERS ROAD, 673.47 FEET NORTHWESTERLY OF THE NORTH LINE OF THE SOUTH 6.21 ACRES, AS DESCRIBED IN PARCEL 3; THENCE WESTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF SANDERS ROAD, A DISTANCE OF 277.83 FEET; THENCE WEST ON A LINE FORMING AN ANGLE OF 6 DEGREES 47 MINUTES 40 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 316.17 FEET; THENCE SOUTH 635.75 FEET TO A POINT ON SAID NORTH LINE OF SOUTH 6.21 ACRES, SAID POINT BEING 673.77 FEET WEST OF THE CENTER LINE OF SANDERS ROAD; THENCE EAST ON SAID SOUTH LINE OF SOUTH 6.21 ACRES, A DISTANCE OF 673.77 FEET TO THE CENTER LINE OF SANDERS ROAD; THENCE NORTHWESTERLY ON THE CENTER LINE OF SANDERS ROAD, A DISTANCE OF 673.47 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 1:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 169 RODS AND 3 LINKS WEST OF THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTHEASTERLY ALONG A LINE BEARING SOUTH 6 DEGREES EAST, TO ITS INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF THE NORTH 1320 FEET OF SAID SOUTHWEST QUARTER, WHICH IS 1333.15 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST 4.36 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TO WIT: BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE WEST 169 RODS AND 3 LINKS TO A POINT; THENCE SOUTH 6 DEGREES EAST, 80 RODS AND 7 LINKS TO THE CENTER OF THE ROAD; THENCE EAST 54 RODS AND 18 LINKS TO THE CENTER OF THE ROAD; THENCE NORTH 6 DEGREES WEST, 41 RODS ALONG THE CENTER OF ROAD; THENCE EAST 100 RODS AND 7 LINKS TO A POINT; THENCE NORTH 39 RODS AND 5 LINKS TO THE PLACE OF BEGINNING (EXCEPTING FROM SAID TRACT THE SOUTH 6.21 ACRES LYING WESTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED, ALSO EXCEPTING FROM SAID TRACT ALL THAT PART THEREOF LYING EASTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED) ALSO (EXCEPTING FROM SAID TRACT THAT PART FALLING WESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTH LINE 1172.12 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHERN QUARTER OF SECTION 27, AFORESAID; THENCE SOUTH 7 DEGREES EAST TO A POINT IN THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, 1333.15 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION); IN COOK COUNTY, ILLINOIS.

PARCEL 4:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER AFORESAID, 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE WEST TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 1320 FEET; THENCE EASTERLY 1333.15 FEET TO A POINT WHICH IS 1329.78 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING; THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING, EXCEPT THE WEST 922.80 FEET THEREOF AND EXCEPTING THE SOUTH 297.62 FEET OF THAT PART LING EAST OF THE EAST LINE OF THE WEST 1177.80 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

AND

(PARCEL B)
THAT PART OF PARCELS 1, 3 AND 4 (HEREINAFTER DESCRIBED) TAKEN AS A TRACT, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE CENTER LINE OF SANDERS ROAD, 673.47 FEET NORTHWESTERLY OF THE NORTH LINE OF THE SOUTH 6.21 ACRES AS DESCRIBED IN PARCEL 3; THENCE WESTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF SANDERS ROAD, A DISTANCE OF 277.83 FEET; THENCE WEST ON A LINE FORMING AN ANGLE OF 6 DEGREES 47 MINUTES 40 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 316.17 FEET TO THE PLACE OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 635.75 FEET TO A POINT ON SAID NORTH LINE OF SOUTH 6.21 ACRES, SAID POINT BEING 673.77 FEET WEST OF THE CENTER LINE OF SANDERS ROAD; THENCE WEST ON SAID NORTH LINE OF SOUTH 6.21 ACRES, A DISTANCE OF 228.41 FEET TO THE EAST LINE OF PARCEL 4; THENCE NORTHWESTERLY ON SAID EAST LINE OF PARCEL 4, A DISTANCE OF 2.48 FEET TO THE NORTH LINE OF THE SOUTH 297.62 FEET OF THE SOUTHWEST QUARTER, AS DESCRIBED IN PARCEL 4; THENCE WEST ON SAID NORTH LINE OF SOUTH 297.62 FEET, A DISTANCE OF 118.91 FEET TO THE EAST LINE OF PARCEL 4; THENCE NORTHWESTERLY ON SAID EAST LINE OF PARCEL 4, A DISTANCE OF 41.87 FEET; THENCE WEST PARALLEL WITH SOUTH LINE OF PARCEL 4, A DISTANCE OF 85.0 FEET; THENCE NORTHWESTERLY ON A LINE FORMING AN ANGLE OF 43 DEGREES 53 MINUTES 50 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 69.56 FEET; THENCE WEST ON LINE FORMING AN ANGLE OF 43 DEGREES 43 MINUTES 35 SECONDS TO THE LEFT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 86.70 FEET; THENCE NORTH AT RIGHT ANGLES TO LAST DESCRIBED COURSE, A DISTANCE OF 526.58 FEET TO A POINT OF CURVE; THENCE NORTHERLY ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 364.42 FEET, A DISTANCE OF 72.67 FEET; THENCE NORTHEASTERLY ON A LINE FORMING AN ANGLE OF 96 DEGREES 05 MINUTES 10 SECONDS FROM SOUTH TO NORTHEAST WITH THE CHORD OF THE LAST DESCRIBED CURVE, A DISTANCE OF 150.50 FEET; THENCE EAST 429.61 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 1:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 169 RODS AND 3 LINKS WEST OF THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTHEASTERLY ALONG A LINE BEARING SOUTH 6 DEGREES EAST, TO ITS INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF THE NORTH 1320 FEET OF SAID SOUTHWEST QUARTER, WHICH IS 1333.15 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH 1172.12 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST 4.36 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE WEST 169 RODS AND 3 LINKS TO A POINT; THENCE SOUTH 6 DEGREES EAST, 80 RODS AND 7 LINKS TO THE CENTER OF THE ROAD; THENCE EAST 54 RODS AND 18 LINKS TO THE CENTER OF THE ROAD; THENCE NORTH 6 DEGREES WEST, 41 RODS ALONG THE CENTER OF ROAD; THENCE EAST 100 RODS AND 7 LINKS TO A POINT; THENCE NORTH 39 RODS AND 5 LINKS TO THE PLACE OF BEGINNING (EXCEPTING FROM SAID TRACT THE SOUTH 6.21 ACRES LYING WESTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED, ALSO EXCEPTING FROM SAID TRACT ALL THAT PART THEREOF LYING EASTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED) ALSO (EXCEPTING FROM SAID TRACT THAT PART FALLING WESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTH LINE 1172.12 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHERN QUARTER OF SECTION 27, AFORESAID; THENCE SOUTH 7 DEGREES EAST TO A POINT IN THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, 1333.15 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION); IN COOK COUNTY, ILLINOIS.

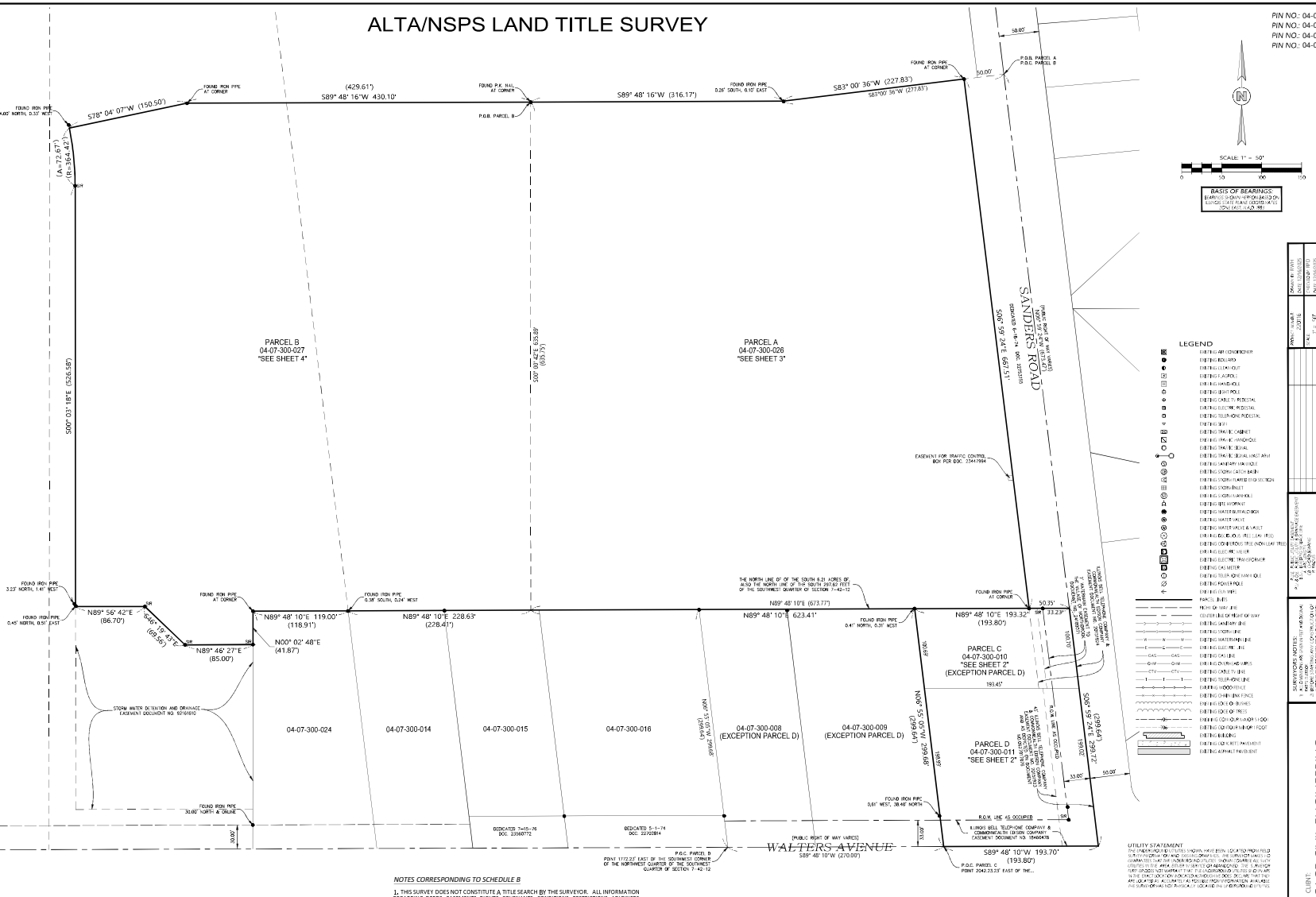
PARCEL 4:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER AFORESAID, 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE WEST TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 1320 FEET; THENCE EASTERLY 1333.15 FEET TO A POINT WHICH IS 1329.78 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING; THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING, (EXCEPT THE WEST 922.80 FEET THEREOF AND EXCEPTING ALSO THE SOUTH 297.62 FEET OF THAT PART LYING EAST OF THE EAST LINE OF THE WEST 1177.80 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

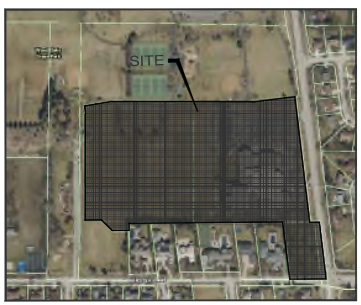
AND

(PARCEL C)
THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 1772.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 7 DEGREES WEST ALONG THE EASTERLY LINE OF THE PREMISES CONVEYED TO HERMAN K. GUILDER AND EMMA GUILDER, HIS WIFE BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13528275, A DISTANCE OF 299.64 FEET TO THE NORTHEAST CORNER OF THE PREMISES SO CONVEYED TO HERMAN K. GUILDER AND WIFE, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, 463.80 FEET; THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION; THENCE WEST OF A LINE PARALLEL WITH THE WESTERLY LINE THEREOF RUNNING NORTH 7 DEGREES WEST FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES AND EXCEPTING FROM SAID PREMISES THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART LYING EAST OF SAID LINE RUNNING NORTH 7 DEGREES WEST PARALLEL WITH THE WEST LINE THEREOF FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES IN COOK COUNTY, ILLINOIS.

AND

(PARCEL D)
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 1772.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 7 DEGREES WEST ALONG THE EASTERLY LINE OF THE PREMISES CONVEYED TO HERMAN K. GUILDER AND EMMA GUILDER, HIS WIFE BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13528275, A DISTANCE OF 299.64 FEET TO THE NORTHEAST CORNER OF THE PREMISES SO CONVEYED TO HERMAN K. GUILDER AND WIFE, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, 463.80 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION THENCE WEST OF A LINE PARALLEL WITH THE EASTERLY LINE THEREOF RUNNING NORTH 7 DEGREES WEST FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES AND EXCEPTING FROM SAID PREMISES THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART LYING EAST OF SAID LINE RUNNING NORTH 7 DEGREES WEST PARALLEL WITH THE WEST LINE THEREOF FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES IN COOK COUNTY, ILLINOIS.





LOCATION MAP
NOT TO SCALE

NOTES CORRESPONDING TO SCHEDULE B

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING DEEDS, EASEMENTS, RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS, ADJOINERS AND/OR OTHER DOCUMENTS THAT MIGHT EFFECT TITLE TO THE PROPERTY DEPICTED HEREON WAS APPLIED FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. RLS-2022CO-21769.0, DATED JULY 5, 2022 AS PROVIDED TO THE SURVEYOR BY THE CLIENT, TITLE COMPANY AND/OR THEIR REPRESENTATIVES.

2. SCHEDULE B ITEM 1: PERMANENT TAX NUMBERS 04-07-300-026, 04-07-300-027, 04-07-300-010 AND 04-07-300-011 AS LISTED IN TITLE COMMITMENT.

3. SCHEDULE B ITEM 8: EASEMENT DATED APRIL 10, 1962 AND RECORDED APRIL 27, 1962 AS DOCUMENT NO. 18460478 MADE BY JAMES E. SCHWEIZER TO ILLINOIS BELL TELEPHONE COMPANY AND COMMONWEALTH EDISON COMPANY RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. AFFECTS SUBJECT PARCEL. SHOWN ON SAID SURVEY.

4. SCHEDULE B ITEM 9: EASEMENT DATED APRIL 23, 1967 AND RECORDED MAY 31, 1967 AS DOCUMENT NO. 20151923 MADE BY CHARLES GRIGSBY, ET. AL. TO ILLINOIS BELL TELEPHONE COMPANY AND COMMONWEALTH EDISON COMPANY RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. DOCUMENT NOT LEDGIBLE. AFFECTS SUBJECT PARCEL. SHOWN ON SAID SURVEY AS DEPICTED PER DOCUMENT NO. 092703076.

5. SCHEDULE B ITEM 10: EASEMENT DATED APRIL 28, 1967 AND RECORDED MAY 31, 1967 AS DOCUMENT NO. 20151924 MADE BY RICHARD DEAN ALLEN TO ILLINOIS BELL TELEPHONE COMPANY AND COMMONWEALTH EDISON COMPANY RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. AFFECTS SUBJECT PARCEL. SHOWN ON SAID SURVEY.

6. SCHEDULE B ITEM 11: PLAT OF EASEMENT FOR TRAFFIC CONTROL BOX RECORDED APRIL 12, 1976 AS DOCUMENT NO. 23447994 IN THE COOK COUNTY RECORDER'S OFFICE. AFFECTS SUBJECT PARCEL. SHOWN ON SAID SURVEY.

7. SCHEDULE B ITEM 12: WATER MAIN EASEMENT DATED SEPTEMBER 12, 1977 AND RECORDED NOVEMBER 10, 1977 AS DOCUMENT NO. 24189071 MADE BY MARILYN HOWARD AND EVELYN MISSNER TO VILLAGE OF NORTHBROOK RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. AFFECTS SUBJECT PARCEL. SHOWN ON SAID SURVEY.

8. SCHEDULE B ITEM 13: AGREEMENT FOR FIRE LANE EASEMENT DATED DECEMBER 16, 1996 AND RECORDED JANUARY 21, 1997 AS DOCUMENT NO. 97042161 MADE BY AND BETWEEN THE BOARD OF EDUCATION OF NORTHBROOK SCHOOL DISTRICT NO. 27 AND VILLAGE OF NORTHBROOK RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. AFFECTS SUBJECT PARCEL. NOT PLOTTABLE.

9. SCHEDULE B ITEM 14: NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION DATED MAY 11, 2006 AND RECORDED SEPTEMBER 27, 2006 AS DOCUMENT NO. 0627017076 MADE BY NORTHBROOK SCHOOL DISTRICT 27 TO METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. DOES NOT AFFECT SUBJECT PARCEL. SHOWN ON SAID SURVEY.

NOTES CORRESPONDING TO TABLE A:

NOTES CORRESPONDING TO TABLE A

TABLE A ITEM 1: ALL MONUMENTS WERE EITHER FOUND OR SET AND ARE SHOWN HEREON THIS SURVEY.

TABLE A ITEM 2: ADDRESS OF THE SURVEYED PROPERTY WAS OBTAINED BY THE SURVEYOR OR OBSERVED WHILE CONDUCTING THE FIELD WORK.

1250 SANDERS ROAD, NORTHBROOK, IL 60062

1370-1390 SANDERS ROAD, NORTHBROOK, IL 60062

TABLE A ITEM 3: UPON INSPECTION OF THE FLOOD INSURANCE RATE MAP FOR THE SUBJECT AREA, PANEL NUMBER 17031C0069J EFFECTIVE DATE OF AUGUST 19, 2008, IT APPEARS THAT THE PROPERTY SHOWN HEREON WOULD LINE IN "ZONE X" AREA OF MINIMAL FLOOD HAZARD.

TABLE A ITEM 4: GROSS LAND AREA = 796,813 SQUARE FEET OR 18.292 ACRES MORE OR LESS. (TO HEAVY LINES)

TABLE A ITEM 8: ALL SUBSTANTIAL FEATURES OF THE SUBJECT PROPERTY ARE SHOWN ON THE SURVEY.

TABLE A ITEM 9: PARKING STALL COUNTY AS FOLLOWS: 104 REGULAR STALLS, 6 ACCESSIBLE STALLS.

TABLE A ITEM 16: NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

TABLE A ITEM 17: NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN DISCOVERED. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

SCALE: 1" = 50'
0 50 100 150

BASIS OF BEARINGS
BEARINGS SHOWN HEREON BASED ON ILLINOIS STATE PLANE COORDINATES (ONE UNIT = 1.0)

LEGEND
EXISTING AIR CONDITIONER
EXISTING BOLLARD
EXISTING CLEAN OUT
EXISTING FLAG POLE
EXISTING HANDHOLE
EXISTING LIGHT POLE
EXISTING CABLE TV PEDESTAL
EXISTING ELECTRIC PEDESTAL
EXISTING TELEPHONE PEDESTAL
EXISTING HYDRANT
EXISTING TRAFFIC CABINET
EXISTING FIRE ALARM BOX
EXISTING TRAFFIC SIGNAL
EXISTING TRAFFIC SIGNAL MAST ARM
EXISTING SANITARY MANHOLE
EXISTING STORM CATCH BASIN
EXISTING STORM WATER INLET SECTION
EXISTING STORM INLET
EXISTING STORM MANHOLE
EXISTING MAILBOX
EXISTING WATER MAIN DIRECTION
EXISTING WATER VALVE
EXISTING WATER VALVE & VAULT
EXISTING BUSH, BUSHES, TREE LINE, TREES
EXISTING DECIDUOUS TREE (NON-LEAF TREE)
EXISTING ELECTRIC METER
EXISTING ELECTRIC TRANSFORMER
EXISTING GAS METER
EXISTING TELEPHONE BOX
EXISTING POWER POLE
EXISTING IRON PIPE
PARCEL LINE
RIGHT OF WAY LINE
CENTER LINE OF RIGHT OF WAY
EXISTING SANITARY LINE
EXISTING STORM LINE
EXISTING WATERMAIN LINE
EXISTING ELECTRIC LINE
EXISTING GAS LINE
EXISTING OVERHEAD WIRES
EXISTING CABLE TV LINE
EXISTING TELEPHONE LINE
EXISTING WOOD FENCE
EXISTING CHAIN LINK FENCE
EXISTING CONCRETE CURBS
EXISTING CONCRETE CURB
EXISTING CONCRETE CURB AND GUTTER
EXISTING CONCRETE CURB AND GUTTER
EXISTING BUILDING
EXISTING CONCRETE PAVEMENT
EXISTING ASPHALT PAVEMENT

SURVEYOR'S NOTES:
1. ALL DISTANCES ARE MEASURED AND ARE SHOWN IN FEET AND DECIMAL THEREOF UNLESS OTHERWISE NOTED.
2. BEFORE ANY EXCAVATION OR CONSTRUCTION BEGINS, CONTACT J.U.L.I.E. (811) FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
3. DIMENSIONS ALONG CURVED LINES ARE ARC DISTANCES.
4. ALL BEARINGS, DISTANCES AND AREAS ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.
5. ONLY THOSE EASEMENTS AND BUILDING LINES SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON.
6. COMPARE ALL POINTS BEFORE BUILDING, AND REPORT ANY DISCREPANCY IMMEDIATELY.
7. DO NOT ASSUME SCALE OF DRAWING.

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD INFORMATION AND AVAILABLE DRAWINGS. THE SURVEYOR DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN OPERATION OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE LOCATIONS SHOWN OF THE UTILITIES EXAMINED ARE ACCURATE OR COMPLETE. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION AND DIMENSIONS INDICATED. BECAUSE THESE ARE ALL THAT ARE APPARENT AT THE TIME OF SURVEY AND/OR FROM INFORMATION AVAILABLE, THE SURVEYOR DOES NOT PURPORT TO LOCATE ALL UNDERGROUND UTILITIES.

811 Know what's below. Call before you dig. J.U.L.I.E. DIAL 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG 811 or 1-800-892-0123

STATE OF ILLINOIS)
) SS
COUNTY OF OGLE)

TO: BUYER TO BE DETERMINED
STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 12, 2025.

REGIONAL LAND SERVICES, LLC.
PROFESSIONAL DESIGN FIRM NUMBER 007006008

12/16/2025
RUDY P. DIXON DATE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003832
LICENSE EXPIRES NOVEMBER 30, 2026

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

RUDY P. DIXON
035-003832
ROCHELLE, ILLINOIS
PROFESSIONAL LAND SURVEYOR

CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 586-0007

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

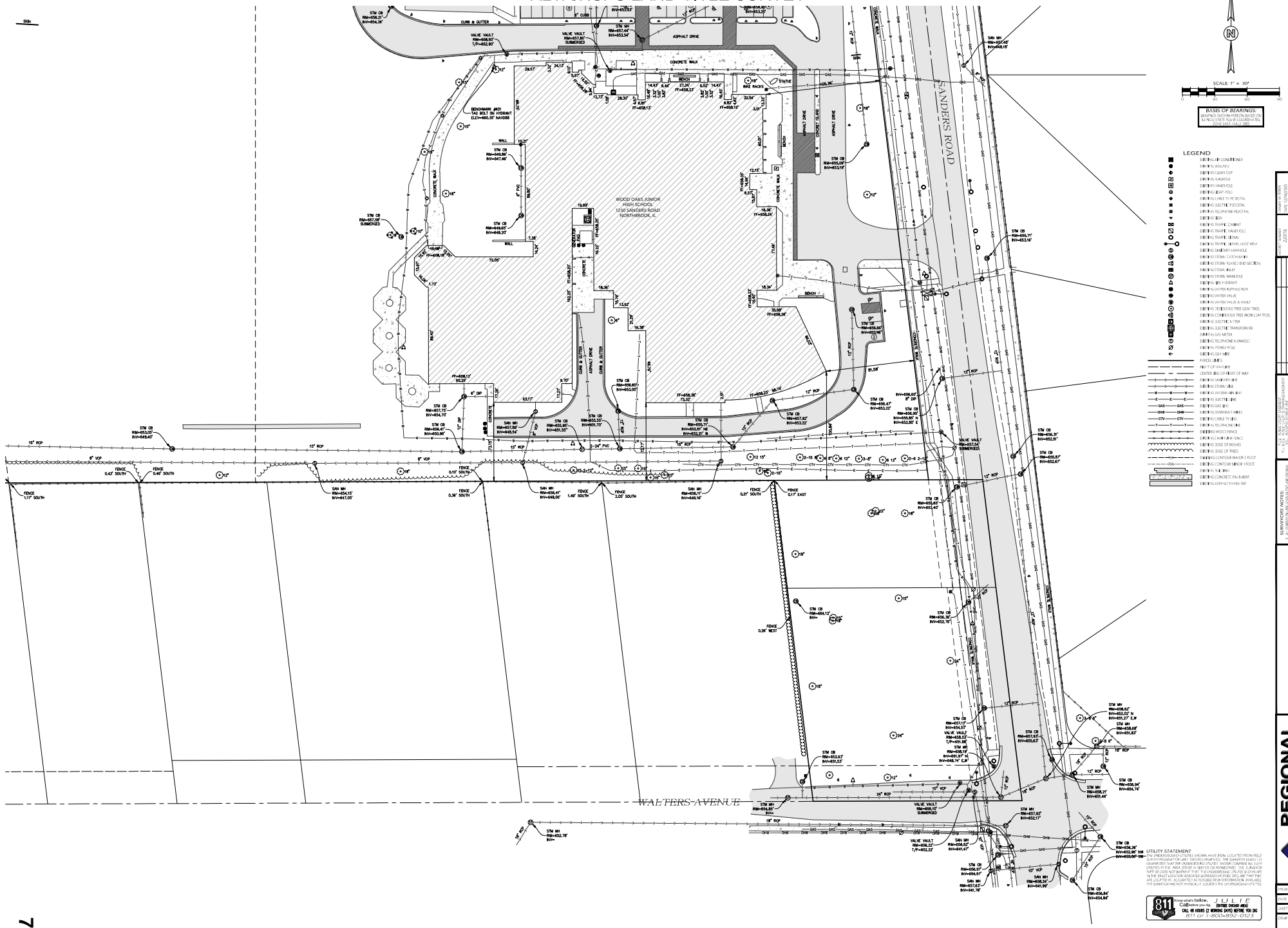
REV	DESCRIPTION	DATE
0	INITIAL SUBMITTAL	12/16/25

DRAWN: A.M.S.
CHECKED: R.P.D.
DATE: 12/16/2025
SCALE: 1" = 50'
DATE SURVEYED: 12/12/2025
DATE COMPLETED: 12/16/2025
FIELD BOOK: N/A
PAGE: N/A
JOB NO.: 2201B

PROJECT NUMBER: 2201B
DATE: 12/16/2025
SHEET: 1 OF 5
DRAWING NUMBER: ALTA

723

ALTA/NSPS LAND TITLE SURVEY



CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 586-0007

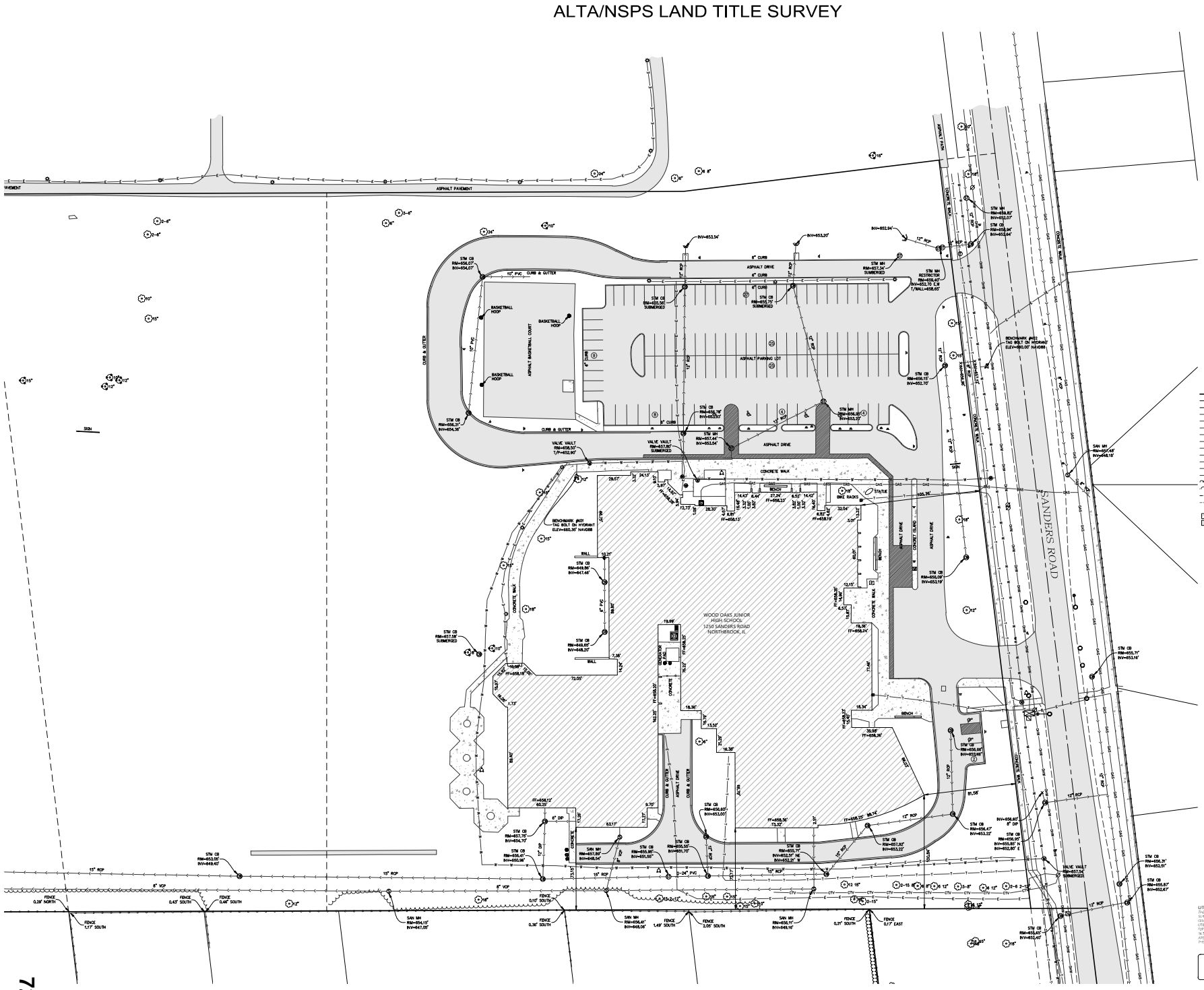
REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

NO.	DESCRIPTION	DATE
1	ADDED TITLE COMMITMENT	12/16/25
2		
3		
4		
5		

DRAWN BY: RWH
CHECKED BY: MTD
SCALE: 1" = 30'
FIELD WORK COMPLETED: 12/16/25
DRAWING NAME: 220116 ALTA.dwg
PROJECT NO.: 220116
ADDRESS: 1250 SANDERS ROAD NORTHBROOK, IL 60062

PROJECT NUMBER: 220116
DATE: 12/16/2025
SHEET: 2 OF 5
DRAWING NUMBER: ALTA

ALTA/NSPS LAND TITLE SURVEY



SURVEYOR'S NOTES:
1. ALL DISTANCES ARE MEASURED AND ARE IN FEET AND DECIMAL PARTS THEREOF, UNLESS OTHERWISE NOTED.
2. BEFORE STARTING ANY CONSTRUCTION OF ANY KIND, THE BUILDING LINES AND EASEMENTS SHOWN HEREON SHOULD BE VERIFIED.
3. REFER TO YOUR DEED, ABSTRACT, TITLE POLICY AND LOCAL ORDINANCES FOR ANY RESTRICTIONS OR EASEMENTS NOT SHOWN ON THIS PLAT.
4. DIMENSIONS SHOWN ALONG CURVED BOUNDARIES ARE CHORD DISTANCES, UNLESS OTHERWISE NOTED.
5. FIELD WORK COMPLETED ON 12/16/2025.

UTILITY STATEMENT
THE UNDERSIGNED PUTS IT'S TITLES KNOWN, HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON WERE IN THE EXACT LOCATION INDICATED ALTHOUGH IT DOES REPRESENT THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

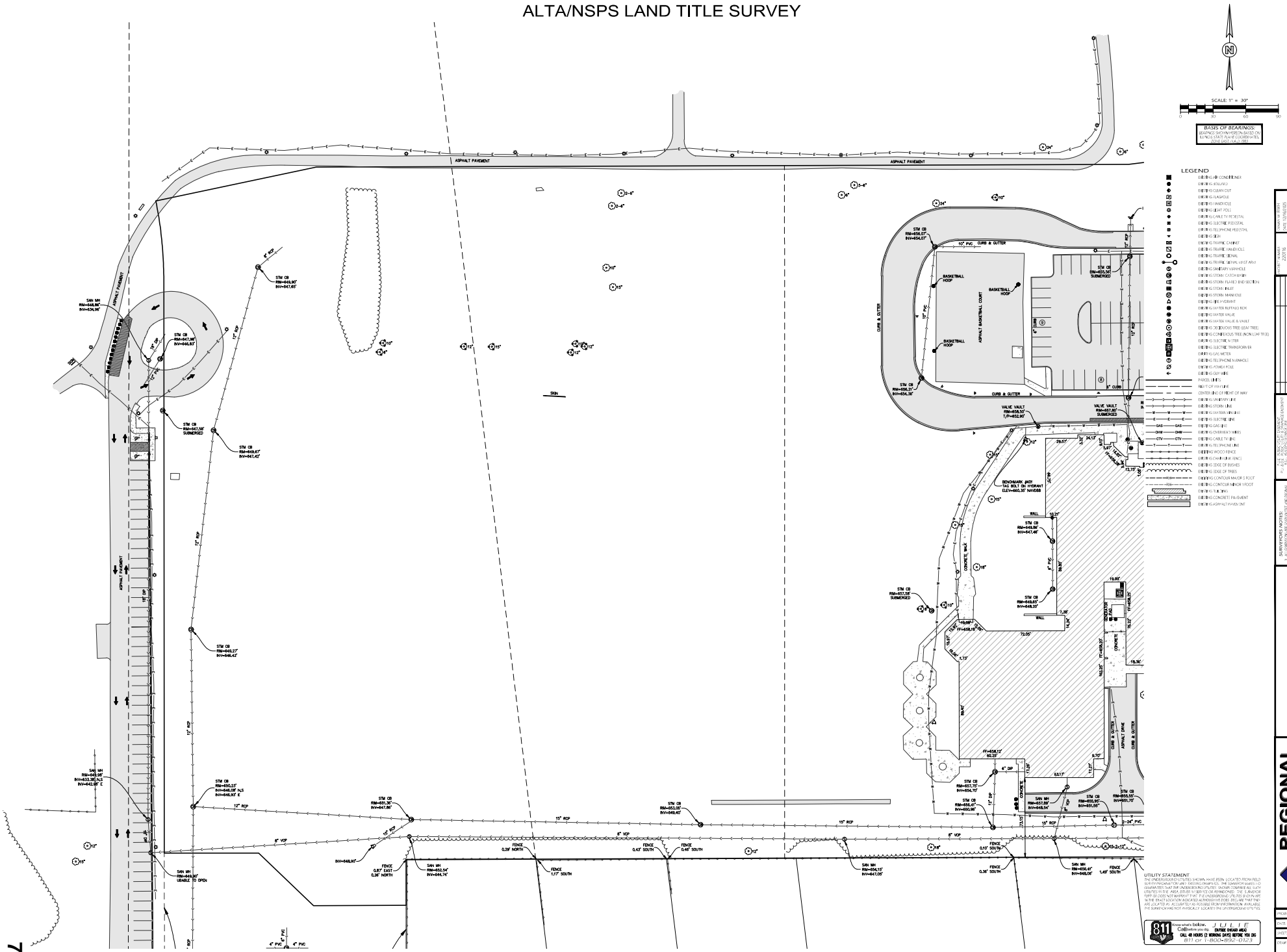
811 Know what's below. Call before you dig. JULIE (OUTSIDE CHICAGO AREA) CALL OR VISIT (2 WORKING DAYS) BEFORE YOU DIG 811 or 1-800-892-0123

CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 586-0007

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

PROJECT NUMBER	220116
DATE	12/16/2025
SHEET	3 OF 5
DRAWING NUMBER	ALTA

ALTA/NSPS LAND TITLE SURVEY



SURVEYOR'S NOTES:
1. ALL DISTANCES ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.
2. BEFORE STARTING ANY CONSTRUCTION CALL J.U.L.I.E. AT 811 OR 1-800-892-0123 FOR FIELD LOCATION OF UTILITIES.
3. NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT.
4. ALL EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS AFFECTING THE PROPERTY ARE NOT NECESSARILY SHOWN HEREON. REFER TO YOUR DEED, ABSTRACT, TITLE POLICY AND LOCAL BUILDING AND ZONING ORDINANCES TO DETERMINE SUCH RESTRICTIONS.
5. UNAUTHORIZED CHANGES AND/OR USES OF THIS DOCUMENT SHALL NOT BE MADE WITHOUT THE WRITTEN CONSENT OF REGIONAL LAND SERVICES.

CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 586-0007

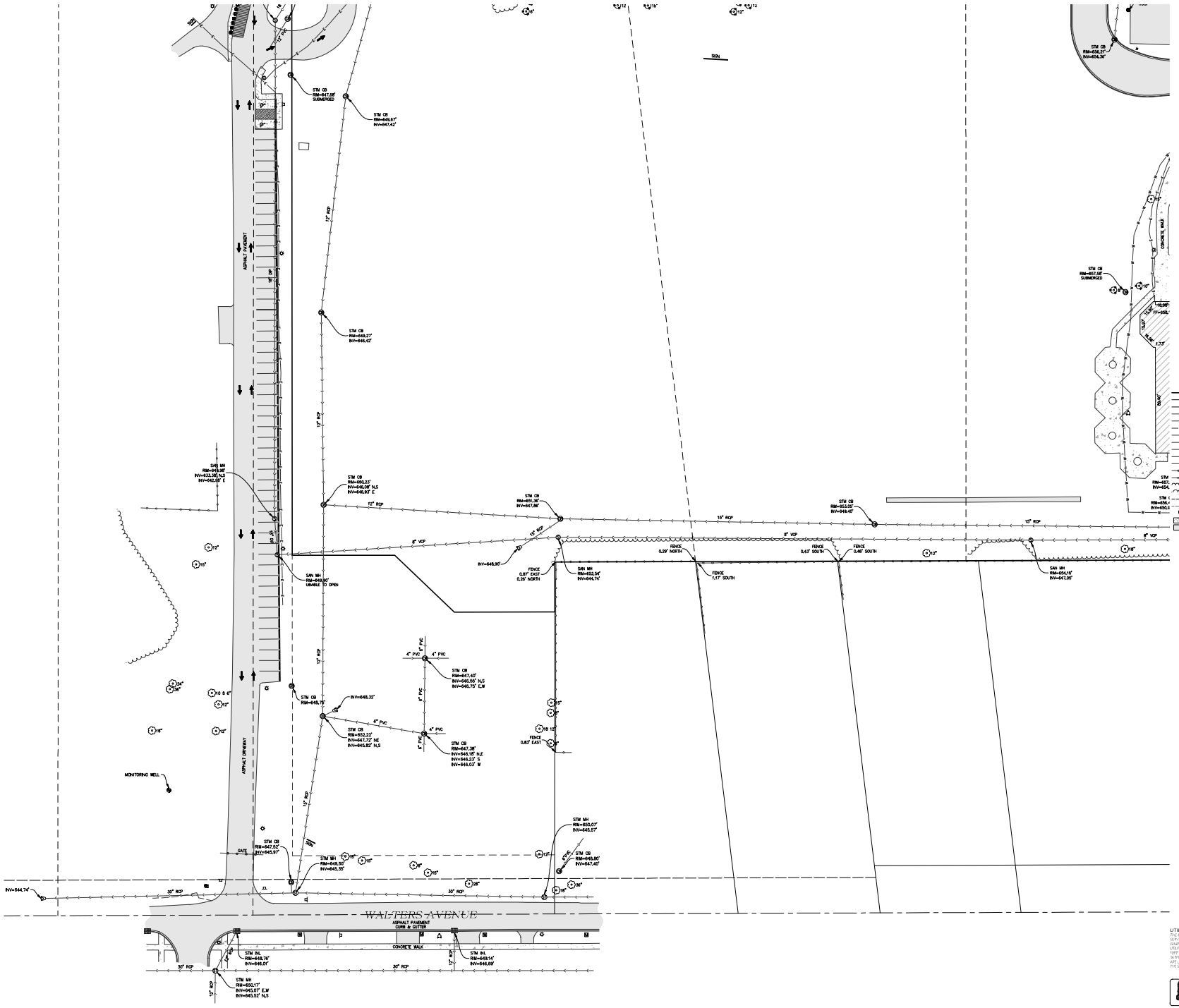
REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

NO.	DESCRIPTION	DATE
1	ADDED TOPO	12/16/25
2		
3		
4		
5		

DRAWN BY: RWH
CHECKED BY: MTD
DATE: 12/16/2025
SCALE: 1" = 30'
PROJECT #: 220116
SURVEY DATE: 12/16/2025
1350 SAUNDERS ROAD
NORTHBROOK, IL 60062

PROJECT NUMBER: 220116
DATE: 12/16/2025
SHEET: 4 OF 5
DRAWING NUMBER: ALTA

ALTA/NSPS LAND TITLE SURVEY



LEGEND

- EXISTING AIR CONDITIONER
- EXISTING BOLLARD
- EXISTING GEAR OUT
- EXISTING FLAGPOLE
- EXISTING HANDHOLE
- EXISTING LIGHT POLE
- EXISTING CABLE TV RISER/STAND
- EXISTING ELECTRIC PEDESTAL
- EXISTING TELEPHONE PEDESTAL
- EXISTING IRON
- EXISTING TRAFFIC CABINET
- EXISTING TRAFFIC HANDHOLE
- EXISTING TRAFFIC SIGNAL
- EXISTING TRAFFIC SIGNAL MAST ARM
- EXISTING SANITARY MANHOLE
- EXISTING STORM CATCH BASIN
- EXISTING STORM FLARED END SECTION
- EXISTING STORM INLET
- EXISTING STORM MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER BUFFALO BOX
- EXISTING WATER VALVE
- EXISTING WATER VALVE & VAULT
- EXISTING DECIDUOUS TREE (LEAF TREE)
- EXISTING CONIFEROUS TREE (NON LEAF TREE)
- EXISTING ELECTRIC METER
- EXISTING ELECTRIC TRANSFORMER
- EXISTING GAS METER
- EXISTING TELEPHONE MANHOLE
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- PARCEL LINES
- RIGHT OF WAY LINE
- CENTER LINE OF RIGHT OF WAY
- EXISTING WATERMAIN LINE
- EXISTING STORM LINE
- EXISTING WATERMAIN LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING CABLE TV LINE
- EXISTING TELEPHONE LINE
- EXISTING WOOD FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING EDGE OF BUSHES
- EXISTING EDGE OF TREES
- EXISTING CONTOUR MAJOR 1 FOOT
- EXISTING CONTOUR MINOR 1 FOOT
- EXISTING SIGN
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT

SURVEYOR'S NOTES:
1. ALL DISTANCES ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.
2. BEFORE STARTING ANY CONSTRUCTION LOT LINES SHOULD BE ESTABLISHED BY A REGISTERED LAND SURVEYOR.
3. ALL BUILDING SETBACKS, EASEMENTS AND RESTRICTIONS SHOULD BE VERIFIED WITH THE APPROPRIATE AUTHORITY BEFORE CONSTRUCTION.
4. UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD LOCATIONS AND/OR PLANS PROVIDED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES BELIEVE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 586-0007

NO.	DESCRIPTION	DATE
1	REVISED PER CLIENT COMMENTS	12/16/25
2		
3		
4		
5		

PROJECT MANAGER: ZACK ALBERS
SCALE: 1" = 30'
DRAWN BY: MATT SCHLACHTER
CHECKED BY: MATT SCHLACHTER
FIELD WORK COMPLETED: 12/10/2025
DRAWING COMPLETED: 12/16/2025

150 SAUNDERS ROAD
NORTHBROOK, IL 60062

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

PROJECT NUMBER: 220116
DATE: 12/16/2025
SHEET: 5 OF 5
DRAWING NUMBER: ALTA

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES BELIEVE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

811 Know what's below. Call before you dig. JULIE (OUTSIDE CHICAGO AREA) CALL 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG 811 or 1-800-892-0123

Northbrook School District 27 - Wood Oaks Jr. High Narrative

Wood Oaks Jr. High, located at 1250 Sanders Road in Northbrook, Illinois, was originally built in 1972, with additions built in 1991, 1992, and 2006. The original construction included a 65,000 square foot school, parking for approximately 100 vehicles, and a bus/car drop-off lane. Since that time, Wood Oaks has seen three building additions, effectively doubling the square footage of the actual building to over 130,000 square feet, with no additional square footage added to the parking lot. Through the decades, the total number of staff accessing the school building has increased, including teachers, support staff, and administrative staff. The Administration Center is attached to Wood Oaks Junior High School. The junior high currently supports 85-90 staff members on a daily basis, plus visitors. The junior high serves approximately 450 students in grades 6-8. About 40% (approx. 200 students) take one of eight school buses that serve the school, and the remaining students either walk, ride their bikes, or are picked up/dropped off by car. The majority of the non-bus riders are picked up/dropped off by car. Depending on the school schedule, holiday breaks, and/or inclement weather, the car and bus traffic creates congestion, often with the overflow spilling out onto Sanders Road, causing further congestion and potential safety issues on a major North/South county road. Wood Oaks Junior High is the only school building in the school district that currently does not separate car and bus traffic for arrival and dismissal times, further adding to the congestion and overflow onto Sanders Road.

Students participate in eighteen different athletic teams year-round. There are six different music ensembles and numerous after-school clubs and activities. The need for increased parking can be seen daily as parents arrive to watch their children participate in these different activities, while school staff vehicles remain parked after hours. Wood Oaks is a busy campus from the first student arrivals at 7:30 am too well after dark.

In addition, the school hosts more than a dozen events requiring parking for 100 to 300 families; this is in addition to the school staff requiring a parking space. Custodial staff must assist in parking vehicles inside the bus/car lane. Sometimes, late-arriving vehicles block access for emergency vehicles. There are over thirty-six sports events needing adequate parking, which can occur at any time of the year as the school hosts both indoor and outdoor competitions.

As previously mentioned, parent drop-offs and pickups have increased dramatically. Any inclement weather, rain, cold, or snow, increases the need for more traffic holding capacity. The current lot has only a few spaces to spare once all staff arrive for work each day. Wood Oaks also hosts parking for Park District events, and it acts as a spare lot for Northbrook Days.

This use has deteriorated the parking lot surface and infrastructure to the point of needing to be completely replaced. Understanding the current needs of the school, District 27 has engaged CAGE Civil Engineering to design a new parking area, enlarge the current traffic loop, and create a separate bus loop on D27 property at the corner of Sanders Road. and Walters Ave. This redesign will more than double our current parking capacity. It will also bring the school up to the current zoning code parking requirements. A traffic study was performed to assess the

need for more car capacity. The redesigned traffic loop will accommodate even the busiest parent drop-off day.

Included in this redesign are increased stormwater detention, EV charging stations, improved LED lighting, and Crisis Prevention Through Environmental Design (CPTED) for added safety measures. Every improvement made to the Wood Oaks parking and traffic infrastructure increases the safety level for students, staff, and parents. The increased traffic capacity and bus/car separation will greatly improve traffic flow and accident avoidance on and off of Sanders Road. Frustrated parents will not be inclined to drop students off inside the parking lot or park in the surrounding neighborhood streets. Bus ridership may actually increase as students will no longer have to wait to board buses after all car traffic has finished loading. District 27 also acknowledges the need for sustainability and green space. CAGE Civil Engineering has been directed to provide options for paver-surfaces, bioswales, and other green space opportunities as budgeting and Metropolitan Water Reclamation District (MWRD) requirements allow.

This parking infrastructure project will improve safety for all District 27 stakeholders, and it will serve the families of District 27 as well as various user groups, including the Northbrook Park District and Village of Northbrook. These improvements are an investment for the community for many years in the future.

Sustainability Addendum Response

Wood Oaks Junior High School – Northbrook School District 27

The proposed parking and site improvements at Wood Oaks Junior High School have been planned with a strong emphasis on sustainability, environmental stewardship, and alignment with the Village of Northbrook's Climate Action Plan goals.

District 27 has acknowledged the importance of incorporating sustainable and green infrastructure where feasible. As part of the project design, CAGE Engineering evaluated opportunities for enhanced stormwater management, including increased on-site above ground detention, the use of permeable paver pavement systems, bioswales, and other green space strategies as permitted by site constraints, budget considerations, and Metropolitan Water Reclamation District (MWRD) requirements.

Permeable pavers are proposed within the parking lot improvements to reduce impervious surface impacts and improve on-site stormwater management. These systems allow stormwater to infiltrate through the pavement surface, reducing runoff volumes, improving water quality through natural filtration, and decreasing the burden on downstream storm sewer infrastructure. The use of permeable pavement also supports groundwater recharge and contributes to reduced surface ponding during storm events.

The proposed landscape design further supports these sustainability objectives. Approximately seventy percent (70%) of the plant palette consists of native species or regionally appropriate nativars. All plant selections were chosen specifically for their hardiness, tolerance of urban conditions, and drought resistance, reducing the need for excessive irrigation, chemical treatments, and long-term maintenance.

The landscape plan emphasizes species diversity and ecological resilience through the use of twelve (12) canopy and evergreen tree species and thirteen (13) understory tree and shrub varieties. This diversity helps create a sustainable landscape installation that is better able to withstand pests, disease, and drought conditions while enhancing habitat value and visual interest across the campus.

Trees removed as part of the construction activities are being replaced with large native tree selections planted throughout the school campus. These replacement trees will increase overall canopy coverage, provide additional shade, and contribute to mitigation of the urban heat island effect, while enhancing pedestrian comfort and campus aesthetics.

Additional sustainability measures incorporated into the overall project design include provisions for EV charging stations, upgraded energy-efficient LED lighting, and site design strategies that improve safety and functionality while minimizing environmental impacts. Collectively, these improvements reflect a balanced, performance-based approach that integrates infrastructure upgrades with long-term sustainability goals for the Wood Oaks Junior High School campus.

03.10.2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD25-12 – 1250 Sanders Road – Wood Oaks Parking Lot

Dear Swati,

CAGE Engineering, Inc. (CAGE) has received the following Tree Preservation Comments via email, on February 11, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Developments & Planning Services Department Comments:

1) Plat: Based on the DPS response from the applicant, dated 1-21-26 – it appears that the applicant wishes to resubdivide the property as opposed to consolidate:
   a) Confirm if the applicant will resubdivide the four PINs into two lots. The engineering plan lot lines do not match the Plat.
   Response: Correct, per our discussion, the four PINs (Parcels A, B, C and D) will be resubdivided into Lots 1 and 2.
   b) If yes, prepare a Final Plat of Subdivision showing proposed lots. See Final Plat Worksheet attached.
   Response: Final Plat of Subdivision is included in this resubmittal.

2) Rezoning Worksheet: Revise the worksheet and note the requested zoning district for the proposed lots. Revise worksheet statements as applicable. See a copy of the worksheet attached.
   Response: Revised Rezoning Worksheet is included in this resubmittal.

3) Annexation: Item 2) on this page should enter the complete address of the Subject Property (signature not required). See document attached.
   Response: Revised Petition for Voluntary Annexation is included in this resubmittal.

4) Legal Description: Confirm and submit a Word document with the existing legal description and post-subdivision legal description of the Subject Property.
   Response: Existing legal description is enclosed. Per our surveyor and previous discussion, the post-subdivision legal descriptions for Lots 1 and 2 will be created after recording.

5) Surrounding Property PIN List: Several entries on the spreadsheet are noted as “TBD”. Enter Owner Name and Mailing Address for these PINs and if not available through any reliable source, then enter the property address for these items and submit.
Response: Surrounding PIN list was verified and revised accordingly.

6) The project narrative and the sustainability response mentions ‘EV charging stations’ – confirm if EV charging stations will be installed within the parking lot. If yes, show the location within the parking lot on the site plan.
Response: The project intends to install 3 EV charging stations and they are now noted on the plans. One will be accessible.

7) Parking: The total parking count noted in the parking summary table on the site plans probably accounts for the four spaces along Sanders Road, however those spaces are not shown on the plan. Show the existing and proposed spaces and match the data on the plans. Confirm and revise as appropriate.
Response: The spaces along Sanders Road are now shown on the plans as they should be accounted for as part of the campus parking count.

8) Landscape Plan: Transition Landscape Area: Transition Landscape Area Type C (10-106.G.) is applicable between IB and residential districts. In this instance around the bus drop-off area.
   a) Given that the landscape buffer distance along the west property line is 15 feet – show and label a fence along the west property line on the site and landscape plan. Provide a detail.
   Response: The landscape buffer has been increased to 20 feet so a fence will not be required per the Type C requirements. Additional plantings have been provided per code.

9) Based on the comments above, match all plans for details.
Response: Plans have been updated accordingly.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.

Claudia Welp

Claudia Welp
Director of Operations - Illinois

Plan Review	Engineering Code Review / Response 1250 SANDERS RD	Reviewer: Aram Beladi [redacted]

Date Review Completed: 02/09/2026

Instructions:

A. *Return this sheet with the revised drawings / documents to permits@northbrook.il.us*
B. *The design professional must indicate the location of each revision (sheet/detail number) & respond to every comment in the Response spaces provided below; do NOT submit a separate response letter, USE THIS FORM.*
C. *The design professional must include on each new drawing: their seal, signature, date of signing and date of license expiration.*
D. *Identify all drawing revisions with a BUBBLE.*
E. *Any revisions that are in addition to the review comments must be bubbled and explained in a separate narrative.*

Questions concerning Review Comments should be directed to [redacted].

Building Code Review Comments

1. Total of 50' ROW dedication required on Sanders Road. 33' required ROW dedication is sufficient on Walters Ave.
Response:

ROW dedication along Sanders Road has been increased to 50'.

2. All above ground detention basins shall be located such that the design high water level is a minimum of 10 feet from any property line, structure, and right-of-way.

Any sharp change in grade adjacent to sidewalk requires a 3' buffer or physical barrier seperating sidewalk and change in grade.
Response:

Setbacks from property lines for detention are maintained at locations adjacent to residential. Buffers near sidewalks are maintained.

3. Extend sidewalk on Walters to connect to corner current presentation shows it dead ending at ROW.
Response:

Sidewalk was added to connect to the sidewalk on Walters.

End of Review Comments

The Design Professional is to complete the follow

Claudia Welp — Claudia Welp

Print Name *Signature*

Date: 03/10/26

03/10/2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD-25-21: 1250 Sanders – Wood Oaks Jr. High Parking Lot Expansion – Tree Preservation Review 2

Dear Swati,

CAGE Engineering, Inc. (CAGE) has received the following Tree Preservation Comments via email, on February 11, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Tree Preservation Comments:

1) Waiting for tree inventory to be completed. On the plans, please show all trees located within the construction area or along the proposed construction access path and any trees within 15 feet of the property lines on adjacent properties, including trees located in the Village owned parkways. The table shall include tree number (to correspond to a tree on the plans), size, species, condition and if the tree is to be preserved or removed. The table shall be filled out by a certified arborist. Please include the certified arborist's name, contact number and certification number on the plans. Replacement calculations may change based on the trees being removed. Final tree replacements can be handled at time of permit submittal.
   Response: We are in the process of engaging a certified arborist for the tree survey. This will be updated in the next round of revisions.

2) Plans okay to proceed to plan commission.
   Response: Comment acknowledged.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.

Claudia Welp

Claudia Welp
Director of Operations - Illinois

03/10/2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD-25-21: 1250 Sanders – Wood Oaks Jr. High Parking Lot Expansion – Traffic Comments 2

Dear Swati,

CAGE Engineering, Inc. (CAGE) has received the following Traffic Comments via email, on February 11, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Traffic Comments:
Civiltech has reviewed the revised Traffic Planning Study prepared by Gewalt Hamilton dated January 20, 2026 along with the associated site plan, disposition of comments, and supporting exhibits for the Wood Oaks Junior High School parking lot expansion project. The previous traffic-related comments have been appropriately addressed. With respect to the recommendations contained in page 21 of the traffic study, Civiltech has the following responses:

1) *Signage should be placed on Walters Avenue at the bus loop entrance to discourage non-bus usage.*

   Civiltech concurs with this recommendation. Based on our experience, signage will likely need to be occasionally reinforced by school communications and on-site staff to ensure parents and guardians comply.
   Response: This has been updated.

2) *Per IDOT's criteria, as followed by CCDOTH, auxiliary turn lanes are warranted along Sanders Road at the North Site Access Drive. The lack of an auxiliary left-turn lane results in considerable back-ups as well as an increased risk for front-to-rear crashes. Other intersections within the site vicinity were observed to experience potential similar issues. Furthermore, field observations showed potential drainage issues along Sanders Roads given the lack of curb, gutter, or proper drainage ditches. The Village should identify if Sanders Road is a high priority for improvement based on regional needs, and if so, coordinate with CCDOTH regarding future roadway studies and projects.*

   Because this is not a school capacity expansion, traffic volumes will remain relatively stable in the future. Furthermore, the project will improve traffic on Sanders Road by increasing internal queuing space, thus reducing impacts of queues on Sanders Road. Therefore, we agree that adding turn lanes should not be a requirement of the development. We agree with

the traffic study that coordination with Cook County should be considered to incorporate the appropriate modifications into a future roadway project.
Response: Acknowledged.

3) *At the South Site Access Drive, a high-visibility crosswalk should be striped on the west leg of the intersection to delineate a proper zone for pedestrians to cross.*

   We concur with this recommendation.
   Response: This has been updated.

4) *A high-visibility crosswalk should be marked on the service drive south of the school where the new pedestrian connection to the bus loop is proposed.*

   We concur with this recommendation.
   Response: This has been updated.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.



Claudia Welp
Director of Operations - Illinois

01.21.2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD25-12 – 1250 Sanders Road – Wood Oaks Parking Lot

Dear Swati,

CAGE Engineering, Inc. (CAGE) has received the following Tree Preservation Comments via email, on January 7th, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Developments & Planning Services Department Comments:

1) Plat of Consolidation:
   a) Is the Applicant requesting to combine the open space parcel with the other three parcels as one lot and rezone the consolidated lot/school property to IB Institutional Building District? Confirm.
   Response: We are looking to combine the two southern parcels the parcel entirely. As for the open space parcel, we are looking to take combine around half of the northern portion of the parcel with the three other parcels to make one lot. This is being done due the new parking extension and detention basin encroaching into the existing open space parcel boundary.
   b) Show and label the right-of-way dedication along Walters Avenue and Sanders Road for the two unincorporated parcels. Match all plans appropriately.
   Response: Plat has been revised to show right-of-way dedication along Walters Avenue and Sanders Road, see provided Plat of Consolidation and Civil Engineering Plans.
   c) The legal description noted on page 2 of the plat is describing the existing conditions or the proposed consolidation? Explain.
   Response: The legal description described the existing conditions. The legal description for the proposed conditions will be on the consolidation plat after the subdivision is recorded.
   d) Is the 'Mortgage Certificate' required on the Plat? Who is responsible for signing this certificate?
   Response: The mortgage certificate has been removed from the Plat.

2) Worksheets:
   a) The responses for item no. (i) on the Comprehensive Plan Amendment Worksheet and Rezoning worksheet states that the property is not vacant. Even though that is true for the majority of the property, the complete scope includes the two vacant parcels proposed for the bus turn-around lane. The responses should include elements from

complete scope of work to accurately address the Standards. Revise the documents appropriately.
Response: The responses for item no. (i) have been updated on both worksheets to include the two currently vacant southern parcels.

3) Annexation:
   a) Petition: Item 2) on this page should enter the complete address of the Subject Property (signature not required). See document attached.
   Response: See attached document.
   b) Staff has updated the Annexation Affidavit with the most current information, which is attached. Sign and notarize the document and submit.
   Response: See attached document.
   c) Confirm if 1370 Sanders and 1390 Sanders is tax exempt. If not, submit tax bill from the Cook County Treasurer's Office indicating no current property taxes due and owing.
   Response: Both properties are tax exempt as shown on the Cook County Treasurer's website.

4) Legal Description: Confirm the existing and proposed legal description of the Subject Property. Update the Word document and submit.
   Response: Revised legal descriptions have been submitted.

5) Surrounding Property PIN List: Several entries on the spreadsheet are noted as "TBD". Enter Owner Name and Mailing Address for these PINs and if not available through any reliable source, then enter the property address for these items.
   Response: Surrounding Property PIN List has been updated. Any previous TBD's have been marked as N/A's since more information on those specific PIN's was not able to be found.

6) Parking:
   a) Confirm the total number of existing parking spaces on the property; the number of spaces removed; and new spaces added. Confirm the final proposed total parking count for the permanent parking lot plus the temporary spaces within the basketball court.
   b) Confirm and show the minimum number of handicapped parking stalls per the Illinois Accessibility Code on the site plan for the entire school parking lot.
   Response: Parking summary has been revised to show the number of existing and proposed parking stalls as well as the number of handicapped parking stalls, see sheet C2.0.

7) Landscape Plan:
   a) Label all proposed landscape material with their respective type.
   Response: All labels for construction and installation have been added to the drawings.
   b) Add a column to the Plant List noting the height at maturity for the proposed landscape material.
   Response: A column had been added for maximum height and width.

c) The parking area end cap and island is required to have a minimum width of 10 feet and length of 18 feet. Revise the site plan and landscape plan to show and label the minimum required dimensions. (10-106.F)
Response: Islands and end caps have been updated and plantings revised.

d) A parking area island should be provided 10 parking spaces apart or not more than 90 feet. A section of the parking lot shows that the parking area island is 13 spaces or 117 feet apart. Revise the plan for compliance (10-106.F.1.a.iii)
Response: A parking island has been added.

e) Transition Landscape Area: Transition Landscape Area Type C (10-106.G.) is applicable between IB and residential districts. In this instance around the bus drop-off area. Label the landscape buffer distance and Type C Standards to show compliance with the requirements [Table 10-106-G(3)(c)].
Response: Table and drawings has been updated. We ask for a waiver for the full transition area landscape requirement. The school board is concerned about views and security related to additional shrub plantings.

8) Lighting Plan:
   a) Confirm if all new proposed outdoor lighting fixtures shall be so designed, arranged and operated as to prevent direct rays of light from being cast on to any adjacent property or street.
   Response: The D-Series LED Area Lights family offers fifteen optical distributions including our unmatched Backlight Control optics that reduce light behind poles while providing excellent forward and lateral projection. Poles can be strategically placed near adjacent property or boundary lines while achieving optimal curb line results. These and the wide selection of D-Series optical distributions allows you to create a lighting design that maximizes application efficiency and minimizes light trespass. The D-Series also has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.
   b) Based on a response to comment number 1.b. – if the right-of-way dedication shifts the property line, then all plans should be revised including the photometric plan.
   Response: A revised photometric plan has been provided showing the right-of-way dedication.

9) Fence: Is there a fence proposed for this project?
   Response: There are currently no plans for proposed fencing for this project.

10) Signage: Are there any new signs proposed for the school at this time as part of this project?
   Response; There are no new signs proposed for the school at this time. No signs are being removed except for one being salvaged on the west side of the parking lot near the basketball courts.

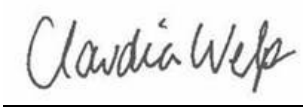
11) Based on the comments above, match all plans for details.
   Response: Comment acknowledged. All resubmitted plans shall match based on the comments provided.

12) For your information only: Our records indicate that the two unincorporated parcels have a water utility recapture fee of $1,450 each (total $2,900) due upon connection. There is no payment or action necessary at this time, however, please note that if there are any future utility connections for these properties, then the recapture fee will be required.

Response: Comment acknowledged.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.



Claudia Welp
Director of Operations - Illinois

01.21.2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD-25-21: 1250 Sanders – Wood Oaks Jr. High Parking Lot Expansion – Tree Preservation Review 1

Dear Swati,

CAGE Engineering, Inc. (CAGE) has received the following Tree Preservation Comments via email, on January 7th, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Tree Preservation Comments:

1) Use Village details for tree protection, tree planting, shrub planting, and parking island tree planting. Details can be found at https://www.northbrook.il.us/366/Engineering-Standards-Specifications.
   Response: Completed as requested.
2) On the plans, please show all trees located within the construction area or along the proposed construction access path and any trees within 15 feet of the property lines on adjacent properties, including trees located in the Village owned parkways. The table shall include tree number (to correspond to a tree on the plans), size, species, condition and if the tree is to be preserved or removed. The table shall be filled out by a certified arborist. Please include the certified arborist's name, contact number and certification number on the plans. The table on L2.3 shows Heritage trees being removed. I do not believe there are any Heritage trees being removed. The inventory will verify. Replacement calculations may change based on the trees being removed.
   Response: Replacement trees have been changed to an estimate 50% landmark for now, finals will be updated based on arborist's survey.
3) Verify the proposed tree removals. More trees are shown to be removed on the engineering plans than on the landscape plans. Based on the proposed engineering, it is likely that the removals will follow the engineering plans. Update the landscape plans as needed. Replacement calculations will change based on the additional removals.
   Response: Completed as requested.
4) Label all proposed plantings on the landscape plan with their respective types.
   Response: Completed as requested.
5) Replace Redpointe Red Maple, Shademaster Honey Locust, Red Oak, and Greenspire Littleaf Linden trees with trees off the Village's approved Tree Replacement List. Those 4 trees are listed as overplanted/do not plant.
   Response: Completed as requested.

6) Remove the proposed trees from the center of the new circle drive. This area is proposed to be used for detention.
Response: Completed as requested.
7) Please include, on the plans, a table showing proposed soil volumes for any island containing trees. The islands should provide adequate soil volume for the proposed tree based on the tree's size at maturity.
Response: Completed as requested.
8) Proposed evergreens and ornamental trees should be a minimum of 8 foot tall.
Response: Completed as requested.
9) Enhanced screening on the west side of the proposed circle drive may need to include trees of a columnar variety as to not encroach/grow into the neighbor's tall dense hedge.
Response: Completed as requested.
10) Additional comments may be forthcoming with future submittals.
Response: Comment acknowledged.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.

Claudia Welp

Claudia Welp
Director of Operations - Illinois

01.21.2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD-25-21: 1250 Sanders – Wood Oaks Jr. High Parking Lot Expansion – Traffic Comments

Dear Swati,

CAGE Engineering, Inc. (CAGE) has received the following Traffic Comments via email, on January 7th, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Traffic Comments:

1) Include a discussion in the traffic study regarding the operation of the proposed school bus drop off accessed from Walters Avenue. Provide information on number of buses anticipated and queuing anticipated within the circular drop off area and on Walters Avenue.
   Response: Refer to revised traffic study for discussion of school bus drop off.
2) Include an updated site plan in the traffic study that matches the current development proposal.
   Response: Traffic study has been revised to include latest site plan
3) Include AutoTurn exhibits showing the paths of buses entering and exiting the drop off area to confirm the design of the proposed driveway on Walters Avenue.
   Response: AutoTurn exhibits showing bus paths as well as bus stacking have been provided, see EX-3 and EX-4.
4) Consider providing an exhibit that shows the stacking space available (using rectangles to represent cars) for both the existing and proposed conditions.
   Response: Stacking exhibits for both the proposed and existing parking conditions have been provided, see EX-1 and EX-4.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.



Claudia Welp
Director of Operations - Illinois

Archived: Wednesday, May 13, 2026 1:14:15 PM
From: Claudia Welp
Sent: Wednesday, May 13, 2026 12:37:07 PM
To: Pandey, Swati
Cc: Kimberly Rio; Kohlstedt, Michaela; Marisa Kolman; Rick Hansen
Subject: RE: Wood Oaks - additional drawing request
Sensitivity: Normal

Beware External Email - Think Before You Act

Hi Swati,

Connecting an additional lane to the north bus loop was also evaluated and determined to not be a feasible solution for the site. This approach would still result in buses and parent vehicles attempting to enter the site from the same location, continuing the intermixing of traffic patterns and not significantly improving the overall circulation objectives of the proposed plan.

In addition, student drop-off locations would need to occur farther from the building or along the backside of the facility, creating concerns related to student supervision, visibility, and overall site security. Students exiting buses in this area may also be required to cross traffic movements to access the building, introducing additional pedestrian safety concerns.

Implementation of this option would also require substantial reconstruction of the existing loop roadway and improvements located on Park District property. This would likely necessitate extensive coordination, additional cost, and the establishment of an intergovernmental agreement between the involved agencies before the improvements could proceed. Given these operational, pedestrian safety, security, and coordination challenges, this alternative was not considered a practical or beneficial improvement to the overall site circulation plan.

Last, as you mentioned, they will still be utilizing the Walters/Sanders traffic light.

Thank you,
Claudia

Claudia Welp
Director of Operations - Illinois
CAGE
M: 815-757-0140
P: 630-598-0007
www.cagecivil.com
Civil Engineering
Land Surveying
Construction Management
Illinois | Colorado | Arizona | Florida | North Carolina

From: Kohlstedt, Michaela <Michaela.Kohlstedt@northbrook.il.us>
Sent: Monday, May 11, 2026 9:29 AM
To: Claudia Welp <cwelp@cagecivil.com>; Marisa Kolman <mkolman@cagecivil.com>
Cc: Pandey, Swati <Swati.Pandey@northbrook.il.us>; Kimberly Rio <rio.k@nb27.org>
Subject: RE: Wood Oaks - additional drawing request

Did the District ever consider extending the parking drive aisle along the NORTH side of the property to the northern portion of the Park District cul-de-sac? That is what the Village was asking in the email below sent on April 30.

While the buses would still require accessing the traffic light eastbound at Walters and Sanders, they would at least be approaching from further west instead of attempting the left turn out of the proposed bus cul-de-sac that results in the buses needing to turn out of the site into the eastbound right turn lane to adequately maneuver to the eastbound left turn lane on Walters. It would also allow for buses on the road to have more than two moving eastbound at the light without impeding other westbound traffic flow given the current proposed proximity to the Walters and Sanders traffic light.

Michaela Kohlstedt, AICP (She/Her/Hers)
Deputy Director | Village of Northbrook
Development & Planning Services
1225 Cedar Lane | Northbrook, IL 60062
d: 847-664-4057

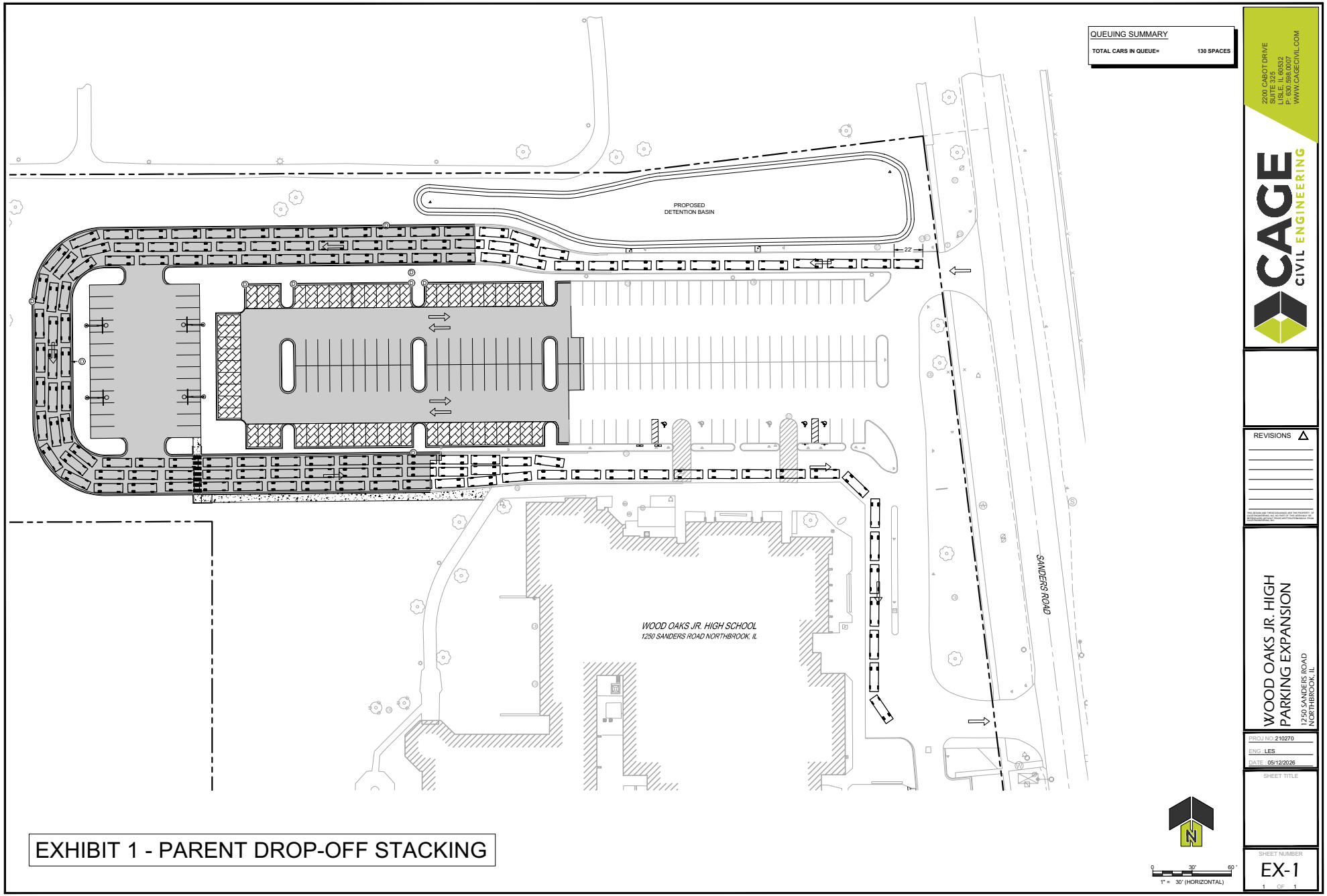


EXHIBIT 1 - PARENT DROP-OFF STACKING

CAGE CIVIL ENGINEERING
2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM

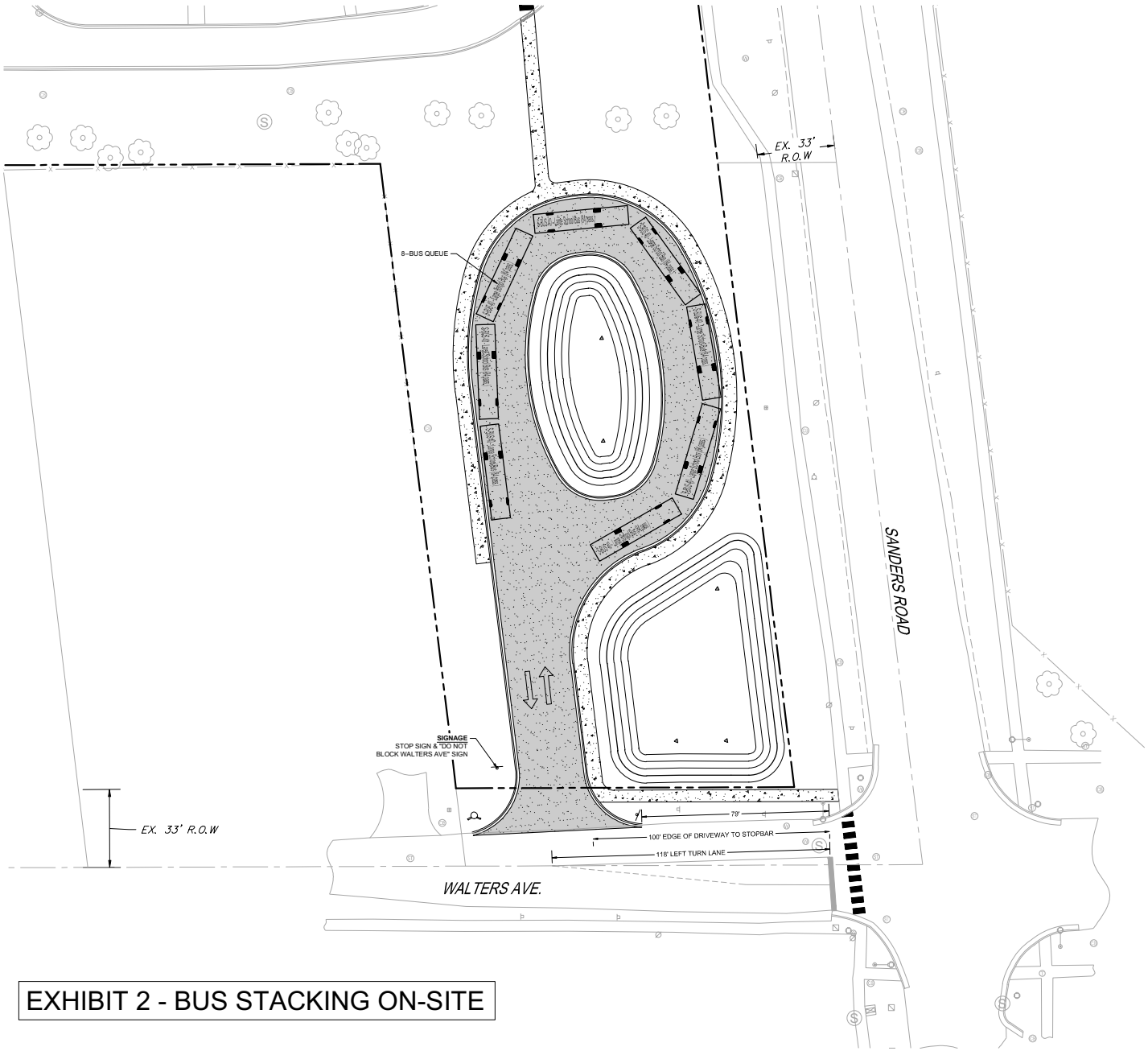
REVISIONS

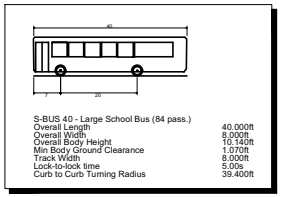
WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 05/12/2026

SHEET TITLE

SHEET NUMBER
EX-1
1 OF 1





S-BUS 40 - Large School Bus (84 pass.)

Overall Length	40.000ft
Overall Width	8.000ft
Overall Body Height	10.140ft
Min Body Ground Clearance	1.070ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	39.400ft

EXHIBIT 2 - BUS STACKING ON-SITE

0 20' 40'
1" = 20' (HORIZONTAL)

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

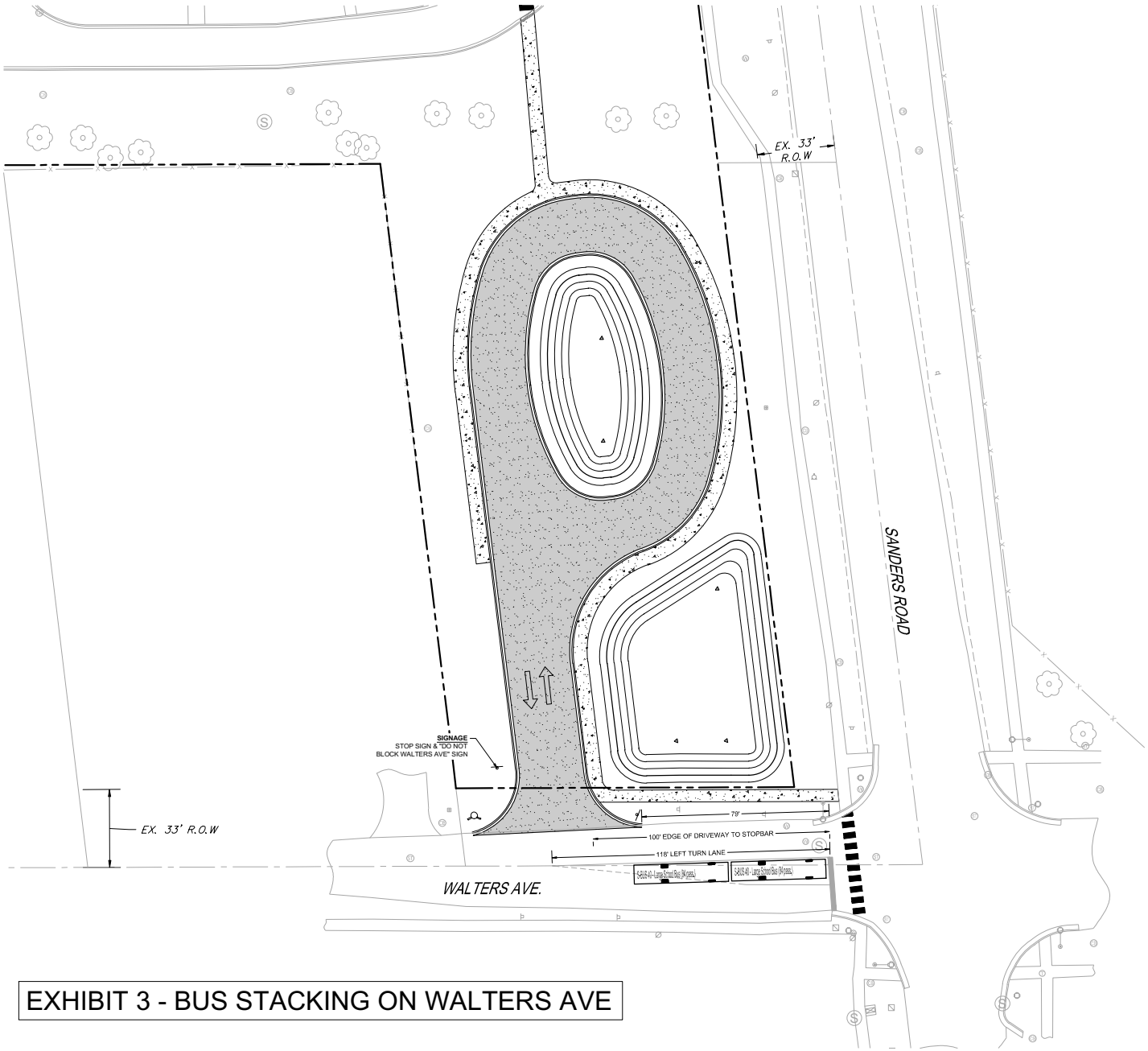
REVISIONS

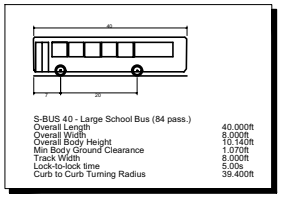
WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 05/12/2026

SHEET TITLE

SHEET NUMBER
EX-2
1 OF 1





S-BUS 40 - Large School Bus (84 pass.)

Overall Length	40.000ft
Overall Width	8.000ft
Overall Body Height	10.140ft
Min Body Ground Clearance	1.070ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	39.400ft

EXHIBIT 3 - BUS STACKING ON WALTERS AVE

0 20' 40'
1" = 20' (HORIZONTAL)

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

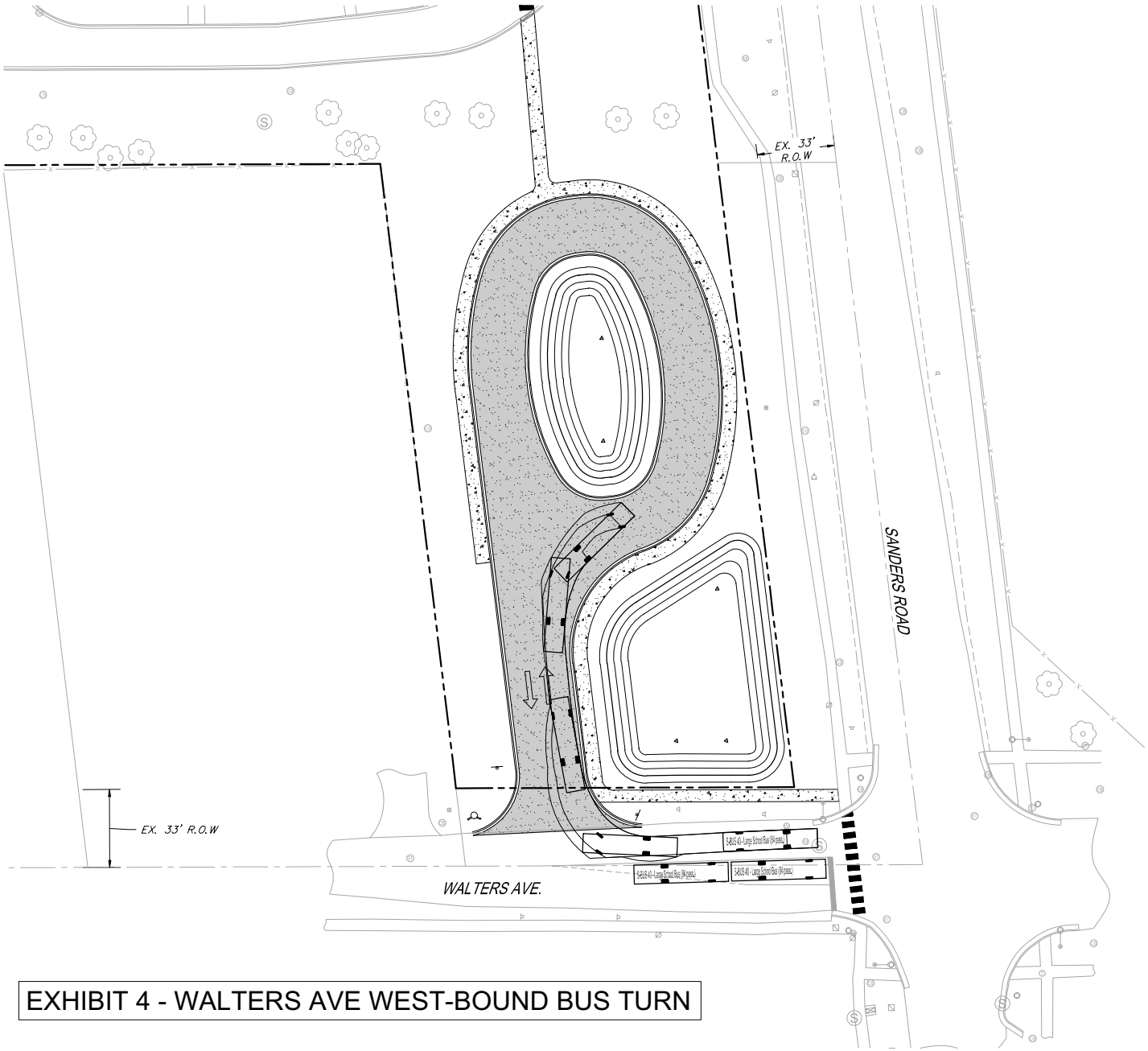
REVISIONS

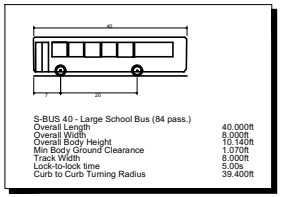
WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 05/12/2026

SHEET TITLE

SHEET NUMBER
EX-3
1 OF 1





S-BUS 40 - Large School Bus (84 pass.)

Overall Length	40.000ft
Overall Width	8.000ft
Overall Body Height	10.140ft
Min Body Ground Clearance	1.070ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	39.400ft

EXHIBIT 4 - WALTERS AVE WEST-BOUND BUS TURN

0 20' 40'
1" = 20' (HORIZONTAL)

CAGE CIVIL ENGINEERING
2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM

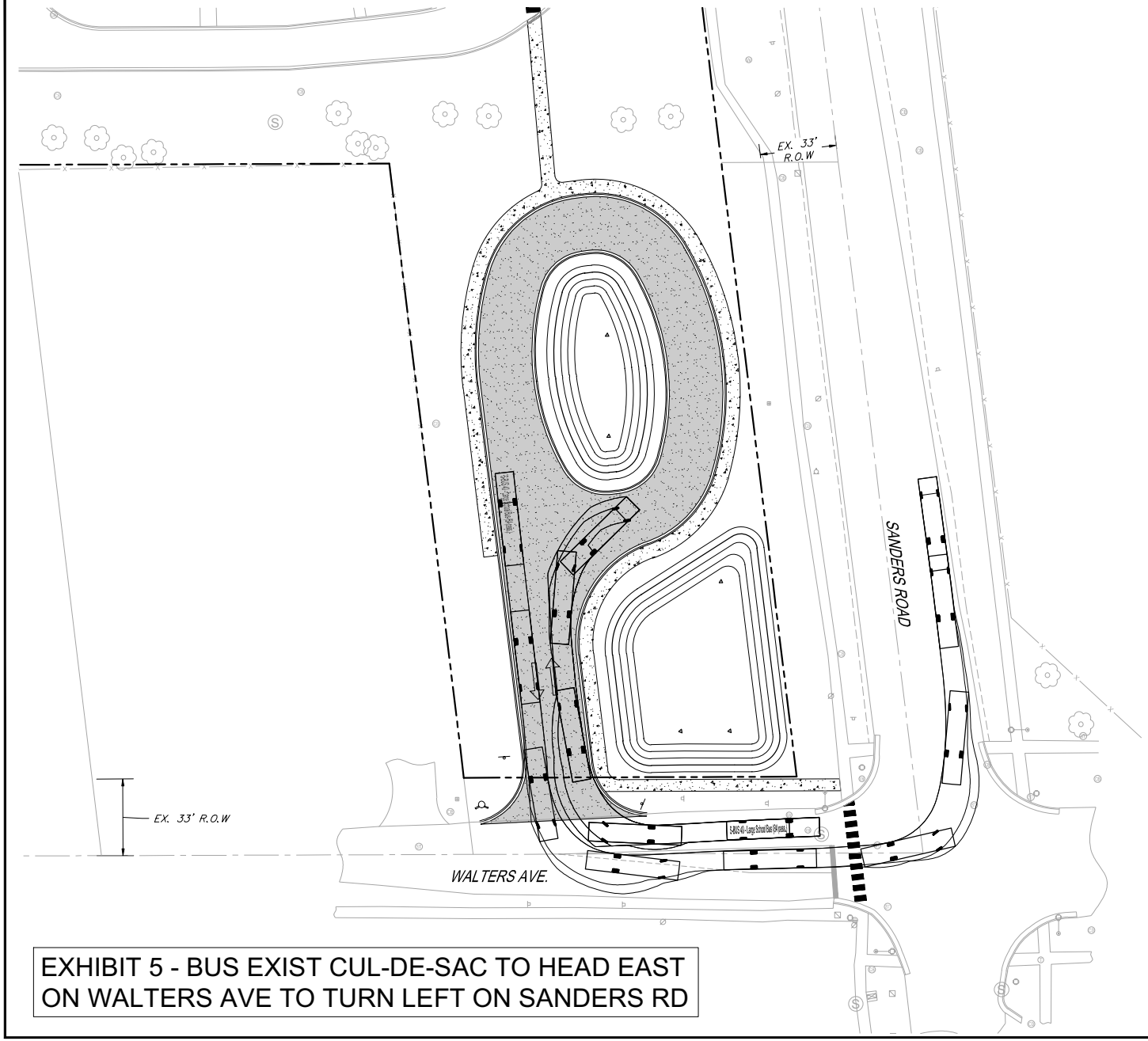
REVISIONS

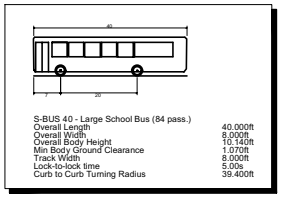
WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 05/12/2026

SHEET TITLE

SHEET NUMBER
EX-4
1 OF 1





S-BUS 40 - Large School Bus (84 pass.)	
Overall Length	40.000ft
Overall Width	8.000ft
Overall Body Height	10.140ft
Min Body Ground Clearance	1.070ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	39.400ft

EXHIBIT 5 - BUS EXIST CUL-DE-SAC TO HEAD EAST ON WALTERS AVE TO TURN LEFT ON SANDERS RD

0 20' 40'
1" = 20' (HORIZONTAL)

CAGE CIVIL ENGINEERING
2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM

REVISIONS

WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 05/12/2026

SHEET TITLE

SHEET NUMBER
EX-5
1 OF 1

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Development & Planning Services Amy McEwan
Date: 2026-05-26
Subject: An Ordinance Rezoning the Property at 1250 Sanders Road, 1370 Sanders Road, and 1390 Sanders Road and Amending the District Zoning Map (1250 Sanders Road, 1370 Sanders Road, 1390 Sanders Road (Docket No. PCD-25-21)

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

Fiscal Impact
N/A.

Recommendation
Approval.

Strategic Priority

Background

The applicant, Northbrook School District 27, as owner of the properties commonly known as 1250 Sanders Road, 1370 Sanders Road, and 1390 Sanders Road, has requested the following zoning relief to allow an extension of the existing parking lot on the north side of the building and construction of a bus circulation lane on Walters Avenue south of the existing school building (Wood Oaks Jr. High School):

A. Voluntary Annexation of two unincorporated parcels into the Village of Northbrook;
B. Final Plat of Subdivision of four parcels into two lots as Lot 1 and Lot 2;
C. Comprehensive Plan Amendment of subdivided lots to Institutional Facility (Lot 1), and Open Space & Outdoor Recreation (Lot 2);
D. Rezoning of Lot 1 to IB Institutional Building District, and Lot 2 to Open Space;
E. Site Plan Approval (*per administrative review and approval prior to issuance of a building permit – per Zoning Code effective September 22, 2025*); and
F. Approval of any other such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant.

The Board of Trustees is requested to consider the applicant's voluntary annexation application, in addition to the Plan Commission recommendation for the zoning relief.

The applicant proposes to construct a bus circulation lane off Walters Avenue which requires annexation of two vacant single-family residential parcels owned by Northbrook School District 27, currently located in unincorporated Cook County. The property is contiguous and abuts the school property and municipal boundary and is eligible for voluntary annexation upon approval by the Board of Trustees. Upon annexation, both parcels will be rezoned to IB Institutional District and merged with the school property through a Final Plat of Subdivision. No public hearing is necessary to approve an ordinance authorizing the voluntary annexation. The Library, Rural Fire Protection District and Northfield Township have all been notified of the proposed annexation. Copies of those notices are attached to this report.

The applicant's voluntary annexation application fee is waived per the standards for taxing bodies in Northbrook. The applicable Village recapture fee per Ordinance No. 82-8 (attached), is $1,450 for each lot. The recapture fee will not be required to be paid with the annexation since the Ordinance states that the recapture fee shall be due, "upon use connection". Considering the applicant is not connecting to the water utilities, the recapture fee is not due at this time. The draft ordinance approving this annexation states that if, in the future, any improvements on the property require a connection to the water utilities, then the recapture fees should be paid. Village staff and the Village Attorney have reviewed the application and the draft ordinance.

On January 13, 2026, a notice of waiver of preliminary review application was provided to the Board of Trustees at their regular meeting. The applicant waived the preliminary review application with the direct submittal of a formal application.

On May 26, 2026, the Board is scheduled to consider the following approval documents on the consent portion of the agenda. The placement of the approval documents on the consent portion of the agenda is consistent with the policies endorsed by the Board for a unanimous recommendation from the Plan Commission and consideration of a Voluntary Annexation application.

1. An Ordinance Voluntarily Annexing Certain Territory Contiguous to the Village of Northbrook and Establishing Zoning Thereof;
2. A Resolution Approving a Final Plat of Subdivision;
3. An Ordinance Amending the Comprehensive Plan of the Village of Northbrook; and
4. An Ordinance Rezoning the Property at 1250 Sanders Road, 1370 Sanders Road, and 1390 Sanders Road and Amending the District Zoning Map.

On April 21, 2026, the Plan Commission conducted a public hearing on the application. The Village staff and the applicant made presentations explaining the details of the project and the requirements. Following the presentations, the Commission asked questions about alternative site plan options being considered by the applicant during the design phase, long queueing duration, and pedestrian safety. The applicant responded, stating that they had considered several options but found that their plan to separate the car and bus lanes would best address their requirements and safety concerns.

There were three written public comments, which are attached; and eight members of the public spoke at the meeting with concerns regarding traffic impact, pedestrian safety, car

stacking causing traffic signal delays, and adequacy of stormwater management. The applicant responded to the traffic concerns and stated that the intent of the proposed design was to alleviate traffic congestion in the nearby residential neighborhoods and increase capacity on the school property; reduce stacking on Sanders Road; and improve pedestrian safety by adding a sidewalk. The Commission closed the public hearing, discussed the application, and found the proposal acceptable.

On April 21, 2026, the Plan Commission adopted, by a vote of 6-0 (three members were absent), the attached Resolution No. 26-PC-03 recommending approval of the Zoning relief noted above. The staff report from the meeting, and other application materials are attached. The minutes from the meeting were not available at the time of writing this report.

Following the Plan Commission public hearing, the Village received additional public correspondence which is attached for review, as well as additional exhibits submitted by the applicant at the request of staff to provide a more detailed depiction of bus turning maneuvers and stacking of vehicles with the proposed site design. These exhibits and additional information from the applicant are also attached.

The Applicant and staff will attend the May 26, 2026 meeting in case there are any questions.

An Ordinance Rezoning the Property at 1250 Sanders Road, 1370 Sanders Road, and 1390 Sanders Road and Amending the District Zoning Map (1250 Sanders Road, 1370 Sanders Road, 1390 Sanders Road) (Plan Commission Docket No. PCD-25-21)
Ordinance Exhibit A-B - 1250 Sanders
Supplemental - Annexation & Formal Application - 1250 Sanders
Supplemental - Public Comment - 1250 Sanders
Supplemental - Plat of Survey - 1250 Sanders
Supplemental - Project Narrative & Letters - 1250 Sanders
Supplemental - Additional Stacking Plans&Information - 1250 Sanders

ORDINANCE NO. 2026-

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

An Ordinance Rezoning the Property at 1250 Sanders Road, 1370 Sanders Road, and 1390 Sanders Road and Amending the District Zoning Map (1250 Sanders Road, 1370 Sanders Road, 1390 Sanders Road) (Plan Commission Docket No. PCD-25-21)

shall be and is hereby adopted as follows:

Section 1. BACKGROUND.

Northbrook School District 27 ("***Applicant***"), as the owner of the property commonly known as 1250 Sanders Road; 1370 Sanders Road; and 1390 Sanders Road (collectively, the "***Property***"), has filed an application requesting that the Property be rezoned.

On [***INSERT DATE***], the Board of Trustees of the Village of Northbrook adopted Resolution No. 2026-[***INSERT***] approving a Final Plat of Subdivision which resubdivided four parcels of the Property into two lots – Lot 1 and Lot 2. References to Lots 1 and 2 in this Ordinance shall be as designated on the Final Plat approved pursuant to said resolution.

On [***INSERT DATE***], the Board of Trustees of the Village of Northbrook adopted Ordinance No. 2026-[***INSERT***] which amended the Northbrook Comprehensive Plan (2010) to re-designate Lot 1 of the Property as appropriate for Institutional Facility, with Lot 2 remaining Open Space & Outdoor Recreation.

The Property is currently zoned IB Institutional Building District, OS Open Space District, and unincorporated Cook County. The Applicant has requested an amendment to the District Zoning Map to rezone Lot 1 of the Property to the IB Institutional Building District ("***Amendment***"), while Lot 2 would remain OS Open Space District.

The Board of Trustees hereby find that it is in the best interest of the Village and the public to adopt the Amendment in accordance with the Northbrook Zoning Code, as amended ("***Zoning Code***") and pursuant to the Village's home rule powers.

Section 2. PUBLIC HEARING.

A public hearing to consider the Amendment was duly published on the Northbrook Public Notice webpage on March 30, 2026 and was held at the Plan Commission's regular meeting on April 21, 2026. On April 21, 2026, the Plan Commission formally adopted Resolution No. 26-PC-03 recommending approval of the Amendment.

Section 3. AMENDMENT TO THE DISTRICT ZONING MAP.

The District Zoning Map shall be, and is hereby, amended to rezone the Property, as legally described in ***Exhibit A*** and depicted in ***Exhibit B***, attached to and by this reference made a part of this Ordinance, to the IB Institutional Building District with respect to Lot 1 and OS Open Space District with respect to Lot 2, in accordance with Article 2-117 of the Zoning Code and pursuant to the Village's home rule powers.

Section 4. EFFECTIVE DATE.

This Ordinance shall be effective upon passage by the Board of Trustees of the Village of Northbrook by a majority vote in the manner required by law and publication in pamphlet form in the manner required by law.

PASSED: This __ day of May, 2026.

