Village Board of Trustees Agenda

Sandra "Sandy" Frum Board Room
1225 Cedar Lane Northbrook, IL 60062
Tuesday, June 23, 2026

7:30 PM

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **MINUTES APPROVAL**
   A. June 9, 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 Manager Reports
      - Week Ending June 12
      - Week Ending June 19
6. **WARRANT LIST**
   A. Review and Approval of Escrow Deposits/Performance Bond Refunds Processed Between June 1, 2026 - June 15, 2026
   B. Review and Approval of Payments Processed Between June 1, 2026 - June 15, 2026
7. **PRESIDENT'S REPORT**

Community Moment

A. A Proclamation Recognizing Saf-T-Gard's 90th Anniversary
B. A Resolution Recognizing Police Chief John Ustich for 30 Years of Service
C. A Motion to Approve Appointment of Trustee Liaisons to Commissions
With the Board's approval and consent, the attached appointments of Trustee

Liaisons to Commissions will be made.

8. CONSENT AGENDA

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

A. A Resolution Authorizing an Extension of a Licensing Agreement with the Condominiums of Northbrook Court for Use of the Village's Sanitary Sewers and Water Related Matters
This successor Agreement maintains permissions granted in 1997 for the use of an existing Village 10-inch sanitary sewer line to the Condominiums of Northbrook Court which are located in the Glenbrook Sanitary District and Village of Northbrook just south of Lake-Cook Road and west of Lee Road.

B. A Resolution Approving and Accepting the Required Site Improvements for the Northbrook Pointe Drive Residential Planned Development
The Developer has satisfactorily completed all required on- and off-site improvements as required by the Development Agreement, approved plans, and Village Standards.

C. A Resolution Approving a Contract with Schroeder & Schroeder, Inc. of Skokie, Illinois for the 2026 Concrete Street Patching Improvements Project
As identified in the Five-Year Capital Improvement Plan (CIP) the concrete streets in the Charlemagne Subdivision and the Sky Harbor Business Park have been surveyed and an estimated number of concrete panels have been identified for replacement as part of the annual concrete street repair program.

D. A Resolution Waiving Competitive Bidding and Approving an Agreement with Baxter and Woodman, Inc. of Crystal Lake, Illinois for Professional Assistance with Water Treatment and Water Distribution Functions
To assist the Village of Northbrook in water production and water distribution activities in light of staffing vacancies, the Village has sought the professional services of Baxter and Woodman, Inc.

E. An Ordinance Amending Chapter 24, Article VI of the Northbrook Municipal Code, as Amended, Regarding Parking Spaces Reserved for Electric Vehicle Charging in Municipal Off-Street Parking Facilities
As presented to the Village Board on March 10, 2026, polices for EV Charging Station parking are being codified in the Municipal Code to allow for local enforcement.

F. An Ordinance to Amend the Annual Fee Ordinance to Decrease the Number of Class E Liquor Licenses
J & J Cafe, located at 2111 Founders Drive, has informed the Village that they no longer wish to hold a liquor license and the Ordinance Amendment is presented to decrease available licenses for on premise retail sales of Beer and Wine.

9. ADMINISTRATION AND FINANCE

10. PLANNING AND ECONOMIC DEVELOPMENT

A. A Resolution Supporting and Consenting to Approval of the Transfer of a Class 6b Classification and Approving a Class 6b Incentive Agreement (3401-3411 Commercial Avenue - 3401 Commercial LLC)
Cook County requires the Village to opine on the transfer of an existing Cook County 6b Incentive Agreement for the remaining term for operation of a House of Rental for party and tent rental warehouse, distribution, and office space at 3401 Commercial LLC.

B. A Resolution Approving a Final Plat of Subdivision (1250 Sanders Road) (Docket No. PCD-25-21)
As recommended by the Plan Commission, approval of a final plat of subdivision to re-subdivide two existing parcels into two new reconfigured lots for the property owned by Northbrook School District 27 at Wood Oaks Jr. High School is requested with the Applicant's modification to remove vehicular access to Walters.

C. An Ordinance Amending the Comprehensive Plan of the Village of Northbrook (1250 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.

D. An Ordinance Rezoning the Property at 1250 Sanders Road and Amending the District Zoning Map (1250 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.

11. COMMUNITY AND SUSTAINABILITY

12. HOUSING

13. LABOR RELATIONS

14. PUBLIC WORKS AND FACILITIES

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 JUNE 12, 2026

Meetings of the Village Board

- No meetings of the Village Board next week.