AYES: ( )

NAYS: ( )

ABSENT: ( )

ABSTAIN: ( )

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A

LEGAL DESCRIPTION

(PARCEL A)
THAT PART OF PARCELS 1, 3 AND 4 (HEREINAFTER DESCRIBED) TAKEN AS A TRACT, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CENTER LINE OF SANDERS ROAD, 673.47 FEET NORTHWESTERLY OF THE NORTH LINE OF THE SOUTH 6.21 ACRES, AS DESCRIBED IN PARCEL 3; THENCE WESTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF SANDERS ROAD, A DISTANCE OF 277.83 FEET; THENCE WEST ON A LINE FORMING AN ANGLE OF 6 DEGREES 47 MINUTES 40 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 316.17 FEET; THENCE SOUTH 635.75 FEET TO A POINT ON SAID NORTH LINE OF SOUTH 6.21 ACRES, SAID POINT BEING 673.77 FEET WEST OF THE CENTER LINE OF SANDERS ROAD; THENCE EAST ON SAID SOUTH LINE OF SOUTH 6.21 ACRES, A DISTANCE OF 673.77 FEET TO THE CENTER LINE OF SANDERS ROAD; THENCE NORTHWESTERLY ON THE CENTER LINE OF SANDERS ROAD, A DISTANCE OF 673.47 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 1: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 169 RODS AND 3 LINKS WEST OF THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTHEASTERLY ALONG A LINE BEARING SOUTH 6 DEGREES EAST, TO ITS INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF THE NORTH 1320 FEET OF SAID SOUTHWEST QUARTER, WHICH IS 1333.15 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST 4.36 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TO WIT: BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE WEST 169 RODS AND 3 LINKS TO A POINT; THENCE SOUTH 6 DEGREES EAST, 80 RODS AND 9 LINKS TO THE CENTER OF THE ROAD; THENCE EAST 56 RODS AND 18 LINKS TO THE CENTER OF THE ROAD; THENCE NORTH 6 DEGREES WEST 41 RODS ALONG THE CENTER OF ROAD; THENCE EAST 100 RODS AND 7 LINKS TO A POINT; THENCE NORTH 39 RODS AND 5 LINKS TO THE PLACE OF BEGINNING (EXCEPTING FROM SAID TRACT THE SOUTH 6.21 ACRES LYING WESTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED, ALSO EXCEPTING FROM SAID TRACT ALL THAT PART THEREOF LYING EASTERLY OF SAID TRACT THAT PART FALLING WESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTH LINE 1172.12 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTH 7 DEGREES EAST TO A POINT IN THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST

QUARTER OF SAID SECTION 7, 1333.15 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, IN COOK COUNTY, ILLINOIS.

PARCEL 4: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER AFORESAID, 1172.12 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE WEST TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 1320 FEET; THENCE EASTERLY 1333.15 FEET TO A POINT WHICH IS 1329.78 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING; THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING; EXCEPT THE WEST 922.80 FEET THEREOF AND EXCEPTING THE SOUTH 297.62 FEET OF THAT PART LING EAST OF THE EAST LINE OF THE WEST 1177.80 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

AND

(PARCEL B) THAT PART OF PARCELS 1, 3 AND 4 (HEREINAFTER DESCRIBED) TAKEN AS A TRACT, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE CENTER LINE OF SANDERS ROAD, 673.47 FEET NORTHWESTERLY OF THE NORTH LINE OF THE SOUTH 6.21 ACRES AS DESCRIBED IN PARCEL 3; THENCE WESTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF SANDERS ROAD, A DISTANCE OF 277.83 FEET; THENCE WEST ON A LINE FORMING AN ANGLE OF 6 DEGREES 47 MINUTES 40 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 316.17 FEET TO THE PLACE OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 635.75 FEET TO A POINT ON SAID NORTH LINE OF SOUTH 6.21 ACRES, SAID POINT BEING 673.77 FEET WEST OF THE CENTER LINE OF SANDERS ROAD; THENCE WEST ON SAID NORTH LINE OF SOUTH 6.21 ACRES, A DISTANCE OF 228.41 FEET TO THE EAST LINE OF PARCEL 4; THENCE NORTHWESTERLY ON SAID EAST LINE OF PARCEL 4, A DISTANCE OF 2.48 FEET TO THE NORTH LINE OF THE SOUTH 297.62 FEET OF THE SOUTHWEST QUARTER, AS DESCRIBED IN PARCEL 4; THENCE WEST ON SAID NORTH LINE OF SOUTH 297.62 FEET, A DISTANCE OF 118.91 FEET TO THE EAST LINE OF WEST 1177.80 FEET OF THE SOUTHWEST QUARTER, AS DESCRIBED IN PARCEL 4; THENCE SOUTH ON SAID EAST LINE OF WEST 1177.80 FEET, A DISTANCE OF 41.87 FEET; THENCE WEST PARALLEL WITH SOUTH LINE OF PARCEL 4, A DISTANCE OF 85.0 FEET; THENCE NORTHWESTERLY ON A LINE FORMING AN ANGLE OF 43 DEGREES 53 MINUTES 50 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 69.56 FEET; THENCE WEST ON LINE FORMING AN ANGLE OF 43 DEGREES 43 MINUTES 35 SECONDS TO THE LEFT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 86.70 FEET; THENCE NORTH AT RIGHT ANGLES TO LAST DESCRIBED COURSE, A DISTANCE OF 526.58 FEET TO A POINT OF CURVE; THENCE NORTHERLY ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 364.42 FEET, A DISTANCE OF 72.67 FEET; THENCE NORTHEASTERLY ON A LINE FORMING AN ANGLE OF 95 DEGREES 05 MINUTES 10 SECONDS FROM SOUTH TO NORTHEAST WITH THE CHORD OF THE LAST DESCRIBED CURVE, A DISTANCE OF 150.50 FEET; THENCE EAST 429.61 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 1: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 169 RODS AND 3 LINKS WEST OF THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTHEASTERLY ALONG A LINE BEARING SOUTH 6 DEGREES EAST, TO ITS INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SOUTHWEST

QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF THE NORTH 1320 FEET OF SAID SOUTHWEST QUARTER, WHICH IS 1333.15 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, WHICH 1172.12 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST 4.36 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE WEST 169 RODS AND 3 LINKS TO A POINT; THENCE SOUTH 6 DEGREES EAST, 80 RODS AND 7 LINKS TO THE CENTER OF THE ROAD; THENCE EAST 54 RODS AND 18 LINKS TO THE CENTER OF THE ROAD; THENCE NORTH 6 DEGREES WEST, 41 RODS ALONG THE CENTER OF ROAD; THENCE EAST 100 RODS AND 7 LINKS TO A POINT; THENCE NORTH 39 RODS AND 5 LINKS TO THE PLACE OF BEGINNING (EXCEPTING FROM SAID TRACT THE SOUTH 6.21 ACRES LYING WESTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED, ALSO EXCEPTING FROM SAID TRACT ALL THAT PART THEREOF LYING EASTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED) ALSO (EXCEPTING FROM SAID TRACT THAT PART FALLING WESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTH LINE 1172.12 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHERN QUARTER OF SECTION 27, AFORESAID; THENCE SOUTH 7 DEGREES EAST TO A POINT IN THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, 1333.15 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION); IN COOK COUNTY, ILLINOIS.

PARCEL 4: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER AFORESAID, 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE WEST TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 1320 FEET; THENCE EASTERLY 1333.15 FEET TO A POINT WHICH IS 1329.78 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING; THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING; (EXCEPT THE WEST 922.80 FEET THEREOF AND EXCEPTING ALSO THE SOUTH 297.68 FEET OF THAT PART LYING EAST OF THE EAST LINE OF THE WEST 1177.80 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

AND

(PARCEL C) THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 2042.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, SAID POINT BEING 270 FEET EAST OF THE SOUTHEAST CORNER OF THE PREMISES CONVEYED TO HERMANN K. GUILDER AND EMMA E. GUILDER, HIS WIFE, BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13528275 THENCE NORTH 7 DEGREES WEST ON A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES SO CONVEYED TO HERMANN K. GUILDER AND WIFE 299.64 FEET, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION 193.80 FEET

THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET AND TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, THENCE WEST ALONG SAID SOUTH LINE, 193.80 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AND

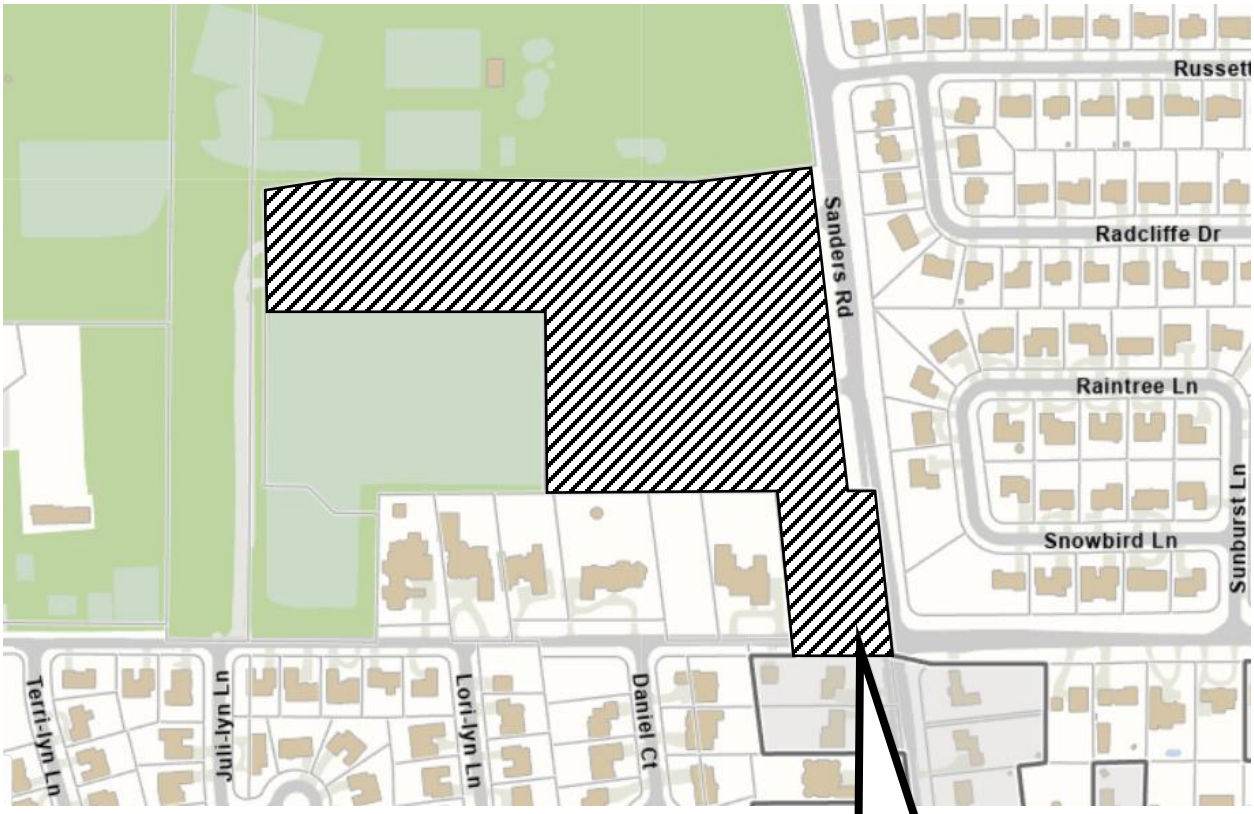
(PARCEL D) THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 1772.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 7 DEGREES WEST ALONG THE EASTERLY LINE OF THE PREMISES CONVEYED TO HERMAN K. GUILDER AND EMMA GUILDER, HIS WIFE BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13528275, A DISTANCE OF 299.64 FEET TO THE NORTHEAST CORNER OF THE PREMISES SO CONVEYED TO HERMAN K. GUILDER AND WIFE, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, 463.80 FEET THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION: THENCE WEST OF A LINE PARALLEL WITH THE WESTERLY LINE THEREOF RUNNING NORTH 7 DEGREES WEST FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES AND EXCEPTING FROM SAID PREMISES THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART LYING EAST OF SAID LINE RUNNING NORTH 7 DEGREES WEST PARALLEL WITH THE WEST LINE THEREOF FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 04-07-300-026-0000; 04-07-300-027-0000; 04-07-300-010-0000; AND 04-07-300-011-0000

Commonly known as 1250 Sanders Road; 1370 Sanders Road; and 1390 Sanders Road, Northbrook, Illinois, 60062.

EXHIBIT B

DEPICTION OF REZONED PROPERTY



Rezone 1250 Sanders Road, 1370 Sanders Road, and 1390 Sanders Road from the IB Institutional Building District, OS Open Space District, and unincorporated Cook County to the IB Institutional Building District

northbrook

DEVELOPMENT & PLANNING SERVICES DEPARTMENT

VOLUNTARY ANNEXATION APPLICATION

This application for the voluntary annexation of property to the Village of Northbrook must be submitted to the Village's Department of Development & Planning Services and must include all required information and documentation. The voluntary annexation of property to the Village requires approval by the Village Board of Trustees. No petition for a voluntary annexation will be presented to the Board of Trustees until (1) the applicant(s) schedule a pre-submittal consultation with Village staff and (2) Village staff determines that the application is complete.

Applicants for voluntary annexation MUST submit the following:

- ☐ **1 hard copy** of all application materials
- ☒ **1 electronic version** of all application materials submitted as a compressed flat **PDF** file no larger than 20 MB

ELIGIBILITY

- ☒ **All parcels must be located outside of the Village but contiguous to the municipal boundary.**
- ☒ **Owners of parcels to be annexed must agree to pay any/all applicable utility recapture fees established by ordinance.**
- ☒ **Voluntary annexation of parcels may only be requested by the property owner(s).**

REQUIRED MATERIALS FOR SUBMISSION

☒ Application

Applicants must complete the voluntary annexation application packet. Attach each of following items and complete as necessary:

- Voluntary Annexation Evaluation Form
- Petition for Voluntary Annexation
- Annexation Affidavit
- Plat of Survey for Property sought to be annexed
- Proof of property ownership (e.g. recorded deed or title policy)
- Tax Bill from the Cook County Treasurer's Office indicating no current property taxes due and owing
- Voluntary Annexation Fee: $750.00 – Checks should be made out to the "Village of Northbrook"

☒ Written Explanation of Application Request

Attach a written statement explaining the request and reason for voluntary annexation. Affirm applicant's receipt of recapture fee information from staff.

☒ Proposed Plans

Attach proposed plans for the property sought to be annexed, if applicable.

VOLUNTARY ANNEXATION EVALUATION FORM

Current Property Owner Information

Legal Name of Owner or Ownership Entity: Board of Education of Northbrook School District 27

Primary Contact: Kimberly Rio

Address 1250 Sanders Road

City, State, Zip Northbrook, IL 60062

[redacted]

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

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

Reason for Annexation Consolidate area maintained by school into a school's property

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

Site Location/Common Address: 1370, Sanders Road, Northbrook, IL 60062

Property Index Number(s): 04-07-300-010

Size of Property: 19,338 SF / 0.44 Acres (square feet/acres)

Size of Building Space, if applicable: no buildings on property (square feet)

Cook County Zoning:

Requested Village Zoning: IB Institutional Building

Current Principal Use of Structure(s): no structures exist on site

Current Accessory Use(s):

Lot Area: 19,338 SF Lot Width: 100 ft Lot Depth: 193 ft

Special Use Approvals (other agencies):

Bulk Compliance:

Lot Coverage: 0% Building Coverage: 0%

Setbacks: Front 35 Corner Side 35 Interior Side 20 Interior Side 20 Rear 20

General Regulations Compliance:

Outdoor Storage:

Parking Spaces: 0

Home Occupation: 0 Type:

Special Concerns:

VOLUNTARY ANNEXATION EVALUATION FORM

Current Property Owner Information

Legal Name of Owner or Ownership Entity: Board of Education of Northbrook School District 27

Primary Contact: Kimberly Rio

Address 1250 Sanders Road

City, State, Zip Northbrook, IL 60062

[redacted]

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

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

Reason for Annexation Consolidate area maintained by school into a school's property

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

Site Location/Common Address: 1390, Sanders Road, Northbrook, IL 60062

Property Index Number(s): 04-07-300-011

Size of Property: 38,253 SF / 0.88 Acres (square feet/acres)

Size of Building Space, if applicable: no buildings on property (square feet)

Cook County Zoning:

Requested Village Zoning: IB Institutional Building

Current Principal Use of Structure(s): no structures exist on site

Current Accessory Use(s):

Lot Area: 38,253 SF Lot Width: 198 ft Lot Depth: 193 ft

Special Use Approvals (other agencies):

Bulk Compliance:

Lot Coverage: 0% Building Coverage: 0%

Setbacks: Front 35 Corner Side 35 Interior Side 20 Interior Side 20 Rear 20

General Regulations Compliance:

Outdoor Storage:

Parking Spaces: 0

Home Occupation: 0 Type:

Special Concerns:

PETITION FOR VOLUNTARY ANNEXATION

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

In support of this Petition, the Petitioners respectfully say:

1) The undersigned certify that they are the owners of record of the following-described property:
2) 1370 and 1390 Sanders Road Northbrook, Illinois 60062
   (collectively "***Property***") Also attach legal description and survey)
3) The undersigned certify [Check One]
   - ☒ There are no electors residing on the Property.
   - ☐ 51% or more of the electors residing on the Property have joined in this petition by signing below.
4) That said property is not within the Village or corporate limits of any other municipality, but is contiguous to the VILLAGE OF NORTHBROOK, ILLINOIS.
5) That the property included in this petition does not exceed one-third of the area of the Village of Northbrook before annexation.
6) That the undersigned owners of record and electors residing or owning the subject property have made this petition under oath;

WHEREFORE, Petitioners Pray:

a) That the President and Board of Trustees of the Village of Northbrook, County of Cook and State of Illinois favorably consider the question of annexation of the above-described property; and
b) That the above-described property be annexed to and declared within the corporate limits of the Village of Northbrook by an affirmative vote of said Board pursuant to the provisions and procedures set forth in Section 7-1-8 of the Illinois Municipal Code (65 ILCS 5/7-1-8).

Owner:

Signature
Kimberly Rio - Assistant. Superintendent for Finance & Operations
Print Name (and title, if signing on behalf of corporation or trust)

Owner:

Signature
Kimberly Rio - Assistant. Superintendent for Finance & Operations
Print Name (and title, if signing on behalf of corporation or trust)

Electors (registered voters residing on the Property):

By: _____

Print Name: _____

By: _____

Print Name: _____

By: _____

Print Name: _____

By: _____

Print Name: _____

☒ There are no electors residing at the property.

Subscribed and sworn to before me this 8th day of December 2025

OFFICIAL SEAL
MARIANNE K SCHACHTE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 11/08/2026

Marianne K. Schachte
Notary Public

[ATTACH ADDITIONAL SHEETS IF NECESSARY]

{00123519.2}

ANNEXATION AFFIDAVIT

The undersigned, on oath, deposes and states that I (we) have read and do understand the following provisions of the Northbrook Zoning Code and their applicability to the property described in the attached Petition for Annexation upon annexation to the Village of Northbrook, Illinois. The Northbrook Zoning Code can be accessed on the Village website at https://www.northbrook.il.us/230/Zoning-Code

1) Article II Zoning Districts and Official Zoning Map, Section 2-104, Annexed Land.

2) Article III Single Family Residential Districts, Sections 3-101 Purpose, 3-102 Permitted Uses and 3-110 Bulk Space and Yard Requirements.

3) Article IX District Regulations of General Applicability, Section 9-101 Accessory Structures and Uses, Section 9-102 Home Occupations and Section 9-107 Buffers and Landscaping Requirements.

4) Article X Nonconformities

The undersigned further accepts the required amortization schedule for the cited illegal or nonconforming uses identified on the attached Voluntary Annexation Evaluation Form. The undersigned further acknowledges that additional provisions of the Northbrook Zoning Code and other Northbrook codes, ordinances, rules and regulations may be applicable to the property described in the attached Petition for Annexation upon annexation to the Village of Northbrook.

Owner:

Signature
Kimberly Rio - Assistant. Superintendent for Finance & Operations
Print Name (and title, if signing on behalf of corporation or trust)

Owner:

Signature
Kimberly Rio - Assistant. Superintendent for Finance & Operations
Print Name (and title, if signing on behalf of corporation or trust)

Subscribed and sworn to before me
this 8th day of December 2025

Marianne K. Schachte
Notary Public

OFFICIAL SEAL
MARIANNE K SCHACHTE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 11/08/2026

[ATTACH ADDITIONAL SHEETS IF NECESSARY]

northbrook

DEVELOPMENT & PLANNING SERVICES DEPARTMENT

FORMAL APPLICATION – ZONING & SUBDIVISION RELIEF**

Prior to submitting this formal application, contact the Development & Planning Services Department of Northbrook to determine if your application requires a Preliminary Review by the Board of Trustees. The following materials are the minimum required for the processing of a formal application by the Village of Northbrook's Plan Commission and Board of Trustees. A public hearing or public meeting for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. If you have questions regarding the completion of this application please contact the Development & Planning Services Department at 847-664-4050.

Applications for zoning relief from the Zoning Board of Appeals must use a different application form.

The initial submittal MUST contain:

- ❑ **1 electronic version (PDF)** of ALL application materials **(refer to application section regarding instructions for naming files).**

Applicant Information

Legal Name Kimberly Rio

Company Board of Education of Northbrook School District 27

Address 1250 Sanders Road

City, State, Zip Northbrook, IL 60062

[redacted]

Primary Contact Person

Name Kimberly Rio

Company Board of Education of Northbrook School District 27

Address 1250 Sanders Road

City, State, Zip Northbrook, IL 60062

[redacted]

Consultants *(as applicable)*

Attorney

Name

Company

Address

City, State, Zip

Phone No.

Email

Architect/Planner

Name

Company

Address

City, State, Zip

Phone No.

Email

Civil Engineer

Name Claudia Welp

Company CAGE Engineering, Inc.

Address 2200 Cabot Drive, Ste. 325

City, State, Zip Lisle, IL 60532

[redacted]

Other

Name

Company

Address

City, State, Zip

Phone No.

Email

Property Information *(if more than one parcel is involved in the request please include the information for all parcels)*

Site Location/Address: 1250 Sanders Road, Northbrook IL

Property Index Numbers: 04-07-300-026, 04-07-300-027, 04-07-300-010, and 04-07-300-011

Size of Property: 8.61 Acres (PIN: 04-07-300-026), 8.32 Acres (PIN: 04-07-300-027) 0.44 Acres (PIN: 04-07-300-010), 0.88 Acres (PIN: 04-07-300-011) (square feet/acres)

Size of Building Space, if applicable: _____ (square feet)

Comprehensive Plan Land Use Designation[1]: Institutional Facility (PIN: 04-07-300-026) Open Space/Outdoor Recreation (PIN: 04-07-300-027) Single Family (PIN: 04-07-300-010 & 04-07-300-011)

Current Zoning: IB (PIN: 04-07-300-026), OS (PIN: 04-07-300-027), and Unincorporated (PIN: 04-07-300-010 & 04-07-300-011)

Current Use of the Property: _____

Is any portion of the property within the 100-year floodplain?[1] Yes: _____ No: X

Requested Action(s) *(check all that are applicable)*

- ☐ Comprehensive Plan Amendment
- ☒ Annexation (*separate form required*)
- ☒ Rezoning from OS to IB
- ☐ Special Permit for _____
- ☐ Renewal of Special Permit Ord. No. _____
- ☐ Amendment to Existing Special Permit Ord. No. _____
- ☐ Site Plan Approval
- ☐ Zoning Code Text Amendment
- ☐ Zoning Variation (in conjunction with other relief) for _____
- ☐ Planned Development
- ☐ Subdivision - Tentative Plat
- ☒ Subdivision - Final Plat
- ☐ Subdivision - Variations/Waiver for _____
- ☐ Exception for _____
- ☐ Other _____

☒ **Plat of Survey & Parcel Legal Description(s)**

Attach the most recent plat of survey of the Subject Property, certified by a registered land surveyor, showing existing lot lines and dimensions, lot area, all easements, all public and private rights-of-way, and all streets across and adjacent to the subject property.

☒ **Conformity with Comprehensive Plan**

Include a written statement explaining the conformity, or lack of conformity, of the approval being requested to the Village's Official Comprehensive Plan and Official Map. Where the approval being requested does not conform to the Official Comprehensive Plan or Official Map, provide reasons justifying the requested approval.

☒ **Surrounding Property Owners Addresses**

Please attach the names and mailing addresses of all property owners of record (not tenants) within 250 feet of the property, excluding public rights-of-way, based on current County tax records. See page 9 of this document for instructions on how to obtain the addresses.

[1] As found on the Village website www.northbrook.il.us/Government/Departments/Planning/GIS/index.php

SITE OWNERSHIP AND CONTROL

Current Property Owner Information

Legal Name: Board of Education of Northbrook School District 27

Primary Contact: Kimberly Rio
Address 1250 Sanders Road
City, State, Zip Northbrook, IL 60062
[redacted]

Proposed Property Owner Information

Legal Name: Same as current

Primary Contact:
Address
City, State, Zip
Phone No.
Email

Attach a copy of a title policy or deed showing current ownership of the property. If property is held in a trust, also include a certified copy of the trust agreement or a simple affidavit (under oath before a notary) as to who are the beneficiaries of the trust. *(Check which document(s) are attached):*

- ☒ Deed
- ☒ Title Policy or Title Commitment ***(Required for Subdivision Applications & Plats of Consolidation Applications)***
- ☐ Certified Copy of Trust Agreement OR a simple Affidavit Identifying Trust Beneficiaries

☐ **Complete Attachment A, listing all individuals/entities that have a beneficial interest in the legal entity that currently owns the property**

☐ **Complete Attachment B, listing all individuals/entities that have a beneficial interest in the legal entity that is proposed to own the property upon receiving necessary approvals.**

Applicants Involvement with the Property

If the Applicant does not own the property, please also provide documentation showing the applicant's interest in the property *(Check which document is attached. The dollar amounts in documents may be blacked-out)*:

- ☒ Owner (see the previous box)
- ☐ Real Estate Contract
- ☐ Lease
- ☐ Other

☐ **Complete Attachment C, listing all individuals/entities that have a beneficial interest in the legal entity that is the Applicant.**

Additional Required Attachment(s)

Submit all relevant attachments specified in the below worksheet(s) that correspond with your application request(s) selected on page two of this application; the worksheets can be found on the Village of Northbrook website www.northbrook.il.us. *(Check all that are applicable)*

- ☐ Comprehensive Plan Amendment Worksheet
- ☒ Annexation Worksheet
- ☒ Rezoning Worksheet
- ☐ Special Permit Worksheet
- ☐ Site Plan Approval Worksheet
- ☐ Zoning Code Text Amendment Worksheet
- ☐ Zoning Variation Worksheet
- ☐ Planned Development Worksheet
- ☐ Subdivision Worksheet – Tentative Plat
- ☒ Subdivision Worksheet - Final Plat
- ☐ Subdivision Worksheet - Variations/Waiver
- ☒ Plat of Consolidation Worksheet

Filing Fees

All applications require payment of a non-refundable fee, as well as additional funds that are held in escrow to off-set anticipated recoverable expenses. Please attach a check with your application and indicate below the amount of the fee submitted. A copy of the fee schedule is attached to the application form.

$_____ Amount of Non-Refundable Fee

$_____ Amount of Escrow

$_____ Total Application Fee (Non-Refundable Fee plus Escrow)

The escrow covers such items as Village attorney time (currently billing at approx. $400.00 per hour), public notice expenses, public meetings ($50.00 per mtg), & staff review time. If these expenses exceed the initial escrow deposit, the applicant is responsible for additional payment to the Village prior to completing approval process. If the expenses are less than the escrow deposit, the applicant will be issued a refund.

Northbrook Ethics Code *(potential conflicts of interest)*
On a separate sheet of paper list the name, address, nature, and extent of any current or potential interest that any Village officer or employee may have in, or with respect to the owner, the applicant, or the property. **If none, check here:** ____

Repeat Application

Has any other application for this property been submitted to the Village and denied within the last two years?
____ yes ____ no (check one)
If yes, attach a statement of the grounds justifying reconsideration.

Applicant/Owner Acknowledgments

By execution of this application in the space provided below, the Applicant and Owner(s) do hereby certify, acknowledge, agree and affirm to the Village of Northbrook that:

1. The Village and its representatives have the right, and are hereby granted permission and license, to enter upon the property, and into any structures located thereon, for purposes of conducting any inspections that may be necessary in connection with this application.

2. I (We) have carefully read this application, the Northbrook Zoning Code and Northbrook Subdivision & Development Code and fully understand the terms and provisions of each.

3. I (We) waive any rights to exemption from disclosure under the Illinois Freedom of Information Act of any and all documents and information submitted in connection with this application.

4. I (We), in accordance with the requirements of the Annual Fee Ordinance, the Northbrook Zoning Code and the Northbrook Subdivision & Development Code, agree to pay all applicable filing fees and be responsible for the payment of all reimbursable expenses associated with the processing of this application.

Applicants may attach additional materials or exhibits to this application if necessary or helpful in explaining the relief requested.

Signature of Applicant: _____ **Date** 12-9-25
Print Name & Title: Kimberly Rio, Assistant Superintendent for Finance & Operations
Signatures of Property Owner(s): _____ **Date** 12-9-25
Print Name & Title: Kimberly Rio, Assistant Superintendent for Finance & Operations **Property Address:** 1250 Sanders Road, Northbrook IL
****If more than one applicant or property owner, please copy this page and have additional applicants/property owners sign form.**

Note: Village review and approval of rezoning, special permit, and subdivision applications may be dependent upon the Applicant first receiving necessary approvals from State and County regulatory agencies such as, but not limited to, the Illinois Department of Transportation, Illinois Environmental Protection Agency, the Metropolitan Water Reclamation District of Greater Chicago, & the Cook County Highway Department.

ATTACHMENT A: Current Property Owner – Beneficial Interest

Please check which of the following describes the current property owner's beneficial interest in the property and complete this sheet as instructed for each type of beneficial interest:

❑ Corporation	If **current property owner** is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
❑ Partnership or LLC	If **current property owner** is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
❑ Trust	If **current property owner** is a trust, please provide the trust number _____ and name and address of the Trustee _____ _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the **current property owner** in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: Board of Education of Northbrook School District 27
Address: 1250 Sanders Road, Northbrook, IL
Ownership or Trust Interest: 100 %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

ATTACHMENT B - Proposed Property Owner (if applicable) – Beneficial Interest

Please check which of the following describes the proposed property owner's beneficial interest in the property and complete this sheet as instructed for each type of beneficial interest:

❑ Corporation	If the **proposed property owner** is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
❑ Partnership or LLC	If **proposed property owner** is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
❑ Trust	If **proposed property owner** is a trust, please provide the trust number _____ and name and address of the Trustee _____ _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the **proposed property owner** in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

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Address: _____

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Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

ATTACHMENT C - Applicant – Beneficial Interest

Please check which of the following describes the beneficial interest in the legal entity that is the applicant and complete this sheet as instructed for each type of beneficial interest:

❑ Corporation	If **applicant** is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
❑ Partnership or LLC	If **applicant** is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
❑ Trust	If the **applicant** is a trust, please provide the trust number _____ and name and address of the Trustee _____ _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the **applicant** in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: Board of Education of Northbrook School District 27
Address: 1250 Sanders Road, Northbrook, IL
Ownership or Trust Interest: 100 %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Comprehensive Plan Map Amendment Statement

Wood Oaks Junior High School – Northbrook School District 27

a. Trend of development

The subject property, Wood Oaks Junior High School, is located within a developed institutional corridor along Sanders Road. Since the school was originally constructed in 1972, the site has experienced significant institutional growth, including multiple building additions completed in 1991, 1992, and 2006. These additions have effectively doubled the building size without corresponding expansion of parking or circulation infrastructure. Surrounding properties continue to function as established public, institutional, and recreational uses, and the proposed amendment aligns with this long-standing development trend.

b. Property value

The existing zoning classification limits the school's ability to adequately support its operational needs, particularly related to parking capacity, traffic circulation, and safety. These limitations diminish the functional value of the property and restrict the District's ability to meet modern standards for accessibility, safety, and operational efficiency.

The proposed amendment allows for infrastructure improvements that directly enhance the utility and long term value of the property.

c. Effect on use and enjoyment of adjacent properties

The proposed rezoning will improve the use and enjoyment of adjacent properties by reducing traffic congestion, minimizing vehicle spillback onto Sanders Road and neighborhood streets, and improving overall circulation efficiency. Separation of bus and car traffic will further reduce conflicts and enhance safety for surrounding properties.

d. Effect on value of adjacent properties

The proposed amendment is not expected to negatively impact the value of adjacent properties. Improved traffic operations, enhanced lighting, upgraded infrastructure, and safer access conditions contribute to a well maintained institutional campus that supports neighborhood stability and surrounding property values.

e. Orderly development of adjacent properties

The amendment supports orderly development by addressing existing deficiencies and aligning site infrastructure with current needs. Improved circulation and parking management reduce off-site impacts and help ensure that adjacent properties are not adversely affected by congestion or unsafe conditions.

f. Suitability under current zoning

Under the current plan designation, the site is not adequately suited to accommodate the intensity of its existing institutional use. The proposed amendment better reflects the current needs of the school and allows improvements necessary for safe and efficient operation.

g. Ingress, egress, and traffic conditions

Adequate ingress and egress will be provided through redesigned traffic loops and a separated bus circulation system. A traffic study has confirmed that the proposed improvements will significantly reduce congestion and improve safety along Sanders Road, particularly during peak arrival and dismissal periods.

h. Utilities and public services

The subject property is fully served by existing utilities and public services. The proposed improvements include upgraded stormwater management, lighting, and EV charging infrastructure.

i. Vacancy of the subject property

The northern portion of the subject property has remained in continuous institutional use and has not been vacant. The southern portion of the subject property was vacant previously and will be annexed into the Village and rezoned into the subject property providing a drop-off location and path leading to the school. The rezoning request is driven by increased enrollment, staffing, programming, and community use rather than underutilization.

j. Community needs

There is a clear community need for the proposed rezoning. Wood Oaks Junior High serves approximately 450 students, 85–90 staff members, and hosts numerous athletic events, extracurricular activities, and community functions year-round. The proposed rezoning enables safety, traffic, accessibility, and sustainability improvements that benefit District 27 families and the broader Northbrook community.

REZONING & ZONING MAP WORKSHEET

In addition to submitting the *Formal Application* form for a rezoning request, also known as a zoning map amendment, the Applicant must include the following information with your application. A public hearing for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. All the required application materials must be submitted to the Department of Development & Planning Services.

The initial submittal MUST contain:

- ☑ **1 electronic version (PDF)** of all application materials submitted in a format as described on the last page of the Formal Application form.

REQUIRED MATERIALS FOR SUBMISSION

- ☑ **Specify Current Zoning District(s)**: IB Institutional Building; OS Open Space; Unincorporated Parcels
- ☑ **Specify Requested Zoning District(s)**: Lot 1 zoned IB Institutional Building and Lot 2 OS Open Space
- ☑ **Statement of Justification**

A written statement of need for the requested rezoning and zoning map amendment is required. The statement of justification shall address the following factors as outlined in Article 2 of the Zoning Code. The staff, Plan Commission and Board of Trustees will use these standards in making a determination whether or not the proposed rezoning is appropriate. Please provide a written response for each item below to submit with the formal application.

a) The existing uses and zoning classifications of properties in the vicinity of the subject property.

b) The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present plan designation or zoning classification.

c) The extent to which the value of the subject property is diminished by the existing plan designation or zoning classification applicable to it.

d) The extent to which such diminution in value is offset by an increase in the public health, safety, and welfare.

e) The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

f) The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.

g) The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

h) The suitability of the subject property for uses permitted or permissible under its present plan designation and zoning classification.

i) The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

j) The community need for the proposed map amendment and for the uses and development it would allow.

Rezoning & Zoning Map Amendment Statement

Wood Oaks Junior High School – Northbrook School District 27

a. Existing uses and zoning classifications

The subject property is an established institutional use occupied by Wood Oaks Junior High School and the attached District 27 Administration Center. Surrounding properties along Sanders Road and within the immediate vicinity consist primarily of public and institutional uses, including other school facilities, park district properties, and nearby residential neighborhoods that have long coexisted. The property is currently zoned Institutional Building and Open Space. A small portion of the Open Space zoning is proposed to be rezoned to Institutional Building.

b. Trend of development in the vicinity

The subject property, Wood Oaks Junior High School, is located within a developed institutional corridor along Sanders Road. Since the school was originally constructed in 1972, the site has experienced significant institutional growth, including multiple building additions completed in 1991, 1992, and 2006. These additions have effectively doubled the building size without corresponding expansion of parking or circulation infrastructure. Surrounding properties continue to function as established public, institutional, and recreational uses, and the proposed amendment aligns with this long-standing development trend.

c. Property Value

The existing zoning classification limits the school's ability to adequately support its operational needs, particularly related to parking capacity, traffic circulation, and safety. These limitations diminish the functional value of the property and restrict the District's ability to meet modern standards for accessibility, safety, and operational efficiency.

The proposed amendment allows for infrastructure improvements that directly enhance the utility and long term value of the property.

d. Offset by public health, safety, and welfare

The proposed rezoning enables improvements that address documented congestion, emergency access constraints, pedestrian safety concerns, and conflicts between bus and car traffic, directly benefiting students, staff, parents, and the surrounding community.

e. Effect on use and enjoyment of adjacent properties

The proposed rezoning will improve the use and enjoyment of adjacent properties by reducing traffic congestion, minimizing vehicle spillback onto Sanders Road and neighborhood streets, and improving overall circulation efficiency. Separation of bus and car traffic will further reduce conflicts and enhance safety for surrounding properties.

f. Effect on value of adjacent properties

The proposed amendment is not expected to negatively impact the value of adjacent properties. Improved traffic operations, enhanced lighting, upgraded infrastructure, and safer access conditions contribute to a well maintained institutional campus that supports neighborhood stability and surrounding property values.

g. Effect on orderly future development

The rezoning supports orderly development by allowing improvements that align the site with its current intensity of use. By addressing parking and circulation needs internally, the proposal minimizes off-site impacts and ensures adjacent properties are not adversely affected by congestion or unsafe conditions.

h. Suitability under current zoning

Under the current plan designation, the site is not adequately suited to accommodate the intensity of its existing institutional use. The proposed amendment better reflects the current needs of the school and allows improvements necessary for safe and efficient operation.

i. Vacancy of the subject property

The northern portion of the subject property has remained in continuous institutional use and has not been vacant. The southern portion of the subject property was vacant previously and will be annexed into the Village and rezoned into the subject property providing a drop-off location and path leading to the school. The rezoning request is driven by increased enrollment, staffing, programming, and community use rather than underutilization.

j. Community need

There is a clear community need for the proposed rezoning. Wood Oaks Junior High serves approximately 450 students, 85–90 staff members, and hosts numerous athletic events, extracurricular activities, and community functions year-round. The proposed rezoning enables safety, traffic, accessibility, and sustainability improvements that benefit District 27 families and the broader Northbrook community.

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April 9, 2026

Swati Pandey

Village of Northbrook

1225 Cedar Lane

Northbrook, IL 60062

Dear Ms. Pandey:

Thank you for taking the time to meet with me yesterday about the proposed bus turnaround at Wood Oaks Junio r High.

I have serious concerns about the placement of this turnaround and its impact on traffic patterns on Walters Avenue where I live. It is already difficult to exit Walters due to the length of the red light while Sanders Road traffic moves. I understand that a traffic study was done, but I have several questions about it and other issues.

1. When was this traffic study done?
    a. Did they ever look at traffic on Walters during the summer when Decoma Day Camp buses line the street making it difficult to turn onto Sanders Road?
    b. Was it just a quantitative study based on the number of cars, or were qualitative variables also considered, such as the ones below?
    c. Was the study done while cars were lined up on Walters waiting to pick up children after school? How will the buses maneuver around these cars? The alternate plan

you mentioned for parents to wait on the other side of the school may not alleviate this problem, as some parents will continue to use Walters rather than deal with the increased traffic in the parking lot , and the long wait time at the current stoplight.

2. This turnaround will affect traffic twice per day for close to 180 days, more in the afternoon than in the morning.
    a. What is the length of time from when the first bus will arrive and the last bus leave, morning and afternoon? How many buses are used by the school each day?

3. You indicated that the turnaround would be at the west end of the proposed annexation, approximately 100 -120 feet from the corner.
    a. What is the length of a school bus?
    b. How many buses can fit at the corner waiting for a green light without blocking both lanes?
    c. The drivers are on a schedule and will be wanting to make the light on Walters during its short green cycle. How will other traffic be able to exit Walters while buses are blocking both lanes. It is naïve to think that the drivers will wait to allow this other traffic through.

4. Has there been any consideration given to lengthening the time Walters has a green light to accommodate this added traffic?

As the time is short for these issues to be given consideration before the meeting on April 21, please factor them into the discussion. I'm sure there are more points involved, but this is what comes to mind immediately.

Thank you for your attention,

Jay Sorkin

Archived: Monday, April 20, 2026 9:20:46 AM
From: Kohlstedt, Michaela
Sent: Friday, April 17, 2026 11:39:18 AM
To: Pandey, Swati
Subject: FW: Northbrook Plan Commission Meeting 4-21-2026
Response requested: No
Sensitivity: Normal

From: Adam Greenberg <ajgreenberg@yahoo.com>
Sent: Friday, April 17, 2026 11:22 AM
To: Kohlstedt, Michaela <Michaela.Kohlstedt@northbrook.il.us>
Subject: Re: Northbrook Plan Commission Meeting 4-21-2026

Beware External Email - Think Before You Act

I won't be able to attend.

My main concern is that there is a plan to address the current situation with parent vehicles parked on walters (extending on Daniel Ct.) in the afternoon at pickup.

I'm also not sure that expanding the car pickup lane is giving an incentive for more kids to take the bus. It seems to incentivize the opposite affect. And then the line will look much longer so even more cars will park on the Walters side.

It is very dangerous having kids walk across walters and entering vehicles in a very narrow street. Adding busses into that mix could be a recipe for disaster.

there is currently no signage preventing parents from standing on the south side of walters waiting for students, and it makes the road too narrow for residents to exit Walters safely and poses too much risk with so many students running across the road with little warning and at many random crossing points, not the traffic light. Now they would be running across the bus driveway too which is extra scary.

Thank you for brining this to the attention of the Commission.

On Friday, April 17, 2026 at 09:38:41 AM CDT, Kohlstedt, Michaela <michaela.kohlstedt@northbrook.il.us> wrote:

Good Afternoon,

Archived: Friday, April 24, 2026 9:16:06 AM
From: Byron Udell
Sent: Friday, April 24, 2026 8:10:13 AM
To: Pandey, Swati; byronudell@gmail.com
Subject: Docket no. PCD-25-21
Response requested: Yes
Sensitivity: Normal

Beware External Email - Think Before You Act

I was unable to attend the public hearing as I was out of town.

My question is regarding the normal requirements of drainage after any construction. Parking lots cause runoff, and runoff is a no no. The water will run downhill and add to the water that all downhill neighbors will have to deal with.
Are any proposals bring vetted the same way as if a resident were building a home in the property, as all of us were when we built our homes in Northbrook? E.g. Impervious limits, retaining pond requirements to hold any storm water that can't be initially absorbed, etc?

Byron Udell
4220 Walters Ave, Northbrook, IL 60062
847.912.5433

May 10, 2026

Village of Northbrook
Kathryn Ciesla, President

Trustees:
Robert Israel
Heather Ross
Johnathan Hebi
Joy Ebhomielen
Matt Cassidy
Tamara Reese

I write this letter to express my thoughts on Northbrook School District 27, Wood Oaks School
Proposed Parking Lot Addition
PCD-25-21 Applications (Enclosed)

Page 2A

A. No one can disagree with this need
B. It is clear what the goal is
C. This has nothing to do with the Village Hall

Page 3

A. All of these points
B. Are a statement of
C. The facts
D. Leaving out many points

Page 4
Site proposed plan
No one can disagree with the added space to the parking lot
I believe the issue for the community is the proposed bus loop

This drawing lacks any site measurement for

- Proposed Lot
- Walters going west of Sanders to bus loop
- No drawing and measurement for Walters; no road measurement turn lane
- No Sanders measurement north or south

Page 5
This drawing lacks any measurement of size

- Width of proposed lane
- Width of entrance/exit to Walters
- Depth of retention area
- No Sanders Road lane measurement

I believe no bus can get around another in bus loop

So when it's time to leave after school, these eight buses, full of kids, must exit into Walters traffic

- Parents picking there kids up on Walters
- It's now a traffic jam, add 8 buses – it is a mess
- Only one bus will be able to be in the left turn lane (space issue)
- If a car or two are in left turn lane, no bus would be able to be in left turn lane; therefore, all east bound traffic would come to a stop

Page 6
Vehicle stacking
It vehicle parking in a proposed new design

Page 7
Who disagrees with any of this

Page 8

A. The plan moves their traffic problem from your school lot to the corner of Walters and Sanders
B. This is a mess as the 2-3 buses that dropped off kids leave making a left turn east; now they meet buses coming west and want to make a right turn into the bus loop
C. A false statement: To prove my point, you would look at 8C

Page 8C

- Distance from Bus Loop Exit to Sanders white line at light
- Radis of a bus turning out of lot to Walters
- Width of lanes on Walters is most important with turn lane going north and length of turn lane in feet
- Length of bus, weight of bus with proposed safety distance between buses and buses and any cars
- North bound traffic on Sanders is backed up from the school light to Walters every morning
- At best, 1 car can make a left turn to go north on Sanders and those cars must deal with the west bound traffic on Sanders turning right on red to go north
- A school bus would not be able to turn left on Walters in that traffic mess

- Your traffic analysis does not take into account any afternoon traffic with parents parked on Walters, Daniel Ct., Lori Lyn Ln. Those cases could limit the bus flow leaving in the afternoon

Page 9
This traffic plan when proposed is a few years old.
It would be nice if the Trustees could stop by and see the traffic impact on the neighborhood and clearly understand the safety issue here.

Page 10
D. False statement; an out-of-date study was put forward
No reference made to the following
- Truck traffic for Truck Depot from the Lopistist Center on former All State property

Page 10D
No comment or proposal of impact on the widening of Sanders Road
No estimated traffic increase
No comment and measurement to widen street

Page 12
Proposed idea
- Add a single lane from west end of new parking lot north driveway lane going west to driveway that enters that part of Walters
- This is school land
- This would move the buses to be able to leave the school in one line going east
- This is similar to buses leaving Decoma Day Camp

I thank you for your time.

I ask you to stop and see the site both in the morning and afternoon to fully understand.

I believe I have provided enough facts to at least stop and review and look at the impact of moving the school lot problem in the community (Walters Road) would have on an already impacted area.

I believe my proposal would load the buses safely and provide a smooth exit into the community and if you took the area where you want a bus loop and made a parking lot tied to the school lot, you would add many extra parking spaces.

I believe an outdated traffic study should have no merit. Whoever explained it to the Trustees in May should have more details than provided at April 21 meeting.

There was no comment about bus radius turns. It's important to note the bus leaving the bus loop to the left turn lane is more than a 90-degree turn into the turning lane and a problem if cars are in the right lane. To me it would make sense to get the Police Department feedback to this proposal based on traffic and safety and hearing from real people rather than paid consultants selling a plan.

To me is would make sense for the Village Management and Development Teams to be asked to comment on both the traffic and safety issue.

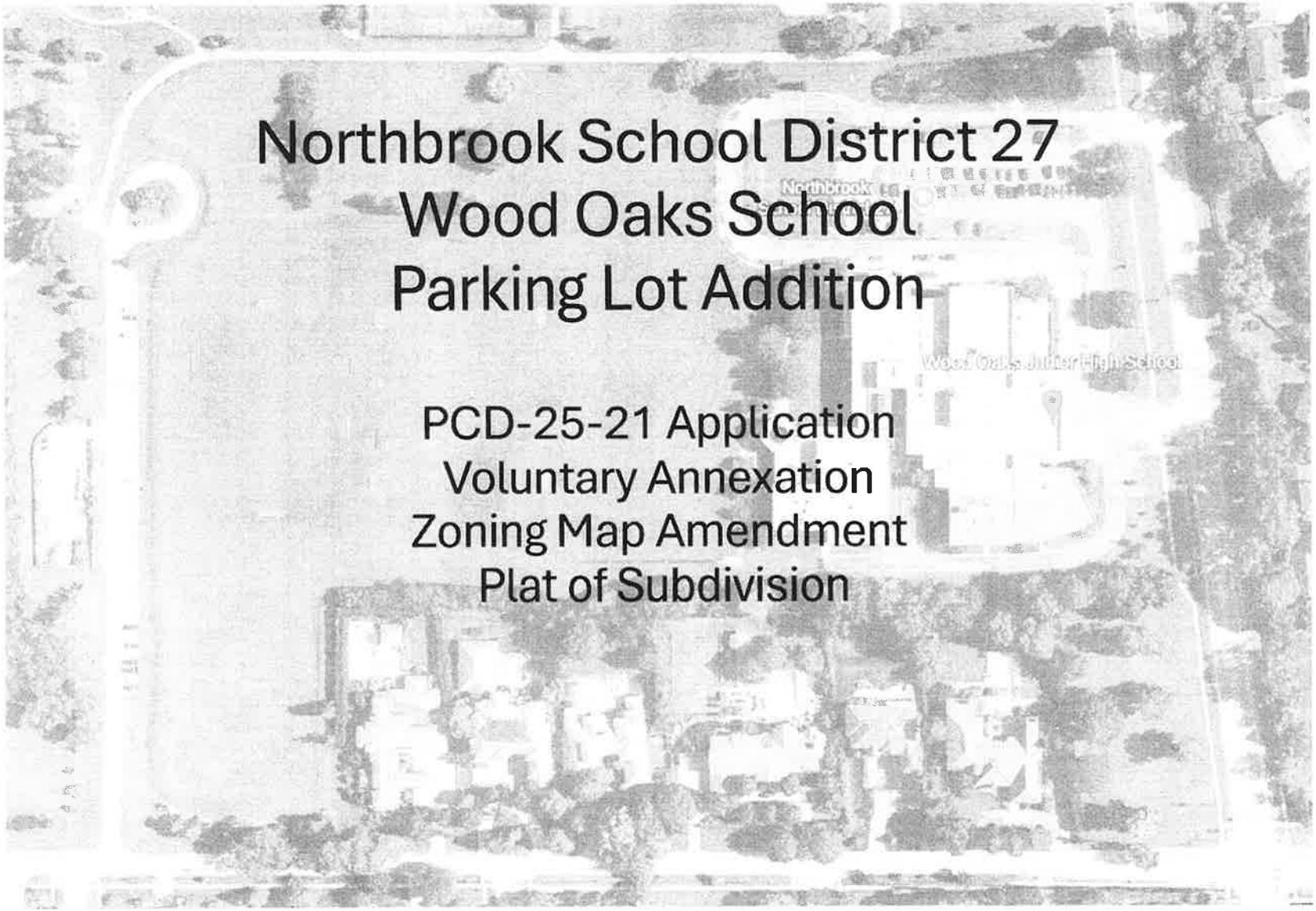
It would make sense to know who owns the driveway going north of Walters behind the school.

I have asked and gotten it owned by the school and owned by the Park District.
No bus traffic would be going west through the park when events are being held in the park.

I ask you to please give my comments some thought rather than Rubber-Stamp the School's Proposal. Let common sense prevail.



Elliot Miller
4263 Terri Lyn
Northbrook, IL 60062
847-272-7180

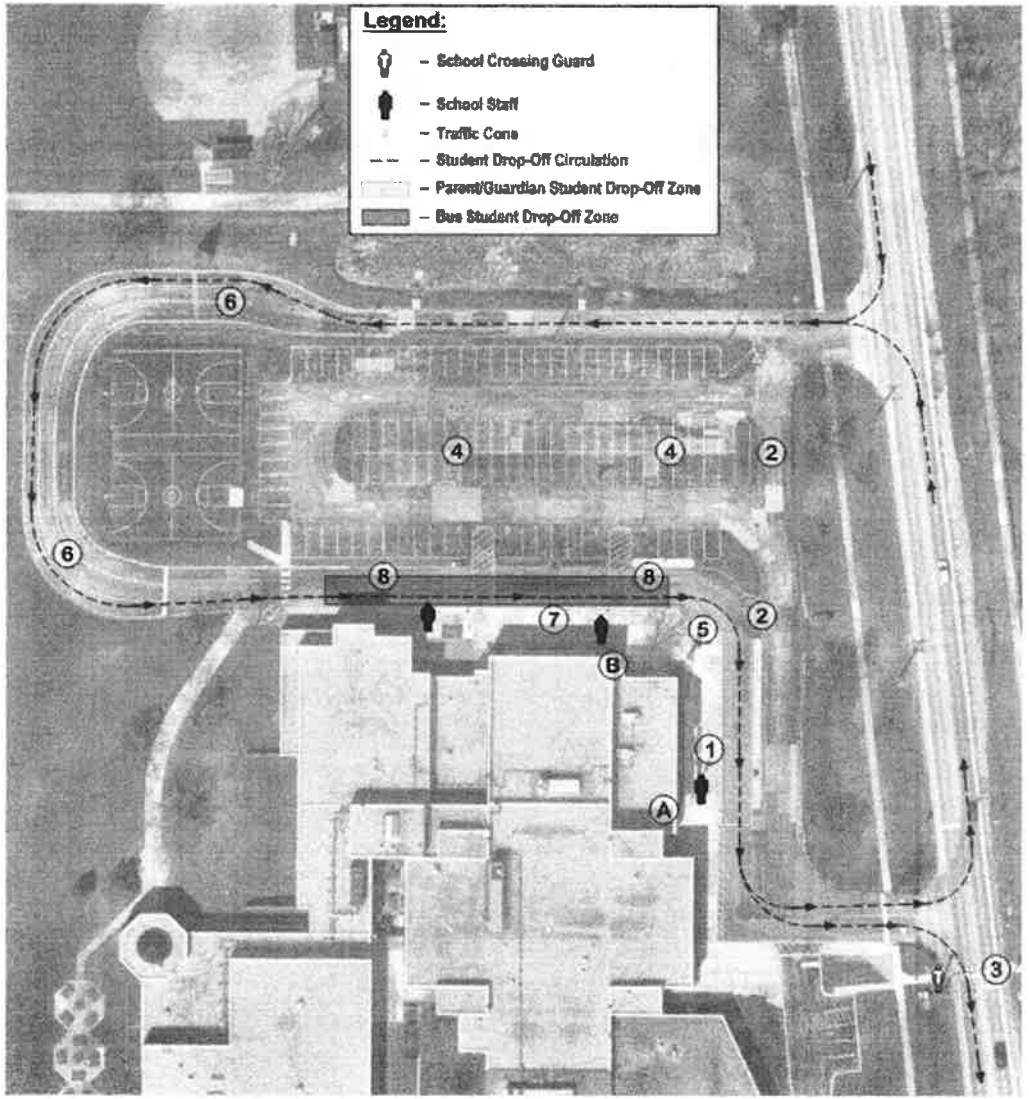

Northbrook School District 27
Wood Oaks School
Parking Lot Addition
PCD-25-21 Application
Voluntary Annexation
Zoning Map Amendment
Plat of Subdivision

Wood Oaks Goals

- Increase parking for staff and after school events

- Move buses out of drop off/pick up
  - Allows buses to leave sooner:
    - Increase bus ridership
    - Decrease drop off/pick up

- Existing Parking lot in need of repair



Parking Needs – Stacking – Safety

A
- Vehicle crash date provided by IDOT 2017-2021 – 6 crashes on Sanders Road – School data provided 3 reported crashes over the last 3 years.

B
- Overflow stacking on Sanders Road due to not enough on-site space

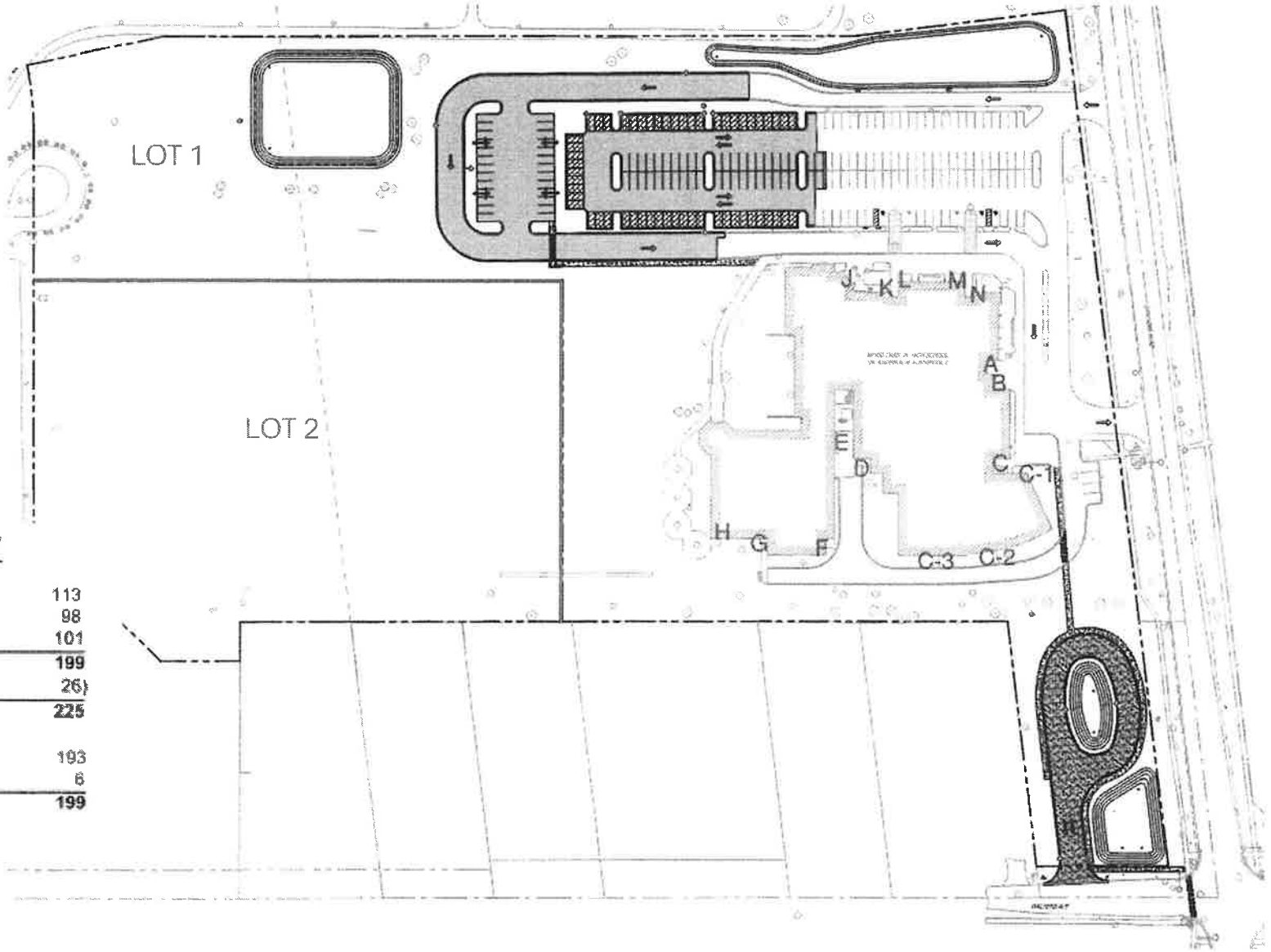
C
- 90+ daily staff members + visitors

D
- Numerous athletic teams, sport events, music ensembles, clubs and activities. Often conflict on the same evening and require parking for families and staff.

E
- The only school in the district that doesn't currently separate bus and parent drop off

#3

Proposed Site Plan



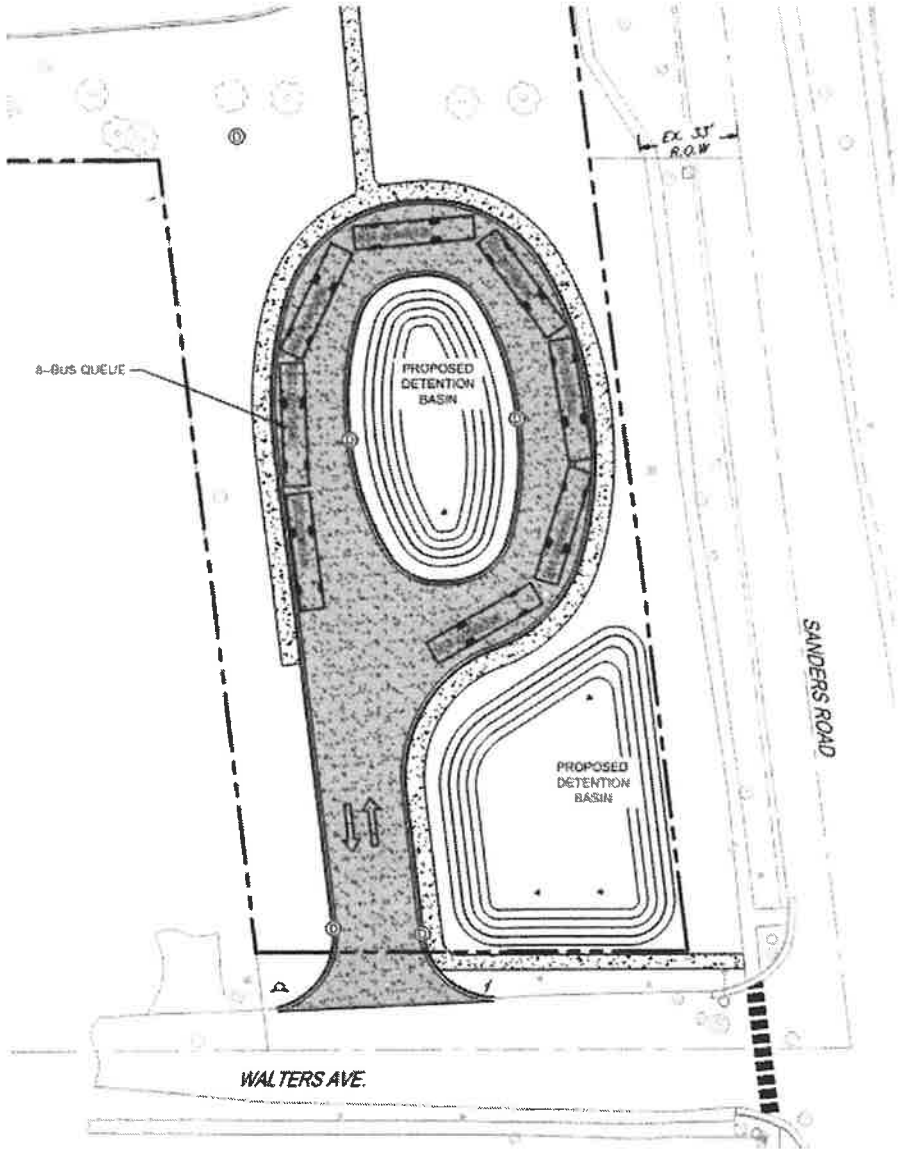
PARKING SUMMARY

EXISTING STALLS =	113
EXISTING STALLS TO REMAIN =	98
PROPOSED STALLS =	101
TOTAL PERMANENT STALLS =	**199**
(TEMPORARY OVERFLOW STALLS =	26)
TOTAL PERMANENT + OVERFLOW =	**225**
STANDARD STALLS =	193
ADA STALLS =	6
TOTAL STALLS =	**199**

3 EV CHARGING STATIONS INCLUDED

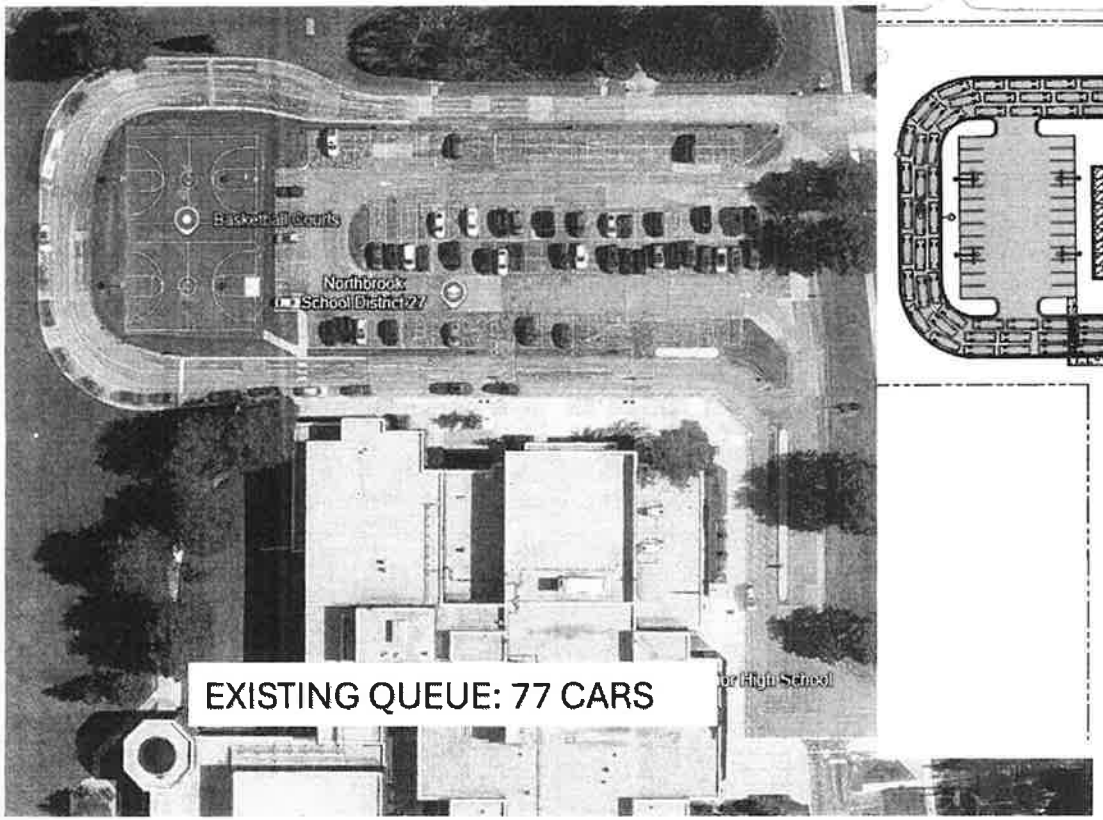
#4

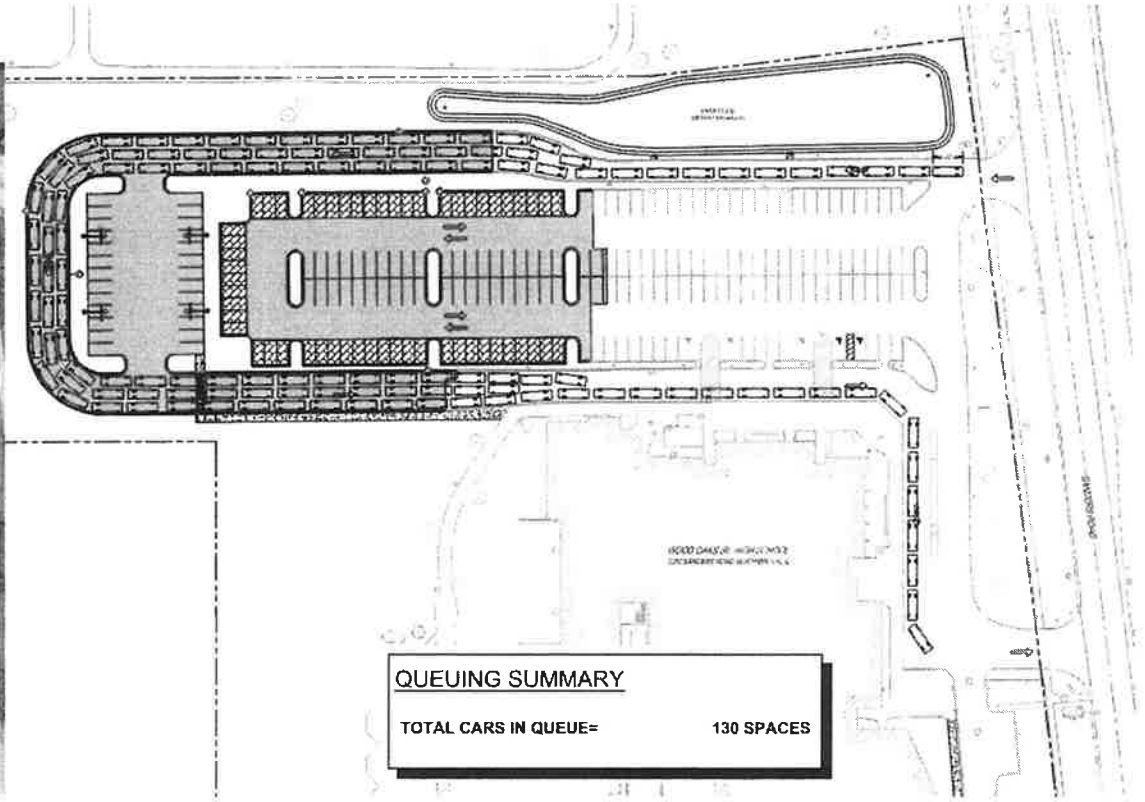
Bus Loop


EX. 33' R.O.W.
8-BUS QUEUE
PROPOSED DETENTION BASIN
PROPOSED DETENTION BASIN
SANDERS ROAD
WALTERS AVE.

#5

Vehicle Stacking





#6

Proposed Sustainability Measures

- Enhanced stormwater management
- Permeable pavers
- Landscape design
- Provisions for EV charging stations
- Upgraded energy efficient LED lighting



#7

Traffic Analysis

- Improvements proposed are expected to improve on-site traffic circulation considerably during the morning student drop-off and afternoon student pick-up periods

A.

- Only 2-3 busses were generally observed dropping off students at once, the proposed loop provides adequate space to minimize any impact to or queuing on Walters Ave.

B.

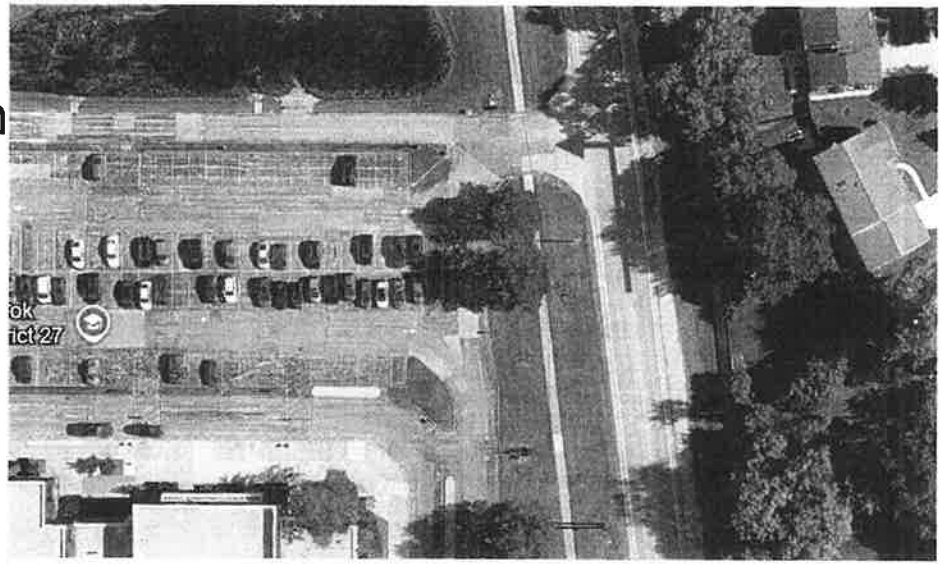
- Signage would be provided at bus loop to ensure when busses exit, they do not block any westbound drives on Walters Ave.
- Approximately 2-3 busses can be queued at the signal between the loop and Sanders Road.

C

#8

Future Traffic Improvements

- A Traffic Planning Study prepared as part of this project recommended an auxiliary left-turn lane along Sanders Road at the North Site Access Drive as a future project.



- This will be looked at as a collaborate project with the School District, Village and Cook County which will further alleviate traffic issues in the neighborhood.

#9

ALTA/NSPS LAND TITLE SURVEY

PIN NO.: 04-07-300-026
PIN NO.: 04-07-300-027
PIN NO.: 04-07-300-010
PIN NO.: 04-07-300-011

LEGAL DESCRIPTION

(PARCEL A)
THAT PART OF PARCELS 1, 3 AND 4 (HEREINAFTER DESCRIBED) TAKEN AS A TRACT, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CENTER LINE OF SANDERS ROAD, 673.47 FEET NORTHWESTERLY OF THE NORTH LINE OF THE SOUTH 6.21 ACRES, AS DESCRIBED IN PARCEL 3; THENCE WESTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF SANDERS ROAD, A DISTANCE OF 277.83 FEET; THENCE WEST ON A LINE FORMING AN ANGLE OF 6 DEGREES 47 MINUTES 40 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 316.17 FEET; THENCE SOUTH 635.75 FEET TO A POINT ON SAID NORTH LINE OF SOUTH 6.21 ACRES, SAID POINT BEING 673.77 FEET WEST OF THE CENTER LINE OF SANDERS ROAD; THENCE EAST ON SAID SOUTH LINE OF SOUTH 6.21 ACRES, A DISTANCE OF 673.77 FEET TO THE CENTER LINE OF SANDERS ROAD; THENCE NORTHWESTERLY ON THE CENTER LINE OF SANDERS ROAD, A DISTANCE OF 673.47 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 1:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 169 RODS AND 3 LINKS WEST OF THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTHEASTERLY ALONG A LINE BEARING SOUTH 6 DEGREES EAST, TO ITS INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF THE NORTH 1320 FEET OF SAID SOUTHWEST QUARTER, WHICH IS 1333.15 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST 4.36 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TO WIT: BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE WEST 169 RODS AND 3 LINKS TO A POINT; THENCE SOUTH 6 DEGREES EAST, 80 RODS AND 7 LINKS TO THE CENTER OF THE ROAD; THENCE EAST 54 RODS AND 18 LINKS TO THE CENTER OF THE ROAD; THENCE NORTH 6 DEGREES WEST, 41 RODS ALONG THE CENTER OF ROAD; THENCE EAST 100 RODS AND 7 LINKS TO A POINT; THENCE NORTH 39 RODS AND 5 LINKS TO THE PLACE OF BEGINNING (EXCEPTING FROM SAID TRACT THE SOUTH 6.21 ACRES LYING WESTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED, ALSO EXCEPTING FROM SAID TRACT ALL THAT PART THEREOF LYING EASTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED) ALSO (EXCEPTING FROM SAID TRACT THAT PART FALLING WESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTH LINE 1172.12 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHERN QUARTER OF SECTION 27, AFORESAID; THENCE SOUTH 7 DEGREES EAST TO A POINT IN THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, 1333.15 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION); IN COOK COUNTY, ILLINOIS.

PARCEL 4:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER AFORESAID, 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE WEST TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 1320 FEET; THENCE EASTERLY 1333.15 FEET TO A POINT WHICH IS 1329.78 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING; THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING, EXCEPT THE WEST 922.80 FEET THEREOF AND EXCEPTING THE SOUTH 297.62 FEET OF THAT PART LING EAST OF THE EAST LINE OF THE WEST 1177.80 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

AND

(PARCEL B)
THAT PART OF PARCELS 1, 3 AND 4 (HEREINAFTER DESCRIBED) TAKEN AS A TRACT, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE CENTER LINE OF SANDERS ROAD, 673.47 FEET NORTHWESTERLY OF THE NORTH LINE OF THE SOUTH 6.21 ACRES AS DESCRIBED IN PARCEL 3; THENCE WESTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF SANDERS ROAD, A DISTANCE OF 277.83 FEET; THENCE WEST ON A LINE FORMING AN ANGLE OF 6 DEGREES 47 MINUTES 40 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 316.17 FEET TO THE PLACE OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 635.75 FEET TO A POINT ON SAID NORTH LINE OF SOUTH 6.21 ACRES, SAID POINT BEING 673.77 FEET WEST OF THE CENTER LINE OF SANDERS ROAD; THENCE WEST ON SAID NORTH LINE OF SOUTH 6.21 ACRES, A DISTANCE OF 228.41 FEET TO THE EAST LINE OF PARCEL 4; THENCE NORTHWESTERLY ON SAID EAST LINE OF PARCEL 4, A DISTANCE OF 2.48 FEET TO THE NORTH LINE OF THE SOUTH 297.62 FEET OF THE SOUTHWEST QUARTER, AS DESCRIBED IN PARCEL 4; THENCE WEST ON SAID NORTH LINE OF SOUTH 297.62 FEET, A DISTANCE OF 118.91 FEET TO THE EAST LINE OF PARCEL 4; THENCE NORTHWESTERLY ON SAID EAST LINE OF PARCEL 4, A DISTANCE OF 41.87 FEET; THENCE WEST PARALLEL WITH SOUTH LINE OF PARCEL 4, A DISTANCE OF 85.0 FEET; THENCE NORTHWESTERLY ON A LINE FORMING AN ANGLE OF 43 DEGREES 53 MINUTES 50 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 69.56 FEET; THENCE WEST ON LINE FORMING AN ANGLE OF 43 DEGREES 43 MINUTES 35 SECONDS TO THE LEFT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 86.70 FEET; THENCE NORTH AT RIGHT ANGLES TO LAST DESCRIBED COURSE, A DISTANCE OF 526.58 FEET TO A POINT OF CURVE; THENCE NORTHERLY ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 364.42 FEET, A DISTANCE OF 72.67 FEET; THENCE NORTHEASTERLY ON A LINE FORMING AN ANGLE OF 96 DEGREES 55 MINUTES 10 SECONDS FROM SOUTH TO NORTHEAST WITH THE CHORD OF THE LAST DESCRIBED CURVE, A DISTANCE OF 150.50 FEET; THENCE EAST 429.61 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 1:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 169 RODS AND 3 LINKS WEST OF THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTHEASTERLY ALONG A LINE BEARING SOUTH 6 DEGREES EAST, TO ITS INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF THE NORTH 1320 FEET OF SAID SOUTHWEST QUARTER, WHICH IS 1333.15 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH 1172.12 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST 4.36 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE WEST 169 RODS AND 3 LINKS TO A POINT; THENCE SOUTH 6 DEGREES EAST, 80 RODS AND 7 LINKS TO THE CENTER OF THE ROAD; THENCE EAST 54 RODS AND 18 LINKS TO THE CENTER OF THE ROAD; THENCE NORTH 6 DEGREES WEST, 41 RODS ALONG THE CENTER OF ROAD; THENCE EAST 100 RODS AND 7 LINKS TO A POINT; THENCE NORTH 39 RODS AND 5 LINKS TO THE PLACE OF BEGINNING (EXCEPTING FROM SAID TRACT THE SOUTH 6.21 ACRES LYING WESTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED, ALSO EXCEPTING FROM SAID TRACT ALL THAT PART THEREOF LYING EASTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED) ALSO (EXCEPTING FROM SAID TRACT THAT PART FALLING WESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTH LINE 1172.12 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHERN QUARTER OF SECTION 27, AFORESAID; THENCE SOUTH 7 DEGREES EAST TO A POINT IN THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, 1333.15 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION); IN COOK COUNTY, ILLINOIS.

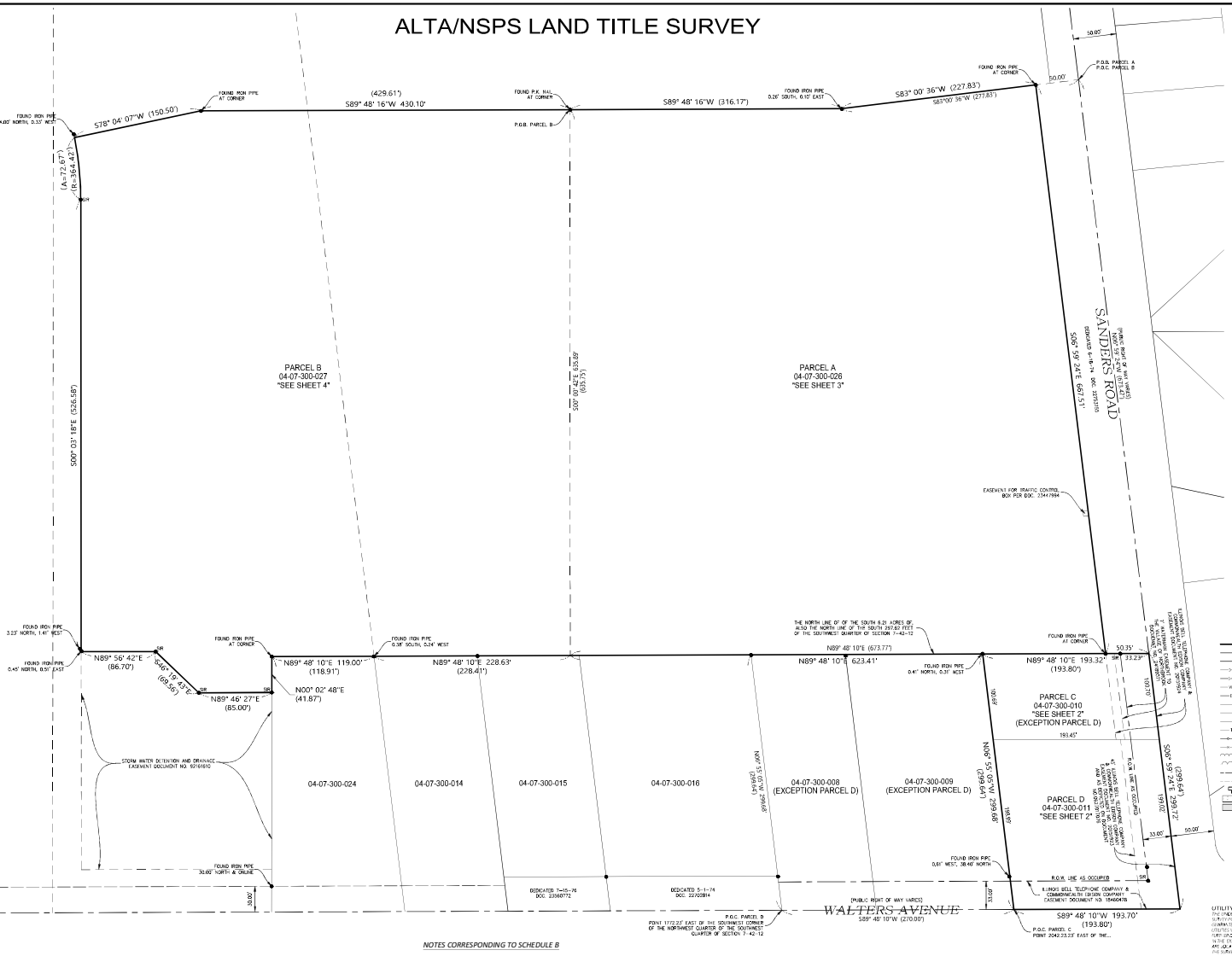
PARCEL 4:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER AFORESAID, 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE WEST TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 1320 FEET; THENCE EASTERLY 1333.15 FEET TO A POINT WHICH IS 1329.78 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING; THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING, EXCEPT THE WEST 922.80 FEET THEREOF AND EXCEPTING ALSO THE SOUTH 297.88 FEET OF THAT PART LYING EAST OF THE EAST LINE OF THE WEST 1177.80 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

AND

(PARCEL C)
THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 1772.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 7 DEGREES WEST ALONG THE EASTERLY LINE OF THE PREMISES CONVEYED TO HERMAN K. GUILDER AND EMMA GUILDER, HIS WIFE BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13528275, A DISTANCE OF 299.64 FEET TO THE NORTHEAST CORNER OF THE PREMISES SO CONVEYED TO HERMAN K. GUILDER AND WIFE, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, 463.80 FEET TO THE SOUTHEAST CORNER OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION THENCE WEST OF A LINE PARALLEL WITH THE WESTERLY LINE THEREOF RUNNING NORTH 7 DEGREES WEST FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES AND EXCEPTING FROM SAID PREMISES THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART LYING EAST OF SAID LINE RUNNING NORTH 7 DEGREES WEST PARALLEL WITH THE WEST LINE THEREOF FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES IN COOK COUNTY, ILLINOIS.

AND

(PARCEL D)
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 1772.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 7 DEGREES WEST ALONG THE EASTERLY LINE OF THE PREMISES CONVEYED TO HERMAN K. GUILDER AND EMMA GUILDER, HIS WIFE BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13528275, A DISTANCE OF 299.64 FEET TO THE NORTHEAST CORNER OF THE PREMISES SO CONVEYED TO HERMAN K. GUILDER AND WIFE, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, 463.80 FEET TO THE SOUTHEAST CORNER OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION THENCE WEST OF A LINE PARALLEL WITH THE WESTERLY LINE THEREOF RUNNING NORTH 7 DEGREES WEST FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES AND EXCEPTING FROM SAID PREMISES THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART LYING EAST OF SAID LINE RUNNING NORTH 7 DEGREES WEST PARALLEL WITH THE WEST LINE THEREOF FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES IN COOK COUNTY, ILLINOIS.





LOCATION MAP
NOT TO SCALE

NOTES CORRESPONDING TO SCHEDULE B

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING DEEDS, EASEMENTS, RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS, ADJOINERS AND/OR OTHER DOCUMENTS THAT MIGHT EFFECT TITLE TO THE PROPERTY DEPICTED HEREON WAS APPLIED FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. RLS-2022CO-21769.0, DATED JULY 5, 2022 AS PROVIDED TO THE SURVEYOR BY THE CLIENT, TITLE COMPANY AND/OR THEIR REPRESENTATIVES.

2. SCHEDULE B ITEM 1: PERMANENT TAX NUMBERS 04-07-300-026, 04-07-300-027, 04-07-300-010 AND 04-07-300-011 AS LISTED IN TITLE COMMITMENT.

3. SCHEDULE B ITEM 8: EASEMENT DATED APRIL 10, 1962 AND RECORDED APRIL 27, 1962 AS DOCUMENT NO. 18460478 MADE BY JAMES E. SCHWEIZER TO ILLINOIS BELL TELEPHONE COMPANY AND COMMONWEALTH EDISON COMPANY RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. AFFECTS SUBJECT PARCEL. SHOWN ON SAID SURVEY.

4. SCHEDULE B ITEM 9: EASEMENT DATED APRIL 23, 1967 AND RECORDED MAY 31, 1967 AS DOCUMENT NO. 20151923 MADE BY CHARLES GRIGSBY, ET AL. TO ILLINOIS BELL TELEPHONE COMPANY AND COMMONWEALTH EDISON COMPANY RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. DOCUMENT NOT LEDGIBLE. AFFECTS SUBJECT PARCEL. SHOWN ON SAID SURVEY AS DEPICTED PER DOCUMENT NO. 0527031765

5. SCHEDULE B ITEM 10: EASEMENT DATED APRIL 28, 1967 AND RECORDED MAY 31, 1967 AS DOCUMENT NO. 20151924 MADE BY RICHARD DEAN ALLEN TO ILLINOIS BELL TELEPHONE COMPANY AND COMMONWEALTH EDISON COMPANY RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. AFFECTS SUBJECT PARCEL. SHOWN ON SAID SURVEY.

6. SCHEDULE B ITEM 11: PLAT OF EASEMENT FOR TRAFFIC CONTROL BOX RECORDED APRIL 12, 1976 AS DOCUMENT NO. 23447998 IN THE COOK COUNTY RECORDER'S OFFICE. AFFECTS SUBJECT PARCEL. SHOWN ON SAID SURVEY.

7. SCHEDULE B ITEM 12: WATER MAIN EASEMENT DATED SEPTEMBER 12, 1977 AND RECORDED NOVEMBER 10, 1977 AS DOCUMENT NO. 24189071 MADE BY MARILYN HOWARD AND EVELYN MISSNER TO VILLAGE OF NORTHBROOK RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. AFFECTS SUBJECT PARCEL. SHOWN ON SAID SURVEY.

8. SCHEDULE B ITEM 13: AGREEMENT FOR FIRE LANE EASEMENT DATED DECEMBER 16, 1996 AND RECORDED JANUARY 21, 1997 AS DOCUMENT NO. 97042161 MADE BY AND BETWEEN THE BOARD OF EDUCATION OF NORTHBROOK SCHOOL DISTRICT NO. 27 AND VILLAGE OF NORTHBROOK RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. AFFECTS SUBJECT PARCEL. NOT PLOTTABLE.

9. SCHEDULE B ITEM 14: NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION DATED MAY 11, 2006 AND RECORDED SEPTEMBER 27, 2006 AS DOCUMENT NO. 0627017076 MADE BY NORTHBROOK SCHOOL DISTRICT 27 TO METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. DOES NOT AFFECT SUBJECT PARCEL. SHOWN ON SAID SURVEY.

NOTES CORRESPONDING TO TABLE A:

NOTES CORRESPONDING TO TABLE A

TABLE A ITEM 1: ALL MONUMENTS WERE EITHER FOUND OR SET AND ARE SHOWN HEREON THIS SURVEY.

TABLE A ITEM 2: ADDRESS OF THE SURVEYED PROPERTY WAS OBTAINED BY THE SURVEYOR OR OBSERVED WHILE CONDUCTING THE FIELD WORK.

1250 SANDERS ROAD, NORTHBROOK, IL 60062

1370-1390 SANDERS ROAD, NORTHBROOK, IL 60062

TABLE A ITEM 3: UPON INSPECTION OF THE FLOOD INSURANCE RATE MAP FOR THE SUBJECT AREA, PANEL NUMBER 17031C0069J EFFECTIVE DATE OF AUGUST 19, 2008, IT APPEARS THAT THE PROPERTY SHOWN HEREON WOULD LINE IN "ZONE X" AREA OF MINIMAL FLOOD HAZARD.

TABLE A ITEM 4: GROSS LAND AREA = 796,813 SQUARE FEET OR 18.292 ACRES MORE OR LESS. (TO HEAVY LINES)

TABLE A ITEM 8: ALL SUBSTANTIAL FEATURES OF THE SUBJECT PROPERTY ARE SHOWN ON THE SURVEY.

TABLE A ITEM 9: PARKING STALL COUNTY AS FOLLOWS: 104 REGULAR STALLS, 6 ACCESSIBLE STALLS.

TABLE A ITEM 16: NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

TABLE A ITEM 17: NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN DISCOVERED. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

LEGEND
EXISTING AIR CONDITIONER
EXISTING BOLLARD
EXISTING CLEAN OUT
EXISTING FLAG POLE
EXISTING HANDHOLE
EXISTING LIGHT POLE
EXISTING CABLE TV PEDESTAL
EXISTING ELECTRIC PEDESTAL
EXISTING TELEPHONE PEDESTAL
EXISTING HYDRANT
EXISTING TRAFFIC CABINET
EXISTING MANHOLE
EXISTING TRAFFIC SIGNAL
EXISTING TRAFFIC SIGNAL MAST ARM
EXISTING SANITARY MANHOLE
EXISTING STORM CATCH BASIN
EXISTING STORM WATER INTAKE SECTION
EXISTING STORM INLET
EXISTING STORM MANHOLE
EXISTING MAILBOX
EXISTING WATER MANHOLE
EXISTING WATER VAULT
EXISTING WATER VALVE & VAULT
EXISTING BUSH, BUSHES, TREE LINE, TREES
EXISTING DECIDUOUS TREE (NON-LEAF TREE)
EXISTING ELECTRIC METER
EXISTING ELECTRIC TRANSFORMER
EXISTING GAS METER
EXISTING TELEPHONE BOX
EXISTING POWER POLE
EXISTING IRON WIRE
PARCEL LINE
RIGHT OF WAY LINE
CENTER LINE OF RIGHT OF WAY
EXISTING SANITARY LINE
EXISTING STORM LINE
EXISTING WATERMAIN LINE
EXISTING ELECTRIC LINE
EXISTING GAS LINE
EXISTING OVERHEAD WIRES
EXISTING CABLE TV LINE
EXISTING TELEPHONE LINE
EXISTING WOOD FENCE
EXISTING CHAIN LINK FENCE
EXISTING CURB OR CURBS
EXISTING CURB OR CURBS
EXISTING CONTOUR MAJOR 1' CO
EXISTING CONTOUR MINOR 1' CO
EXISTING BUILDING
EXISTING CONCRETE PAVEMENT
EXISTING ASPHALT PAVEMENT

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD INFORMATION AND AVAILABLE DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN OPERATION OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES AS SHOWN WERE IN FACT IN THE LOCATION AS SHOWN ON SUCH DRAWINGS, OR THAT THEY ARE ACCURATELY ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

811 Know what's below. Call before you dig. (ILCODE 64.369 (d)(3)) DIAL 48 HOURS (1 WORKING DAYS) BEFORE YOU DIG 811 or 1-800-892-0123 JULIE

STATE OF ILLINOIS)
) SS
COUNTY OF OGLE)

TO: BUYER TO BE DETERMINED
STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 12, 2025.

REGIONAL LAND SERVICES, LLC.
PROFESSIONAL DESIGN FIRM NUMBER 007006008

12/16/2025
RUDY P. DIKON DATE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003832
LICENSE EXPIRES NOVEMBER 30, 2026

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

RUDY P. DIKON
035-003832
ROCHELLE, ILLINOIS
PROFESSIONAL LAND SURVEYOR

NO.	DESCRIPTION	DATE
0	ISSUED FOR PERMIT	12/16/25

DRAWN BY: JOHN
DATE: 12/16/25
CHECKED BY: RPD
DATE: 12/16/25
SCALE: 1" = 50'
DATE: 12/16/25
PROJECT: 25-0178
SHEET: 1 OF 5
DRAWING NUMBER: ALTA

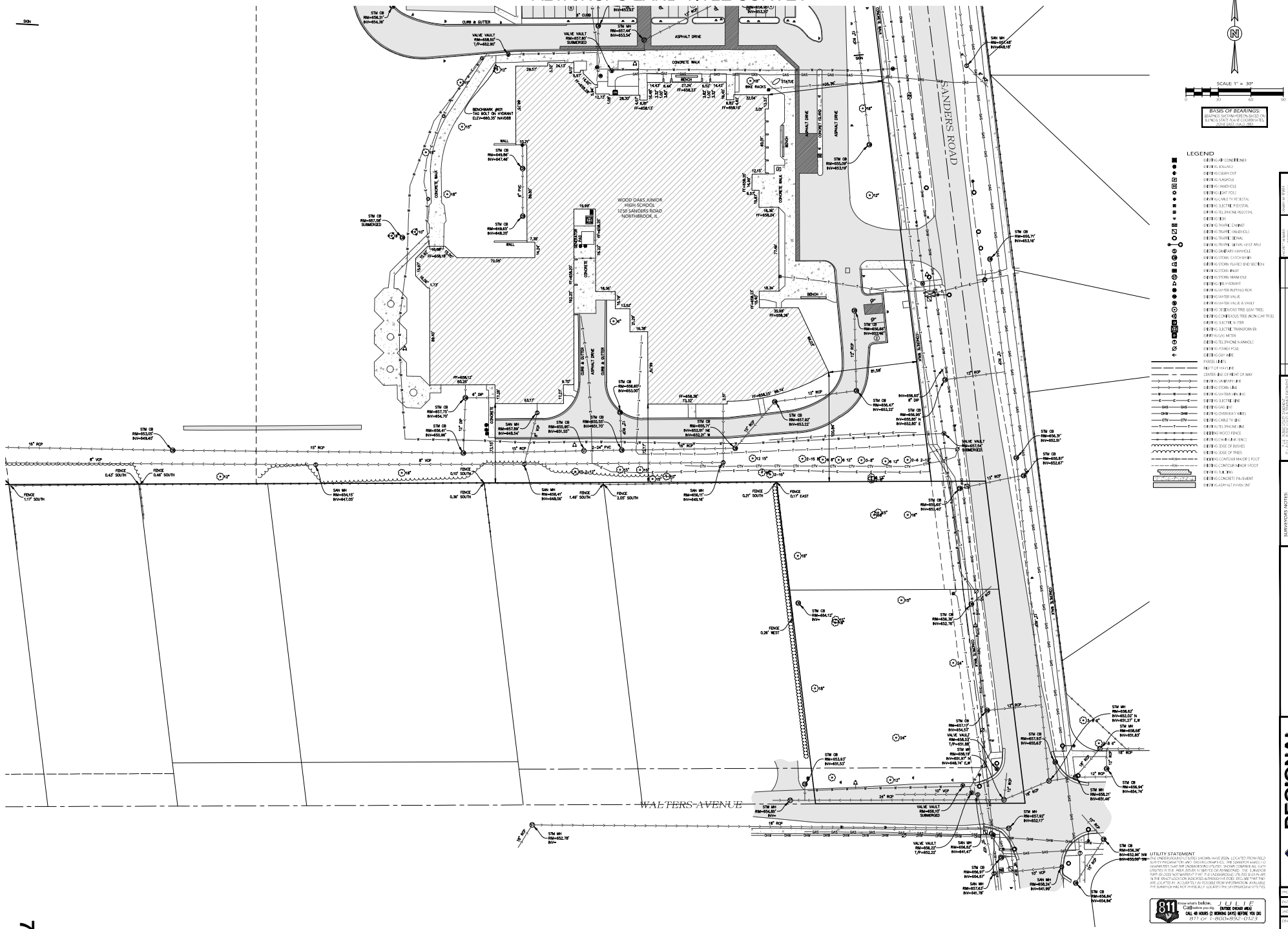
SURVEYOR'S NOTES:
1. ALL DISTANCES ARE MEASURED UNLESS OTHERWISE INDICATED.
2. BEARINGS SHOWN HEREON ARE ILLINOIS STATE PLANE COORDINATES (ONE UNIT = 1.0) BASED ON GPS OBSERVATIONS.
3. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 DATUM.
4. ANY FEATURES BEYOND THE LIMITS OF THIS SURVEY ARE SHOWN GRAPHICALLY FROM FIELD DATA AND/OR OTHER RECORD DOCUMENTS.
5. UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD INFORMATION AND AVAILABLE DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN OPERATION OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES AS SHOWN WERE IN FACT IN THE LOCATION AS SHOWN ON SUCH DRAWINGS, OR THAT THEY ARE ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 586-0007

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

798

ALTA/NSPS LAND TITLE SURVEY



SURVEYOR'S NOTES:
1. ALL DISTANCES ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.
2. BEFORE STARTING ANY CONSTRUCTION OF SITE IMPROVEMENTS, REFER TO THE PLANS FOR SPECIFIC DETAILED DIMENSIONS.
3. ALL BUILDING DIMENSIONS ARE TO THE FACE OF FOUNDATION WALLS UNLESS OTHERWISE NOTED.
4. ALL BUILDING SETBACKS SHOULD BE VERIFIED WITH APPROPRIATE JURISDICTIONAL AUTHORITIES PRIOR TO CONSTRUCTION.
5. UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER SURVEYED OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES ARE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER SURVEYED OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES ARE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

811 Know what's below. Call before you dig. JULIE (OUTSIDE CHICAGO AREA) CALL 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG 811 or 1-800-892-0123

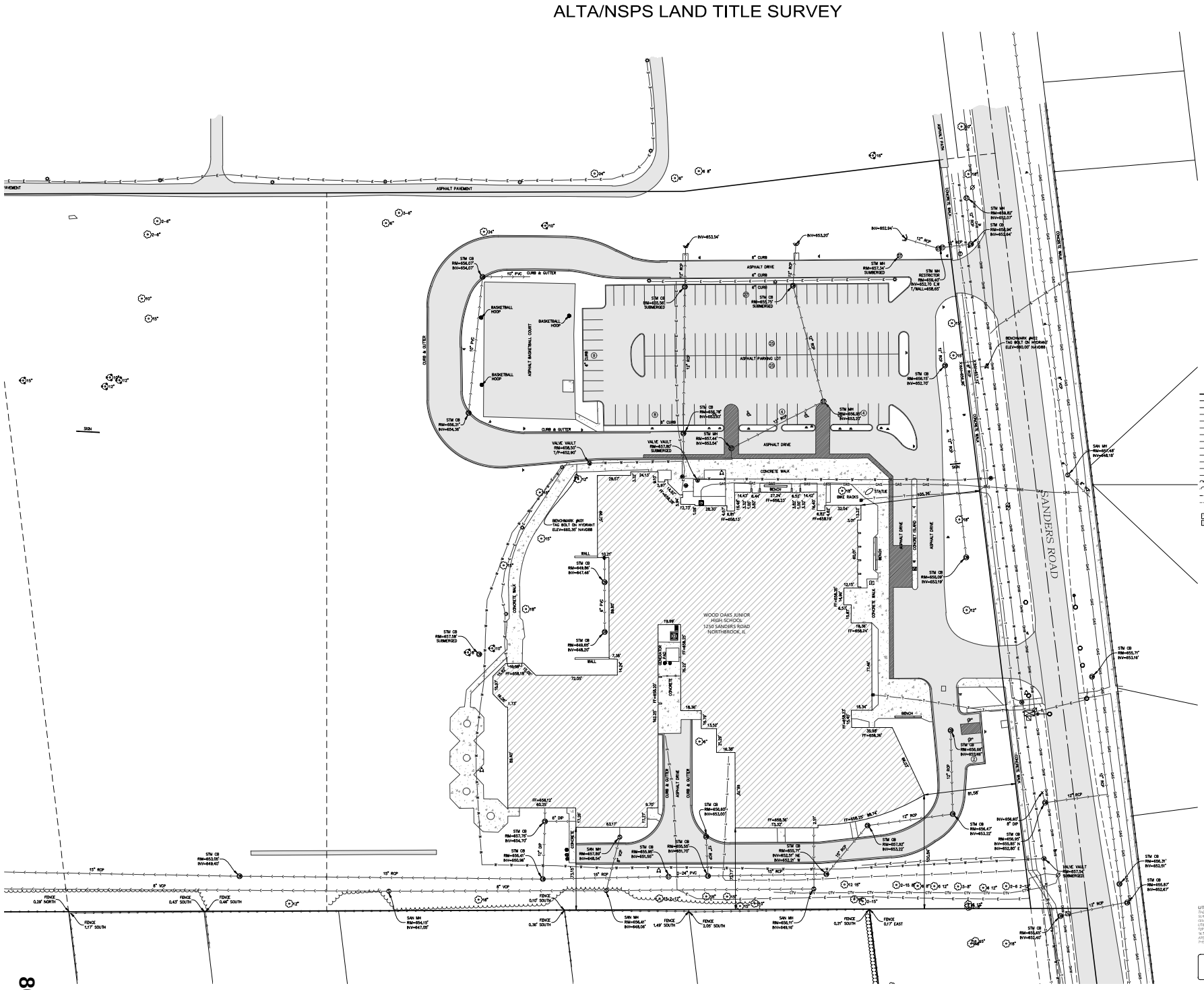
CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 586-0007

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

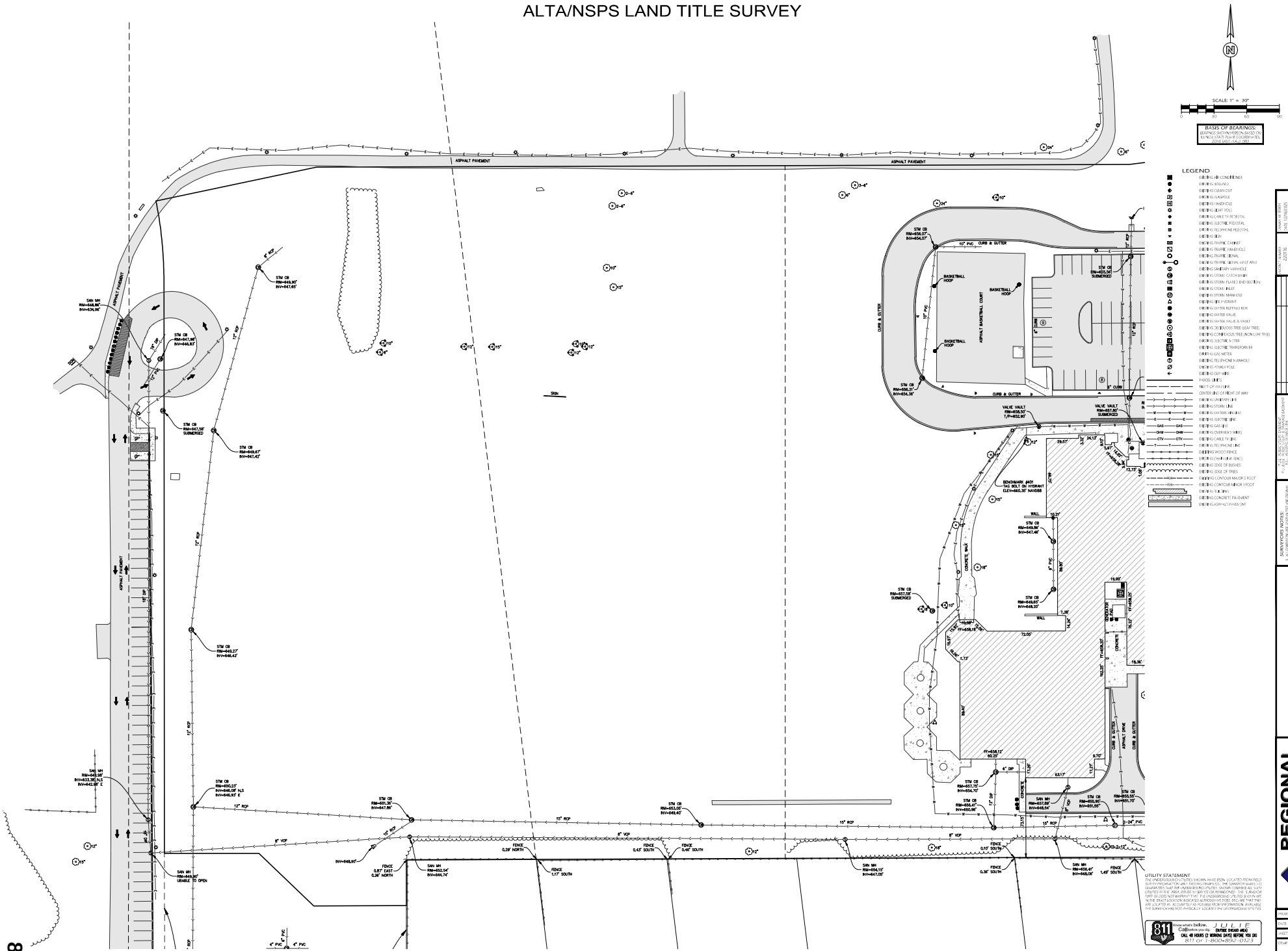
NO.	DESCRIPTION	DATE
1	ADDED UTILITIES	12/16/25
2	ADDED TOPO	12/16/25
3	ADDED BOUNDARY	12/16/25
4		
5		

DRAWN BY: RSH
CHECKED BY: MPD
SCALE: 1" = 30'
DRAWING NO.: ALTA
PROJECT NO.: 220116
DATE: 12/16/2025
SHEET: 2 OF 5

ALTA/NSPS LAND TITLE SURVEY


SANDERS ROAD
WOOD OAKS JUNIOR HIGH SCHOOL
1250 SANDERS ROAD
NORTHBROOK, IL
ASPHALT BASKETBALL COURT
ASPHALT PARKING LOT
ASPHALT DRIVE
CONCRETE WALK
ASPHALT PAVEMENT
SCALE: 1" = 30'
BASIS OF BEARINGS:
BEARINGS SHOWN HEREON BASED ON ILLINOIS STATE PLANE COORDINATES, NAD83 (2011) U.S. SURVEY FEET
LEGEND
EXISTING AIR CONDITIONER
EXISTING BOLLARD
EXISTING CLEAN OUT
EXISTING FLAGPOLE
EXISTING HANDHOLE
EXISTING LIGHT POLE
EXISTING CABLE TV PEDESTAL
EXISTING ELECTRIC PEDESTAL
EXISTING TELEPHONE PEDESTAL
EXISTING IRON
EXISTING TRAFFIC CABINET
EXISTING TRAFFIC HANDHOLE
EXISTING TRAFFIC SIGNAL
EXISTING TRAFFIC SIGNAL MAST ARM
EXISTING SANITARY MANHOLE
EXISTING STORM CATCH BASIN
EXISTING STORM FLARED END SECTION
EXISTING STORM INLET
EXISTING STORM MANHOLE
EXISTING FIRE HYDRANT
EXISTING WATER BUFFALO BOX
EXISTING WATER VALVE
EXISTING WATER VALVE & VAULT
EXISTING DECIDUOUS TREE (LEAF TREE)
EXISTING CONIFEROUS TREE (NON LEAF TREE)
EXISTING ELECTRIC METER
EXISTING ELECTRIC TRANSFORMER
EXISTING GAS METER
EXISTING TELEPHONE MANHOLE
EXISTING UTILITY POLE
EXISTING GUY WIRE
PARCEL LINE
RIGHT OF WAY LINE
CENTER LINE OF RIGHT OF WAY
EXISTING WATERMAIN LINE
EXISTING STORM LINE
EXISTING WATERMAIN LINE
EXISTING ELECTRIC LINE
EXISTING GAS LINE
EXISTING OVERHEAD WIRES
EXISTING CABLE TV LINE
EXISTING TELEPHONE LINE
EXISTING WOOD FENCE
EXISTING CHAIN LINK FENCE
EXISTING EDGE OF BUSHES
EXISTING EDGE OF TREES
EXISTING CONTOUR MAJOR 1 FOOT
EXISTING CONTOUR MINOR 1 FOOT
EXISTING BUILDING
EXISTING CONCRETE PAVEMENT
EXISTING ASPHALT PAVEMENT
UTILITY STATEMENT
THE UNDERSIGNED ATTESTS THAT THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE COMPANY MAKES NO GUARANTEES THAT ITS UNDERSTANDING OF THESE UTILITIES ACCURATELY REFLECTS ALL EXISTING UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED ALTHOUGH IT DOES REPRESENT THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
811 Know what's below. Call before you dig. JULIE
CALL 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
811 or 1-800-892-0123
SURVEYOR'S NOTES:
1. ALL DISTANCES ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.
2. BEFORE STARTING ANY CONSTRUCTION CALL J.U.L.I.E. (811 OR 1-800-892-0123) FOR EXACT LOCATION OF UTILITIES.
3. NO EXCAVATION, CONSTRUCTION, TREE REMOVAL OR OTHER ALTERATIONS SHALL BE MADE WITHOUT FIRST OBTAINING ALL NECESSARY PERMITS.
4. ALL DIMENSIONS ARE TO FACE OF BUILDING UNLESS OTHERWISE NOTED.
5. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE SURFACE EVIDENCE AND/OR PLANS PROVIDED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN USE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED ALTHOUGH IT DOES REPRESENT THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
6. ALL CALCULATED POINTS ARE NOT TO BE SET MONUMENTS.
7. ALL BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD83 (2011) U.S. SURVEY FEET).
8. ALL DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
9. BENCHMARKS:
BENCHMARK #101
TAG BOLT ON HYDRANT
ELEV=660.35' NAVD88
BENCHMARK #102
TAG BOLT ON HYDRANT
ELEV=660.00' NAVD88
CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 586-0007
REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260
PROJECT NUMBER 220116
DATE 12/16/2025
SHEET 3 OF 5
DRAWING NUMBER
ALTA
DRAWN BY: RSH
CHECKED BY: RFD
SCALE: 1" = 30'
PROJECT #: 220116
DATE: 12/16/2025
DESCRIPTION
1250 SANDERS ROAD
NORTHBROOK, IL 60062
800

ALTA/NSPS LAND TITLE SURVEY



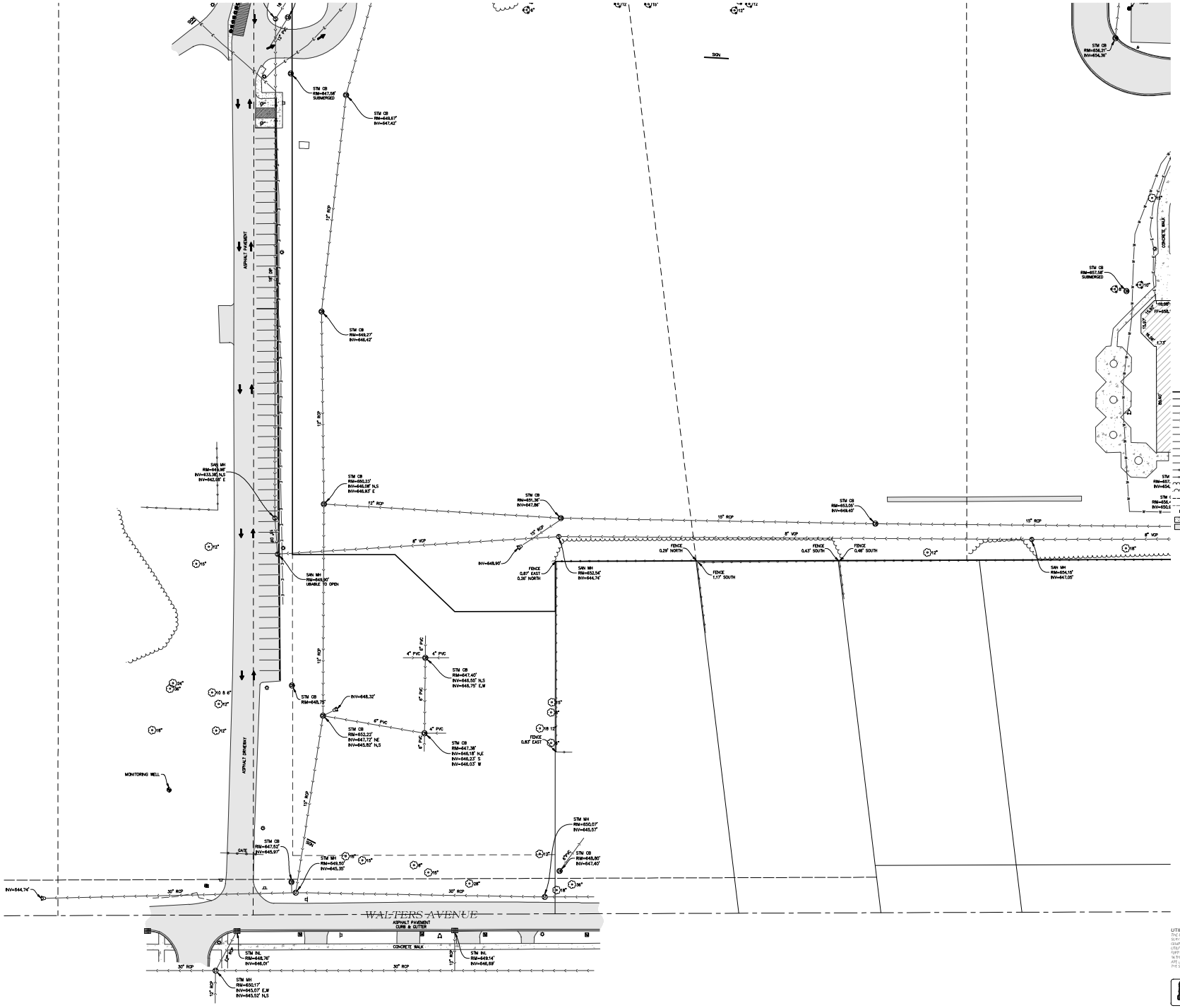
CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 388-0017

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

PROJECT NUMBER: 220116
DATE: 12/16/2025
SHEET: 4 OF 5
DRAWING NUMBER: ALTA

801

ALTA/NSPS LAND TITLE SURVEY



BASIS OF BEARINGS:
BEARINGS SHOWN HEREON BASED ON ILLINOIS STATE PLANE COORDINATES, NAD83 (2011) U.S. SURVEY FEET

LEGEND

- EXISTING AIR CONDITIONER
- EXISTING BOLLARD
- EXISTING GEAR OUT
- EXISTING FLAGPOLE
- EXISTING HANDHOLE
- EXISTING LIGHT POLE
- EXISTING CABLE TV RISER/STAND
- EXISTING ELECTRIC PEDESTAL
- EXISTING TELEPHONE PEDESTAL
- EXISTING IRON
- EXISTING TRAFFIC CABINET
- EXISTING TRAFFIC HANDHOLE
- EXISTING TRAFFIC SIGNAL
- EXISTING TRAFFIC SIGNAL MAST ARM
- EXISTING SANITARY MANHOLE
- EXISTING STORM CATCH BASIN
- EXISTING STORM FLARED END SECTION
- EXISTING STORM INLET
- EXISTING STORM MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER BUFFALO BOX
- EXISTING WATER VALVE
- EXISTING WATER VALVE & VAULT
- EXISTING DECIDUOUS TREE (LEAF TREE)
- EXISTING CONIFEROUS TREE (NON LEAF TREE)
- EXISTING ELECTRIC METER
- EXISTING ELECTRIC TRANSFORMER
- EXISTING GAS METER
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- EXISTING GAS LINE
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- EXISTING EDGE OF BUSHES
- EXISTING EDGE OF TREES
- EXISTING CONTOUR MAJOR 1 FOOT
- EXISTING CONTOUR MINOR 1 FOOT
- EXISTING SIGN
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT

SURVEYOR'S NOTES:
1. ALL DISTANCES ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.
2. BEFORE STARTING ANY CONSTRUCTION LOT STAKES SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR.
3. ALL BUILDING SETBACKS SHOULD BE VERIFIED WITH APPROPRIATE AUTHORITIES. BUILDING LINES ARE NOT SHOWN.
4. THIS SURVEY DOES NOT REFLECT OR IMPLY THAT ALL UTILITIES SERVICING THE SURVEYED PREMISES ARE SHOWN. THE SURVEYOR DOES NOT GUARANTEE THE LOCATION OF UNDERGROUND UTILITIES OBTAINED FROM ARCHITECTS, ENGINEERS, GOVERNMENTAL AGENCIES OR UTILITY COMPANIES.

CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 586-0007

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES BELIEVE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

811 Know what's below. Call before you dig. JULIE (OUTSIDE CHICAGO AREA) CALL 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG 811 or 1-800-892-0123

NO.	DESCRIPTION	DATE
1	ADDED TOPO	10/30/25
2	ADDED TOPO	11/20/25
3		
4		
5		

DRAWN BY: KEITH
CHECKED BY: MATT
APPROVED BY: MATT
SCALE: 1" = 30'
DATE: 12/16/2025
PROJECT NUMBER: 220116
SHEET: 5 OF 5
DRAWING NUMBER: ALTA

Northbrook School District 27 - Wood Oaks Jr. High Narrative

Wood Oaks Jr. High, located at 1250 Sanders Road in Northbrook, Illinois, was originally built in 1972, with additions built in 1991, 1992, and 2006. The original construction included a 65,000 square foot school, parking for approximately 100 vehicles, and a bus/car drop-off lane. Since that time, Wood Oaks has seen three building additions, effectively doubling the square footage of the actual building to over 130,000 square feet, with no additional square footage added to the parking lot. Through the decades, the total number of staff accessing the school building has increased, including teachers, support staff, and administrative staff. The Administration Center is attached to Wood Oaks Junior High School. The junior high currently supports 85-90 staff members on a daily basis, plus visitors. The junior high serves approximately 450 students in grades 6-8. About 40% (approx. 200 students) take one of eight school buses that serve the school, and the remaining students either walk, ride their bikes, or are picked up/dropped off by car. The majority of the non-bus riders are picked up/dropped off by car. Depending on the school schedule, holiday breaks, and/or inclement weather, the car and bus traffic creates congestion, often with the overflow spilling out onto Sanders Road, causing further congestion and potential safety issues on a major North/South county road. Wood Oaks Junior High is the only school building in the school district that currently does not separate car and bus traffic for arrival and dismissal times, further adding to the congestion and overflow onto Sanders Road.

Students participate in eighteen different athletic teams year-round. There are six different music ensembles and numerous after-school clubs and activities. The need for increased parking can be seen daily as parents arrive to watch their children participate in these different activities, while school staff vehicles remain parked after hours. Wood Oaks is a busy campus from the first student arrivals at 7:30 am too well after dark.

In addition, the school hosts more than a dozen events requiring parking for 100 to 300 families; this is in addition to the school staff requiring a parking space. Custodial staff must assist in parking vehicles inside the bus/car lane. Sometimes, late-arriving vehicles block access for emergency vehicles. There are over thirty-six sports events needing adequate parking, which can occur at any time of the year as the school hosts both indoor and outdoor competitions.

As previously mentioned, parent drop-offs and pickups have increased dramatically. Any inclement weather, rain, cold, or snow, increases the need for more traffic holding capacity. The current lot has only a few spaces to spare once all staff arrive for work each day. Wood Oaks also hosts parking for Park District events, and it acts as a spare lot for Northbrook Days.

This use has deteriorated the parking lot surface and infrastructure to the point of needing to be completely replaced. Understanding the current needs of the school, District 27 has engaged CAGE Civil Engineering to design a new parking area, enlarge the current traffic loop, and create a separate bus loop on D27 property at the corner of Sanders Road. and Walters Ave. This redesign will more than double our current parking capacity. It will also bring the school up to the current zoning code parking requirements. A traffic study was performed to assess the

need for more car capacity. The redesigned traffic loop will accommodate even the busiest parent drop-off day.

Included in this redesign are increased stormwater detention, EV charging stations, improved LED lighting, and Crisis Prevention Through Environmental Design (CPTED) for added safety measures. Every improvement made to the Wood Oaks parking and traffic infrastructure increases the safety level for students, staff, and parents. The increased traffic capacity and bus/car separation will greatly improve traffic flow and accident avoidance on and off of Sanders Road. Frustrated parents will not be inclined to drop students off inside the parking lot or park in the surrounding neighborhood streets. Bus ridership may actually increase as students will no longer have to wait to board buses after all car traffic has finished loading. District 27 also acknowledges the need for sustainability and green space. CAGE Civil Engineering has been directed to provide options for paver-surfaces, bioswales, and other green space opportunities as budgeting and Metropolitan Water Reclamation District (MWRD) requirements allow.

This parking infrastructure project will improve safety for all District 27 stakeholders, and it will serve the families of District 27 as well as various user groups, including the Northbrook Park District and Village of Northbrook. These improvements are an investment for the community for many years in the future.

Sustainability Addendum Response

Wood Oaks Junior High School – Northbrook School District 27

The proposed parking and site improvements at Wood Oaks Junior High School have been planned with a strong emphasis on sustainability, environmental stewardship, and alignment with the Village of Northbrook's Climate Action Plan goals.

District 27 has acknowledged the importance of incorporating sustainable and green infrastructure where feasible. As part of the project design, CAGE Engineering evaluated opportunities for enhanced stormwater management, including increased on-site above ground detention, the use of permeable paver pavement systems, bioswales, and other green space strategies as permitted by site constraints, budget considerations, and Metropolitan Water Reclamation District (MWRD) requirements.

Permeable pavers are proposed within the parking lot improvements to reduce impervious surface impacts and improve on-site stormwater management. These systems allow stormwater to infiltrate through the pavement surface, reducing runoff volumes, improving water quality through natural filtration, and decreasing the burden on downstream storm sewer infrastructure. The use of permeable pavement also supports groundwater recharge and contributes to reduced surface ponding during storm events.

The proposed landscape design further supports these sustainability objectives. Approximately seventy percent (70%) of the plant palette consists of native species or regionally appropriate nativars. All plant selections were chosen specifically for their hardiness, tolerance of urban conditions, and drought resistance, reducing the need for excessive irrigation, chemical treatments, and long-term maintenance.

The landscape plan emphasizes species diversity and ecological resilience through the use of twelve (12) canopy and evergreen tree species and thirteen (13) understory tree and shrub varieties. This diversity helps create a sustainable landscape installation that is better able to withstand pests, disease, and drought conditions while enhancing habitat value and visual interest across the campus.

Trees removed as part of the construction activities are being replaced with large native tree selections planted throughout the school campus. These replacement trees will increase overall canopy coverage, provide additional shade, and contribute to mitigation of the urban heat island effect, while enhancing pedestrian comfort and campus aesthetics.

Additional sustainability measures incorporated into the overall project design include provisions for EV charging stations, upgraded energy-efficient LED lighting, and site design strategies that improve safety and functionality while minimizing environmental impacts. Collectively, these improvements reflect a balanced, performance-based approach that integrates infrastructure upgrades with long-term sustainability goals for the Wood Oaks Junior High School campus.

03.10.2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD25-12 – 1250 Sanders Road – Wood Oaks Parking Lot

Dear Swati,

CAGE Engineering, Inc. (CAGE) has received the following Tree Preservation Comments via email, on February 11, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Developments & Planning Services Department Comments:

1) Plat: Based on the DPS response from the applicant, dated 1-21-26 – it appears that the applicant wishes to resubdivide the property as opposed to consolidate:
   a) Confirm if the applicant will resubdivide the four PINs into two lots. The engineering plan lot lines do not match the Plat.
   Response: Correct, per our discussion, the four PINs (Parcels A, B, C and D) will be resubdivided into Lots 1 and 2.
   b) If yes, prepare a Final Plat of Subdivision showing proposed lots. See Final Plat Worksheet attached.
   Response: Final Plat of Subdivision is included in this resubmittal.

2) Rezoning Worksheet: Revise the worksheet and note the requested zoning district for the proposed lots. Revise worksheet statements as applicable. See a copy of the worksheet attached.
   Response: Revised Rezoning Worksheet is included in this resubmittal.

3) Annexation: Item 2) on this page should enter the complete address of the Subject Property (signature not required). See document attached.
   Response: Revised Petition for Voluntary Annexation is included in this resubmittal.

4) Legal Description: Confirm and submit a Word document with the existing legal description and post-subdivision legal description of the Subject Property.
   Response: Existing legal description is enclosed. Per our surveyor and previous discussion, the post-subdivision legal descriptions for Lots 1 and 2 will be created after recording.

5) Surrounding Property PIN List: Several entries on the spreadsheet are noted as “TBD”. Enter Owner Name and Mailing Address for these PINs and if not available through any reliable source, then enter the property address for these items and submit.
Response: Surrounding PIN list was verified and revised accordingly.

6) The project narrative and the sustainability response mentions ‘EV charging stations’ – confirm if EV charging stations will be installed within the parking lot. If yes, show the location within the parking lot on the site plan.
Response: The project intends to install 3 EV charging stations and they are now noted on the plans. One will be accessible.

7) Parking: The total parking count noted in the parking summary table on the site plans probably accounts for the four spaces along Sanders Road, however those spaces are not shown on the plan. Show the existing and proposed spaces and match the data on the plans. Confirm and revise as appropriate.
Response: The spaces along Sanders Road are now shown on the plans as they should be accounted for as part of the campus parking count.

8) Landscape Plan: Transition Landscape Area: Transition Landscape Area Type C (10-106.G.) is applicable between IB and residential districts. In this instance around the bus drop-off area.
   a) Given that the landscape buffer distance along the west property line is 15 feet – show and label a fence along the west property line on the site and landscape plan. Provide a detail.
   Response: The landscape buffer has been increased to 20 feet so a fence will not be required per the Type C requirements. Additional plantings have been provided per code.

9) Based on the comments above, match all plans for details.
Response: Plans have been updated accordingly.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.

Claudia Welp

Claudia Welp
Director of Operations - Illinois

northbrook

Plan Review	Engineering Code Review / Response 1250 SANDERS RD	Reviewer: Aram Beladi [redacted]

Date Review Completed: 02/09/2026

Instructions:

A. ***Return this sheet with the revised drawings / documents to permits@northbrook.il.us***
B. ***The design professional must indicate the location of each revision (sheet/detail number) & respond to every comment in the Response spaces provided below; do NOT submit a separate response letter, USE THIS FORM.***
C. ***The design professional must include on each new drawing: their seal, signature, date of signing and date of license expiration.***
D. ***Identify all drawing revisions with a BUBBLE.***
E. ***Any revisions that are in addition to the review comments must be bubbled and explained in a separate narrative.***

Questions concerning Review Comments should be directed to [redacted].

Building Code Review Comments

1. Total of 50' ROW dedication required on Sanders Road. 33' required ROW dedication is sufficient on Walters Ave.
Response:

ROW dedication along Sanders Road has been increased to 50'.

2. All above ground detention basins shall be located such that the design high water level is a minimum of 10 feet from any property line, structure, and right-of-way.

Any sharp change in grade adjacent to sidewalk requires a 3' buffer or physical barrier seperating sidewalk and change in grade.
Response:

Setbacks from property lines for detention are maintained at locations adjacent to residential. Buffers near sidewalks are maintained.

3. Extend sidewalk on Walters to connect to corner current presentation shows it dead ending at ROW.
Response:

Sidewalk was added to connect to the sidewalk on Walters.

End of Review Comments

The Design Professional is to complete the follow

Claudia Welp — Claudia Welp

Print Name *Signature*

Date: 03/10/26

03/10/2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD-25-21: 1250 Sanders – Wood Oaks Jr. High Parking Lot Expansion – Tree Preservation Review 2

Dear Swati,

CAGE Engineering, Inc. (CAGE) has received the following Tree Preservation Comments via email, on February 11, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Tree Preservation Comments:

1) Waiting for tree inventory to be completed. On the plans, please show all trees located within the construction area or along the proposed construction access path and any trees within 15 feet of the property lines on adjacent properties, including trees located in the Village owned parkways. The table shall include tree number (to correspond to a tree on the plans), size, species, condition and if the tree is to be preserved or removed. The table shall be filled out by a certified arborist. Please include the certified arborist's name, contact number and certification number on the plans. Replacement calculations may change based on the trees being removed. Final tree replacements can be handled at time of permit submittal.
   Response: We are in the process of engaging a certified arborist for the tree survey. This will be updated in the next round of revisions.

2) Plans okay to proceed to plan commission.
   Response: Comment acknowledged.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.

Claudia Welp

Claudia Welp
Director of Operations - Illinois

03/10/2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD-25-21: 1250 Sanders – Wood Oaks Jr. High Parking Lot Expansion – Traffic Comments 2

Dear Swati,

CAGE Engineering, Inc. (CAGE) has received the following Traffic Comments via email, on February 11, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Traffic Comments:
Civiltech has reviewed the revised Traffic Planning Study prepared by Gewalt Hamilton dated January 20, 2026 along with the associated site plan, disposition of comments, and supporting exhibits for the Wood Oaks Junior High School parking lot expansion project. The previous traffic-related comments have been appropriately addressed. With respect to the recommendations contained in page 21 of the traffic study, Civiltech has the following responses:

1) *Signage should be placed on Walters Avenue at the bus loop entrance to discourage non-bus usage.*

   Civiltech concurs with this recommendation. Based on our experience, signage will likely need to be occasionally reinforced by school communications and on-site staff to ensure parents and guardians comply.
   Response: This has been updated.

2) *Per IDOT's criteria, as followed by CCDOTH, auxiliary turn lanes are warranted along Sanders Road at the North Site Access Drive. The lack of an auxiliary left-turn lane results in considerable back-ups as well as an increased risk for front-to-rear crashes. Other intersections within the site vicinity were observed to experience potential similar issues. Furthermore, field observations showed potential drainage issues along Sanders Roads given the lack of curb, gutter, or proper drainage ditches. The Village should identify if Sanders Road is a high priority for improvement based on regional needs, and if so, coordinate with CCDOTH regarding future roadway studies and projects.*

   Because this is not a school capacity expansion, traffic volumes will remain relatively stable in the future. Furthermore, the project will improve traffic on Sanders Road by increasing internal queuing space, thus reducing impacts of queues on Sanders Road. Therefore, we agree that adding turn lanes should not be a requirement of the development. We agree with

the traffic study that coordination with Cook County should be considered to incorporate the appropriate modifications into a future roadway project.
Response: Acknowledged.

3) *At the South Site Access Drive, a high-visibility crosswalk should be striped on the west leg of the intersection to delineate a proper zone for pedestrians to cross.*

   We concur with this recommendation.
   Response: This has been updated.

4) *A high-visibility crosswalk should be marked on the service drive south of the school where the new pedestrian connection to the bus loop is proposed.*

   We concur with this recommendation.
   Response: This has been updated.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.



Claudia Welp
Director of Operations - Illinois

01.21.2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD25-12 – 1250 Sanders Road – Wood Oaks Parking Lot

Dear Swati,

CAGE Engineering, Inc. (CAGE) has received the following Tree Preservation Comments via email, on January 7th, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Developments & Planning Services Department Comments:

1) Plat of Consolidation:
   a) Is the Applicant requesting to combine the open space parcel with the other three parcels as one lot and rezone the consolidated lot/school property to IB Institutional Building District? Confirm.
   Response: We are looking to combine the two southern parcels the parcel entirely. As for the open space parcel, we are looking to take combine around half of the northern portion of the parcel with the three other parcels to make one lot. This is being done due the new parking extension and detention basin encroaching into the existing open space parcel boundary.
   b) Show and label the right-of-way dedication along Walters Avenue and Sanders Road for the two unincorporated parcels. Match all plans appropriately.
   Response: Plat has been revised to show right-of-way dedication along Walters Avenue and Sanders Road, see provided Plat of Consolidation and Civil Engineering Plans.
   c) The legal description noted on page 2 of the plat is describing the existing conditions or the proposed consolidation? Explain.
   Response: The legal description described the existing conditions. The legal description for the proposed conditions will be on the consolidation plat after the subdivision is recorded.
   d) Is the 'Mortgage Certificate' required on the Plat? Who is responsible for signing this certificate?
   Response: The mortgage certificate has been removed from the Plat.

2) Worksheets:
   a) The responses for item no. (i) on the Comprehensive Plan Amendment Worksheet and Rezoning worksheet states that the property is not vacant. Even though that is true for the majority of the property, the complete scope includes the two vacant parcels proposed for the bus turn-around lane. The responses should include elements from

complete scope of work to accurately address the Standards. Revise the documents appropriately.
Response: The responses for item no. (i) have been updated on both worksheets to include the two currently vacant southern parcels.

3) Annexation:
   a) Petition: Item 2) on this page should enter the complete address of the Subject Property (signature not required). See document attached.
   Response: See attached document.
   b) Staff has updated the Annexation Affidavit with the most current information, which is attached. Sign and notarize the document and submit.
   Response: See attached document.
   c) Confirm if 1370 Sanders and 1390 Sanders is tax exempt. If not, submit tax bill from the Cook County Treasurer's Office indicating no current property taxes due and owing.
   Response: Both properties are tax exempt as shown on the Cook County Treasurer's website.

4) Legal Description: Confirm the existing and proposed legal description of the Subject Property. Update the Word document and submit.
   Response: Revised legal descriptions have been submitted.

5) Surrounding Property PIN List: Several entries on the spreadsheet are noted as "TBD". Enter Owner Name and Mailing Address for these PINs and if not available through any reliable source, then enter the property address for these items.
   Response: Surrounding Property PIN List has been updated. Any previous TBD's have been marked as N/A's since more information on those specific PIN's was not able to be found.

6) Parking:
   a) Confirm the total number of existing parking spaces on the property; the number of spaces removed; and new spaces added. Confirm the final proposed total parking count for the permanent parking lot plus the temporary spaces within the basketball court.
   b) Confirm and show the minimum number of handicapped parking stalls per the Illinois Accessibility Code on the site plan for the entire school parking lot.
   Response: Parking summary has been revised to show the number of existing and proposed parking stalls as well as the number of handicapped parking stalls, see sheet C2.0.

7) Landscape Plan:
   a) Label all proposed landscape material with their respective type.
   Response: All labels for construction and installation have been added to the drawings.
   b) Add a column to the Plant List noting the height at maturity for the proposed landscape material.
   Response: A column had been added for maximum height and width.

c) The parking area end cap and island is required to have a minimum width of 10 feet and length of 18 feet. Revise the site plan and landscape plan to show and label the minimum required dimensions. (10-106.F)
Response: Islands and end caps have been updated and plantings revised.

d) A parking area island should be provided 10 parking spaces apart or not more than 90 feet. A section of the parking lot shows that the parking area island is 13 spaces or 117 feet apart. Revise the plan for compliance (10-106.F.1.a.iii)
Response: A parking island has been added.

e) Transition Landscape Area: Transition Landscape Area Type C (10-106.G.) is applicable between IB and residential districts. In this instance around the bus drop-off area. Label the landscape buffer distance and Type C Standards to show compliance with the requirements [Table 10-106-G(3)(c)].
Response: Table and drawings has been updated. We ask for a waiver for the full transition area landscape requirement. The school board is concerned about views and security related to additional shrub plantings.

8) Lighting Plan:
   a) Confirm if all new proposed outdoor lighting fixtures shall be so designed, arranged and operated as to prevent direct rays of light from being cast on to any adjacent property or street.
   Response: The D-Series LED Area Lights family offers fifteen optical distributions including our unmatched Backlight Control optics that reduce light behind poles while providing excellent forward and lateral projection. Poles can be strategically placed near adjacent property or boundary lines while achieving optimal curb line results. These and the wide selection of D-Series optical distributions allows you to create a lighting design that maximizes application efficiency and minimizes light trespass. The D-Series also has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.
   b) Based on a response to comment number 1.b. – if the right-of-way dedication shifts the property line, then all plans should be revised including the photometric plan.
   Response: A revised photometric plan has been provided showing the right-of-way dedication.

9) Fence: Is there a fence proposed for this project?
   Response: There are currently no plans for proposed fencing for this project.

10) Signage: Are there any new signs proposed for the school at this time as part of this project?
   Response; There are no new signs proposed for the school at this time. No signs are being removed except for one being salvaged on the west side of the parking lot near the basketball courts.

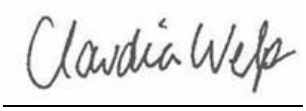
11) Based on the comments above, match all plans for details.
   Response: Comment acknowledged. All resubmitted plans shall match based on the comments provided.

12) For your information only: Our records indicate that the two unincorporated parcels have a water utility recapture fee of $1,450 each (total $2,900) due upon connection. There is no payment or action necessary at this time, however, please note that if there are any future utility connections for these properties, then the recapture fee will be required.

Response: Comment acknowledged.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.



Claudia Welp
Director of Operations - Illinois

01.21.2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD-25-21: 1250 Sanders – Wood Oaks Jr. High Parking Lot Expansion – Tree Preservation Review 1

Dear Swati,

CAGE Engineering, Inc. (CAGE) has received the following Tree Preservation Comments via email, on January 7th, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Tree Preservation Comments:

1) Use Village details for tree protection, tree planting, shrub planting, and parking island tree planting. Details can be found at https://www.northbrook.il.us/366/Engineering-Standards-Specifications.
   Response: Completed as requested.
2) On the plans, please show all trees located within the construction area or along the proposed construction access path and any trees within 15 feet of the property lines on adjacent properties, including trees located in the Village owned parkways. The table shall include tree number (to correspond to a tree on the plans), size, species, condition and if the tree is to be preserved or removed. The table shall be filled out by a certified arborist. Please include the certified arborist's name, contact number and certification number on the plans. The table on L2.3 shows Heritage trees being removed. I do not believe there are any Heritage trees being removed. The inventory will verify. Replacement calculations may change based on the trees being removed.
   Response: Replacement trees have been changed to an estimate 50% landmark for now, finals will be updated based on arborist's survey.
3) Verify the proposed tree removals. More trees are shown to be removed on the engineering plans than on the landscape plans. Based on the proposed engineering, it is likely that the removals will follow the engineering plans. Update the landscape plans as needed. Replacement calculations will change based on the additional removals.
   Response: Completed as requested.
4) Label all proposed plantings on the landscape plan with their respective types.
   Response: Completed as requested.
5) Replace Redpointe Red Maple, Shademaster Honey Locust, Red Oak, and Greenspire Littleaf Linden trees with trees off the Village's approved Tree Replacement List. Those 4 trees are listed as overplanted/do not plant.
   Response: Completed as requested.

6) Remove the proposed trees from the center of the new circle drive. This area is proposed to be used for detention.
   Response: Completed as requested.
7) Please include, on the plans, a table showing proposed soil volumes for any island containing trees. The islands should provide adequate soil volume for the proposed tree based on the tree's size at maturity.
   Response: Completed as requested.
8) Proposed evergreens and ornamental trees should be a minimum of 8 foot tall.
   Response: Completed as requested.
9) Enhanced screening on the west side of the proposed circle drive may need to include trees of a columnar variety as to not encroach/grow into the neighbor's tall dense hedge.
   Response: Completed as requested.
10) Additional comments may be forthcoming with future submittals.
   Response: Comment acknowledged.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.

Claudia Welp

Claudia Welp
Director of Operations - Illinois

01.21.2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD-25-21: 1250 Sanders – Wood Oaks Jr. High Parking Lot Expansion – Traffic Comments

Dear Swati,

CAGE Engineering, Inc. (CAGE) has received the following Traffic Comments via email, on January 7th, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Traffic Comments:

1) Include a discussion in the traffic study regarding the operation of the proposed school bus drop off accessed from Walters Avenue. Provide information on number of buses anticipated and queuing anticipated within the circular drop off area and on Walters Avenue.
   Response: Refer to revised traffic study for discussion of school bus drop off.
2) Include an updated site plan in the traffic study that matches the current development proposal.
   Response: Traffic study has been revised to include latest site plan
3) Include AutoTurn exhibits showing the paths of buses entering and exiting the drop off area to confirm the design of the proposed driveway on Walters Avenue.
   Response: AutoTurn exhibits showing bus paths as well as bus stacking have been provided, see EX-3 and EX-4.
4) Consider providing an exhibit that shows the stacking space available (using rectangles to represent cars) for both the existing and proposed conditions.
   Response: Stacking exhibits for both the proposed and existing parking conditions have been provided, see EX-1 and EX-4.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.



Claudia Welp
Director of Operations - Illinois

Archived: Wednesday, May 13, 2026 1:14:15 PM
From: Claudia Welp
Sent: Wednesday, May 13, 2026 12:37:07 PM
To: Pandey, Swati
Cc: Kimberly Rio; Kohlstedt, Michaela; Marisa Kolman; Rick Hansen
Subject: RE: Wood Oaks - additional drawing request
Sensitivity: Normal

Beware External Email - Think Before You Act

Hi Swati,

Connecting an additional lane to the north bus loop was also evaluated and determined to not be a feasible solution for the site. This approach would still result in buses and parent vehicles attempting to enter the site from the same location, continuing the intermixing of traffic patterns and not significantly improving the overall circulation objectives of the proposed plan.

In addition, student drop-off locations would need to occur farther from the building or along the backside of the facility, creating concerns related to student supervision, visibility, and overall site security. Students exiting buses in this area may also be required to cross traffic movements to access the building, introducing additional pedestrian safety concerns.

Implementation of this option would also require substantial reconstruction of the existing loop roadway and improvements located on Park District property. This would likely necessitate extensive coordination, additional cost, and the establishment of an intergovernmental agreement between the involved agencies before the improvements could proceed. Given these operational, pedestrian safety, security, and coordination challenges, this alternative was not considered a practical or beneficial improvement to the overall site circulation plan.

Last, as you mentioned, they will still be utilizing the Walters/Sanders traffic light.

Thank you,
Claudia

Claudia Welp
Director of Operations - Illinois
CAGE
M: 815-757-0140
P: 630-598-0007
www.cagecivil.com
Civil Engineering
Land Surveying
Construction Management
Illinois | Colorado | Arizona | Florida | North Carolina

From: Kohlstedt, Michaela <Michaela.Kohlstedt@northbrook.il.us>
Sent: Monday, May 11, 2026 9:29 AM
To: Claudia Welp <cwelp@cagecivil.com>; Marisa Kolman <mkolman@cagecivil.com>
Cc: Pandey, Swati <Swati.Pandey@northbrook.il.us>; Kimberly Rio <rio.k@nb27.org>
Subject: RE: Wood Oaks - additional drawing request

Did the District ever consider extending the parking drive aisle along the NORTH side of the property to the northern portion of the Park District cul-de-sac? That is what the Village was asking in the email below sent on April 30.

While the buses would still require accessing the traffic light eastbound at Walters and Sanders, they would at least be approaching from further west instead of attempting the left turn out of the proposed bus cul-de-sac that results in the buses needing to turn out of the site into the eastbound right turn lane to adequately maneuver to the eastbound left turn lane on Walters. It would also allow for buses on the road to have more than two moving eastbound at the light without impeding other westbound traffic flow given the current proposed proximity to the Walters and Sanders traffic light.

Michaela Kohlstedt, AICP (She/Her/Hers)
Deputy Director | Village of Northbrook
Development & Planning Services
1225 Cedar Lane | Northbrook, IL 60062
d: 847-664-4057

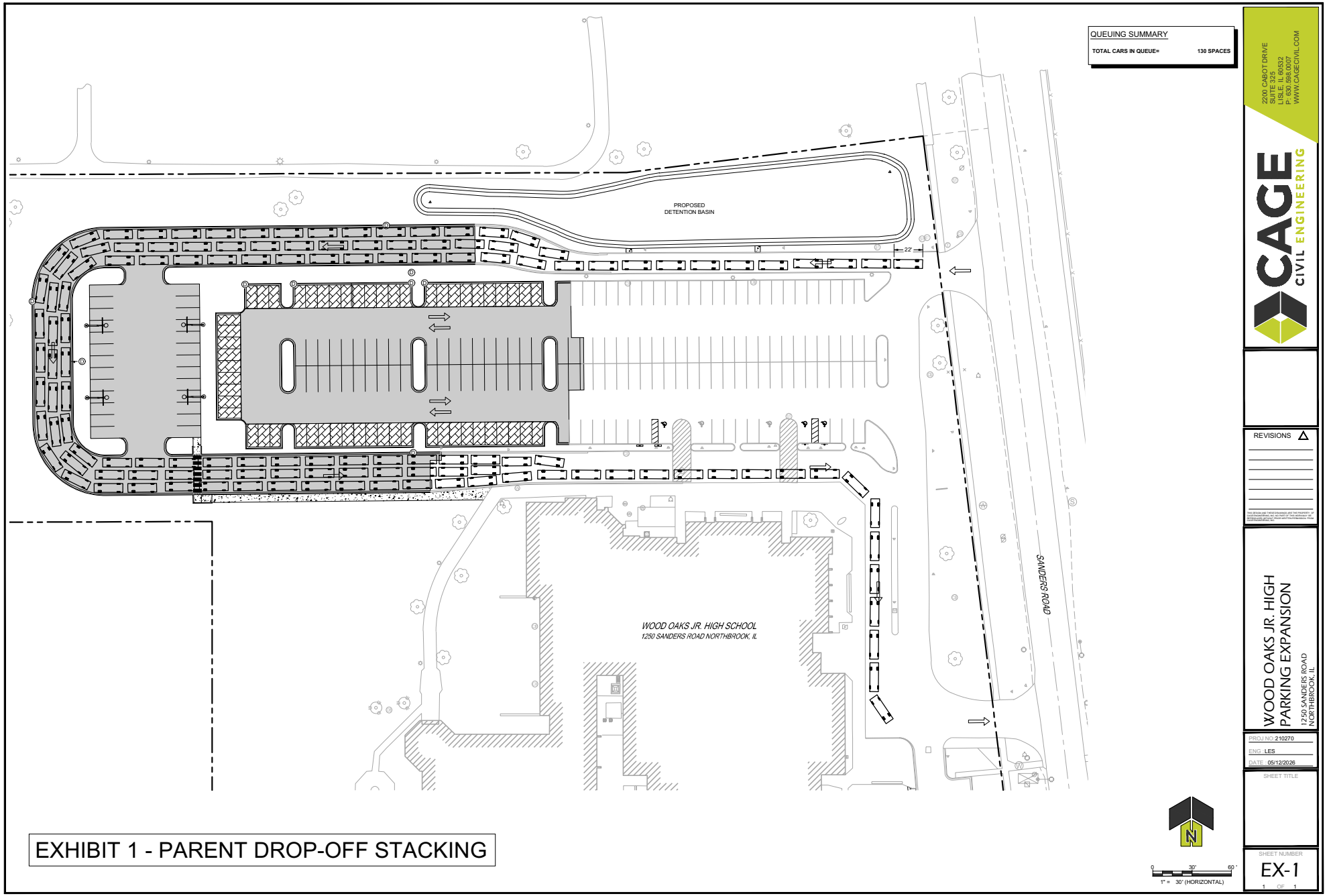


EXHIBIT 1 - PARENT DROP-OFF STACKING

CAGE CIVIL ENGINEERING
2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM

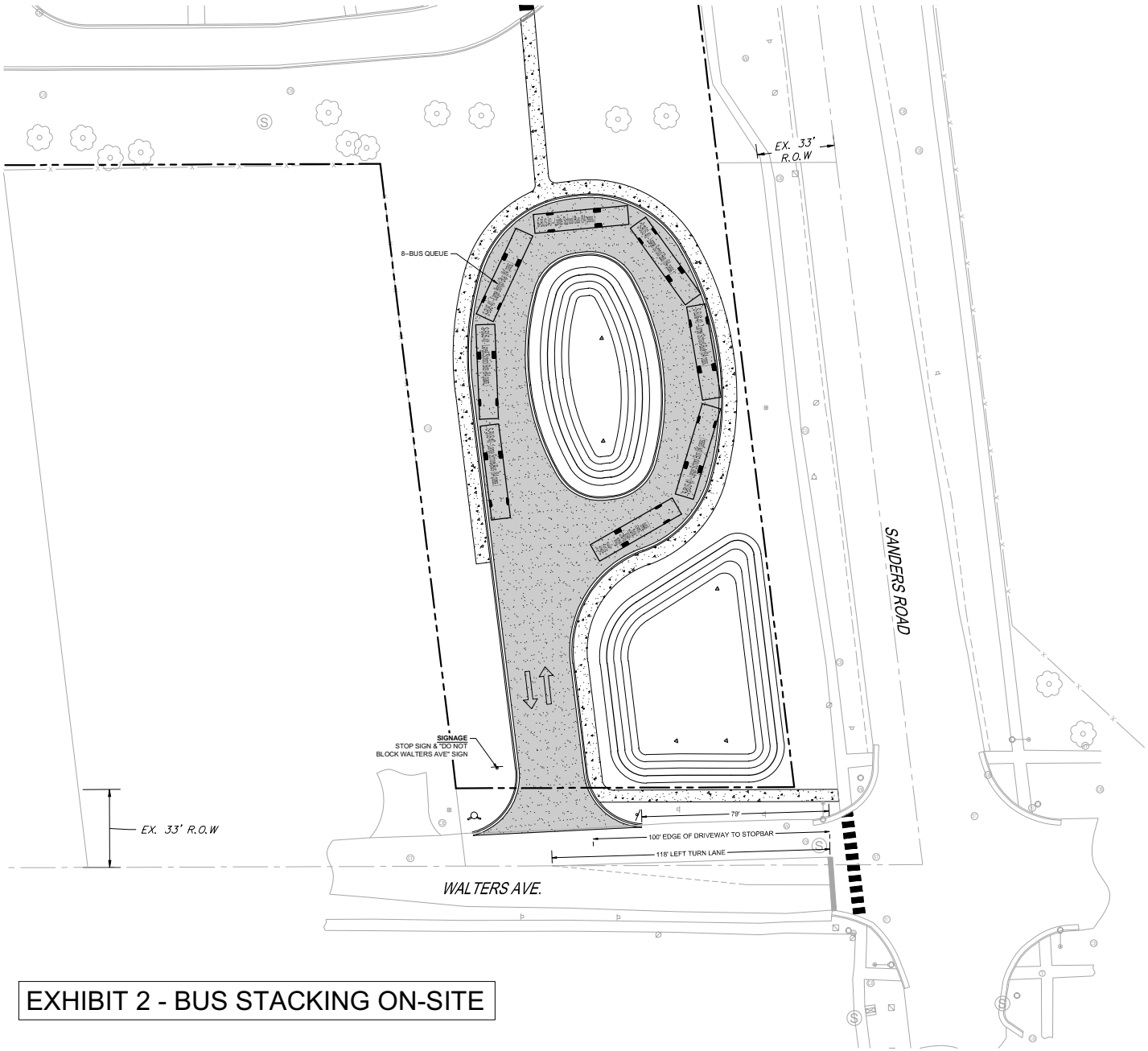
REVISIONS

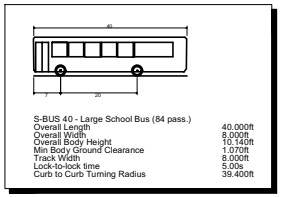
WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 05/12/2026

SHEET TITLE

SHEET NUMBER
EX-1
1 OF 1





S-BUS 40 - Large School Bus (84 pass.)

Overall Length	40.000ft
Overall Width	8.000ft
Overall Body Height	10.140ft
Min Body Ground Clearance	1.070ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	39.400ft

EXHIBIT 2 - BUS STACKING ON-SITE

0 20' 40'
1" = 20' (HORIZONTAL)

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

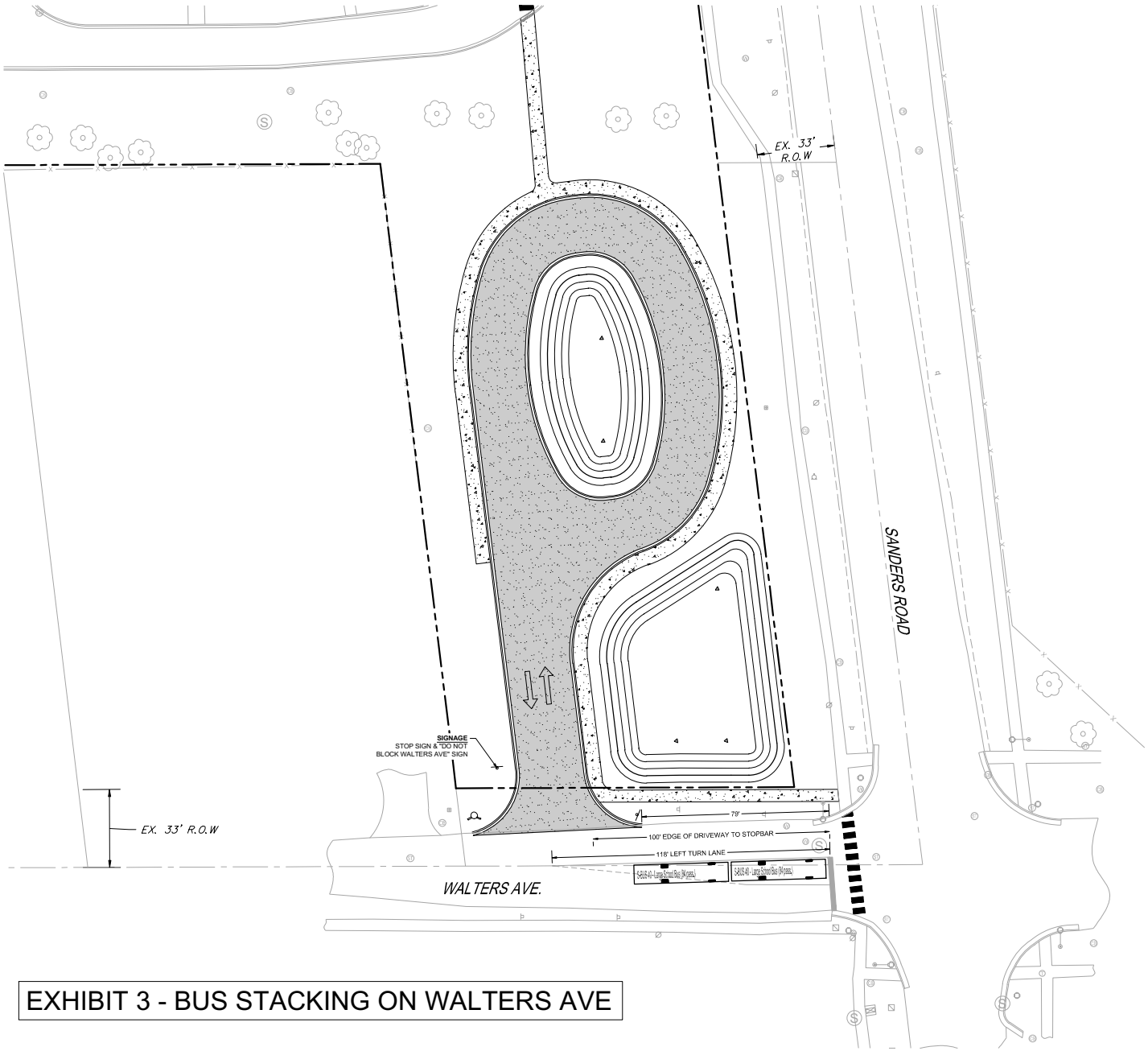
REVISIONS

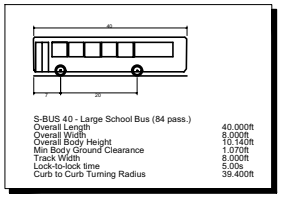
WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 05/12/2026

SHEET TITLE

SHEET NUMBER
EX-2
1 OF 1





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Min Body Ground Clearance	1.070ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	39.400ft

EXHIBIT 3 - BUS STACKING ON WALTERS AVE

0 20' 40'
1" = 20' (HORIZONTAL)

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

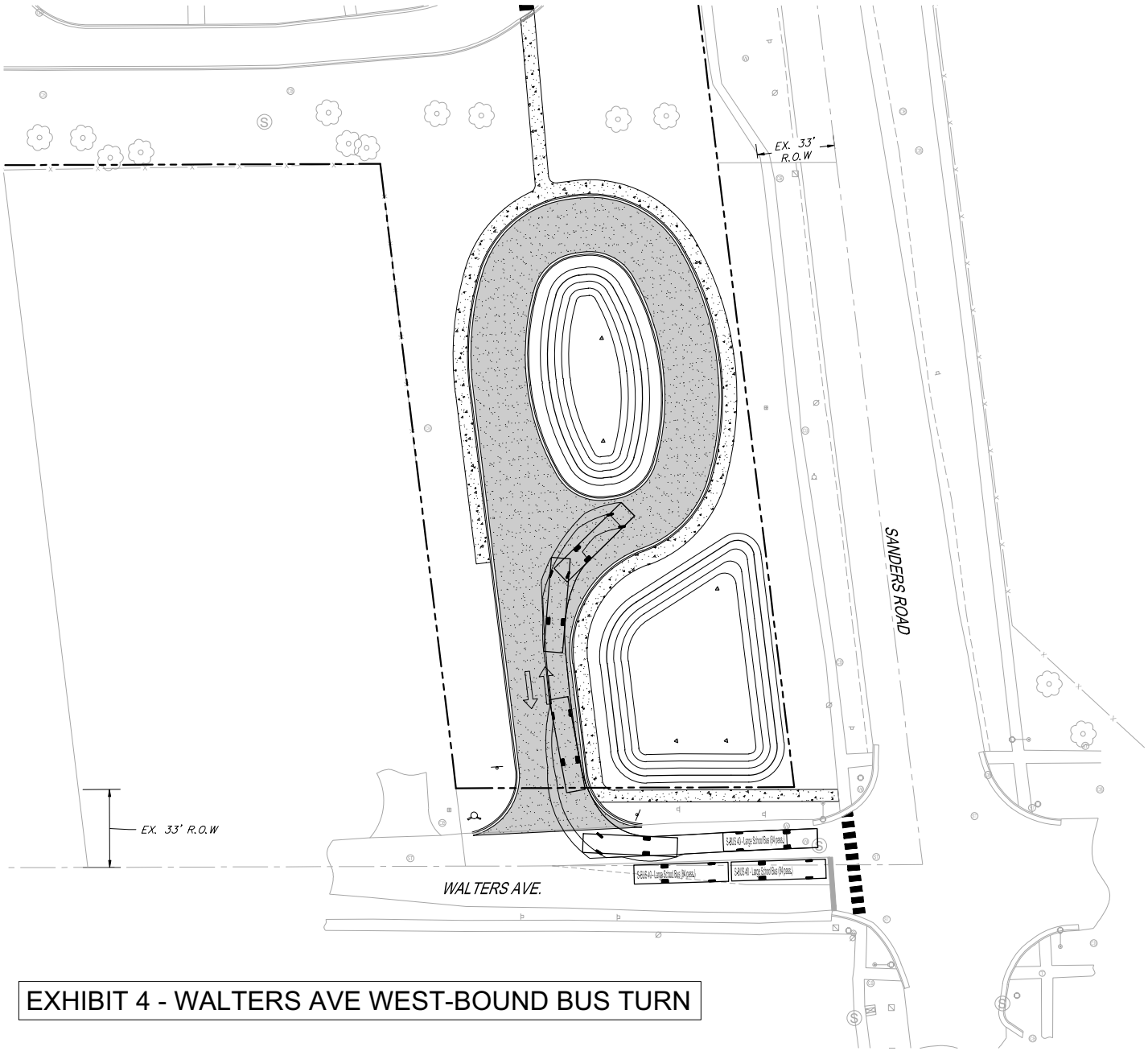
REVISIONS

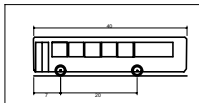
WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 05/12/2026

SHEET TITLE

SHEET NUMBER
EX-3
1 OF 1





S-BUS 40 - Large School Bus (84 pass.)

Overall Length	40.000ft
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Overall Body Height	10.140ft
Min Body Ground Clearance	1.070ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	39.400ft

EXHIBIT 4 - WALTERS AVE WEST-BOUND BUS TURN

0 20' 40'
1" = 20' (HORIZONTAL)

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

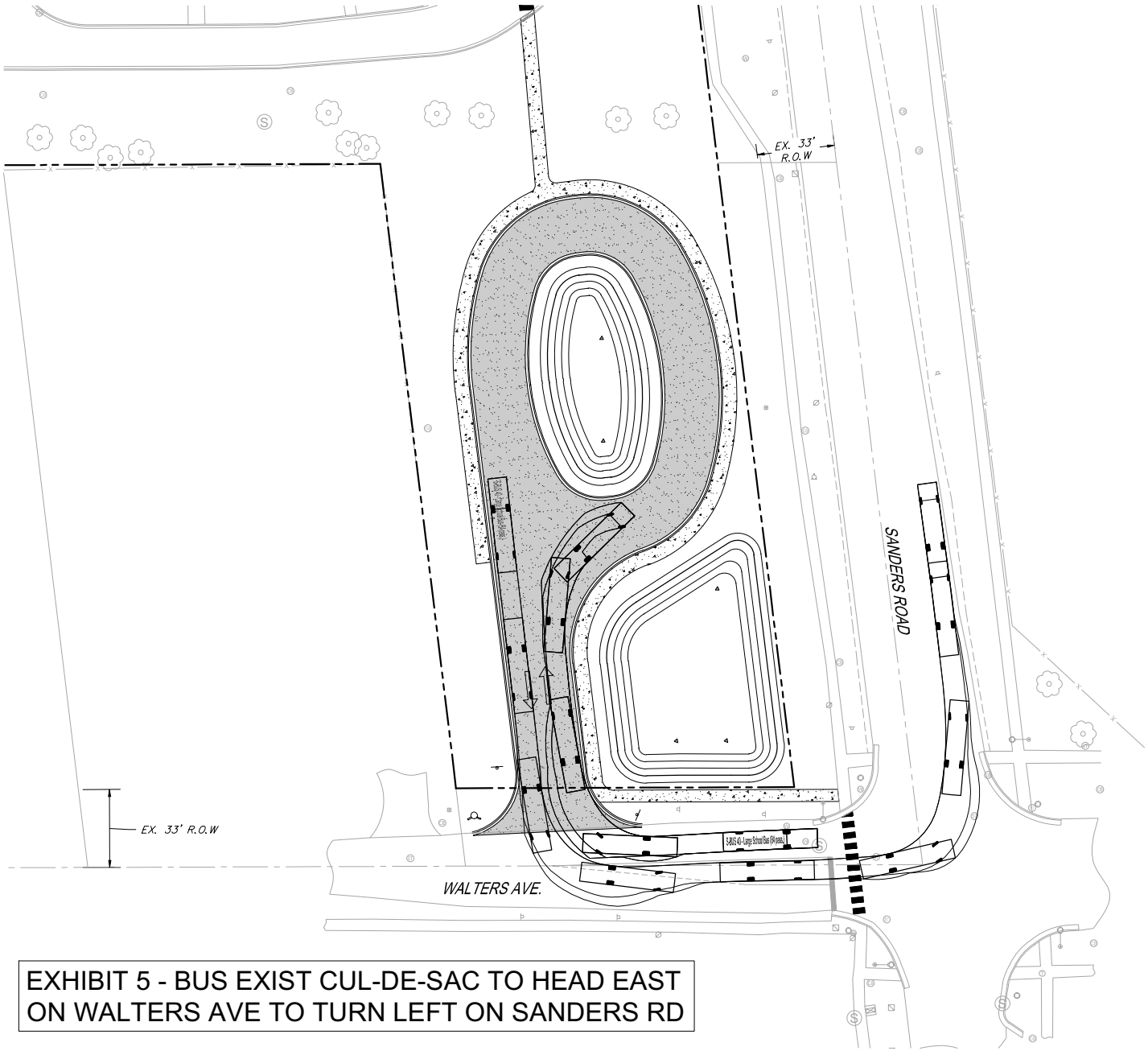
REVISIONS

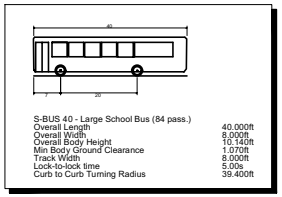
WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 05/12/2026

SHEET TITLE

SHEET NUMBER
EX-4
1 OF 1





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Min Body Ground Clearance	1.070ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	39.400ft

EXHIBIT 5 - BUS EXIST CUL-DE-SAC TO HEAD EAST ON WALTERS AVE TO TURN LEFT ON SANDERS RD

0 20' 40'
1" = 20' (HORIZONTAL)

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

REVISIONS

WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 05/12/2026

SHEET TITLE

SHEET NUMBER
EX-5
1 OF 1

827

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Development & Planning Services Amy McEwan
Date: 2026-05-26
Subject: A Resolution Approving a First Amendment to Affordable Unit Declaration of Covenants, Conditions, and Restrictions and Subordination Agreement for the Townhomes at Pointe Drive - 175 Pointe Drive (Docket No. PCD-22-03)

Overview
The developer of the Pointe Drive townhomes located at 175 Pointe Drive, approved by the Board of Trustees on February 28, 2023, has completed construction and is in the process of refinancing the development which has resulted in a need for an amendment to the originally approved Affordable Unit Declaration of Covenants, Conditions, and Restrictions. This amendment does not change the number or value of the dedicated affordable units.

Fiscal Impact
N/A.

Recommendation
Approval.

Strategic Priority

Background

The applicant, SFP Northbrook Pointe LLC, is requesting approval of an amendment to the previously approved Affordable Unit Declaration of Covenants, Conditions, and Restrictions (recorded March 15, 2024 with Cook County) for the five affordable housing units within the Pointe Drive Townhomes, located at 175 Pointe Drive. The applicant is also the current owner and developer of the property.

On May 26, 2026, the Board of Trustees will consider a Resolution approving a First Amendment to Declaration and Subordination Agreement for Townhomes at Pointe Drive and a Subordination Agreement at the request of the applicant.

The townhome development has been completed, the developer wants to convert their construction loan to long-term financing through a third party. The third party requires, as a condition of providing financing, that the Village execute the Subordination Agreement. This Agreement would require that the Village concede that its rights of enforcement are secondary to all of the lender's rights, including the Village's right to demand appointment of a receiver. In short, the Subordination Agreement requires the Village to downgrade the priority of all of its rights under the Declaration with respect to the Lender's financial interest in the development property.

Based on the current requirements, approval of an amendment to the recorded Affordable Unit Declaration is required by the Village Board for this request. The applicant has stated that it will be difficult to obtain long term financing for the development if the Village does not amend to subordinate its rights to a prospective lender's financial interest.

The Northbrook Pointe Townhomes at 175 Pointe Drive was one of the first developments in the Village subject to the Affordable Housing Regulations. Per their approval, the development is required to maintain five affordable units and the Developer was required to pay a fee-in-lieu for a fractional unit that was not provided on site. Prior to the issuance of a certificate of occupancy for the development, the Developer recorded an "Affordable Unit Declaration of Covenants, Conditions, and Restrictions" against the property (see attached recorded copy). After the Declaration was recorded, the development was completed, leased up, and is currently in compliance with the AHO.

To date, the development has completed construction and both the market rate and affordable units have been rented and the development has had no enforcement items and operates within its approval documents.

The Village Attorney has reviewed the attached request by the applicant submitted by their attorney and finds that the attached draft First Amendment to the Affordable Unit Declaration and draft Subordination Agreement address the concern with the applicant obtaining long term financing for the property without reducing the Village's ability to enforce the Affordable Unit Declaration.

The Applicant and staff will attend the May 26, 2026 Board of Trustees meeting to answer any questions.

A Resolution Approving a First Amendment to Declaration and Subordination Agreement for Townhomes at 175 Pointe Drive
Resolution Exhibit A - First Amendment to 175 Pointe Dr Affordable Housing Restrictive Covenant

Resolution Exhibit B - Subordination Agreement for Townhomes at Pointe Drive 175 Pointe Dr.pdf
Supplemental - Recorded Ord 2023-17 and Affordable Unit Declaration of Covenants
Supplemental - Applicant Request Letter

Resolution 2026-

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

A Resolution Approving a First Amendment to Affordable Unit Declaration of Covenants, Conditions, and Restrictions and a Subordination Agreement for the Townhomes at Pointe Drive - 175 Pointe Drive (Docket No. PCD-22-03)

is hereby adopted, as follows:

Section 1. RECITALS.

SFP Northbrook Pointe, LLC ("***Developer***") is the owner in fee simple of the land commonly known as 175 Pointe Drive in the Village ("***Property***").

The Developer has completed development of the Property with a 34-unit multiple-family rental townhome development ("***Development***") pursuant to, and in accordance with approvals granted by Village of Northbrook Ordinance 2023-17, adopted by the Board of Trustees on February 28, 2023 ("***Ordinance 2023-17***").

Ordinance 2023-17 allowed 29 of the dwelling units in the Development to be offered as market-rate units, and required that the remaining five dwelling units be maintained as affordable units ("***Affordable Units***") pursuant to the Village's Affordable Housing Regulations.

Ordinance 2023-17 required that the marketing and management of the Affordable Units be conducted in accordance with an Affordable Housing Compliance Plan approved by the Village for the Development, and that such plan be incorporated into a restrictive covenant to be recorded against the Property in a form acceptable to the Village Attorney.

On March 5, 2024, the Developer executed an "Affordable Unit Declaration of Covenants, Conditions, and Restrictions," which was recorded against the Property in the Office of the Cook County Clerk as Document Number 2407509004, on March 15, 2024 ("***Declaration***").

In addition to imposing conditions on the marketing and management of the Affordable Units, the Declaration also contains a provision in Subsection 14.G stating that the rights and obligations created by the Declaration and imposed by the Village could not be subordinated to the financial or other property interest of any third-party acquiring rights in the Property after the recording of the Declaration ("***Subordination Clause***").

The Developer has completed construction of the Development and commenced rentals of both the market rate units and the Affordable Units, all in compliance with the requirements of Ordinance 2023-17.

The Developer has informed the Village that it is seeking permanent financing for the Development and that its lender has requested that the Subordination Clause be amended to allow the Village Board of Trustees to consent to a subordination of the Village's rights under the Declaration.

The Village President and Board of Trustees have determined that the Village's rights to enforce the Affordable Housing Regulations would not be materially prejudiced or impaired by subordinating the Declaration to a lender's interest and that it would be in the best interest of the Village and its residents to (i) consent to and authorize the execution of a First Amendment to the Declaration ("***First Amendment***") by the Developer; and (ii) execute a Subordination Agreement ("***Subordination Agreement***") consenting to the subordination of the Declaration to the lender's interest in the manner set forth herein.

These matters pertain to the Village's government and affairs and are approved pursuant to the Village's home rule powers under the Illinois Constitution of 1970.

Section 2. APPROVAL OF AND CONSENT TO FIRST AMENDMENT; AUTHORIZATION.

The Village President and Board of Trustees hereby approve, authorize, and consent to the execution of the First Amendment by the Developer in substantially the form attached hereto as ***Exhibit A*** and in a form acceptable to the Village Manager and Village Attorney. The Village Manager and the Village Clerk are hereby authorized and directed to execute such consents as may be necessary to allow for the recordation of the First Amendment against the Property.

Section 3. APPROVAL OF AND AUTHORIZATION TO EXECUTE SUBORDINATION AGREEMENT.

The Village President and Board of Trustees hereby approve the Subordination Agreement in substantially the form attached hereto as ***Exhibit B*** and in a form acceptable to the Village Manager and Village Attorney. The Village Manager and the Village Clerk are hereby authorized and directed to execute the Subordination Agreement.

Section 4. EFFECTIVE DATE.

This Resolution shall become effective immediately upon its passage and approval in the manner provided by law.

Adopted:

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

ATTEST:

/s/
Village President

/s/
Village Clerk

THIS DOCUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Village of Northbrook
Development and Planning
Services Department
1225 Cedar Lane
Northbrook, IL 60062

For County Clerk's Use Only

FIRST AMENDMENT TO AFFORDABLE UNIT DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

THIS FIRST AMENDMENT TO AFFORDABLE UNIT DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS ("***Declaration***") is made and entered into as of the _____ day of May 2026, by **SFP NORTHBROOK POINTE, LLC**, an Illinois limited liability company ("***Declarant***"), with an office at 3190 Doolittle Drive, Northbrook, IL 60062.

RECITALS:

A. The Declarant is the owner in fee simple of the land legally described in **Exhibit A** which is attached hereto and incorporated herein by reference, together with all improvements and fixtures thereon (collectively, the "***Property***").

B. The Declarant has completed development of the Property with a 34-unit multiple-family rental townhome development ("***Development***") pursuant to, and in accordance with approvals granted by Village of Northbrook Ordinance 2023-17, adopted by the Board of Trustees of the Village of Northbrook ("***Village***") on February 28, 2023 ("***Ordinance 2023-17***").

C. Ordinance 2023-17 allowed 29 of the dwelling units in the Development to be offered as market-rate units, and required that the remaining five dwelling units be maintained as affordable units ("***Affordable Units***") pursuant to the Village's Affordable Housing Regulations.

D. Ordinance 2023-17 required that the marketing and management of the Affordable Units be conducted in accordance with an Affordable Housing Compliance Plan approved by the Village for the Development, and that such plan be incorporated into a restrictive covenant to be recorded against the Property in a form acceptable to the Village Attorney.

E. On March 5, 2024, the Declarant executed an "Affordable Unit Declaration of Covenants, Conditions, and Restrictions," which was recorded against the Property in the Office of the Cook County Clerk as Document Number 2407509004, on March 15, 2024 ("***Declaration***").

F. In addition to imposing conditions on the marketing and management of the Affordable Units, the Declaration also contains a provision in Subsection 14.G stating that the rights and obligations created by the Declaration and imposed by the Village could not be subordinated to the financial or other property interest of any third-party acquiring rights in the Property after the recording of the Declaration ("***Subordination Clause***").

G. The Declarant has completed construction of the Development and commenced rentals of both the market rate units and the Affordable Units, all in compliance with the requirements of Ordinance 2023-17.

H. The Declarant has informed the Village that it is seeking permanent financing for the Development and that its lender has requested that the Subordination Clause be amended to allow the Village to consent to a subordination of the Village's rights under the Declaration.

I. The Village has determined that its rights to enforce the Affordable Housing Regulations would not be materially prejudiced or impaired by subordinating the Declaration to a lender's interest and therefore consents to this First Amendment to the Declaration.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarant, for itself and its successors in interest in the Property or any part thereof, and with the full acknowledgment and consent of the Village, hereby declares that the Property is and shall be subject at all times to the following First Amendment to the Declaration:

Section 1. DEFINITIONS; RULES OF CONSTRUCTION.

A. **Definitions.** All capitalized words and phrases used throughout this First Amendment have the meanings set forth in the various provisions of the Declaration. If a word or phrase is not specifically defined in this First Amendment, it has the same meaning as in the Declaration.

B. **Rules of Construction.** Except as specifically provided in this First Amendment, all terms, provisions and requirements contained in the Declaration remain unchanged and in full force and effect. In the event of a conflict between the text of the Declaration and the text of this First Amendment, the text of this First Amendment controls.

Section 2. AMENDMENT. Section 14.G of the Declaration, entitled "No Subordination," shall be deleted in its entirety and shall be replaced with the following text:

> "G. Subordination. The rights and obligations created by this Declaration may only be subordinated to the financial or other property interest of any third-party acquiring rights in the Property after approval of a consent to subordination by the Board of Trustees of the Village of Northbrook by resolution duly adopted. The Board of Trustees shall have the absolute discretion whether or not to grant this consent."

Section 3. RECORDATION. This First Amendment shall be recorded with the Office of the Cook County Clerk, and all deeds of conveyance relating to the Property, or any part thereof, shall be subject to the provisions of the Declaration as amended by this Amendment.

[**SIGNATURE PAGE FOLLOWS**]

IN WITNESS WHEREOF, the Declarant has executed, sealed, and delivered this First Amendment, as of the date first set forth above.

Declarant: SFP NORTHBROOK POINTE, LLC, an Illinois limited liability company

By: SCHWARTZ FAMILY LIMITED PARTNERSHIP, an Illinois limited partnership, Manager

By: SFP GP LLC,
An Illinois limited liability company, General Partner

By: _____
Print: Edward Schwartz
Title: Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

This instrument was acknowledged before me on May 15, 2026, by Edward Schwartz, he above noted capacity of of **SFP NORTHBROOK POINTE, LLC.**

_____
Signature of Notary

SEAL

Notary Public, State of Illinois
Official Seal
Michael N Schwartz
Commission # 1004534
My Commission Expires 2/13/2029

ATTEST: **ACCEPTED & CONSENTED TO** this ___ day of ___, 2026.

VILLAGE OF NORTHBROOK, an Illinois home rule municipal corporation

By: _____ By: _____
Its: Village Clerk Its: Village Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

This instrument was acknowledged before me on _____, 2026, by Cara Pavlicek, the Village Manager, and _____, the Village Clerk, of the Village of Northbrook, an Illinois home rule municipality.

_____
Signature of Notary

SEAL

EXHIBIT A

Legal Description of the Property

LOTS 3B AND A IN NORTHBROOK POINTE SUBDIVISION, BEING A RESUBDIVISION IN THE NORTH 1/2 OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 175 Pointe Drive, Northbrook, Illinois
PINs: 04-06-200-010-0000

Prepared by, and after recording
return to:

Miles & Stockbridge P.C.
1201 Pennsylvania Ave. NW, Suite 900,
Washington, D.C. 20004
Attn: Ramin Nejad
(202) 293-8180

SUBORDINATION AGREEMENT OF GOVERNMENTAL ENTITY

MADE BY THE VILLAGE OF NORTHBROOK

TOWNHOMES AT POINTE DRIVE

[175 POINTE DRIVE, NORTHBROOK, ILLINOIS 60062]

P.I.N. 04-06-200-010-0000

SUBORDINATION AGREEMENT OF
GOVERNMENTAL ENTITY
MADE BY THE VILLAGE OF NORTHBROOK
TOWNHOMES AT POINTE DRIVE
[175 POINTE DRIVE, NORTHBROOK, ILLINOIS 60062]

THIS SUBORDINATION AGREEMENT FOR REGULATORY AGREEMENTS (this "**Agreement**") is effective as of the ___ day of _____, 2026, by the **VILLAGE OF NORTHBROOK**, a home-rule municipal corporation under the laws of the State of Illinois ("**Governmental Entity**"), and **SFP NORTHBROOK POINTE, LLC**, an Illinois limited liability company ("**Borrower**"), for the benefit of **BELLWETHER ENTERPRISE MORTGAGE INVESTMENTS, LLC,** a Maryland limited liability company, its successors and assigns ("**Lender**").

RECITALS:

A. Simultaneously herewith Lender is making a loan to Borrower in the original principal amount of $[13,260,000] ("**Loan**") pursuant to a Multifamily Loan and Security Agreement between Lender and Borrower (as supplemented or amended from time to time, the "**Loan Agreement**") and evidenced by a Multifamily Note by Borrower to Lender (as supplemented or amended from time to time, the "**Note**"). The Loan is to be secured by a Multifamily Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing that will be recorded among the records of Cook County, Illinois (**"Official Records"**) (as supplemented or amended from time to time, the "**Mortgage"**) of certain improved real property located in the Village of Northbrook, Cook County, Illinois, as more particularly described on Exhibit A attached hereto ("**Property**"). The Loan Agreement, the Note and the Mortgage, together with all other documents executed with respect to the Loan, are hereinafter collectively referred to as the "**Loan Documents**".

B. In connection with the construction and development of the Property, Borrower is subject to (i) Village of Northbrook Ordinance 2023-17 entitled "An Ordinance Granting Approval of Special Permit, Variations, and Site Plan Approval for a Multifamily Townhome Development," adopted by the Governmental Entity on February 28, 2023, which was recorded in the Office of the Cook County Clerk as Document Number 2331715025 on November 13, 2023, and (ii) a certain Affordable Unit Declaration of Covenants, Conditions, and Restrictions, dated as of March 5, 2024, in favor of the Governmental Entity, which was recorded in the Office of the Cook County Clerk as Document Number 2407509004 on March 15, 2024, as amended by that First Amendment dated as of May 26, 2026 (collectively, the "**Regulatory Agreements**"), pursuant to which the Property was subjected to certain restrictions by the Governmental Entity.

C. As a condition to making the Loan, Lender requires that the lien of the Mortgage be superior to the lien of the Regulatory Agreements. Lender will not make the Loan unless Governmental Entity and Borrower agree to subordinate their rights and obligations under the Regulatory Agreements.

D. Borrower and Governmental Entity hereby agree to subordinate the Regulatory

Agreements on and subject to the terms, conditions, and requirements set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual benefits accruing to the parties hereto and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Recitals. The foregoing Recitals are hereby incorporated into this Agreement as agreements among the parties.

2. Subordination. The Governmental Entity hereby agrees that the Regulatory Agreements are and shall at all times continue to be subordinate, subject, and inferior to the rights of Lender under the Loan Documents and that the liens, rights (including approval and consent rights), remedies, payment interests, priority interests, and security interests granted to Governmental Entity pursuant to or in connection with the Regulatory Agreements are hereby expressly acknowledged to be in all respects and at all times subject, subordinate, and inferior in all respects to the liens, rights (including approval and consent rights), remedies, payment, priority, and security interests granted to Lender pursuant to the Loan Documents and the terms, covenants, conditions, operations, and effects thereof. Notwithstanding the above, Governmental Entity may exercise the remedies of specific performance or injunctive relief at any time in the event of a default under or breach of the terms of the Regulatory Agreements.

3. Financing, Encumbrance and Approval. Governmental Entity hereby approves and acknowledges the financing evidenced by the Mortgage. Governmental Entity further agrees that any transfer of the Property in connection with foreclosure of the Mortgage or a deed in lieu thereof shall not require Governmental Entity's consent but shall require notice to Governmental Entity.

4. RESERVED.

5. Lender Notice of Default. In consideration of Governmental Entity's agreements contained in this Agreement, Lender agrees that in the event of any default by Borrower under the Loan Documents, Governmental Entity shall be entitled to receive a copy of any notice of default given by Lender to Borrower under the Loan Documents. Neither the giving nor the failure to give a notice to Governmental Entity pursuant to this Section 5 will affect the validity of any notice given by Lender to the Borrower.

6. Governmental Entity Notice of Default. Governmental Entity shall give Lender a concurrent copy of each material notice (including without limitation each notice of default) given by Governmental Entity under or with respect to the Regulatory Agreements, and agrees that Lender, at Lender's sole election, shall have the right (but not the obligation) to cure any default by Borrower under the Regulatory Agreements on its and/or Borrower's behalf. Governmental Entity hereby represents that, to the best of its knowledge, there is no current default under the Regulatory Agreements.

7. Governmental Entity Rights. Except as set forth in Sections 2 and 8 of this Agreement, nothing in this Agreement is intended to abridge or adversely affect any right or obligation of Borrower and/or Governmental Entity, respectively, under the Regulatory Agreements; provided that, (A) the Regulatory Agreements may be released but it may not be modified, amended,

changed or otherwise altered without the prior written consent of Lender so long as the Loan is secured by the Property and (B) for so long as the Loan is secured by the Property, notwithstanding the terms of the Regulatory Agreements to the contrary, neither Borrower nor Governmental Entity will, without Lender's prior written consent, exercise or seek any right or remedy under the Regulatory Agreements or available at law or in equity which will or could result in: (i) a transfer of possession of the Property or the control, operations or management thereof, (ii) the collection or possession of rents or revenues from or with respect to the Property by any party other than Borrower or Lender; (iii) appointment of a receiver for the Property; (iv) the application of insurance or condemnation proceeds other than as approved by Lender pursuant to the Loan Documents; (v) the removal or replacement of the existing property manager of the Property; or (vi) a material adverse effect on Lender's security for the Loan.

8. Foreclosure by Lender. In the event of foreclosure, deed in lieu of foreclosure, or similar disposition of the Property by Lender, no consent shall be required from Governmental Entity.

9. Entire Agreement. This Agreement represents the entire understanding and agreement between the parties hereto with regard to the subordination of the Regulatory Agreements to the lien or charge of the Loan Documents, and shall supersede and cancel any prior agreements with regard to this subject matter.

10. Binding Provisions. The covenants and agreements contained in this Agreement shall be binding upon the heirs, personal representatives, successors and assigns of the respective parties to this Agreement.

11. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State (as defined in the Mortgage).

12. Modifications. This Agreement may not be modified orally or in any manner other than by an agreement in writing signed by the parties hereto or their respective successors in interest.

13. Notices. All notices required or permitted hereunder shall be deemed to have been received either (i) when delivered by hand and the party giving such notice has received a signed receipt thereof, or (ii) three (3) days following the date deposited in the United States mail, postage prepaid, by registered or certified mail, return receipt requested, addressed as follows (or addressed in such other manner as the party being notified shall have requested by written notice to the other party):

If to Governmental Entity:

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

If to Lender:

Bellwether Enterprise Mortgage Investments, LLC
1375 E. 9th Street, Suite 2400
Cleveland, OH 44114

If to Borrower:

SFP Northbrook Pointe, LLC
3190 Doolittle Drive
Northbrook, IL 60062
Attn: David Schwartz
Email: schwartz@cornersitellc.com

With a copy to:

Wigoda & Wigoda
Attorneys at Law
1622 Willow Road – Suite 202
Northfield, Illinois 60093
Attn: James W. Wigoda
Email: JAW@WigodaLaw.com

14. Further Instruments. Each of the parties hereto will, whenever and as often as they shall be requested to do so by the other, execute, acknowledge and deliver, or cause to be executed, acknowledged or delivered, any and all such further instruments and documents as may be reasonably necessary to carry out the intent and purpose of this Agreement, and to do any and all further acts reasonably necessary to carry out the intent and purpose of this Agreement.

15. Valid Authorization. Each person executing this Agreement on behalf of a party hereto represents and warrants that such person is duly and validly authorized to do so on behalf of such party with full right and authority to execute this Agreement and to bind such party with respect to all of its obligations hereunder.

16. Counterparts. This Agreement may be executed in counterparts each of which shall be deemed an original and all of which when taken together constitute one and the same instrument, binding on all of the parties. The signature of any party to any counterpart shall be deemed a signature to, and may be appended to, any other counterpart.

NOTICE: THIS SUBORDINATION AGREEMENT RESULTS IN THE REGULATORY AGREEMENTS BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF THE MORTGAGE.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the day and year above written.

GOVERNMENTAL ENTITY

VILLAGE OF NORTHBROOK
an Illinois home rule municipal corporation

By:_____
Name: Cara Pavlicek
Title: Village Manager

ATTEST

By:_____
Name: Derek Gau
Title: Village Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

This instrument was acknowledged before me on _____, 2026, by Cara Pavlicek, the Village Manager, and Derek Gau, the Village Clerk, of the Village of Northbrook, an Illinois home rule municipality.

_____
Signature of Notary

SEAL

BORROWER:

SFP NORTHBROOK POINTE, LLC,
an Illinois limited liability company

By: SCHWARTZ FAMILY LIMITED PARTNERSHIP,
an Illinois limited partnership, Manager

By: SFP GP LLC,
an Illinois limited liability company, General Partner

By: _____
Print: Edward Schwartz
Title: Manager

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Edward Schwartz, in the above noted capacity, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in as such capacity, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and official seal as of May 15, 2026.

_____
Notary Public

Notary Public, State of Illinois
Official Seal
Michael N Schwartz
Commission # 1004534
My Commission Expires 2/13/2029

LENDER:

BELLWETHER ENTERPRISE MORTGAGE INVESTMENTS, LLC,
a Maryland limited liability company

By: _____
Therese Callahan
Senior Vice President

STATE OF Ohio)
) SS
COUNTY OF Cuyahoga)

This instrument was acknowledged before me on May 15th, 2026, by Therese Callahan, Senior Vice President of the Bellwether Enterprise Mortgage Investments, LLC, a Maryland limited liability company.

_____
Signature of Notary

SEAL

NOTARY PUBLIC STATE OF OHIO

DOUGLAS CALLAHAN
Notary Public, State of Ohio
My Commission Expires
June 21, 2026

EXHIBIT A
Legal Description

PARCEL 1:

LOT 3B IN NORTHBROOK POINTE RESUBDIVISION IN THE NORTH 1/2 OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 0020769909 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY THE PROPERTY IS COMMONLY KNOWN AS: 175 POINTE DRIVE, NORTHBROOK, IL 60062; PIN: 04-06-200-010-0000.

Commonly known as 175 Pointe Drive, Northbrook, Illinois
PINs: 04-06-200-010-0000

Prepared by: Village of Northbrook

After recording return to: Box 337

Property of Cook County Clerk's Office

2331715025

Doc# 2331715025 Fee $88.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/13/2023 02:10 PM PG: 1 OF 34

Ordinance 2023-17

An Ordinance Granting Approval of Special Permit, Variations, and Site Plan Approval for a Multifamily Townhome Development (Northbrook Pointe Townhomes – 175 Pointe Drive) (Plan Commission Docket No. PCD-22-03)

Passed by the Board of Trustees, 2/28/2023
Printed and Published 3/01/2023

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

RECORDING FEE 88-
DATE 11/13/23 COPIES 6x
OK BY RVi STD

Order: 41081384
Doc: 2331715025
Page 1 of 34
Requested By: kyler.gillespie, Printed: 7/8/2024 8:24 AM
847

Cook County Recorder of Deeds

Ordinance 2023-17

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 Granting Approval of Special Permit, Variations, and Site Plan Approval for a Multifamily Townhome Development (Northbrook Pointe Townhomes – 175 Pointe Drive) (Plan Commission Docket No. PCD-22-03)

shall be, and is hereby, adopted as follows:

SECTION 1. BACKGROUND.

SFP Northbrook Pointe, LLC ("***Applicant***") is the owner of property commonly known as 175 Pointe Drive ("***Property***"), which is designated as Lot 3B in the Northbrook Pointe Resubdivision. The Property is a part of the Northbrook Pointe Planned Development which is generally located at the southwest corner of Lake-Cook Road and I-294 (Tri-State Tollway) ("***Planned Development Property***"). The Applicant proposes to develop and operate a 34-unit rental townhome development ("***Development***") on the Property, which is classified as Townhouse Dwellings in the Northbrook Zoning Code (1988), as amended ("***Zoning Code***"). The Property is located within the MFRC Multiple Family Residential and Commercial District ("***MFRC District***"). The Property was previously approved to be developed with a 32-unit condominium building pursuant to Village of Northbrook Ordinance No. 02-20, ("***Prior Approvals***"). The condominium building was never developed and the Property remains vacant and unimproved.

On February 28, 2023, the President and Board of Trustees adopted the following approvals in order to allow the development of Lot 3B with rental townhome development: (i) Resolution No. 2023-27 approving a Third Amendment to the Annexation Agreement ("***Third Amendment***") and a Transferee Assumption Agreement for Lot 3B ("***Lot 3B TAA***"); (ii) Ordinance No. 2023-15 approving a Text Amendment to the Zoning Code reducing the minimum lot area per dwelling unit requirement in MFRC District; (iii) Ordinance No. 2023-16 amending the Special Permit for a Phased Planned Development and Final Plan Approval Granted by Ordinance No. 02-20; and (iv) Ordinance No. 2023-17

I hereby certify this to be a true and exact copy of the original.
7-1-23
Date
Village Clerk

Order: 41081384
Doc: 2331715025

Requested By: kyler.gillespie, Printed: 7/8/2024 8:24 AM

granting special permit, variations, and site plan approval for rental townhomes on Lot 3B in the MFRC Multiple Family Residential and Commercial District.

With regard to the Development, Applicant has requested relief from the Zoning Code: (A) a Special Permit approving Townhouse Dwellings (SIC 9862.00); (B) a Variation to reduce the required interior side (east) yard from 30' to 10' and interior side yard (west) from 30' to 25'; (C) a Variation to reduce the required interior side (east) setback from 75' to 30' and interior side (west) setback from 75' to 25'; (D) a Variation to reduce the parking requirement for Lot 3B from 153 spaces to 132 spaces; and (E) Site Plan Approval (collectively, "***Requested Relief***").

The President and the Board of Trustees have determined that it is in the best interest of the Village and its residents to grant the Applicant the Requested Relief in accordance with the terms and conditions of this Ordinance.

SECTION 2. DESCRIPTION OF PROPERTY.

The Property consists of approximately 3.1 acres designated as Lot 3B in the Northbrook Pointe Resubdivision which is legally described in ***Exhibit A*** attached to and, by this reference, made a part of this Ordinance. The Property is commonly known as 175 Pointe Drive and is located in the MFRC Multiple Family Residential and Commercial District.

SECTION 3. PUBLIC HEARINGS.

A public notice for the Applicant's Requested Relief was duly published on August 18, 2022 in *The Northbrook Herald* and a public hearing was held at the Plan Commission's regular meetings on September 6, 2022, September 20, 2022 and November 1, 2022. On November 15, 2022, the Plan Commission formally adopted Resolution No. 22-PC-11 recommending approval of the Requested Relief.

SECTION 4. SPECIAL PERMIT.

Subject to and contingent upon the conditions, restrictions, and provisions set forth in Section 7 of this Ordinance, a special permit to construct, operate, and maintain 34-unit Townhouse Dwellings (Northbrook SIC No. 9862.00) on the Property is hereby granted to the Applicant in accordance with and pursuant to Section 11-602 of the Code and the home rule powers of the Village of Northbrook.

SECTION 5. VARIATIONS

Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 7 of this Ordinance, the Property shall be, and is hereby granted the following variations, all in accordance with and pursuant to Section 11-503 of the Zoning Code and the home rule powers of the Village of Northbrook.

1) a Variation to reduce the required interior side (east) yard from 30' to 10' and interior side yard (west) from 30' to 25';

2) a Variation to reduce the required interior side (east) setback from 75' to 30' and interior side (west) setback from 75' to 25'; and

3) a Variation to reduce the minimum number of off-street parking spaces for Lot 3B from 153 spaces to 132 spaces.

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Doc: 2331715025
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Requested By: kyler.gillespie, Printed: 7/8/2024 8:24 AM
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SECTION 6. SITE PLAN APPROVAL.

Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 7 of this Ordinance, the Site Plan for the Property, prepared by BSB Design, consisting of one page, with the most recent revision date of November 7, 2022, a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit B*** ("***Site Plan***"), shall be, and is hereby, approved in accordance with and pursuant to Section 11-604 of the Zoning Code and the home rule powers of the Village.

SECTION 7. APPROVAL CONDITIONS FOR SPECIAL PERMIT, VARIATIONS, AND SITE PLAN.

The Special Permit granted in Section 4, the Variations granted in Section 5, and Site Plan Approval granted in Section 6 of this Ordinance are contingent upon the development, operations, and maintenance of the Property being and remaining in substantial compliance with the following terms, conditions, and provisions:

1) Compliance with Plans and Codes: The Property shall be developed in general conformance with the following plans:

   a) the Site Plan;

   b) the Engineering Plans, prepared by Pearson, Brown & Associates, Inc. consisting of three pages, dated January 26, 2022, with the last revised date of July 27, 2022 including:(i) Geometric Plan; (ii) Grading Plan, and (iii) Utility Plan, collectively attached as ***Exhibit C***;

   c) the Revised Planned Development Plans, prepared by BSB Design consisting of three pages including: (i) Existing Site Conditions dated July 20, 2022; (ii) Proposed PUD Amendment dated October 12, 2022, and (iii) Parking Exhibit dated October 12, 2022, collectively attached as ***Exhibit D***;

   d) the Landscape Plan, prepared by Metz & Company, with a latest revision date of of October 12, 2022, consisting of six pages attached as ***Exhibit E***; and

   e) the Elevations, prepared by BSB Design, dated December 19, 2022, consisting of six pages attached as ***Exhibit F.***

2) West Setback on Lot 3B. Townhouse buildings designated as Buildings Nos. 5 and 6 on the Site Plan may be setback no closer than 36 feet to the westerly boundary line of the Property, with the closest distance at one point around the bend being 25 feet, all as depicted on the Site Plan.

3) Affordable Housing. The Development must be developed, operated, and maintained in accordance and full compliance with the requirements of Part III of Article IX of the Zoning Code, entitled "Affordable Housing in New Developments," ("***Affordable Housing Requirements***"), including specifically:

   a) Developing and offering five affordable townhome units within the Development as required by Section 9-304 of the Affordable Housing Requirements ("***Affordable Units***").

   b) Providing the Village with the payment-in-lieu for a fractional affordable unit in the manner required by Section 9-306 of the Affordable Housing Requirements and in the amount set forth in the Village's Annual Fee Ordinance. The payment-in-lieu must be paid

Approved
Cook County
Clerk

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Doc: 2331715025
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to the Village prior to the issuance of any building permit for the Development.

c) Marketing and management of the Affordable Units in accordance with the Affordable Housing Compliance Plan approved by the Village for the Development, which Plan shall be incorporated into a restrictive covenant to be recorded against the Property prior to the issuance of a certificate of occupancy for any townhome within the Development in a form acceptable to the Village Attorney ("***Affordable Housing Covenant***").

4) Climate Action Plan. The Applicant will incorporate the following elements in the construction, operation, and maintenance of the Development:

a) each townhome unit within the Development must include a 220V electric vehicle charging station within the unit's covered garage;

b) Building 4, as designated on Site Plan, must incorporate solar panels with power directed to electrical panels of individual units within Building 4;

c) all appliances installed within the townhome units must be EnergyStar compliant;

d) prior to occupancy, the building envelope and HVAC systems for each building within the Development shall be audited per ASHRAE Level 1 Standards and recommendations resulting from the audit shall be executed;

e) each townhome unit must include energy efficient tankless water heaters;

f) warm mix asphalt paving must be used for parking and circulation areas if weather and conditions permit at time of installation;

g) all site lighting throughout the Development must be dark-sky compliant;

h) all plumbing fixtures installed within townhome units must be low-flow and meet EPA WaterSense criteria;

i) all Cook County requirements for construction debris landfill diversion must be met;

j) each townhome unit must be provided with recycling collection service;

k) at least 70% of plant species included in Landscape Plan must be native to the geographic region of the Property; and

l) compliance with the approved Tree Preservation Plan is required.

5) Site Plan Approval. The Property shall be constructed in general conformance with the approved site plans, engineering plans, landscape plans, building elevations, and signage plan.

6) Construction Timing. Compliance with the Construction Timing Requirements for the Development set forth in the Third Amendment to the Annexation Agreement.

SECTION 8. FAILURE TO COMPLY WITH CONDITIONS.

Upon failure or refusal of the Applicant to comply with any or all of the conditions, restrictions or provisions of this Ordinance, the special permit granted in Section 4, the variations granted

Property of Cook County Clerk's Office

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in Section 5, and the site plan approval granted in Section 6 of this ordinance shall, at the sole discretion of the Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Board of Trustees may not so revoke the special permit, variations, and site plan approval unless it shall first provide the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Board of Trustees. In the event of revocation, the development and use of the Property shall be governed solely by the regulations of the MFRC Multiple Family Residential and Commercial District, as the same may, from time to time, be amended. Further, in the event of such revocation of the special permit, variations, and site plan approval, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances. The Applicant acknowledges that public notices and hearings have been held with respect to the adoption of this Ordinance, have considered the possibility of the revocation provided for in this Section, and agree not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice to the Applicant required by this Section has been given.

SECTION 9. AMENDMENT TO RELIEF.

Any amendment to the relief granted by this Ordinance that may be requested by the Applicant after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Code.

SECTION 10. BINDING EFFECT; TRANSFERABILITY.

The privileges, obligations, and provisions of each and every Section of this Ordinance, are for the sole benefit of, and shall be binding on, the Applicant, except as otherwise expressly provided in this Ordinance. Nothing in this Ordinance shall be deemed to allow this Ordinance to be transferred to any person or entity unless and until (a) such person or entity ("***Transferee***") executes and files with the Village Clerk an unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance in a form acceptable to the Village Manager and (b) the Board of Trustees has approved such transfer by resolution duly adopted.

SECTION 11. EFFECTIVE DATE.

A. This Ordinance shall be effective only upon the occurrence of all of the following events:

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

ii. publication in pamphlet form in the manner required by law;

iii. execution and recording of the Third Amendment to the Annexation Agreement, the Lot 3B TAA, and the Affordable Housing Covenant;

iv. the filing by the Applicant with the Village Clerk of an unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance. Said unconditional agreement and consent shall be in the form of ***Exhibit G***, attached to and made a part of this Ordinance by this reference; and

iv. recordation of this Ordinance, together with such exhibits as the Village Clerk shall deem appropriate for recordation, with the Cook County Clerk's Office. The Applicant shall bear the full cost of such recordation.

Property of Cook County Clerk's Office

B. In the event that the Applicant does not file with the Village Clerk a fully executed copy of the unconditional agreement and consent referenced in Paragraph 11.A.iv of this Ordinance within 90 days after the date of passage of this Ordinance by the President and Board of Trustees, the corporate authorities shall have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

Adopted: 2/28/2023

RESULT:	**ADOPTED [6 TO 0]**
MOVER:	Heather Ross, Trustee
SECONDER:	Johannah Hebl, Trustee
AYES:	Israel, Collison, Ross, Hebl, Pepoon, Ebhomielen
ABSTAIN:	Kathryn Ciesla

ATTEST:

/s/ Kathryn L Ciesla
Village President

/s/ Debra J. Ford
Village Clerk

Document Not Official! This Document is the property of the Lake County Recorder! STOP

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

LOT 3B, IN NORTHBROOK POINTE RESUBDIVISION, IN THE NORTH ½ OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINs: 04-06-200-010-0000

Commonly known as 175 Pointe Drive, Northbrook, IL 60062

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EXHIBIT B

SITE PLAN

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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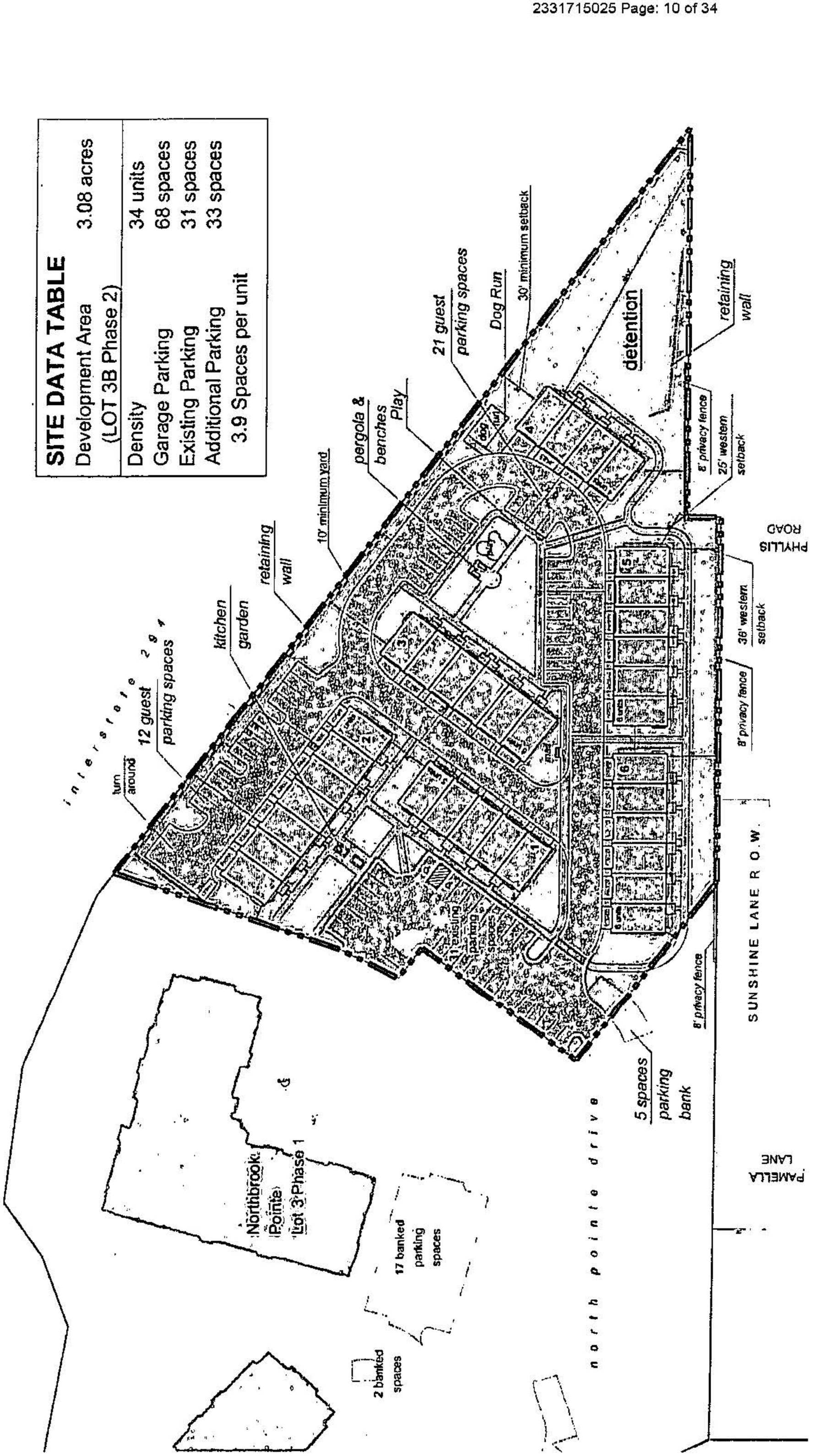
Document Provided by Kane County

SITE DATA TABLE

Development Area	3.08 acres
(LOT 3B Phase 2)	
Density	34 units
Garage Parking	68 spaces
Existing Parking	31 spaces
Additional Parking	33 spaces
3.9 Spaces per unit	



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Doc: 2331715025

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EXHIBIT C

ENGINEERING PLANS

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
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CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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GEOMETRICS PLAN

REVISIONS		
DATE	BY	DESCRIPTION
6/20/23	AKZ	REVISED PER VILLAGE REVIEW COMMENTS
8/30/23	AKZ	REVISED PER VILLAGE REVIEW COMMENTS
11/17/23	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

SHEET NUMBER 4 OF 12 SHEETS

JOB No. 21139

NORTHPOINTE TOWNHOMES

NORTHBROOK, ILLINOIS

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1499 W. WINCHESTER ROAD - SUITE 102
LIBERTYVILLE, IL 60048
PHONE: (847) 367-6707
FAX: (847) 367-6497
E-MAIL ADDRESS: pbaengineering@msn.com

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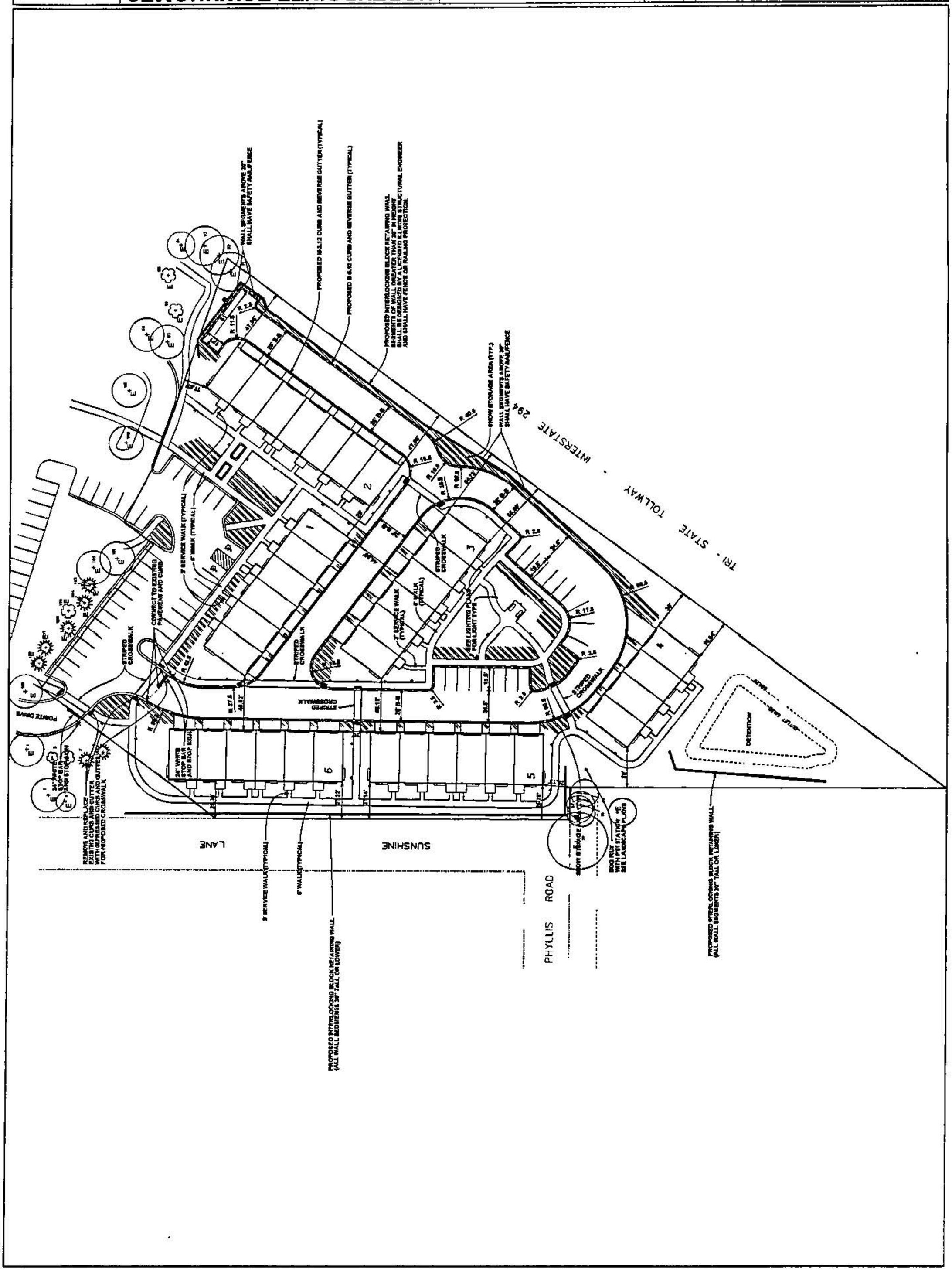
DESIGNED BY: EAA
DRAWN BY: AKZ
CHECKED BY: EAA
ORIGINAL ISSUE: 5/19/23

NORTH

SCALE: 1" = 20'



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GRADING PLAN

SHEET NUMBER 5 OF 12 SHEETS

JOB NO. 21139

REVISIONS		
DATE	BY	DESCRIPTION
8/29/22	AJZ	REVISED PER VILLAGE REVIEW COMMENTS
9/30/22	AJZ	REVISED PER VILLAGE REVIEW COMMENTS
11/7/22	AJZ	REVISED PER VILLAGE REVIEW COMMENTS

DESIGNED BY: ...
DRAWN BY: ...
CHECKED BY: ...
ORIGINAL ISSUE: 8/29/22

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1456 W. WINCHESTER ROAD - SUITE 208
LIBERTYVILLE, IL 60048
PHONE: (847) 367-6767
FAX: (847) 367-6997
E-MAIL ADDRESS: pba@pearsonbrown.com

NORTHPOINTE TOWNHOMES
NORTHBROOK, ILLINOIS

NORTH

SCALE: 1" = 30'

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DETENTION VOLUME PROVIDED SUMMARY: (NORTHBROOK)

OVERALL NORTHBROOK POINTE SITE DATA FROM 2002 PERMITTING:
(18.44 AC SITE AREA WITH 16.37 AC POND TRIBUTARY AREA)
7.39 ACRES IMPERVIOUS (EXCLUDING POND AREA)
AFTER 99 POINTE DRIVE MEMORY CARE CONSTRUCTION
IN 2017, 7.47 AC OF IMPERVIOUS EXCLUDING POND N.W. AREA
NORTHBROOK REVISED C-FACTOR = 0.77 (REFER TO SHEET "B")

2002 100YR NORTHBROOK REQUIRED VOLUME IN POND = 4.28 AC-FT
2017 100YR NORTHBROOK REQUIRED VOLUME IN POND = 5.35 AC-FT
(COST SHARING CORE)

RECORD VOLUME IN EXISTING NORTHBROOK POINTE POND = 6.31 AC-FT
TO RECORD INTERNAL OUTLET CONTROL STRUCTURE SPILLWAY ELEVATION 684.51'
684.29 (NAVD 88 DATUM)

REFER TO STORMWATER SHEET "B" FOR REQUIRED DETENTION
EXPANSION FOR ALL NEW DEVELOPMENT AREA
BASED ON NEW IEWS BULLETIN 75 RAINFALL
AND
MWRDGC VOLUME CONTROL REQUIREMENTS AND CALCULATIONS
FOR NEW PROPOSED IMPERVIOUS AREA

WALL SEGMENTS ABOVE 36" TALL SHALL HAVE SAFETY RAILFENCE

WALL SEGMENTS ABOVE 36" TALL SHALL HAVE SAFETY RAILFENCE

WALL SEGMENTS ABOVE 36" TALL SHALL HAVE SAFETY RAILFENCE

INTERSTATE 294
TRI - STATE TOLLWAY

NORTHBROOK POINTE DETENTION SYSTEM EXPANSION ZONE

SUNSHINE LANE

PHYLLIS ROAD

ALL WALL SEGMENTS 36" TALL OR LOWER

ALL WALL SEGMENTS 36" TALL OR LOWER

Copy provided by cook.xkey

UTILITY PLAN

SHEET NUMBER 8 OF 12 SHEETS

JOB No. 21138

REVISIONS

DATE	BY	DESCRIPTION
04/04/22	AJC	REVISED PER VILLAGE REVIEW COMMENTS
05/09/22	AJC	REVISED PER VILLAGE REVIEW COMMENTS
07/27/22	AJC	REVISED PER VILLAGE REVIEW COMMENTS

DESIGNED BY: R.A.A.
DRAWN BY: A.J.C.
CHECKED BY: J.E.C.
ORIGINAL ISSUE: 11/29/21

NORTHPOINTE TOWNHOMES

NORTHBROOK, ILLINOIS

PEARSON, BROWN & ASSOCIATES, INC.
CIVIL & TRAFFIC ENGINEERS
1456 W. WINDSOR PARK DRIVE - SUITE 3H
LAKE VILLA, IL 60046
PHONE: (847) 367-4747
FAX: (847) 367-4787

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NORTH

SCALE: 1" = 30'

30' 15' 0 30'

NOTES:

1. ALL PROPOSED STORM SEWER SHALL BE 100YR DESIGN LEVEL INCLUDING INLET CAPACITY.
2. ALL STORM SEWER SHALL BE RCP.

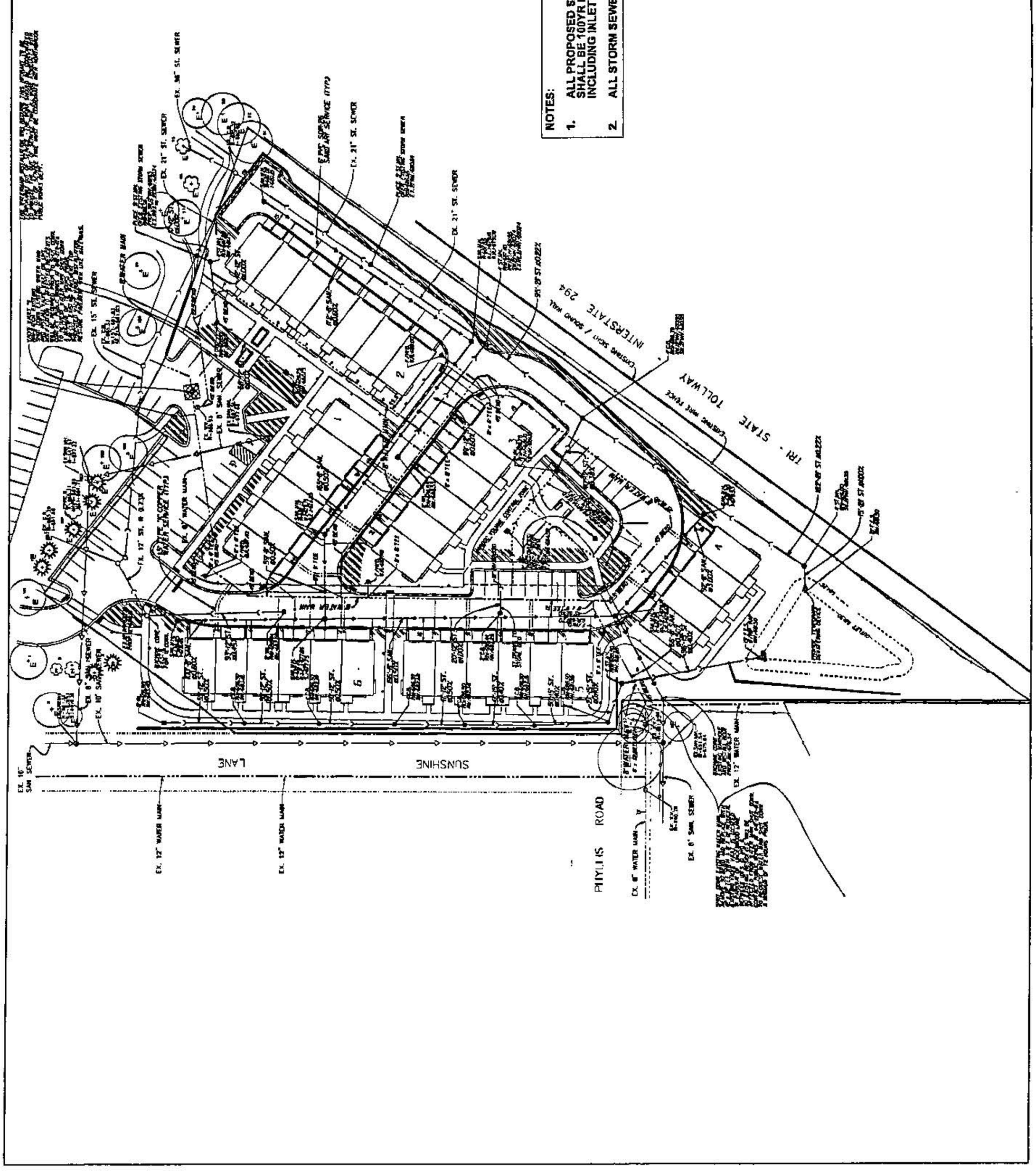
INTERSTATE 294
TOLLWAY
TRI - STATE
SUNSHINE
LANE
PHYLLIS ROAD
EX. 12" WATER MAIN
EX. 12" WATER MAIN
EX. 10" SAN SEWER
EX. 6" WATER MAIN
EX. 6" SAN. SEWER
EX. 12" WATER MAIN
EX. 21" ST. SEWER
EX. 36" ST. SEWER
EX. 15" ST. SEWER
EX. 17" ST. SEWER
EX. 8" SAN SEWER
EX. 10" SAN SEWER
EX. 8" WATER MAIN
EX. 6" WATER MAIN
EX. 8" SAN SEWER
EX. 8" WATER MAIN
EX. 12" WATER MAIN
EX. 10" SAN SEWER
EX. 8

EXHIBIT D

PLANNED DEVELOPMENT PLANS

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
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Lot 3 - *Existing*

Existing Northbrook Pointe Residential
7.7 acres

FAR	48%
Lot Coverage	35%
Parking	122 surface
	88 garage
	45 landbanked

Detention

2.5 acres

Lot Coverage	47%

detention

Lot 1

Alexander's Restaurant
2.5 acres

FAR	7%
Lot Coverage	69%
Parking	157 sp

Lot 2

Northbrook Inn Memory Care
2.7 acres

FAR	31%
Lot Coverage	63%
Parking	45 sp

Lot 3 - *PUD approved*

Approved Northbrook Pointe Residential
Includes Unbuilt 32 unit Building 3

FAR	64%
Lot Coverage	50%
Parking	115 surface
	132 garage
	45 landbanked

Northbrook Pointe Bldg 3 - Unbuilt 32 units

North 0 60 120 240

CORNERSITE, LLC

2
EXISTING SITE
Northbrook Pointe Townhomes
Northbrook, Illinois

Date: July 20, 2022

The drawings presented in illustration of character and general quality, and are subject to change based upon final engineering, zoning, and code requirements, and reasonable owner, municipal, and HOA design requirements and recommendations. © 2018 BSB Design, Inc.

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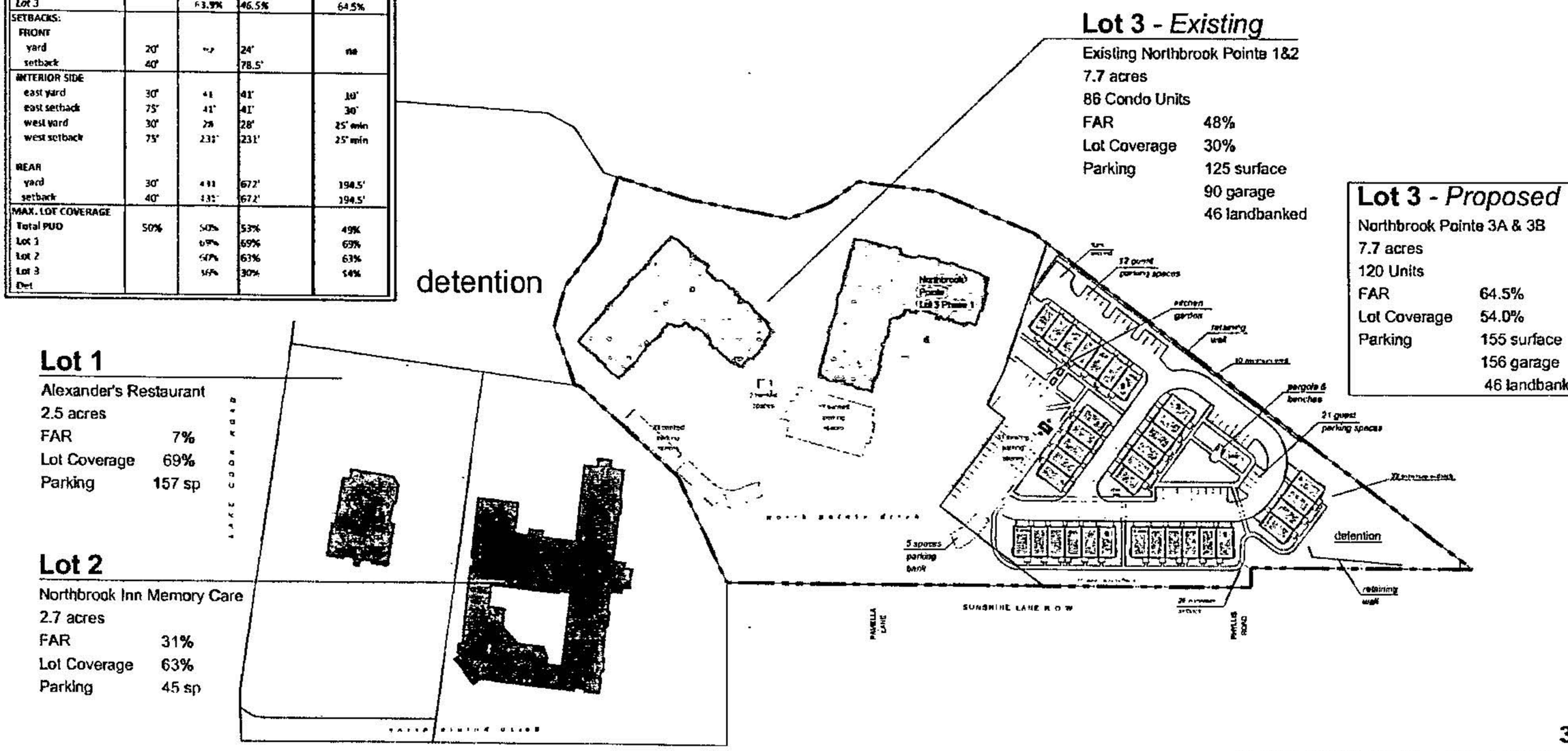
ZONING TABLE

MULTIFAMILY	MFRC District	Entire PUD Originally Approved PUD	Existing Conditions	Entire PUD Proposed PUD LOT 3
GROSS AREA		16.4	16.4	16.4
NET AREA (less Pointe Drive)		15.3	15.3	33
LAND USE		Condo	Mixed Use	Condo/Towns
TOTAL UNITS		118 units	86	120 units
MAX HEIGHT	50'	55'MF	55'MF	34'TH 55'MF
MIN LOT AREA PER UNIT	6,000	5,646	7,749	5,354
F.A.R. *Entire PUD*	50%	42%	32%	
Lot 1		8%	8%	8%
Lot 2		41%	31%	31%
Lot 3		63.9%	46.5%	64.5%
SETBACKS:				
FRONT				
yard	20'	n/a	24'	na
setback	40'		78.5'	
INTERIOR SIDE				
east yard	30'	41'	41'	30'
east setback	75'	41'	41'	30'
west yard	30'	28'	28'	25' min
west setback	75'	231'	231'	25' min
REAR				
yard	30'	481'	672'	194.5'
setback	40'	481'	672'	194.5'
MAX. LOT COVERAGE				
Total PUD	50%	50%	53%	49%
Lot 1		69%	69%	69%
Lot 2		60%	63%	63%
Lot 3		56%	30%	54%
Det				



3

PROPOSED PUD AMENDMENT
Northbrook Pointe Townhomes
Northbrook, Illinois

CORNERSITE, LLC

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Revised Date: October 12, 2022

BSB DESIGN

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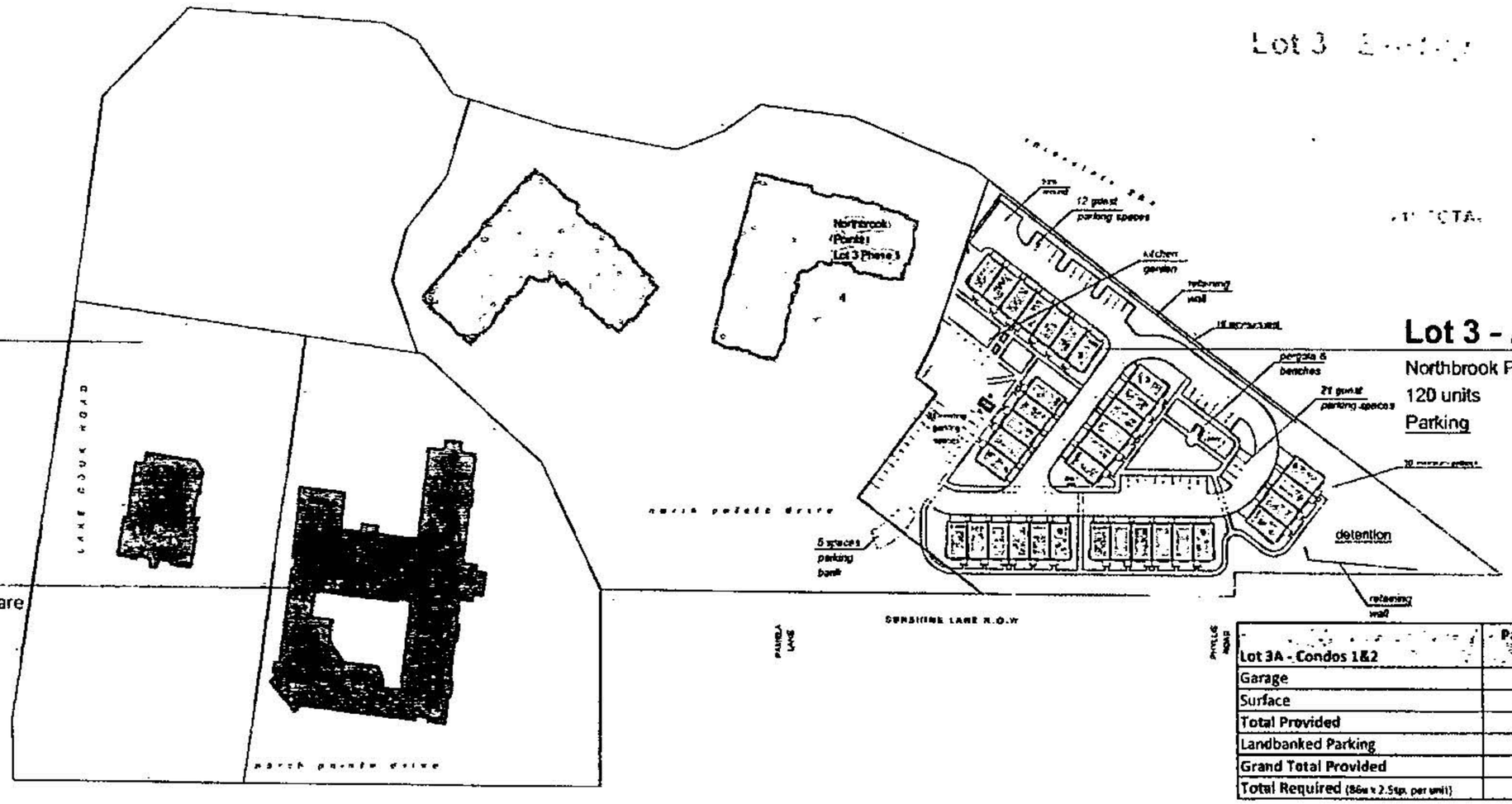

Lot 3A - Condos 1&2	Parking Spaces (incl. ADA)
Garage	88 (4 ADA)
Surface	91 (4 ADA)
Total Provided	179 (8 ADA)
Landbanked Parking	46
Grand Total Provided	225
Total Required (86u x 2.5sp. per unit)	215

Lot 3B - Townhomes	Parking Spaces (incl. ADA)
Garage	68
Surface Existing	31 (2 ADA)
Surface Proposed	33
Total Provided (34u x 3.0sp. per unit)	132
Total Required (34u x 4.5sp. per unit)	153

4

PARKING EXHIBIT
Northbrook Pointe Townhomes
Northbrook, Illinois

CORNERSITE, LLC

BSE DESIG

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Revised Date: October 12, 2022

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EXHIBIT E

LANDSCAPE PLANS

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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CHICAGO, IL 60602-1387

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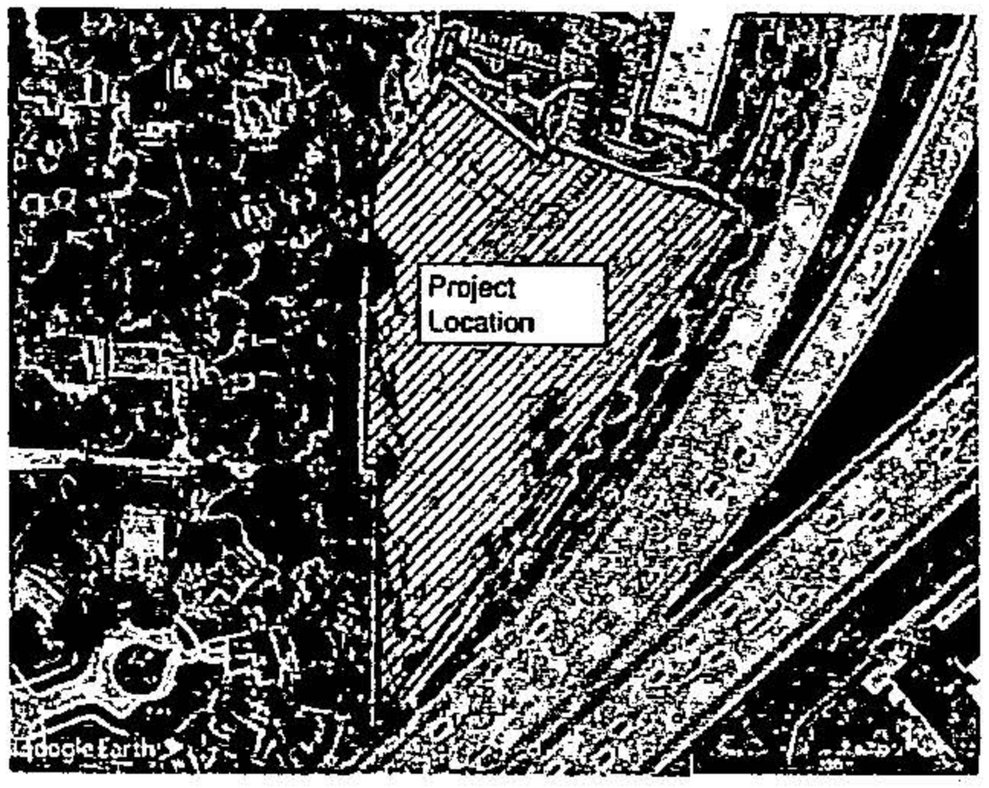
LANDSCAPE PLAN FOR:

NORTHPOINT TOWNHOMES

Northbrook, IL

Site Location Map



SHEET INDEX

SHEET	DESCRIPTION
CS-1.0	COVER SHEET
L-1.0	SITE LANDSCAPE PLAN
L-2.0	FOUNDATION LANDSCAPE PLAN
L-3.0	NATIVE LANDSCAPE & DETAIL
L-4.0	LANDSCAPE SPECIFICATIONS
TP-1.0	TREE PRESERVATION & REMOVAL PLAN

Architect:
BSB Design
220 N. Smith, Suite 210
Palatine, IL 60067
847.705.2200

Engineer:
Pearson Brown & Associates, Inc
1850 W. Winchester Road, Suite 205
Libertyville, IL 60048
847.367.6707

Landscape Architect:
Metz & Company
826 E. Maple Street
Lombard, IL 60148
630.561.3903

Know what's below. Call before you dig.

REVISIONS

7 New Site Plan Layout	10-12-22
6 Wayfinding Sign	7-26-22
5 Updated Site Engineering	6-29-22
4 Village Review Comments	6-14-22
3 Village Review Comments	4-27-22
2 Added Photometrics	4-15-22
1 Revised Base - New Site Plan	4-13-22

NORTHPOINT TOWNHOMES
175 POINTE DRIVE
NORTHBROOK, ILLINOIS

SEAL:

METZ & COMPANY
826 East Maple Street
Lombard, Illinois 60148
PH 630.561.3903
www.metz-company.com

TITLE
COVER SHEET

PROJECT NO.:
22-201

DATE: 02-14-2022

SCALE: 1"=30'

SHEET
CS-1.0

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NORTHPOINT TOWNHOMES

175 POINTE DRIVE
NORTHBROOK, ILLINOIS

REVISIONS

SEAL:

METZ & COMPANY
landscape architecture | planning
926 East Maple Street
Lombard, Illinois 60148
PH: 630.961.3903
www.metz-company.com

TITLE
SITE LANDSCAPE PLAN

PROJECT NO:
22-201

DATE: 02-14-2022

SCALE: 1"=30'

SHEET
L-1.0

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SOIL VOLUME CALCULATIONS

Crown Projection of 15 feet
Calculated Area = 117 s.f. (Radius 7.5')
Soil Volume Needed @ 24" Depth = 354 c.f.

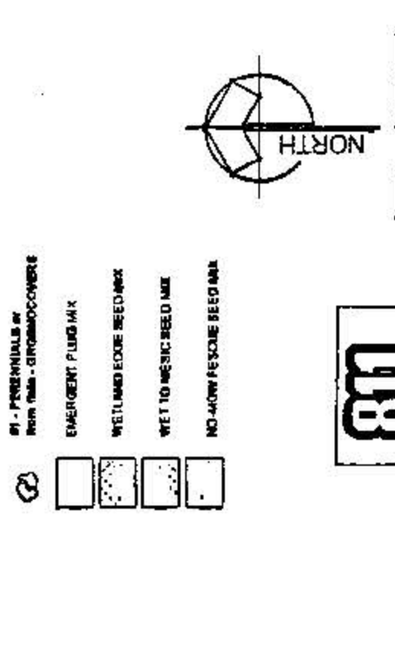
Area #1 – 198 s.f. Existing
200 s.f. x 2' = 400 c.f.
Planting Soil Provided = 400 c.f.

LEGEND

EXISTING TREES TO REMAIN
EXISTING EVERGREEN TREES TO REMAIN
EXISTING ORNAMENTAL TREES TO REMAIN
PERIMETER LANDSCAPE TREES
PARKING LOT TREES
INTERIOR LANDSCAPE TREES
30" to 36" - DECIDUOUS SHRUBS
#5 or #3 - DECIDUOUS SHRUBS
24"/#3 - EVERGREEN SHRUBS
#1 - ORNAMENTAL GRASSES
#1 - PERENNIALS or Rain Gdn - GROUNDCOVERS
EMERGENT PLUG MIX
WETLAND EDGE SEED MIX
WET TO MESIC SEED MIX
NO-MOW FESCUE SEED MIX

NORTH

KITCHEN GARDEN PLANTER



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NORTHPOINT TOWNHOMES

175 POINTE DRIVE
NORTHBROOK, ILLINOIS

REVISIONS

SEAL:

METZ & COMPANY

TITLE
FOUNDATION LANDSCAPE PLAN

PROJECT NO.: 22-201
DATE: 02-14-2022
SCALE: 1"=20'

SHEET L-2.0

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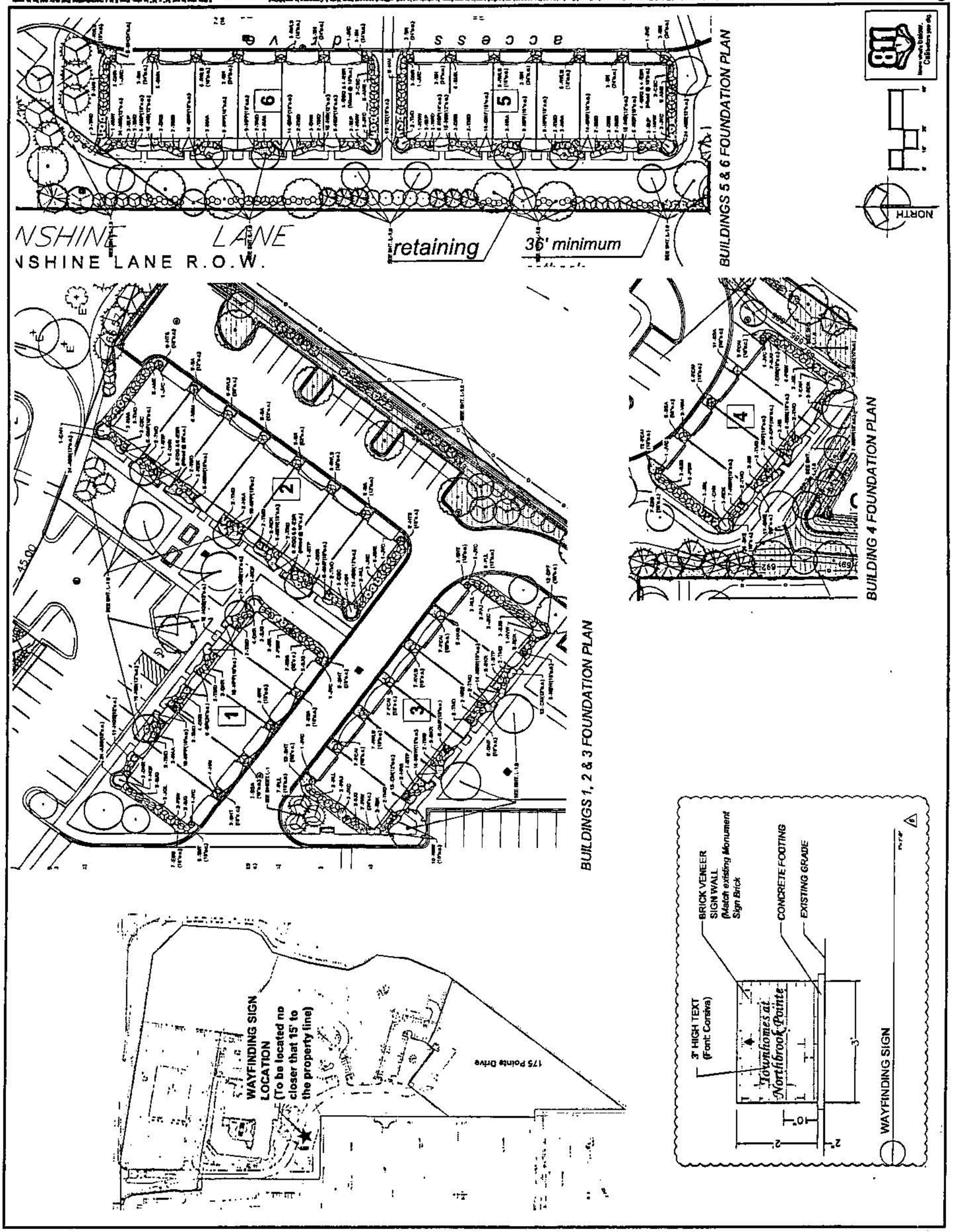

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NORTHPOINT TOWNHOMES

175 POINTE DRIVE
NORTHBROOK, ILLINOIS

REVISIONS

1	04-01-22
2	04-22-22
3	04-28-22
4	05-04-22
5	05-13-22
6	05-23-22
7	05-31-22

SEAL:

METZ & COMPANY
landscape architecture & planning
826 East Maple Street
Lombard, Illinois 60148
PH: 630.581.3600
www.metz-company.com

TITLE
NATIVE LANDSCAPE & DETAILS

PROJECT NO.:
22-201

DATE: 02-14-2022

SCALE: 1"=10'

SHEET
L-3.0

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If this plan is not 24" x 36", it was plotted from a reproduction and may not be to scale.

Native Mesic Prairie Seed Mix
Apply @ 30 (PLS pounds per acre

Botanical Name	Common Name	PLS Percentage
Forbs		
Asclepias syriaca	Common Milkweed	2.00
Asclepias tuberosa	Butterfly Milkweed	1.00
Chelone glabra	White Turtlehead	2.00
Coreopsis lanceolata	Lance-leaved Coreopsis	10.00
Dalea purpurea	Purple Prairie Clover	4.00
Echinacea purpurea	Purple Coneflower	2.00
Eupatorium perfoliatum	Common Boneset	0.50
Helianthus grosseserratus	Sawtooth Sunflower	2.25
Helianthus maximiliani	Maximilian Sunflower	1.00
Lobelia cardinalis	Cardinal Flower	0.50
Lobelia siphilitica	Great Blue Lobelia	1.00
Monarda fistulosa	Wild Bergamot	0.25
Penstemon digitalis	Foxglove Beardtongue	0.50
Pycnanthemum virginianum	Common Mountain Mint	0.50
Ratibida pinnata	Yellow Coneflower	4.00
Rudbeckia hirta	Black-Eyed Susan	4.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	0.50
Silphium integrifolium	Rosin Weed	1.00
Silphium perfoliatum	Cup Plant	2.00
Silphium terebinthinaceum	Prairie Dock	3.00
Solidago rigida	Rigid Goldenrod	0.25
Solidago speciosa	Showy Goldenrod	0.25
Symphyotrichum novae-angliae	New England Aster	0.50
Thalictrum dasycarpum	Common Meadowrue	1.25
Veronicastrum virginicum	Culver's Root	3.00
Zizia aurea	Golden Alexanders	0.25
	Total	41.00

Botanical Name	Common Name	PLS Percentage
Grasses		
Andropogon gerardii	Big Bluestem	30.00
Bouteloua curtipendula	Sideoats Grama	1.00
Carex bicknellii	Bicknell's Sedge	3.00
Carex brevior	Common Fescue Sedge	1.00
Carex vulpinoidea	Brown Fox Sedge	1.00
Elymus virginicus	Virginia Wild Rye	24.00
Juncus effusus	Common Rush	0.50
Panicum virgatum	Switch Grass	2.00
Schizachyrium scoparium	Little Bluestem	8.00
Sorghastrum nutans	Indian Grass	8.00
Spartina pectinata	Prairie Cord Grass	3.00
	Total	98.00
Temporary Cover:		
Avena sativa	Common Oat	227.00
	Total	227.00
Forbs		
Achillea millefolium	Common Yarrow	2.00
Alcea rosea	White Wild Hollyhock	1.00
Chamaecrista fasciculata	Partridge Pea	10.00
Coreopsis tinctoria	Plains Coreopsis	4.00
Coreopsis lanceolata	Tall Coreopsis	2.00
Dalea purpurea	Purple Prairie Clover	8.00
Desmodium canadense	Showy Tick Trefoil	8.00
Echinacea purpurea	Purple Coneflower	4.00
Eryngium yuccifolium	Rattlesnake Master	2.00
Helianthus grosseserratus	Sawtooth Sunflower	2.00
Lespedeza capitata	Round-Headed Bush Clover	1.00
Liatris spicata	Marsh Blazing Star	1.00
Monarda fistulosa	Wild Bergamot	1.00
Oligoneuron rigidum	Stiff Goldenrod	1.00
Parthenium integrifolium	Wild Quinine	1.00
Physostegia virginiana	Obedient Plant	0.25
Pycnanthemum virginianum	Common Mountain Mint	0.50
Ratibida pinnata	Yellow Coneflower	4.00
Rudbeckia hirta	Black-Eyed Susan	4.00
Rudbeckia subtomentosa	Wild Golden Glow	1.00
Silphium perfoliatum	Sweet Black-Eyed Susan	0.50
Silphium terebinthinaceum	Rosin Weed	2.25
Silphium integrifolium	Compass Plant	1.00
Silphium laciniatum	Cup Plant	2.00
Silphium perfoliatum	Prairie Dock	3.00
Solidago rigida	Rigid Goldenrod	0.25
Solidago speciosa	Showy Goldenrod	0.25
Symphyotrichum novae-angliae	New England Aster	0.50
Thalictrum dasycarpum	Common Meadowrue	1.25
Veronicastrum virginicum	Culver's Root	3.00
Zizia aurea	Golden Alexanders	0.25
	Total	91.00

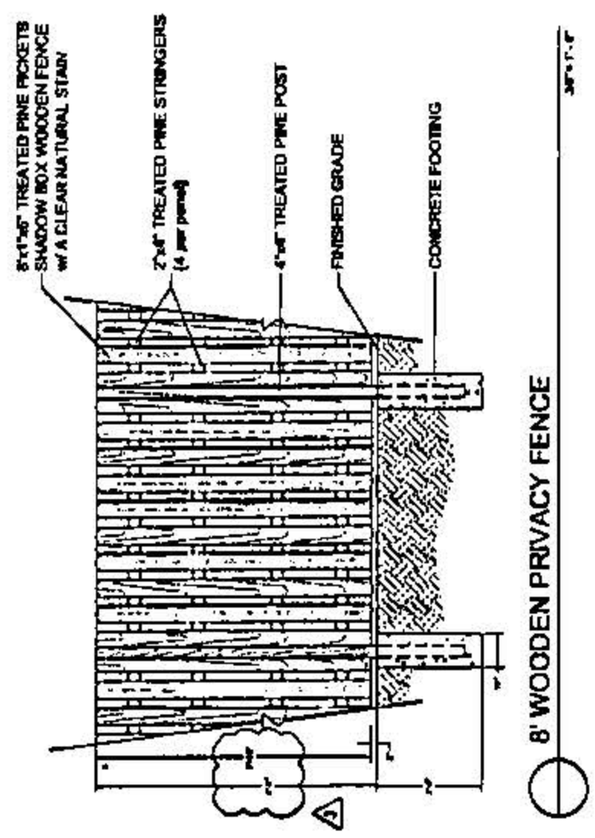
NO MOW FESCUE SEED MIX
Turf Type Tall Fescue Blend Mix

Botanical Name	Common Name	PERCENT	PLS APPLICATION
Festuca arundinacea 'Tarpan'	Tarpan Tall Fescue	25.00%	6lbs
Festuca arundinacea 'Finelawn'	Finelawn Tall Fescue	25.00%	6lbs
Festuca arundinacea 'Rembrandt'	Rembrandt Tall Fescue	15.00%	3.5lbs
Festuca arundinacea 'Shenandoah'	Shenandoah Tall Fescue	15.00%	3.5lbs
Festuca arundinacea 'Titanium'	Titanium Tall Fescue	15.00%	3.5lbs
Festuca arundinacea 'Wolfpack'	Wolfpack Tall Fescue	5.00%	1lbs
	Total	100%	23lbs

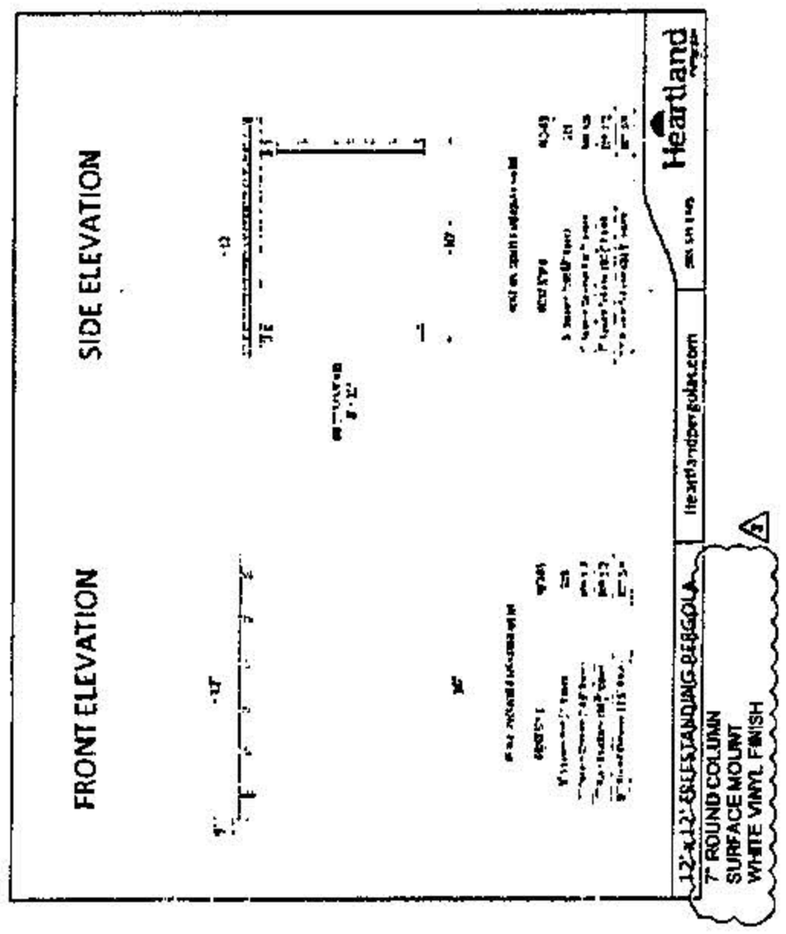
Emergent Plug Mix
Plug Spacing @ 12" o.c.

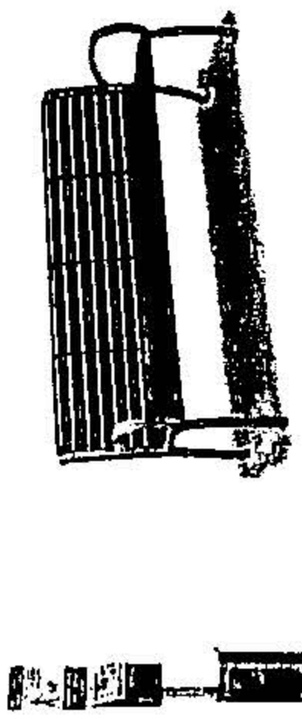
Botanical Name	Common Name	#	Quantity
Calamagrostis canadensis	Blue Joint Grass	1.50	35
Carex comosa	Bristly Sedge	3.00	33
Carex lacustris	Common Lake Sedge	2.00	33
Carex lurida	Common Hop Sedge	1.00	35
Carex stricta	Common Tussock Sedge	2.00	33
Carex vulpinoidea	Hairy Fruited Lake Sedge	1.00	33
Juncus effusus	Common Rush	1.00	6
Juncus torreyi	Torrey's Rush	2.00	33
Schoenoplectus acutus	Hard Stem Bulrush	1.00	6
Schoenoplectus tabernaemontani	Soft Stem Bulrush	2.00	35
Scirpus atrovirens	Dark Green Rush	3.00	33
Scirpus cyperinus	Wool Grass	1.00	6
	Total	22.50	382

Botanical Name	Common Name	#	Quantity
Acorus calamus	Sweet Flag	1.00	35
Alisma subcordatum	Common Water Plantain	1.00	6
Asclepias incarnata	Swamp Milkweed	3.00	33
Eutrochium maculatum	Spotted Joe Pye Weed	3.00	33
Hibiscus moscheutos	Swamp Rosemallow	3.00	33
Iris virginica shrevei	Blue Flag	12.00	77
Lobelia cardinalis	Cardinal Flower	2.00	33
Lycopus americanus	Virginia Waterhorehound	1.50	33
Orontium aquaticum	Golden Club	2.00	35
Pontederia cordata	Pickerelweed	1.00	33
Sagittaria latifolia	Common Arrowhead	3.00	33
Sparganium eurycarpum	Common Bur Reed	2.00	33
	Total	33.50	401
Wildflower Matrix		62.50	403
SEDIMENTOTAL		100.00	644



8' WOODEN PRIVACY FENCE





6' BENCH

PET STATION

BED PLANTING DETAIL
(PERENNIALS, ORNAMENTAL GRASSES VINES, GROUNDCOVERS & ANNUALS)

Copy Provided by Cook County Clerk

Order: 41081384
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PLANT MATERIAL

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes furnishing of all materials, and the performance of all operations in connection with the planting of deciduous & evergreen trees, deciduous & evergreen shrubs, shade trees, perennials, ornamental grasses, groundcovers, bulbs (if any) and annual flowers (if sought), and miscellaneous work for project specifications and applicable drawings which are subject to this bidding and specified at the Contract.

1.2 GENERAL REQUIREMENTS

All plant material shall comply officially (to or of REGION and FEDERAL laws with respect to inspection for pests and insect infestation. An inspection certificate required by law to be filed and accompany each shipment. The Landscape Architect reserves the right to inspect the plant material at the place of growth for such inspection shall not preclude the right of rejection at the site.

1.3 APPLICABLE STANDARDS

A. American Nursery Standards for Tree Care Operations, ANSI A300, American National Standards Institute, 11 West 42nd Street, New York, NY, 10036
B. American Standard for Nursery Stock, ANSI Z60.1, American Nursery & Landscape Association, 1250 Eye Street, NW, Suite 500, Washington, D.C. 20005
C. Home Gray The Method for L.E Dalby Variation 1973, Blackburn Publishing Co., New York.
D. All standards shall include the latest additions and amendments as of the dated of publication of the title.

PART 2 - MATERIALS

2.1 GENERAL

The Landscape Architect reserves the right to flag or inspect plants at the nursery but such inspection shall not preclude the right of rejection at the site. Contractor shall furnish and install all plants as shown on the drawing and in the quantities as clearly designated on the drawings. The quantities shown on the plant legend included for convenience purposes only.

2.2 NOMENCLATURE

The names of the plants indicated on the drawings conform generally with those accepted in the nursery trade.

2.3 QUALITY AND SIZE

Plants shall have a habit of growth that is normal for the species and shall be sound, healthy, vigorous, and free from insect pests, their eggs or larvae, plant diseases, and injuries. All plants shall be nursery grown under climatic conditions similar to those which exist in the locality of the site for at least two (2) years and equal or exceeding measurements specified in the plantlist. They shall be symmetrical bodies growing with branches to the form position. All necessary pruning shall be performed only after time of planting. Trees will not be accepted which have their leaders eaten away from their leaders damaged or that will develop crooks. Plants inspected for size specified may be used only by approval of the Landscape Architect but the use of larger plants will make no change in the contract price. Supplements for the measurement, branching, quality, trailing, and backlogging of plants under plant list shall follow the Code of Standards 2000 1-and current edition by the AMERICAN NURSERY & LANDSCAPE ASSOCIATION, formerly known as the AMERICAN Association Nurse (or ASSOCIATION, INC). All plant material with abnormal any roots or which does not comply with the specifications will be rejected. All plants shall be of habit form indicated and must have evenly developed thread root system typical of the species variety. All plants must be freshly dug immediately before shipping unless they are properly maintained. Pending transplanting shall only be required except during the planting season for nursery stock or during planting, during the last months before planting and for planting intervals. Any plants material will be subsequently upon the approval of the Landscape Architect and or subject to the inspection prior to such approval

2.4 RELANDING

The Contractor shall take all precautions that are determined by good trade practice to keep safety of the plant materials at the stated delivery point in good condition and without injury of any nature. Plants shall be covered properly to prevent drying, frost, disease, or injury.

2.5 TEMPORARY STORAGE

Heeling of the materials when material shall be planted on the day of delivery. In the event they do not arrive, the Contractor shall protect the materials when both root and drying when at all times. All balled and burlapped plants shall be placed into the row, have their ball and all the ground and heeled in with mulched, peat, soil or other moisture-holding material and shall be kept moist. Plants should not remain unplanted for longer than three (3) days if in leaf. On-site storage shall be only in enough designated by the Owner.

2.6 SUBSTITUTIONS

Substitutions may be permitted only upon application of evidence that the specified plant is not obtainable locally. Such substitution may be made only upon authorization by the Landscape Architect.

2.7 INSPECTION

All plants shall be obtained from sources approved by the State of Illinois and approved by the Landscape Architect. The Landscape Architect reserves the right as necessary the Contractor to the inspection for the purpose of evaluating (tagging) material. Plant sources located outside the State of Illinois may need to be approved by the Landscape Architect.

2.8 TOPSOIL

Topsoil if required shall be imported. An imported topsoil, used for any portion of the work, shall be loam, friable, natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, stones, clods, stones larger than one (1) inch, voids debris or other extraneous matter. The Installing Contractor shall be responsible for soil testing and/or debris removal as needed to meet the specifications.

The soil tests acceptable topsoil, shall meet the following criteria:

1. ORGANIC MATTER: Not less than 4 % percent no more than 10.0 percent.
2. pH: No lower than 6.0 no higher than 8.0
3. TEXTURE: No more than 50 percent clay
4. SOLUBLE SALT: No more than 1000 ppm
5. CHEMICAL ACTIVITY: The topsoil sample is requested shall be free from any toxins or chemical reaction which could result in any type of plant growth damage.

The Contractor shall provide a soil analysis report submitted containing test results and soil scientist recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil source. The testing shall cover excess nutrients and pH, soluble salts, organic matter/biological analysis and the areas.

2.9 SOIL CM

Work shall consist of the following:

A. SUBGRADE CONDITION

Subgrade compact shall be composed of well-rolled earths to obtain slopes with the contractions of 15-20% topsoil and shall have been used for the commercial grading of at least one (1) area of maintenance.

B. SPADED OR HARDWORK BARE (ground cultivating)

Shredded hardwood bark shall consist of finely shredded hardwood bark, free of debris and leaves.

2.10 FERTILIZER & NUTRIENTS

Fertilizer shall be commercial fertilizer mixed shall be a complete fertilizer with the following approaches in analysis:

A. Shrubs
Shrubs (24-8-8) slow release fertilizer or equivalent equivalent approved by Landscape Architect
B. Trees
1. Flowers (14-3-3)slow release fertilizer
2. Equivalent fertilizer acceptable equivalent approved by Landscape Architect
C. Perennials, Groundcover, Ornamental Grasses & Vines
Commercial (10-6-10)3-8 slower controlled release, or acceptable equivalent approved by the Landscape Architect
D. Annual Flowers
Commercial (20-10-10) 3-4 month controlled release or acceptable equivalent approved by the Landscape Architect.
E. Bulbs
Bulbs/Bulb Booster (5-8-5) or acceptable equivalent approved by the Landscape Architect
F. Bare Ground & Deciduous Trees
As further required

2.11 TREE WRAPPING MATERIAL

A. Wrap shall be - Breathable synthetic fabric tree wrap. White in color, delivered in 75 mm (3 No.) wide rolls. Specifically manufactured for tree wrapping. Tree wrap shall be "Breathable Fabric Tree Wrap" as manufactured by the Shield Company, Inc., Brooklyn, MO, or approved equal. Submit manufacturer literature for approval.
B. Tape for securing the wrap shall be the degradable tape suitable for nursery use and which is expected to degrade in sunlight in less than two (2) years after installation.

2.12 WATER

Potable water shall be supplied by the Owner at no cost to the Contractor by way of an irrigation system, quick coupler system, hose bibs, hydrant meter or a designated filling station on site.

PART 3 - EXECUTION

Planting operations shall be conducted under favorable weather conditions during the seasons stated in the Contract. Before commencing the work, the contracting party of all concerned shall be assured in a manner that will satisfactorily protect all leaf areas that are to be boundary bearing/cover and upon which will be to be properly obtained. The Contractor shall be responsible for the restoration of all damages resulting but not limited to said operations.

3.2 TIME SCHEDULE OF PLANTING SEASON Trees

Landscaping shall be performed during the season or seasons which are needed for such work as determined by weather conditions and by accepted practice. Planting may be performed under unfavorable conditions without additional compensation, but such work must have the prior approval of the Landscape Architect and/or Owner in writing as to the time of work and desirability of operations. Approval to plant under such conditions shall in no way relieve the Contractor from the guarantee provisions of these specifications.

PLANTING SEASON	ACCEPTABLE TIME PERIOD
1. Spring	a. From time soil is workable to June 10 with the following exception:
B. Bare root materials (B-any) shall occur on May 31	
C. Fall	a. Sept. 1 to Nov. 15 with following exceptions:

a. Evergreen Trees planting to occur Oct. 31
b. Evergreen Tree planting to occur Oct. 15
c. Bare-root & Containerized-grown planting to occur Oct. 15

3.3 INSTALLATION

All plants shall receive a thorough watering immediately after installation. Subsequences of each area base, all exception and deciduous trees shall receive a minimum of 50 gallons per watering application up to five (5) additional waterings shall be performed as needed. The specific irrigation time frame and interspersed to a , gallonage). All additional waterings will be performed by the Owner in accordance with the Change Order per the Supplementary Bid prices for additional watering.

3.4 MAINTENANCE

Maintenance shall be performed by the Contractor's Owner

A. TEMPORARY MAINTENANCE

The Contractor shall be responsible for the total maintenance of all plant materials until such a date as all landscape operations have received Preliminary Acceptance. The Irrigation Maintenance shall begin immediately after each phase of installation and shall apply to Trees (B) shrubbery, and all necessary cultivation, mowing, pruning, disease and insect pest control, protective spraying, resetting plants to proper grades or upright position, restoration of damaged planting saucers, and any other procedure necessary with good horticultural practice necessary to insure normal, vigorous, and healthy growth of all such material the Contract. Upon the Preliminary Acceptance of all planted areas, the responsibility for plant maintenance work solely with the Owner, with the following exception:

B. CONTINUED MAINTENANCE

For the duration of the guarantee period the Contractor shall be responsible for the mowing of seeded areas, the straightening of plants which have not plumbed and the replacing of bare parts (if called), or other maintenance to the responsibility of the Owner. Planner, if in the Contractor's responsibility to subsequently insured the quality after Owner's satisfaction.

3.5 ACCEPTANCE

A. PRELIMINARY PLANTING ACCEPTANCE

Preliminary planting acceptance shall be given by completed planting operations (at the discretion of the Contractor becoming eligible for payment for fifty portion of the finished work. In order to obtain Preliminary Acceptance, the Contractor shall notify the Owner's representative's responsibility by Owner or in writing or by telephone to the operations so that preliminary acceptability by requisite field inspection may be performed. In order for an area to be accepted on a preliminary basis, it shall conform to the following:

1. All plant material shall be in conformance with the drawings with respect to quality, size, species and variation, except those items accepted or on hand during bid by the landscape contractor.
2. All plant material shall be in healthy condition, as defined under the guarantee requirements stated below in Section 3.14

B. FINAL PLANTING ACCEPTANCE

Final planting acceptance shall be granted after the completion of all outstanding operations required during the preceding stated below. On or about the expiration of the Maintenance Period, the Contractor shall notify the Owner's representative's responsibility by Owner or in writing or by telephone so that preliminary acceptability by requisite field inspection may be performed. In order for an area to be accepted on a preliminary basis, it shall conform to the following:

1. All plant material shall be in conformance with the drawings with respect to quality, size, species and variation, except those items accepted or on hand during bid by the landscape contractor.
2. All plant material shall be in healthy condition, as defined under the guarantee requirements stated below in Section 3.14

3.6 GUARANTEE

The Contractor shall guarantee for a period of one (1) year the replacement of any permanent plant material that, at the time during operations, or which has failed in the work, in proper that its conditions of appearance has accomplished. Anyone with a dead maintenance or with a poorer which is lacking the personal (50%) or more dead shall be replaced.

These guarantees shall be in accordance with the following:

A. ONE YEAR GUARANTEE

The one (1) year guaranteed begin on the date of satisfactory completion of all plant material.

B. REPLACEMENTS & REMOVALS

The decision of the Owner and/or Owner's Representative for required replacements shall be conclusive and binding upon the Contractor. The Contractor shall also be responsible for required plantings because and property after removal by satisfactory replacements and materials.

C. DISEASE & INSECTS

The Contractor shall not be liable for the replacement of plants which were damaged by animals, by disease, snowplowing, fertilizers, pesticides or other conditions not specified by the Contract documents or not caused by his under his supervision, by subsequent operations by others, by acts of God, by vandalism or by terrorism.

D. GUARANTEE PERIOD INSPECTIONS

During the guarantee period, the Contractor shall, from time to time, inspect the watering, cultivation, and other operations carried out by the Owner with respect to such work, and promptly report to the Owner any methods, practices or applications which in Contractor's consideration, proposal in writing with his interests or possible detrimental purposes. The failure of the Contractor to inspect or report shall be considered as an acceptance by him of the Owner's maintenance operations, and he shall not thereafter make or assert claims for damages or new plantings based materials & work or failure of work by permissible and poor material & direct result of an inadequate water supply.

TURF GRASS

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes finish grading, furnishing turfing, seed and/or sod all specified and performance of all operations in connection with seeding and/or sodding in strict accordance with the applicable drawings and related to the terms and conditions of the Contract.

1.2 EQUIPMENT

The Contractor shall provide and maintain equipment available for the completion and completion of the work specified in accordance with (COMP) Standard Specifications. All equipment shall be considering prompt before the operation of such equipment.

PART 2 - PRODUCTS

2.1 TOPSOIL

Topsoil for planting operations shall be stockpiled from on-onsite stockpile generated from site stripping. In the event that none is available, imported topsoil shall be imported from an off-site source. All imported topsoil used for any portion of the work, shall be loam, friable, natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, stones, clods, stones larger than one (1) inch, voids, debris or other extraneous matter. The Installing Contractor shall be responsible for soil testing and/or debris removal as needed to meet the specifications.

The soil tests acceptable topsoil, shall meet the following criteria:

1. ORGANIC MATTER: Not less than 4 % percent no more than 10.0 percent.
2. pH: No lower than 6.0 no higher than 8.0
3. TEXTURE: No more than 50 percent clay
4. SOLUBLE SALT: No more than 1000 ppm
5. CHEMICAL ACTIVITY: The topsoil sample is requested shall be free from any toxins or chemical reaction which could result in any type of plant growth damage.

The Contractor shall provide a soil analysis report submitted containing test results and soil scientist recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil source. The testing shall cover excess nutrients and pH, soluble salts, organic matter/biological analysis and the areas and the areas.

2.2 COMMERCIAL FERTILIZER AND DELIVERY

Fertilizer shall be delivered to the site in unopened, original containers, each bearing name and address of the manufacturer, name brand, or trademark, and manufacturer's guaranteed analysis. Any fertilizer which becomes wetted or otherwise damaged, making it unsuitable to use, will not be accepted. Fertilizer shall not be used if caked. Fertilizer shall be delivered in another prior to delivery on the site and prior delivery and used. It shall be immediately protected at all times and shall not be stored in direct contact with the ground.

A. FERTILIZER STRENGTH

The fertilizer shall be a complete fertilizer containing a minimum but in percentages by weight of the following:

1. FOR TO SEEDING AMBER SOCCER(4-24-24)
Nitrogen _____ 4%
Phosphorous _____ 24%
Potash _____ 24%

2. FOR WATER AND/OR ECOSHIELD 16-6-6
Nitrogen _____ 16%
Phosphorous _____ 6%
Potash _____ 6%

Water soluble of the nitrogen shall be in the form of nitrate, urea-form in the form of inorganic salts, and one half in the form of organic nitrogen. 50 Available phosphoric acid shall be derived from super phosphate having a minimum guaranteed analysis of 18% of available phosphoric acid. The particles shall be in the form of multiple of extent.

The balance of the fertilizer shall be made up of materials usually present in such a product. It shall be free from inert matter, sand, stone, or other objects

2.3 GRASS SEED (if specified)

Grass seed shall be redelivered mixed the species composite seed mixes. All seed shall meet requirements established by the Illinois Federal Seed and Weed Control Laws. The grass seed mixture shall be composed of the following grass seeds mixed in proportions by weight and shall meet or exceed the minimum percentages of purity, germination or individual.

PREPARATION BY WEIGHT	TYPE OF GRASS
1 CONVENTIONAL TURF GRASS MIX (if specified)	
40% _____	___ % KENTUCKY BLUEGRASS (Blend of 3 cultivars)
30% _____	PERENNIAL RYEGRASS (Blend of 2 cultivars)
30% _____	CREEPING RED FESCUE
	(Apply at 7 lbs PLUS 5 P.P. Germplasm seeding)
2 SALT TOLERANT MIX (if specified)	
40% _____	___ % TALL FESCUE GRASS (FLYCONTOUR VARIETY)
30% _____	CREEPING RED FESCUE
30% _____	KENTUCKY BLUEGRASS
10% _____	PERENNIAL RYEGRASS
	(Apply at 7 lbs PLUS 5 P.P. Germplasm seeding)

The percentages of seed used included are a part of the germination percentage of any lot of seed, shall not exceed twenty. Kentucky bluegrass seed shall weigh a minimum of 25 pounds by the measured measured bushel. Weed seed mechanical not exceed 0.25%

1. PACKING AND MARKING

All seeds shall be delivered in sealed bags in containers with standard commercial practice. Each bag shall be tagged or labeled as required by the law of the STATE OF ILLINOIS. The vendor's name shall show on or be attached to each bag together with a statement signed by the vendor showing: a) the kind of seed contained, b) the percentage of purity and germination, c) the percentage of hard seed, if any, d) a statement conforming to the laws of the STATE OF ILLINOIS furnished on mailed showing percentage of weed seeds, if any. Seed which has become wet, moldy, or otherwise damaged will be rejected.

2.4 IRRIGATION (OPTIONAL ELEMENT)

1. EXTRA WEAKNESS (if specified)
a. 2-ply Straw Blanket (North American Green)
b. AEC Premier Straw Blanket(American Excelsior Company)
c. or equivalent

2. STRAW/EXCELSIOR BLANKET (if specified)
a. 2-ply Straw/Coconut Blanket (North American Green)
b. AEC Premier Straw/Coconut Blanket (American Excelsior Company)
c. or equivalent

2.5 WATER (if specified)

Sufficient Hydraulic Wood Mulch by Finish, distributed by SIER-FIX products used

2.6 MULCH (if specified)

Mulch shall consist of clean, fresh and Prohibited, undamaged by inspection for plant diseases and insect infestation. It shall be free of, dirt, noxious grasses seed, and less than one-and-one hundred (100) broken thick having well-matted roots. The mulch straw shall be of good, bright, reddish colored and free from chaff and debris. Peat moss shall not be considered. The mulch shall contain no seed or grass nor any other material harmful to plant life. If straw has other, though broken having a normal growth stigmas. The seed mixture shall be distributed at rate 250 lbs/per acre or 2 lbs/1000 sq ft. Mulch shall be applied in such manner that will be sufficient enough to support the non-sodded and retain moisture and always when completed uniformly from a clean grass on the upper lbs (25%) percent of the surface.

Before being laid and filled, the sod shall have been cut and all loose soils, a loose manner and the final watering and more than seven days before the sod is cut. Sod which is not placed within 48 hours of cutting shall not be used without the approval of the Owner and/or Landscape Architect.

The Owner and/or Landscape Architect, reserves the right to inspect the sod at the source before cutting and areas that fail to meet with requirement shall not be cut for the purpose of supplying material under the contract. The Owner and/or Landscape Architect shall be permitted to take such samples as he may select. All sod shall be fresh and grass when placed. Any sod which is dried out, burned, inferior in quality, in poor condition, or in any way failing to meet the requirements of these specifications will be rejected and the Contractor shall immediately remove rejected material from the premises of the project and supply satisfactory material in the place.

A. WILDFLOWER SOD shall be a blend of at least three (3) cultivars of Kentucky bluegrass grown on a mineral loam.

B. DAILY SEED (if specified) shall be a blend of Kentucky Bluegrass, Tufts' Alkalis Grass (Puccinellia Distans), Perennial Ryegrass and other types as approved by the Landscape Architect grown on a mineral loam.

2.7 WATER

The Owner shall provide all on site, additional water for the Contractor to maintain plant materials and seeded and sodded areas in accordance with the requirements of this specification. Potable water shall be supplied by the Owner by way of a permanent underground irrigation system, water connection system, hose bibs, fire hydrants or a designated fill-up station for potable water. Other water to be provided by way of fire hydrants, it shall be the Contractor's responsibility to be completely familiar with all water requirements for the area all fees water required. It is water is required, it is the Contractor's responsibility to obtain, store and water this water. All fees incurred by the Contractor in obtaining the water and utilizing the water supply will be reimbursed to him by the Owner.

In the event that the potable water supply is curtailed or terminated by the Owner or by ordinance during the permissible time and in which, or that there is an on-site shortage of water, the Contractor shall supply water from offsite to sufficient quantities to complete the job. Compensation for any additional fees will be in accordance with a submitted price quote. If authorization to supply offsite water is not given by the Contractor by the Owner, when the Owner is unable to supply the water in sufficient quantities, the Contractor shall not be held responsible for damage to new plantings (plant materials & sod) or failure of seed to germinate and grow caused a direct result of no sufficient water supply.

PART 3 - EXECUTION

3.1 TIMING - The accepted seasons for seeding sod in have shown shall be defined as follows:

PLANTING SEASONS	Schedule	FALL
Start grass	April 1 * to May 30	Aug 15 to Sept 30

* At no more on the soil is free of frost and in a workable condition.

Seeding during other time periods shall require the approval of the Owner and/or Landscape Architect. All seeding all must about be completed after all trees and shrubs have been installed, if any.

3.2 SOD - The accepted seasons for laying sod shall be as follows:

1. SPRING SODDING shall be performed from the date the soil becomes workable and ordinary and becomes available to June 15.
2. FALL SODDING shall be performed from August 15 to October 31.

Sodding during the summer months, defined as June 15 to August 15, will be acceptable at the area is covered by an operational irrigation system. Sodding after November 1 shall be conditional environmentally and will require the approval of the Landscape Architect or Owner.

3.3 RESOURCE MAINTENANCE

The Contractor shall be responsible for maintaining all newly seeded and sodded areas until such a time as these areas are grouped ecosystems by the Owner and/or Landscape Architect. Maintenance during this time period shall and consist of watering, mowing, fertilization and herbicide applied on, as well as any other horticultural practices necessary to establish an acceptable stand of grass.

A. WATERING

1. The Contractor shall water all newly seeded areas areas immediately upon completion. Additional watering shall be performed as needed to the extreme all seasonal extent. All water should be applied at a rate or dispersion to prevent runoff or damage. The Contractor shall be responsible for watering until turf is established and accepted. If the Owner specifies an inground irrigation system, the Contractor shall be responsible for inspecting the effectiveness of the system and shall report any problems with the system to the Owner immediately, followed up in writing. If the Owner does not provide an irrigation system, then additional watering shall be performed in accordance with the Supplemental Bid Prices when otherwise watering times shall be applied. If this work item is not included as part of the original Contract, it must be authorized. Compensation shall be in accordance with the Supplemental Bid Prices. If the Owner fails to supply water or authorize supplemental watering the Contractor's warranty for providing an established stand of turf will be voided. Watering after the required three (3) no inches shall be the responsibility of the Owner, or in accordance with authorized supplemental watering.

2. The Contractor shall water all sodded areas immediately upon completion. The Contractor shall be responsible for watering through three (3) applications. If the Owner supplies an in-ground irrigation system included in the areas of these improvements, the Contractor shall be responsible for monitoring the effectiveness of the system and shall report any problems with the system to the Owner immediately, followed up in writing. If the Owner does not provide an irrigation system, then additional watering shall be performed in accordance with the Supplemental Bid Prices when otherwise watering times shall be applied. If this work item is not included as part of the original Contract, it must be authorized. Compensation shall be in accordance with the Supplemental Bid Prices. If the Owner fails to supply water or authorize supplemental watering the Contractor's warranty for providing an established stand of turf will be voided. Watering after the required three (3) no inches shall be the responsibility of the Owner, or in accordance with authorized supplemental watering.

B. MOWING

1. The Contractor shall mow all seeded areas three (3) times. The three (3) mowings shall be performed when the turf has reached a height of three inches (3") and shall maintain the turf at 2-3½". At no time should more than 1/3 of the leaf blade be removed by any mowing.

2. The Contractor shall mow all sodded areas once. The one (1) mowing shall be performed when the turf has reached a height of three inches (3"). At no time should more than 1/3 of the leaf blade be removed by any mowing.

C. FERTILIZATION

1. Seeded areas after completion of the required mowing, the Contractor shall apply an 18-6-6 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (650 lbs/ac) in conjunction with the first mowing.

2. Sodded areas after completion of the required mowing, the Contractor shall apply an 18-6-6 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (650 lbs/ac) in conjunction with the first mowing.

D. WEED CONTROL

The Contractor shall be responsible for one (1) application of a weed control product no sooner than the second mowing with the areas seeded. The product shall not be specific weed problem which may exist.

3.4 ACCEPTANCE

Acceptance of seeded areas will be determined by the Owner and/or Landscape Architect.
Acceptance shall be granted upon compliance with the following:

1. Grass shall display a reasonably uniform distribution of grass plants.
2. Grass shall display vigorous growth and be green and healthy in appearance.
3. Grass shall have attained the required mowings, fertilization and herbicide applications.

The Contractor shall not be held liable for damage incurred to the seed areas covered by existing components, forts subsistence, fertilizers, pesticides and other materials not specified nor applied by him or under his supervision, nor from damages caused by substitution or acts of nature.

3.5 GUARANTEE

The Contractor shall guarantee the provision of a green, healthy uniformly weed free turf at the time of acceptance.

TEMPORARY WATERING

Temporary watering shall be performed via a temporary above ground irrigation system from the building water supply and/or from water trucks.

A. Seed Mixes with Straw Blanket

1. Immediately after the completion of seeding operations, all seed & blanket areas shall be watered to a depth of two (2) inches. Additional watering shall be performed to a total of fifteen (15) times.

2. During the seed germination period, seeded areas shall be kept moist in the absence of adequate rainfall to a depth of one (1) inch. A fine spray should be utilized to avoid seed bed disturbance/erosion. Watering personnel shall routinely probe the seeded areas in multiple locations to determine moisture levels and the watering program should be adjusted accordingly. A five to ten (5-10) minute watering duration is generally adequate. During the germination period, daily watering may be required during extremely hot periods.

3. Once the seed has fully germinated (not just the cover crop) the watering shall be increased to a two (2) inch depth. The soil should be allowed to dry out between waterings and generally every other day watering during this stage is adequate, depending on rainfall.

B. Plant Material Watering

1. All plants shall receive a thorough watering immediately subsequent to installation including a minimum of four (4) additional waterings when needed.

2. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of ten (10) gallons of water per tree per watering. Hand injection probe watering or slow release watering bags are the preferred methods for effectively applying water to trees. The use of 20-gallon slow-release irrigation tree bags is highly encouraged and may be substituted for the above mentioned injection waterings. Such watering bags shall be kept operational for a minimum of five (5) continuous days. If this watering method is used in lieu of injection waterings, they shall be provided, as weather conditions dictate, for three (3) watering periods of five (5) continuous days each.

THREE-YEAR MAINTENANCE PERIOD ACTIVITIES

1. The work consists of the Contractor conducting routine ecological management activities during the three-year management and monitoring period in the naturalized planting areas as shown on the landscape plan or as the Contractor is meeting required performance standards.
2. During the first two (2) growing seasons of the three-year period the Contractor shall high-mow the vegetation to the Prairie and/or Wet/Mesic Prairie areas to control others during the growing season to ensure the vegetation does not exceed eighteen inches (18") in height. A rotary or flail type mower shall be used. During high-mowing, the vegetation shall be cut not lower than 6 to 8 inches so that native seedling are maintained. Selective weed whipping can also be used if conditions are wet (i.e., rain, mud) for a limited, if not needed. Additional mowing may also be required, during, in addition, during the inflorescence prior to seed set of annual & biennial species to control flowering annual and weed, shown is an effective control method that can be utilized.
3. The Contractor shall conduct chemical and/or mechanical control activities to all of the naturalized landscaped areas for a three-year period following planting/seeding. The Contractor shall conduct four annual weed control application periods (total of twelve (12) for the three-year period). The Contractor is responsible to achieve a 95% kill of weed canary grass, purple loosestrife, thistle and common reed and 60% kill of other problematic, nuisance species to maintain fully complete each of the applications per as specified as below.
   a. Application Period One (a selective): post-emergent species such as, but not limited to, reed canary grass, cattails/rushes, sweet clover, buckthorn, wild carrots, purple loosestrife and, nonnative sod.
   b. Application Period Two (late spring to mid summer): post-emergent species such as, but not limited to, reed canary grass, cattails/rushes sweet clover, buckthorn, wild carrots, purple loosestrife and, nonnative sod.
   c. Application Period Three (mid to late summer): post-emergent species such as, but not limited to, reed canary grass, cattails, purple loosestrife and nonnative sod.
   d. Application Period Four (late summer to early fall): post-emergent species such as, but not limited to, reed canary grass, cattails/rushes, common reed.
4. Natural resources does not occur within the stormwater management naturalized bios will likely cause following construction. As required by these planting specifications pre-planting weed control will be conducted if any problematic species are present. As for cattails, hand pulling methods can be conducted when the cattails are small enough to ensure that the entire root is removed. Off-site chemical of cattails will be required. Longer intervals will require herbicide applications. Appropriate aerial sprayed will be required after planting throughout the three-year management period to ensure plant establishment. After planting the hand-wick applicator method to control cattails shall be applied.
5. If guaranteed, the Contractor shall conduct a supervised burn in the prairie areas during the third growing season. The Contractor shall obtain all the required burn permits from the Illinois Environmental Protection Agency, Cityor Village, and local fire protection district and prepare all areas may these areas mapped and the the permit including a burn plan.
6. The Contractor shall implement all plant plugs as needed to achieve the survivability requirements.
7. The Contractor shall implement a total of all of the specified seeding during the second year of the three-year period.
8. Herbicides shall be applied only when needed and shall be applied only by a licensed applicator.
9. Herbicide's weed enthusiast does not apply to native grasses, therefore the mowing of prairie and wetland grasses may be mowed to a minimum height of 18" so the wetland stems.

PERFORMANCE CRITERIA

1. Within three (3) months of use if herbicides, at least 75% of the seeded area, or area zoned by certainmeasure, shall be vegetated. A minimum 90% vegetative coverage shall be maintained throughout and at the end of the three-year maintenance period for these areas. This standard does not apply to wetland plug areas (if planted).
2. At the end of the second growing season, a minimum of 75% vegetative coverage in the wetland plug area(s) shall be achieved and maintained for the end of the three-year maintenance period (if planted).
3. The stormwater management facilities shall not contain any side greater than four inches (4") deep throughout and at the end of the three-year maintenance period.
4. At the end of the second and third growing seasons, no one species more than 10 square meters or shown areas shall be devoid of vegetation.
5. At the end of the second growing season, 95% or of dikotyledons for the prairie seed mix areas shall be achieved. At the end of the third growing season 95% seed mix presence for the prairie seed mixes shall be achieved.
6. At the end of the third growing season, the top five (5) dominant species (seeded coverage plus MAY be non-native species, consist of weed plant.
7. Baseline coverage (determined by onsite evaluation) of control shall be no less than 95% throughout, and at the end of the three-year maintenance period.
8. Baseline coverage (determined by onsite evaluation) of nonnuxious, weed canary grass, and honeysuckle in aggregate shall be less than 5% throughout, and at the end of the three-year the maintenance period.
9. Baseline coverage (determined by onsite evaluation) of thistle and teasel shall be less than 5% throughout, and at the end of the three-year maintenance period.
10. Plan (if planted) must achieve 80% survivability one (1) year from plant installation.

The Contractor shall water plant plugs (if planted) as needed for or the to meet the performance criteria. The cost by irrigation is incidental to the construct and shall be included in the Contractor's bid price. The Contractor shall also perform vegetative management for three years following planting as specified under the section "Three-year Monitoring and Reporting Activities" to assist with meeting the Contractor the for success criteria. If performance criteria are not achieved, Contractor is responsible to conduct additional activities, which may include supplemental seeding, supplemental planting and additional years of vegetation management as needed, even at no additional cost to the Owner to achieve performance.

REVISIONS	
—	—
7 New Site Plan Layout	10-17-22
6 Engineering Dept	7-29-22
5 Updated Site Engineering	6-29-22
4 Village Review Comments	5-24-22
3 Village Review Comments	4-27-22
2 Added Engineering	4-05-22
1 Revised Base - New Site Plan	3-18-22

NORTHPOINT TOWNHOMES
175 POINTE DRIVE
NORTHBROOK, ILLINOIS

SEAL:

METZ & COMPANY
LANDSCAPE ARCHITECTS/SITE PLANNERS
829 East Maple Street
Lombard, Illinois 60148
Ph: 630.961.3903
www.metz-company.com

TITLE
LANDSCAPE SPECIFICATIONS

PROJECT NO.:
22-201
DATE: 02-14-2022
SCALE: 1"=10'

SHEET
L-4.0

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NORTHPOINT TOWNHOMES

175 POINTE DRIVE
NORTHBROOK, ILLINOIS

REVISIONS

SEAL:

METZ & COMPANY
LANDSCAPE ARCHITECTURE & PLANNING
626 East Maple Street
Lombard, Illinois 60148
PH 630.581.3303
www.metz-company.com

TITLE
TREE REMOVAL
& PRESERVATION
PLAN

PROJECT NO.:
22-201

DATE: 02-14-2022

SCALE: 1"=30'

SHEET
TP-1.0

TREE ACTION PLAN/TREE SURVEY

NOTE:

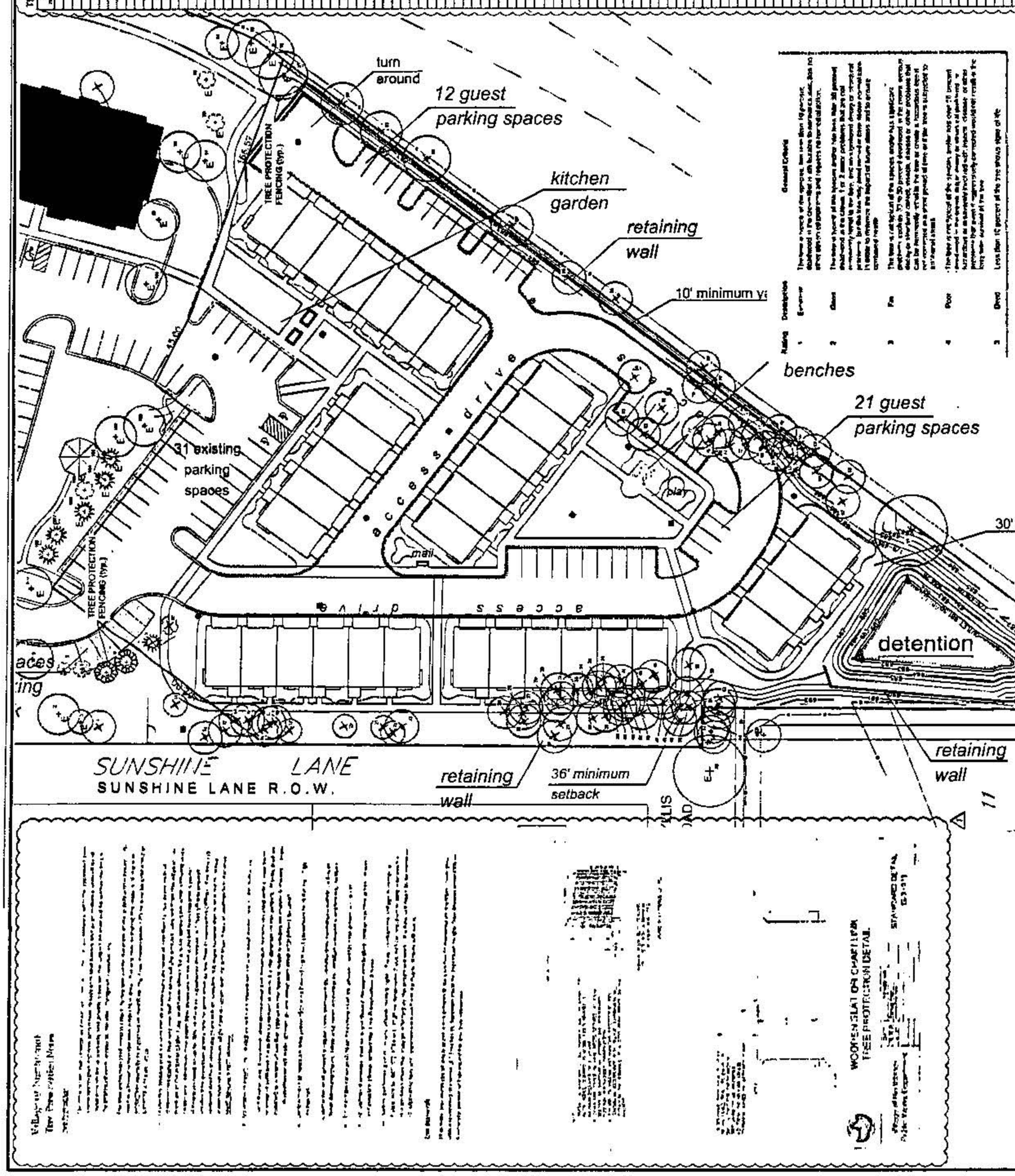

EXHIBIT F

ELEVATIONS

COOK COUNTY CLERK'S OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK'S OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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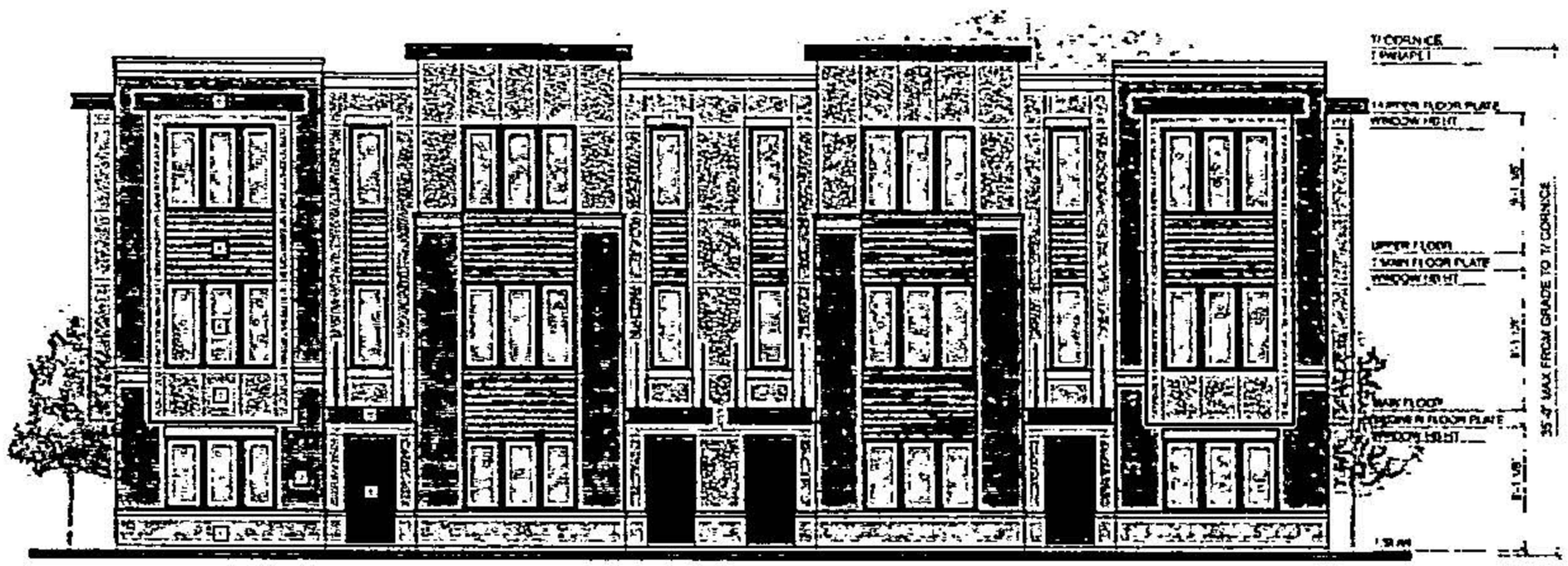

Front Elevation

1	Stone Base	Limestone	Cream
2	Brick	Illinois Brick	Concord Blend
3	Fiber Cement Panel Siding	James Hardie	Cobblestone
4	Fiber Cement Accent Siding	Nichiha	Vintage Barnwood
5	Exterior Trim	LP Smart Trim	SW 7069 "Iron Ore"
6	Vinyl Windows	Crystal	Black
7	Garage Doors	Haas Doors	Black
8	Front Door	Jeld-Wen	SW 7069 "Iron Ore"
9	Patio Doors	Crystal	Black
10	Railings	Aluminum	Black
11	Cornice	Aluminum wrapped trim	Black
12	Suspended Canopy	Aluminum	Black
13	Rooftop AC Unit Screen	Painted Wood	SW 1015 "Skyline Steel"

CORNERSITE, LLC

Elevation Character: 4-Unit Building Assembly

Northbrook Pointe Townhomes

NORTHBROOK, IL

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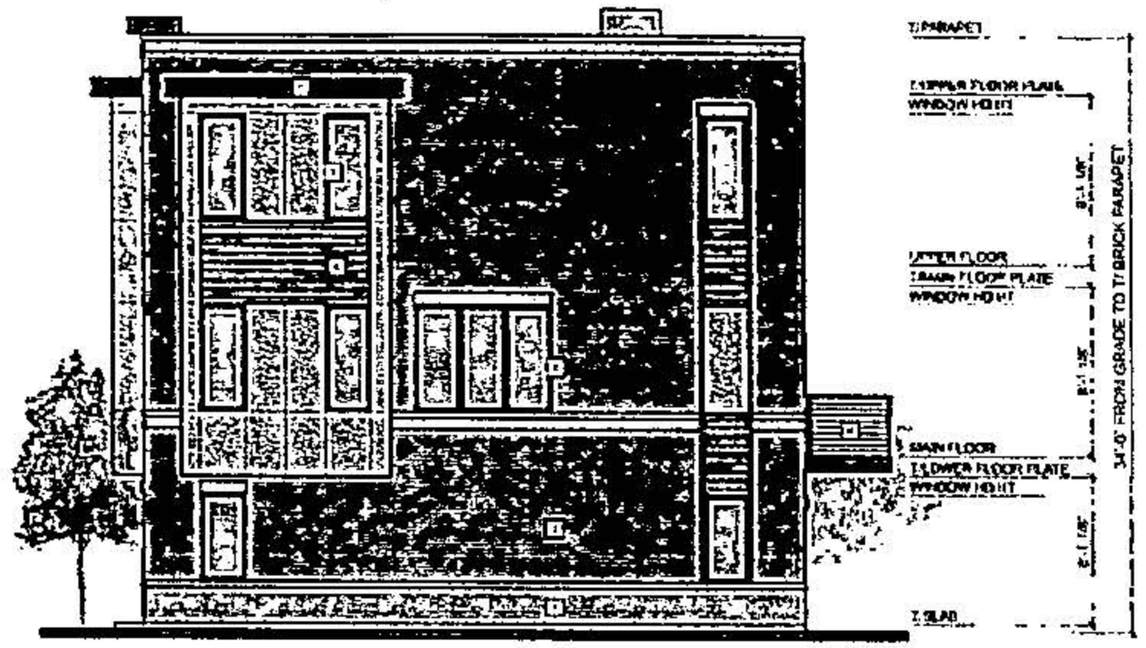

Side Elevation



Rear Elevation

CORNERSITE, LLC

Elevation Character: 4-Unit Building Assembly

Northbrook Pointe Townhomes
NORTHBROOK, IL

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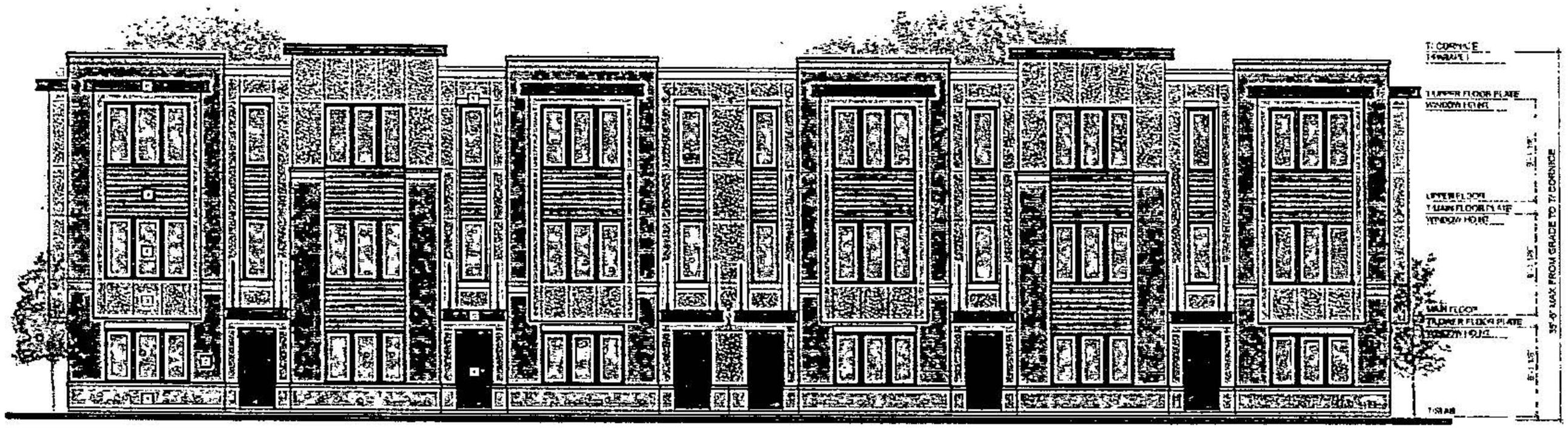

Front Elevation

	Finish Schedule		
1	Stone Base	Limestone	Cream
2	Brick	Terois Brick	Cinnamon Blend
3	Fiber Cement Panel Siding	James Hardie	Cobblestone
4	Fiber Cement Accent Siding	Nichiha	Vintage Barnwood
5	Exterior Trim	LP Smart Trim	SW 7069 "Iron Ore"
6	Vinyl Windows	Crestal	Black
7	Garage Doors	Haas Doors	Black
8	Front Door	Jeld Wen	SW 7069 "Iron Ore"
9	Patio Doors	Crystal	Black
10	Railings	Aluminum	Black
11	Cornice	Aluminum wrapped trim	Black
12	Suspended Canopy	Aluminum	Black
13	Rooftop AC Unit Screen	Painted Metal	SW 1015 "Skyline Steel"

CORNERSITE, LLC

Elevation Character: 6-Unit Building Assembly

Northbrook Pointe Townhomes

NORTHBROOK, IL

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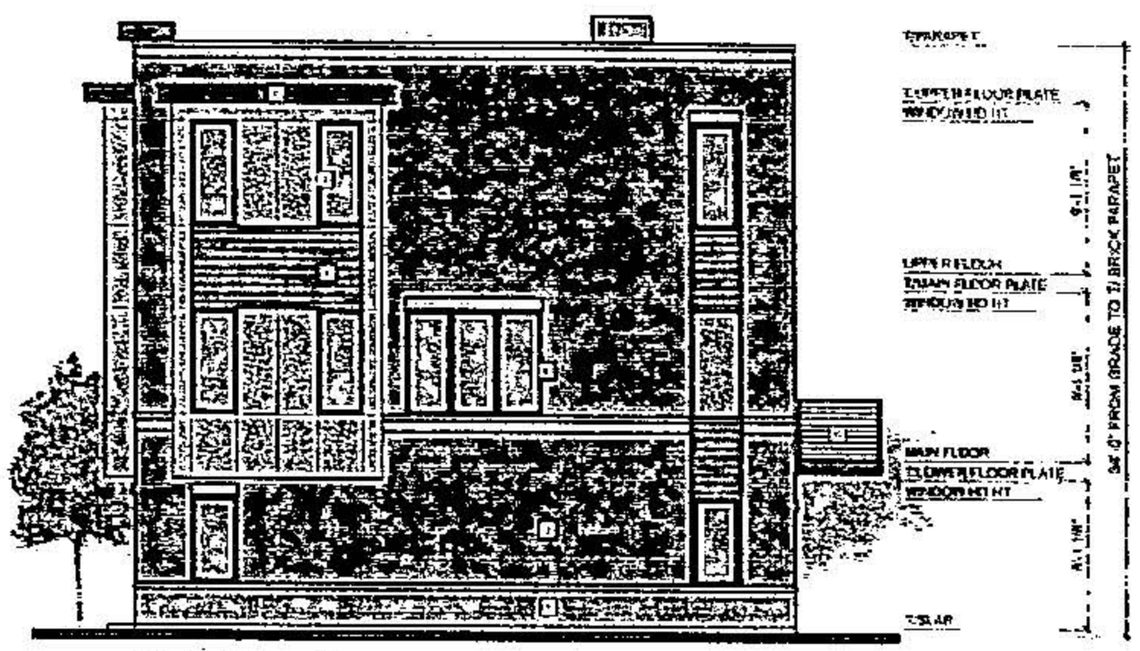
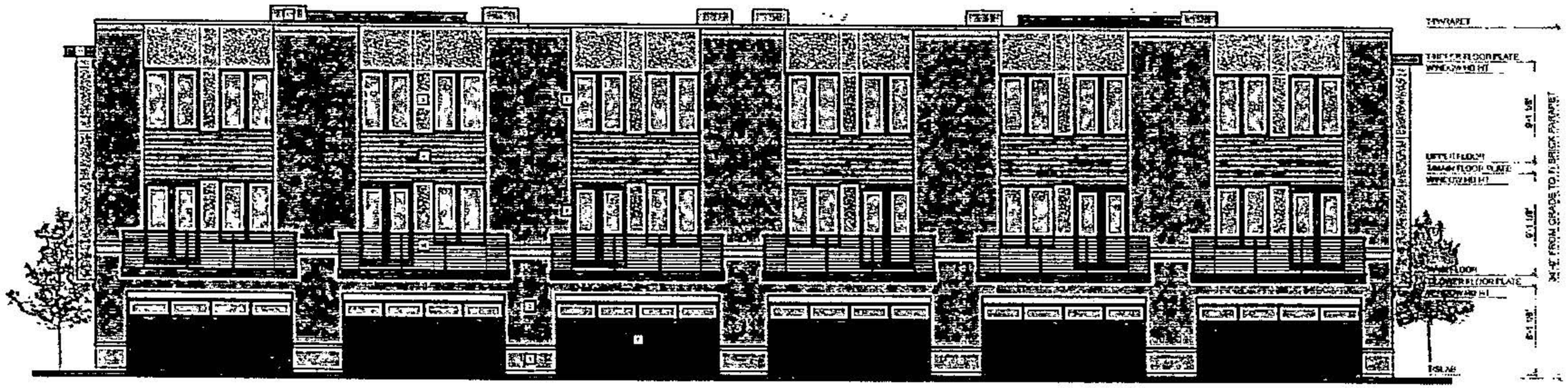


Side Elevation



Rear Elevation

CORNERSITE, LLC

Elevation Character: 6-Unit Building Assembly

Northbrook Pointe Townhomes

NORTHBROOK, IL

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Front Elevation

	Finish Schedule		
1	Stone Base	Limestone	Cream
2	Brick	Illinois Brick	Concord Blend
3	Fiber Cement Panel Siding	James Hardie	Cobblestone
4	Fiber Cement Accent Siding	Nichiha	Vintage Barnwood
5	Exterior Trim	LP Smart Trim	SW 7069 "Iron Ore"
6	Vinyl Windows	Crystal	Black
7	Garage Doors	Mass Doors	Black
8	Front Door	Jeld Wen	SW 7069 "Iron Ore"
9	Patio Doors	Crystal	Black
10	Railings	Aluminum	Black
11	Cornice	Aluminum wrapped trim	Black
12	Suspended Canopy	Aluminum	Black
13	Rooftop AC Unit Screen	Paynne Wood	SW 1015 "Skyline Steel"

CORNERSITE, LLC

Elevation Character: 7-Unit Building Assembly

Northbrook Pointe Townhomes

NORTHBROOK, IL

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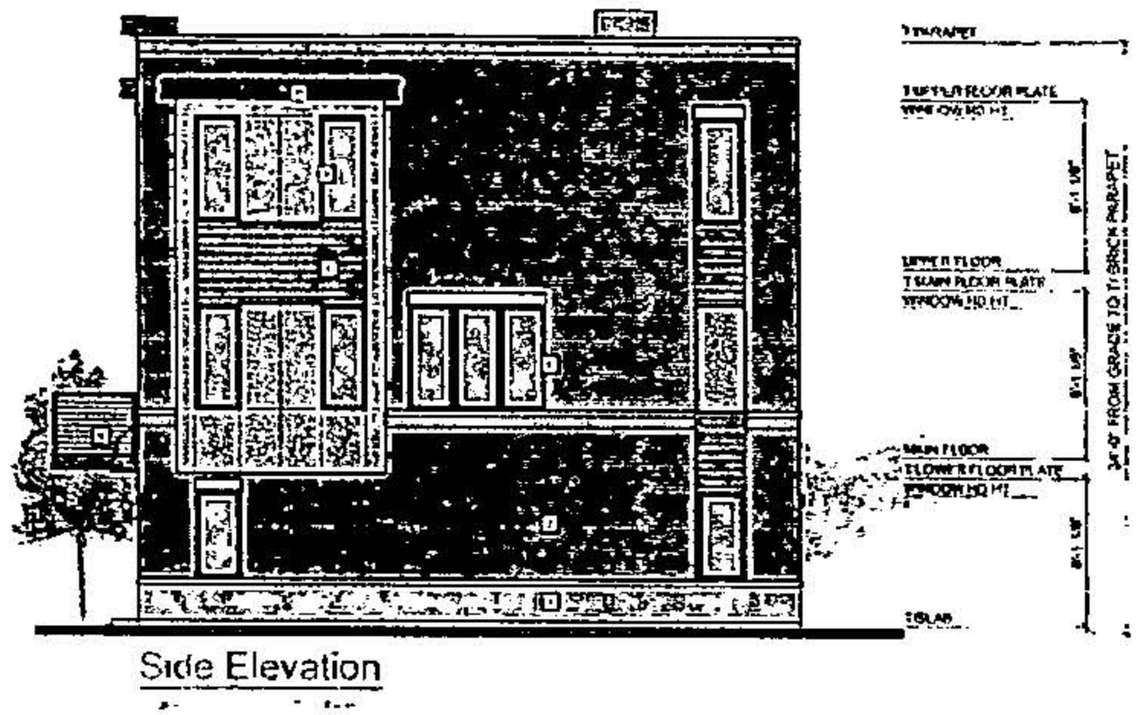
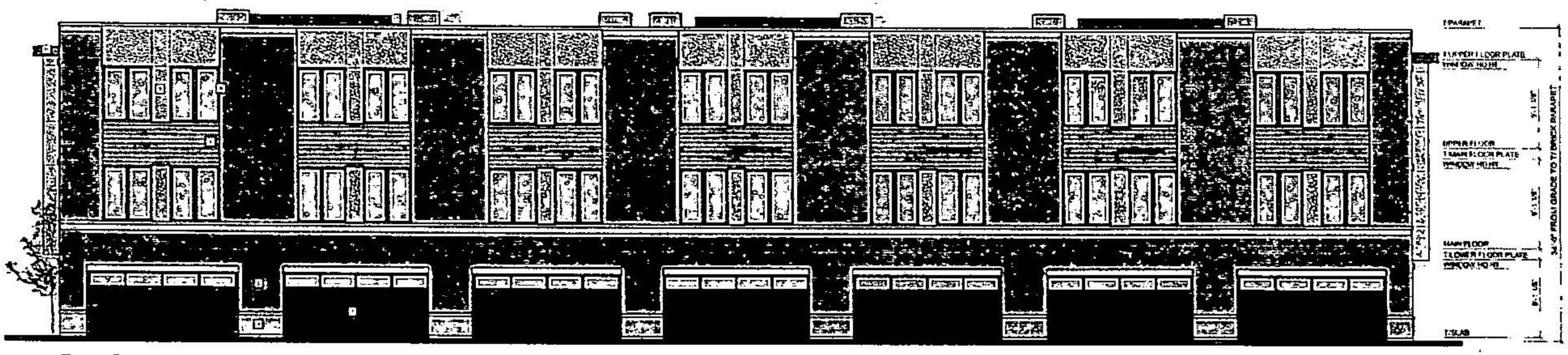


Side Elevation



Rear Elevation

CORNERSITE, LLC

Elevation Character: 7-Unit Building Assembly

Northbrook Pointe Townhomes

NORTHBROOK, IL

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EXHIBIT G

Unconditional Agreement and Consent of Applicant and Owner

TO: The Village of Northbrook, Illinois (*"Village"*):

WHEREAS, SFP Northbrook Pointe, LLC (*"Applicant"*) as owner proposes to develop and operate a 34-unit rental townhome development (*"Development"*) on the property commonly known as 175 Pointe Drive (*"Property"*); and

WHEREAS, the Applicant has requested relief from the Village of Northbrook's Zoning Code (1988), as amended (*"Zoning Code"*) to allow the Applicant to develop the Development as townhomes on the Property, variations, and site plan approval (*"Requested Relief"*); and

WHEREAS, Ordinance No. 2023-17, adopted by the President and Board of Trustees of the Village of Northbrook on February 28,2023 (*"Ordinance"*), grants approval of such Requested Relief for the benefit of Applicant; and

WHEREAS, Applicant desires to evidence to the Village its unconditional agreement and consent to accept and abide by each of the terms, conditions, and limitations set forth in said Ordinance, and the Owner desires to evidence its consent to recording the Ordinance against the Property;

NOW, THEREFORE, Applicant does hereby agree and covenant as follows:

1. Applicant shall, and does hereby unconditionally agree to, accept, consent to and abide by all of the terms, conditions, restrictions, and provisions of that certain Ordinance No. 2023-17, adopted by the Village Board of Trustees on February 28, 2023.

2. Applicant acknowledges and agrees that the Village is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's review and approval of any plans for the Property, or the issuance of any permits for the use and development of the Property, and that the Village's review and approval of any such plans and issuance of any such permits does not, and shall not, in any way, be deemed to insure Applicant against damage or injury of any kind and at any time.

3. Applicant acknowledges that the public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice to Applicant required by Section 8 of the Ordinance is given.

4. Applicant agrees to and does hereby hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents,

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representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with (a) the Village's review and approval of any plans and issuance of any permits, (b) the procedures followed in connection with the adoption of the Ordinance, (c) the development, construction, maintenance, and use of the Property, and (d) the performance by Applicant of their obligations under this Unconditional Consent and Agreement.

5. Applicant shall, and does hereby agree to, pay all expenses incurred by the Village in defending itself with regard to any and all of the claims mentioned in this Unconditional Consent and Agreement. These expenses shall include all out-of-pocket expenses, such as attorneys' and experts' fees, and shall also include the reasonable value of any services rendered by any employees of the Village.

6. Applicant warrants and represents to the Village that it owns fee simple title to the Property and consents to the recording of the Ordinance against the Property.

SFP NORTHBROOK POINTE LLC, a limited liability company

By: _____
Signature

By: David Schmidt
Print

Its: Manager

SUBSCRIBED and **SWORN** to before me this 2nd day of June, 2023.

Linda Yonan
Notary Public

LINDA YONAN
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 22, 2027

Property of Cook County Clerk's Office

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Doc: 2331715025
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Requested By: kyler.gillespie, Printed: 7/8/2024 8:24 AM
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THIS DOCUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Village of Northbrook
Development and Planning
Services Department
1225 Cedar Lane
Northbrook, IL 60062

2407509004

Doc# 2407509004 Fee $88.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 3/15/2024 9:44 AM
PAGE: 1 OF 19

For Recorder's Use Only

AFFORDABLE UNIT DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

THIS DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS ("***Declaration***") is made and entered into as of the _____ day of February 2024, by **SFP NORTHBROOK POINTE, LLC**, an Illinois limited liability company ("***Declarant***"), with an office at 3190 Doolittle Drive, Northbrook, IL 60062.

RECITALS:

A. The Declarant is the owner in fee simple of the land legally described in **Exhibit A** which is attached hereto and incorporated herein by reference, together with all improvements and fixtures thereon (collectively, the "***Property***").

B. The Property is being developed with a 34-unit multiple-family rental townhome development. 29 of the dwelling units will be market-rate units, and the remaining five (5) dwelling units will be affordable units pursuant to the Village's Affordable Housing Regulations, established by the Village to further its goal of providing affordable housing to low-to-middle income households in order to increase housing opportunities for a diverse population and to provide housing for those who live or work in the Village.

C. The Property is subject to a 2002 Annexation and Development Agreement Development Agreement, as amended, which the Declarant has assumed the remaining responsibilities under pursuant to that certain Transferee Assumption Agreement ("***Transferee Assumption Agreement***") between the Declarant and the Village of Northbrook, an Illinois home rule municipal corporation, with offices at 1225 Cedar Lane, Northbrook, Illinois ("***Village***"), dated as of August 8, 2023 and subject further to the Declarant entering into this Declaration and causing it to be recorded against the Property at the office of the Cook County Clerk. The Declarant acknowledges the Village's requirement to enter this Declaration is incorporated within the zoning authority of the Village in furtherance of these purposes, which is, and is hereby accepted by the Declarant as sufficient basis for this Declaration

RECORDING FEE $88.00
DATE 3-13-24 COPIES 4x
OK BY JP

{00133273.1}

Not Official Document

D. The Declarant shares the purposes and goals of the Village and has agreed to develop and operate the Property not only to obtain those benefits to which all subsequent owners are entitled under this Declaration, but also to further the purposes of the Village's zoning regulations concerning affordable housing.

E. The Declarant and each of its successors and assigns recognize the special nature of the terms and conditions of this Declaration, and each of them, with the independent and informed advice of legal counsel, freely accepts these terms and conditions, including those terms and conditions that may affect the leasing and resale of the Property.

F. The Declarant and each of its successors and assigns understand and accept that the terms and conditions of this Declaration further such shared goals over an extended period of time and through successions of owners.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarant, for itself and its successors in interest in the Property or any part thereof, hereby declares that the Property is and shall be subject at all times to the following:

Section 1. Definitions. Whenever used in this Declaration, the following terms shall have the following meanings unless a different meaning is required by the context:

"Affordable Housing Regulations": Collectively, Article IX, Part III of the Northbrook Zoning Code, Article IX of Chapter 23 of the Northbrook Municipal Code (1988), the Village's Affordable Housing Plan, as amended, as well as all policies and procedures adopted by the Village pursuant to the Affordable Housing Ordinance.

"Affordable Housing Compliance Plan": The plan submitted by Declarant describing how the development of the Property will comply the requirements of the Affordable Housing Regulations.

"Affordable Housing Policies and Procedures": The latest adopted version of the "Policies and Procedures for the Administration of the Inclusionary Housing Ordinance From Pre-Development through Applicant Eligibility Verification (Ownership and Rental), Rental Re-Certification, and Owner-Occupied Re-Sale for The Village of Northbrook Inclusionary Housing Program" prepared for the Village in conjunction with Community Partners for Affordable Housing (CPAH).

"Affordable Rental Unit": A dwelling unit constructed on the Property and made available for rent as an "affordable housing" (as that term is defined in 9-302 of the Village's Zoning Code) dwelling unit.

"Area Median Income" or "AMI": The median income level for the Chicago-Naperville-Elgin, IL-IN-WI Metropolitan Statistical Area, as established and defined in the annual schedule published by the Secretary of Housing and Urban Development, and adjusted for household size.

"Certificate of Qualification": A certificate establishing a qualified household's eligibility to lease an affordable dwelling unit based on income eligibility using income and asset limits, in accordance with the Affordable Housing Regulations.

"Household": All persons who reside or will reside together in an Affordable Rental Unit.

"**Maximum Monthly Rent**": The maximum monthly rent, including utilities, that may be charged to a Qualified Tenant for the occupancy of an Affordable Rental Unit, as set forth in the pricing schedule published by the Village pursuant to Section 9-305 of the Zoning Code.

"**Qualified Tenant**": A Tenant of an Affordable Rental Unit who satisfies Subsection A and B of Section 5 of the Declaration.

"**Tenant**": Any tenant of an Affordable Rental Unit in the subject property.

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

Section 2. Term; Recordation. The covenants, conditions, and restrictions in this Declaration shall continue in full force and effect with respect to the Property and the Affordable Rental Units from the date of the issuance of the certificate of occupancy for the respective Unit for so long as the Affordable Rental Units are used for residential purposes, unless the Village executes and records an instrument releasing or amending these covenants, conditions, and. This Declaration shall be recorded by the Declarant in an order and manner to assure that the Declaration shall be first recorded and not subject or subordinate to any mortgages, liens, or any other similar encumbrances.

Section 3. Identification of Rental Units.

The Declarant designates the following dwelling units on the Property as Affordable Rental Units subject to the provisions and controls of this Declaration:

Address:

187 Pointe Drive	Number of Bedrooms: 3
173 Pointe Drive	Number of Bedrooms: 3
157 Pointe Drive	Number of Bedrooms: 3
182 Pointe Drive	Number of Bedrooms: 3
174 Pointe Drive	Number of Bedrooms: 3

Section 4. Leasing. Except as expressly permitted in this Declaration, at no time shall an Affordable Rental Unit be leased or subleased to, or occupied or held by any person who is not a Qualified Tenant, pursuant to Section 5 of this Declaration.

Section 5. Qualified Tenant. Except as provided in Subsection C of this Section, for purposes of this Declaration, to be a Qualified Tenant, a Tenant must satisfy all of the following requirements:

A. **Income.** The maximum Household income of the Tenant, at the time they lease, sublease, occupy, or hold an Affordable Rental Unit, must not exceed the income requirements specified below, as measured according to the then-applicable Chicago-Naperville-Elgin, IL-IN-WI Metropolitan Statistical Area, as established and defined in the annual schedule published by the U.S. Department of Housing and Urban Development ("***HUD***") or any successor thereof under Section 8 of the

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United States Housing Act of 1937, as amended. The maximum household income must be calculated according to the limitations set forth in this Section 5.A and the income of the existing Tenants in the other Affordable Rental Units on the Property, as determined pursuant to Section 5.F of this Declaration.

Two Units, 187 and 173 Pointe Drive, leased to households with gross incomes from zero percent but less than 50 percent of the AMI.

Two Units, 157 and 182 Pointe Drive, leased to households with gross incomes between 51 percent and 80 percent of the AMI.

One Unit, 174 Pointe Drive, leased to households with gross incomes between 81 percent and 100 percent of the AMI.

B. **Written Lease**. The Declarant shall enter into a written lease with each Qualified Tenant of an Affordable Rental Unit, which shall be for a period of one year (except as may be approved in advance by the Village Manager or their designee) and which provides that the tenant shall not be evicted for any reason other than a substantial breach of a material provision of the lease.

C. **Lease Provisions**. The Declarant shall include, in leases for all Affordable Rental Units, provisions that: (1) the household is subject to income-qualification recertification annually, pursuant to Section 5.F of this Declaration; and (2) the tenancy of the household will be immediately terminated should one or more of the household's members misrepresent any material fact regarding the household's income qualification, or refuse or fail to cooperate in the recertification process. Any lease for an Affordable Rental Unit must also contain a prohibition on subleasing or allowing occupancy by a household without a valid certificate of qualification, as defined below.

D. **Nondiscrimination**. The Declarant shall not discriminate or segregate in the use, enjoyment, occupancy, conveyance, lease or provision of the Affordable Rental Units on the basis of race, color, religion, national origin, ancestry, age, sex, marital status, order of protection status, disability, military status, sexual orientation, or unfavorable discharge from military service.

E. **Maximum Rents**. Prior to initial occupancy of the units and annually thereafter, the Declarant must submit to the Village Manager or their designee a proposed schedule of monthly rents for the Affordable Rental Units, which monthly: (1) may not exceed the applicable Maximum Monthly Rent in compliance with the Maximum Rent Prices for Eligible Income Tiers, Section 9-305 B of the Zoning Code Amendment, Article IX, Part III as adopted by the Northbrook Village Board; and (2) will be subject to the approval of the Village Manager or their designee for compliance with the requirements of applicable laws and regulations. The Declarant may not charge a rent in excess of the rents set forth in the schedule approved pursuant to this Section 5.E, except: (i) as permitted pursuant to Section 5.H of this Declaration; or (ii) upon approval by the of the Village Manager or their designee. The Declarant acknowledges and agrees that the Maximum Monthly Rent is an upper limit on the rent that may be charged, but will not be construed as a guarantee that any Affordable Rental Unit will be rented at that price.

Cook County Recorder of Deeds

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F. **Procedure for Initial Lease of an Affordable Rental Unit.** 60 days prior to offering any Affordable Rental Unit for rent, Declarant must notify the Village in writing of such offering. The notice must set forth the number, size, price, and location of affordable housing units offered, and provide a description of each dwelling unit's finishes and availability. The notice must also include a copy of the affordable housing compliance plan, and any such additional information the Village may reasonably require in order to establish compliance with this section.

G. **Certificate of Qualification**. Any prospective lessee must make application for a Certificate of Qualification on a form provided by the Village. The Village or its designee will follow the Affordable Housing Policies and Procedures. Pursuant to the Affordable Housing Policies and Procedures, if the Village or its designee determines a lessee is a Qualified Tenant for a specific available unit, it will issue a Certificate of Qualification to that lessee. A lessee must provide documents as required by the Policies and Procedures to verify that their household satisfies these requirements, including an affidavit that the Affordable Rental Unit will be their primary residence. The Declarant may not lease any Affordable Rental Units without a valid Certificate of Qualification.

H. **Annual Income Re-certification of Tenants.** The Declarant authorizes the Village Manager or their designee to determine whether a Tenant of an Affordable Rental Unit meets the income requirements set forth in Section 5.A of this Declaration, both at the time of the initial leasing of an Affordable Rental Unit to such Tenant, and annually throughout the term of any such initial or renewal lease. Income re-certification shall be based upon the then-current gross household income of such Tenant. In the event that the gross household income of an existing Tenant increases more than one income tier to exceed that limit or is over 100% AMI for household size, as set for in Section 5.A of this Declaration, such Tenant may remain in occupancy of the Affordable Rental Unit, but only if the rent charged to such Tenant is revised to a monthly amount up to but not exceeding 30% of the Tenant's adjusted monthly gross household income for rent and utilities. In no other circumstance may any Affordable Rental Unit be leased to a Tenant at an amount in excess of the rent schedule approved pursuant to Section 5.E of this Declaration.

I. **Citizens and Registered Aliens**. All Tenants of Affordable Rental Units must be citizens of the United States or registered aliens thereof.

J. **Affordable Housing Compliance Plan.** The leasing and operation of the Affordable Rental Units must comply with the approved Affordable Housing Compliance Plan attached to this Declaration as **Exhibit B** and in all aspects with the Village's Affordable Housing Regulations.

Section 6. Tenant-Occupied Residence. Each Tenant shall at all times occupy the Affordable Rental Unit as the Tenant's principal residence for at least eight months of each year of the lease, and for any incidental activities related to such residential use, provided such other use is in compliance with zoning and all other requirements of law. The Affordable Rental Unit may not be occupied for any period of time by any person other than Tenant and members of the Tenant's ~~Family~~ household (as defined in the Zoning Code), without the express written consent of the Village Manager, which consent need not be given if, in the Village Manager's sole judgment, the occupancy would not further the purposes of this Declaration.

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Section 7. Recordkeeping Requirements. The Declarant shall maintain copies of: (a) all leases governing the rental of the Affordable Rental Units as may be executed throughout the Term of this Declaration; and (b) all initial and annual income certification(s) of the Tenants of the Affordable Rental Units. The Declarant shall promptly furnish such information about the Affordable Rental Units as the Village Manager may reasonably request from time to time, for example, the identity of each Tenant and of each member of the Tenant's Household living in the Affordable Rental Unit, the rent that the Tenant pays for the Affordable Rental Unit, the condition of the Affordable Rental Unit, and any other information that the Village Manager, in good faith, deems relevant, all for the purpose of assuring compliance with this Declaration. Specifically, and without limitation of the foregoing, upon request by the Village Manager or their designee, the Declarant shall provide copies of records documenting the annual and monthly gross income of each resident occupying an Affordable Rental Unit. In addition to the foregoing, the Declarant shall keep such additional records and prepare and submit to the Village Manger or their designee such reports as the Village Manager or their designee may deem necessary to ensure compliance with the requirements of this Declaration and the applicable provisions of the Zoning Code (including, without limitation, Article IX; Part III thereof).

Section 8. Property Maintenance. The Declarant, and its successors and assigns, covenant to maintain the Property in good order, repair and condition and in compliance with all laws, regulations, ordinances, codes and orders, now existing or hereafter enacted, regarding the habitability of the Property and in full compliance with all other federal, state, and local requirements. For good cause shown, the Village Manager, acting through any other Village employee designated by the Village Manager, may inspect any portion of the Affordable Rental Units provided the Village Manager or such other designated employee shall have made reasonable efforts to give advance oral notice to the Declarant.

Section 9. Liens. The Declarant may not permit any statutory or similar lien to be filed against the Property and to remain in effect for more than 60 days after it has been filed. The Declarant shall cause any such lien to be discharged of record by payment, deposit, bond, order of a court of competent jurisdiction or as otherwise permitted by law. The Declarant may, at Declarant's expense, contest the validity of any such asserted lien, provided the Declarant has furnished to the Village a bond in an amount reasonably determined by the Village Manager as sufficient to release the Property from such lien.

Section 10. Intent and Purpose. The Declarant and each other person, including any mortgagee, hereafter holding any interest in the Property acknowledges that the reservations and grant of the agreements, covenants, and restrictions contained in this Declaration are for public purposes. It is the intent and purpose of the Declarant and the Village that the Affordable Rental Units be held and occupied by Qualified Tenants throughout the term of this Declaration. This Declaration and all undertakings pursuant hereto shall be construed and administered in light of said intent and purpose.

Section 11. Notice of Transfer. Not less than 30 days prior to the transfer or sale of any ownership interest in all or any portion of the Property, the Declarant, or the transferor or seller of such interest, as the case may be, must provide written notice to the Village of the proposed date of transfer or sale, the name or names of the transferees or buyers, and the nature and amount of the interest in the Property proposed to be transferred or sold.

Section 12. Events of Default and Enforcement.

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A. **Event of Default**. If the Declarant or any person bound by this Declaration defaults in the performance or observance of any covenant, agreement or obligation under this Declaration, and if such default remains uncured for a period of 90 days immediately after notice specifying such default and the actions required to correct the same shall have been given by the Village to the Declarant or other such person, then such uncured breach or default shall constitute an "***Event of Default***" hereunder.

B. **Any Action at Law or in Equity**. Upon the occurrence of an Event of Default hereunder, the Village may take whatever action at law or in equity or otherwise, whether for specific performance of any covenant in this Declaration or such other remedy as may be deemed most effectual by the Village to enforce the obligations of the Declarant and all persons bound under this Declaration (including, without limitation, the appointment of a receiver to own and occupy the Property in compliance with this Declaration), or the institution and prosecution of any action or proceeding at law or in equity to abate, prevent or enjoin any such violation or attempted violation or to enforce compliance or to recover monetary damages caused by such violation or attempted violation.

C. **Specific Performance; Appointment of Receiver**. In addition to any and all other available remedies, the Declarant hereby consents and agrees that any one or more of the following remedies shall be available upon the occurrence of an Event of Default hereunder:

1. **Specific Performance**. The Declarant hereby acknowledges and agrees that specific performance of the covenants and requirements of this Declaration shall be necessary to achieve the intent hereof, and that no appropriate remedy at law would be available upon an Event of Default hereunder, or if available, any such remedy would be inadequate to implement the public purposes hereof, and that Village would be irreparably injured by the Declarant's (or other bound person's) failure specifically to perform the covenants and requirements hereof; therefore, notwithstanding anything to the contrary stated in this Declaration, the Village will have the right to seek specific performance of any of the covenants and requirements of this Declaration or an order enjoining any violation of this Declaration, voiding any rental or leasing arrangement, any contract for sale, or any sale or other transfer or conveyance of the Property in violation of this Declaration.

2. **Appointment of Receiver**. Declarant, for itself and its successors and assigns, hereby agrees that the appointment of a receiver may be necessary to prevent waste to the Property following an Event of Default under this Declaration. The Village may require the appointment of such a receiver.

D. **Reimbursement; Damages**. In addition to any and all applicable remedies, the Village may require that the Declarant or any person bound by this Declaration, in the Village's sole discretion:

(i) pay damages to the Village in an amount equal to the difference between (a) the fair market value of the Property free of the restriction imposed by this Declaration, and (b) the fair market value of the Property subject to this Declaration (assuming the same to be perpetual for such purpose),

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(ii) in the case of any rental or leasing which violates this Declaration, pay damages equivalent to the rent charged during the existence of the violation, and

(iii) in the case of a conveyance or other transfer of the Property which violates this Declaration, pay damages for the cost of creating or obtaining other comparable dwelling units to replace the Affordable Rental Units in the event the Unit or Units can no longer be affordable housing for a Qualified Tenant.

E. Indemnification. The Declarant hereby agrees to pay, indemnify and hold the Village and all Village elected or appointed officials, officers, employees, agents, representatives, engineers, and attorneys harmless from any and all reasonable costs, expenses and fees, including all reasonable attorneys' fees which may be incurred by the Village in enforcing or attempting to enforce this Declaration following an Event of Default on the part of the Declarant hereunder or its successors or assigns, whether the same shall be enforced by suit or otherwise or incurred by the Village as a result of such Event of Default, together with all reasonable costs, fees and expenses which may be incurred in connection with any amendment to this Declaration or otherwise by the Village at the request of the Declarant.

F. Cumulative Remedies. No remedy conferred upon or reserved to the Village by this Declaration is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Declaration or any related documents, or now or hereafter existing at law or in equity. No delay or omission to exercise any right or power accruing upon any failure to perform under this Declaration shall impair any such right or power or shall be construed to be a waiver thereof.

Section 13. Appointment/Revocation of Authorized Person by the Village. In addition to the Village Manager, the President and Board of Trustees may from time to time appoint and revoke the appointment of one or more persons (who may but need not be Village employees and who may be natural or legal persons) who shall have the authority to exercise the Village's other rights under this Declaration to the extent stated in the applicable authorizing resolution. Such appointments shall be made (or revoked) only by resolution passed by the President and Board of Trustees.

Section 14. Miscellaneous.

A. Notices. All notices, certificates or other communications hereunder will be sufficiently given and will be deemed given when mailed by certified mail, return receipt requested, postage prepaid, or dispatched by telegram or telecopy (if confirmed promptly telephonically and in writing by the sender of such telecopy and if receipt of such telecopy is confirmed in writing by the intended recipient), addressed as follows:

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Property of Cook County Clerk's Office

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

with a copy to: Elrod Friedman LLP
325 North LaSalle Street
Suite 450
Chicago, IL 60654
Attention: Steven M. Elrod, Village Attorney
Email: Steven.Elrod@ElrodFriedman.com

If to the Declarant: SFP Northbrook Pointe, LLC
3190 Doolittle Drive
Northbrook, IL 60062
Attn : David Schwartz
Email : schwartz@cornersitellc.com

The Village and the Declarant may, by notice recorded in the land records of the County of Cook, Illinois, designate any further or different addresses to which subsequent notices, certificates or other communications will be sent.

B. **Running with the Property**. The Declarant intends, declares and covenants, on behalf of itself and all future owners and occupants of the Property during the term of this Declaration, that this Declaration and the covenants, restrictions and charges set forth in this Declaration regulating and restricting the use and occupancy of the Property (i) shall be covenants running with the Property, encumbering the Property, for the term of this Declaration, binding upon the Declarant and its successors in title and all subsequent owners and occupants of the Property, including any purchaser, grantee, owner or lessee of the Property and any other person or entity having any right, title or interest therein and upon the respective heirs, executors, administrators, devisees, successors and assigns of any such purchaser, grantee, owner or lessee and of any such other person or entity having any right, title or interest therein, for the term of this Declaration, and (ii) are not merely personal covenants of the Declarant, and (iii) shall bind the Declarant (and the benefits shall inure to the Village) and their respective successors and assigns during the term of this Declaration. The Declarant, for itself and its successors and assigns, agrees that any and all requirements of the laws of the State of Illinois to be satisfied in order for the provisions of this Declaration to constitute deed restrictions and covenants running with the Property shall be deemed to be satisfied in full, and that any requirements of privity of estate are intended to be satisfied, or in the alternate, that an equitable servitude has been created to ensure that these restrictions run with the land. Each and every contract, deed or other instrument hereafter executed covering or conveying the Property or interest therein shall contain an express provision making such conveyance subject to the covenants, restrictions, charges and easements contained herein; provided, however, that any such contract, deed or other instrument shall conclusively be held to have been executed, delivered and accepted subject to such covenants, restrictions, charges and easements regardless of whether or not such covenants restrictions, charges and easements are set forth or incorporated by reference in such contract, deed or other instrument.

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C. **Governing Law.** This instrument shall be governed by the laws of the State of Illinois without regard to principles of choice or conflict of laws.

D. **Release, Modification or Amendment.** This Declaration may not be released, modified or amended without the prior written consent of the Village. The Declarant shall duly record such release, modification or amendment, including said prior written consent of the Village, in the land records of the County of Cook, Illinois and bear the costs of such recordation.

E. **Captions.** The captions and headings in this Declaration are for convenience only and in no way define, limit, or describe the scope or intent of any provisions or sections of this Declaration.

F. **Survival of Enforcement Rights.** Notwithstanding the definition of Declarant contained in this Declaration, the rights of enforcement for violations of this Declaration shall survive any subsequent sale or transfer of the Property.

G. **No Subordination.** The rights and obligations created by this Declaration are intended to never, under any circumstance, be subordinate to or capable of subordination to the financial or other property interest of any third party acquiring rights in the Property after the recording of this Declaration.

H. **Severability.** If any provision of this Declaration or the application thereof to any person or circumstances is held to be invalid or unenforceable by any decision of any court of competent jurisdiction, such decision shall not impair or otherwise affect any other provision of this Declaration, or the application of such provision to persons or circumstances other than those as to which it is held invalid or unenforceable. If any provision of this Declaration is held to constitute a violation of the rule against perpetuities, that provision shall be deemed to remain in effect until the death of the last survivor of the now living descendants of the current Governor of the State of Illinois, J.B. Pritzker, plus 21 years thereafter.

I. **Patriot Act.** Each party represents and warrants that it is not acting, directly or indirectly, for or on behalf of any person, group, entity, or nation named by the United States Treasury Department as a Specially Designated National and Blocked Person, or for or on behalf of any person, group, entity, or nation designated in Presidential Executive Order 13224 as a person who commits, threatens to commit, or supports terrorism; and that it is not engaged in this transaction directly or indirectly on behalf of, or facilitating this transaction directly or indirectly on behalf of, any such person, group, entity, or nation. Each party hereby agrees to defend, indemnify, and hold harmless the other from and against any and all claims, damages, losses, risks, liabilities, and expenses (including reasonable attorneys' fees and costs) arising from or related to any breach of the foregoing representation and warranty.

Property of Cook County Clerk's Office

IN WITNESS WHEREOF, the Declarant has executed, sealed and delivered this Declaration, as of the date first set forth above.

Declarant: SFP NORTHBROOK POINTE, LLC

By: _____
Print: David Schwartz
Title: Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

LINDA YONAN
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 22, 2027

This instrument was acknowledged before me on March 5th, 2024 by David Schwartz, the Manager of **SFP NORTHBROOK POINTE, LLC.**

Linda Yonan
Signature of Notary

SEAL

Property of Cook County Clerk's Office

EXHIBIT A

Legal Description of the Property

LOTS 3B A IN NORTHBROOK POINTE SUBDIVISION, BEING A RESUBDIVISION IN THE NORTH 1/2 OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 175 Pointe Drive, Northbrook, Illinois 60062
PINs: 04-06-200-010-0000

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
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CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
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CHICAGO, IL 60602-1387

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Property of Cook County Clerk's Office

EXHIBIT B
Affordable Housing Compliance Plan

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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TOWNHOMES AT NORTHBROOK POINTE

Affordable Housing Plan

GENERAL DESCRIPTION

The Townhomes at Northbrook Pointe, a 34-unit rental townhome community development to be located at 175 Pointe Drive (the "Property"), is seeking preliminary approval to revise the existing PUD governing the Northbrook Pointe development. All units will be 3-story townhomes with attached 2-car garages, private entrances, 3 bedrooms plus den and 2.5 baths.

The project qualifies for both Density Bonus as well as the Design Flexibility afforded by the Inclusionary Housing Ordinance. We plan to meet the requirements of the Inclusionary Housing Ordinance by providing 5 of the required 5.1 affordable housing units on-site. The remaining fractional unit will be accounted for by a cash payment in lieu amount of $12,500.00.

All utilities will be included in monthly rent and no application fees will be charged to the tenants of the affordable units. However, standard pet fees for dogs and cats will be applicable.

UNIT BREAKDOWN

MARKET RATE UNITS	AFFORDABLE UNITS
29	**5**

TOTAL NUMBER OF UNITS

34

NUMBER OF BEDROOMS – MARKET RATE	NUMBER OF BEDROOMS – AFFORDABLE
3 + Den	3 + Den
UNIT SQUARE FOOTAGE – MARKET RATE	UNIT SQUARE FOOTAGE - AFFORDABLE
1923	1923

AVERAGE MARKET RATE UNIT RENTS BREAKDOWN:

Unit #	# of Bedrooms	Square Footage	Rental Rate
End Units	3	1923	$4,050/month
Center Units	3	1923	$3,750/month

Cook County Clerk's Office

AFFORDABLE UNIT RENT BREAKDOWN:

Unit #	# of Bedrooms	Square Footage	Income Tier	Rental Rate
187	3	1923	0%-50% AMI	$1,083/month
173	3	1923	0%-50% AMI	$1,083/month
157	3	1923	51-80% AMI	$1,565/month
182	3	1923	51-80 AMI	$1,565/month
174	3	1923	80-100% AMI	$1,926/month

DIFFERENCES BETWEEN MARKET AND AFFORDABLE UNITS

All common area amenities such as the proposed gathering area and community kitchen garden shall be open and available to the entire community. The affordable units are the same size and feature the identical floorplans, room sizes and garage parking as the rest of the units in the project. To the greatest extent practicable, the affordable units will be finished nearly identically to the market rate units.

Exterior: In order to maintain a consistent, first class rental community, there are no differences to the exterior materials or appearance between market and affordable units.

Interior: The following is a list of interior features and specifications that will be consistent between both the market rate and affordable units:

- Frost free concrete foundation and garage slab
- R31 insulation
- Fully insulated vinyl or aluminum windows with low E glass
- Garage door opener with LED light
- 200 amp electrical service
- Electric Tankless Water Heater
- GFA HVAC System
- 5/8" drywall
- Wide Plank Solid Core Luxury Vinyl Tile Flooring
- Easy Clean Stain Resistant Carpet in Bedrooms
- Solid Core Doors with Quickset Matte Black Lever Handles
- Solid core frameless cabinetry
- Stainless Steel undermount sink with single handle faucet
- Stainless Steel Appliance Package including Dishwasher, Range, Microwave Hood & Refrigerator
- Stackable Washer/Dryer
- Chrome pendant light fixtures at kitchen island

- All -in-one vanities with single handle faucet
- Bluetooth Stereo Speaker Bathroom Exhaust Fan with LED Light & Remote
- Keyless entry locks

The following interior finishes may differ between affordable and market rate units.

MARKET RATE	AFFORDABLE
Quartz Kitchen Countertops	Thinscape Kitchen Countertops
Porcelain Tile Bathrooms	Ceramic tile bathrooms
Frameless glass shower doors in Primary Bath	Sliding glass shower doors

INTERIOR AND EXTERIOR APPEARANCES

Exterior: The exterior will be a combination of full masonry brick and fiber cement siding, with cut-stone accents. Doors, windows, railings and trim will be black aluminum as depicted in the architectural elevations and 3D renderings provided.

Interior: The interior will feature the finishes detailed above in the comparison between market and be designed in accordance with modern, comparably located first class suburban multifamily properties.

AFFORDABLE UNIT MARKETING PLAN

Due to the project's pre-approval status, we do not yet have marketing materials for either the market rate or affordable units.

The marketing plan includes, but will not be limited to the following:

- Work closely with the Northbrook & the Community Partners for Affordable Housing (CPAH) to educate prospective tenants and manage the waiting list. Developer will provide CPAH staff and the Village with all relevant marketing materials and information about the project.
- Clear and qualify prospective tenants
- Show affordable units to qualified tenants
- Online marketing campaign including the following:
  - Single purpose property website with "Affordable" tab
  - www.affordablehousingonline.com
  - www.apartments.com
  - www.apartmentfinder.com
- Local newspapers
  - www.reflejos.com
  - www.hplandmark.com

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All leasing and management staff will be provided instructions regarding how to qualify prospective tenants in accordance with Village procedures and CPAH.

Specific efforts will be made through targeted marketing, advertising and direct cooperation with village staff to market affordable units to those who work both in and for the Village of Northbrook. As one of the members of the plan commission stated at the public hearing, "If you work in the village, you should be able to afford to live in the village."

CONSTRUCTION PHASING PLAN

Since units are expected to lease at approximately 4-6 units per month, construction is planned to continue apace once started without waiting for pre-sales or pre-leasing. The order of building construction shall be as follows:

Building 1 – units 155-163

Building 2 – units 177-189

Building 3 – units 165-175

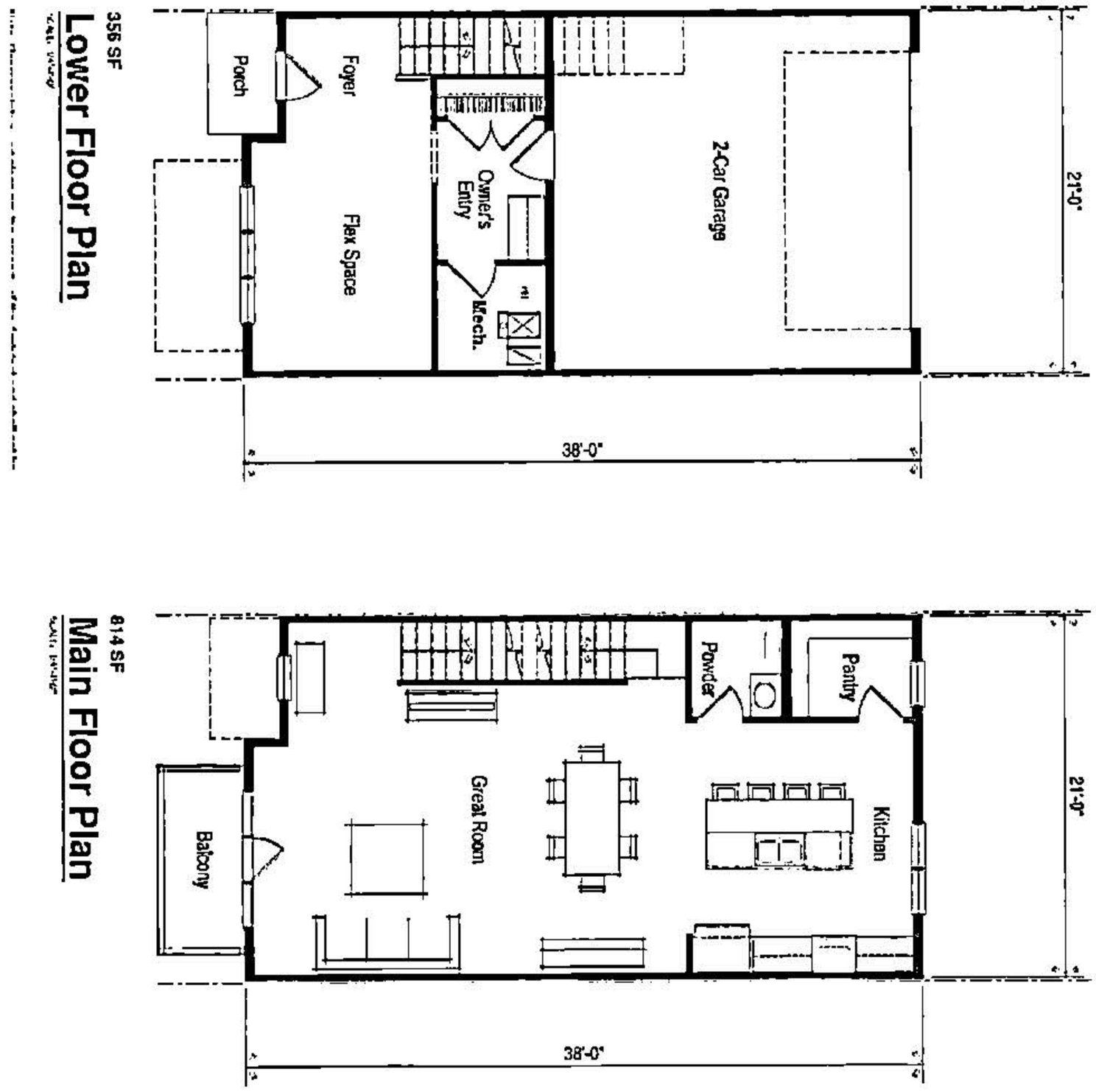
Building 4 – units 178-184

Building 5 – units 166-176

Building 6 – units 154-164

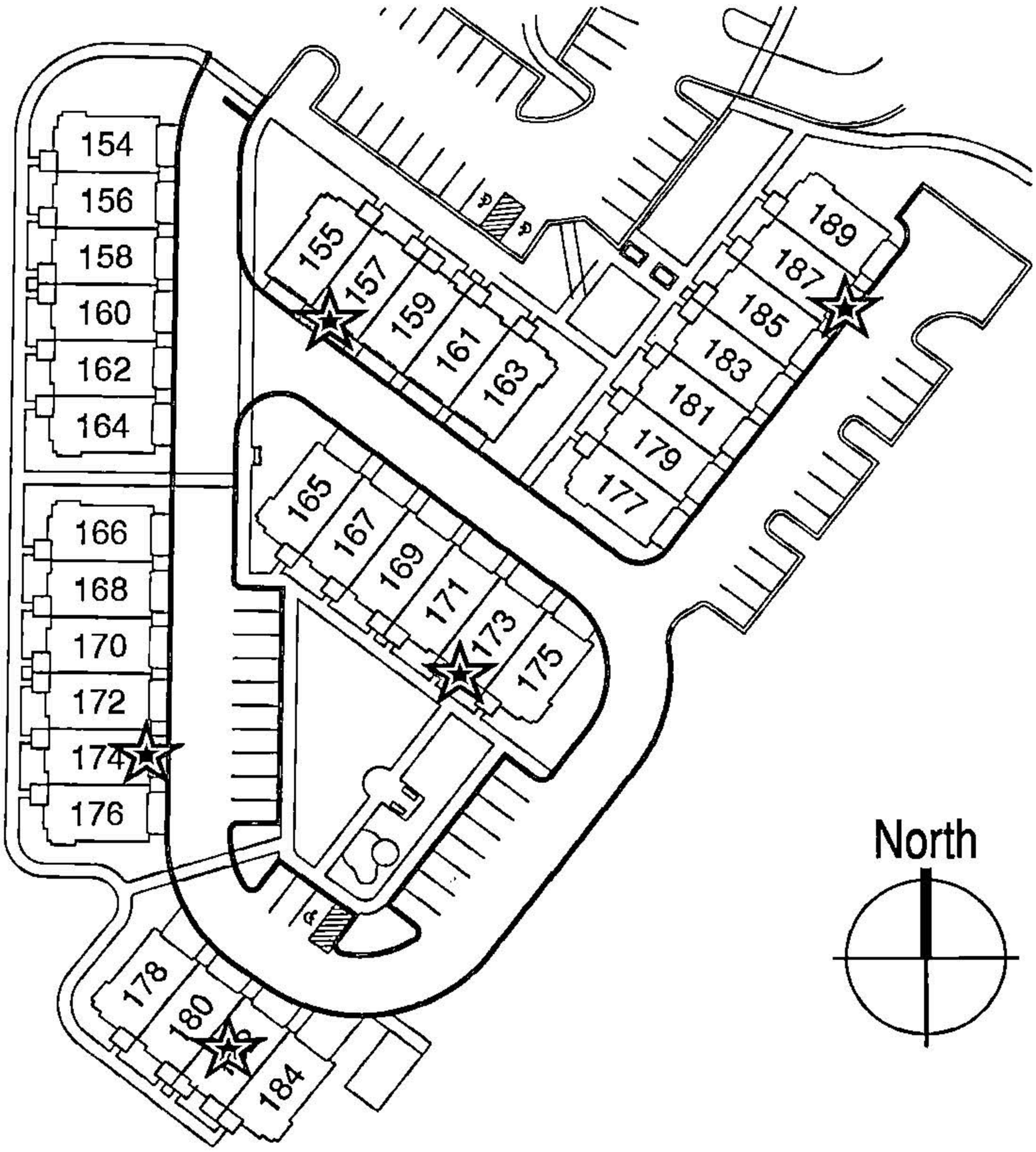
Property of Cook County Clerk's Office

Affordable Unit Floorplans



Copy Provided by Cook County

AFFORDABLE UNIT MAP



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WIGODA & WIGODA
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JAMES A. WIGODA, ESQ.
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(312) 670-4192

ROBERT M. WIGODA, ESQ.
RMW@WIGODALAW.COM
(312) 670-4195

April 21, 2026

VIA EMAIL
Steven M. Elrod, Esq.
Elrod Friedman LLP
325 North LaSalle Street, Suite 450
Chicago, Illinois 60654
Steven.Elrod@ElrodFriedman.com

Re: Townhomes at Pointe Drive – 175 Pointe Drive, Northbrook, Illinois 60062
Request for Subordination or Amendment of Affordable Housing Covenant
Our File Number: 34,229

Dear Steve:

We represent SFP Northbrook Pointe, LLC, an Illinois limited liability company (the "Developer"), the owner and developer of the Townhomes at Pointe Drive, a 34-unit rental townhome community located at 175 Pointe Drive, Northbrook, Illinois 60062 (the "Property"). I write to follow up on my prior correspondence and my recent call with Stewart Weiss regarding the Developer's request for the Village's cooperation in connection with the Property's permanent financing.

As you know, on February 28, 2023, the Village adopted Ordinance No. 2023-17 granting special permit, variation, and site plan approval for the Development (the "Ordinance"). Section 7(3) of the Ordinance requires the Developer to comply with the Village's Affordable Housing Requirements, including the recordation of an Affordable Housing Covenant against the Property. The Affordable Unit Declaration of Covenants, Conditions, and Restrictions was recorded on March 15, 2024 as Document No. 2407509004 (the "Affordable Housing Covenant").

Construction of the Development has been completed, the community has been placed in service, and the Developer is now obtaining permanent financing to replace its construction loan — a routine step once a new development has stabilized. In connection with such financing, Fannie Mae is requiring the subordination of the Ordinance and the Affordable Housing Covenant.

We understand that there is a likelihood that the Village will agree to Fannie Mae's subordination request as to the Ordinance, but that the "No Subordination" provision in the Affordable Housing Covenant prevents the Village from subordinating it, and that the Developer

will need to seek Village Board approval of an amendment and restatement of the Affordable Housing Covenant in a form that permits the requested subordination (or, in the alternative, that achieves the same result through direct subordination of the Covenant). Accordingly, on behalf of the Developer, we respectfully request that the Village place the matter on the agenda of the next available Board meeting and approve either: (a) a subordination of the Affordable Housing Covenant and the Ordinance in the form required by the lender; or (b) an amendment and restatement of the Affordable Housing Covenant that authorizes such subordination, together with the subordination itself.

It is important to emphasize that the Developer's request is not an accommodation unique to this project. Subordination of municipal regulatory instruments in connection with permanent, agency-backed financing is a standard step in the life-cycle of virtually every new multifamily rental development. Fannie Mae requires such subordinations as a matter of course, and municipalities throughout Illinois, including the City of Chicago, routinely grant them.

If the Village is unable or unwilling to provide the requested subordination (whether directly or by way of an amendment and restatement), the Developer will be unable to close its permanent financing. The practical consequences of that outcome are significant: the Developer will be left to service its construction loan at materially higher short-term rates, the Property's long-term financial viability will be impaired, and, ultimately, the Developer may be forced to consider alternatives that do not serve the Village's interests, the residents of the Development, or the residents of the affordable units.

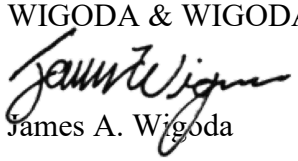
We would also respectfully note that how the Village handles this request is likely to matter well beyond this transaction. The "No Subordination" language in the Village's standard Affordable Housing Covenant will create the same obstacle for every future multifamily developer in Northbrook whose project is subject to the Village's inclusionary housing requirements. Each such project will, in the ordinary course, need to be refinanced with permanent agency debt, and each such lender will require the same subordination. We think the Village has a meaningful opportunity here to establish a workable template, whether through a restated covenant form, a standing policy, or case-by-case subordinations, that allows the Village to continue to enforce its affordable housing program while not impeding access to the permanent financing on which these projects depend.

The Developer is under a closing timeline and would appreciate the Village's prompt consideration of this request. We are happy to schedule a call with you and Stewart at your earliest convenience to discuss the form of the subordination, the mechanics of any amendment and restatement, and the Village's availability on its upcoming Board agenda. In the meantime, please let us know what additional information or documentation would be helpful to your review.

Thank you for your attention to this matter and for your continued courtesy.

Very truly yours,

WIGODA & WIGODA



James A. Wigoda

JAW:hms

cc: Robert M. Wigoda, Esq. – via email
Stewart J. Weiss, Esq. – via email
Mr. David Schwartz – via email
Mr. Michael Schwartz – via email

MEMORANDUM

To: Village Board of Trustees
From: Village Manager Cara Pavlicek
Date: 2026-05-26
Subject: An Ordinance to Amend the Annual Fee Ordinance to Decrease the Number of Class A Liquor Licenses.

Overview
The Ordinance Amendment will decrease available licenses for retail sale of alcoholic beverages on the premises specified as Buffalo Wild Wings, located at 1018 Willow Road, has notified the Village that the location is closed.

Fiscal Impact

Recommendation
Approval

Strategic Priority

Background
The Village historically reduces the number of licenses which are available when a business advises they no longer wish to continue with the sale of alcoholic beverages.

An Ordinance to Amend the Annual Fee Ordinance to Decrease the Number of Class A Liquor Licenses

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 to Amend the Annual Fee Ordinance to Decrease the Number of Class A Liquor Licenses

shall be, and is hereby, adopted as follows:

Section 1. RECITALS.

Section 5, entitled "Schedule of Fees, Charges and Rates," of the Annual Fee Ordinance (No. 2026-22), as amended, shall be, and is hereby, further amended by repealing the portion of Section 5 corresponding to Section 4-54 of the Northbrook Municipal Code as amended, and replacing it with the following:

"Corresponding Section of the Northbrook" Municipal Code	Description and Amount	
Sec. 4-54.	Class	Number of Licenses
	A	~~36~~ 35
	B	12
	B-1	3
	C	1
	D	No Limit
	E	5
	F	5
	G	1
	G-1	2
	H	0
	I	0
	J	2
	K	2
	L	1
	M	No Limit
	N	No Limit
	O	No Limit
	P-1	0
	P-2	0
	Q	0
	Q-1	No Limit
	R	0

Section 2. EFFECTIVE DATE.

This Ordinance shall be in full force and effect upon passage and publication in pamphlet form in accordance with State Statutes.

Adopted:

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

_____
Village President

ATTEST:

_____
Village Clerk

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Development & Planning Services Amy McEwan
Date: 2026-05-26
Subject: A Public Hearing for a Special Permit Renewal at 3141 Dundee Road for an Existing Taekwondo Facility

Overview
The Applicant requests a renewal of an existing special permit to allow continued operation of a taekwondo facility.

Fiscal Impact
N/A.

Recommendation
Conduct a Public Hearing.

Strategic Priority

Background

On May 26, 2026, the Board of Trustees will review an application submitted by K.H. Kim's Taekwondo Academy, Ltd (the "Applicant) requesting to renew Ordinance No. 2015-75 granting a special permit for a taekwondo facility at 3141 Dundee Road.

The Village Board of Trustees shall hold a public hearing on this matter and is the sole reviewer given that Ordinance No. 2015-75 states that the Corporate Authorities must grant the renewal of the special permit.

The Applicant is requesting to renew an existing special permit (Ordinance No. 2015-75) to allow the continued operation of taekwondo facility in the C2 Neighborhood Commercial District. The Applicant has remained in compliance with the terms of the special permit, and since approving this special permit, the Village has received no complaints regarding the operation of the facility. Staff has proposed that the term of the special permit be removed as the facility has always operated within compliance.

Should the Board wish to act on this matter following the public hearing, a draft ordinance has been prepared containing new language for the elimination of the term of the ordinance.

The primary issues for the Board of Trustees to consider when reviewing this application are:

- Is it appropriate to renew the special permit for a taekwondo facility on the Subject Property?
- If so, can the term be removed given the routine compliance?

A sign has been posted on the Subject Property indicating the time and date of the Board of Trustees public hearing. The Applicant has submitted evidence that the mailed notice requirements of the Zoning Code have been satisfied. As of the date of this memo, staff has not received any comments regarding the application.

The Subject Property is noted as being:

- zoned C2 Neighborhood Commercial District;
- located south of Dundee Rd and east of Landwehr Rd;
- surrounded by I-1 to the north, OS to the west, and R-8 to the south and east
- designated as appropriate for Community Retail in the Comprehensive Plan;
- not located within the 100-year flood plain;
- not located within a stormwater project area as identified in the Master Stormwater Management Plan.

On November 10, 2015, the Village Board approved Ordinance No. 15-75 granting special permit approval for the Taekwondo facility on the property. This approval was granted with a ten-year term, expiring on March 24, 2026. A copy of the previously approved ordinances are included with this report.

Special Permit Renewal Process & Standards

During administrative review, staff determined that the application was in compliance with previous approvals and there were no outstanding issues with regards to the special permit use and deemed the use appropriate for administrative renewal, with the exception of Section 5 of Ordinance 2015-75 which specifically requires renewal by the Board of Trustees.

To renew the special permit request, the Applicant must demonstrate to the Board of Trustees satisfaction that the standards and circumstances under which the special permit was originally approved have not materially changed. These standards generally include the following:

1) Is the proposal in compliance with the Zoning Code and Official Comprehensive Plan?

2) Will there be any adverse impact upon adjacent properties?

3) Will the proposed use interfere with the orderly development of adjacent properties?

4) Are there adequate public facilities to serve the development?

5) Will the use cause undue traffic congestion?

6) Will the development cause loss of significant environmental or historical features?

7) Will the use comply with other applicable Village standards?

The Applicant has provided a written statement indicating that they have been operating in compliance with the previously approved ordinance and will continue to do so.

The Applicant and staff will be present at the May 26, 2026 regular meeting to answer any questions.

Supplemental - Formal Application
Supplemental - 3141 Dundee - Application Summary, Aerials, Site Photos
Supplemental - Previously Approved Ordinances
Supplemental - PPT - BOT 5-26-26

northbrook

DEVELOPMENT & PLANNING SERVICES DEPARTMENT

FORMAL APPLICATION – ZONING & SUBDIVISION RELIEF**

Prior to submitting this formal application, contact the Development & Planning Services Department of Northbrook to determineif yourapplication requiresa Preliminary Review by the Board of Trustees. The following materials are the minimum required for the processing of a formal application by the Village of Northbrook's Plan Commission and Board of Trustees. A public hearing or public meeting for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. If you have questions regarding the completion of this application please contact the Development & Planning Services Department at 847-664-4050.

***Applications for zoning relief from the Zoning Board of Appeals must use a different application form.*

The initial submittal MUST contain:

1 electronic version (PDF) ofALL application materials **(refer to application section regarding instructions for naming files).**

Applicant Information

Legal Name Ki Hong Kim

Company K.H. Kim's Taekwondo Academy, Ltd

Address 3141 Dundee Rd.

City, State,Zip Northbrook, IL 60062

Phone No. [redacted]

Email [redacted]

Primary Contact Person

Name Justin Potvin

Company K.H. Kim's Taekwondo Academy, Ltd

Address 3141 Dundee Rd.

City, State,Zip Northbrook, IL 60062

Phone No. [redacted]

Email [redacted]

Consultants *(as applicable)*

Attorney

Name

Company

Address

City, State,Zip

Phone No.

Email

Civil Engineer

Name

Company

Address

City, State,Zip

Phone No.

Email

Architect/Planner

Name

Company

Address

City, State,Zip

Phone No.

Email

Other

Name

Company

Address

City, State,Zip

Phone No.

Email

Property Information *(if more than one parcel is involved in the request please include the information for all parcels)*

Site Location/Address: 3141 Dundee Rd. Northbrook, IL 60062

Property Index Numbers: 04082000410000

Size of Property: ~10,000 (square feet/acres)

Size of Building Space, if applicable: ~10,000 (square feet)

Comprehensive Plan Land Use Designation[1]F: commercial retail

Current Zoning: C2

Current Use of the Property: Taekwondo Facility

Is any portion of the property within the 100-year floodplain?[1] Yes: _____ No: X

Requested Action(s) *(check all that are applicable)*

- Comprehensive PlanAmendment
- Annexation (*separateformrequired*)
- Rezoning from _____ to _____
- Special Permit for _____
- X Renewal of Special Permit Ord. No. 2015-75
- Amendment to Existing Special Permit
- Ord.No. _____
- ☐ SitePlan Approval
- Zoning Code Text Amendment
- Zoning Variation (in conjunction with other relief) for _____
- Planned Development
- Subdivision - Tentative Plat
- Subdivision - Final Plat
- Subdivision - Variations/Waiver for _____
- Exception for _____
- Other _____

☐ **Plat of Survey & Parcel Legal Description(s)**

Attach the most recent plat of survey of the Subject Property, certified by a registered land surveyor, showing existing lot lines and dimensions, lot area, all easements, all public and private rights-of-way, and all streets across and adjacent to the subject property.

☐ **Conformity with Comprehensive Plan**

Include a written statement explaining the conformity, or lack of conformity, of the approval being requested to the Village's Official Comprehensive Plan and Official Map. Where the approval being requested does not conform to the Official Comprehensive Plan or Official Map, provide reasons justifying the requested approval.

☐ **Surrounding Property Owners Addresses**

Please attach the names and mailing addresses of all property owners of record (not tenants) within 250 feet of the property, excluding public rights-of-way, based on current County tax records. See page 9 of this document for instructions on how to obtain the addresses.

1 As found on the Village website www.northbrook.il.us/Government/Departments/Planning/GIS/index.php

SITE OWNERSHIP AND CONTROL

Current Property Owner Information

Legal Name: White Plains Shopping Center LLC

Primary Contact: Berkson & Sons Real Estate
Address 333 Skokie Blvd. Suite 111
City, State,Zip Northbrook, IL 60062
Phone No. [redacted]
Email [redacted]

Proposed Property Owner Information

Legal Name:

Primary Contact:
Address
City, State,Zip
Phone No.
Email

Attach a copy of a title policy or deed showing current ownership of the property. If property is held in a trust, also include a certified copy of the trust agreement or a simple affidavit (under oath before a notary) as to who are the beneficiaries of the trust. *(Check which document(s) are attached):*

Deed

Title Policy or Title Commitment ***(Required for Subdivision Applications & Plats of Consolidation Applications)***

Certified Copy of Trust Agreement OR a simple Affidavit Identifying Trust Beneficiaries

X **Complete Attachment A, listing all individuals/entities that have a beneficial interest in the legal entity that currently owns the property**

X **Complete Attachment B, listing all individuals/entities that have a beneficial interest in the legal entity that is ~~proposed~~ to own the property upon receiving necessary approvals.**

Applicants Involvement with the Property

If the Applicant does not own the property, please also provide documentation showing the applicant's interest in the property *(Check which document is attached. The dollar amounts in documents may be blacked-out)*:

☐ Owner (see the previous box)
☐ Real Estate Contract
X Lease
Other

X **Complete Attachment C, listing all individuals/entities that have a beneficial interest in the legal entity that is theApplicant.**

Additional Required Attachment(s)

Submit all relevant attachments specified in the below worksheet(s) that correspond with your application request(s) selected on page two of this application; the worksheets can be found on the Village of Northbrook website www.northbrook.il.us. *(Check all that are applicable)*

Comprehensive Plan Amendment Worksheet
Annexation Worksheet
Rezoning Worksheet
Special Permit Worksheet
Site Plan Approval Worksheet
Zoning Code Text Amendment Worksheet
Zoning Variation Worksheet
Planned Development Worksheet
Subdivision Worksheet – Tentative Plat
Subdivision Worksheet - Final Plat
Subdivision Worksheet - Variations/Waiver
Plat of Consolidation Worksheet

Filing Fees

All applications require payment of a non-refundable fee, as well as additional funds that are held in escrow to off-set anticipated recoverable expenses. Please attach a check with your application and indicate below the amount of the fee submitted. A copy of the fee schedule is attached to the application form.

$_____ Amount of Non-Refundable Fee

$_____ Amount of Escrow

$_____ Total Application Fee (Non-Refundable Fee plus Escrow)

The escrow covers such items as Village attorney time (currently billing at approx. $400.00 per hour), public notice expenses, public meetings ($50.00 per mtg), & staff review time. If these expenses exceed the initial escrow deposit, the applicant is responsible for additional payment to the Village prior to completing approval process. If the expenses are less than the escrow deposit, the applicant will be issued a refund.

Northbrook Ethics Code *(potential conflicts of interest)*
On a separate sheet of paper list the name, address, nature, and extent of any current or potential interest that any Village officer or employee may have in, or with respect to the owner, the applicant, or the property. **If none, check here:** ____

Repeat Application

Has any other application for this property been submitted to the Village and denied within the last two years?
____ yes ____ no (check one)
If yes, attach a statement of the grounds justifying reconsideration.

Applicant/Owner Acknowledgments

By execution of this application in the space provided below, the Applicant and Owner(s) do hereby certify, acknowledge, agree and affirm to the Village of Northbrook that:

1. The Village and its representatives have the right, and are hereby granted permission and license, to enter upon the property, and into any structures located thereon, for purposes of conducting any inspections that may be necessary in connection with this application.

2. I (We) have carefully read this application, the Northbrook Zoning Code and Northbrook Subdivision & Development Code and fully understand the terms and provisions of each.

3. I (We) waive any rights to exemption from disclosure under the Illinois Freedom of Information Act of any and all documents and information submitted in connection with this application.

4. I (We), in accordance with the requirements of the Annual Fee Ordinance, the Northbrook Zoning Code and the Northbrook Subdivision & Development Code, agree to pay all applicable filing fees and be responsible for the payment of all reimbursable expenses associated with the processing of this application.

Applicants may attach additional materials or exhibits to this application if necessary or helpful in explaining the relief requested.

Signature of Applicant:_____ **Date**_____
Print Name & Title: _____
Signatures of Property Owner(s): _____ **Date**_____
Print Name & Title: _____ **Property Address**:_____
****If more than one applicant or property owner, please copy this page and have additional applicants/property owners sign form.**

Note: Village review and approval of rezoning, special permit, and subdivision applications may be dependent upon the Applicant first receiving necessary approvals from State and County regulatory agencies such as, but not limited to, the Illinois Department of Transportation, Illinois Environmental Protection Agency, the Metropolitan Water Reclamation District of Greater Chicago, & the Cook County Highway Department.

ATTACHMENT A: Current Property Owner – Beneficial Interest

Please check which of the following describes the current property owner's beneficial interest in the property and complete this sheet as instructed for each type of beneficial interest:

☐ Corporation	If **current property owner** is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
☒ Partnership or LLC	If **current property owner** is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
☐ Trust	If **current property owner** is a trust, please provide the trust number _____ and name and address of the Trustee _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the **current property owner** in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: White Plains Shopping Center

Address: 333 Skokie Blvd. Suite 111
Northbrook, IL 60062

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

ATTACHMENT B - Proposed Property Owner (if applicable) – Beneficial Interest

Please check which of the following describes the proposed property owner's beneficial interest in the property and complete this sheet as instructed for each type of beneficial interest:

☐ Corporation	If the **proposed property owner** is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
☐ Partnership or LLC	If **proposed property owner** is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
☐ Trust	If **proposed property owner** is a trust, please provide the trust number _____ and name and address of the Trustee _____ _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the **proposed property owner** in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

ATTACHMENT C - Applicant – Beneficial Interest

Please check which of the following describes the beneficial interest in the legal entity that is the applicant and complete this sheet as instructed for each type of beneficial interest:

☒ Corporation	If **applicant** is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
☐ Partnership or LLC	If**applicant** is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
☐ Trust	Ifthe **applicant** is a trust, please provide the trust number _____ and name and address of the Trustee _____ _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the **applicant** in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: Ki Hong Kim

Address: 3141 Dundee Rd. Northbrook, IL

Ownership or Trust Interest: 100 %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Letter of Request

To the Village Board and Department of Planning and Development,

Please accept this letter as a formal request to renew the special permit for **K.H. Kim's Taekwondo Academy**, located at **3141 Dundee Rd., Northbrook, IL 60062**. This request pertains to the permissions originally granted under **Ordinance 2015-75**.

We wish to confirm that K.H. Kim's Taekwondo Academy remains in full compliance with all existing requirements set forth in the original ordinance. Furthermore, there have been no changes to our services, operations, or site conditions since the time of the original approval. We continue to operate as a martial arts school dedicated to serving the families of the Northbrook community.

In addition to the renewal, we are formally requesting to **remove the term associated with the ordinance**. As our operations have remained consistent and compliant for over a decade, we request that the special permit be made permanent to align with the long-term nature of our business at this location.

Thank you for your time and for your continued support of local businesses. Please let me know if any further documentation or information is required to process this request.

Respectfully,

Justin Potvin

Manager

K.H. Kim's Taekwondo Academy

[redacted]

LEASE EXTENSION AGREEMENT

THIS LEASE EXTENSION AGREEMENT made this 23rd day of July 2025 by and between KH Kims Taekwon Do Academy, Ltd d/b/a Oriental Arts Training Center as Lessee, and White Plains Shopping Center, LLC, with Berkson & Sons Ltd. as Managing Agent, the Lessor.

WHEREAS the parties hereto entered into a Lease agreement dated April 28, 1999 and are now desirous of extending the Lease for the premises described as 3141 Dundee Road, Northbrook, Illinois 60062.

THEREFORE THIS AGREEMENT WITNESSETH: that for and in consideration of the covenants and conditions set forth in the aforesaid Lease, the Lessor does extend said Lease and Rider pursuant to the same terms, conditions and covenants, except as stated below, for a period of two (2) years.

Commencing October 1, 2025 thru September 30, 2027 for $7,500.00 per month Gross Rent

Lessee agrees to retain the demised premises on an "as is" basis.

Except as modified by this Lease Extension Agreement, the Lease shall remain unchanged and in full force and effect and in the event of any inconsistencies, conflict or difference between the terms of this Lease Extension Agreement and the Lease, the terms of this Lease Extension Agreement shall govern and control.

If in agreement, please sign below:

LESSOR:

White Plains Shopping Center, LLC,
With Berkson & Sons, Ltd,
A Licensed Realtor in the State of
Illinois, as Managing Agent

BY: _____

Date: _____

LESSEE:

KH Kims Taekwon Do Academy, Ltd
d/b/a Oriental Arts Training Center

BY: Justin Potvin

Date: 8/12/25

Title: Manager

Print Name: Justin Potvin

TRUSTEE'S DEED

0913150017D

Doc#: 0913150017 Fee: $42.00
Eugene "Gene" Moore RHSP Fee:$10.00
Cook County Recorder of Deeds
Date: 05/11/2009 11:49 AM Pg: 1 of 4

This indenture made this **27TH** day of **FEBRUARY, 2009,** between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois **successor trustee to LASALLE BANK NATIONAL ASSOCIATION,** as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the **14TH** day of **FEBRUARY, 1977** and known as Trust Number **52118** party of the first part, and **WHITE PLAINS SHOPPING CENTER LLC** WHOSE ADDRESS IS: **300 SKOKIE BOULEVARD, NORTHBROOK, IL 60062,** party of the second part.

Reserved for Recorder's Office

WITNESSETH, That said party of the first part, in consideration of the sum of TEN and no/100 DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY AND QUITCLAIM unto said party of the second part, the following described real estate, situated in **COOK** County, Illinois, to wit:

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO AND MADE A PART HEREOF.

PROPERTY ADDRESS: 3055 – 3161 DUNDEE ROAD, NORTHBROOK, ILLINOIS 60062

PERMANENT TAX NUMBER: 04-08-200-041-0000; 04-08-200-043-0000; and 04-08-200-044-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.

CHICAGO TITLE LAND TRUST COMPANY, CORPORATE SEAL, CHICAGO, ILLINOIS

CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By: _____
Assistant Vice President

52 nd 4 Pg

State of Illinois
County of Cook **SS.**

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this **2ND** day of **APRIL 2009**.

NOTARY PUBLIC

The undersigned certifies that this is an exempt transaction pursuant to Section 31-45(e) of the Real Estate Transfer Tax Act.

4/2/09

This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
171 NORTH CLARK STREET, SUITE #575
CHICAGO, ILLINOIS 60601

"OFFICIAL SEAL"
KISHONA M. BROWN
Notary Public, State of Illinois
My Commission Expires 04/07/2010

AFTER RECORDING, PLEASE MAIL TO:

NAME Kenneth H. Brown

ADDRESS 513 Central Avenue - Fifth Floor

CITY, STATE, ZIP-CODE Highland Park, IL 60035

OR BOX NO. _____

SEND TAX BILLS TO:

NAME White Plains Shopping Center LLC

ADDRESS ~~401 Huehl Suite 1-A~~ 300-A Skokie Blvd.

CITY, STATE, ZIP-CODE Northbrook, IL 60062

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THE EAST 200 FEET OF THE WEST 350 FEET OF THE NORTH 150 FEET OF LOT "A" IN WHITE PLAINS UNIT 7, BEING A SUBDIVISION IN SECTION 8, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 160 FEET OF THE EAST 200 FEET OF THE WEST 742 FEET OF LOT "A" IN WHITE PLAINS UNIT 7, BEING A SUBDIVISION IN SECTION 8, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE NORTH 520 FEET OF THE WEST 742 FEET (EXCEPT THE NORTH 150 FEET OF THE WEST 350 FEET THEREOF AND EXCEPT THE NORTH 160 FEET OF THE EAST 200 FEET THEREOF) OF LOT "A" IN WHITE PLAINS UNIT 7, BEING A SUBDIVISION IN SECTION 8, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN NOS. 04-08-200-041-0000
04-08-200-043-0000
04-08-200-044-0000

COMMONLY KNOWN AS: 3055-3161 Dundee Road, Northbrook, Illinois

K.H. KIM'S TAEKWONDO TRAINING FACILITY – 3141 Dundee Rd

Special Permit Conditions (Ord. 2015-75)

A. Compliance with Plans. The Property shall continue to be maintained and used only in strict accordance with the following documents and plans, except as they may be revised to conform with the Village building and construction regulations and other applicable law, including without limitation the Americans with Disabilities Act of 1990, or for minor engineering and architectural changes and site work approved by the Village Engineer or Director of Development & Planning Services:

1. Floor Plan: The floor plan for the Property consisting of one sheet, attached to and, by this reference, made a part of this Ordinance as Exhibit B; and

RESPONSE: We have not altered our property since last time we were approved so our facility still conforms to the plan requirements above.

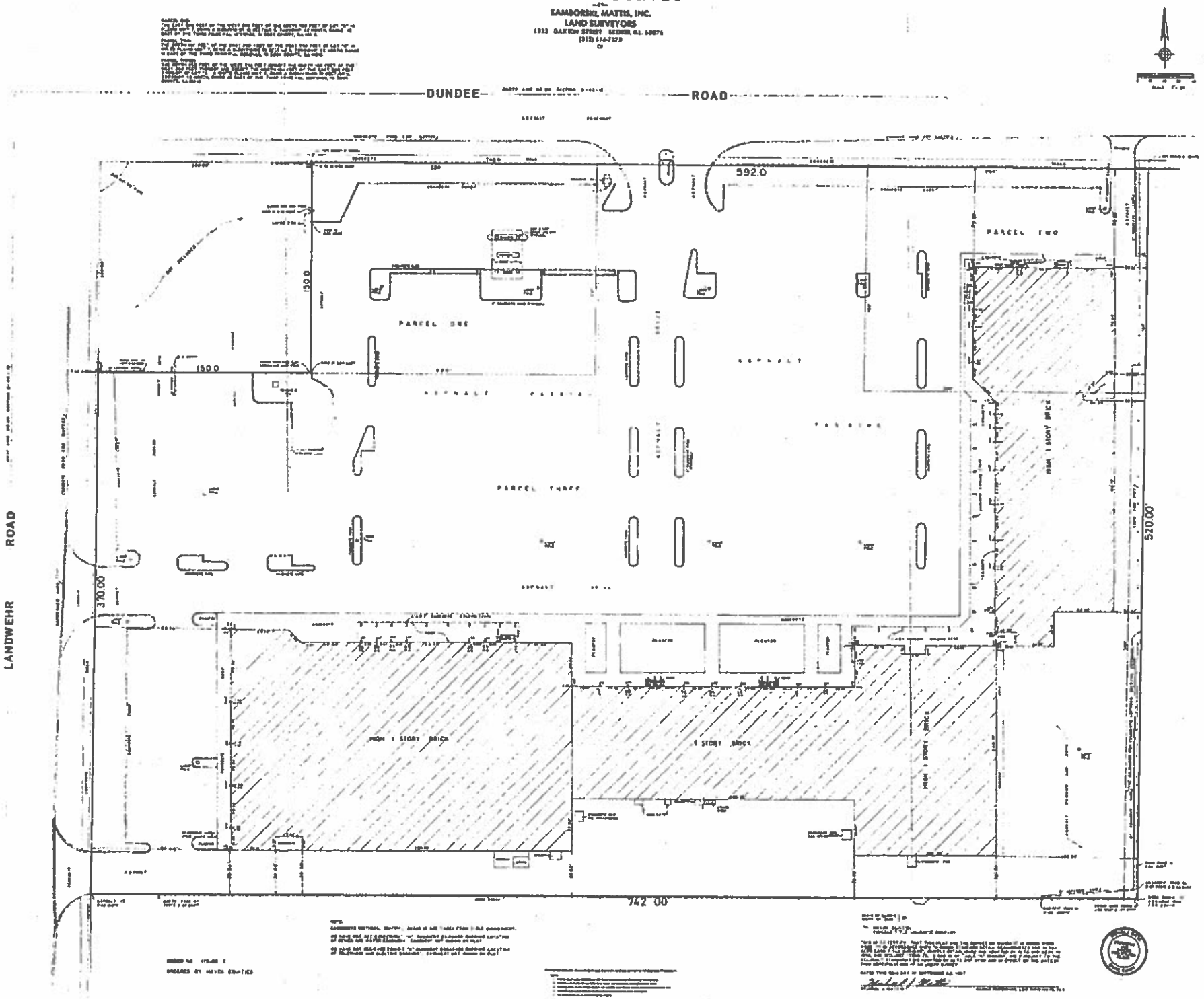
B. Operations. The Applicant shall continue to operate, use and maintain the Property in strict accordance with the following requirements:

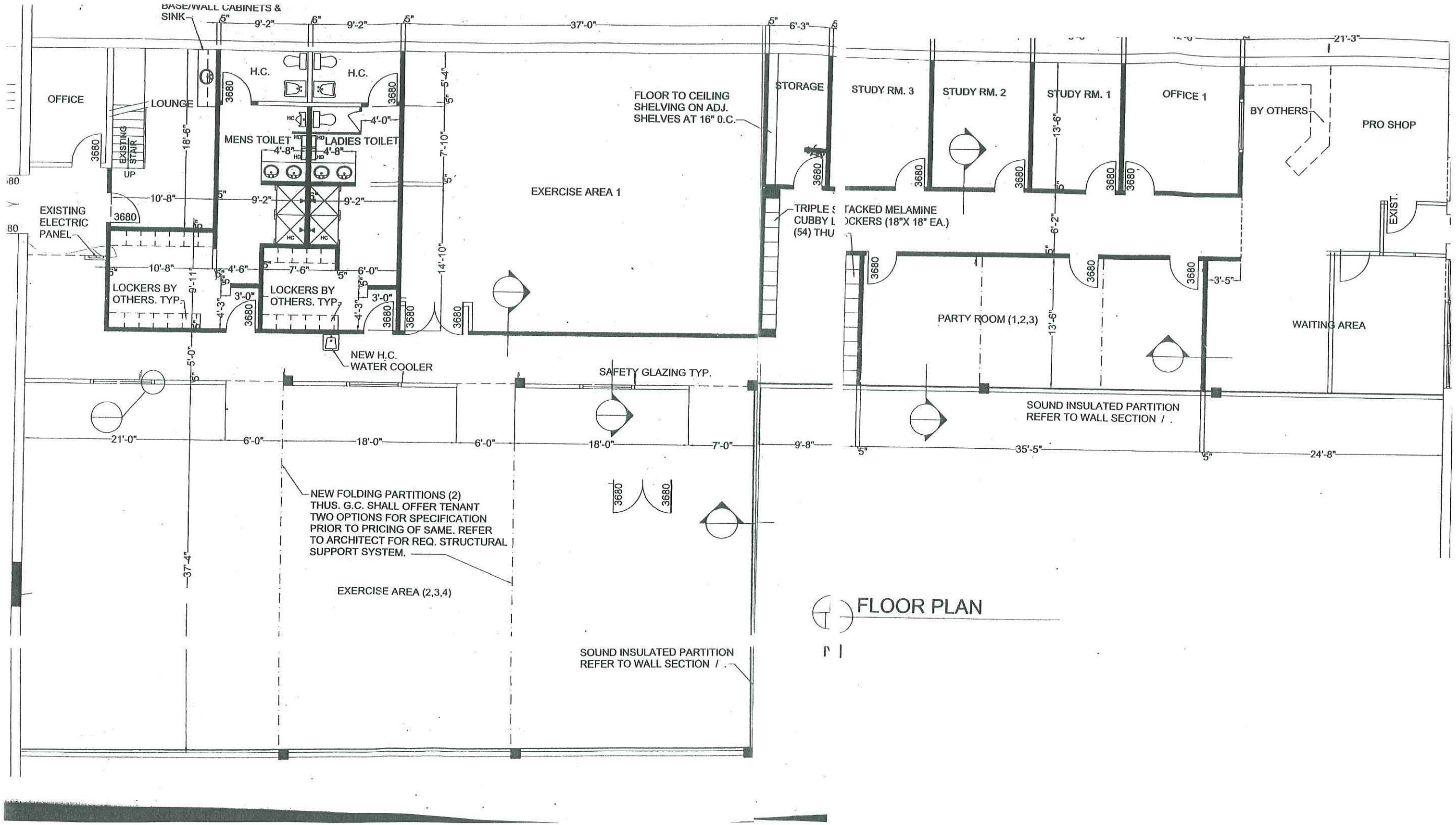
1. The Property shall be operated solely and exclusively by the Applicant
2. Classes held on the Property shall not regularly exceed 25 percent students in size, except for such special events as are authorized by the Zoning Code;
3. The Applicant shall use his best efforts to ensure students are being dropped-off at and picked-up from classes in a manner that maximizes the safety of its students and others in the area of the Property, and is, in all other ways, operated in a safe condition at all times;
4. Applicant shall continue to provide to the Village evidence of Applicant's general liability insurance for the Property, including the Village as an additional insured thereon, annually with the Applicant's application for a Village business license.

RESPONSE: We are still making sure we operate the property exclusively and continue to make sure student count and drop off/pick up are done in accordance to the rules above to ensure safety of all members of the community. We also maintain the same liability insurance as last time, updating it each year to stay current.

PLAT OF SURVEY

SAMBORSKI, MATTIS, INC.
LAND SURVEYORS
1333 OAKTON STREET DES PLAINES, ILL. 60016
(312) 824-7733




BASE/WALL CABINETS & SINK
OFFICE
LOUNGE
EXISTING STAIR
UP
H.C.
H.C.
MENS TOILET
LADIES TOILET
EXERCISE AREA 1
FLOOR TO CEILING SHELVING ON ADJ. SHELVES AT 16" O.C.
STORAGE
EXISTING ELECTRIC PANEL
LOCKERS BY OTHERS. TYP.
LOCKERS BY OTHERS. TYP.
NEW H.C. WATER COOLER
SAFETY GLAZING TYP.
NEW FOLDING PARTITIONS (2) THUS. G.C. SHALL OFFER TENANT TWO OPTIONS FOR SPECIFICATION PRIOR TO PRICING OF SAME. REFER TO ARCHITECT FOR REQ. STRUCTURAL SUPPORT SYSTEM.
EXERCISE AREA (2,3,4)
SOUND INSULATED PARTITION REFER TO WALL SECTION / .
STUDY RM. 3
STUDY RM. 2
STUDY RM. 1
OFFICE 1
BY OTHERS
PRO SHOP
EXIST.
TACKED MELAMINE LOCKERS (18"X 18" EA.)
PARTY ROOM (1,2,3)
WAITING AREA
SOUND INSULATED PARTITION REFER TO WALL SECTION / .

FLOOR PLAN

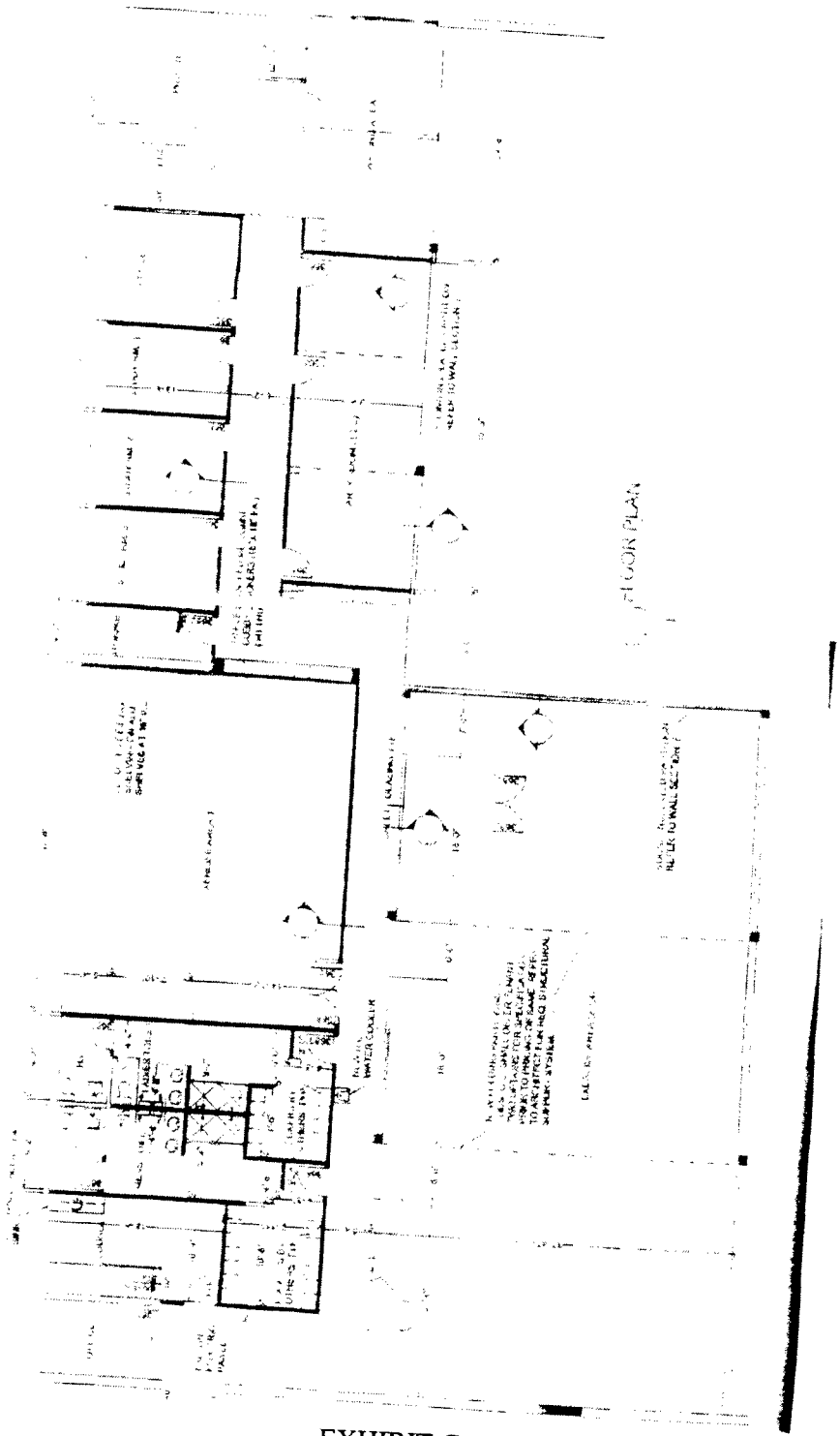
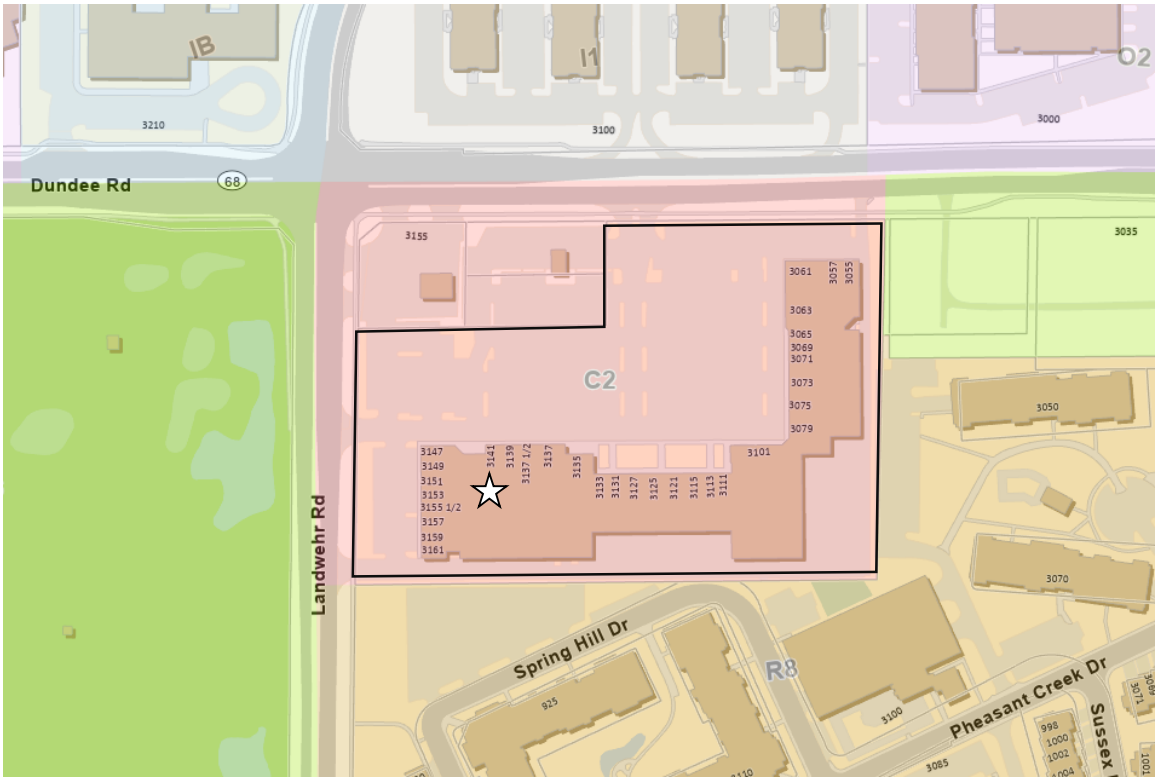


EXHIBIT C

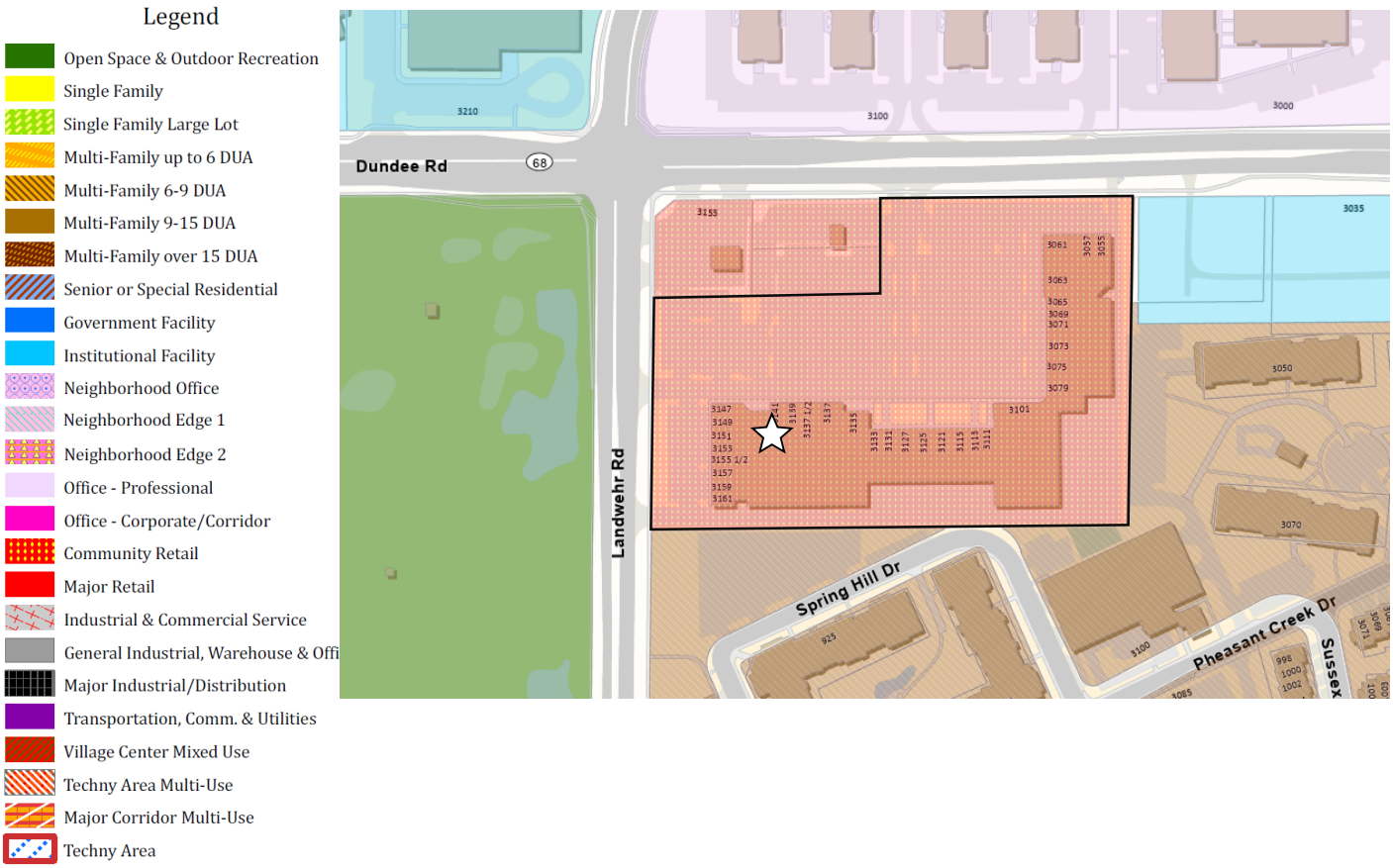
BOT-26-02: 3141 DUNDEE ROAD
APPLICATION SUMMARY

Applicant:	K.H. Kim's Taekwondo Academy, Ltd
Site Location:	3141 Dundee Road
Requested Action:	Special permit renewal to allow the continued operation of a taekwondo facility.
Proposal:	To continue operation of taekwondo facility.
Existing Zoning & Land Use:	C2 Neighborhood Commercial District
Surrounding Zoning & Land Use:	North: I-1 Restricted Industrial District South: R-8 Multi-Family Residential District East: R-8 Multi-Family Residential District West: OS Open Space District
Comprehensive Plan Designation:	Community Retail

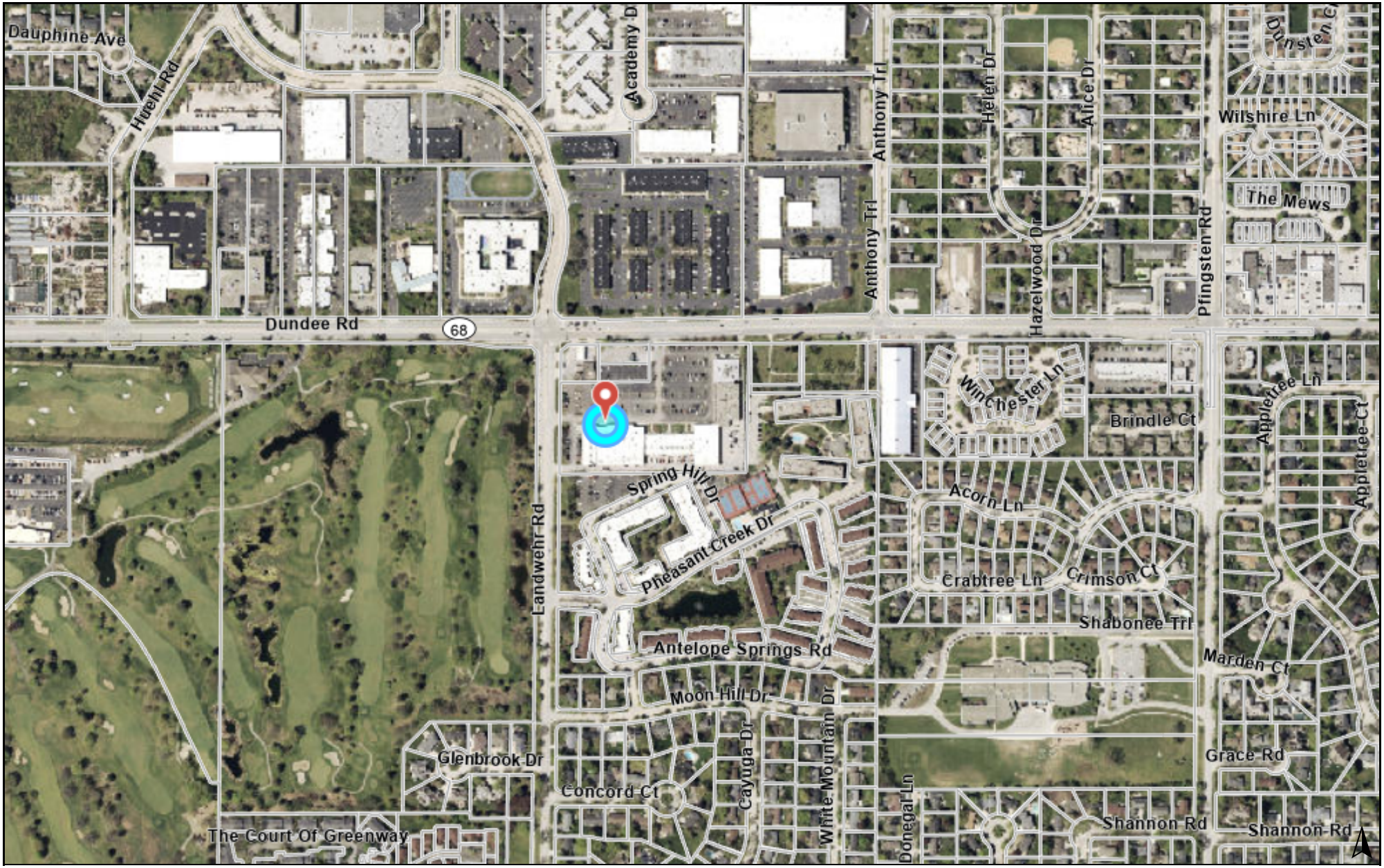
ZONING MAP



COMPREHENSIVE PLAN MAP



GISConsortium | 3141 Dundee



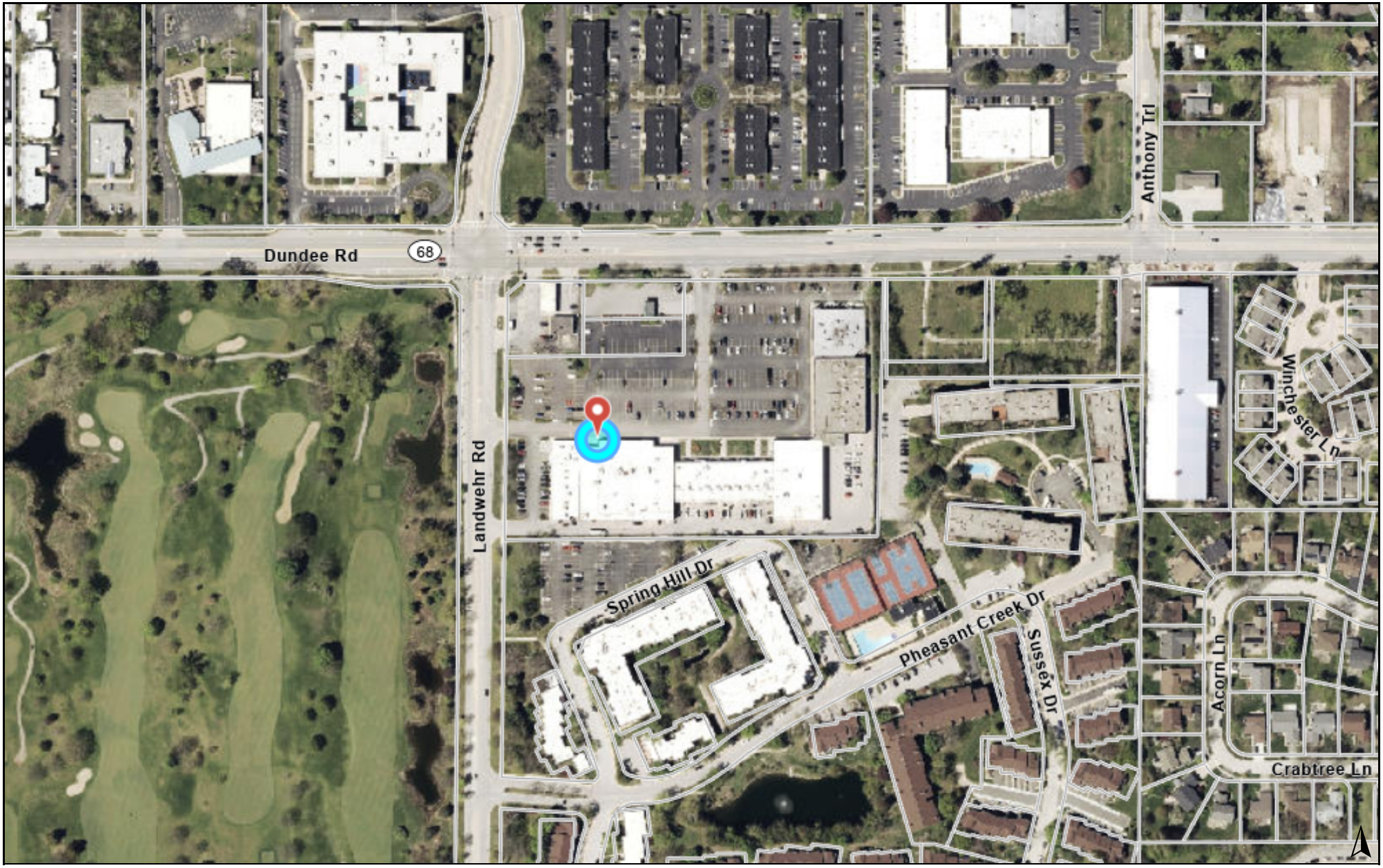
0 500 1000 ft

Print Date: 5/14/2026

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 | 3141 Dundee



0 450 900 ft

Print Date: 5/14/2026

Notes

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TAE KWON DO

WE WELCOME WALK-INS
Ask Us About Our VIP Program
PROGRAMS for all Ages
847.480-9222

Ki Yu Kim
Taekwondo
MARTIAL ARTS
SCHOOL

North Shore Music Masters
(847) 945-3353

3141

NORTHBROOK
JIU-JITSU
BRAZILIAN
JIU-JITSU
SELF DEFENSE
773.972.5124

Ki Yu Kim
Taekwondo
TAE KWON DO

- Taekwondo
- Self Defense
- Enhance Self Esteem
- Certified Bully Prevention Specialist
- Clean, Safe & Family Oriented Environment
- Licensed By Verical Sixth Institute

cabo

224 · 904

SCHOOLOFROCK

Doc#: 1031431092 Fee: $52.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 11/10/2010 12:46 PM Pg: 1 of 9

Ordinance 2010-44

An Ordinance Granting a Special Permit for a Tae Kwon Do Training Facility (3141 Dundee Road - K. H. Kim's Tae Kwon Do Academy) (Plan Commission Docket No. 10-12)

Passed by the Board of Trustees, September 28, 2010
Printed and Published September 29, 2010

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 2010-44

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 Granting a Special Permit for a Tae Kwon Do Training Facility (3141 Dundee Road - K. H. Kim's Tae Kwon Do Academy) (Plan Commission Docket No. 10-12)

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

Ki Hong Kim ("***Applicant***") operates a tae kwon do training facility in a tenant space located within the White Plains Shopping Center at 3141 Dundee Road ("***Property***"). The Property is within the C-2 Neighborhood Commercial District. White Plains Shopping Center LLC is the owner of the Property ("***Owner***") and consents to this application.

In 1999 the President and Board of Trustees adopted Ordinance No. 99-51 granting the Applicant a special permit to operate a tae kwon do Training Facility. Ordinance 99-51 has expired and the Applicant's use of the Property has continued without issue or modification since that time. The Applicant now seeks reinstatement of the special permit approval granted by Ordinance 99-51 ("***Application***").

Section 2. DESCRIPTION OF SUBJECT PROPERTY.

The Property is located at 3141 Dundee Road and legally described in ***Exhibit A*** attached to and, by this reference, made a part of this Ordinance.

Section 3. PUBLIC HEARING.

A public hearing to consider the application for special permit to operate a tae kwon do training facility the Property in the C-2 Neighborhood Commercial District was duly advertised on July 29, 2010 in the *Northbrook Star* and publicly heard by the Northbrook Plan Commission on August 17, 2010. The Plan Commission recommended approval of this application on September 7, 2010 by adoption of Resolution No. 10-PC-10.

Section 4. SPECIAL PERMIT.

Subject to and contingent upon the conditions, restrictions and provisions set forth in Section 5 of this Ordinance, a special permit to allow for the operation of a tae kwon do training facility (Village S.I.C. Code No. 7997.00) on the Property is hereby granted to the Applicant in accordance with and pursuant to Section 11-602 of the Northbrook Zoning Code (1988), as amended ("***Zoning Code***") and the home rule powers of the Village of Northbrook.

Section 5. SPECIAL PERMIT CONDITIONS.

The special permit granted in Section 4 above shall be, and is hereby, expressly subject to and contingent upon each of the following conditions, restrictions and provisions:

A. Compliance with Plans: The Property shall continue to be maintained and used only in strict accordance with the following documents and plans, except as they may be revised to conform with Village building and construction regulations and other applicable law, including without limitation the Americans with Disabilities Act of 1990, or for minor engineering and architectural changes and site work approved by the Village Engineer or Director of Development & Planning Services:

1. Floor Plan: The floor plan for the Property consisting of one sheet, attached to and, by this reference, made a part of this Ordinance as Exhibit B; and

B. Operations: The Applicant shall continue to operate, use and maintain the Property in strict accordance with the following requirements:

1. The Property shall be operated solely and exclusively by the Applicant;

2. Classes held on the Property shall not regularly exceed 25 students in size, except for such special events as are authorized by the Zoning Code;

3. The Applicant shall use his best efforts to ensure students are being dropped-off at and picked-up from classes in a manner that maximizes the safety of its students and others in the area of the Property, and is, in all other ways, operated in a safe condition at all times;

4. Applicant shall continue to provide to the Village evidence of Applicant's general liability insurance for the Property, including the Village as an additional insured thereon, annually with the Applicant's application for a Village business license.

Section 6. FAILURE TO COMPLY WITH CONDITIONS.

Upon failure or refusal of the Applicant to comply with any or all of the conditions, restrictions or provisions of this Ordinance, the special permit granted in Section 4 of this Ordinance shall, at the sole discretion of the Village Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village Board of Trustees may not so revoke the special permit unless it shall first provide the Applicant with two (2) months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Board of Trustees. In the event of revocation, the development and use of the Property shall be governed solely by the regulations of the C-2, Neighborhood Commercial District, as the same may, from time to time, be amended. Further, in the event of such revocation of the special permit, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances. The Applicant acknowledges that public notices and hearings have been held with respect to the adoption of this Ordinance, has considered the possibility of the revocation provided for in this Section, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice to the Applicant required by this Section is given.

Section 7. AMENDMENT TO SPECIAL PERMIT.

Any additional amendment to the special permit approval granted by this Ordinance that may be requested by the Applicant after the effective date of this Ordinance, including, without limitation, expansion of the size of the building, may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Code.

Section 8. BINDING EFFECT; NON-TRANSFERABILITY.

The privileges, obligations and provisions of each and every Section of this Ordinance are for the sole benefit of, and shall inure to the benefit of and are and shall be binding on, the Applicant, except as otherwise expressly provided in this Ordinance. Nothing in this Ordinance shall be deemed to allow this Ordinance to be transferred to any person or entity other than the Applicant without a new application for approval for any person or entity other than the Applicant.

Section 9. TERM.

The special permit granted in Section 4 above shall automatically expire, and the designated use shall terminate, on the date that is five years after the effective date of this Ordinance, unless prior to such date, the Applicant shall have requested, and the Corporate Authorities, in its sole and absolute discretion, shall have granted a renewal in accordance with Section 11-602 K of the Zoning Code.

Section 10. EFFECTIVE DATE.

A. This Ordinance shall be effective only upon the occurrence of all of the following events:

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

ii. publication in pamphlet form in the manner required by law; and

iii. the filing by the Applicant with the Village Clerk, for recording in the Office of the Cook County Recorder of Deeds, of an unconditional agreement and consent by the Applicant and the Owner to accept and abide by each and all of the terms, conditions and limitations set forth in this Ordinance. Said unconditional agreement and consent shall be in the form of Exhibit C, attached to and made a part of this Ordinance by this reference.

B. This Ordinance shall be of no force or effect and shall be rendered null and void in the event that the Applicant does not file with the Village Clerk a fully executed copy of the unconditional agreement and consent referenced in Section 10.A.iii of this Ordinance within 60 days of the date of passage of this Ordinance by the Corporate Authorities.

Adopted: 9/28/2010

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Todd Heller, Trustee
SECONDER:	A.C. Buehler, Trustee
AYES:	Buehler, Scolaro, Heller, Ciesla, Spaniak, Frum
ABSENT:	James Karagianis

ATTEST:

/s/ Debra J. Ford
Village Clerk

/s/Sandra E. Frum
Village President

EXHIBIT A

Legal Description of the Property

THE EAST 200 FEET OF THE WEST 350 FEET OF THE NORTH 150 FEET OF LOT "A" IN WHITE PLAINS UNIT 7;

THE NORTH 160 FEET OF THE EAST 200 FEET OF THE WEST 742 FEET OF LOT "A" IN WHITE PLAINS UNIT 7; AND

THE NORTH 520 FEET OF THE WEST 742 FEET (EXCEPT THE NORTH 150 FEET OF THE WEST 350 FEET THEREOF AND EXCEPT THE NORTH 160 FEET OF THE EAST 200 FEET THEREOF) OF LOT "A" IN WHITE PLAINS UNIT 7;

EACH OF THE ABOVE BEING IN A SUBDIVISION IN SECTION 8, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as 3141 Dundee Road, Northbrook, Illinois 60062
P.I.N.: 04-08-200-041-0000, 04-08-200-043-0000, 04-08-200-044-0000

EXHIBIT B

Tenant Space Floor Plan

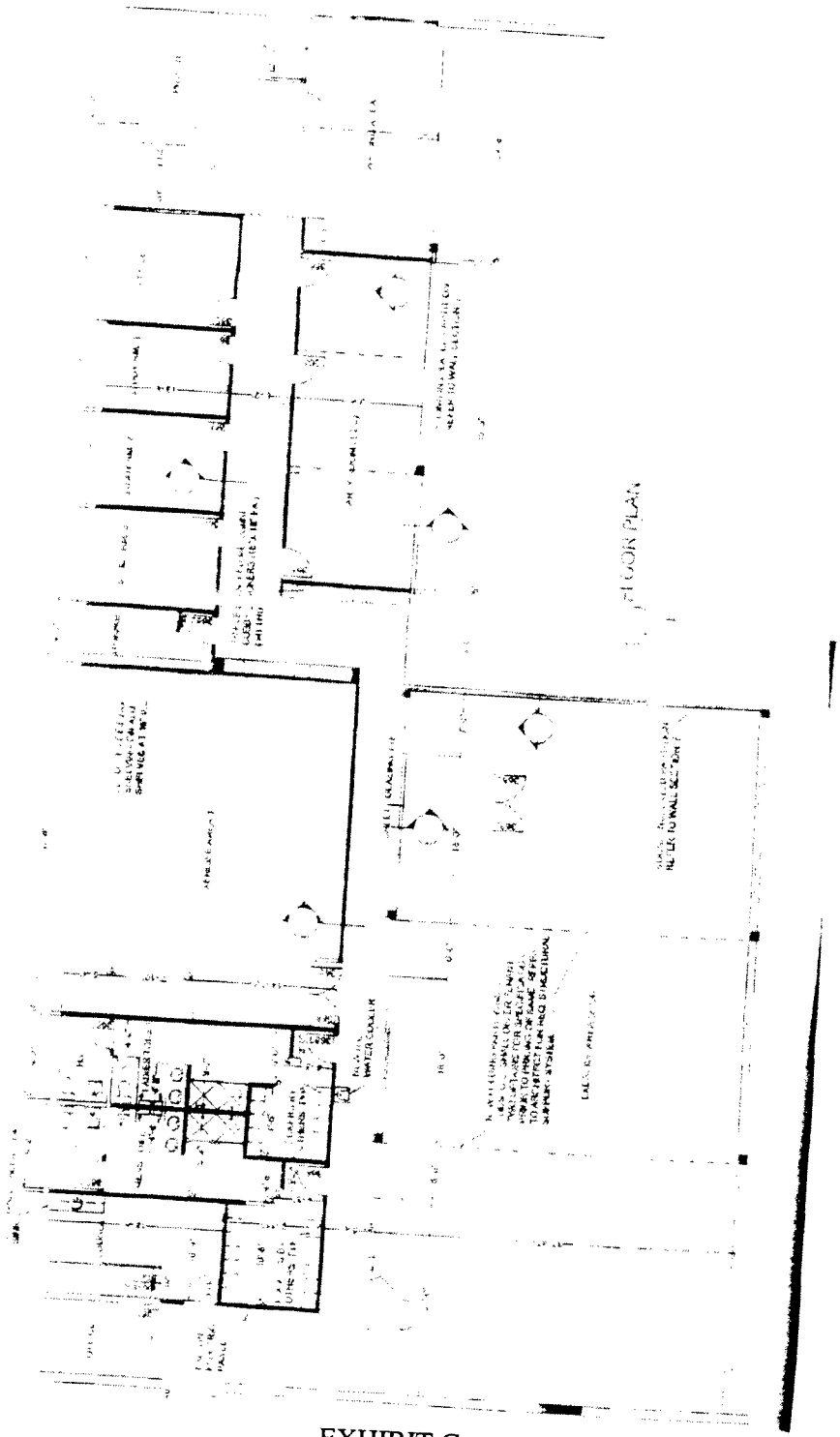


EXHIBIT C

Unconditional Agreement and Consent of Applicant

TO: The Village of Northbrook, Illinois (the "Village"):

WHEREAS, Ki Hong Kim ("***Applicant***"), has applied for reinstatement of a special permit approval to allow the operation of a tae kwon do training facility at 3141 Dundee Road in the Village of Northbrook ("***Property***"); and

WHEREAS, White Plains Shopping Center LLC is the owner of the Property ("***Owner***") and consents to this application; and

WHEREAS, Ordinance No. 10-44, adopted by the President and Board of Trustees of the Village of Northbrook on September 28, 2010, grants such approvals, subject to certain conditions; and

WHEREAS, Section 10 of said Ordinance provides that said Ordinance will be of no force or effect unless and until the Applicant and shall have filed with the Village Clerk, within 60 days after its passage, its unconditional agreement and consent executed by the Applicant and the Owner to accept and abide by each of the terms, conditions and limitations set forth in said Ordinance;

NOW THEREFORE, the Applicant and the Owner do hereby agree and covenant as follows:

1. The Applicant shall and does hereby unconditionally agree to, accept, consent to and abide by all of the terms, conditions, restrictions and provisions of that certain Village Ordinance No. 10-44, adopted by the Village Board of Trustees on September, 2010 ("***Ordinance***").

2. The Applicant acknowledges and agrees that the Village is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's review and approval of any plans for the Property, or the issuance of any permits for the use and development of the Property, and that the Village's review and approval of any such plans and issuance of any such permits does not, and shall not, in any way, be deemed to insure the Applicant against damage or injury of any kind and at any time.

3. The Applicant acknowledges that the public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice to the Applicant required by Section 6 of the Ordinance is given.

4. The Applicant agrees to and does hereby hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with (a) the Village's review and approval of plans and issuance of any permits, (b) the procedures followed in connection with the adoption of the Ordinance, (c) the development, construction, maintenance, and use of the Property, and (d) the performance by the Applicant of its obligations under this Unconditional Consent and Agreement.

5. The Applicant shall, and does hereby agree to, pay all expenses incurred by the Village in defending itself with regard to any and all of the claims mentioned in this Unconditional Consent and Agreement. These expenses shall include all out-of-pocket expenses, such as attorneys' and experts' fees, and shall also include the reasonable value of any services rendered by any employees of the Village.

6. The Owner warrants and represents to the Village that it owns fee simple title to the Property and consents to the recording of the Ordinance against the Property.

KI HONG KIM

SUBSCRIBED and **SWORN** to before me this 26 day of Oct, 2010.

Notary Public

OFFICIAL SEAL
RONALD L HARRIS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:02/29/12

ATTEST:

BY: Marc Abrahamson

ITS: _____

WHITE PLAINS SHOPPING CENTER, LLC

BY: Stauntin U. Flanders

ITS: Managing Member

SUBSCRIBED and **SWORN** to before me this 18th day of October, 2010.

Notary Public

OFFICIAL SEAL
HENRY HONG
Notary Public - State of Illinois
My Commission Expires Sep 10, 2011

939

Doc#: 1608429034 Fee: $48.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 03/24/2016 11:50 AM Pg: 1 of 6

Ordinance 2015-75

AN ORDINANCE APPROVING THE RENEWAL OF ORDINANCE NO. 10-44 GRANTING A SPECIAL PERMIT FOR A TAEKWONDO TRAINING FACILITY (3141 DUNDEE ROAD - K. H. KIM'S TAEKWONDO ACADEMY) (DOCKET NO. BOT-15-09)

Passed by the Board of Trustees, 11/10/2015
Printed and Published 11/11/2015

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 2015-75

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

AN ORDINANCE APPROVING THE RENEWAL OF ORDINANCE NO. 10-44 GRANTING A SPECIAL PERMIT FOR A TAEKWONDO TRAINING FACILITY (3141 DUNDEE ROAD - K. H. KIM'S TAEKWONDO ACADEMY) (DOCKET NO. BOT-15-09)

shall be, and is hereby, adopted as follows:

Section 1. RENEWAL OF SPECIAL PERMIT.

On August 24, 1999, the Corporate Authorities adopted Ordinance No. 99-51 granting K.H. Kim's Tae Kown Do Academy, Ltd. ("***Applicant***") a special permit to operate a taekwondo training facility ("***Facility***") in a tenant space located in the White Plains Shopping Center at 3141 Dundee Road ("***Property***") which is located in the C-2 Neighborhood Commercial District and owned by the White Plains Shopping Center LLC ("***Owner***") and consents to this application. The 1999 Ordinance had a five year term which expired in 2004. The Applicant had continued to operate its business continuously on the Property since the expiration of the 1999 Ordinance.

On September 28, 2010, the Corporate Authorities adopted Ordinance No. 2010-44 granting a new special permit for the Applicant on the Property since the previous ordinance had expired prior to requesting renewal.

The special permit granted by Ordinance No. 2010-44 has a five-year term that will expire on November 10, 2015. The Applicant has submitted an application requesting a renewal of the special permit granted in Ordinance No. 10-44 pursuant to Subsection 11-602 K of the Northbrook Zoning Code (1988), as amended ("***Zoning Code***"). The Owner has consented to the application.

The Facility has operated since 1999 without incident and the President and the Board of Trustees have determined that the circumstances under which the original special permit was granted have not changed. Therefore, the Corporate Authorities have determined that it is in the best interests of the Village and the public to renew the special permit originally granted by Ordinance No. 10-44.

Section 2. PUBLIC HEARING AND PUBLIC MEETING.

A public hearing to consider the renewal of the special permit was duly advertised and was held at the Board of Trustees regular meeting on November 10, 2015.

Section 3. RENEWAL OF SPECIAL PERMIT.

Subject to and contingent upon the conditions, restrictions, and provisions set forth in Ordinance No. 10-44, and pursuant to Subsection 11-602 K of the Zoning Code, special permit to allow the operation of a taekwondo training facility (Northbrook SIC No. 7997.00 – Membership Sports and Recreation Club) on the Property ("***Special Permit***"), is hereby, renewed and granted to the Applicant.

Section 4. RESTATEMENT OF ORDINANCE NO. 10-44.

All terms, provisions, conditions, and restrictions of Ordinance No. 10-44 shall remain in full force and effect with the exception of:

A. The term of the special permit, which shall be as set forth in Section 5 of this Ordinance; and

B. The operational requirement that the Applicant provide the Village with evidence of the Applicant's general liability insurance for the Property, including the Village as an additional insured, is hereby repealed.

Section 5. TERM.

The renewals granted in Section 3 of this Ordinance shall terminate on the date that is ten years after the effective date of this Ordinance, unless prior to such date, the Applicant shall have requested, and the Corporate Authorities, in its sole and absolute discretion, shall have granted a renewal in accordance with Section 11-602 K of the Zoning Code.

Section 6. EFFECTIVE DATE.

A. This Ordinance shall be effective only upon the occurrence of all of the following events:

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

ii. Publication in pamphlet form in the manner required by law;

iii. The filing by Applicant and Owner with the Village Clerk, for recording in the Office of the Cook County Recorder of Deeds, of an unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance. Such unconditional agreement and consent shall be in the form attached to and, by this reference, made part of this Ordinance as ***Exhibit B***, and shall be executed by the Applicant.

B. In the event that the Applicant does not file with the Village Clerk a fully executed copy of the unconditional agreement and consent referenced in Paragraph 6.A.iii above within 60 days after the date of passage of this Ordinance by the Corporate Authorities, the Corporate Authorities shall have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

Adopted: 11/10/2015

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	James Karagianis, Trustee
SECONDER:	Kathryn Ciesla, Trustee
AYES:	Karagianis, Scolaro, Heller, Ciesla, Frum
ABSENT:	A.C. Buehler, Bob Israel

ATTEST:

/s/ Sandra E. Frum
Village President

/s/ Debra J. Ford
Village Clerk

EXHIBIT B

Applicant's Unconditional Agreement and Consent

TO: The Village of Northbrook, Illinois (the "Village"):

WHEREAS, K.H. Kim's Tae Kown Do Academy, Ltd., an Illinois corporation ("***Applicant***"), has applied for renewal of a special permit to allow the continued operation of a tae kwon do training facility at 3141 Dundee Road in the Village of Northbrook ("***Property***"); and

WHEREAS, White Plains Shopping Center LLC is the owner of the Property ("***Owner***") and consents to this application; and

WHEREAS, Ordinance No. 15-75, adopted by the President and Board of Trustees of the Village of Northbrook on10, 2015, grants such a renewal, subject to certain conditions; and

WHEREAS, Section 6 of said Ordinance provides that said Ordinance will be of no force or effect unless and until the Applicant and shall have filed with the Village Clerk, within 60 days after its passage, its unconditional agreement and consent executed by the Applicant and the Owner to accept and abide by each of the terms, conditions and limitations set forth in said Ordinance;

NOW THEREFORE, the Applicant and the Owner do hereby agree and covenant as follows:

1. The Applicant shall and does hereby unconditionally agree to, accept, consent to and abide by all of the terms, conditions, restrictions and provisions of that certain Village Ordinance No. 2015-75, adopted by the Village Board of Trustees on November 10, 2015 which renewed the special permit originally granted by Ordinance No. 2010-44 ("***Ordinance***").

2. The Applicant acknowledges and agrees that the Village is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's review and approval of any plans for the Property, or the issuance of any permits for the use and development of the Property, and that the Village's review and approval of any such plans and issuance of any such permits does not, and shall not, in any way, be deemed to insure the Applicant against damage or injury of any kind and at any time.

3. The Applicant acknowledges that the public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice to the Applicant required by Section 6 of Ordinance No. 2010-44 is given.

4. The Applicant agrees to and does hereby hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with (a) the Village's review and approval of plans and issuance of any permits, (b) the procedures followed in connection with the adoption of the Ordinance, (c) the development, construction, maintenance, and

use of the Property, and (d) the performance by the Applicant of its obligations under this Unconditional Consent and Agreement.

5. The Applicant shall, and does hereby agree to, pay all expenses incurred by the Village in defending itself with regard to any and all of the claims mentioned in this Unconditional Consent and Agreement. These expenses shall include all out-of-pocket expenses, such as attorneys' and experts' fees, and shall also include the reasonable value of any services rendered by any employees of the Village.

6. The Owner warrants and represents to the Village that it owns fee simple title to the Property and consents to the recording of the Ordinance against the Property.

ATTEST:

By:

(Print Name)

Its:

K.H. KIM'S TAE KOWN DO ACADEMY, LTD.,
an Illinois corporation

By:

Ki Hong Kim

Its: President

verified by
IL Dr. Lic xx 6200
Is 10/15/13
Ex 07/14/17

SUBSCRIBED and **SWORN** to before me this 12th day of January, 2016

Notary Public

OFFICIAL SEAL
Imtiaz Qureshi
Notary Public, State of Illinois
My Commission Expires 1/26/18

WHITE PLAINS SHOPPING CENTER, LLC

By:

Bill Hoke
(Print Name)

Its: Property Manager As Agent

SUBSCRIBED and **SWORN** to before me this 26th day of January, 2016.

Notary Public

KAREN L FRITTS
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
October 17, 2018

Village of
Northbrook
1225 Cedar Lane Northbrook, Illinois 60062 847.272.5050 Fax 847.272.9760 www.northbrook.il.us

March 29, 2016

Ki Hong Kim
KH Kim Taekwondo
3141 Dundee Road
Northbrook, Il 60062

RE: Recorded Document: Ordinance 2015-75 Granting Special Permit for the Renewal of Ordinance No. 10-44 Granting a Special Permit for a Taekwondo Training Facility (3141 Dundee Road – K.H. Kim's Taekwondo Academy)

Dear Mr. Kim,

Enclosed is a Recorded copy of Ordinance 2015-75 granting special permit approval for a taekwondo training facility. Please see that this document is maintained with the other records for this property. The original will be maintained on file here at the Village Hall.

Yours truly,

Debra J. Ford
Village Clerk

DJF
Enc.

Cc: DPS
Property File
Ordinance File

PRESIDENT
Sandra E. Frum

BOARD OF TRUSTEES
James A. Karagianis
Todd A. Heller
A.C. Buehler III
Kathryn I. Ciesla
Michael W. Scolaro
Robert P. Israel

VILLAGE CLERK
Debra J. Ford

VILLAGE MANAGER
Richard A. Nahrstadt

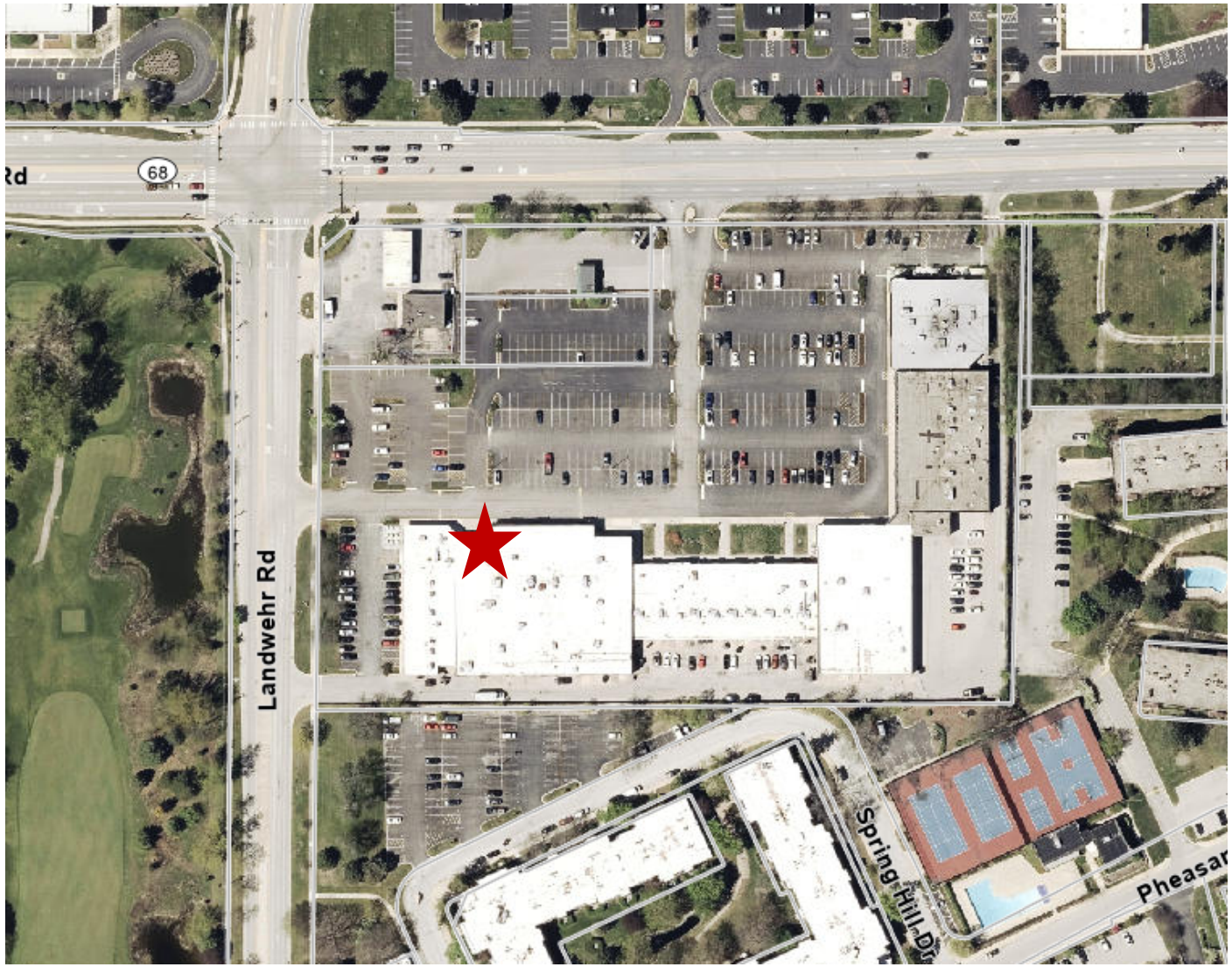
May 26, 2026

3141 Dundee Road: Special Permit Renewal Public Hearing

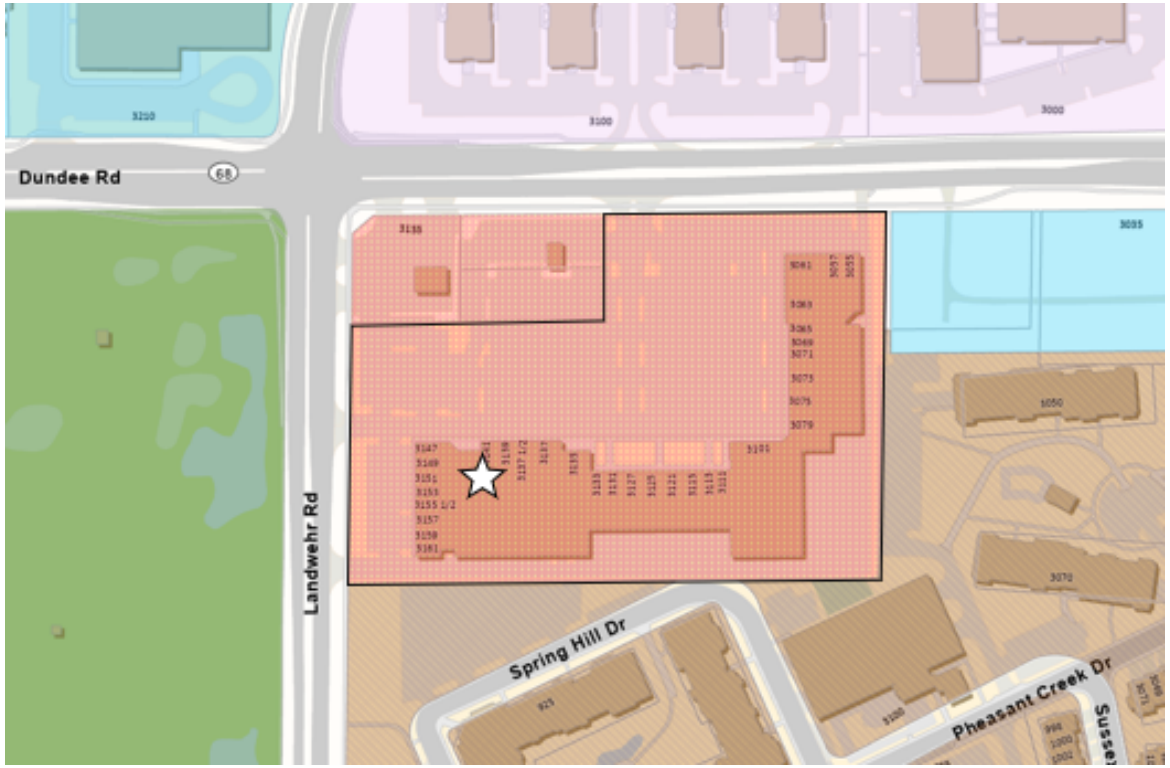
Northbrook Board of Trustees Meeting

Existing Conditions

3141 Dundee Road



Comprehensive Plan Designation
Community Retail



Zoning Map
C2 Neighborhood Commercial District




SCHOOL of ROCK
TAE KWON DO
224-904
3141
MARTIAL ARTS SCHOOL
BRAZILIAN JIU JITSU SELF DEFENSE
TAE KWON DO
cabo

Items to Consider

Items to Consider

1) Is it appropriate to renew the special permit for a taekwondo facility on the Subject Property?

2) If so, can the term be eliminated given the years of compliance?

May 26, 2026

3141 Dundee Road: Special Permit Renewal Public Hearing

Northbrook Board of Trustees Meeting

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Development & Planning Services Amy McEwan
Date: 2026-05-26
Subject: An Ordinance Approving the Renewal of a Special Permit for a Taekwondo Facility in the C2 District (K.H. Kim's Taekwondo Academy, Ltd) (Docket No. BOT-26-02)

Overview
K.H. Kim's Taekwondo Academy, Ltd, as the lessee of 3141 Dundee Road, has requested renewal of a Special Permit previously granted which requires a public hearing conducted by the Village Board prior to consideration.

Fiscal Impact
N/A.

Recommendation
Approval, subject to the Public Hearing scheduled for this same meeting of the Village Board.

Strategic Priority

Background

On May 26, 2026, the Board of Trustees will review an application submitted by K.H. Kim's Taekwondo Academy, Ltd (the "Applicant) requesting to renew Ordinance No. 2015-75 granting a special permit for a taekwondo facility at 3141 Dundee Road.

The Village Board of Trustees shall hold a public hearing on this matter and is the sole reviewer given that Ordinance No. 2015-75 states that the Corporate Authorities must grant the renewal of the special permit.

The Applicant is requesting to renew an existing special permit (Ordinance No. 2015-75) to allow the continued operation of taekwondo facility in the C2 Neighborhood Commercial District. The Applicant has remained in compliance with the terms of the special permit, and since approving this special permit, the Village has received no complaints regarding the operation of the facility. Staff has proposed that the term of the special permit be removed as

the facility has always operated within compliance.

Should the Board wish to act on this matter following the public hearing, a draft ordinance has been prepared containing new language for the elimination of the term of the ordinance.

The primary issues for the Board of Trustees to consider when reviewing this application are:

- Is it appropriate to renew the special permit for a taekwondo facility on the Subject Property?
- If so, can the term be removed given the routine compliance?

A sign has been posted on the Subject Property indicating the time and date of the Board of Trustees public hearing. The Applicant has submitted evidence that the mailed notice requirements of the Zoning Code have been satisfied. As of the date of this memo, staff has not received any comments regarding the application.

The Subject Property is noted as being:

- zoned C2 Neighborhood Commercial District;
- located south of Dundee Rd and east of Landwehr Rd;
- surrounded by I-1 to the north, OS to the west, and R-8 to the south and east
- designated as appropriate for Community Retail in the Comprehensive Plan;
- not located within the 100-year flood plain;
- not located within a stormwater project area as identified in the Master Stormwater Management Plan.

On November 10, 2015, the Village Board approved Ordinance No. 15-75 renewing the special permit approval for the Taekwondo facility on the property. This approval was granted with a ten-year term, expiring on March 24, 2026. A copy of the previously approved ordinances are included with this report.

Special Permit Renewal Process & Standards

During administrative review, staff determined that the application was in compliance with previous approvals and there were no outstanding issues with regards to the special permit use and deemed the use appropriate for administrative renewal, with the exception of Section 5 of Ordinance 2015-75 which specifically requires renewal by the Board of Trustees.

To renew the special permit request, the Applicant must demonstrate to the Board of Trustees satisfaction that the standards and circumstances under which the special permit was originally approved have not materially changed. These standards generally include the following:

1) Is the proposal in compliance with the Zoning Code and Official Comprehensive Plan?

2) Will there be any adverse impact upon adjacent properties?

3) Will the proposed use interfere with the orderly development of adjacent properties?

4) Are there adequate public facilities to serve the development?

5) Will the use cause undue traffic congestion?

6) Will the development cause loss of significant environmental or historical features?

7) Will the use comply with other applicable Village standards?

The Applicant has provided a written statement indicating that they have been operating in compliance with the previously approved ordinance and will continue to do so.

The Applicant and staff will be present at the May 26, 2026 regular meeting to answer any questions.

Ordinance Approving Special Permit Renewal - 3141 Dundee

ORDINANCE NO. 26-__

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

An Ordinance Approving the Renewal of a Special Permit for a Taekwondo Facility in the C2 District (K.H. Kim's Taekwondo Academy, Ltd) (Docket No. BOT-26-02)

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

K.H. Kim's Taekwondo Academy, Ltd ("***Applicant***") is requesting a special permit renewal to allow the continued operation of a taekwondo facility ("***Facility***") on that certain parcel of real property commonly known as 3141 Dundee Road ("***Property***") which is owned by the White Plaines Shopping Center, LLC ("***Owner***").

On September 28, 2010, the Corporate Authorities adopted Ordinance No. 2010-44, granting the Special Permit for a five-year term, which was then approved for a renewal through Ordinance 2015-75. Together Ordinances 2010-44 and 2015-75 are collectively referred to hereinafter as the "***Special Permit Ordinances***."

The Applicant is requesting that the Village formally grant a renewal of the special permit for the Facility pursuant to Subsection 2-113.4 (b) of the Northbrook Zoning Code (2025), as amended ("***Zoning Code***").

The Facility has operated since 2010 without incident, and the Board of Trustees has determined that the circumstances under which the original special permit was granted have not substantially changed. Therefore, the Corporate Authorities have determined that it is in the best interests of the Village and the public to renew the special permit granted by the Special Permit Ordinances.

Section 2. DESCRIPTION OF PROPERTY

The Property is commonly known 3141 Dundee Road and is legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance. The Property is located in the C2 Neighborhood Commercial District.

Section 3. PUBLIC HEARING AND PUBLIC MEETING.

A public hearing to consider the renewal of the special permit was duly advertised and was held at the Board of Trustees regular meeting on May 26, 2026.

Section 4. RENEWAL OF SPECIAL PERMIT.

Subject to and contingent upon the conditions, restrictions, and provisions set forth in the Special Permit Ordinances, and pursuant to Subsection 2-113.4 (b) of the Northbrook Zoning Code, the

special permit to allow the continued operation of a taekwondo facility on the Property ("***Special Permit***"), is hereby, renewed.

Section 5. RESTATEMENT OF SPECIAL PERMIT ORDINANCES.

All terms, provisions, conditions, and restrictions of the Special Permit Ordinances shall remain in full force and effect except as specifically set forth in Section 6 of this Ordinance.

Section 6. TERM.

The special permit shall no longer have a term.

Section 7. EFFECTIVE DATE.

A. This Ordinance shall be effective only upon the occurrence of all of the following events:

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

ii. Publication in pamphlet form in the manner required by law;

PASSED: This __ day of May 2026.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

_____

Village President

ATTEST:

_____

Village Clerk

EXHIBIT A

Legal Description

THE EAST 200 FEET OF THE WEST 350 FEET OF THE NORTH 150 FEET OF LOT "A" IN WHITE PLAINS UNIT 7;

THE NORTH 160 FEET OF THE EAST 200 FEET OF THE WEST 742 FEET OF LOT "A" IN WHITE PLAINS UNIT 7; AND

THE NORTH 520 FEET OF THE WEST 742 FEET (EXCEPT THE NORTH 150 FEET OF THE WEST 350 FEET THEREOF AND EXCEPT THE NORTH 160 FEET OF THE EAST 200 FEET THEREOF) OF LOT "A" IN WHITE PLAINS UNIT 7;

EACH OF THE ABOVE BEING IN A SUBDIVISION IN SECTION 8, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

P.I.N.: 04-08-200-041-0000

Commonly known as 3141 Dundee Road, Northbrook, Illinois 60062

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Development & Planning Services Amy McEwan
Date: 2026-05-26
Subject: Preliminary Review Request by Pulte Home Company LLC for a Rezoning, Subdivision, and Planned Unit Development for a Mixed-Use Development at 1901 Cherry Lane (Meadow Plaza Shopping Center)

Overview

Pulte Home Company LLC is requesting zoning approvals to allow a planned unit development consisting of three 6-story condominium buildings with 50 units each and two commercial parcels on Cherry Lane for future commercial development. Pulte Homes holds a contract to purchase this privately owned property.

Fiscal Impact

N/A.

Recommendation

The Village Board is asked to provide non-binding feedback for the proposal and approve a motion that the public hearing be conducted by the Village Board.

Strategic Priority

Background

A Preliminary Review of a land use request is held by the Board of Trustees pursuant to the Zoning Code and is the first public meeting in the development application process. At the preliminary review the Village Board receives a high-level overview by staff of the request. The Village Board provides non-binding feedback on the request and any areas of concern that they wish the applicant to address on the plans and during the formal application process. Additionally, at the time of Preliminary Review, the Board of Trustees identifies which public body will conduct the Public Hearing. If after the preliminary review, the requestor proceeds by submitting a formal application, there will be a public hearing scheduled where the applicant will present their proposal, and public comment taken.

The applicant, Pulte Home Company LLC, is requesting zoning approvals for a new mixed use residential and commercial development at 1901-1975 Cherry Lane (currently Meadow Plaza Shopping Center). The applicant has a contract to purchase the property and requests the necessary zoning relief to allow a mixed-use planned unit development with 150 for-sale condominium units in three buildings and two parcels for commercial redevelopment.

The following zoning relief is requested:

1. Final Plat of Subdivision for parcels consisting of both residential and commercial;
2. Planned Unit Development for a mixed-use development; and
3. Village Green Overlay (VGO) Design Review Permit.

Given a unique site situation that the subject site includes a small parcel off Shermer Road adjacent to the river which is under separate zoning, the following relief will also be necessary to create one cohesively zoned lot:

1. A request to rezone a small portion of the property from the IB Institutional Building District to C-2 Neighborhood Commercial District for consistency;
2. For a small sliver of land on the eastside fronting on Shermer Road, a Comprehensive Plan Amendment has been suggested by staff from Institutional Facility to Village Center Mixed Use, again for consistency;

The proposed condominium buildings, as situated on the property, are appropriate under the new Zoning Code and allowed as part of the requested planned unit development; and only the requested 6th story or height requires relief. The proposed development also consists of uses which are permitted in the C-2 district. In addition to the proposed buildings meeting the Zoning Code requirements as presented, the proposed parking is also compliant with the State parking requirements for parcels located within ½ mile radius of the Metra station.

Under the Zoning Code, by right the parcel may be redeveloped as mixed use including residential and commercial, with multiple structures up to four stories in the C-2 district. A Planned Unit Development is proposed as the site may develop in phases; and allows for the applicant to request deviations from the underlying C-2 zoning district. In reviewing this request, we suggest the Board consider the following policy questions:

1. Is it appropriate to subdivide the property?
2. Is a Planned Unit Development for a mixed-use development appropriate on this site?
3. Is the proposed height at 6 stories and 67-68’ adequate for a planned unit development in the C-2 district for the three condominium buildings noting that the 5 upper floors will be stepped back from the first floor which is dedicated parking?
4. Does the Board concur with the staff recommendation that the public hearing for the requested relief be conducted by the Board of Trustees?

Lastly, if all of the above are considered appropriate, then the Board should also consider the following additional questions regarding the small parcel along Shermer Road:

1. For a small portion of the parcel on the east side to align with the majority of the property, is it appropriate to amend the comprehensive plan from Institutional Facility to Village Center Mixed Use?
2. Consistent with the Comprehensive Plan designation, is it appropriate to rezone the small IB parcel into the C-2 district for consistent zoning across the property?

The property is described as being:

- 6.94 acres (approximately) in size;
- primarily zoned C-2 Neighborhood Commercial District, with a small portion zoned IB Institutional Building District in Village Green Overlay (VGO) District;
- located at the southeast corner of Cherry Lane and Meadow Road;
- improved with a 90,000 square foot multi-tenant shopping center & parking lot with 272 spaces;
- surrounded by:
    - North: C-2 Neighborhood Commercial; Northbrook Shopping Plaza

      R-8 Multi-Family Residential; multi-family residential
    - South: C-3 Central Business District; Village Green shopping center
    - East: IB Institutional Building District; church
    - West: C-3 Central Business District; office buildings
- designated as appropriate for Village Center Mixed-Use uses in the Comprehensive Plan;
- located within the 100-year flood plain;
- located near the Cherry Lane underpass stormwater project area as identified in the Master Stormwater Management Plan which was already completed; and
- The Village's Bicycle and Pedestrian Plan identifies Cherry Lane and Meadow Road in front of the Subject Property with existing and proposed facilities. The plan shows that there exists a Signed and Marked Roadway (Shared Lane Markings) but it is also proposed for Conventional Bike Lane (signage and striping to delineate the right-of-way assigned to bicyclists and motorists).

The proposed plan notes:

- The applicant proposes to clear the site and construct a mixed-use planned unit development with three residential condominium buildings (50-units each) and two commercial parcels for commercial redevelopment. Additional details regarding the proposed development are outlined in the attached materials submitted by the applicant.
- The applicant is requesting a planned unit development with multiple parcels for residential and commercial development. The narrative states that the commercial parcels will be conveyed for future development. As a planned unit development, the dimensional standards are applied to the entirety of the zoning lot.
- The site plan contains three full-access curb-cuts along Cherry Lane – the middle curb-cut would align with Keystone Avenue. Plans show one curb-cut along Meadow Road. The applicant is proposing a public internal road. Pedestrian paths and sidewalks provide connection both within the development and to the adjacent public sidewalks. The plan has three surface parking areas adjacent to the proposed buildings. The applicant has stated that the surface parking will be covered by a supported roof structure. A surface stormwater management area will be provided on the southern portion of the site. The commercial parcels would be 0.80 acres (approx.) fronting Cherry Lane for future development.
- The plans have three condominium buildings with 50 units in each building with two buildings located along Meadow Road, and the third building located near the southeast

corner of the site. Each building is six stories with the first floor utilized for indoor parking and five floors above for residences. The buildings will be approximately 67 to 68 feet in height when measured from grade. There is a mix of one to two bedroom units with some units having an optional den, ranging in size from 1,177 to 1,703 square feet. The applicant has submitted elevations showing recessed residential floors. The primary building materials include brick with Hardie Board siding and trim.

- The development includes 23 units which qualify under the Village Inclusionary Housing requirements in the Zoning Code with the units equally divided among Tier I and Tier II income levels for owner-occupied units to provide a variety of affordable housing units in Northbrook.
- The development amenities include a riverwalk along the south property line including common open space with a seating area, and a connected pedestrian walkway; which will be dedicated to the Village of Northbrook. The concept site plan shows a pedestrian path connecting the riverwalk area to Shermer Road through a small portion of the property along the river and behind 'The Village Church of Northbrook', which will require additional coordination, easement, and approval from the property owner.
- The site is located within the ½ mile radius of the downtown Metra station resulting in the administering of the Illinois People of Parking Act, 50 ILCS 845/5-1 *et seq*., which will become effective June 1, 2026, so no parking requirement will be assessed on this property. The proposed parking includes 203 parking spaces for the residential portion of the development (1.35 spaces per unit), which includes 120 indoor parking spaces on the ground floor of the buildings (40 each), and 83 covered surface parking spaces.

The new Zoning Code states that, "*All new development or redevelopment in the VG-O district that will impact more than 50,000 square feet of gross floor area or total development site area, shall be subject to the PUD process regardless of whether deviations from base and overlay district standards are sought*." A Planned Unit Development allows multiple parcels (within the same zoning designation), subject to zoning regulations as one lot.

The property is within the Village Green Overlay (VGO) District, so the new design standards, including building materials and façade articulation, will apply. Based upon staff's review of the submitted elevations, it appears to meet the following requirements of the VGO District (a detailed plan review will be completed during the formal application process):

- Upper story step back – The upper residential floors above the first story parking garage step back for the remaining upper residential floors.
- Building setback – As required by code, the residential buildings along the street are setback between zero to ten feet.
- Exterior building cladding material – Brick as a Tier I and Siding as a Tier II material in required proportion appears to be provided on the street facing façade.
- Façade articulation – The façade facing the street shows variations in horizontal and vertical recesses or projections through windows and façade panels; decorative architectural details; change in façade material, texture and pattern; change in balcony projections, etc.

Staff has included a sustainability addendum summarizing the Village's Climate Action Plan (CAP) action items as it relates to the development proposal, which goes into further detail on

CAP items that are relevant to the property and the proposed plan.

Staff will attend the May 26, 2026 Board of Trustees meeting to answer any questions.

Supplemental - Applicant Submittal - 1901 Cherry
Supplemental - Sustainability Addendum - 1901 Cherry
Supplemental - Application Summary, Aerial, Site Photos - 1901 Cherry
Supplemental - Staff Presentation - 1901 Cherry

PRELIMINARY REVIEW APPLICATION – ZONING & SUBDIVISION RELIEF**

Prior to applying for preliminary review of requested zoning and/or subdivision relief by the Village Board, the Applicant should schedule a meeting with the Department of Development & Planning Services to discuss the requested relief. ***(**Note: Applications for zoning relief from the Zoning Board of Appeals must use a different application form.)***

The purpose of a preliminary review is to broadly acquaint the Village Board with the applicant's proposal and to provide the applicant with any preliminary views or concerns that members of the Board may have at a time in the process when positions are still flexible and adjustment is still possible. At the meeting at which the preliminary application is considered, any member of the Board of Trustees may make any comments, suggestions or recommendations regarding the preliminary application deemed necessary or appropriate by that member; provided, however, that no final or binding action shall be taken with respect to any preliminary application. Nothing said or done in the course of such review shall be deemed to create, or to prejudice, any rights of the applicant or to obligate the Village Board, or any member of it, to approve or deny any formal application following full consideration thereof as required by the Northbrook Zoning Code.

The following materials are the minimum required for the processing of a preliminary review by the Village of Northbrook's Board of Trustees. There is no filing fee for the preliminary review; however, review of a submitted formal application will require payment of a filing fee(s). If you have questions regarding the completion of this process contact the Development & Planning Services Department at (847) 664-4050.

Current Property Owner Information

Legal Name: Chicago Title Land Trust Company, as Trustee u/t/d Apr. 22, 1953, u/t/a #36116

Primary Contact: Sven Dahlquist

Address 1812 Glenview Road, Suite 210

City, State, Zip Glenview, IL 60025

Phone No. 847-724-2992

Email sven.dahlquist@gmail.com

Applicant Information

Legal Name Pulte Home Company, LLC

Primary Contact: Rob Getz

Company PulteGroup, Inc.

Address 1900 E. Golf Road, Suite 300

City, State, Zip Schaumburg, IL 60173

Phone No. 312-720-6579

Email rob.getz@pultegroup.com

Property Information

(if more than one parcel is involved in the request please include the information for all parcels)

Site Location/Address: 1901 Cherry Lane - southeast corner of Cherry Lane Meadow Road

Size of Property: 302,306.4 s.f./6.94 acres (square feet/acres)

Size of Building Space, if applicable: approx. 90,000 s.f. (existing) (square feet)

Current Zoning[1]: C-2 (Neighborhood Commercial District) and VG-O (Village Green Overlay District)

Current Use of the Property: multi-tenant shopping center

[1] www.northbrook.il.us/zoningmap

April 13, 2026

Village of Northbrook
1225 Cedar Lane
Northbrook, Illinois 60062

RE: Approximately 6.942 Acres at the Southwest Corner of Meadow Road and Cherry Lane, Northbrook (the "Property")
Proposed development by Pulte Home Company, LLC

Dear Sir/Madam:

Chicago Title Land Trust Company, as Trustee u/t/d April 22, 1953, u/t/a Trust #36116 (the "Property Owner" or "Trust") is the owner of the Property. Pulte Home Company, LLC is the contract purchaser of the Property ("Pulte").

Please allow this letter to serve as the Property Owner's consent for Pulte to apply for and proceed with the necessary governmental approvals for the redevelopment of the Property.

Very truly yours,

By:
Name: Sven Dahlquist
For all of the Beneficiaries and Holders of the Power Direction of the Trust

Preliminary Review Application:

Pulte Homes - Mixed-Use Redevelopment at 1901 Cherry Lane (Northbrook Meadow Shopping Center)

Project Narrative

The subject property consists of approximately 6.94 acres at the southeast corner of Cherry Lane and Meadow Road in Downtown Northbrook. The West Fork of the North Branch of the Chicago River is directly south and the Village Church of Northbrook is directly to the east. The site is currently improved with the Northbrook Meadow Shopping Center, consisting of an approximately 90,000 square foot multi-tenant shopping center with approximately 272 parking spaces. The shopping center is well-positioned for redevelopment consistent with current Northbrook planning goals.

The site is zoned C-2 (Neighborhood Commercial District) and is within the Village Green Overlay District (VG-O). The Village's Comprehensive Plan designates this parcel as "Village Center Mixed Use" which is "intended to provide areas to accommodate a mixture of higher density multi-family housing, retail restaurant, business and professional offices, personal and business services, as well as entertainment, fitness, and religious and other membership organizations that are predominately integrated vertically on a development site."

Consistent with the underlying C-2 and VG-O standards and the Comprehensive Plan designation, the applicant is seeking a PUD to permit the redevelopment of the site with three (3), 50-unit condominium buildings and two (2) commercial lots as set forth on the Concept Site Plan dated April 21, 2026, to be called "The Flats at North Branch." The commercial parcels will be conveyed to a commercial developer who will separately obtain any approvals necessary for the redevelopment of the 2 commercial parcels consistent with the underlying zoning, to be called "The Shops at North Branch."

Two of the residential buildings will front Meadow Road on the west, and the third building is proposed at the southeast corner of the site along the River. The residential buildings fronting Meadow Road and Cherry Lane are sited directly adjacent to the rights-of-way and the facades are set back at the residential floors consistent with Northbrook's recently-approved revised zoning ordinance. Two approximately .80 acre commercial lots are proposed on the north end of the parcel fronting Cherry Lane.

A proposed stormwater management area will be located on the south end of the site, between the two southern residential buildings. The stormwater basin will provide storage for the entire site, including both the residential and commercial developments. It will be owned and maintained by the residential homeowners' association, with the commercial users required to pay for their proportionate share of the maintenance costs through a cost sharing agreement. The entire current shopping center is paved, and provides no stormwater detention. The proposed project will create 4.3 acres of naturalized detention, greatly improving onsite stormwater management, thereby meeting the Village's standards of environmentally sustainable site and building design for PUDs with requested modifications.

Each residential building will have approximately 40 interior parking spaces on the first floor. Additional surface parking which is currently anticipated to be under roof is located adjacent to each residential building for a total of 203 parking spaces. The proposed parking ratio for the

residential buildings is approximately 1.35 spaces per unit. Vehicular access to the site is from 2 access points on Cherry Lane, with the main access point aligned with Keystone Avenue which extends north from Cherry Lane. The internal roads will be public. Pedestrian movement within the site is by way of sidewalks and walkways, connecting the development. A riverwalk is proposed on the south end of the parcel with a seating area and common open space which will be dedicated to the Village of Northbrook. The riverwalk connects to Shermer Road and ultimately to the Village Green Park. An easement will be required from the adjacent Village Church for this purpose.

The residential buildings are 6 stories (approximately 67 ft. to 68 ft tall), with five stories of residential above the ground floor parking level, and accordingly, the developer will be seeking a modification from the height limitations within the C-2 and VG-O as part of the PUD process. The residential buildings will be primarily brick with Hardie Board siding and trim. Due to the upper floors being set back, private terraces will be provided for the second floor units. The upper floor units all have balconies. The residential buildings will each have ten 1 bedroom/1.5 bath plus den units, fifteen 2 bedroom units/2 bath units, and twenty-five 2 bedroom plus den/2 bath units. Units range in size from 1,177 square feet to 1,703 square feet. Each building has 2 elevators and a heated garage. Twenty-three (23) units will be affordable consistent with the Village's Affordable Housing Plan, with half at Tier 1 and half at Tier 2. The affordable units are proposed to be 50% one-bedroom units and 50% two-bedroom units in order to offer a balanced mix of affordable units within the development and to provide a variety of affordable housing unit types within the Village.

The residential buildings will be constructed one at a time, and it is anticipated that construction will commence with the building proposed at the northwest corner at Meadow Road and Cherry Lane. In the event the PUD is approved be the end of 2026, demolition and site development would commence in early Q2 2027, with building construction completed to allow for occupancy in November 2028.

ALTA / NSPS LAND TITLE SURVEY

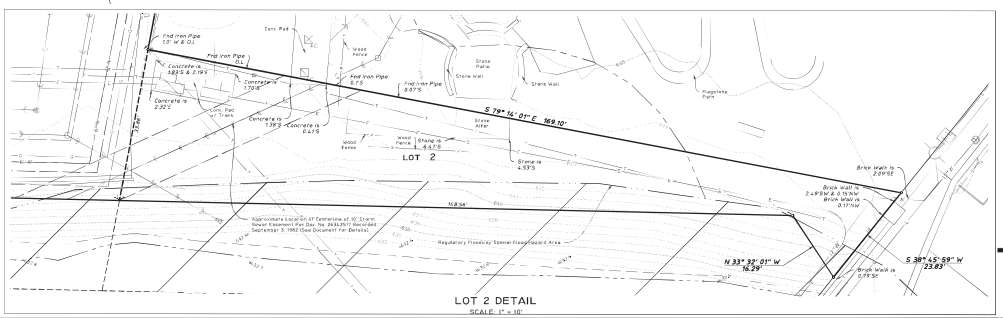
P.I.N. 04-10-300-041
04-10-300-042



LOCATION MAP
Not To Scale

LEGEND

- Manhole
- Catch Basin
- Inlet
- Flared End Section
- Area Drain
- Clean Out
- Storm Sewer
- Sanitary Sewer
- Water Main
- Fire Hydrant
- Valve Vault
- Valve Box
- B-Box
- Monitoring Well
- Light Pole
- Hand Hole
- Fence
- Guardrail
- Pipe Bollard
- Sign
- Gas Valve
- Gas Meter
- Gas Line
- Electric Line
- Overhead Utility Line
- Electrical Pedestal
- Electric Manhole
- Electric Meter
- Guy Wire
- Utility Pole
- Telephone Pedestal
- Telephone Manhole
- Telephone Line
- Cable TV Pedestal
- Handicapped Parking Stall
- Number of Parking Stalls
- Curb & Gutter
- Depressed Curb
- Retaining Wall
- Contour Line
- Zone X (as noted)
- High Water Level
- Flood Way
- On Line


LOT 2
S 79° 14' 01" E 169.10'
N 33° 32' 01" W 16.29'
S 38° 45' 59" W 23.83'
Brick Wall is 2.49'S & 2.17'W
Brick Wall is 0.79'SE
Brick Wall is 2.09'SE
Concrete is 1.83'S & 2.19'
Concrete is 2.32'S
Concrete is 1.39'S
Concrete is 0.47'S
Drake is 4.55'S
Fence is 6.67'S
Fence is 8.97'S
Fence is 0.79'W & 0.57'E
Fence is 0.57'W
Fence is 0.57'E
Fence is 0.67'E
Fence is 0.64'E
Fence is 0.64'W
Fence is 0.67'W


CHERRY LANE
KEYSTONE AVENUE
MEADOW ROAD
SHERMER ROAD
30
30
5
10
23



WEST ELEVATION - STREET VIEW
MEADOW RD ELEVATION



EAST ELEVATION - COURTVIEW
LOBBY ELEV (INTERNAL TO SITE)

PULTEGROUP

THE FLATS AT NORTH BRANCH

NORTHBROOK, IL

(c) Copyright 2026 PulteGroup, Inc.



NORTH ELEVATION



SOUTH ELEVATION

PULTEGROUP

THE FLATS AT NORTH BRANCH

NORTHBROOK, IL

(c) Copyright 2026 PulteGroup, Inc.



PULTEGROUP

THE FLATS AT NORTH BRANCH

NORTHBROOK, IL

(c) Copyright 2026 PulteGroup, Inc.

Exterior Materials 05.06.26

MEMORANDUM

To: Cara Pavlicek, Village Manager
From: Kate Carney, Sustainability Coordinator
cc: Amy McEwan, DPS Director
Date: May 12, 2026
Subject: PRE-26-02: 1901 Cherry – New Development – Sustainability Addendum to Staff Report

Northbrook's Climate Action Plan (CAP) calls to foster sustainability and reduce 80% of community-wide carbon emissions by 2050 through strategic planning and action item implementation. With CAP adoption, development proposals are reviewed with respect to best environmental practices. Applicable action items from the CAP are listed below for all parties to consider during the preliminary review.

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

TL 3- 1 Consider identifying locations where additional bike parking facilities could be installed on site.

TL 5- 8 Design for 100% EV-capable parking per Illinois Electric Vehicle Charging Act (765 ILCS 1085/). Consider installing EV charging stations in designated parking spots.

TL 7- 2 The Village has enacted a partial ban on gas powered leaf blowers – ensure compliance on site.

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

BE 2- 1 Consider conducting a Solar PV Site Assessment. Assessment should include estimated installation cost, and projections for both energy generation potential and economic payback potential over a minimum 20-year timeframe. Based on the Solar PV Site Assessment, consider incorporating renewable energy installation to offset emissions generated from the development. Work with CPACE, Illinois Shines, or similar programs for incentives. If installation will not be realized, reserve space for solar-ready roof zone and plan for structural design loads and electrical service to allow for future installation of a dual pole circuit breaker if possible.

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

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

BE 6- 1 Consider establishing operation and maintenance practices that improve affordability, comfort, indoor air quality, energy efficiency, and smart metering in development.

BE 7- 2 Consider the benefits of replacing fossil fuel burning heating equipment and with air-source heat-pumps, or other efficient electric heating options in development. Strive for zero on-site fossil fuel combustion with air-source heat-pumps, geo-thermal systems, solar thermal, electric cooktops, etc.

BE 8- 1 Provide interior LED lighting development-wide if possible. Promote and distribute education and information to residents on advantages of and options for LED technology. In addition to energy cost savings, maintenance costs are greatly reduced.

Waste Management

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

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

WM 2- 7 Consider planning for accommodations for recycling and compost collection services.

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

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

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

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

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

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

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

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

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

GS 2- 1 Encourage invasive species control programs including Integrated Pest Management, Protect the Best, Early Detection and Rapid Response and invasive species identification and control for future residents.

GS 2- 2 Increase the ability of green space to withstand drought conditions through replacement of turf with native prairie, wildflower, and native savanna plantings where possible in landscaping plans.

GS 2- 3 Establish and effectively manage native-habitat corridors along sidewalks, trails and utility easement areas to restore and maintain landscape connectivity where possible.

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

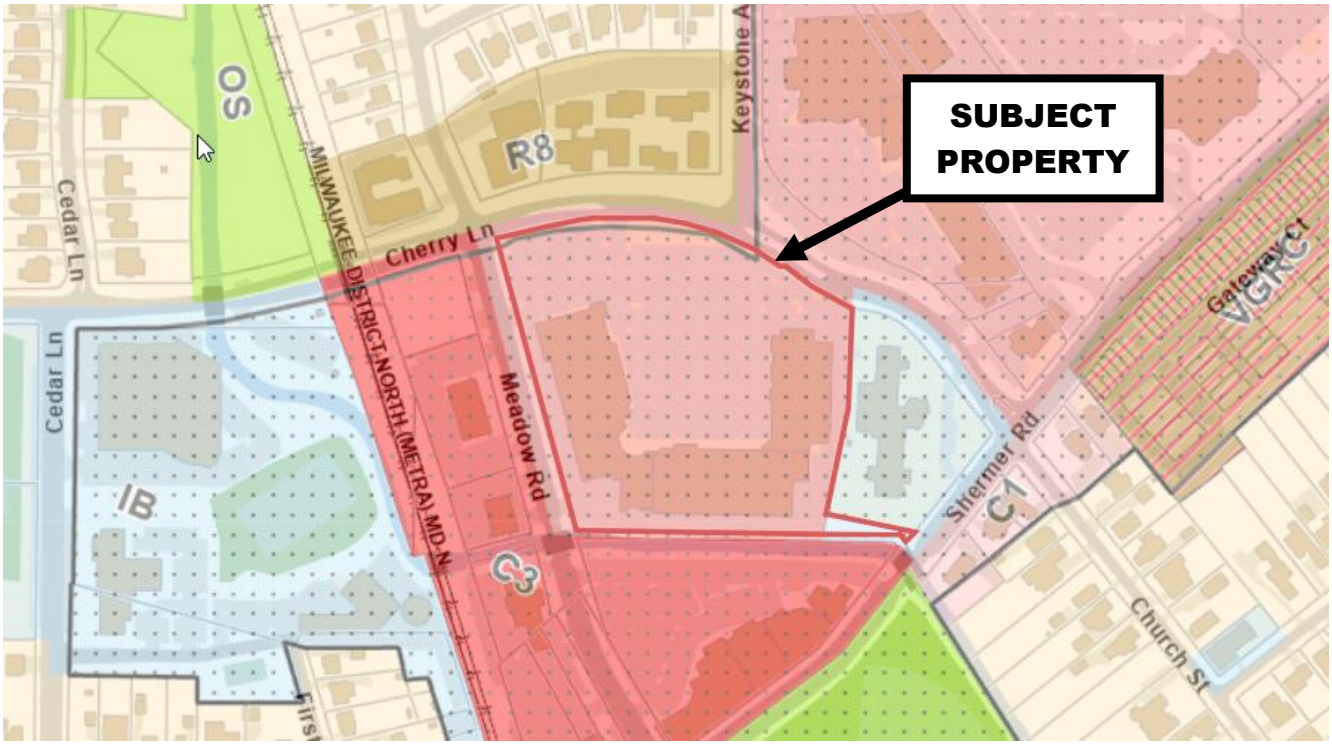
GS 2- 7 Consider eliminating neonicotinoids and reduce use of long-lasting chemical pesticides for landscaping, if applicable.

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

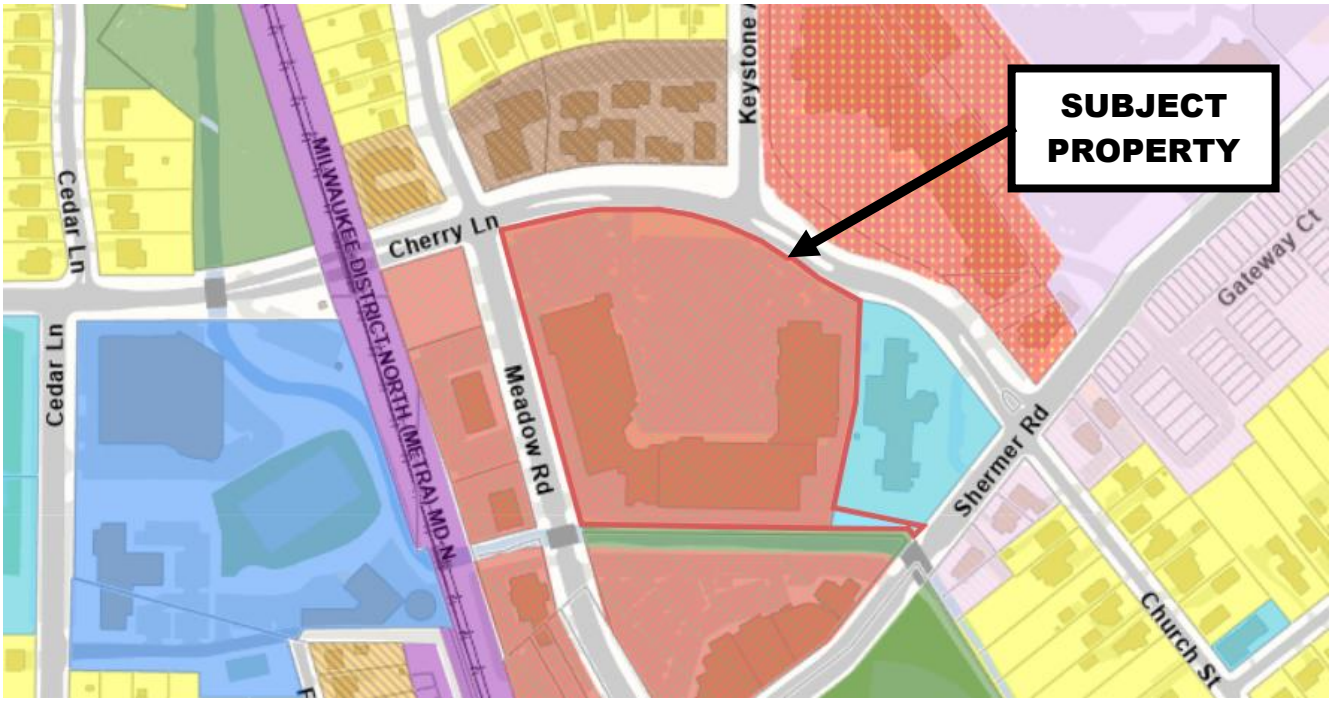
PRELIMINARY REVIEW
PRE-26-02: 1901 CHERRY LANE
APPLICATION SUMMARY

Applicant:	Pulte Home Company LLC
Site Location:	1901 Cherry Lane
Requested Action:	Comprehensive Plan Amendment; Rezoning; Subdivision; Planned Unit Development; and Design Review Permit.
Proposal:	Demolish the existing shopping center to construct a mixed-use development with three residential condominium buildings (150-units) with two commercial parcels for future development
Existing Zoning & Land Use:	C-2 Neighborhood Commercial District and IB Institutional Building District; Village Green Overlay (VGO) District; Meadow Plaza shopping center.
Surrounding Zoning & Land Use:	North: C-2 Neighborhood Commercial; Northbrook Shopping Plaza R-8 Multi-Family Residential; multi-family residential South: C-3 Central Business District; Village Green shopping center East: IB Institutional Building District; church West: C-3 Central Business District; office buildings
Comprehensive Plan Designation:	Village Center Mixed Use

ZONING MAP



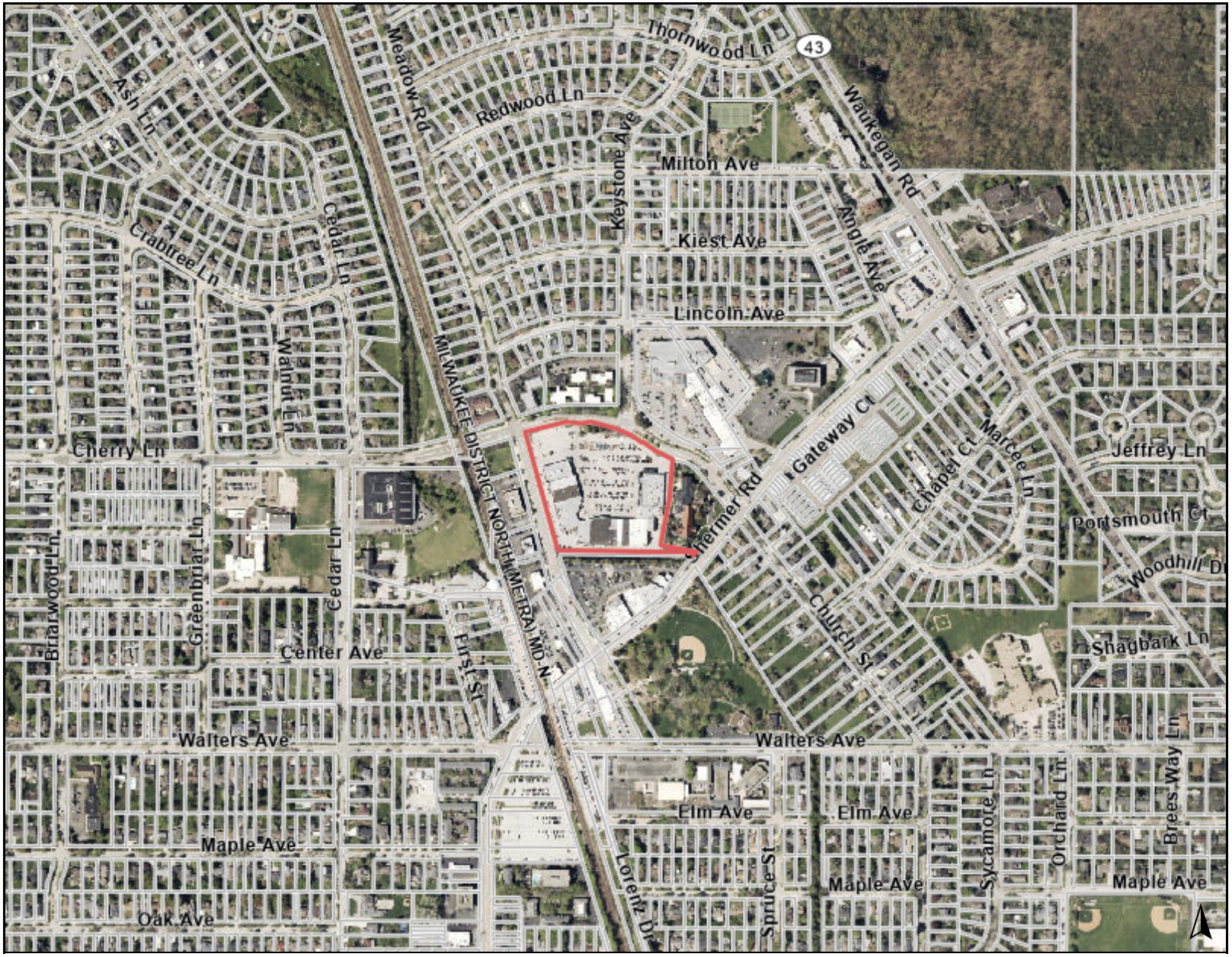
COMPREHENSIVE PLAN MAP



Legend

- Open Space & Outdoor Recreation
- Single Family
- Single Family Large Lot
- Multi-Family up to 6 DUA
- Multi-Family 6-9 DUA
- Multi-Family 9-15 DUA
- Multi-Family over 15 DUA
- Senior or Special Residential
- Government Facility
- Institutional Facility
- Neighborhood Office
- Neighborhood Edge 1
- Neighborhood Edge 2
- Office - Professional
- Office - Corporate/Corridor
- Community Retail
- Major Retail
- Industrial & Commercial Service
- General Industrial, Warehouse & Office
- Major Industrial/Distribution
- Transportation, Comm. & Utilities
- Village Center Mixed Use
- Techny Area Multi-Use
- Major Corridor Multi-Use
- Techny Area

GISConsortium



Legend

0 1000 2000 ft

Print Date: 4/27/2026

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



Legend

0 300 600 ft

Print Date: 4/27/2026

Notes

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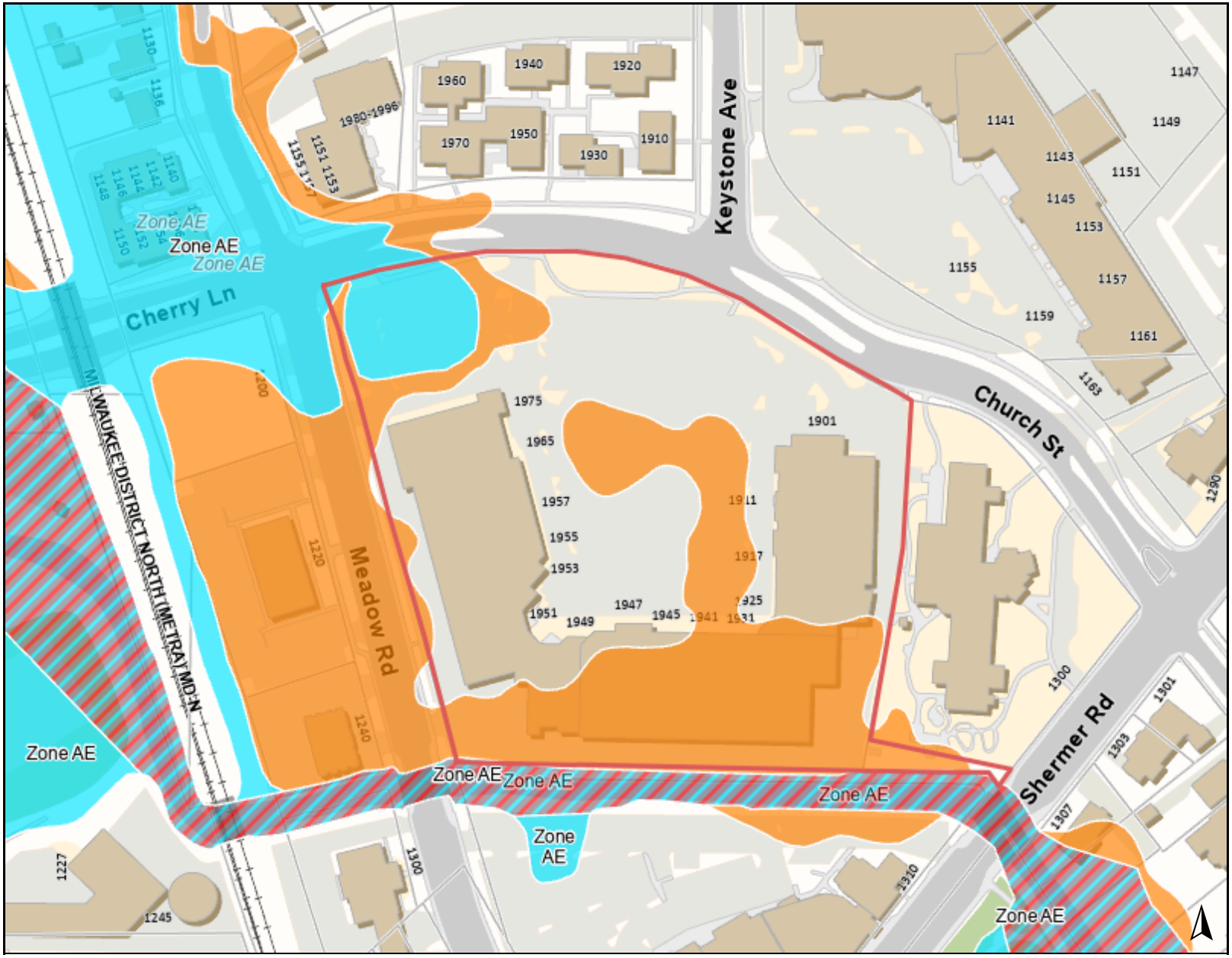
Advance Auto Parts
Huntington Bank
Moksha Indian Grill
Northbrook Ace Hardware
Fifth Third Bank

GISConsortium



Legend

Federal Emergency Management Agency

Flood Hazard Boundaries

SFHA / Flood Zone Boundary

Flood Hazard Zones

Regulatory Floodway

0.2% Annual Chance Flood Hazard

GISC Third Party Data

1% Annual Chance Flood Hazard

Regulatory Floodway

Special Floodway

Area of Undetermined Flood Hazard

0.2% Annual Chance Flood Hazard

Future Conditions 1% Annual Chance Flood Hazard

Area with Reduced Risk Due to Levee

Area with Risk Due to Levee

1% Annual Chance Flood Hazard

Regulatory Floodway

Special Floodway

Area of Undetermined Flood Hazard

0.2% Annual Chance Flood Hazard

Future Conditions 1% Annual Chance Flood Hazard

Area with Reduced Risk Due to Levee

Area with Risk Due to Levee

0 300 600 ft

Print Date: 4/28/2026

Notes

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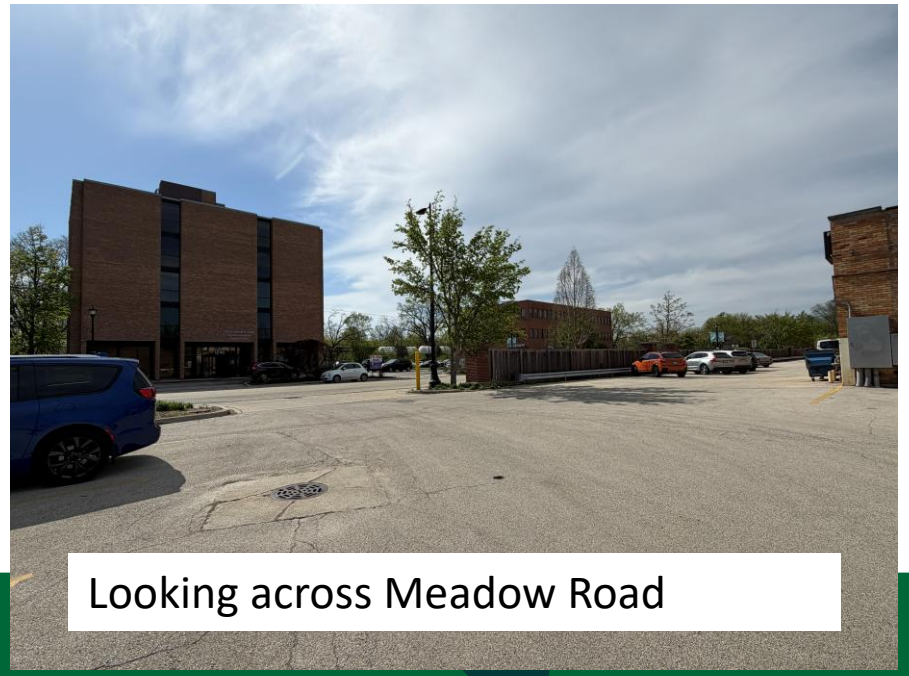
East portion of the shopping center



West portion of the shopping center



Building & Parking facing Cherry Lane



Looking across Meadow Road

1901 Cherry Lane



River along the south property line



Bridge across Meadow Road

MAY 26, 2026

1901 Cherry Lane: New Residential & Commercial Development

Preliminary Review

Northbrook Board of Trustees Meeting

Zoning Relief Process

1

- **Preliminary Review of Sketch Plan by Board of Trustees**
- The Board reviews schematic plans of the proposal.
- The Board of Trustees provides initial comments on a proposal, indicating whether or not they see major issues that need to be addressed by the Applicant before they submit detailed plans.
- The Board of Trustees provides direction for a designated body to conduct the Public Hearing on the application if a formal application is filed.

2

- **Technical Review of Formal Application**
- Applicant files Formal Application
- Review of detailed plans, traffic study, financial impact analysis, etc. by Village Staff (Engineering, Police, Fire, Public Works, Zoning, Sustainability) and Village consultants
- Once technical issues are addressed, a public hearing can be scheduled.

3

- **Public Hearing Held by Northbrook Plan Commission or Northbrook Board of Trustees**
- Notice goes to neighbors by certified mail; a sign is posted on the property; and notice is published in the local newspaper.
- The Applicant presents their proposal, the neighbors are able to speak and ask questions/voice concerns.
- The body conducting the public hearing makes a recommendation on the request to approve or deny

4

- **Board of Trustees Review of Recommendations & Makes Decision (approve or deny)**
- The Board of Trustees reviews the record of the public hearing, including all of the public testimony and makes a final decision – they may also ask for further changes before making a decision.
- Board of Trustees adopts documents formally approving or denying the application.

Existing Conditions

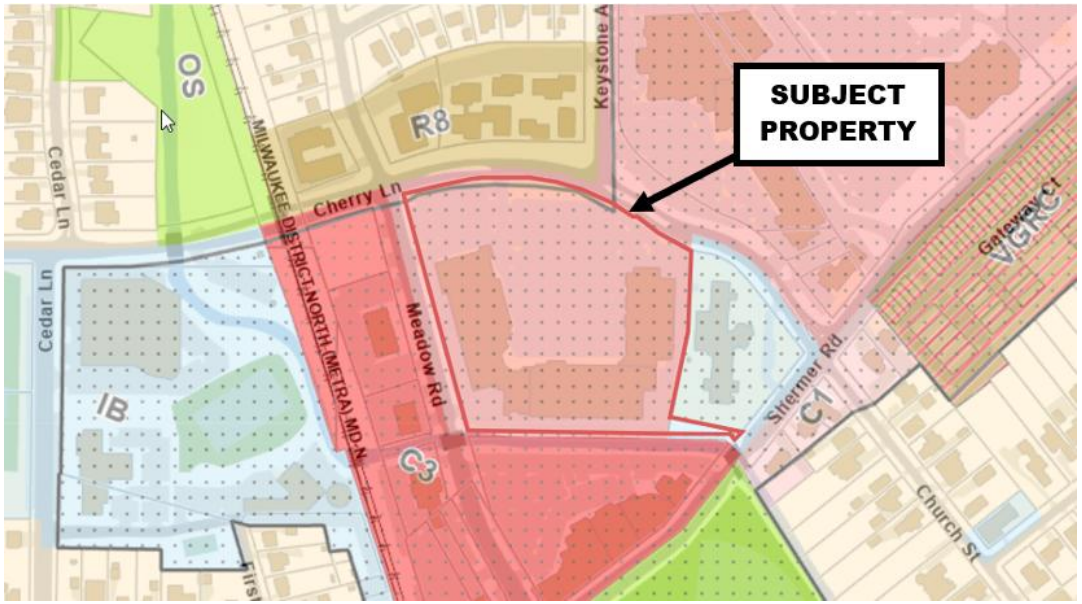
1901 Cherry Lane – Meadow Plaza shopping center



Comprehensive Plan Designation
Mixed Use Village Center & Institutional Facility

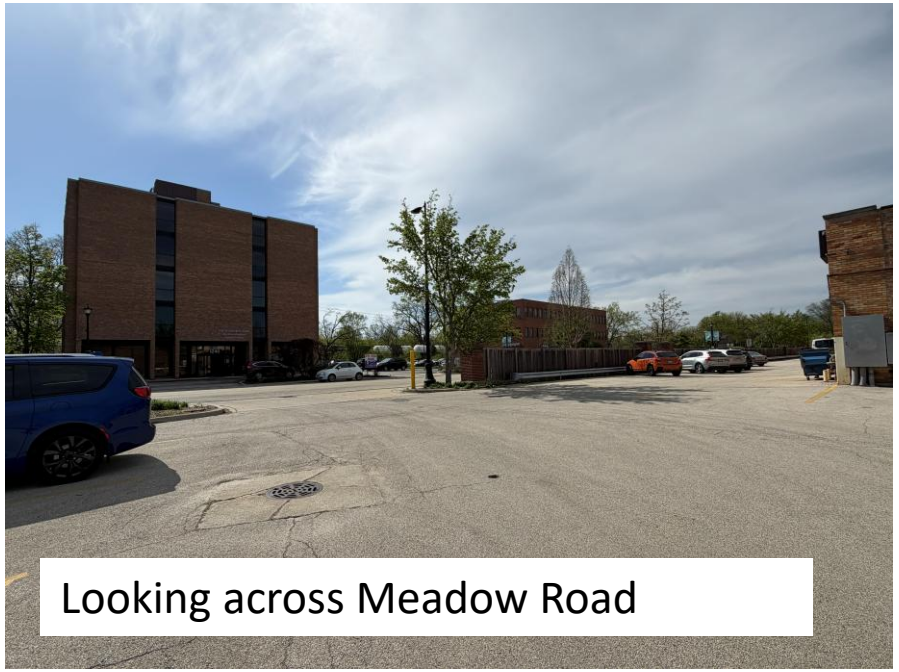


Zoning Map
C-2 Neighborhood Commercial District & IB Institutional Building District (VGO District)




Existing shopping center


Building & Parking facing Cherry Lane


Looking across Meadow Road

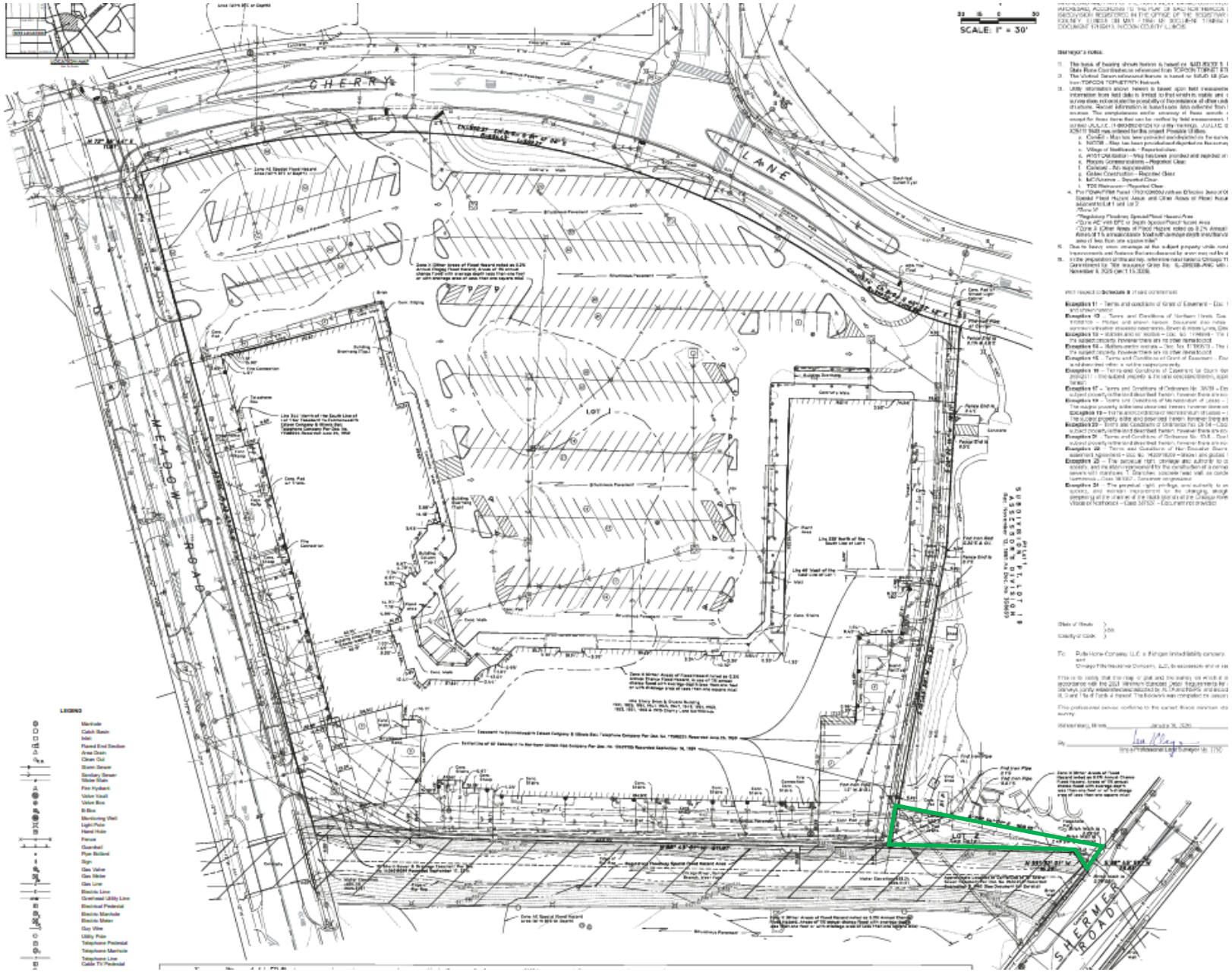
1901 Cherry Lane



River along the south property line



Bridge across Meadow Road


SCALE: 1" = 30'
CHERRY
LANE
LOT 1
SHERMER ROAD

Proposed Use

Concept Site Plan

Pulte Home Company LLC

- Planned Unit Development
  - Residential – 150 for-sale condominium units
  - Two future commercial parcels
- Public internal roads
- Building Height: 67-68 ft. max. (6 stories)
- Riverwalk & Common Area
- Parking: 203 spaces
- Pedestrian Access
- Stormwater Detention
- Affordable Housing: 23 units (15%)



Elevation: Street-view



Elevation



WEST ELEVATION - STREET VIEW
MEADOW RD ELEVATION



EAST ELEVATION - COURTVIEW
LOBBY ELEV (INTERNAL TO SITE)

Elevation



NORTH ELEVATION



SOUTH ELEVATION

Zoning Relief

Zoning Relief

A. Consistent with the Comprehensive Plan designation, a request to rezone a small portion of the property from the IB Institutional Building District to C-2 Neighborhood Commercial District for consistency;
B. For a small sliver of land on the eastside fronting on Shermer Road, a Comprehensive Plan Amendment has been suggested by staff from Institutional Facility to Village Center Mixed Use for consistency;
C. Final Plat of Subdivision for residential and commercial parcels;
D. Planned Unit Development for a mixed-use development;
E. Village Green Overlay (VGO) Design Review Permit.

Items to Consider

Items to Consider

a) For a small portion of the parcel on the east side to align with the majority of the property, Is it appropriate to amend the comprehensive plan from Institutional Facility to Village Center Mixed Use?

b) Consistent with the Comprehensive Plan designation is it appropriate to rezone the small IB parcel into the C-2 district for consistent zoning across the property?

c) Is it appropriate to subdivide the property?

d) Is a Planned Unit Development for a mixed-use development appropriate on this site?

e) Is the proposed height at 6 stories and 67-68’ adequate for a planned unit development in the C-2 district for the three condominium buildings noting that the 5 upper floors will be stepped back from the first floor?

f) Does the Board concur with the staff recommendation that the public hearing for the requested relief be conducted by the Village Board?

MAY 26, 2026

1901 Cherry Lane: New Residential & Commercial Development

Preliminary Review

Northbrook Board of Trustees Meeting

MEMORANDUM

To: Village Board of Trustees
From: Village Manager Cara Pavlicek
Date: 2026-05-26
Subject: An Ordinance Approving a Real Estate Purchase and Sale Agreement with The Habitat Development Company LLC for Lot 2 of 1657 Shermer Road

Overview

The Purchase and Sale Agreement (PSA) outlines the conditions for the sale of approximately 8.8 acres of Village owned property at 1657 Shermer and includes earnest money as the sale is contingent upon Habitat Development Company seeking any necessary Zoning Approvals associated with the Preliminary Review, as presented under a separate agenda item at this meeting.

Fiscal Impact

As a requirement of this PSA, Habitat Development Company will deposit in escrow initial earnest money of $100,000 within five business days and begin due diligence. The PSA details fully two additional earnest fund deposits of $200,000 each, for a total of $500,000 in earnest funds that will be applied toward the Purchase Price of $10,500,000, which is due at Closing.

It is important to note that the Village Board of Trustees will have no obligation to grant or adopt any zoning approvals that may be sought by the purchaser as that decision will be made via the public review process established under the Zoning Code. Earnest money described herein is refundable to the purchaser should the zoning approvals be denied.

Recommendation

Approval.

Strategic Priority

Background

In 2025, the Development and Planning Services Department conducted a two phase Statement of Qualifications and Proposals process to engage with qualified developers

interested in acquisition and redevelopment of the Village-owned property in a manner compatible with the mixed-use, multi-family residential, and sales tax generating mixed-use development that was allowed by existing zoning approvals on the 8.8 acres owned by the Village located at 1657 Shermer Rd. Eleven developers engaged with Village staff at the first phase and their qualifications were reviewed. Five developers continued to participate with further review of their qualifications to develop the property in the second phase of the process which required additional analysis of their finances. All proposals in this phase were for multi-family rental, with three proposing to include retail on the site.

The result of the qualification process was the selection of the qualifications and proposal submitted by the Habitat Development Company as their proposal, following a thorough review of qualifications and proposals, was deemed most aligned with the Village's adopted comprehensive and downtown plans and the goals of the Village Board.

The Village purchased 1657 Shermer Road from Grainger on May 9, 2018 for $8 million pursuant to Ordinance No. 2018-5, adopted January 23, 2018 and a First Amendment adopted May 8, 2018. Following purchase of the property, the Village evaluated whether the property would be suitable for relocation of the Metra train station in order to reduce the number of traffic closures caused by Metra trains on Shermer and provide public parking on the property. In conjunction with Metra, it was established that a relocation would not necessarily result in less closures and may increase closures of Techny for trains in addition to a Shermer closure. As such, relocation of the Metra train station was not pursued further.

Subsequently, with the March 2020 start of the COVID-19 pandemic, the Village utilized the vacant office space on the property for multiple public purposes including, but not limited to:
· vaccination clinics in 2021;
· staff training sites;
· relocation of some Village staffing operations to the building which allowed for social distancing of employees during the pandemic;
· provided schools with storage that supported increased social distancing in schools;
· food pantry storage

The availability of the facility to the Village and its partners was a significant operational benefit, especially following the onset of the COVID-19 pandemic and thru the start of 2022. On September 28, 2021, the Board of Trustees approved a contract with the professional real estate brokerage firm Cushman & Wakefield of Illinois, Inc., to market the 1657 Shermer property for sale. Cushman & Wakefield was selected following a competitive Request for Proposals (RFP) for Real Estate Brokerage Services to market the Property for sale. While the Village previously entered into a Purchase Sale Agreement for the full 10.3 acres as a result of the work with Cushman and Wakefield, that PSA was amended four times and ultimately the Village elected to only sell approximately 1.5 acres of the property at a donation value to Housing Opportunities Development Corporation (HODC) for a 48 Unit Supportive Multi-Family Housing development that will open later this summer and that parcel is now returned to the tax rolls as HODC pays property taxes and the development will provide housing for individuals and/or families with disabilities. Prior to embarking on the Statement of

Qualifications and Proposal process, the Village terminated the PSA with Quarterra for the remaining 8.8 acres of the parcel under the terms of the previously approved PSA, as amended.

Staff will be available at the meeting to answer any questions.

Ordinance Approving a Real Estate PSA with The Habitat Company LLC for Lot 2 of 1657 Shermer Road
Exhibit A PSA

Ordinance No. 2026-

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

An Ordinance Approving a Real Estate Purchase and Sale Agreement with The Habitat Development Company LLC for Lot 2 of 1657 Shermer Road

shall be, and is hereby, adopted as follows:

Section 1. RECITALS.

The Village of Northbrook was the owner of fee simple title to that certain real property consisting of 10.3 acres and commonly known as 1657 Shermer Road, Northbrook, Illinois ("***Property***").

The Village subdivided the Property into two lots pursuant to that certain Plat of Subdivision recorded in the office of the Cook County Recorder of Deeds on January 31, 2025, as Document No. 2503107008.

The Village previously conveyed Lot 1 of the 1657 Shermer Northbrook subdivision to Housing Opportunity Development Corporation ("***HODC***") for the construction of supportive affordable housing.

The Village now desires to convey the remaining approximately 8.8 acre portion of the Property, Lot 2 of the 1657 Shermer Northbrook subdivision ("***Lot 2 Parcel***"), to Habitat Development Company LLC ("***Habitat***") for the purpose of constructing thereon a mixed-use residential development in the Village Green Residential and Commercial Zoning District.

The Village and Habitat desire to enter into a Real Estate Purchase and Sale Agreement ("***Purchase and Sale Agreement***") to set forth the terms and conditions of the conveyance of the Lot 2 Parcel.

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

Section 2. APPROVAL OF PURCHASE AND SALE AGREEMENT.

The Purchase and Sale Agreement by and between the Village and Habitat shall be, and is hereby, approved in substantially the form attached hereto as ***Exhibit A*** and in a final form approved by the Village Manager and Village Attorney.

Section 3. EXECUTION OF PURCHASE AND SALE AGREEMENT.

The Village Manager and Village Clerk are hereby authorized and directed to execute and seal, on behalf of the Village, the Purchase and Sale Agreement upon receipt of a fully executed copy by

Habitat and any other person or entities whose consent is required. If the executed document is not received by the Village Clerk within 30 days after the date of adoption of this Ordinance, then this authority to execute and seal shall, at the option of the President and Board of Trustees, be null and void.

Section 4. APPROVAL OF SALE OF THE LOT 2 PARCEL.

The Village President and Board of Trustees hereby approve the sale of the Lot 2 Parcel to Habitat, in the manner and upon such terms as are set forth in the Purchase and Sale Agreement.

Section 5. IMPLEMENTATION OF PURCHASE AND SALE AGREEMENT.

The Village President, Village Manager, Village Clerk, and Village Attorney, as appropriate, are hereby authorized and directed to initiate and take all other steps and obligations required of the Village under the Purchase and Sale Agreement, and to execute all documentation for, and take all action necessary to consummate, the sale of the Lot 2 Parcel, as may be required by applicable law and by the Purchase and Sale Agreement.

Section 6. EXERCISE OF HOME RULE AUTHORITY.

The Village President and Board of Trustees hereby declare that the approval and execution of the Purchase and Sale Agreement for the sale of the Lot 2 Parcel for the consideration and on the terms set forth in the Purchase and Sale Agreement, and the adoption of this Ordinance, are made pursuant to the home rule authority and powers of the Village.

Section 7. EFFECTIVE DATE.

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

EXHIBIT A

Purchase and Sale Agreement

REAL ESTATE PURCHASE AND SALE AGREEMENT

THIS REAL ESTATE PURCHASE AND SALE AGREEMENT (the "***Agreement***") is made as the Effective Date (as defined in this Agreement) by and between VILLAGE OF NORTHBROOK, an Illinois home rule municipal corporation ("***Seller***" and also referred to in this Agreement as the "***Village***"), and HABITAT DEVELOPMENT COMPANY LLC, an Illinois limited liability company ("***Purchaser***").

NOW, THEREFORE, in consideration of the mutual terms, provisions, covenants and agreements set forth in this Agreement, as well as the sums to be paid by Purchaser to Seller, and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Purchaser and Seller agree as follows:

I. PROPERTY TO BE CONVEYED

A. Seller shall sell to Purchaser, and Purchaser shall purchase from Seller, upon the terms and conditions set forth in this Agreement, that certain parcel of land (the "***Land***") in Northbrook, Cook County, Illinois, containing approximately 8.8 acres and described on **Exhibit A** attached hereto and made a part hereof, and any easements, rights and appurtenances benefitting the Land, together with any improvements on the Property (the "***Improvements***"), all fixtures, equipment and personal property owned by Seller and located on the Property as of the Closing Date (as defined in this Agreement) (collectively, the "***Personal Property***"). All of the foregoing property is collectively referred to as the "***Property***").

B. The Property is commonly known as 1657 Shermer Road, Northbrook, Illinois.

II. PURCHASE PRICE

A. The purchase price (the "***Purchase Price***") for the Property shall be TEN MILLION FIVE HUNDRED THOUSAND AND NO/100 DOLLARS ($10,500,000.00) and subject to all prorations and adjustments provided in this Agreement, shall be paid as follows:

B. Within five Business Days after the Effective Date, Purchaser shall deliver to Chicago Title Insurance Company, 35 W. Wacker Drive, 10th Floor, Chicago, Illinois 60601 (the "***Title Company***"), ONE HUNDRED THOUSAND AND NO/100 DOLLARS ($100,000.00) (***Initial Earnest Money Deposit***") pursuant to mutually acceptable strict joint order escrow instructions ("***Escrow Instructions***"). Within five Business Days after the expiration of Due Diligence Period One (as defined in this Agreement) Purchaser shall deliver to the Title Company an additional TWO HUNDRED THOUSAND AND NO/100 DOLLARS ($200,000.00) ("***Second Earnest Money Deposit***") pursuant to the Escrow Instructions. Within five Business Days after the expiration of Due Diligence Period Two (as defined in this Agreement) Purchaser shall deliver to the Title Company an additional TWO HUNDRED THOUSAND AND NO/100 DOLLARS ($200,000.00) ("***Third Earnest Money Deposit***") pursuant to the Escrow Instructions. The Initial Earnest Money Deposit, the Second Earnest Money Deposit, and the Third Earnest Money Deposit are collectively referred to as the "***Earnest Money***". The Earnest Money shall be in the form of cash (including by wire transfer, certified check, or other readily available funds) and will be applied toward the Purchase Price due at Closing.

C. The Purchase Price (less the amount of the Earnest Money and any Extension Payments (as defined in this Agreement), which shall be applied to the Purchase Price by Title Company to Seller at Closing) shall be paid by Purchaser to Seller at Closing by wire-transfer to Seller in immediately available funds, subject to all prorations and adjustments provided in this Agreement.

III. TITLE AND SURVEY OBJECTIONS

A. Purchaser, at Purchaser's sole cost and expense, shall obtain a current and accurate ALTA/NSPS survey of the Property (the "***Survey***") certified to Seller, Purchaser and the Title Company by a licensed Illinois surveyor.

B. Seller, at Seller's sole cost and expense, shall obtain from the Title Company an owner's title insurance commitment (the "***Commitment***"), certified to Purchaser and in the amount of the Purchase Price, together with legible copies of all matters referred to in the Commitment as exceptions to title. On or before thirty-five (35) days prior to the expiration of Due Diligence Period One, as may be extended, Purchaser shall notify Seller of any objections as to the Survey and title to the Property. Seller, at Seller's option and at Seller's expense, shall have until the date that is ten (10) days prior to the expiration of Due Diligence Period One (the "***Seller's Response Period***") to cure or agree to cure any title defects or Survey objections, or to elect not to cure such objections. Seller shall, within the Seller's Response Period, notify Purchaser in writing whether or not Seller will agree to cure all of Purchaser's objections by the Closing Date (and such agreement by Seller to cure shall thereupon become a covenant of Seller under this Agreement). If Seller fails to cure or agree in writing to cure all of Purchaser's objections within Seller's Response Period, then Purchaser shall elect by written notice to Seller to either (i) terminate this Agreement by providing the termination notice in form and substance substantially similar to the form attached hereto as **Exhibit D** ("***Termination Notice***") and receive a full refund of the Earnest Money, and then this Agreement shall be null and void and of no further force or effect, except for those matters set forth herein that specifically survive the Closing or termination (collectively, the "***Surviving Obligations***"), and neither Purchaser nor Seller shall have any further rights, duties, liabilities or obligations to the other by reason hereof except for the Surviving Obligations, or (ii) waive such objections and consummate the transaction contemplated in this Agreement without reduction of the Purchase Price, whereupon such matters to which Purchaser objected and which Seller did not agree to cure, shall be deemed Permitted Exceptions. All matters of record revealed in the Commitment to which Purchaser fails to object or which Purchaser accepts as provided for above shall be the "***Permitted Exceptions***" for the purpose of this Agreement. The matters described in the attached **Exhibit C** will be deemed Permitted Exceptions.

C. Notwithstanding anything to the contrary contained in this Agreement, Purchaser shall take title to the Property subject to the Redevelopment Agreement (as defined in this Agreement), which shall be deemed to be a Permitted Exception. Notwithstanding the expiration of Due Diligence Period One, Purchaser shall retain the right to object to any new title exceptions first appearing on the Commitment after such expiration, and any such new objections by Purchaser shall be made in accordance with the procedures set forth above.

IV. ITEMS TO BE DELIVERED BY SELLER AT CLOSING

At or prior to Closing Seller agrees to deliver the following items to Purchaser:

A. A duly executed special warranty deed ("***Deed***"), in form acceptable for recording, of the type customarily used for commercial real estate transactions in the State of Illinois, conveying to Purchaser or its assigns, fee simple title to the Property, subject to the Permitted Exceptions.

B. A duly executed Affidavit of Title.

C. A duly executed Certification of Non-Foreign Status that pursuant to Section 1445 of the Internal Revenue Code, certifies Seller is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations.

D. Such evidence as is reasonably required by the Title Company and the Purchaser evidencing the authority of Seller and those individuals acting on behalf of Seller to enter into this Agreement and consummate the transaction contemplated in this Agreement.

E. A Gap Indemnity Agreement to the Title Company allowing the Title Company to insure over any "gap" period.

F. A Closing Statement evidencing the prorations between Seller and Purchaser and disbursements made in connection with this transaction (the "***Closing Statement***").

G. An executed counterpart of a Bill of Sale and General Assignment.

H. The fully executed Redevelopment Agreement (as defined in this Agreement), signed by Purchaser and Seller.

I. A certificate from the Illinois Department of Revenue ("***State of Illinois Release***") showing that Seller has no liability for the payment of any assessed but unpaid tax, penalty or interest under the Illinois Income Tax Act (35 ILCS 5/902), the Illinois Retailers' Occupation Tax Act (35 ILCS 120/5) (collectively, the "***State Bulk Sales Statute***"). In the event Seller has not obtained the State of Illinois Release by the Closing, then, at Closing, Seller shall deliver to Purchaser an indemnity in form and substance reasonably acceptable to Purchaser from Seller indemnifying Purchaser against any amounts due under the State Bulk Sales Statute (and which indemnity shall be released and discharged upon any subsequent delivery to Buyer of the State of Illinois Release).

J. Any other documents referred to or specified in this Agreement or required by the Title Company, and any other documents or agreements deemed necessary or reasonably appropriate by Purchaser's and Seller's respective counsel, including such transfer tax declarations required by applicable state and local law. The parties will jointly deposit fully executed Closing escrow instructions, State of Illinois, Cook County, and Village of Northbrook (if required) Transfer Declarations.

V. ITEMS TO BE DELIVERED BY PURCHASER AT CLOSING

At Closing, Purchaser agrees to deliver the following items to Seller:

A. The Purchase Price, plus or minus prorations, as required by and in the manner specified in Section II(B) hereof.

B. A counterpart original of the Closing Statement.

C. Any other documents referred to or specified in this Agreement or required by the Title Company, and any other documents or agreements deemed necessary or reasonably appropriate by Purchaser's and Seller's respective counsel, including such transfer tax declarations required by applicable state and local law. The parties will jointly deposit fully executed Closing escrow instructions, State of Illinois, Cook County, and Village of Northbrook (if required) Transfer Declarations.

VI. DUE DILIGENCE

A. Due Diligence Period One

1. "***Due Diligence Period One***" shall begin on the Effective Date and shall run for a period of 120 days during which Purchaser and its agents, engineers, consultants and representatives (collectively, "***Purchaser's Agents***") shall have the right to (a) enter upon the Property at reasonable times upon reasonable prior notice for the purpose of performing reasonable inspections and soil boring tests of the Property, including, without limitation, a Phase II environmental site assessment, (b) examine all books of account and records (including financial statements and income tax records) within the possession of Seller or subject to its control relating to the income and expenses of the Property (collectively, the "***Records***"), (c) make investigations with regard to zoning, building code and other legal requirements, and (d) to the extent in Seller's possession, review the terms and provisions of all tenant leases, contracts, service contracts, management agreements, permits, licenses, easements, equipment leases, surveys, environmental and engineering reports, plans and specifications, title insurance policies, appraisals, and such other instruments, documents, data and information (whether in electronic format or otherwise) within the reasonable possession of Seller (collectively, the "***Documents***").

2. Purchaser will have the option, upon written notice to the Village Manager in form and substance substantially similar to the form attached hereto as **Exhibit E** ("***Extension Notice***"), to extend Due Diligence Period One for two consecutive extension periods (the first such extension being for a period of sixty (60) days and the second such extension being for a period of thirty (30) days, each a **"*Due Diligence Period One Extension*"**). Each Due Diligence Period One Extension will require an additional extension payment by Purchaser to Title Company of TEN THOUSAND AND NO/100 DOLLARS ($10,000) pursuant to the Escrow Instructions which shall be non-refundable to Purchaser (absent a Seller default) but applicable to the Purchase Price, if a Closing occurs (collectively, the "***Due Diligence Period One Extension Payment(s)").***

3. During Due Diligence Period One and the Due Diligence Period One Extension(s), Purchaser shall have the right to terminate this Agreement, upon providing the written Termination Notice and in the manner provided in this Section, in Purchaser's sole discretion for any reason or

no reason, and upon the Title Company's receipt of a joint order signed by both parties, in which event the Earnest Money Deposit shall be promptly refunded to the Purchaser, any applicable Due Diligence Period One Extension Payment(s) shall be promptly paid to the Seller, and neither party shall have any further obligation or liability to the other with respect to this Agreement, except as otherwise provided in this Agreement. The termination shall be effective immediately, provided, however, that the parties may, within a 15-day period following such termination, negotiate in good faith to reinstate the Agreement on mutually acceptable terms. If no written notice is provided, the Agreement shall continue in full force and effect.

B. Due Diligence Period Two

1. "***Due Diligence Period Two***" shall begin upon expiration of Due Diligence Period One (as potentially extended) and run until the later to occur of (i) December 31, 2026, and (ii) the date that is ninety-one (91) days following the full execution of the Redevelopment Agreement. During Due Diligence Period Two, Purchaser shall submit and process the necessary applications to seek and obtain the Land Use and TIF Approvals for the Contemplated Development (as defined in this Agreement) in compliance with Section IX of this Agreement.

2. Purchaser will have the option, upon providing an Extension Notice to the Village Manager, to extend Due Diligence Period Two for two consecutive 60-day periods (each 60-day period, a "***Due Diligence Period Two Extension***"). Each Due Diligence Period Two Extension will require an additional extension payment by Purchaser to Title Company of TEN THOUSAND AND NO/100 DOLLARS ($10,000) pursuant to the Escrow Instructions which shall be non-refundable to Purchaser (absent a Seller default) but applicable to the Purchase Price, if a Closing occurs (collectively, the "***Due Diligence Period Two Extension Payment(s)").***

3. If Purchaser does not secure the Land Use and TIF Approvals in compliance with Section IX of this Agreement prior to the expiration of Due Diligence Period Two, as reasonably determined by Purchaser, as be extended by the Due Diligence Period Two Extensions, Purchaser shall have the right to terminate the Purchase and Sale Agreement, in the manner provided in this Section, and upon the Title Company's receipt of a joint order signed by both parties, in which event the Earnest Money Deposit shall be promptly refunded to the Purchaser, any applicable Extension Payment(s) shall be promptly paid to the Seller, and neither party shall have any further obligation or liability to the other with respect to this Agreement, except as otherwise provided in this Agreement. The termination shall be effective immediately provided, however, that the parties may, within a 15-day period following such termination, negotiate in good faith to reinstate the Agreement on mutually acceptable terms. If no written notice is provided, the Agreement shall continue in full force and effect.

4. Notwithstanding the foregoing, in the event that the Village has properly commenced the process for the adoption and approval of the TIF District, but the Corporate Authorities has not taken final action on the adoption and approval of the Contemplated TIF Financing prior to the initial expiration date of Due Diligence Period Two, Purchaser shall have the right to exercise each Due Diligence Period Two Extensions without the requirement to submit the Due Diligence Period Two Extension Payments.

C. Due Diligence Period One and Due Diligence Period Two, as may be extended by

any such extension periods, shall be referred to in this Agreement individually as a "***Due Diligence Period***" and, collectively, as the "***Due Diligence Periods***". The Due Diligence Period One Extension Payments and the Due Diligence Period Two Extension Payments are non-refundable in the event of termination (absent a Seller default) and shall be collectively referred to in this Agreement as the "***Extension Payments***".

VII. CONFIDENTIALITY

The parties must keep all negotiations, information, and documents related to this Agreement (including without limitation any appraisals or financial information) (collectively, "***Negotiation Information***"), strictly confidential and may not disclose (and will cause its attorneys consultants, and agents not to disclose) Negotiation Information to any third Party, without the other Party's prior written consent, which consent may be granted or withheld. The obligations of this Section will survive for a period of one year after the termination of this Agreement. Prior to the Closing, all press releases or other dissemination of information to the media or responses to requests from the media for information relating to the transaction contemplated in this Agreement will be subject to the prior written consent of both parties. The foregoing sentence does not apply to public disclosures of Seller pursuant to the Illinois Freedom of Information Act (5 ILCS 140/1 et seq.), the Illinois Open Meetings Act (5 ILCS 120/1 et seq.), or other Applicable Laws. After Closing, this covenant will terminate and will no longer be binding on either Party.

VIII. CLOSING AND BUILDING PERMIT ISSUANCE

A. The closing will occur on the date that is 180 days following the expiration or earlier termination of Due Diligence Period Two, as may extended in accordance with the terms hereof (the "***Closing***" or "***Closing Date***").

B. Purchaser will have the option, upon providing an Extension Notice to the Village Manager, to extend the Closing Date for two consecutive 60-day periods (each 60-day period, a **"*Closing Date Extension*"**). Each Closing Date Extension will require an additional extension payment by Purchaser to Title Company of ONE HUNDRED THOUSAND AND NO/100 DOLLARS ($100,000) pursuant to the Escrow Instructions which shall be non-refundable to Purchaser (absent a Seller default) but applicable to the Purchase Price, if a Closing occurs (collectively, the "***Closing Date Extension Payment(s)").***

C. At least thirty (30) Business Days prior to the Closing Date (as may be extended by each Closing Date Extension), Purchaser shall submit to the Village a fully completed application for a building permit for the construction of the Building that was approved as part of the Land Use and TIF Approvals, along with the applicable building permit fees, all in accordance with the applicable codes and ordinances of the Village (the "***Building Permit Application***"). In the event that Purchaser does not submit the Building Permit Application with the time period required in this Section, then after the expiration of a 5-day notice and cure period wherein Purchaser shall have the opportunity to finalize and submit such Building Permit Application, Seller shall have the right to terminate this Agreement by delivering a written notice to Purchase at least fifteen (15) Business Days prior to Closing, and upon the Title Company's receipt of a joint order signed by both parties, all Earnest Money that has been deposited with the Title Company shall be promptly paid to Seller and neither party shall have any further obligation or liability to the other

with respect to this Agreement, except as otherwise provided in this Agreement. In the event that Purchaser does submit the Building Permit Application within the time period required in this Section and Seller does not issue the applicable building permit prior to Closing, then Purchaser shall have the right to terminate this Agreement, and all refundable Earnest Money shall be promptly returned to Purchaser and neither party shall have any further obligation or liability to the other with respect to this Agreement, except as otherwise provided in this Agreement.

D. At Closing, Seller will pay the costs charged by the Title Company for the title policy with extended coverage in the amount of the Purchase Price, and half of the escrow costs. Purchaser will pay the costs charged by the Title Company for any title endorsements requested by Purchaser, costs of the Survey, costs of recording the Deed, and half of the escrow costs. Seller and Purchaser will each pay their own attorneys' fees.

E. Possession of the Property will be delivered by Seller to Purchaser on the Closing Date, subject only to the Permitted Exceptions.

IX. LAND USE AND TAX INCREMENT FINANCING APPROVALS

A. Purchaser intends to develop the Property in a manner that is consistent with the Village's Zoning Code and the Village Green Residential and Commercial (VGRC) Zoning District. Specifically, Purchaser contemplates the development of a mixed use five-story building (the "***Building***") with (1) approximately 300-320 residential dwelling units, 15 % of which will be affordable, (2) approximately 8,000 square feet of commercial space, and (3) Class A, resort style amenities for the residents (the "***Contemplated Development***"). Further, Purchaser desires that the Village consider and take the required statutory steps necessary to approve a tax increment financing district covering, at a minimum, the Property (the "***TIF District***"), to enable the use of tax increment financing ("***TIF***") in a manner that will allow for up to THREE MILLION FIVE HUNDRED THOUSAND DOLLARS ($3,500,000) of TIF funds, if and when available, to reimburse Purchaser for TIF eligible expenses it actually incurred in connection with the Contemplated Development (the "***Contemplated TIF Financing***").

B. No later than the expiration of Due Diligence Period One, Purchaser shall submit to the Village a complete application for all zoning and land use approvals that may be necessary for the Contemplated Development (the "***Land Use Approvals***"), and must diligently pursue, at its sole cost and expense, the application in accordance with the Village's public approval process as set forth in the Village's Zoning Code.

C. Purchaser acknowledges that certain public improvements will be specified in the Land Use Approvals, and that those public improvements must be engineered and constructed by Purchaser at its sole cost and expense. The public improvements will include, without limitation, the following: (i) if and to the extent supported by the Contemplated TIF Financing, the burial of all existing and proposed utility lines, poles, and structures on, or in the public right-of-way adjacent to, the Property and (ii) compliance with all Village of Northbrook and MWRD requirements for stormwater management (collectively, the "***Specified Public Improvements***").

D. Upon approval by the Corporate Authorities of the Village of the Land Use Approvals and the Contemplated TIF Financing (collectively, the "***Land Use and TIF***

Approvals"), Purchaser and the Village shall enter into a mutually acceptable Redevelopment Agreement codifying the terms and conditions of such approvals (the "***Redevelopment Agreement***"). Upon complete execution, the Redevelopment Agreement will be recorded against the Property in the office of the Cook County Clerk. The complete execution and recordation of the Redevelopment Agreement shall constitute final action on all zoning and land use approvals for purposes of Section 11-13-25 of the Illinois Municipal Code (65 ILCS 5/11-13-25).

E. Purchaser acknowledges and agrees that the Village shall have no obligation to grant or adopt any or all of the Zoning Approvals. The granting or denial of the Zoning Approvals shall be at the sole and absolute discretion of the Corporate Authorities of the Village. In the event the Corporate Authorities denies the Zoning Approvals or does not adopt the Zoning Approvals prior to the end of Due Diligence Period Two (as potentially extended), Purchaser's sole remedy shall be the return of the Earnest Money. Such denial, or non-adoption, of the Zoning Approvals by the Corporate Authorities shall not constitute a default by Seller under this Agreement.

F. Purchaser acknowledges and agrees that the Village shall have no obligation to approve a TIF that includes the Property, or to approve the Contemplated TIF Financing. The approval or non-approval of the Contemplated TIF Financing shall be at the sole and absolute discretion of the Corporate Authorities of the Village. In the event that the Corporate Authorities do not adopt the TIF or approve the Contemplated TIF Financing prior to the end of Due Diligence Period Two (as potentially extended), Purchaser's sole remedy will be the return of the Earnest Money. Such denial, or non-adoption, of the TIF Financing by the Corporate Authorities shall not constitute a default by Seller under this Agreement.

X. ENVIRONMENTAL

Purchaser acknowledges that it has been provided with copies of the following environmental reports and inspections performed and received by Seller when Seller purchased the Property in 2018: (i) the Huff & Huff Phase II Limited Subsurface Investigation Report dated April 2, 2018, and (ii) the Huff and Huff Engineer's Cost Estimate for Investigation and Remediation dated April 6, 2018, each of which disclose certain environmental contamination existing as of the Effective Date (the "***Existing Contamination***"). Purchaser agrees that Seller shall have no responsibility for any environmental remediation of the Property. Should Purchaser close and consummate the transaction contemplated in this Agreement, Purchaser will accept the risk of, and will be solely responsible for any expense associated with, any environmental remediation determined to be necessary on the Property ("***Purchaser Remediation***"). The responsibility to undertake the Purchaser Remediation shall survive the Closing.

XI. EMINENT DOMAIN

If before Closing, the Village intends to take the Property or any portion thereof as a result of any condemnation or eminent domain proceedings, Seller shall notify Purchaser of such intent to initiative condemnation or eminent domain proceedings, or if the State of Illinois initiates any condemnation or eminent domain proceedings, then, in either such event, Purchaser may elect to terminate this Agreement by written Termination Notice given to Seller within ten (10) Business Days after Purchaser has received notice from Seller or the State of Illinois of such proceedings, which notice Seller agrees to give to Purchaser promptly upon receiving such information. Upon

such joint release notice from Seller and Purchaser, Title Company shall return to Purchaser the Earnest Money (including all Extension Payments, and all Closing Date Extension Payments), and then this Agreement shall terminate and be null and void and of no further force or effect, and neither Purchaser nor Seller shall have any further rights, duties, liabilities or obligations to the other by reason hereof except for the Surviving Obligations. Failure of Purchaser to so notify Seller within said ten (10) Business Days that Purchaser has elected to terminate this Agreement, shall be deemed to mean that Purchaser has elected not to terminate this Agreement. If Purchaser does not so elect to terminate this Agreement and if mutually agreed to by Seller, then the Closing shall take place as provided in this Agreement without abatement of the Purchase Price, and there shall be paid or assigned to Purchaser at Closing all interest of Seller in and to any condemnation awards with respect to the Property which have been or may be payable to Seller on account of such occurrence.

XII. REMEDIES

A. In the event of a default by Purchaser, Seller may, as its sole and exclusive remedy, terminate the Agreement and upon the Title Company's receipt of a joint order signed by both parties, receive all of the Earnest Money, any Extension Payments, and any Closing Date Extension Payments. Nothing in the foregoing part of this Section XII A shall limit or affect the Surviving Obligations.

B. Except as otherwise specifically provided in this Agreement, if Seller defaults under this Agreement, Purchaser shall be entitled to: (i) close the transaction contemplated by this Agreement, thereby waiving such default, (ii) terminate this Agreement and upon the Title Company's receipt of a joint order signed by both parties, receive a return of the Earnest Money, all Extension Payments, and all Closing Date Extension Payments, and upon such return, this Agreement shall terminate and be null and void and of no further force or effect, and neither Purchaser nor Seller shall have any further rights, duties, liabilities or obligations to the other by reason hereof, or (iii) pursue specific performance of Seller's obligation to convey the Property to Purchaser pursuant to the terms of this Agreement. As a condition precedent to Purchaser exercising any right it may have to bring an action for specific performance hereunder, Purchaser must commence such an action within forty-five (45) calendar days after the date that Closing would have occurred but for Seller's default. Purchaser agrees that its failure to timely commence such an action for specific performance within such 45 calendar day period shall be deemed a waiver by it of its right to commence an action for specific performance as well as a waiver by it of any right it may have to file or record a notice of pendency of action or similar notice against any portion of the Property.

C. It is hereby expressly agreed that any liability by Seller arising hereunder, for any reason whatsoever shall be limited to Seller's interest in and to the Property (including the sales proceeds derived therefrom). It is further hereby expressly agreed that in no event shall any elected or appointed official, officer, director, member, employee, agent or representative of Seller have any personal liability in connection with this Agreement or the transaction envisioned in this Agreement.

D. Notwithstanding the foregoing, the parties agree that no default of or by either party will be deemed to have occurred unless and until notice of any failure by the non-defaulting party

has been sent to the defaulting party and the defaulting party has been given a period of five (5) Business Days from receipt of the notice to cure the default.

XIII. REPRESENTATIONS, WARRANTIES AND COVENANTS

A. The representations and warranties set forth in this Section XIII A and XIII C are made as of the Effective Date and the Closing Date, and shall survive the Closing Date for a period of six months. Seller represents and warrants to Purchaser, and covenants with Purchaser, with the understanding that each such representation, warranty and covenant (i) is material and being relied upon by Purchaser, (ii) is made as an inducement to Purchaser to enter into this Agreement and consummate the transaction contemplated hereby, (iii) is true in all respects as of the date of this Agreement, and (iv) shall be true in all respects on the Closing Date, that:

1. Seller (i) is a municipal corporation duly bound by the actions and execution hereof by the actions and execution hereof by the Northbrook Village President, as authorized by the Corporate Authorities, and (ii) has the authority and power to enter into this Agreement and to consummate the transaction contemplated in this Agreement.

2. Neither the entering into of this Agreement nor the consummation of the transaction contemplated hereby will constitute or result in a violation or breach by Seller of any judgment, order, writ, injunction or decree issued against or imposed upon Seller, or will result in a violation of any applicable law, order, rule or regulation of any governmental authority. There is no action, suit, proceeding or investigation pending against Seller or the Property which would become a cloud on the title to the Property or any portion thereof or which questions the validity or enforceability of the transaction contemplated by this Agreement or any action taken pursuant thereto in any court or before or by any federal, district, county, or municipal department, commission, board, bureau, agency or other governmental instrumentality. No approval, consent, order or authorization of, or designation, registration or filing (other than for recording purposes) with any governmental authority is required in connection with the due and valid execution and delivery of this Agreement by Seller, compliance with the provisions hereof by Seller, and consummation of the transaction contemplated hereby by Seller.

3. While this Agreement is in effect and prior to the Closing, Seller will not engage in any discussions to sell or convey the Property to any third party, nor convey, transfer or encumber (except as expressly contemplated in this Agreement) the Property or any part thereof or any interest in the Property.

4. Seller has all requisite power and authority to execute this Agreement, the closing documents listed in Section IV of this Agreement, and any other documents required to be delivered by Seller.

5. While this Agreement is in effect, Seller shall maintain and operate the Property in generally the same manner as of the Effective Date, Seller shall not enter into any new leases, agreements, licenses or contracts affecting the Property or amendments or renewals of any existing leases, agreements, licenses or contracts, which will survive the Closing or otherwise be binding upon the Property.

6. Seller warrants that Seller is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate as such terms are defined in Section 1445(f)(3) of the Internal Revenue Code of 1986, as amended.

7. Seller hereby indemnifies and holds Purchaser harmless against all losses, actual damages, liabilities, costs, expenses (including reasonable attorneys' fees) and charges which Purchaser incurs as a direct consequence of such breach of the above representations or warranties made hereunder which are incurred within six (6) months of the Closing.

B. THE TRANSACTION CONTEMPLATED IN THIS AGREEMENT HAS BEEN NEGOTIATED BETWEEN SELLER AND PURCHASER, THIS AGREEMENT REFLECTS THE MUTUAL AGREEMENT OF SELLER AND PURCHASER, AND PURCHASER HAS CONDUCTED OR WILL CONDUCT ITS OWN INDEPENDENT EXAMINATION OF THE PROPERTY. OTHER THAN ANY SPECIFIC MATTERS REPRESENTED IN THIS AGREEMENT, PURCHASER HAS NOT RELIED UPON AND WILL NOT RELY UPON ANY REPRESENTATION OR WARRANTY OF SELLER OR ANY OF SELLER'S ELECTED OR APPOINTED OFFICIALS, AFFILIATES, CONSULTANTS, AGENTS OR REPRESENTATIVES, AND PURCHASER HEREBY ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS OR WARRANTIES HAVE BEEN MADE. SELLER SPECIFICALLY DISCLAIMS, AND NEITHER SELLER NOR ANY OF SELLER'S AFFILIATES NOR ANY OTHER PERSON IS MAKING, ANY REPRESENTATION, WARRANTY OR ASSURANCE WHATSOEVER TO PURCHASER AND, EXCEPT AS SET FORTH IN THIS AGREEMENT OR THE DOCUMENTS TO BE ENTERED INTO PURSUANT TO THIS AGREEMENT, NO WARRANTIES OR REPRESENTATIONS OF ANY KIND ARE MADE BY OR ON BEHALF OF SELLER OR RELIED UPON BY PURCHASER WITH RESPECT TO THE STATUS OF TITLE OF THE PROPERTY OR THE CONDITION, DESIGN OR MARKETABILITY OF THE PROPERTY, OR ANY PORTION THEREOF, IT BEING THE INTENTION OF SELLER AND PURCHASER THAT, EXCEPT AS EXPRESSLY SET FORTH TO THE CONTRARY IN THIS AGREEMENT OR THE DOCUMENTS TO BE ENTERED INTO PURSUANT TO THIS AGREEMENT, THE PROPERTY WILL BE CONVEYED AND TRANSFERRED TO PURCHASER IN ITS PRESENT CONDITION AND STATE OF REPAIR, "AS IS" AND "WHERE IS," WITH ALL FAULTS.

Except as expressly set forth herein, Purchaser, on behalf of itself and all of its officers, directors, shareholders, employees, partners, members, subsidiaries and its other affiliated or related entities, representatives, consultants and agents, and Purchaser's and each of the foregoing parties' successors and assigns (collectively, the "***Purchaser Parties***") hereby expressly waives, relinquishes and releases any and all rights, remedies and claims any of the Purchaser Parties may now or hereafter have, against Seller (except as specifically set forth in this Agreement), and all of Seller's officers, directors, shareholders, employees, partners, members, subsidiaries and other affiliated or related entities, representatives, consultants and agents, and Seller's and each of the foregoing parties' successors and assigns (collectively, the "***Seller Parties***"), whether known or unknown, arising from or related to: (a) the physical condition, quality, quantity and state of repair of the Property and the prior management and operation thereof; (b) the accuracy, completeness or methodology of preparation of any documents or information provided by or on behalf of Seller; or (c) the Property's failure to comply with any federal, state or local laws, regulations, ordinances

or orders, including, without limitation, those relating to health, safety, zoning, the environment and the Americans with Disabilities Act; or (d) any past, present or future presence, alleged presence, release or alleged release of any hazardous materials in, on, under or about, or otherwise migrating to, from, across or under, the Property. Purchaser represents that it is a knowledgeable and sophisticated purchaser of real estate, and that it is relying solely on its own expertise and that of Purchaser's consultants in consummating the transaction contemplated in this Agreement. Purchaser acknowledges and agrees that the disclaimers set forth in this Agreement are an integral part of this Agreement, and that Seller would not have agreed to sell the Property to Purchaser in accordance herewith without the disclaimers set forth in this Agreement.

C. Purchaser represents and warrants to Seller, and covenants with Seller, with the understanding that each such representation, warranty and covenant (i) is material and being relied upon by Seller, (ii) is made as an inducement to Seller to enter into this Agreement and consummate the transaction contemplated hereby, (iii) is true in all respects as of the date of this Agreement, and (iv) shall be true in all respects on the Closing Date, that:

1. Purchaser is a limited liability company duly organized and validly existing under the laws of the State of Illinois.

2. Purchaser has the power to acquire, own, and dispose of the Property and to engage in the transactions contemplated in this Agreement.

3. On the Closing Date, Purchaser will be in good standing under the laws of the State of Illinois.

4. The execution and performance of this Agreement has been authorized by Purchaser and, to Purchaser's knowledge, the execution of this Agreement by Purchaser will not result in a breach of, violate any term or provision of, or constitute a default under, any certificate of formation, operating agreement, indenture, deed to secure debt, deed of trust, mortgage, lease or other document by which Purchaser is bound.

5. No petition in bankruptcy (voluntary or otherwise), assignment for the benefit of creditors, or petition seeking reorganization or arrangement or other action under federal or state bankruptcy law is pending against Purchaser.

6. Purchaser is not acting, directly or indirectly, for or on behalf of any Person named by the United States Treasury Department as a Specifically Designated National and Blocked Person, or for or on behalf of any Person designated in Executive Order 13224 as a Person who commits, threatens to commit, or supports terrorism. Purchaser is not engaged in the transaction contemplated by this Agreement directly or indirectly on behalf of, or facilitating such transaction directly or indirectly on behalf of, any such Person.

7. Purchaser hereby indemnifies and holds Seller harmless against all losses, actual damages, liabilities, costs, expenses (including reasonable attorneys' fees) and charges which Seller incurs as a direct consequence of such breach of the above representations or warranties made hereunder which are incurred within six (6) months of

the Closing; provided, however, notwithstanding the foregoing, in no event shall Purchaser be liable for consequential, special, or punitive damages.

XIV. NOTICES

Whenever any notice, demand, or request is required or permitted hereunder, such notice, demand or request shall be in writing and shall be hand-delivered in person or sent by FedEx or similar national overnight delivery service, or via email, to the addresses set forth below:

To Purchaser:

Habitat Development Company LLC
50 W. Hubbard, Suite 500
Chicago, Illinois 60654
Attn: Zack Zalar, VP of Investments
Email: zzalar@HABITAT.com

And a copy to:

DLA Piper LLP (US)
444 West Lake Street, Suite 900
Chicago, Illinois 60606
Attn: Katie C. Jahnke Dale
Email: katie.dale@us.dlapiper.com

To Seller:

Village of Northbrook, Illinois
1225 Cedar Lane
Northbrook, Illinois 60062
Attention: Village Manager
Email: cara.pavlicek@northbrook.il.us

With a copy to:

Elrod Friedman LLP
350 North Clark Street
Second Floor
Chicago, Illinois 60654
Attention: Steven M. Elrod, Esq. and Andrew S. Carlins, Esq.
Email: steven.elrod@elrodfriedman.com and
andrewcarlins@elrodfriedman.com

Any notice, demand, or request which shall be served upon any of the parties in the manner aforesaid shall be deemed sufficiently given for all purposes hereunder (i) at the time such notice, demand or request is hand-delivered in person, (ii) on the day such notices, demands or requests

are deposited with FedEx or similar national overnight delivery service in accordance with the preceding portion of this Section XIV; or (iii) on the day such notices demands or request are emailed to the addresses set forth in this Section XIV. Any party hereto shall have the right from time to time to designate by written notice to the others such other person or persons and at such other places in the United States as such party desires written notices, demands, or requests to be delivered or sent in accordance herewith; provided, however, at no time shall either party be required to send more than an original and two (2) copies of any such notice, demand or request required or permitted hereunder. Anything contained in this Section XIV to the contrary notwithstanding, all notices from Seller and Purchaser may be executed and sent by their respective counsel.

XV. SETTLEMENT ITEMS

All charges and fees customarily prorated and adjusted in similar transactions will be prorated as of Closing Date. In the event that accurate prorations and other adjustments cannot be made at Closing because current bills or statements are not obtainable (as, for example, all water, sewer, gas and utility bills), the parties will prorate on the best available information. Final readings and final billings for utilities will be taken as of the date of Closing except for a water bill which may be taken up to two (2) days before the Closing Date. General real estate taxes for 2025 will be paid by Seller at Closing, and for 2026 and subsequent years, general real estate taxes and special assessments and all other public or governmental charges against the Property, if any, which are or may be payable on an annual basis (including charges, assessments, liens or encumbrances for sewer, water, drainage or other public improvements completed or commenced on or prior to the Closing Date) will be adjusted and apportioned as of the Closing Date on an accrual basis. If the exact amount of general real estate taxes is not known at Closing, the proration will be based on 100% of the most recent full year tax bill, and will be conclusive, with no subsequent adjustment.

XVI. ACCESS

With respect to Purchaser's right to inspect the Property (including the Records and Documents), Purchaser agrees that (i) Seller shall receive not less than 48-hours prior notice of each inspection, (ii) each inspection shall be performed during normal business hours or at such other times as Seller and Purchaser shall mutually agree, (iii) Purchaser and Purchaser's Agents shall use all reasonable efforts to minimize any disruption of the tenants, guests, customers, employees or occupants of the Property, and (iv) prior to accessing the Property, Purchaser shall deliver to Seller a certificate of insurance evidencing Purchaser's commercial general liability insurance in an amount not less than $1,000,000 per occurrence and $2,000,000 in the aggregate and naming Seller as an additional insured. All inspections, examinations and other reviews conducted by Purchaser or Purchaser's Agents pursuant to this Agreement shall be performed at the sole risk and expense of Purchaser, and Purchaser shall be solely responsible for the acts or omissions of Purchaser and any of Purchaser's Agents brought on, or to, the Property by Purchaser. Purchaser shall not permit the creation of any lien in favor of any contractor, subcontractor, materialman, mechanic, surveyor, architect or laborer. Purchaser hereby expressly agrees to indemnify, defend and hold Seller harmless against any claim, lien, damage, loss, liability or injury to either persons or property, and all costs and expenses related thereto (including without limitation reasonable attorneys' fees and costs), arising out of Purchaser's or its agent's or

representative's actions under this Section XV; provided, however, such indemnity shall not extend to protect Seller from any pre-existing liabilities for matters merely discovered by Purchaser (*e.g.*, latent environmental contamination). The indemnity and hold harmless provisions of this Section XV are referred to as the "***Inspection Indemnity***." In the event that Purchaser does not consummate the transaction contemplated in this Agreement, Purchaser shall restore any damage or destruction caused to the Property by Purchaser. This Inspection Indemnity shall survive the Closing or any termination of this Agreement for a period of one year.

XVII. BROKER

Purchaser and Seller hereby represent to each other that no real estate broker or agent was involved in negotiating the transaction contemplated in this Agreement. In the event any other claim(s) for real estate commissions, fees or compensation arise in connection with this Agreement, Purchaser and Seller further covenant and agree that the party so incurring or causing such claim(s) shall indemnify, defend and hold harmless the other party from any loss, claim or damage which the other party suffers because of said claim(s). This Section XVII shall survive the Closing or any termination of this Agreement.

XVIII. MISCELLANEOUS

A. This Agreement constitutes the entire agreement between the parties hereto and cannot be changed or modified other than by a written agreement executed by both Purchaser and Seller. This Agreement supersedes all previous agreements and understanding between the parties hereto with respect to the subject matter hereof. 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.

B. Irrespective of the place of execution or performance, this Agreement shall be governed by and construed in accordance with the laws of the State of Illinois. This Agreement shall be construed without regard to any presumption or other rule requiring construction against the party causing this Agreement to be drafted. If any words or phrases in this Agreement shall have been stricken out or otherwise eliminated, whether or not any other words or phrases have been added, this Agreement shall be construed as if the words or phrases so stricken out or otherwise eliminated were never included in this Agreement and no implication or inference shall be drawn from the fact that said words or phrases were so stricken out or otherwise eliminated. All terms and words used in this Agreement regardless of the number or gender in which they are used, shall be deemed to include any other number and any other gender as the context may require. Time is of the essence of this Agreement and each and every provision contained in this Agreement.

C. This Agreement may be executed in more than one counterpart, each of which shall be deemed an original. This Agreement may also be executed and transmitted by facsimile or e-mail (in pdf. or similar format), and this Agreement may be executed by electronic signature such as DocuSign, and such electronically executed and/or delivered counterparts shall have the same binding effect as any original signature.

D. In the event that the last day for performance of any matter in this Agreement falls

on a Saturday, Sunday or legal holiday in Chicago, Illinois, the time for performance shall automatically be extended to the next Business Day. As used in this Agreement, a "***Business Day***" is any day other than a Saturday, Sunday or legal holiday in Chicago, Illinois.

E. If any term, covenant or condition of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement and the application of such terms, covenants and conditions to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each term, covenant and condition of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

F. All rights, powers and privileges conferred hereunder upon the parties unless otherwise provided shall be cumulative and not restricted to those given by law.

G. No failure of any party to exercise any power given such party hereunder or to insist upon strict compliance by any other party to its obligations hereunder, and no custom or practice of the parties in variance with the terms hereof, shall constitute a waiver of any party's right to demand exact compliance with the terms hereof.

H. The provisions of this Agreement shall extend to, bind and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors, assigns and the legal representatives of their estates.

I. Purchaser's rights under this Agreement are intended to be personal to Purchaser and may not be assigned by Purchaser to any other person or entity without prior written consent of Seller, which consent may be granted or withheld in Seller's sole and absolute discretion; provided, however, that Purchaser may assign this Agreement to an Affiliate of Purchaser or a joint venture in which an Affiliate of Purchaser is a partner or member. For purposes of this paragraph, "***Affiliate***" shall mean persons or entities that directly or indirectly control, or are controlled by, or are under common control with, Purchaser.

J. Seller and Purchaser each shall have the right to consummate the transaction contemplated in this Agreement as part of an exchange of like-kind property pursuant to Section 1031 of the Internal Revenue Code of 1986, as amended, and the Regulations promulgated thereunder. Seller and Purchaser agree to cooperate with each other to effect such an exchange for Seller, Purchaser or both of them provided, however, (i) the ability of a party to effect an exchange shall not be a condition precedent to that party's obligations under this Agreement, (ii) an exchange being effected by a party shall not result in any additional cost (other than a nominal cost) to the other party; (iii) neither party shall be obligated to take title to any other real property in order to effect such an exchange for the other party; (iv) no exchange shall delay the Closing Date; and (iv) any exchange being effected by a party shall be effected by means of that party's use of a qualified intermediary.

K. In the event either Party employs an attorney in connection with claims by one Party against the other arising from the operation of this Agreement, the non-prevailing party shall pay the prevailing party all reasonable fees and expenses, including reasonable attorneys' fees, incurred

in connection with such transaction, in addition to all other remedies or damages as provided in this Agreement.

L. This Agreement will be deemed dated and become effective ("***Effective Date***") on the date that is the later to occur of (a) the date that the authorized signatory of Seller signs this Agreement, and (b) the date that the authorized signatory of Purchaser signs this Agreement.

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

N. The parties acknowledge that, as Seller is a governmental entity, this transaction is exempt from any State, County, or local real estate transfer tax pursuant to 35 ILCS 200/31- 45(b).

O. 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.

[*Signature Page Follows*]

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

PURCHASER:

HABITAT DEVELOPMENT COMPANY LLC,
an Illinois limited liability company

By: _____
Name: _____
Title: _____
Date: _____

SELLER:

VILLAGE OF NORTHBROOK,
an Illinois home rule municipal corporation

By:_____
Name: _____
Title: _____
Date: _____

ATTEST:

By: _____
Name: _____
Title: Village Clerk
Date: _____

EXHIBIT A

LEGAL DESCRIPTION

[TO BE ADDED]

EXHIBIT B

DISCLOSURE AFFIDAVIT

State of Illinois)
) ss.
County of _____)

DISCLOSURE AFFIDAVIT[1]

I, _____, ("Affiant") am involved with the owner of HABITAT DEVELOPMENT COMPANY LLC, an Illinois limited liability company in _____ County, State of Illinois, being first duly sworn and having personal knowledge of the matters contained in this Affiant, swear to the following:

1. That I am over the age of eighteen and the [ ] owner or [ ] authorized trustee or [ ] corporate official or [ ] managing agent or [ ]_____ of the grantee ("Grantee") of the Real Estate (as defined below).

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

P.I.N.: _____
Commonly known as: 1657 Shermer Road, Northbrook, Illinois ("Real Estate").

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

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

[ ] The owners or beneficiaries of the trust are:

or

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

or

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

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

_____

AFFIANT
SUBSCRIBED AND SWORN to before me
this _____ day of _____, 2026.

_____

_____

EXHIBIT C

PERMITTED EXCEPTIONS

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

2. Redevelopment Agreement.

EXHIBIT D

TERMINATION NOTICE

EXHIBIT E

EXTENSION NOTICE

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Development & Planning Services Amy McEwan
Date: 2026-05-26
Subject: Preliminary Review of a Request by Habitat Development Company, LLC for a planned unit development located at 1657 Shermer Road.

Overview
Habitat Development Company has submitted an application for preliminary review for a zoning request to construct a mixed use structure on the property consisting of approximately 320 luxury apartments and 8,000 square feet of commercial space.

Fiscal Impact
N/A. This is a preliminary review at which time the Village Board receives a high-level overview by staff of the request focused on land use matters pursuant to the Zoning Code. The Village Board provides non-binding feedback on the request and any areas of concern that they wish the applicant to address on the plans and during the formal application process.

Recommendation
The Village Board is asked to provide non-binding feedback for the proposal and approve a motion that the public hearing be conducted by the Village Board.

Strategic Priority

Background

A Preliminary Review of a land use request is held by the Board of Trustees pursuant to the Zoning Code and is the first public meeting in the development application process. At the preliminary review the Village Board receives a high-level overview by staff of the request. The Village Board provides non-binding feedback on the request and any areas of concern that they wish the applicant to address on the plans and during the formal application process. Additionally, at the time of Preliminary Review, the Board of Trustees identifies which public body will conduct the Public Hearing. If after the preliminary review, the requestor proceeds by submitting a formal application, there will be a public hearing held by the Plan Commission or the Board of Trustees.

The applicant, Habitat Development Company LLC, is requesting zoning approvals for a new mixed-use residential and commercial development at 1657 Shermer Road. The applicant has

entered into a purchase and sale agreement with the Village of Northbrook to purchase the property and requests the necessary zoning relief to allow a mixed-use planned unit development consisting of approximately 320 luxury apartments and 8,000 square feet of commercial space.

The following zoning relief is requested:

1. Planned Unit Development for a mixed-use development

The proposed luxury apartment building with approximately 8,000 square feet of public commercial space on the ground floor is appropriate under the current Zoning Code as part of the requested planned unit development. The proposed development consists of uses which are permitted in the Village Green Residential and Commercial (VGRC) District. In addition to the proposed building appears to meet the Zoning Code requirements as presented in terms of height and setbacks, the proposed parking is also compliant with the State parking requirements for parcels located within ½ mile radius of the Metra station.

Under the current Zoning Code, by right the parcel may be redeveloped as a mixed-use development, including residential and commercial, with up to five stories in a Planned Unit Development within the VGRC District. In reviewing this request, we suggest the Board consider the following policy questions:

1. Is a Planned Unit Development for a mixed-use development appropriate on this site?
2. If so, is the proposed plan consisting of commercial space located within the first floor of the proposed luxury apartment building appropriate?
3. Does the Board concur with the staff recommendation that the public hearing for the requested relief be conducted by the Board of Trustees?

The property is described as being:

- 8.89 acres in size;
- zoned Village Green Residential & Commercial (VGRC) District;
- located on the east side of Shermer Road, south of Walters Avenue;
- improved with a 181,289 square foot vacant industrial office building and parking;
- surrounded by:
    - North: VGRC Village Green Residential & Commercial; multi-family residential
    - South: RLC Residential and Limited Commercial; mixed use multi-family residential
    - East: OS Open Space; railroad right-of-way and Techny Prairie Park
    - West: C-2 Neighborhood Commercial District and R-4 Single Family Residential; single family homes and a physical fitness facility
- designated as appropriate for Major Corridor Multi-Use in the Comprehensive Plan;
- not located within the 100-year flood plain;
- located in proximity to an area identified in the Master Stormwater Management Plan as

having been appropriate for six various projects, of which four projects have been completed over the last several years; and
- The Village's Bicycle and Pedestrian Plan identifies Shermer Road as a high priority area for installation of a sidepath along the frontage of the Subject Property. The Village has recently completed a new shared-use path that is located adjacent to the roadway which is designed to accommodate bicyclists and pedestrians.

The proposed plan notes:

- The applicant proposes to demolish the existing industrial building located on the property and construct a new 320 unit luxury apartment building with an associated parking structure that the building will wrap around.
- The new building will include approximately 8,000 square feet of public commercial space on the ground floor for use as a restaurant, inclusive of ample outdoor "three season" dining space adjacent to the building.
- The proposed building will be primarily 5 stories in height and the schematic site plan submitted by the applicant indicates a four-story building height along Shermer Road.
- The luxury apartment building will include 191 one-bedroom units, 111 two-bedroom units, and 15 three-bedroom units, of which 15% of the building units (48 total units) will be affordable. The applicant is proposing to comply with the State Affordable Housing Special Assessment program which requires the affordable housing units to be designated for qualifying residents that are at or below 60% of the area median income (AMI). This is a deviation from the Northbrook Inclusionary Housing Article of the Zoning Code which requires rental housing to divide the affordable units into three tiers for varying area median income rates. Staff notes that the proposed plan of 48 units affordable at a 60% AMI will provide a level of available housing at an AMI that is needed in Northbrook.
- The proposed building will include a parking garage consisting of 500 spaces available to not only tenants of the apartment complex, but also to the commercial business space. The parking structure will be screened by the residential units.
- For use by it's residents, the apartment complex will have resort like amenities including, but not limited to, an outdoor pool, fitness center, clubhouse, co-working and work-from-home lounge areas, a multiple private outdoor courtyard spaces.
- The proposed site includes 150 surface parking spaces around the perimeter of the property.
- The site is providing 650 parking stalls. Given the location being within ½ mile of the Metra station, the State regulations apply and no parking requirements can be assessed on the property.
- The site plan also includes a designated delivery and logistics zone for dedicated pick-up and drop-off of residents and guests, ride share services, and deliveries such as Uber Eats. The designated delivery area is adjacent to the main entrance of the complex and can operate without disruption to the traffic circulation around the site.

Staff has included a sustainability addendum summarizing the Village's Climate Action Plan (CAP) action items as it relates to the development proposal, which goes into further detail on CAP items that are relevant to the property and the proposed plan.

As a reminder, this request is at the preliminary review level, and should the applicant choose to file a formal application, at that time a traffic study, fiscal impact study, preliminary engineering and landscaping, stormwater data, and photometrics will be submitted for review. Also included with the formal application will be data regarding potential student generation for the apartment complex. The property is located within the boundaries of School District 30 and 225.

The Applicant and staff will attend the May 26, 2026 Board of Trustees meeting to answer any questions.

Supplemental - 1657 Shermer - Applicant Submittal
Supplemental - 1657 Shermer - Habitat - Sustainability Addendum
Supplmental - 1657 Shermer - Application Summary, Aerials, and Site Photos
Supplemental - 1657 Shermer - Staff Presentation

northbrook

DEVELOPMENT & PLANNING SERVICES DEPARTMENT

PRELIMINARY REVIEW APPLICATION – ZONING & SUBDIVISION RELIEF**

Prior to applying for preliminary review of requested zoning and/or subdivision relief by the Village Board, the Applicant should schedule a meeting with the Department of Development & Planning Services to discuss the requested relief. ***(**Note: Applications for zoning relief from the Zoning Board of Appeals must use a different application form.)***

The purpose of a preliminary review is to broadly acquaint the Village Board with the applicant's proposal and to provide the applicant with any preliminary views or concerns that members of the Board may have at a time in the process when positions are still flexible and adjustment is still possible. At the meeting at which the preliminary application is considered, any member of the Board of Trustees may make any comments, suggestions or recommendations regarding the preliminary application deemed necessary or appropriate by that member; provided, however, that no final or binding action shall be taken with respect to any preliminary application. Nothing said or done in the course of such review shall be deemed to create, or to prejudice, any rights of the applicant or to obligate the Village Board, or any member of it, to approve or deny any formal application following full consideration thereof as required by the Northbrook Zoning Code.

The following materials are the minimum required for the processing of a preliminary review by the Village of Northbrook's Board of Trustees. There is no filing fee for the preliminary review; however, review of a submitted formal application will require payment of a filing fee(s). If you have questions regarding the completion of this process contact the Development & Planning Services Department at (847) 664-4050.

Current Property Owner Information

Legal Name: Village of Northbrook

Primary Contact: Cara Pavlicek, Village Manager

Address 1225 Cedar Lane

City, State, Zip Northbrook, IL 60062

Phone No. 847.664.4011

Email cara.pavlicek@northbrook.il.us

Applicant Information

Legal Name Habitat Development Company LLC

Primary Contact: Zack Zalar

Company The Habitat Company LLC

Address 350 W Hubbard Fifth Floor

City, State, Zip Chicago, IL 60654

Phone No. 312.527.5400

Email zzalar@habitat.com

Property Information *(if more than one parcel is involved in the request please include the information for all parcels)*

Site Location/Address: 1657 Shermer Rd, Northbrook, IL

Size of Property: Approx. eight acres (square feet/acres)

Size of Building Space, if applicable: 181,289 (square feet)

Current Zoning[1]: Village Green Residential and Commercial District

Current Use of the Property: Restricted Industrial - Currently not operating

[1] www.northbrook.il.us/zoningmap

REQUIRED MATERIALS FOR SUBMISSION

The Applicant must provide 1 electronic copy, of the following information to Staff:

- ☑ If the Applicant is ***not*** the owner of the subject property, the ***current property owner*** must submit written authorization allowing the Applicant to pursue the requested action. This letter must be received by Village Staff prior to placing an item on the Village Board agenda.

- ☑ A written narrative explaining the request must be provided. The narrative must include:

    - A description of the property as it exists today, including the use(s) on the property.
    - A description of the proposed use of the property.
    - A description of the proposed physical changes to the property, including site improvements and building improvements (if none are proposed, please state so).
    - Include the following, if applicable:
        - Hours of operation.
        - Number of employees.
        - Number of existing and proposed parking spaces.
        - A list of other tenants in the building, if a multi-tenant building.
        - Are there any proposed outdoor activity or uses.

- ☑ A "sketch" plan outlining the proposed project must be provided. This plan will vary depending on the type of Application. Please contact Staff to determine what information should be included.

Instructions for Submitting Electronic Files

When submitting a zoning or subdivision relief application with the Village you must submit **one electronic copy** of your application submittal and that you follow the instructions below.

1. The electronic copy of your submittal should be submitted on a USB flash drive (also known as a memory stick, a clip drive, thumb drive, etc.) or via email directly to staff as pdf attachments NOT in a zip file or dropbox.

2. **Each electronic file must be submitted as a PDF file cannot be larger than 20 MB.**

3. The files should contain descriptive filenames; for example, landscape plans should be labeled "Landscape Plans – 1-21-16" rather than some internal file naming system such as "LAN 345662-Z". As included in the example of a filename, the filename should also contain the most recent revision date of the file "Landscape Plans – 1-21-16"

4. The files should be organized in a numeric order separate the number from the rest of the file name by a dash (-). For example:

    1–Application Form
    2–Special Permit Worksheet
    3–Site Plan – 1-21-16
    4–Landscape Plan – 1-24-16

5. If a subset of plan sheets, such as landscape plans, consists of more than one sheet, the sheets should be combined and submitted as one electronic file. Each individual sheet should not be submitted as a separate file. If combining all the plan sheets into one electronic file results in a file larger than 20 MB, then separating the electronic file into two files would be appropriate.

Please share the above electronic submittal requirements with everyone on your design team.

May 14, 2026

The Village is in receipt of a Preliminary Review Application form submitted on behalf of Habitat Development Company, LLC with a request to propose a mixed use development located at 1657 Shermer Road.

The Village of Northbrook, as owner of 1657 Shermer Road, hereby grants authorization for Habitat Development Company, LLC to submit a Preliminary Review application form for consideration by the Village President and Board of Trustees.

Sincerely,

Cara Pavilcek
Village Manager

THE HABITAT COMPANY

350 West Hubbard Street, Chicago IL 60654
P 312.527.5400 habitat.com

Zack Zalar

TO: Amy McEwen

SUBJECT: 1657 Shermer Rd - Concept Entitlement Package – Design Narrative

DATE: 05/14/2026

Property Description – Existing Conditions

The subject property is located at 1657 Shermer Road in Northbrook, Illinois and encompasses approximately 8 acres. The site is currently zoned Village Green Residential and Commercial District and contains an existing vacant industrial building of approximately 181,289 square feet. The property is currently not in active operation. The site is bounded by Shermer Road to the west, the Chicago Milwaukee & St. Paul Railroad corridor to the south, and existing multi-family residential development to the east.

Description of Proposed Use

The Developer proposes to redevelop the site as a luxury mixed-use development consisting of for-rent residential apartment units and ground-floor restaurant/retail space. Of the residential units, approximately 272 will be market-rate and 48 units will be affordable, representing 15% of the total, will be designated as affordable intended to further the Village's Affordable Housing Ordinance.

The unit mix is as follows:

- **One-bedroom units:** 194 units (approximately 61% of total)
- **Two-bedroom units:** 111 units (approximately 35% of total)
- **Three-bedroom units:** 15 units (approximately 5% of total)

The ground-floor retail space is envisioned for restaurant occupancy, with a large west-facing outdoor patio fronting Shermer Road. The patio is anticipated to operate as a three-season amenity area, activated from spring through fall, providing an engaging streetscape presence along the building's primary public frontage.

Description of Proposed Physical Changes

The existing industrial building will be demolished in its entirety, and all existing surface improvements will be removed. In their place, the Developer proposes the following:

A five-story multifamily residential building containing 320 for-rent apartment units with an integrated multi-level precast concrete parking structure centrally located within the building footprint. The project is designed to minimize the visual impact of parking by locating the primary parking areas within an integrated parking structure screened by residential units.

Ground-floor commercial space designed for restaurant occupancy, with a dedicated three-season outdoor patio facing west toward Shermer Road for use by retail patrons.

Resort-style resident amenity spaces distributed throughout the building and site, including a clubhouse, leasing office, fitness center, pool deck, co-working and work-from-home lounge areas, and multiple private courtyard spaces exclusively for residents. The amenity package is designed to reflect a resort-caliber living environment, establishing a new benchmark for luxury multifamily in the Northbrook market.

A designated delivery and logistics zone, including a dedicated area for package pickup and drop-off, ride-share services (including app-based delivery such as Uber Eats), and resident move-in loading, designed and located to operate without disruption to the primary flow of vehicular and pedestrian traffic on the site.

Hours of Operation

The residential leasing and management office will operate Monday through Friday, 10:00 a.m. to 6:00 p.m., Saturday 10:00 a.m. to 5:00 p.m., and Sunday 11:00 a.m. to 5:00 p.m. Restaurant tenant hours of operation will vary but are anticipated to generally fall within the range of 7:00 a.m. to 10:00 p.m. daily, subject to final tenant lease terms.

Number of Employees

The on-site property management team is anticipated to consist of approximately eight full-time employees. Restaurant tenant staffing will be determined by the occupant.

Parking

The proposed development will provide approximately 650 total parking spaces, consisting of approximately 500 spaces within the integrated precast parking structure and approximately 150 surface parking spaces. This supply meets the Village's code requirement of one space per bedroom and no more than two spaces per unit for the residential component, and exceeds code requirements for the retail component. Retail patrons will be permitted to utilize the parking structure and designated surface parking areas in addition to any retail-dedicated surface spaces.

Outdoor Activity and Uses

The proposed development includes two categories of outdoor use. A large west-facing three-season patio adjacent to the ground-floor restaurant will provide outdoor dining and gathering space for retail patrons along the Shermer Road frontage. Additionally, multiple private courtyard spaces are provided throughout the site exclusively for residents, including a resort-style pool amenity deck and landscaped lounge and outdoor gathering areas. These resident amenity courtyards are not accessible to the general public.

Affordable Housing

The proposed development will provide 48 affordable units, designated at 60% of Area Median Income (AMI) or below, which exceeds the affordability depth required under the Village's Affordable Housing Ordinance. The Developer intends to request a modification to the Ordinance to permit compliance through the Illinois Affordable Housing Special Assessment program under the Property Tax Code (35 ILCS 200/10-30). Without adoption of this program, the project will not be financially feasible. The Developer looks forward to working with the Village to structure a compliance pathway that advances the Village's affordable housing goals while enabling a project of this quality and scale to move forward.

Environmental Sustainability

The Developer has reviewed the Village's Climate Action Plan (CAP), adopted August 2021, and is committed to incorporating applicable sustainability measures as the project design evolves.

Traffic

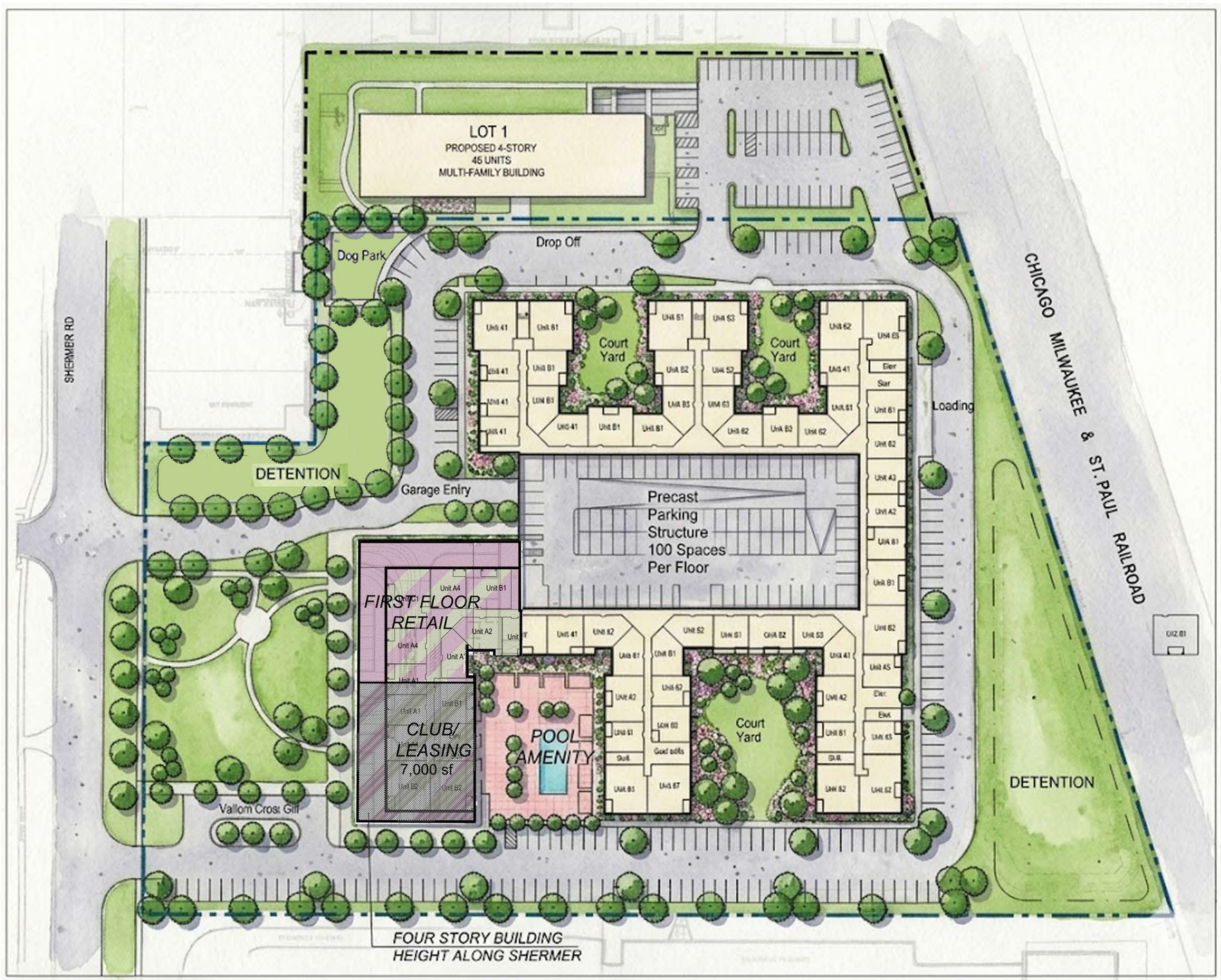
The Developer intends to engage KLOA, Inc., traffic consultants who have previously worked on this property, to conduct a formal traffic study in connection with the PUD application. The study will evaluate site access, internal circulation, and any potential traffic conflicts associated with the proposed development, ensuring that all identified issues are addressed prior to formal plan commission review.

Student Generation Analysis

The Developer has prepared a preliminary student generation estimate using widely accepted industry generation rates for luxury mid-rise multifamily residential development. Based on published rates for suburban multifamily development the proposed 320-unit development is estimated to generate approximately 26 to 36 school-age children across all grade levels. Applied to the proposed unit mix, the distribution is estimated as follows:

- Elementary school-age children (K–5): approximately 14 to 18
- Middle school-age children (6–8): approximately 6 to 9
- High school-age children (9–12): approximately 6 to 9

These students would be served by the applicable Northbrook elementary school district and Glenbrook North High School (District 225). The Developer acknowledges that a more precise generation analysis may be prepared in coordination with a third party consultant. Importantly, the demographic profile of luxury for-rent apartment communities — which tend to attract young professionals, empty nesters, and non-family households — typically results in student generation rates at or below the lower end of this range.



SITE DATA

Unit Typ	Total	Size	NLA	Mix
PT RENTAL	4	500 sf	2,000 sf	4- PT Rental 1.4%
1 BR Unit A1	33	680 sf	22,440 sf	
1 BR Unit A2	78	825 sf	64,350 sf	
1 BR Unit A3	10	755 sf	7,550 sf	203- 1 BR
1 BR Unit A4	82	818 sf	67,076 sf	65.9% 1 BR
2 BR Unit B1	38	1,054 sf	40,052 sf	
2 BR Unit B2	48	1,250 sf	60,000 sf	94- 2 BR
2 BR Unit B3	5	1,232 sf	6,160 sf	29.5%- 2 BR
3 BR Unit C1	14	1,450 sf	20,300 sf	14- 3 BR 4.6% 3 BR
	308		287,928 sf	
			934.8 sf avg	
Site Acreage		-- Ac.		

Retail	8,000 sf
Garage (5 Levels)	500
Surface	175
Total MF	675 (2.1:1 Ratio)
PARKING (COMMERCIAL)	
Inline Retail	80 - 10 /1000

HABITAT™

North

0 20 40 80 160

ILLUSTRATIVE CONCEPTUAL SITE PLAN

Northbrook, Illinois

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2026 BSB Design, Inc.

May 13, 2026 | 24-0000

BSB DESIGN 1043

MEMORANDUM

To: Cara Pavlicek, Village Manager
From: Kate Carney, Sustainability Coordinator
cc: Amy McEwan, DPS Director; Michaela Kohlstedt, DPS Deputy Director
Date: May 26, 2026
Subject: PRE-26-03: 1657 Shermer - Habitat – Sustainability Addendum to Staff Report

Northbrook's Climate Action Plan (CAP) calls to foster sustainability and reduce 80% of community-wide carbon emissions by 2050 through strategic planning and action item implementation. With CAP adoption, development proposals are reviewed with respect to best environmental practices. Applicable action items from the CAP are listed below for all parties to consider during the preliminary review.

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

TL 3- 1 Consider identifying locations where additional bike parking facilities could be installed on site.

TL 5- 8 Design for 100% EV-capable parking per Illinois Electric Vehicle Charging Act (765 ILCS 1085/). Consider installing EV charging stations in designated parking spots.

TL 7- 2 The Village has enacted a partial ban on gas powered leaf blowers – ensure compliance on site.

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

BE 2- 1 Consider conducting a Solar PV Site Assessment. Assessment should include estimated installation cost, and projections for both energy generation potential and economic payback potential over a minimum 20-year timeframe. Based on the Solar PV Site Assessment, consider incorporating renewable energy installation to offset emissions generated from the development. Work with CPACE, Illinois Shines, or similar programs for incentives.

BE 2- 2 If installation will not be realized and the site is suitable, make the buildings solar ready. Solar ready may include reserving space for solar-ready roof zone and planning for structural design loads and electrical service to allow for future installation of a dual pole circuit breaker if possible.

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

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

BE 6- 1 Consider establishing operation and maintenance practices that improve affordability, comfort, indoor air quality, energy efficiency, and smart metering in development.

BE 7- 2 Consider the benefits of replacing fossil fuel burning heating equipment and with air-source heat-pumps, or other efficient electric heating options in development. Strive for zero on-site fossil fuel combustion with air-source heat-pumps, geo-thermal systems, solar thermal, electric cooktops, etc.

BE 8- 1 Provide interior LED lighting development-wide if possible. Promote and distribute education and information to residents on advantages of and options for LED technology. In addition to energy cost savings, maintenance costs are greatly reduced.

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

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

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

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

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

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

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

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

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

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

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

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

GS 2- 1 Encourage invasive species control programs including Integrated Pest Management, Protect the Best, Early Detection and Rapid Response and invasive species identification and control for future residents.

GS 2- 2 Increase the ability of green space to withstand drought conditions through replacement of turf with native prairie, wildflower, and native savanna plantings where possible in landscaping plans.

GS 2- 3 Establish and effectively manage native-habitat corridors along sidewalks, trails and utility easement areas to restore and maintain landscape connectivity where possible.

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

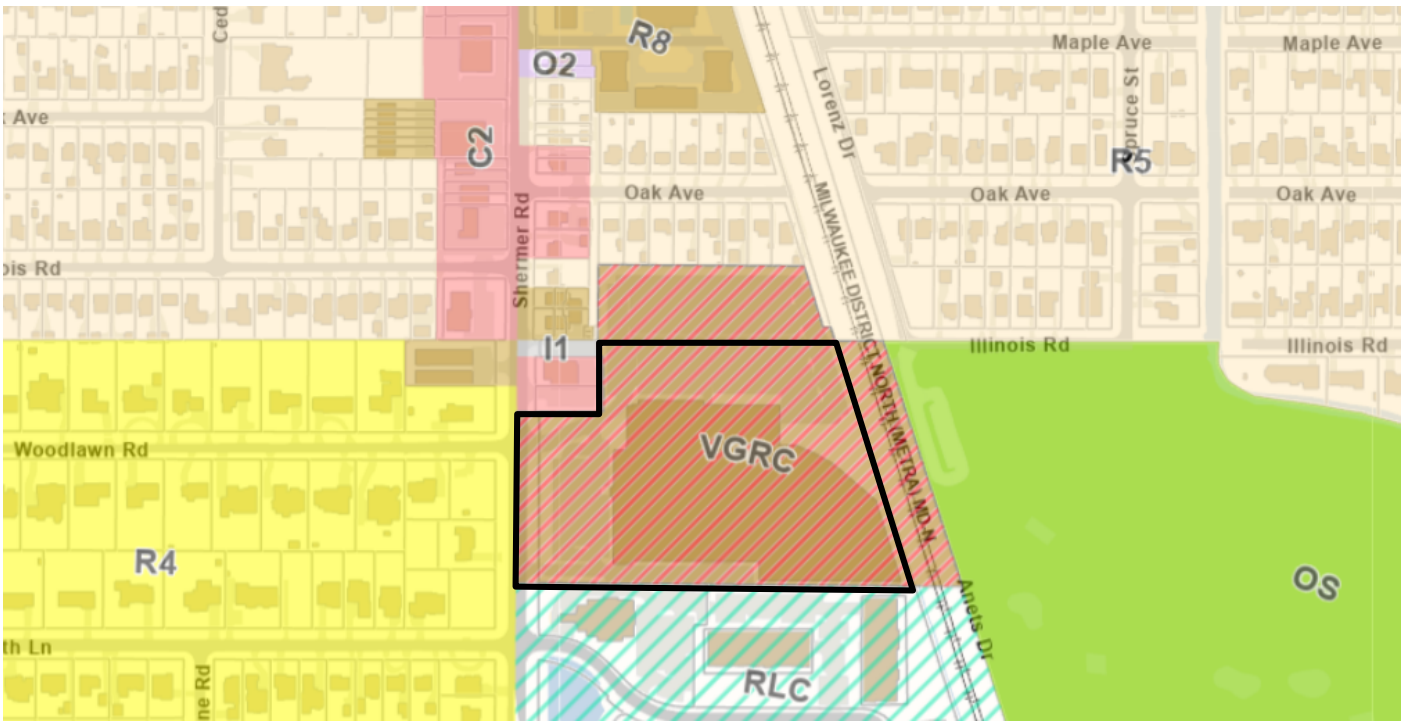
GS 2- 7 Consider eliminating neonicotinoids and reduce use of long-lasting chemical pesticides for landscaping, if applicable.

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

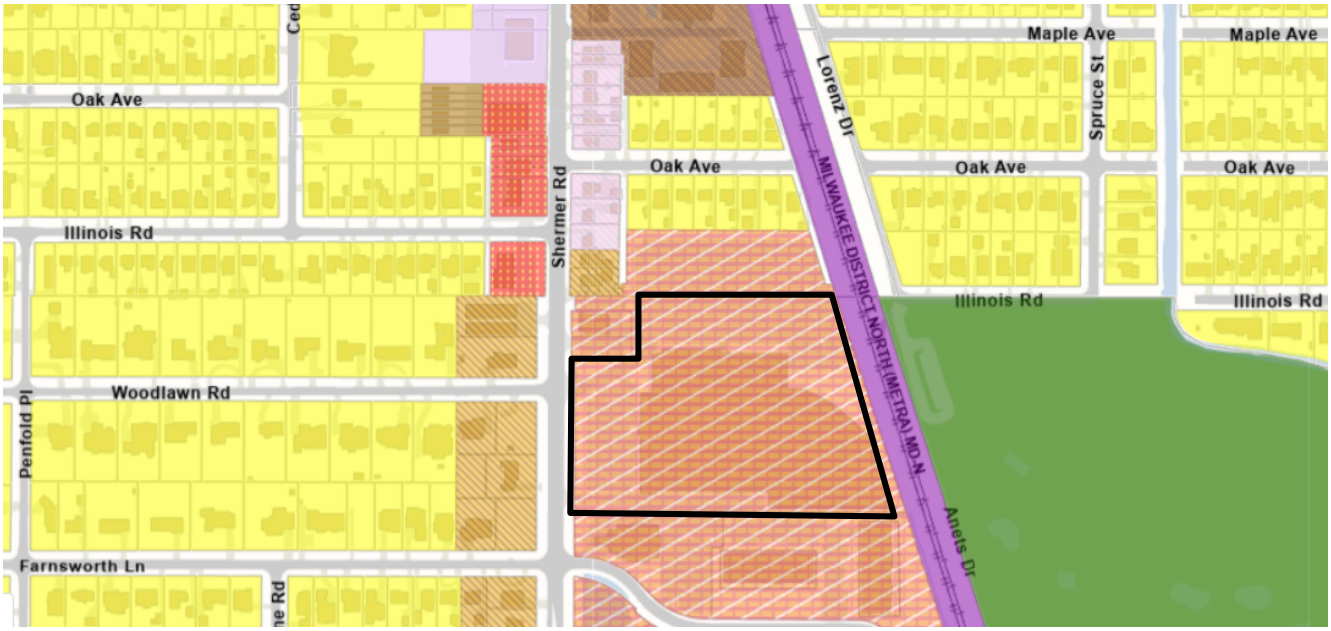
PRELIMINARY REVIEW
PRE-26-03: 1657 SHERMER ROAD
APPLICATION SUMMARY

Applicant:	Habitat Development Company, LLC
Site Location:	1657 Shermer Road
Requested Action:	• Planned Unit Development Approval
Proposal:	Construction of a Mixed Use Development with: • approximately 320 luxury apartments with parking; and • approximately 8,000 sq ft of retail/restaurant use with parking
Existing Zoning & Land Use:	Village Green Residential and Commercial District (VGRC) consisting of a vacant office/warehouse building
Surrounding Zoning & Land Use:	North: VGRC Village Green Residential and Commercial; apartment complex South: RLC Residential & Limited Commercial; multi-family and office uses East: OS Open Spaces & R-5 Single Family Residential; Railroad ROW West: C-2 Neighborhood Commercial, R-8 Multi-Family, & R-4 Single Family Residential; multi-family residences, fitness facility, and single family residences
Comprehensive Plan Designation:	Major Corridor Multi-Use

ZONING MAP



COMPREHENSIVE PLAN MAP

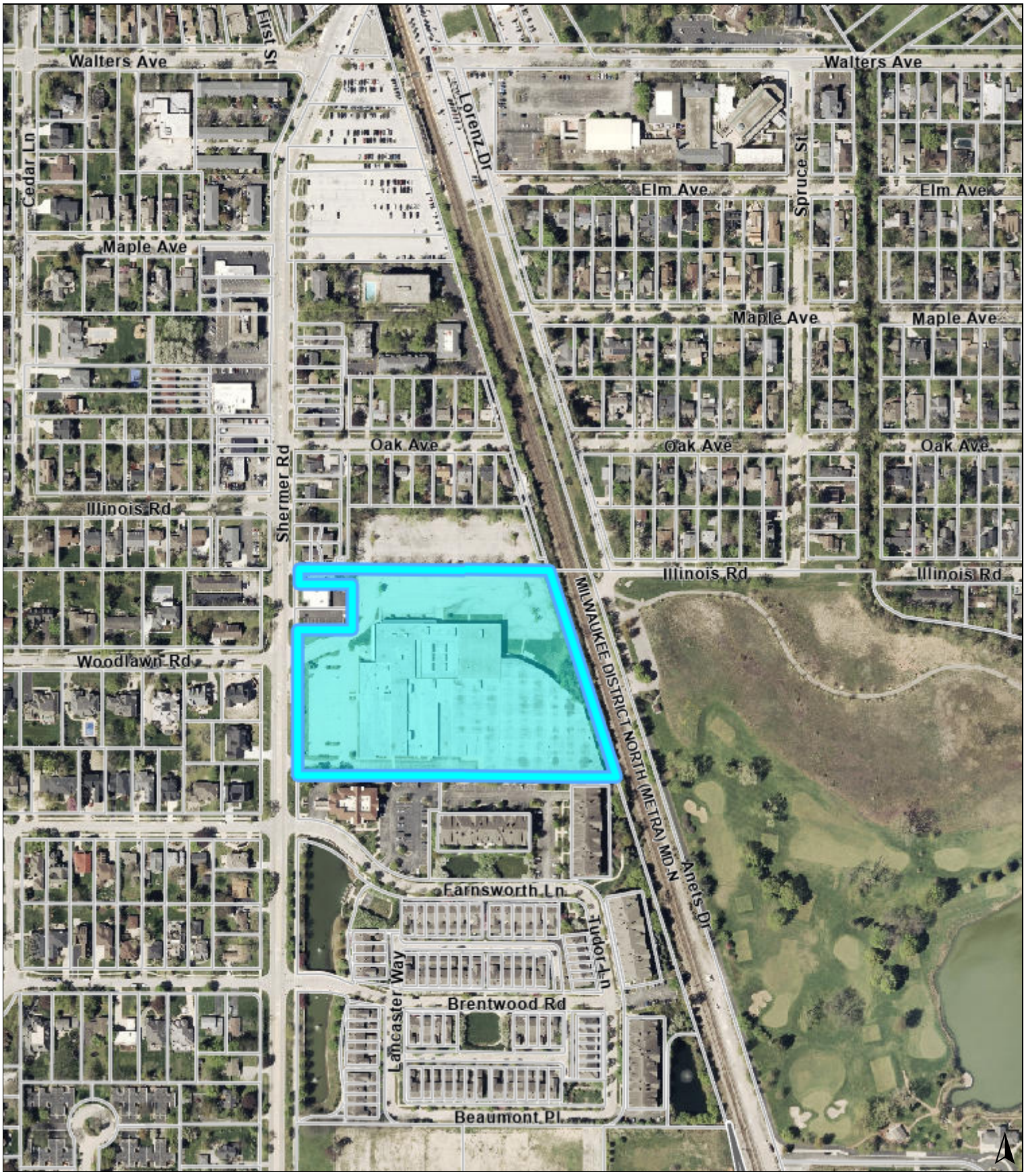


Legend

- Open Space & Outdoor Recreation
- Single Family
- Single Family Large Lot
- Multi-Family up to 6 DUA
- Multi-Family 6-9 DUA
- Multi-Family 9-15 DUA
- Multi-Family over 15 DUA
- Senior or Special Residential
- Government Facility
- Institutional Facility
- Neighborhood Office
- Neighborhood Edge 1
- Neighborhood Edge 2
- Office - Professional
- Office - Corporate/Corridor
- Community Retail
- Major Retail
- Industrial & Commercial Service
- General Industrial, Warehouse & Office
- Major Industrial/Distribution
- Transportation, Comm. & Utilities
- Village Center Mixed Use
- Techny Area Multi-Use
- Major Corridor Multi-Use
- Techny Area

GISConsortium

1657 Shermer Road



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Print Date: 5/15/2026

Notes

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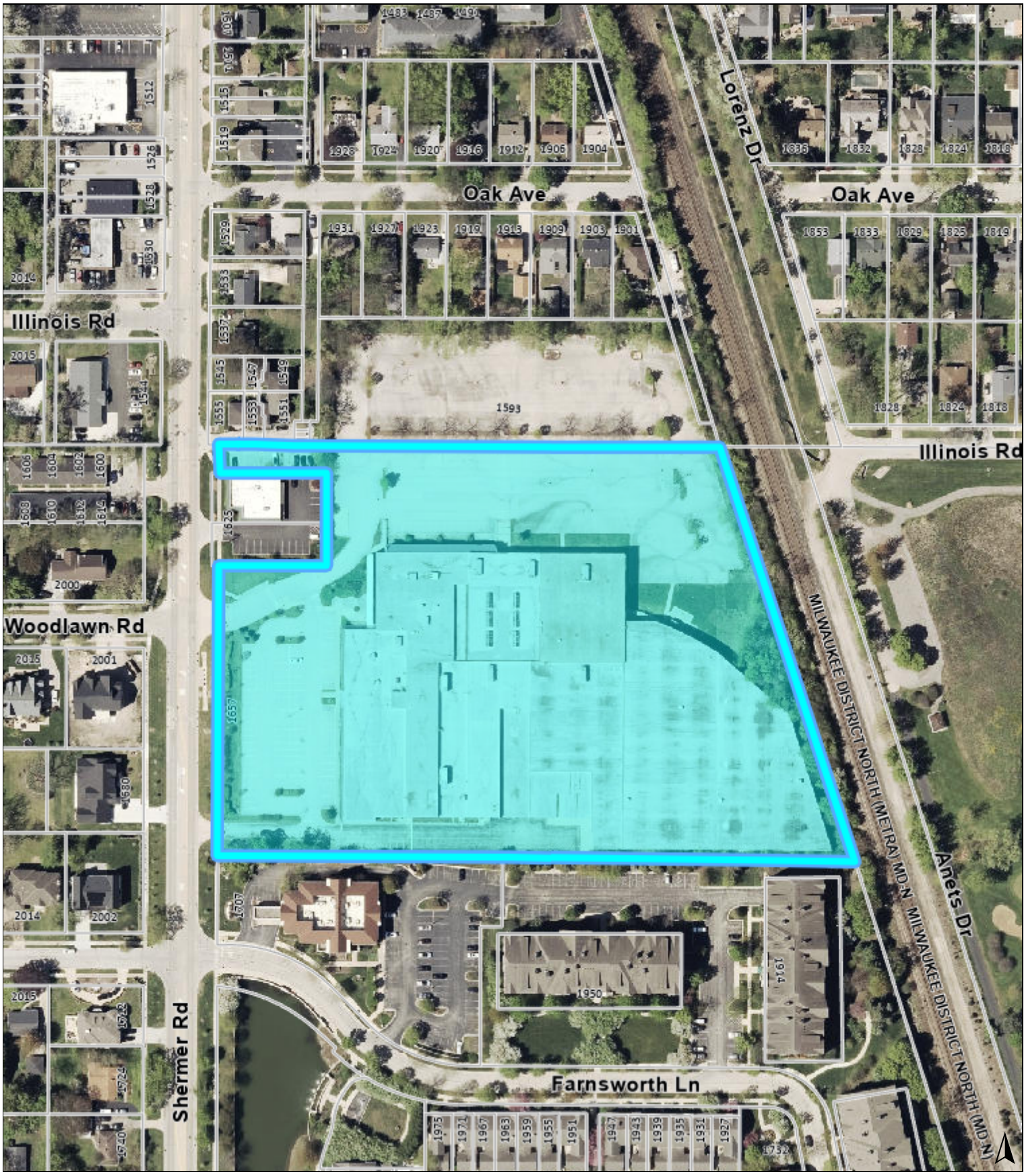
GISConsortium

1657 Shermer Road



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Print Date: 5/15/2026

Notes

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Existing industrial building



Subject Property with Poupard Place to the north

MAY 26, 2026

1657 Shermer Road: New Residential & Commercial Development

Preliminary Review

Northbrook Board of Trustees Meeting

Zoning Relief Process

1

- **Preliminary Review of Sketch Plan by Board of Trustees**
  - The Board reviews schematic plans of the proposal.
  - The Board of Trustees provides initial comments on a proposal, indicating whether or not they see major issues that need to be addressed by the Applicant before they submit detailed plans.
  - The Board of Trustees provides direction for a designated body to conduct the Public Hearing on the application if a formal application is filed.

2

- **Technical Review of Formal Application**
  - Applicant files Formal Application
  - Review of detailed plans, traffic study, financial impact analysis, etc. by Village Staff (Engineering, Police, Fire, Public Works, Zoning, Sustainability) and Village consultants
  - Once technical issues are addressed, a public hearing can be scheduled.

3

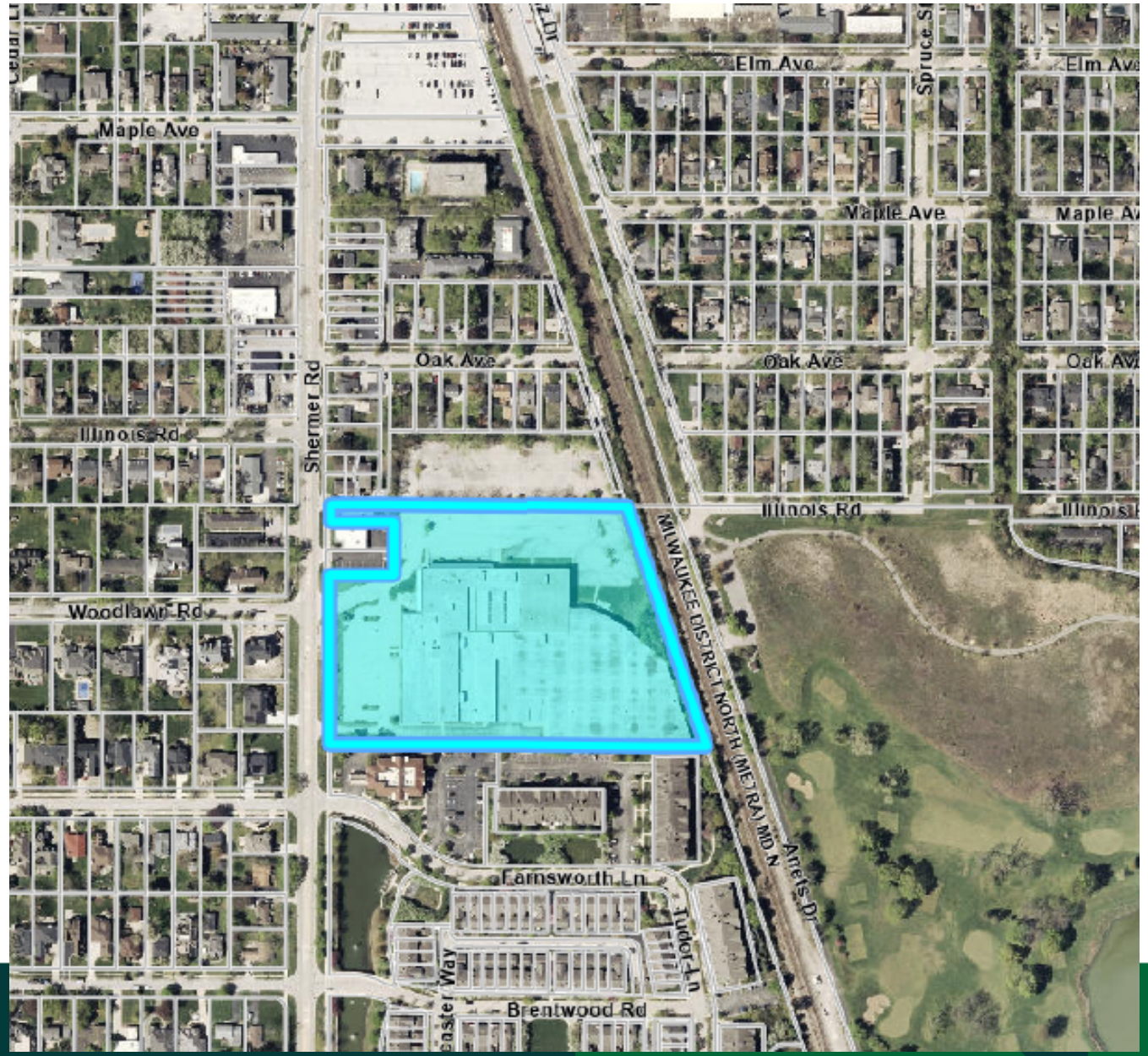
- **Public Hearing Held by Northbrook Plan Commission or Northbrook Board of Trustees**
  - Notice goes to neighbors by certified mail; a sign is posted on the property; and notice is published in the local newspaper.
  - The Applicant presents their proposal, the neighbors are able to speak and ask questions/voice concerns.
  - The body conducting the public hearing makes a recommendation on the request to approve or deny

4

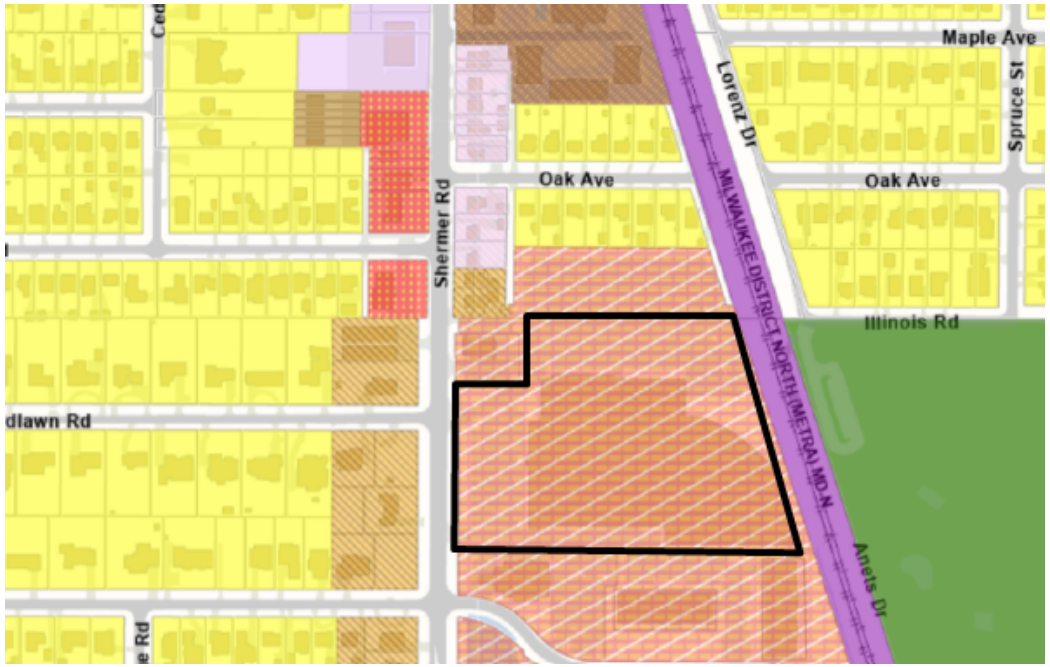
- **Board of Trustees Review of Recommendations & Makes Decision (approve or deny)**
  - The Board of Trustees reviews the record of the public hearing, including all of the public testimony and makes a final decision – they may also ask for further changes before making a decision.
  - Board of Trustees adopts documents formally approving or denying the application.

Existing Conditions

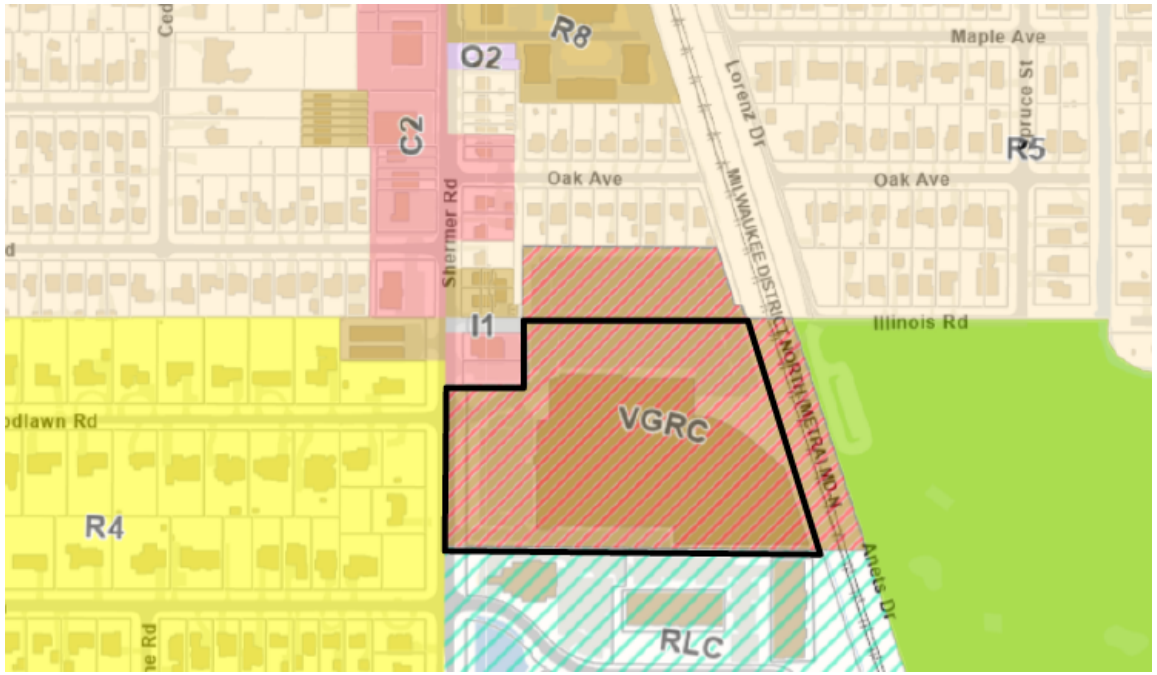
1657 Shermer Road – Former Industrial and Office Use (Grainger)



Comprehensive Plan Designation
Major Corridor Multi-Use



Zoning Map
Village Green Residential & Commercial





Existing industrial building

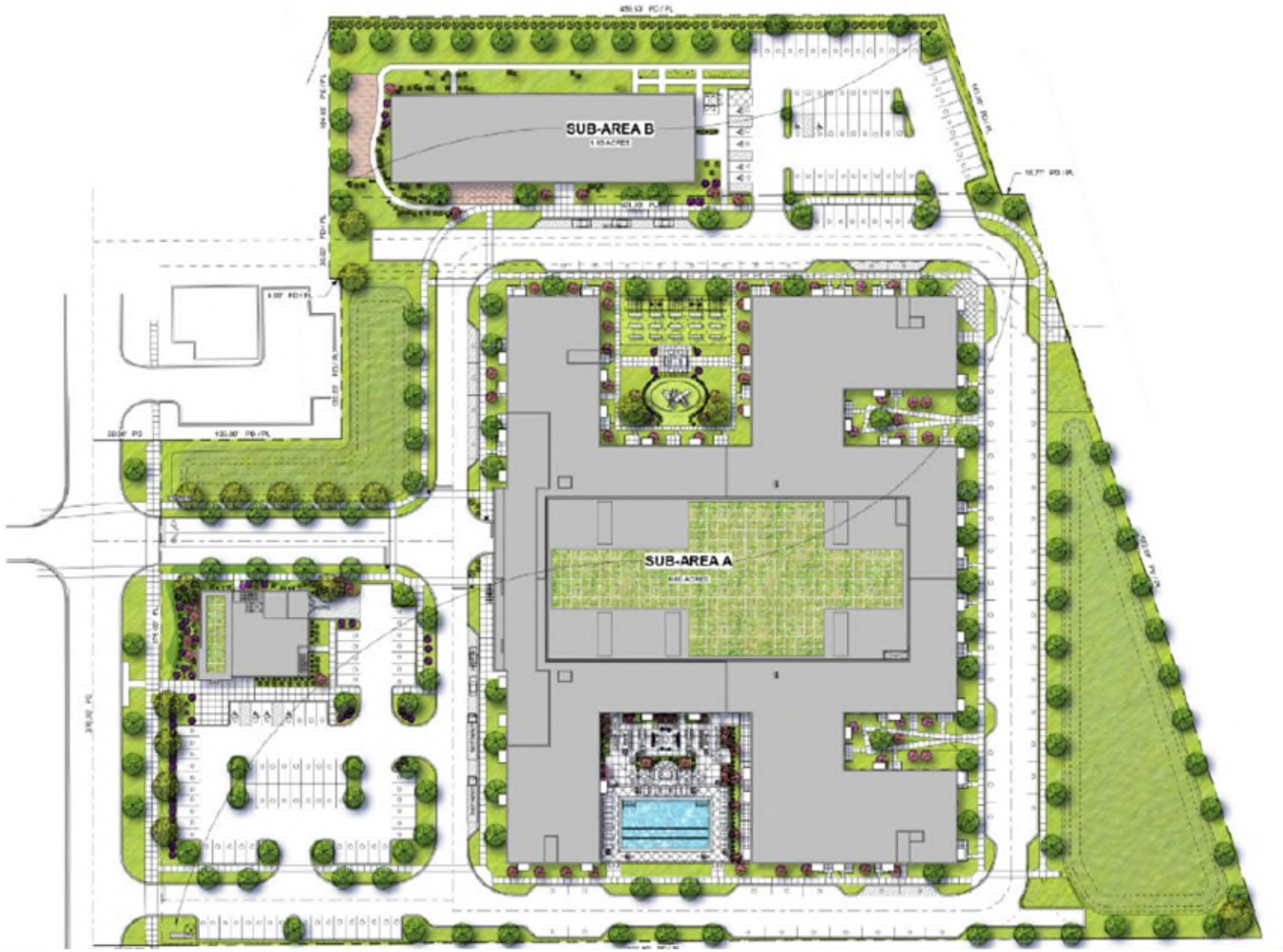


Subject Property with Poupard Place to the north

Previously Approved Plan

2023 Approved Concept Planned Development

2024 – 1593 Shermer Road received Final Planned Development Approval



Proposed Use

Concept Site Plan

Habitat Development Company LLC

- Planned Unit Development
  - Luxury apartment building
  - 272 market rate units
  - 48 affordable units
  - Amenities: pool, fitness, work spaces, ample outdoor spaces
  - 500 stall parking garage – shared with residential and commercial
  - 150 surface parking stalls
  - Approx. 8,000 sq ft commercial space on first floor with expansive three season outdoor dining area
  - Ride share, delivery, uber-eats, etc. access space for residents adjacent to main entrance



Concept Site Plan

Habitat Development Company LLC

- Planned Unit Development
  - 5-stories, with four-story building height along Shermer Road
  - Two access points on Shermer
  - Maintains access to Poupard Place
  - Stormwater detention
  - Outdoor green spaces: public and private
  - Dog park area
  - Loading space in rear of structure
  - Smaller façade expanses facing north, west, and south to reduce canyon effect



Zoning Relief

Zoning Relief

A. Planned Unit Development for a mixed-use development

Items to Consider

Items to Consider

a. Is a Planned Unit Development for a mixed-use development appropriate on this site?

b. If so, is the proposed plan consisting of commercial space located within the first floor of the proposed luxury apartment building appropriate?

c. Does the Board concur with the staff recommendation that the public hearing for the requested relief be conducted by the Board of Trustees?

MAY 26, 2026

1657 Shermer Road: New Residential & Commercial Development

Preliminary Review

Northbrook Board of Trustees Meeting

MEMORANDUM

To: Village Board of Trustees
From: Village Manager Cara Pavlicek
Date: 2026-05-26
Subject: A Resolution Providing for the Potential Reimbursement of Eligible Costs in Connection with the Northbrook Downtown Tax Increment Financing Development Plan and Project

Overview

As discussed by the Village Board at multiple public meetings in 2025 and 2026 related to the Strategic Plan, community feedback supported investment in the downtown. This action will authorize preparation of a report and study on a potential Northbrook Downtown TIF District in accordance with State Statute for future public review and discussion before Village Board consideration.

Fiscal Impact

The cost of the professional consulting services for the study and report will not exceed $27,500, and funds are available in the FY27 Budget in the Development and Planning Services Department. On the February 24, 2026, the Board approved an agreement with the Meech Group for a not to exceed value of $100,000, including $75,000 in Fiscal Year 2027, and authorized the Village Manager to approve Statements of Work and associated fees for individual projects.

Recommendation

Approval.

Strategic Priority

Background

Illinois Tax Increment Financing (TIF) law specifies a number of requirements that must be satisfied for an area to qualify as a TIF District, beginning with identifying the District and the physical and economic deficiencies that need to be cured. Then municipal officials and a Joint Review Board made up of representatives from local taxing bodies must review a plan for the redevelopment of the proposed TIF District. A public hearing is held where residents and other interested parties may express their thoughts on the proposed TIF District. The proposal must

then be approved by the Village Board. TIF is a valuable economic development tool that helps local governments support, encourage, and accelerate redevelopment and public improvement projects in a designated area of the community which can be described as "run-down" prior to redevelopment.

TIF funds help municipalities to make needed improvements to public infrastructure, including roads, sidewalks, water, sanitary sewer, storm sewers systems, public parking, public park amenities (in partnership with the taxing body), environmental remediation, and public schools in accordance with specific State law provisions (and in partnership with the taxing body) or provide incentives to attract desired private development and new businesses. TIF designation also helps existing businesses expand or improve their properties that might otherwise find more attractive options elsewhere. TIF helps to overcome the extraordinary costs that often delay or prevent development and private investment from occurring, including property that is in an advanced state of disrepair and/or has become obsolete and characterized by unoccupied or underutilized buildings which adversely influence the area due to the extent and/or duration of the vacancies. TIF can change the course of private property conditions when, after years of divestment, the property values are lagging other developed property and property conditions have declined year over year.

Development and redevelopment in these areas may not be economically feasible. Businesses do not invest new capital into decaying areas, and most local governments cannot afford the needed costly improvements without raising taxes. But in a TIF district, dollars for improvements are generated by businesses—new and old—attracted by the TIF benefits. Specifically, money for infrastructure improvements and other incentives comes from the growth in property tax revenues—the tax increment.

Attached as Exhibit A is the Northbrook Downtown TIF Target Study Area Map, which could comprise the future TIF District if approved. In a TIF District, the current equalized assessed valuation (EAV) of taxable real estate within the designated TIF district is “frozen” at the level the date the TIF District is adopted. This is referred to as the base EAV. For a period of up to 23 years, as development occurs and property values increase in the TIF District, the new value that is created above the base EAV is called the increment (the difference between the current total value and the base value). The increment is collected into a special fund that the Village can then invest back into the District under specific rules established by the State of Illinois.

Establishment of a TIF District does not reduce property tax revenues available to the overlapping taxing bodies. These taxing bodies continue to collect the property taxes at the base value throughout the life of the TIF District. Upon the expiration of the TIF District, property taxes continue to be distributed to the school districts, county, community college, and all other affected taxing districts in the same manner as if the TIF District did not exist.

There are some areas where traditional market mechanics may not support redevelopment. TIF provides local governments with a tool to overcome economic barriers in these specific areas and partner with developers and investors to make improvements. State law has specific rules for how TIF increment may be spent to benefit the district and community,

including pursuant to public private partnerships with a business or developer. An example of this would be if an investor wanted to redevelop a former industrial building into new residential space, but the site had environmental contamination from its previous use. The costs of the environmental clean-up may be enough for the project to be financially infeasible. Recognizing that the proposed concept would be beneficial to the community and long-term fiscal health of all the local taxing bodies, the Village could use TIF increment to cover the costs of the environmental remediation, thus moving forward a project that would not have otherwise occurred.

TIF can create money for schools. Schools continue to receive all the tax revenue they were entitled to before the creation of the TIF District. Also, improving areas of the Village that are in significant decline will increase the tax base in the long-run. The property tax revenue generated from private development attracted by a TIF designation is truly "new" money. Without TIF, development would not occur and the tax increment would not be produced.

When the TIF District expires, the tax increment is returned to the tax rolls and available to schools and other local taxing bodies—even in areas where property tax "caps" have been adopted.

This action is recommended and initiates the process to consider a TIF in Northbrook Downtown, with professional services to prepare an Eligibility Study or Redevelopment Plan, which is an assessment of an area in need of economic assistance. The Plan demonstrates why the area needs reinvestment and how the municipality plans to revitalize the area.

Approval of this Resolution does not bind or obligate the Village to approve a TIF District or take any further actions with respect to the proposed TIF District. This Resolution simply initiates the process and allows the Village to explore its options relating to a potential TIF District in the downtown.

Illinois TIF law requires review by the major overlapping local taxing bodies, through a Joint Review Board, and a public hearing on the Redevelopment Plan prior to TIF designation. The Plan must be made available for public review and inspection at least 45 days prior to the public hearing. A Redevelopment Plan includes the following elements:

- A description of the boundaries of the district recommended for redevelopment
- Reasons for redevelopment of the area
- Documentation of how the area satisfies the "but for" requirement in order to qualify for TIF eligibility
- Reinvestment and redevelopment goals and objectives for the area
- An explanation of how the land in the proposed TIF district will be used
- A budget for the life of the TIF district, including the total TIF-eligible costs of the plan (it is important to note that the descriptions of TIF-eligible costs under the Illinois TIF Act are not a commitment by the Village to fund these expenses. Any Village funding will be established in a Redevelopment Economic Incentive Agreement adopted by the Village Board).

Staff will be present at the meeting to answer any questions.

A Resolution Providing for the Potential Reimbursement of Eligible Costs in Connection with the Northbrook Downtown TIF.doc
Exhibit A - Northbrook Downtown TIF Target Study Area Map

Resolution 2026-__

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

A Resolution Providing for the Potential Reimbursement of Eligible Costs in Connection with the Northbrook Downtown Tax Increment Financing Development Plan and Project

is hereby adopted, as follows:

Section 1. RECITALS.

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

The Village has the authority pursuant to the laws of the State of Illinois to promote the health, safety, and welfare of the Village and its residents, to prevent the spread of blight, to encourage private development 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 Village is authorized under the provisions of Article VIII of the Constitution of the State of Illinois of 1970 to use public funds for public purposes.

The Village is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq*., as amended ("***TIF Act***"), to finance redevelopment projects in accordance with and pursuant to the TIF Act.

Northbrook Downtown and immediately surrounding areas, depicted in ***Exhibit A*** attached to this Resolution ("***Target Area***"), contain parcels that are presently underutilized, suffer from excessive vacancies, and face several economic development impediments, such as obsolescence, deterioration, inadequate utilities, and lack of community planning.

The Village does not anticipate that significant portions of the Target Area will be redeveloped and restored without the implementation by the Village of a comprehensive plan for the economic redevelopment of the Target Area.

In recent months, numerous prospective developers (collectively, "***Prospective Developers***") have approached the Village with potential projects to redevelop all or portions of the Target Area ("***Private Projects***"), contingent upon the Village updating its public infrastructure and/or providing financial assistance to the Prospective Developers for the Private Projects.

The Prospective Developers have advised the Village, and the Village has determined, that the Prospective Developers will not be able to and will not proceed with the Private Projects unless the Village invests in public infrastructure updates and/or provides financial assistance, including paying or reimbursing Prospective Developers for eligible costs through public financing programs permitted by law.

The Village has identified multiple public improvements needed within the Target Area ("***Public Projects***"), and the Village will not be able to and will not proceed with such Public Projects unless they are paid for in part or in full through public financing programs permitted by law.

The Village has determined that these Private Projects and Public Projects (collectively, "***Projects***") would be of significant benefit to the Village and its residents, and thus represent development that would be appropriate to support with certain public revenues, but only to the extent such aid may lawfully and practically be made available.

The Village has explored various methods by which sufficient private investment can be attracted to the Target Area, so that the Target Area can be redeveloped for the long-term growth and benefit of the Village and its residents.

One means by which the Village could attract the private investment necessary for the redevelopment of the Target Area is the use of tax increment financing ("***TIF***") and the establishment of a redevelopment project area (a "***TIF District***") as authorized under the TIF Act.

Before the Village can properly investigate the nature and amount of public assistance that may be warranted, Prospective Developers and the Village are expected to incur project expenses associated with Projects and the Target Area, including, without limitation, site engineering, legal, design, remediation, property acquisition and other expenses which could be eligible for reimbursement to Prospective Developers through a TIF "Redevelopment Agreement" ("***Developers' Potential Eligible Costs***") or to the Village, as permitted by the TIF Act ("***Village's Potential Eligible Costs***").

After adoption of this Resolution, the Village will be authorized to reimburse Prospective Developers and the Village for eligible costs, pursuant to Sections 11-74.4-4(b) and (j) of the TIF Act, to the extent that such subsidies may lawfully and practically be available and in the best interests of the Village.

The President and Board of Trustees previously approved an agreement with the Meech Group ("***Consultant***") to provide general economic development consulting services for the Village, including TIF consultation, and now desire to direct the Consultant to prepare a feasibility study, as that term is defined in Section 11-74.4-4.1 of the TIF Act, to assist in determining whether or not the establishment of a TIF District is appropriate for effective redevelopment of the Target Area ("***Feasibility Study***").

The President and Board of Trustees find that adopting this Resolution, pursuant to the Village's home rule powers and authority granted in the TIF Act, is in the best interest of the Village, its residents, and its businesses.

Section 2. INDUCEMENT AND REIMBURSEMENT.

A purpose of this Resolution is to induce the Village and Prospective Developers to incur the Potential Eligible Costs. If the Target Area is designated as a TIF District, the Village may reimburse its Potential Eligible Costs and Developers' Potential Eligible Costs, to the extent authorized by law. Accordingly, the Village and other third parties designated by the Village, including, without limitation, the Prospective Developers, are hereby induced to make such reasonable expenditures in furtherance of eligible Projects.

Section 3. DIRECTION TO STAFF.

The Village President and Board of Trustees authorize Village staff to study and consider whether all or a portion of the Target Area and the Projects are appropriate for participation in municipal

or other governmental subsidy programs, including, without limitation, TIF. As part of the study, the Village will consider and examine a variety of available municipal or other governmental economic incentive programs, including approving a new TIF District in accordance with the TIF Act.

Section 4. OFFICIAL ACTION.

If any debt is issued in connection to a Project, the Village intends that this Resolution constitutes "official action" and "official intent" with respect to the issuance of the debt to finance the costs of the Project, within the meaning of Treasury Regulation Section 1.150-2, and the laws of the State of Illinois.

Section 5. AUTHORIZATION TO PREPARE FEASIBILITY STUDY.

The President and Board of Trustees hereby authorize and direct the Consultant to prepare the Feasibility Study for the Target Area.

Section 6. DESIGNATION OF MUNICIPAL OFFICER.

The Village hereby designates its Village Manager, Cara Pavlicek, 1225 Cedar Lane, Northbrook, Illinois, 60062, 847-272-5050, as the municipal officer who may be contacted for additional information about the proposed Target Area and who should receive all comments and suggestions regarding the redevelopment of the area to be studied.

Section 7. DISTRIBUTION TO TAXING DISTRICTS.

The Village Clerk or their designee is authorized and directed to send a copy of this Resolution to all taxing districts that would be affected by the designation of the Target Area as a TIF District.

Section 8. NOT BINDING ON VILLAGE.

This Resolution neither obligates the Village to establish a new TIF District nor requires the Village to enter into a redevelopment agreement with any Prospective Developer, but rather it is intended to induce Prospective Developers and the Village to pursue plans for Projects and the Target Area and provide for the potential reimbursement of Developers' Potential Eligible Costs, in the event a redevelopment agreement is entered into between the Village and such Prospective Developers, and facilitate reimbursement of the Village's Potential Eligible Costs. Nothing set forth herein obligates the Village to undertake any acts or expend any funds. If, after good faith negotiations, the Village and a Prospective Developer do not agree as to the form and terms of a redevelopment agreement or other public financing program, the Village will have no further obligation to the Prospective Developer with respect to any Project and, specifically, none of the Developer's Potential Eligible Costs are required to be reimbursed by the Village.

Section 9. EFFECTIVE DATE.

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

Adopted:

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

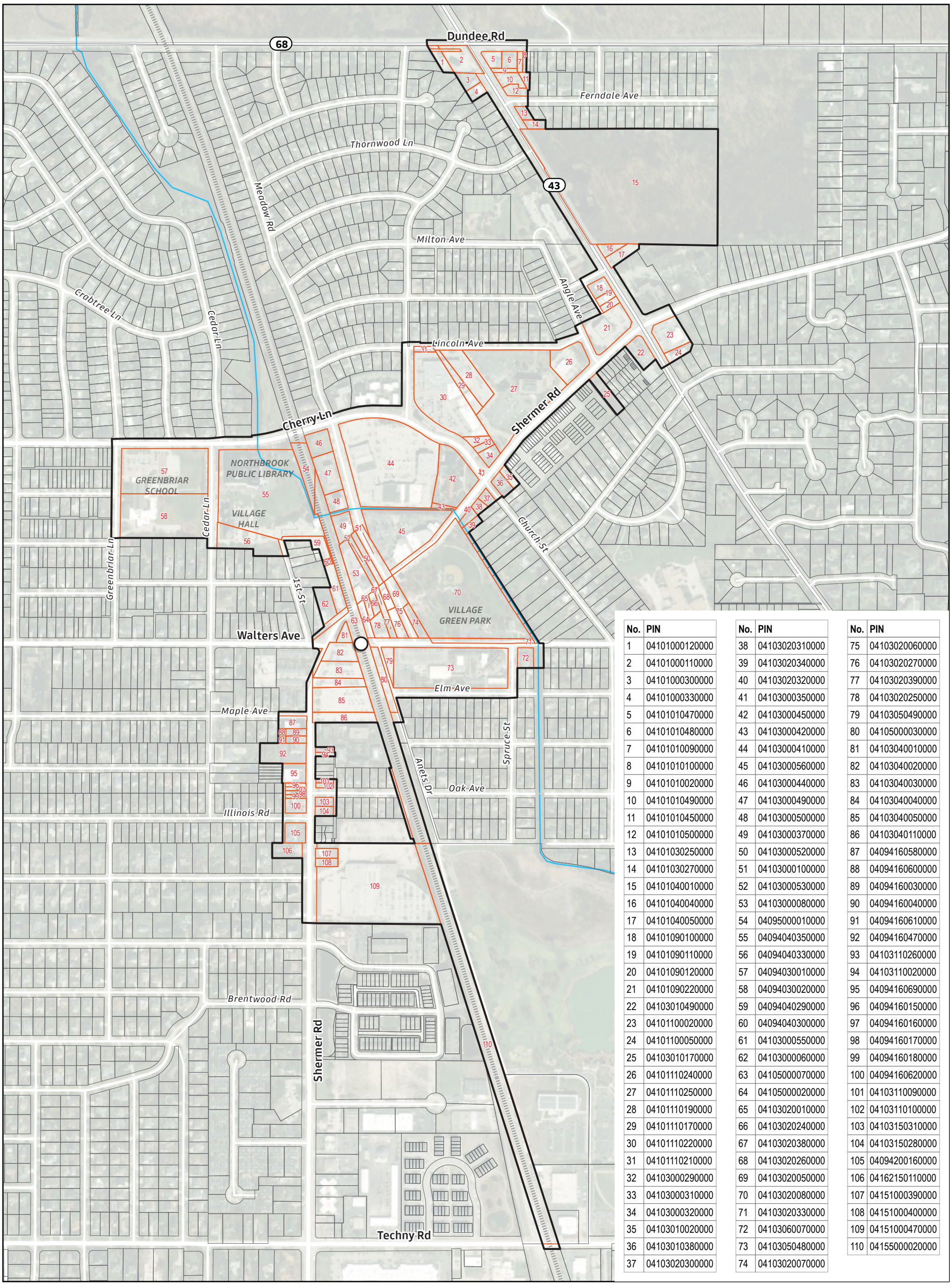
ATTEST:

Village President

Village Clerk

Exhibit A

Target Area



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Downtown TIF District Study Area Map

- Study Area Boundary
- Study Area Parcels
- Other Parcels
- Northbrook Metra Station
- Milwaukee District North (MD-N)
- West Fork North Branch Chicago River

0 250 500 1,000 US Feet

DRAFT
05/21/2026

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Deputy Public Works Director Matt Morrison
Date: 2026-05-26
Subject: An Ordinance Amending Chapter 27 Section 34 of the Municipal Code Regarding Meters and Meter Reading Devices

Overview
As reviewed at the May 12, 2026 Committee of the Whole meeting of the Village Board, a monthly fee is proposed for customers who delay meter replacement past July 31, 2026 to offset costs associated with manual water meter reading.

Fiscal Impact
For those customers that are requesting a reasonable accommodation by not having a radio installed due to a concern about an on-going or recent health condition or for those customers that have not had their meter replaced, the Village will charge a $100 per month administrative fee to cover Village staff time and materials for the manual reading and data entry of meters that have not had their meter replaced and a radio installed.

Recommendation
Approval.

Strategic Priority

Background
The Village of Northbrook began replacing water meters in April 2025 as part of the Village's Automated Water Meter Project. As part of this project, the Village has utilized Neptune Mach 10 ultrasonic water meters with an Itron ERT (radio) that connects to the existing ComEd radio network used to read electric meters. These radios emit radio frequencies at levels and rates less than cell phones, wi-fi routers, and microwaves.

At the May 12, 2026 Committee of the Whole meeting, Public Works staff presented an update on the Automated Water Meter Project. At this meeting staff also sought to get a consensus from the Village Board on policies regarding customers that have requested a radio not be installed due to a concern about radio emissions and an on-going or recent health condition and materials. Additionally, staff sought feedback from the Village Board on approaches to customers that have not scheduled or completed their water meter replacement. Materials from that meeting are included with this agenda item as Supplemental Information.

The feedback that was received at that meeting was that the Village should proceed with the

following actions:

- The Village will allow customers with documented health based objections to upgrade their meter and forego the radio component with annual application and review with the following conditions:
    - The meter must be replaced, unless the meter was identified for a retrofit.
    - A touch pad will be installed on the exterior of the home to allow the Village to read the meter from the exterior.
    - The account will be switched to monthly billing to allow for larger bills to be caught by the customer sooner.
    - The Village will assess a monthly meter reading/administrative fee of $100.
    - The account holder will not be eligible to receive a credit unless there was a Village data entry error.
    - If a final read is conducted on the account, the radio to communicate reads will be installed prior to a new account being established.
    - The customer must request the waiver annually.
- Customers that have not scheduled or completed their water meter replacement by July 31 will be transitioned to monthly billing cycle and assessed a monthly administrative fee of $100 for administrative costs associated with the manual reading and data entry for the account.

To accommodate these actions, Chapter 27 Section 34 of the Village of Northbrook Municipal Code must be updated to include the following language.

Proposed Additions to Section 27-34 of the Village of Northbrook Municipal Code

(f) In conjunction with any meter replacement program, the Village may, at its sole discretion, allow for a waiver program in which reasonable accommodations may be made to allow alternative or adjusted equipment to be used for a particular property. A property owner must request such a waiver, on a form provided by the Village, from the Village Manager and the Village Manager may approve or deny any waiver request in their sole discretion. The Village may make such rules or requirements as are practicable for the administration of such a program and may charge additional fees and costs, as set forth in the Annual Fee Ordinance, to cover administrative and other expenses associated with or incurred by the Village as a result of such a program.

(g) In conjunction with any meter replacement program, the Village may charge additional fees and costs, as set forth in the Annual Fee Ordinance, to any property owner that fails to comply with the requirements of the meter replacement or upgrade and who does not receive a waiver as provided in Section 24-34(f). Such fees may include, without limitation, a fee for the costs and expenses incurred by the Village for the administration of a manual meter reading. For one billing cycle only, the fees provided for in this Section may be waived at the sole discretion of the Village Manager and will be removed by the Village when the meter is brought into compliance with the requirements of the replacement program. If such a fee is removed during a billing cycle, there will be no proration of the fee for that billing cycle.

Staff recommends Village Board approval of an Ordinance amending Chapter 27 Section 34

of the Village of Northbrook Municipal Code to incorporate the sections above. Staff will be present at the Village Board meeting to answer any questions that may arise.

An Ordinance Amending Section 27-34 of the Northbrook Municipal Code, As Amended, Regarding Meters and Meter Reading DevicesÂ
Supplemental Information - May 12, 2026 COW Materials
Supplemental Information - Current Chapter 27 Section 34 of the Village of Northbrook Municipal Code

ORDINANCE NO. 2026-____

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

AN ORDINANCE AMENDING SECTION 27-34 OF THE NORTHBROOK MUNICIPAL CODE, AS AMENDED, REGARDING METERS AND METER READING DEVICES

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

The Village of Northbrook began changing water meters as part of the Automated Water Meter Project in April 2025. As part of this project, the Village has utilized Neptune Mach 10 ultrasonic water meters with an Itron ERT (radio) that connects to the existing ComEd radio network used to read electric meters. To address those customers that have requested a meter not be installed due to a concern about an on-going or recent health condition and those customers that have failed to complete or schedule their water meter replacement, Section 27-34 of the Village of Northbrook Municipal Code ("***Municipal Code***") must be updated to grant the Village the authority to establish such programs and administrative fees for the manual reading and data entry of water billing data.

The Village has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs and that protect the public health, safety, and welfare of its citizens.

Chapter 27, Section 27-34 of Northbrook Village Code, as amended, sets forth regulations that pertain to water, sewers and sewage disposal.

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Pursuant to the Village's home rule powers, the President and Board of Trustees have determined that it will serve and be in the best interest of the Village and its residents to amend the Village Code in the manner set forth herein.

Section 2. AMENDMENTS TO SECTION 27-34 OF THE MUNICIPAL CODE.

Section 27-34 entitled "Meter and meter reading devices" of the Municipal Code shall be amended to read in its entirety as follows, with additions in **double underline** and deletion ~~struck through~~:

"**Sec. 27-34. - Meter and meter reading devices.**

…

(f) In conjunction with any meter replacement program, the Village may, at its sole discretion, allow for a waiver program in which reasonable accommodations may be made to allow alternative or adjusted equipment to be used for a particular property. A property owner must request such a waiver, on a form provided by the Village, from the Village Manager and the Village Manager may approve or deny any waiver request in their sole discretion. The Village may make such rules or requirements as are practicable for the administration of such a program and may charge additional fees and costs, as set forth in the Annual Fee Ordinance, to cover

administrative and other expenses associated with or incurred by the Village as a result of such a program.

(g) In conjunction with any meter replacement program, the Village may charge additional fees and costs, as set forth in the Annual Fee Ordinance, to any property owner that fails to comply with the requirements of the meter replacement or upgrade and who does not receive a waiver as provided in Section 24-34(f). Such fees may include, without limitation, a fee for the costs and expenses incurred by the Village for the administration of a manual meter reading. For one billing cycle only, the fees provided for in this Section may be waived in the sole discretion of the Village Manager and will be removed by the Village when the meter is brought into compliance with the requirements of the replacement program. If such a fee is removed during a billing cycle, there will be no proration of the fee for that billing cycle."

Section 3: EFFECTIVE DATE.

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

_____
Village President

ATTEST:

_____
Village Clerk

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Deputy Public Works Director Matt Morrison
Date: 2026-05-12
Subject: An Update on the Automated Water Meter Replacement Project

Overview

Installation of new meters as part of the Automated Water Meter Replacement Project began April 22, 2025. As project completion nears, an update will be provided by Public Works to include a discussion about customers that have not scheduled meter replacement.

Fiscal Impact

With the implementation of the automated metering system, the Village will be doing away with much of the current meter reading costs and data entry activities. For those customers that are requesting a waiver to delay or opt out of a radio or have not scheduled/completed the meter replacement, staff is recommending a fee of $100 to cover those costs associated with having their meter read manually and meter date entered by hand.

Recommendation

This item is for discussion purposes.

Background

The Village of Northbrook undertook the Automated Water Meter Project with the purpose of achieving three goals:

- Improve customer service by implementing a remotely read system that will allow customers more ready access to their usage information;
- With that increased access to usage information, residents and businesses will be able to identify when they have a leak in their home or alter their usage to be more sustainable; and
- To reduce the amount of unreported water usage the Village must report on as part of its water allocation.

Water Meter replacements began on April 22, 2025. Through this process the Village and our partner Veregy have communicated with customers through mailings, phone calls, the Village website, and social media. More specifically, customers have received a welcome letter in the mail, three post cards mailed to addresses from Veregy, calls from Veregy, calls from the Village, and, if need be, up to three letters from the Village, before a final water shut off notice being hung on a property's door and then having water shut off. As has been discussed, water shut offs are a last resort and intended to be coercive and not punitive which is why the Village

has not charged to turn water back on regardless of it occurring during regular hours or after regular business hours.

As of Wednesday, May 6, 11,814 of the Village's 12,503 water accounts had their meter replacement completed. This represents a completion percentage of approximately 96.2%. Of the remaining 694 accounts 226 have been removed from the scope of work (these are for reasons such as property being demolished), 144 replacements are currently scheduled, leaving 318 current accounts that are incomplete. It is important to note that some of these accounts that are not currently scheduled or completed may be for valid reasons such as residents who leave for the winter and will be scheduling the replacement when they return while others have simply not done so. Ultimately the Village should be 99% complete.

With that, as the Village is nearing completion on this project, staff is seeking Village Board consensus on addressing customers requesting a waiver due to concerns over recent or on-going health concerns as well as those customers that have not scheduled or completed their water meter replacements. Staff has included the attached memo from the Automated Meter Project Team as supplemental information. Three questions for the Village Board's consideration are:

1. Should the Village allow customers with recent or on-going health concerns to forego the installation of the radio component and provide them a waiver that must be requested/approved annually?

2. If yes, should the Village require those that are granted a waiver to meet all of the following conditions?

    a. The meter must be replaced, if the meter was not identified for a retrofit.
    b. A touch pad will be installed on the exterior of the home to allow the Village read the meter from the exterior.
    c. The account will be switched to monthly billing (this way any large bills will be caught sooner).
    d. The Village will assess a monthly fee for handling the account to include staff time and equipment to read the meter as well as staff time to do the data entry. This meter reading/administrative fee would be $100 which is based upon the Village's costs to support the alternative meter read procedure described above.
    e. The account holder will not be eligible to receive a credit unless there was a Village data entry error.
    f. If a final read is conducted on the account, the radio to communicate reads will be installed prior to a new account being established.
    g. The customer must request the waiver annually.

3. Separately, for those accounts that have not scheduled or completed their water meter replacement by July 1, should those customers be moved to monthly billing and be assess a monthly fee for handling their account to include staff time and equipment to read the meter as well as staff time to do the data entry. This would be the same $100 as described above, and as noted this amount is based upon the Village's costs to support manual meter reads which are no longer cost effective as more than 96% of the Village's system is read automatically. These accounts are not being provided a waiver and will still be subject to having their water shut off, but will pay a fee to cover the Village's expenses for not having their meter replaced in accordance with the Village's

program.

Staff will provide a brief presentation on the project and the topic at the May 12, 2026 Committee of the Whole Meeting. If the Village Board is in concurrence, an Ordinance to amend the Annual Fee Ordinance will be brought on the May 26, 2026 agenda to incorporate the meter reading/administrative fee.

Supplemental Information - Memo on Customer Requests for No Radio and Other Remaining Customers
Supplemental Information - Automated Water Meter Project Update 5.12.26

MEMORANDUM

To: Cara Pavlicek, Village Manager
From: Matt Morrison, Deputy Public Works Director
Cc: Automated Meter Project Team
Date: May 6, 2026
Subject: Customers Requesting a Waiver for Participation in Water Meter Replacement Project

The Village of Northbrook has actively been working to replace all water meters within the water distribution system since April 2025. At present the Village and its partner Veregy have successfully completed 11,814 meter replacements with a completion rate of approximately 96.2%. From the beginning of the program all materials and communications have been clear that there is no opt-out for the meter replacement program.

Over the course of this project, the Village has received a handful requests to opt-out of the meter replacement project due to concerns about radio emissions. In these instances staff has spoken with the customer and explained the radio emissions and the customer has moved forward with their meter replacement. In some cases, these customers have not scheduled their appointment and while being sensitive to their concerns, an appropriate resolution needs to be reached.

To provide customers with a definitive answer to their request, staff would like to confirm our path remains the same or if there is an alternative path the Village wishes to take in these cases. Additionally with this staff is providing a recommendation on how to handle those customers that have not scheduled or completed their water meter replacement.

Background on Water Meter Radio Devices and Radio Emissions

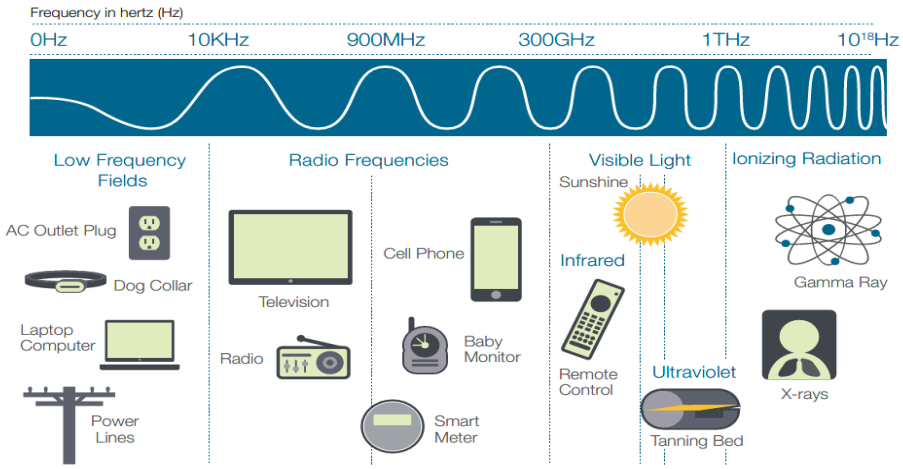
The Village of Northbrook elected to take advantage of the ComEd radio network which utilizes Itron equipment. As a result, the Neptune Mach 10 meters that were selected are connected to an Itron Encoder-Receiver-Transmitter (ERT). This radio device sends the readings from the water meter (which itself contains no radio) to the ComEd network. In doing so, the Village is utilizing an existing network that is already in place without adding an additional radio network into the environment.

With that, the ERTs communicate the water meter readings across this network four times daily for a daily duration of .5 seconds. The power of this signal which operates in the 902-928 MHz frequency range is a ½ watt. The strength of this signal is less than a baby monitor, cordless phone, wireless router, and cell phone. The table included below comes from Itron's report on Radio Frequency Emissions and provides a comparison between the smart meter and other devices. Further, the image on the next page illustrates where a smart meter falls on the frequency spectrum. A copy of the Itron report is located in the project file here: Radio Frequency Emissions.pdf.

Source	RF Output Compared to standing two feet from a Smart Meter
Standing in front of an active microwave oven, two feet from door	550 times more
Holding a walkie-talkie to your head	55 – 4,600 more times
Holding an active cell phone to your head	3.3 – 1,100 times more
Using a laptop computer	1.1 – 2.2 times more
Sitting in a Wi-Fi cyber café	1.1 – 2.2 times more

A comparison of the expected RF densities near Itron-enabled smart grid devices versus a sampling of other common devices. Source: Health Impacts of Radio Frequency from Smart Meters by California Council on Science and Technology, April 2011

Electromagnetic Spectrum



Anecdotal Information from Other Communities/Utilities

Veregy has provided anecdotal information on how other communities have handled similar instances in which customers wished to opt-out of their meter replacement programs. Three examples are below.

When the Village of Palatine engaged in their water meter replacement project, they also had a no opt-out policy. According to Veregy, one customer was granted an opt-out as they had documentation from their physician and filed suit in court.

Buffalo Grove currently charges $100 per billing period for meters that the Village cannot access to read, examine, test, or replace and repair. Residential accounts are billed on a bi-monthly basis while commercial, industrial, and multi-family customers are billed monthly.

Glenview, who completed their meter replacement at the same time as Palatine and Buffalo Grove did not have an opt-out from their program.

Separately when ComEd undertook their meter replacement program, at the end they allowed for a cap of 5,500 non-smart meters to be retained in the system, of which approximately 5,000 remain unchanged. There are 23 of these 5,000 customers in Northbrook that do not have a ComEd smart meter of which 5 have not had their meter replaced at this time. These addresses pay a $26 per month fee for the reading of their electric meter.

Potential Paths Forward

With that, there are two potential paths the Village can take with respect to customers who have concerns over radio frequencies. These paths are outlined below:

- Option 1 – No Opt-Out: Require the customer to have their meter replaced and ERT installed inside the home. The first option is to maintain the Village's policy of requiring the meter be replaced and the ERT installed inside the home. Based on documentation from Itron, the levels of the smart meter are consistent with everyday items in the home and do not pose any greater risk. Some allowances could be made for placing the ERT on the exterior of the home which, while not preferred, is possible.

- Option 2: Require the customer to have their meter replaced and install a touch pad on the exterior of the home if there is not one currently. This option would be to use the technology/methods we are replacing by replacing the existing meters and installing a touchpad to read that meter from the exterior of the home. An external penetration on the home will need to be made if there is not already one for a touch pad. With this approach, the Village would still eliminate customer and estimated reads and have the benefit of a new more accurate meter in place. However, the Village would have to continue to pay a contractor to read the meter or allocate Public Works staff from other tasks to read the meter. The Village would also have to maintain two-meter reading devices in order to read these few remaining meters that would have a touchpad.

  If this option were selected, transitioning these customers to monthly billing in order to minimize the chance of leaks or other usage concerns would be recommended. Assessing a fee of $70-$100 per read would also be recommended to cover the cost for the Village or the Village's contractor to read the meter, the Village to perform the data entry of the reads and maintain the meter reading book. The Village would have to amend the Annual Fee Ordinance to establish a meter reading fee.

  Under this scenario, the customer would be required to request this opt-out annually and at the time the home is sold the ERT is installed before an account is changed over.

Other Remaining Customers

Lastly, for those customers that have yet to schedule or have their meter replacement completed by July 1, it is recommended that the Village move these accounts to a monthly billing basis so that large monthly bills can be identified in a timely fashion. Additionally, it is recommended that these customers be assessed the same meter reading/administrative fee of $70 to $100 per month until the meter is changed. Doing so will allow the Village to recover its costs for reading meters and performing data entry operations that would otherwise be performed by the automated metering system.

Recommendation

It is the recommendation of the Automated Water Meter Project Team to move forward with Option 2 for those properties that wish to opt out due to concerns over radio frequencies. Staff also recommends moving forward with terms outlined herein and assessing a meter reading/administrative fee for those customers who have not yet scheduled/completed their water meter.

May 12, 2026

Automated Water Meter Project Update

Matt Morrison
Deputy Public Works Director

Agenda

- Automated Water Meter Project Update
- Discussion of Customers Who Wish to Opt Out of Program
- Discussion of Customers Who Have Not Scheduled/Completed their Water Meter Replacement

Background

- Goals of Automated Water Meter Project:
  - Improve customer service by implementing a remotely read system that will allow customers more ready access to their usage information;
  - With that increased access to usage information, residents and businesses will be able to identify when they have a leak in their home or alter their usage to be more sustainable;
  - To reduce the amount of unreported water usage the Village must report on as part of its water allocation.

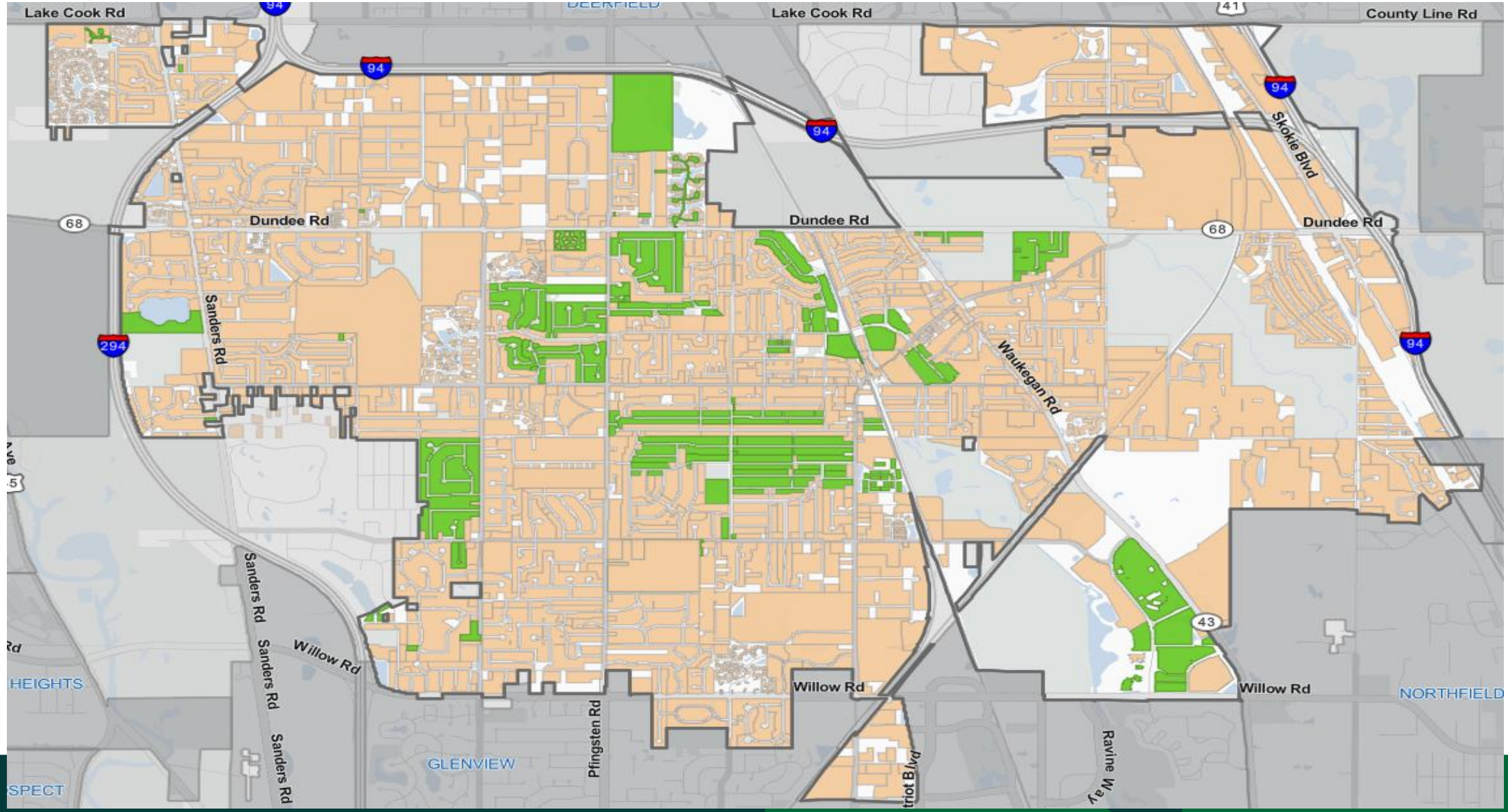
Components of Automated Meter System

- Water Meters – Neptune Mach 10
- Radio – Itron ERT (Encoder Receiver Transmitter)
- Communication Network - ComEd Radio Network (Itron)
- Water Meter Reading Software – Temetra (Itron)
- Billing Software – BS&A
- Customer Service Portal - WaterSmart

Current Installation Status (As of May 7, 2026)

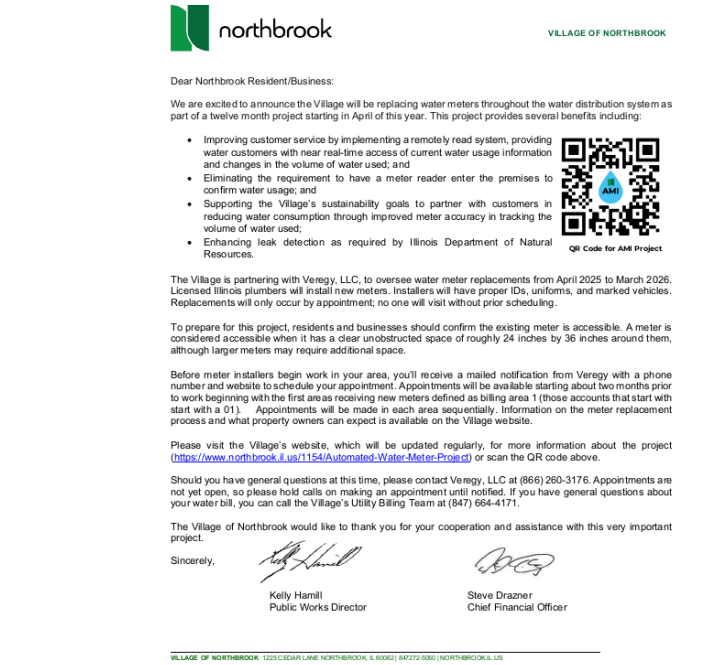
- 12,503 Meter Accounts to Start
  - 11,818 Meter Replacements Have Been Completed (96.25% Complete)
  - 141 Meter Replacements Scheduled (Appointments Through May)
  - 95 Customers Who Have Not Scheduled
  - 223 Customers Have Not Had Meter Replacement Completed (meter is obstructed, plumbing work needed on customer side, etc.)
  - 226 Accounts Have Been Removed From the Scope (Demolitions, etc.)

Water Meter Reading Routes Completed



Communications

- Welcome Letter
- 3 Post Cards From Veregy
- Calls From Veregy
- Letters from the Village
- Calls from the Village
- Water Shut Off Notices Hung
- Social Media and Website
- Videos



northbrook

VILLAGE OF NORTHBROOK

Dear Northbrook Resident/Business:

We are excited to announce the Village will be replacing water meters throughout the water distribution system as part of a twelve month project starting in April of this year. This project provides several benefits including:

- Improving customer service by implementing a remotely read system, providing water customers with near real-time access of current water usage information and changes in the volume of water used; and
- Eliminating the requirement to have a meter reader enter the premises to confirm water usage; and
- Supporting the Village's sustainability goals to partner with customers in reducing water consumption through improved meter accuracy in tracking the volume of water used;
- Enhancing leak detection as required by Illinois Department of Natural Resources.

QR Code for AMI Project

The Village is partnering with Veregy, LLC, to oversee water meter replacements from April 2025 to March 2026. Licensed Illinois plumbers will install new meters. Installers will have proper IDs, uniforms, and marked vehicles. Replacements will only occur by appointment; no one will visit without prior scheduling.

To prepare for this project, residents and businesses should confirm the existing meter is accessible. A meter is considered accessible when it has a clear unobstructed space of roughly 24 inches by 36 inches around them, although larger meters may require additional space.

Before meter installers begin work in your area, you'll receive a mailed notification from Veregy with a phone number and website to schedule your appointment. Appointments will be available starting about two months prior to work beginning with the first areas receiving new meters defined as billing area 1 (those accounts that start with start with a 01). Appointments will be made in each area sequentially. Information on the meter replacement process and what property owners can expect is available on the Village website.

Please visit the Village's website, which will be updated regularly, for more information about the project (https://www.northbrook.il.us/1154/Automated-Water-Meter-Project) or scan the QR code above.

Should you have general questions at this time, please contact Veregy, LLC at (866) 260-3176. Appointments are not yet open, so please hold calls on making an appointment until notified. If you have general questions about your water bill, you can call the Village's Utility Billing Team at (847) 664-4171.

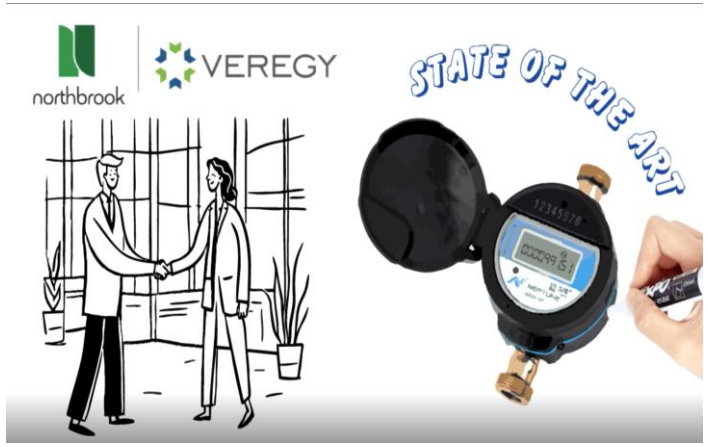
The Village of Northbrook would like to thank you for your cooperation and assistance with this very important project.

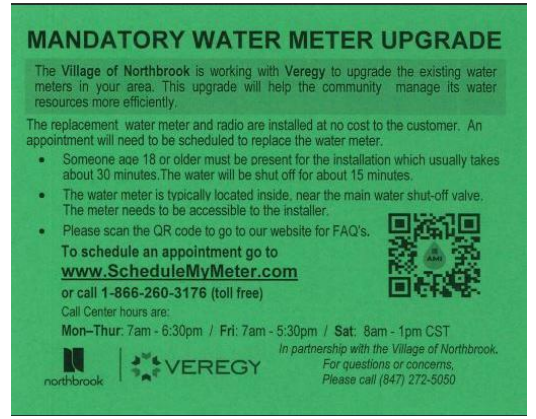
Sincerely,

Kelly Hamill
Public Works Director

Steve Drazner
Chief Financial Officer

VILLAGE OF NORTHBROOK 1225 CEDAR LANE NORTHBROOK, IL 60062 | 847.272.5050 | NORTHBROOK.IL.US





MANDATORY WATER METER UPGRADE

The **Village of Northbrook** is working with **Veregy** to upgrade the existing water meters in your area. This upgrade will help the community manage its water resources more efficiently.

The replacement water meter and radio are installed at no cost to the customer. An appointment will need to be scheduled to replace the water meter.

- Someone age 18 or older must be present for the installation which usually takes about 30 minutes.The water will be shut off for about 15 minutes.
- The water meter is typically located inside, near the main water shut-off valve. The meter needs to be accessible to the installer.
- Please scan the QR code to go to our website for FAQ's.

To schedule an appointment go to
www.ScheduleMyMeter.com
or call 1-866-260-3176 (toll free)
Call Center hours are:
Mon–Thur: 7am - 6:30pm / **Fri**: 7am - 5:30pm / **Sat**: 8am - 1pm CST

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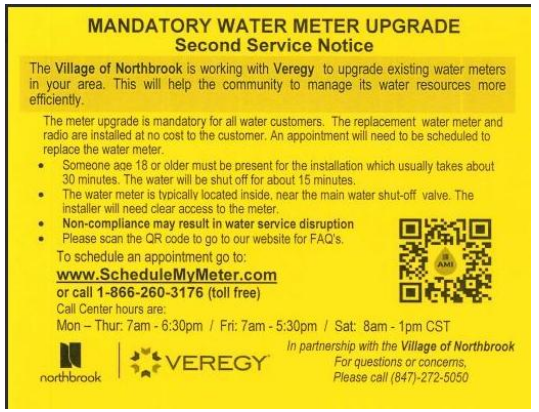
In partnership with the Village of Northbrook.
For questions or concerns,
Please call (847) 272-5050



MANDATORY WATER METER UPGRADE
Second Service Notice

The **Village of Northbrook** is working with **Veregy** to upgrade existing water meters in your area. This will help the community to manage its water resources more efficiently.

The meter upgrade is mandatory for all water customers. The replacement water meter and radio are installed at no cost to the customer. An appointment will need to be scheduled to replace the water meter.

- Someone age 18 or older must be present for the installation which usually takes about 30 minutes. The water will be shut off for about 15 minutes.
- The water meter is typically located inside, near the main water shut-off valve. The installer will need clear access to the meter.
- **Non-compliance may result in water service disruption**
- Please scan the QR code to go to our website for FAQ's.

To schedule an appointment go to:
www.ScheduleMyMeter.com
or call 1-866-260-3176 (toll free)
Call Center hours are:
Mon – Thur: 7am - 6:30pm / Fri: 7am - 5:30pm / Sat: 8am - 1pm CST

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For questions or concerns,
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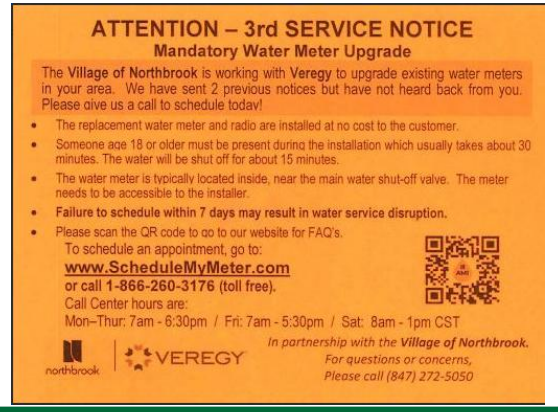

ATTENTION – 3rd SERVICE NOTICE
Mandatory Water Meter Upgrade

The **Village of Northbrook** is working with **Veregy** to upgrade existing water meters in your area. We have sent 2 previous notices but have not heard back from you. Please give us a call to schedule today!

- The replacement water meter and radio are installed at no cost to the customer.
- Someone age 18 or older must be present during the installation which usually takes about 30 minutes. The water will be shut off for about 15 minutes.
- The water meter is typically located inside, near the main water shut-off valve. The meter needs to be accessible to the installer.
- **Failure to schedule within 7 days may result in water service disruption.**
- Please scan the QR code to go to our website for FAQ's.

To schedule an appointment, go to:
www.ScheduleMyMeter.com
or call 1-866-260-3176 (toll free).
Call Center hours are:
Mon–Thur: 7am - 6:30pm / Fri: 7am - 5:30pm / Sat: 8am - 1pm CST

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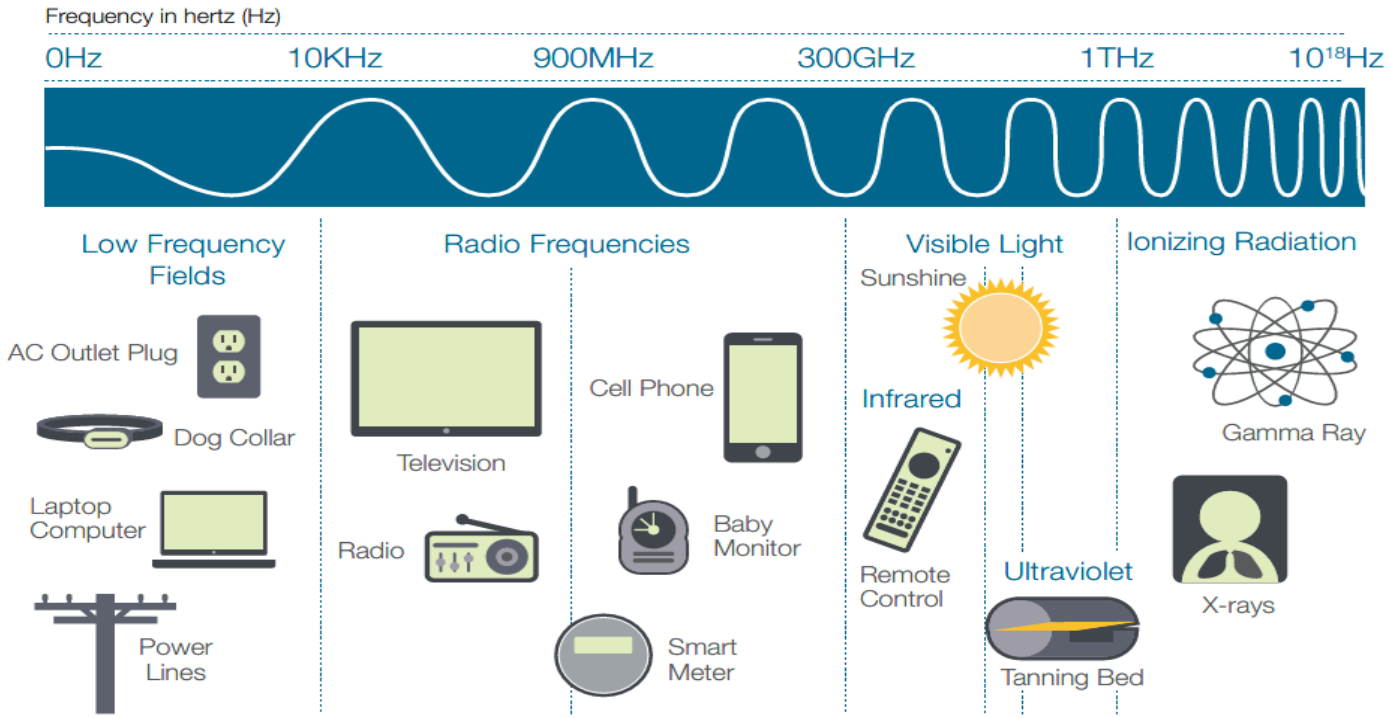
*In partnership with the **Village of Northbrook.***
For questions or concerns,
Please call (847) 272-5050

Requests to Opt Out of Meter Program

- The Village has received some requests to opt out of the meter program due to on-going or past health concerns.
- Current system utilizes an existing radio network already present at most people's homes (i.e. ComEd Electric Meter)
- ERT communicates with ComEd Network four times daily in the 902-928 MHz frequency range.
- Total communication time is approximately .5 seconds per day.
- Power of signal is .5 watts.

Electromagnetic Spectrum



Source	RF Output Compared to standing two feet from a Smart Meter
Standing in front of an active microwave oven, two feet from door	550 times more
Holding a walkie-talkie to your head	55 – 4,600 more times
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Using a laptop computer	1.1 – 2.2 times more
Sitting in a Wi-Fi cyber café	1.1 – 2.2 times more

A comparison of the expected RF densities near Itron-enabled smart grid devices versus a sampling of other common devices. Source: Health Impacts of Radio Frequency from Smart Meters by California Council on Science and Technology, April 2011

Customers Who Have Not Scheduled/Completed their Water Meter Replacement

- Customers that:
  - Have not scheduled their meter replacement
  - Have not completed their meter replacement.
- Potential reasons for not scheduling/
  - Snow bird
  - Customer needs to make improvements to plumbing.
  - Customer needs to make meter accessible.
  - Customer has been estimating/sending in meter readings for extended period of time.
  - Other issues in the home/business.

Questions for the Village Board to Consider:

- Should the Village established a procedure for residential customers with defined health based objections to upgrade meter and forego the radio component with annual review?
- If yes, should the Village require those that are granted a waiver to meet all of the following conditions?
  - The meter must be replaced, unless the meter was identified for a retrofit.
  - A touch pad will be installed on the exterior of the home to allow the Village read the meter from the exterior.
  - The account will be switched to monthly billing (this way any large bills will be caught sooner).
  - The Village will assess a monthly meter reading/administrative fee of $100.
  - The account holder will not be eligible to receive a credit unless there was a Village data entry error.
  - If a final read is conducted on the account, the radio to communicate reads will be installed prior to a new account being established.
  - The customer must request the waiver annually.
- For those accounts that have not scheduled or completed their water meter replacement by July 1:
  - Should those customers be moved to monthly billing and be assess a monthly fee of $100 until such time as their meter replacement is completed?

Created with a trial version of Syncfusion Essential DocIO.

Sec. 27-34. Meter and meter reading devices.

(a) All premises using water from the village water supply must be equipped with a water meter of adequate size as furnished by the village, except that water service may be temporarily supplied by the village in the manner described in section 27-61(b) of this Code on a flat-rate basis as determined by the director of public works until such meter is installed.

(b) The charge for meter installation shall be as determined by the director of public works as a result of an annual review of village costs involved and established in annual fee ordinance. Meters shall be installed in a location affording convenient access. The property owner or person in charge shall at all reasonable times permit the director of public works or the director of public work's representative free entry for the purpose of examining, testing, reading, exchanging or repairing such meter. In the event the director of public works or their designee is unable to access the meter, water service may be temporarily stopped until access is provided and the work is completed.

(c) Any building which is independently owned, rented or occupied, notwithstanding other buildings on the same lot, subdivided area or tract of land, shall be equipped with an individual water meter. Accessory storage structures to a principal structure which is serviced from the village water supply need not be equipped with a meter.

(d) All meters in single-family detached and attached residences built subsequent to 1968 shall be readable from the building exterior in the manner as specified by the director of public works.

(e) The village shall cause every water meter in the village to be read when necessary so that bills may be prepared and issued at the proper time. The chief financial officer is authorized to accept customer self-reading of metered usage for a maximum of three consecutive billings only. All water meters in the village shall be read by authorized village personnel no less than once in each fiscal year.

(Ord. No. 2023-74, § 2, 11-14-2023; Ord. No. 2024-61, § 2, 10-22-2024)

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Deputy Public Works Director Matt Morrison
Date: 2026-05-26
Subject: An Ordinance Amending the Annual Fee Ordinance to Establish Administrative Fees for Manual Meter Readings

Overview
As reviewed at the May 12, 2026 Committee of the Whole meeting of the Village Board, a monthly fee is proposed for customers who delay meter replacement past July 31, 2026 to offset costs associated with manual water meter reading.

Fiscal Impact
The proposed amendments will establish minimum monthly bills for water, sewer, and stormwater services provided in the amount of 2 billing units (2,000 gallons of water) and an administrative fee for the manual reading and data entry of manual meter reads in the amount of $100 per month.

Recommendation
Approval.

Strategic Priority

Background
The Village of Northbrook began replacing water meters in April 2025 as part of the Village's Automated Water Meter Project. Approximately 97% percent of the water meters within the Village have been replaced and are being read remotely. For those customers that have requested a radio not be installed due to a concern about an on-going or recent health condition or those that simply have not completed their meter replacements in this mandatory program, their accounts will be transitioned to monthly billing and a fee for the monthly administration of manual meter reads will be assessed.

The Village of Northbrook will assess an administrative fee of $100 per month for the manual reading of meters and manual data entry required for these accounts. These fees will cover the cost of Village employee(s) and equipment that will travel to individual properties to read their meters as well as staff in the Finance Department who will be manually entering water meter readings for these accounts.

Customers who have yet to schedule or complete their meter replacements will have until July 31 to complete this work before being assessed the monthly meter reading fee. Instituting this fee with a deadline of July 31 allows the Village's communications team to prepare messaging and distribute it amongst the Village's channels and gives these customers sufficient time to have their replacement scheduled or complete their request to participate in the waiver program.

Staff recommends Village Board approval of an Ordinance amending the Annual Fee Ordinance to establish monthly administrative fees for the manual reading of water meters and establishing minimum monthly bills.

An Ordinance Amending the Annual Fee Ordinance to Establish Minimum Monthly Bills and Administrative Fees

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 Amending the Annual Fee Ordinance to Establish Minimum Monthly Bills and Administrative Fees

shall be, and is hereby, adopted as follows:

Section 1. RECITALS.

The Village of Northbrook began changing water meters as part of the Automated Water Meter Project in April 2025. As part of this project, the Village has utilized Neptune Mach 10 ultrasonic water meters with an Itron ERT (radio) that connects to the existing ComEd radio network used to read electric meters. To address those customers that have requested a meter not be installed due to a concern about an on-going or recent health condition and those customers that have failed to complete or schedule their water meter replacement, Section 27-24 of the Village of Northbrook Municipal Code ("***Municipal Code***") must be updated to grant the Village the authority to establish such programs and administrative fees for the manual reading and data entry of water billing data.

Village staff recommends amendments to the Village's Annual Fee Ordinance (Ordinance No. 2026-22), as amended ("***Annual Fee Ordinance***") to enact the necessary minimum bills and administrative charges recommended. The Village is authorized by Division 124 of Article 11 of the Illinois Municipal Code to charge rates for stormwater sufficient to provide for the maintenance, operation, and expansion of its utility systems, and the increased stormwater rates set forth herein are adopted pursuant to that authority.

Section 2. AMENDMENTS TO ANNUAL FEE ORDINANCE FOR FY 2026-27 – Effective July 31, 2026.

Section 5, entitled "Schedule of Fees, Charges and Rates," of the Annual Fee Ordinance (No. 2026-22), as amended shall be, as of July 31, 2026, further amended as follows: [Added text **bold and double underlined**; deleted text ~~struck through~~]

Annual Fee Ordinance (Municipal Code Section)	**Description**	**FY 2027 Fees**
Section 27-34 (f): Water Meter Fees	**Monthly Administrative Fee for Meter Reading and Manual Data Entry**	**$100.00**
Section 27-34 (g): Water Meter Fees	**Monthly Administrative Fee for Meter Reading and Manual Data Entry**	**$100.00**
Section 27-61 (a): Rates and Charges	**Water Supply (Minimum Monthly Charge – 2,000 gallons)**	**$12.80**
Section 27-166(e)(1): Sanitary Sewer User Charge: Rates	**Sanitary Sewer User Charge (Minimum Monthly Charge – 2,000 gallons)**	**$3.40**
Section 27-170(e)(1): Stormwater Drainage System User Charge; Rates	**Stormwater Drainage System User Charge (Minimum Monthly Charge – 2,000 gallons)**	**$4.00**

Section 3. EFFECTIVE DATE.

This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law, but in no event prior to June 6, 2026.

ATTEST:

_____
Village President

_____
Village Clerk

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GRANICUS

Subscription and Services Agreement
US/Canada

This Subscription and Services Agreement ("**Agreement**") is effective as of the date an Order or SOW (as defined below) commences that references this Agreement (**"Effective Date"**), and is a contract between the party procuring Granicus Products and/or Services named in the Order or SOW ("**Client**") and Granicus, LLC, a Minnesota Limited Liability Company for those Clients located in the US, or Granicus Canada Holdings, U.L.C., an unlimited liability corporation for those Clients located in Canada ("**Granicus**").

1. Definitions. For the purpose of this Agreement, the following terms have the corresponding definitions:

"Content" means any material or data: (i) displayed or published on Client's website; (ii) provided by Client to Granicus to perform the Services; or (iii) uploaded into Products by Client or on Client's behalf. Content expressly excludes Granicus Data;

"Deliverable(s)" means any computer software, and related written documentation, reports or materials developed by Granicus as part of a Services engagement;

"Granicus Data" means data owned, generated or collected by Granicus separately from Content provided by Client, including data generated by use of the Products or personal information related to individuals who use the Products or Services, which is collected and used in accordance with applicable law and in conformance with publicly posted privacy policies;

"IP Rights" means all current and future worldwide statutory or other proprietary rights, whether registered or unregistered, including but not limited to, moral rights, copyright, trademarks, rights in designs, patents, rights in computer software data base rights, rights in know-how, mask work, trade secrets, inventions, domain or company names and any application for the foregoing, including registration rights.

"Order" means a binding proposal, written order, or purchasing document setting forth the Products made available to Client under the terms of this Agreement either directly with Granicus or through an authorized third party reseller;

"Products" means the: (i) online or cloud subscription services; (ii) on premise software; (iii) embedded software; and (iv) Granicus Data, licensed to Client, and hardware components purchased by Client under this Agreement, as applicable and as set forth in the Order or SOW;

"Services" means the consulting, integration, installation, and/or implementation services to be performed by Granicus as described in the SOW; and

"SOW" means a statement of work agreed to by the parties that references this Agreement and describes the Services and Deliverables provided as part of a Services engagement pursuant to the Services provisions set forth in this Agreement.

Docusign Envelope ID: 897B5AC8-A2FC-8419-834E-757A15DC75DD

2. Intellectual Property Ownership and Use Rights.

a) **Intellectual Property Ownership.** Granicus and its licensors own all IP Rights in the Products and Granicus Data. Client and its authorized users have no right, title or interest in the Products or Granicus Data other than the license rights expressly granted herein. All rights not expressly granted herein are reserved by Granicus and its licensors.

b) **License to Products.** Granicus hereby grants Client a non-exclusive, non-transferable license to access and use the Products identified in the Order during the Term set forth therein. In addition to the terms of this Agreement and the Order, product-specific license terms applicable to certain of the Products and Granicus Data can be found at www.Granicus.com/legal/licensing and are hereby incorporated into this Agreement by reference.

c) **Third Party Contractors.** Client may permit its third-party contractors to access and use the Products solely on behalf of and for the benefit of Client, so long as: (i) such contractor agrees to comply with this Agreement as if it were Client; (ii) Client remains responsible for each contractor's compliance with this Agreement and any breach thereof; and (iii) all volume or transaction-based use of the Products includes use by contractors. All rights granted to any contractor terminate immediately upon conclusion of the Services rendered to Client that give rise to such right. Upon termination of such rights, contractor will immediately cease all use of the Products and uninstall and destroy all confidential or proprietary Granicus information in its possession. Client will certify compliance with this section in writing upon Granicus' request.

d) **Data Sources.** Client may only upload data related to individuals that originates with or is owned by Client. Client shall not upload data purchased from third parties without Granicus' prior written consent and list cleansing Services provided by Granicus for an additional fee.

e) **Content.** Client can only use Products to share Content that is created by or owned by Client and/or Content for affiliated organizations, provided that use by Client for affiliated organizations is in support only, and not as a primary communication vehicle for such organizations that do not have their own license to the Products. Granicus does not own the Content submitted by Client nor is Granicus responsible for any Content used, uploaded or migrated by Client or any third party. Granicus will not sell, use, or disclose any Content for any purpose other than performing Services subject to this Agreement. For clarification, the fact that Content and Granicus Data may contain the same or similar information does not minimize or limit the ownership or use rights of either party as it relates to Content on the part of Client, or Granicus Data on the part of Granicus.

f) **Advertising.** Client shall not use Products to promote products or services available for sale through Client or any third party without Granicus' prior written consent.

g) **Restrictions.** Client shall not:

(i) Use or permit any end user to use the Products to store or display adult content, promote illegal or immoral activities, send or store infringing, obscene, threatening or unlawful or

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tortious material or disrupt others use of the Products, network services or network equipment, including unsolicited advertising or chain letters, propagation of computer worms and viruses, or use of the Products to make unauthorized entry into any other device accessible via the network or Products;

(ii) Disassemble, decompile, reverse engineer or make derivative works of the Products;

(iii) Rent, lease, lend, or host the Products to or for any third party, or disclose the Products to any third party except as otherwise permitted in this Agreement or an Order or SOW;

(iv) Use the Products in violation of any applicable law, rule, or regulation, including violation of laws regarding the processing, use, or disclosure of personal information, or violation of any United States export control or regulation, United States embargo, or denied or sanctioned parties prohibitions; or

(v) Modify, adapt, or use the Products to develop any software application intended for resale which uses or competes with the Products in whole or in part.

3. Term; Termination.

a) **Agreement Term.** This Agreement begins on the Effective Date and remains in effect for the period set out in the Order ("**Initial Term**"). Thereafter, this Agreement will continue in effect until all Orders or SOWs have expired or been terminated.

b) **Order Term.** Each Order will be effective on the date set out therein and will remain in effect during the Initial Term identified in the Order. Each Order will automatically renew for twelve (12) month terms (each, a "**Renewal Term**") unless either party gives the other party notice of non-renewal within thirty (30) days of notification of price change as described in Section 4.d., or within sixty (60) days prior to the start of the next Renewal Term, whichever is later. The Initial Term and all Renewal Terms are collectively, the "**Term**".

c) **SOW Term.** Each SOW will begin on the effective date of the SOW and will remain in effect until the Services are completed, this Agreement is terminated, or the termination date set out in the SOW (the **"Termination Date"**), whichever is later. If no specific Termination Date is designated in the SOW, Client may terminate the SOW upon thirty (30) days written notice to Granicus.

d) **Subscription Term**. The annual term for all Products licensed to Client on a subscription basis begins upon the Effective Date of the applicable Order and are based on subscription term and not actual usage. Products licensed on a subscription basis are deemed delivered upon Initial Availability. Initial Availability of a Product means the earlier of: (i) the issuance of a user name and password to Client to access the Product; (ii) the provision of the Product in its hosted environment on behalf of Client by Granicus technical personnel; or (iii) access to the Product by Granicus or third-party services personnel in order to commence configuration or implementation Services on behalf of Client.

e) **Termination for Default.** Either party may terminate this Agreement or any Order or SOW by written notice if the other party commits a material breach of this Agreement or the applicable Order or SOW and fails to cure such breach within thirty (30) days after receipt of such notice, or an additional period of time as agreed to by the parties.

f) **Non-Appropriation**. Client may terminate this Agreement or any Order or SOW by providing Granicus written notice during the then-current Term for lack of appropriation of funds for the Renewal

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Term. Termination under this Section shall be without penalty, further liability, or further obligation of the Client, except for payment of fees properly accrued and owing for Products and Services received prior to the effective date of termination..

g) **Effect of Termination.** Upon expiration or termination of an Order or SOW for any reason: (i) Client's right to access and use the Products will immediately cease (except for perpetual licenses granted under an Order, which will continue to be governed by this Agreement for the duration of the license); (ii) Client will promptly remit any fees due to Granicus under all Orders and SOWs; (iii) Granicus will promptly cease performance of any Services; and (iv) the parties will return or destroy any Confidential Information of the other party in its possession, and certify upon request to the other party of compliance with the foregoing. Client will have ninety (90) days from the expiration date of a subscription to extract or download any Content stored in the Products. Granicus has no obligation to retain any Content after such ninety (90)-day period nor is Granicus responsible for extracting the data on Client's behalf absent separate written agreement and the payment of additional fees.

h) **Survival.** Sections 4 (Fees, Payment), 9 (Confidentiality), 10 (Indemnification), 11 (Limitation of Liability), 13 (Governing Law) and any other clause that by its nature is intended to survive will survive termination of this Agreement indefinitely or to the extent set out therein.

4. Fees; Payment.

a) **Fees.** Client will pay all fees, costs and other amounts as specified in each Order or SOW. Annual or subscription fees are due upfront at the beginning of each annual Term. Services fees and one-time fees are due according to the billing frequency specified in each Order or SOW. Absent any specific billing frequency, Client will pay fees for Services on a monthly basis in arrears for time and materials engagements, or milestone basis as billed upon delivery of each milestone. GXG Services are billed up front annually prior to the then-current term. Hardware will be invoiced to Client upon shipment. Granicus may suspend Client's access to any Products if there is a lapse in payment not remedied promptly upon notice to Client. A lapse in the Term of each Order or SOW will require the payment of a setup fee to reinstate the subscription. All fees are exclusive of applicable state, local, and federal taxes, which, if any, will be included in the invoice. It is Client's responsibility to provide applicable exemption certificate(s).

b) **Payment.** Client will remit payment of the fees due within sixty (60) days of receipt of an accurate invoice from Granicus or its authorized reseller, in accordance with the Illinois Local Government Prompt Payment Act, 50 ILCS 505/1 *et seq* ("**Prompt Payment Act**"). Any disputed amounts will be identified in writing to Granicus within the payment period or be deemed accurate and payable. With respect to any amount due to Granicus which is not paid within the payment period, Granicus may apply interest at the rate of one percent (1.0%) per month, in accordance with Section 4 of the Prompt Payment Act, assessed from the due date through the date of payment. Client acknowledges and agrees that orders placed by Client for Products and Services will be non-cancellable and the fees paid are non-refundable unless otherwise expressly stated in the Agreement.

c) **Purchase Orders.** Upon request, Granicus will reference a purchase order number on its invoices if Client provides the corresponding purchase order information to Granicus prior to generating the invoice. Client agrees that a failure to provide Granicus with purchase order information will not relieve Client of its obligations to provide payment in accordance with this section.

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d) **Price Changes.** Subject to any price schedule or pre-negotiated fees to which this Agreement or an Order may be subject, Granicus will provide notice of any price changes prior to the end of the current Term, which subject to Section 3.b, will become effective as of the next Renewal Term. Such notification may be made via Order, email, or invoice provided by Granicus. Renewals at the same volume amount will not increase more than ten percent (10%) over the prior year's fees. Purchases of additional Products will be at Granicus' then-current price and licenses, subject to volume or transaction metrics, and will be reviewed annually prior to commencement of the Renewal Term, with fees adjusted to cover increases in Client's use.

e) **Cooperative Purchasing.** To the extent permitted by law the terms of this Agreement may be extended for use by other municipalities, school districts and governmental agencies. Orders and SOWs entered into by such third parties are independent agreements between the third party and Granicus and do not affect this Agreement or any Order or SOW between Granicus and Client.

f) **Overages**. For any Products or Services purchased in tiers, with volume caps, specified number of users, or other measured metrics, it is the Client's responsibility to purchase up to the level of use needed by Client. Any overage will be charged to Client at the then-current rate for such tier or volume, or the rate set forth in Client's pricing arrangements with Granicus or Granicus resellers. Payment for such overages must be made in the then-current term unless otherwise agreed to by the parties in writing.

g) **Resellers.** If Client has entered into a separate agreement with an authorized distributor or reseller of Products and/or Services, the terms of such third-party agreement will supersede conflicting terms contained herein solely as they relate to payment schedules and pricing as negotiated between Client and the reseller.

5. Client Responsibilities.

a) **Content.** Client will be solely responsible for the Content submitted to the Products and will comply with all laws, rules and regulations relating to the use, disclosure and transmission of such Content, including providing such to Granicus. Client represents and warrants it has the legal right to provide the Content to Granicus and that such use or disclosure does not violate the intellectual property, privacy or other legal rights of any third party. Client grants Granicus a limited, non-exclusive right during the Term to access and use the Content to provide the Products and Services. Content does not include user feedback related to the Products or Services, which Granicus is free to use without any further permission or consideration to Client.

b) **Data Backup and Protection.** Client will maintain a back-up of any data or data files provided to Granicus. For certain Products, Granicus offers functionality that requires subscribers to enable password protection of subscriber profiles and associated data. Client assumes all responsibility for implementing and enforcing this security functionality in its sole discretion.

c) **Passwords.** Sign-on credentials used to access the Products are non-transferable. Client is responsible for keeping all passwords secure and for all use of the Products through Client's sign in credentials.

d) **Cooperation.** Client will provide any assistance reasonably required by Granicus to perform the Services, including timely review of plans and schedules for the Services and reasonable access to Client's

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offices for Services performed onsite. Services delayed or unable to be performed due to lack of Client cooperation or communication will be deemed delivered and no refunds will be issued for such services.

e) **Third-Party Technology.** Client will be responsible for securing all licenses for third party technology necessary for Granicus to perform the Services (including the right for Granicus to use such technology) and will be responsible for the performance of any third-party providing goods or services to Client related to the Services, including such third party's cooperation with Granicus.

f) **Use of Messaging Services**. Client may use Products to send emails and messages to users and third parties. Client is solely responsible for any such message and their content, including securing the legal right to send the message. Messages may be blocked, delayed, or prevented from being delivered by destination servers and other reasons outside of Granicus' control, and there is no warranty that messages will reach their intended destination in a given timeframe.

6. Support. Basic support and maintenance services provided to Client for Products ("Support") is included in the fees paid for the Granicus Product subscription or maintenance during the Term and will be provided in accordance with the Service Level Agreement set forth at www.granicus.com/legal/licensing. Granicus may update its Support obligations under this Agreement, so long as the level of Support agreed to by the parties is not materially diminished due to such modification.

7. Representations; Warranties; Disclaimers.

a) **Representations.** Each Party represents that it has validly entered into this Agreement and has the legal power to do so.

b) **Warranties:**

(i) Each party warrants that it has the rights necessary to grant to the other party the licenses granted in this Agreement.

(ii) Granicus warrants that it will perform its obligations in a professional and workmanlike manner in accordance with industry standards.

(iii) Client's sole and exclusive remedy and Granicus ' sole obligation for breach of the warranties in this Section are as follows: (i) for a breach of the warranty in Section 7.b.(i), the indemnity in Section 10 of this Agreement; and (ii) reperformance of the non-conforming Services for a breach of the warranty in Section 7.b.(ii), provided that Client notifies Granicus of a non-conformity in this Section during the thirty (30) day period following Granicus' completion of the applicable Services.

c) **Disclaimers.** EXCEPT AS EXPRESSLY STATED IN THIS THIS SECTION, THE PRODUCTS AND SERVICES ARE PROVIDED "AS IS" AND GRANICUS DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY, TITLE, NON-INFRINGEMENT, AND FITNESS FOR A PARTICULAR PURPOSE. GRANICUS DOES NOT WARRANT THAT PRODUCTS OR SERVICES WILL MEET CLIENT'S REQUIREMENTS OR THAT THE OPERATION THEREOF WILL BE UNINTERRUPTED OR ERROR FREE.

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8. Services.

a) Granicus will perform Services in accordance with this Agreement and the SOW. Granicus is not obligated to provide any Services unless set out in the SOW. Unless otherwise set out in the SOW or as agreed to by the parties the Services will be performed remotely. Any estimates provided in the SOW, including expected hours to complete the Services and any timeline provided by Granicus, are based on known functional requirements and technical environments as of the effective date of the SOW. Changes or delays in the work schedule originating with Client are subject to the project change procedure and may result in an increase in fees.

b) Granicus grants Client a non-exclusive, non-transferable, royalty-free, perpetual license to use the Deliverables on behalf of and for the benefit of Client independently and with the Products. Granicus retains all right, title and interest to the Deliverables except for those rights expressly granted to Client. Deliverables and Services are deemed accepted upon delivery unless otherwise set forth in a SOW.

c) Any modifications to the Services must be in writing and signed by authorized representatives of each party. Granicus personnel performing Services at Client's offices will comply with Client's policies and procedures in effect at such location.

d) If agreed to by the Parties in the SOW, Client will also pay for all reasonable travel-related and out-of-pocket expenses incurred by Granicus in the performance of the Services in accordance with Client's travel and expense policy which will be provided to Granicus in writing (or Granicus' policy if none is provided by Client) and which will be billed monthly and due thirty (30) days following date of invoice.

9. Confidentiality. During performance of the Services, each party may receive Confidential Information of the other party.

a) **"Confidential Information"** means all confidential and/or trade secret information of either party (**"Disclosing Party"**), including but not limited to: (i) Granicus' Products; (ii) non-public information if it is clearly and conspicuously marked as "confidential" or with a similar designation at the time of disclosure; (iii) non-public information of the Disclosing Party if it is identified as confidential and/or proprietary before, during, or promptly after presentation or communication; and (iv) any information that should be reasonably understood to be confidential or proprietary given the nature of the information and the context in which disclosed, in each case that is disclosed to the other party (**"Receiving Party"**) or to which the Receiving Party gains access in connection with performance of the Services.

b) Subject to freedom of information, government transparency, or similar applicable law, each Receiving Party will receive and hold any Confidential Information in strict confidence and will: (i) protect and safeguard the Confidential Information against unauthorized use, publication or disclosure; (ii) not reveal, report, publish, disclose, transfer, copy or otherwise use any Confidential Information except as specifically authorized by the Disclosing Party; (iii) not use any Confidential Information for any purpose other than in performance of this Agreement; (iv) restrict access to Confidential Information to those of its advisors, officers, directors, employees, agents, consultants, contractors and lobbyists who have a need to know, who have been advised of the confidential nature thereof, and who are under express written obligations of confidentiality or under obligations of confidentiality imposed by law or rule; and (v) exercise at least the same standard of care and security to protect the confidentiality of the Confidential Information received by it as it protects its own confidential information, but no less than a reasonable degree of care.

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c) If a Receiving Party is requested or required in a judicial, administrative, or governmental proceeding to disclose any Confidential Information, it will notify the Disclosing Party as promptly as practicable so that the Disclosing Party may seek an appropriate protective order or waiver for that instance, unless such notification is prohibited by law or judicial order.

d) The foregoing obligations do not apply to information that: (i) is already public or becomes available to the public through no breach of this section; (ii) was in the Receiving Party's lawful possession before receipt from the Disclosing Party; (iii) is lawfully received independently from a third party who is not bound by a confidentiality obligation; or (iv) is independently developed by or on behalf of the Receiving Party without use of any Confidential Information.

e) Upon written request of the Disclosing Party, the Receiving Party agrees to promptly return or destroy all Confidential Information in its possession, and certify its destruction in writing, provided that the Receiving Party may retain a copy of the returned or destroyed items for archival purposes in accordance with its records retention policies and subject to this section.

f) Disclosing Party may be irreparably damaged if the obligations under this section are not enforced and as such may not have an adequate remedy in the event of a breach by Receiving Party of its obligations hereunder. The parties agree, therefore, that Disclosing Party is entitled to seek, in addition to other available remedies, an injunction restraining any actual, threatened or further breaches of the Receiving Party's obligations under this section or any other appropriate equitable order or decree.

10. Indemnification.

a) Granicus will defend, indemnify and hold Client harmless from and against all losses, liabilities, damages and expenses including reasonable attorney fees (collectively, "Losses") arising from any claim or suit by an unaffiliated third party ("Claim") based on or arising out of: (i) an allegation that the Products or Deliverables, as delivered to Client and when used in accordance with this Agreement and the applicable Order or SOW, infringes a valid U.S. copyright or U.S. patent issued as of the date of the applicable Order or SOW; (ii) any unauthorized access to, acquisition of, loss of, or disclosure of Content or Confidential Information caused by Granicus' breach of its security or confidentiality obligations under this Agreement; or (iii) Granicus' violation of any applicable privacy or data protection law, including without limitation the Illinois Personal Information Protection Act, 815 ILCS 530/1 *et seq*.

b) To the extent permitted by applicable law, Granicus will have control of the defense and reserves the right to settle any Claim. Client must notify Granicus promptly of any Claim and provide reasonable cooperation to Granicus, upon Granicus' request and at Granicus' cost, to defend such Claim. Granicus will not agree to any settlement which requires acknowledgment of fault or an incurred liability on the part of an indemnified party not otherwise covered by this indemnification without indemnified party's prior consent. Client may elect to participate in the defense of any claim with counsel of its choosing at its own expense.

c) If the Products or Deliverables are subject to a claim of infringement or misappropriation, or if Granicus reasonably believes the Products or Deliverables may be subject to such a Claim, Granicus reserves the right, in its sole discretion, to: (i) replace the affected Products or Deliverable with non-infringing functional equivalents; (ii) modify the affected Products or Deliverable to render it non-

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infringing; or (iii) terminate this Agreement or the applicable Order or SOW with respect to the affected Granicus Product or Deliverable and refund to Client any prepaid fees for the then-remaining portion of the Order or SOW Term.

d) Granicus will have no obligation to indemnify, defend, or hold Client harmless from any Claim to the extent it is based upon: (i) a modification to the Granicus Product or Deliverable by anyone other than Granicus; (ii) a modification made by Granicus pursuant to Client's required instructions or specifications or in reliance on materials or information provided by Client; (iii) combination with the Products or Deliverable with non-Granicus software or data, provided that Granicus did not recommend, authorize, or have reason to anticipate such combination of the Products or Deliverables with commonly available and utilized software; or (iv) Client's (or any authorized user of Client) use of any Products or Deliverables other than in accordance with this Agreement.

e) This section sets forth Client's sole and exclusive remedy, and Granicus' entire liability, for any Claim that the Products, Deliverables or any other materials provided by Granicus violate or infringe upon the rights of any third party.

11. Limitation of Liability.

a) EXCEPT FOR LIABILITY THAT CANNOT BE LIMITED OR EXCLUDED UNDER APPLICABLE LAW, UNDER NO CIRCUMSTANCES WILL EITHER PARTY BE LIABLE FOR ANY: (I) SPECIAL, INDIRECT, PUNITIVE, INCIDENTAL, OR CONSEQUENTIAL DAMAGES; OR (II) LOSS OR DAMAGE TO DATA, LOST PROFITS, SALES, BUSINESS, GOODWILL OR ANTICIPATED SAVINGS, WHETHER AN ACTION IS IN CONTRACT OR TORT (INCLUDING NEGLIGENCE) AND REGARDLESS OF THE THEORY OF LIABILITY, EVEN IF A PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

b) IN NO EVENT, EXCEPT FOR CLIENT'S OBLIGATIONS TO PAY AMOUNTS DUE UNDER THE ORDER OR SOW, OR GRANICUS' INDEMNIFICATION OBLIGATIONS SET FORTH IN SECTION 10 (INDEMNIFICATION), WILL EITHER PARTY'S MAXIMUM AGGREGATE LIABILITY FOR ALL CLAIMS ARISING IN CONNECTION WITH THIS AGREEMENT (IN TORT (INCLUDING NEGLIGENCE), CONTRACT OR OTHERWISE) EXCEED THE AMOUNT OF FEES PAID BY CLIENT TO GRANICUS OR GRANICUS' RESELLER, AS APPLICABLE, IN THE SIX (6) MONTHS IMMEDIATELY PRECEDING THE DATE THE DAMAGED PARTY NOTIFIES THE OTHER PARTY IN WRITING OF THE CLAIM. HOWEVER, IF CLIENT HAS PAID NO FEES UNDER THE TERMS OF AN ORDER IN THE TWELVE (12) MONTH PERIOD PRECEDING THE DATE OF THE INCIDENT GIVING RISE TO THE CLAIM, THE AGGREGATE LIABILITY OF GRANICUS TO CLIENT FOR SUCH CLAIM SHALL NOT EXCEED FIVE THOUSAND DOLLARS ($5,000).

12. General.

a) Force Majeure. With the exception of payment obligations, any delay in the performance by either party of its obligations hereunder will be excused when such delay in performance is due to any cause or event of any nature whatsoever beyond the reasonable control of such Party, including, without limitation, any act of God; any fire, flood, or weather condition; any computer virus, worm, denial of service attack; any earthquake; any act of a public enemy, war, insurrection, riot, explosion or strike; provided, that written notice thereof must be given by such Party to the other Party within twenty (20) days after occurrence of such cause or event.

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b) **Independent Contractor.** Each party is an independent contractor and employees of each party are not considered to be employees of the other party. No agency, partnership, joint venture or other joint relationship is created by this Agreement. The parties shall not make any commitments binding on the other or make any representation that they are acting for, or on behalf of, the other. Each party assumes full responsibility for the actions of its personnel while performing the Services and such party will be solely responsible for the supervision, daily direction, control of its personnel, and for the payment of all of their compensation and any taxes related thereto.

c) **Publicity.** Neither party will use the name of the other party in publicity releases or similar activity without the consent of the other party, except Granicus may include Client's name and logo in client lists and similar communications.

d) **Waiver.** No waiver of any breach of any provision of this Agreement or the SOW by either party or the failure of either party to insist on the exact performance of any provision of this Agreement or the SOW will constitute a waiver of any prior, concurrent or subsequent breach of performance of the same or any other provisions hereof, and no waiver will be effective unless made in writing.

e) **Notices.** Other than routine administrative communications, which may be exchanged by the Parties via email or other means, all notices, consents, and approvals hereunder will be in writing and will be deemed to have been given upon: (i) personal delivery; (ii) the day of receipt, as shown in the applicable carrier's systems, if sent via FedEx, UPS, DHL, or other nationally recognized express carrier; (iii) the third business day after sending by U.S. Postal Service, First Class, postage prepaid, return receipt requested; or (iv) sending by email, with confirmed receipt from the receiving party. Either Party may provide the other with notice of a change in mailing or email address in which case the mailing or email address, as applicable, for that Party will be deemed to have been amended. The mailing and email addresses of the Client are as set forth in the Order or SOW, for Granicus as follows:

Granicus
Contracts
1152 15th Street NW, Suite 800 Washington DC 20005
1-800-314-0147
contracts@granicus.com

f) **Severability.** If any provision of this Agreement, Order, or SOW, or portion thereof, is held to be invalid, illegal or unenforceable by a court of competent jurisdiction, such provision will be severed and the remaining provisions of the Agreement, Order or SOW will remain in full force and effect.

g) **Assignment.** Neither Party may assign, delegate, or otherwise transfer this Agreement or any of its rights or obligations hereunder without the prior written consent of the other Party (such consent not to be unreasonably withheld). Notwithstanding the foregoing, either Party may assign this Agreement with reasonable notice to the other party to an affiliate or to a successor in interest resulting from acquisition of all, or substantially all, of the assigning party's business by means of merger, stock or asset purchase, or otherwise. Any assignment or attempted assignment in violation of this Agreement will be null and void. This Contract will bind and inure to the benefit of each party's permitted successors and assigns.

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h) **Amendment.** This Agreement may not be amended or modified except by a written instrument signed by authorized representatives of both Parties.

j) **Applicable Law.** Each party will, at all times, exercise its rights and perform its obligations under this Agreement in compliance with all applicable law, rules, and regulations including all applicable local, state and federal laws and regulations prohibiting discrimination and harassment.

k) **Headings.** The various section headings of this Agreement are inserted only for convenience of reference and are not intended, nor will they be construed to modify, define, limit, or expand the intent of the Parties.

l) **No Third-Party Beneficiaries.** This Agreement is binding upon and insures solely to the benefit of the Parties hereto and their respective permitted successors and assigns; there are no third-party beneficiaries to this Agreement.

m) **Conflict of Interest.** Granicus certifies that it is not engaged in any current project or business transaction, directly or indirectly, nor has it any interest, direct or indirect, with any person or business that might result in a conflict of interest in the performance of the Agreement, Order, or SOW.

n) **Anti-Corruption**. Neither Party has received or been offered any illegal or improper bribe, kickback, payment, gift, or item of value from an employee or agent of the other Party in connection with this Agreement. If Client learns of any violation of the above restriction, Client shall immediately notify Granicus.

13. Governing Law. If Client is a public entity (a state or any agency or authority thereof, or county, city or town, public educational institution or other entity that serves a public purpose), this Agreement will be governed by and construed in accordance with the laws of the state in which the public entity is located, with venue being a court of competent jurisdiction within such state. If Client is the Federal government of the United States or any branch or agency thereof, this Agreement will be governed by the laws of the United States with venue being any Federal district court of competent jurisdiction. If Client is a private or commercial entity, this Agreement will be governed by the laws of the state of New York, without reference to the state's conflict of law principles, with exclusive jurisdiction of the state and federal courts located in the borough of Manhattan, New York, New York. If Client is located in Canada, this Agreement will be governed by the laws of the Province of Ontario with suit brought only in the General Division of the Ontario Court of Justice. No applicable principals of conflicts of laws, imputed terms of the Uniform Commercial Code, or the United Nations Convention on contracts for the international sale of goods will apply to this Agreement.

14. Entire Agreement. This Agreement and Orders and SOWs governed by this Agreement constitutes the entire agreement between Granicus and Client, and supersedes all prior agreements, requests for proposals or pricing and the corresponding responses, understandings, representations or correspondence relevant to the subject matter hereof. Perpetual licenses granted to Client under prior agreements remain in full force and effect. If your organization and Granicus has entered into a separate agreement or is utilizing a contract vehicle for this transaction, the terms of this Agreement are

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incorporated into such separate agreement or contract vehicle by reference, with any directly conflicting terms and conditions being resolved in favor of the separate agreement or contract vehicle to the extent applicable. Inconsistencies between documents will be resolved in the following order: (I) this Agreement; (ii) Orders and SOWs; (iii) all other purchase documents executed by the parties (except for any pre-printed or standard terms contained on purchase orders which shall have no force or effect); (iv) Granicus' response to Client's RFI, RFP, RFQ; and (v) Client's RFI, RFP, RFQ. Client has not been induced to enter into this Agreement or the SOW by any representations or promises not specifically stated herein.Supplier may update non-material documentation related to this Agreement, including, without limitation, support procedures and product features, in the ordinary course of business, and may notify Client of such updates by email or posting to Supplier's website, provided that no update shall (i) materially diminish Client's rights, (ii) materially increase Client's obligations or fees, or (iii) alter any term of this Agreement, without Client's prior written consent in accordance with Section 12(h).

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their respective duly-authorized representatives on the Effective Date set forth below.

Granicus, LLC	**Village of Northbrook**
By: DocuSigned by: Greg Eck 71F8AC5E9B49403... (Authorized Signature)	**By:** (Authorized Signature)
Name: Greg Eck (Print or Type Name of Signatory)	**Name:** (Print or Type Name of Signatory)
Title: Senior Manager, Contracts	**Title:**
Date: 5/13/2026	**Date:**

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GRANICUS

THIS IS NOT AN INVOICE

Order Form
Prepared for
Northbrook, IL

Procurement Vehicle: OMNIA (159768)
In Support of: Northbrook, IL

ORDER DETAILS

Prepared By:	Sophia Rasmussen
Phone:	
Email:	sophia.rasmussen@granicus.com
Order #:	Q-531308
Prepared On:	07 May 2026
Expires On:	29 May 2026

ORDER TERMS

Currency:	USD
Payment Terms:	Net 30 (Payments for subscriptions are due at the beginning of the period of performance.)
Period of Performance:	01 Jun 2026 - 31 May 2027

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PRICING SUMMARY

The pricing and terms within this Proposal are specific to the products and volumes contained within this Proposal.

Terminating Subscriptions		
Solution	**Quantity/Unit**	**Prior Annual Fee**
Meeting Efficiency Suite	0 Each	$0.00
Peak Agenda Management	0 Each	$15,210.46
GovMeetings Live Cast	0 Each	$14,153.53
Granicus Live Cast Encoding Software	0 Each	$1,206.58
Open Platform Suite	0 Each	$0.00
Send Agenda (Peak)	0 Each	$0.00
govDelivery for Integrations	0 Each	$0.00
	SUBTOTAL:	**$30,570.57**

Upon the signing of this Agreement, annual fees for the terminating subscription(s) shall cease. Any pre-paid fees for the terminating subscription(s) after the signing of this Agreement will be prorated from the signing of this Agreement to the end of the Client's then-current billing term, credited, and such credit applied to the annual fees for new subscriptions.

Client will continue to have access to and use the terminating solution until the new subscription(s) is/are deployed.

Upon the deployment of Client's new solution as determined at Granicus' sole discretion, Granicus shall remove access to the Client's terminating subscription(s).

One-Time Fees			
Solution	**Billing Frequency**	**Quantity/Unit**	**One-Time Fee**
Peak Bundle (Peak + eComment + Meeting Efficiency Suite + Open Platform Suite) - Set-up, Config, and Training	Up Front	1 Each	$0.00
Send Agenda - Set-up, Config, and Training	Up Front	1 Each	$0.00
Clerk Forms & Workflows (up to 15) - Set-up, Config, and Training	Up Front	1 Each	$0.00
		SUBTOTAL:	**$0.00**

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New Subscription Fees			
Solution	**Billing Frequency**	**Quantity/Unit**	**Annual Fee**
Granicus Operations Cloud - Governance (Efficiency) with Self-Managed Video	Annual	1 Each	$33,630.63
Clerk Forms & Workflows (up to 15)	Annual	1 Each	$0.00
Premium Video Support	Annual	1 Each	$0.00
Experience Service Catalog Credits Governance (Efficiency) with Self-Managed Video	Annual	1 Each	$0.00
Experience Services Catalog Accelerator	Annual	14 Each	$0.00
GXI Foundations	Annual	1 Each	$0.00
SUBTOTAL:			**$33,630.63**

Renewing Subscription Fees			
Solution	**Billing Frequency**	**Quantity/Unit**	**Annual Fee**
Upgrade to 1080p Streaming	Annual	1 Each	$0.00
SUBTOTAL:			**$0.00**

Communications Cloud Tier:
0

CREDITS AVAILABLE

The number of Credits acquired due to the above purchase items:

Available Service Credits	
Total Services Catalog Credits:	**39**

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FUTURE YEAR PRICING

Solution(s)	Period of Performance	
	01 Jun 2027 - 31 May 2028	01 Jun 2028 - 31 May 2029
Granicus Operations Cloud - Governance (Efficiency) with Self-Managed Video	$35,984.77	$38,503.71
Clerk Forms & Workflows (up to 15)	$0.00	$0.00
Premium Video Support	$0.00	$0.00
Experience Service Catalog Credits Governance (Efficiency) with Self-Managed Video	$0.00	$0.00
Experience Services Catalog Accelerator	$0.00	$0.00
GXI Foundations	$0.00	$0.00
Upgrade to 1080p Streaming	$0.00	$0.00
SUBTOTAL:	**$35,984.77**	**$38,503.71**
Total Services Catalog Credits:	**39**	**39**

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PRODUCT UPDATES

FOR INFORMATION ON RECENT AND UPCOMING PRODUCT ENHANCEMENTS ACROSS THE GRANICUS PORTFOLIO, PLEASE REFER TO THE SEMIANNUAL UPDATE INFORMATION ON THIS WEBPAGE:
: HTTPS://GRANICUS.COM/SEMIANNUAL-UPDATES/

PRODUCT DESCRIPTIONS

Solution	Description
Granicus Operations Cloud - Governance (Efficiency) with Self-Managed Video	The annual subscription is an outcome-focused solution combining integrated technology, data insights, and experience services to drive operational efficiencies. Strategic Capabilities • Designated Experience Partner • Extended LMS Training On-demand • Access to Services Catalog • Biannual CX Program Brief to Review Insights & Recommendations • Online Help Articles and Access to govCommunity Data Insights • Community Satisfaction and Performance Monitoring • Government Effectiveness Score • Digital Experience Score • Quality of Life Surveys • In-app Reporting and Dashboards Connected Technology • Agenda and Meeting Management o Compile and produce agendas and record minutes for public meetings including unlimited users, meeting bodies and meeting types • Elected Official Application o View and annotate meeting materials in a browser-based application • Request to speak and voting capabilities (additional fees may apply) • Community Engagement o Collect and manage citizen input on agenda items with direct comment on items or sign up to speak before a scheduled meeting • Send Agenda Email Notifications • Forms and Workflows (up to 15) o Capabilities include: (1) Drag and drop form builder, (2) display logic, calculations, and payments, (3) insights dashboard and form analytics, (4) unlimited responses and ability 'to save and return', (5) data connections and API access, and (6) up to 10GB file uploads and 1,000 web API calls per hour • Video Streaming and Video-on-Demand o Built-in video indexing with start, stop, and pause controls • Video analytics • Simulcast to multiple platforms including Facebook and YouTube • Unlimited meetings, users, and storage • Public Portal

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Solution	Description
	o Hyperlinked agendas, minutes, and documents o Advanced keyword search • Hardware o Live Cast video encoder • Ongoing security updates • Ongoing product updates and enhancements • Product accessibility maintained perpetually • 99.9% up-time guarantee • Technical Support Reporting (biannual) • Escalation & Care Process
Experience Services Catalog Accelerator	Annual Recurring Service Credits: Enhance your support through the GXC Services Catalog with these additional annual credits, ensuring continuous access to valuable services and resource.
GXI Foundations	GXI Foundations provides a set of smart-widgets that embed into your website and selectively engage website visitors to gather standardized feedback on their digital experience and/or community sentiment around key community themes. The aggregrated insights are available to you via an interactive dashboard.
Upgrade to 1080p Streaming	Upgrade to 1080p Streaming (requires Live Cast and Live Cast Encoder)

GRANICUS ADVANCED NETWORK AND SUBSCRIBER INFORMATION

- **Granicus Communications Suite Subscriber Information.**
  - Data provided by the Client and contact information gathered through the Client's own web properties or activities will remain the property of the Client ('Direct Subscriber'), including any and all personally identifiable information (PII). Granicus will not release the data without the express written permission of the Client, unless required by law.
  - Granicus shall: (i) not disclose the Client's data except to any third parties as necessary to operate the Granicus Products and Services (provided that the Client hereby grants to Granicus a perpetual, non-cancelable, worldwide, non-exclusive license to utilize any data, on an anonymous or aggregate basis only, that arises from the use of the Granicus Products by the Client, whether disclosed on, subsequent to, or prior to the Effective Date, to improve the functionality of the Granicus Products and any other legitimate business purpose, including the right to sublicense such data to third parties, subject to all legal restrictions regarding the use and disclosure of such information).
- **Data obtained through the Granicus Advanced Network.**
  - Granicus offers a SaaS product, known as the Communications Cloud, that offers Direct Subscribers recommendations to subscribe to other Granicus Client's digital communication (the 'Advanced Network'). When a Direct Subscriber signs up through one of the recommendations of the Advanced Network, that subscriber is a 'Network Subscriber' to the agency it subscribed to through the Advanced Network.

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- Network Subscribers are available for use while the Client is under an active subscription with Granicus. Network Subscribers will not transfer to the Client upon termination of any Granicus Order, SOW, or Exhibit. The Client shall not use or transfer any of the Network Subscribers after termination of its Order, SOW, or Exhibit placed under this agreement. All information related to Network Subscribers must be destroyed by the Client within 15 calendar days of the Order, SOW, or Exhibit placed under this agreement terminating.
- Opt-In. During the last 10 calendar days of the Client's subscription, the Client may send an opt-in email to Network Subscribers that shall include an explanation of the Client's relationship with Granicus terminating and that the Network Subscribers may visit the Client's website to subscribe to further updates from the Client in the future. Any Network Subscriber that does not opt-in will not be transferred with the subscriber list provided to the Client upon termination.

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TERMS & CONDITIONS

- This quote, and all products and services delivered hereunder are governed by the terms located at https://granicus.com/legal/licensing, including any product-specific terms included therein (the "License Agreement"). If your organization and Granicus has entered into a separate agreement or is utilizing a contract vehicle for this transaction, the terms of the License Agreement are incorporated into such separate agreement or contract vehicle by reference, with any directly conflicting terms and conditions being resolved in favor of the separate agreement or contract vehicle to the extent applicable.
- If submitting a Purchase Order, please include the following language: The pricing, terms and conditions of quote Q-531308 dated 07 May 2026 are incorporated into this Purchase Order by reference and shall take precedence over any terms and conditions included in this Purchase Order.
- This quote is exclusive of applicable state, local, and federal taxes, which, if any, will be included in the invoice. It is the responsibility of Northbrook, IL to provide applicable exemption certificate(s).
- Any lapse in payment may result in suspension of service and will require the payment of a setup fee to reinstate the subscription.

- The terms and Conditions of the Agreement 159768 effective 08 DEC 2025 between Granicus and OMNIA Partners govern this Quote and are incorporated herein by reference, including the Master Agreement and all exhibits thereto.

For All Services Credits (including Service Catalog Credits and SimpleSupport):

Credits must be purchased prior to use and are allocated towards any services performed by Granicus included in the Service Credit portfolio for the number of credits indicated therein. Credits cannot be used towards software subscription purchases. Credits are consumed as Services are performed during the applicable period of performance and must be used during that period of performance or they will expire. If Client fails to use the credits within the period of performance due to factors outside of Granicus' control, Granicus will not be obligated to refund any credits and will be under no obligation to perform the Services.

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BILLING INFORMATION

Billing Contact:		**Purchase Order Required?**	[ ] - No [ ] - Yes
Billing Address:		**PO Number:** *If PO required*	
Billing Email:		**Billing Phone:**	

If submitting a Purchase Order, please include the following language:
The pricing, terms, and conditions of quote Q-531308 dated 07 May 2026 are incorporated into this Purchase Order by reference and shall take precedence over any terms and conditions included in this Purchase Order.

AGREEMENT AND ACCEPTANCE

By signing this document, the undersigned certifies they have authority to enter the agreement. The undersigned also understands the services and terms.

Northbrook, IL	
Signature:	
Name:	
Title:	
Date:	