Activity Reports

Police Bulletin: The weekly police bulletin has been updated for the week ending on June 12, 2026.

Save the Date

Farmers Market Opening Day Bash – Wednesday, June 17 from 7 a.m. to 1 p.m.
Join the Northbrook Farmers Market at the Meadow Plaza Parking Lot on Wednesday, June 17 from 7 a.m. to 1 p.m. for the Opening Day Bash! Opening Day features fun for all and a celebration of the Village's 125th Anniversary. Musicians with Northbrook Symphony will perform and at 10 a.m. the traditional Farmers Market opening ceremony will take place. Free attractions include live music, face painting, watermelon slices, swag and more! Click here for details.

Spring Clean-Up Day – Saturday, June 20 from 7 a.m. - 1 p.m.
Northbrook residents can dispose of household waste, including old furniture, at the Fleet Maintenance Garage (1227 Cedar) or Public Works (655 Huehl). IDs will be checked. Landscape waste, organics, construction debris, rocks, sand, hazardous waste, electronics, tires, and other restricted items will not be accepted.

Grapes on the Green – Saturday, June 20 at 4 p.m.
Join the Village of Northbrook and Northbrook Park District for the 4th annual Grapes on the Green at Village Green Park. Experience wine tastings, live music, art and games! Bring your own blanket and picnic dinner. Light snacks will be provided. Click below for more details and to purchase tickets. Purchase tickets here.

Volunteer for the Northbrook Grand Prix! – Race Day is on Thursday, July 23
Want to be part of one of Northbrook's premier summer events? Volunteers are needed for the 2026 Northbrook Grand Prix on Thursday, July 23! Help make this exciting day of downtown bike racing possible by assisting with registration, course marshaling, and other event activities. No experience is necessary, just bring your enthusiasm and community spirit. Sign up through the volunteer registration form here. For more information about the event click here.

Updates

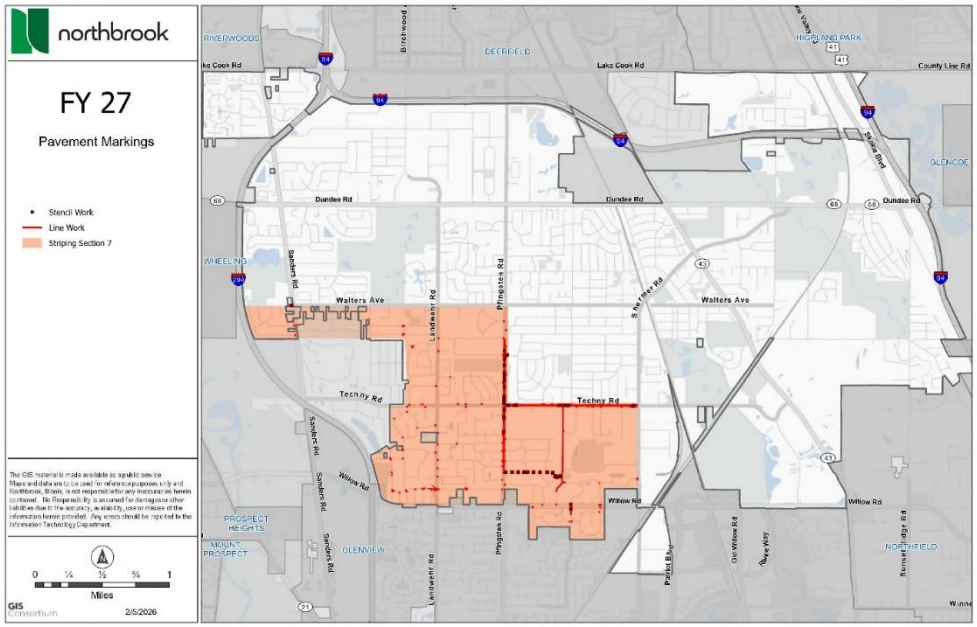
Waukegan Road Work Rescheduled

Due to weather, the roadway patching of Waukegan Road has been rescheduled to Wednesday, June 17 at 8 p.m. Public Works crews are scheduled to shut down the right lane of northbound Waukegan Road in the vicinity of 1000 Waukegan Road (near Crestwood Place). The lane closure is needed to fix a temporary roadway patch that resulted from a water main break last winter. Crews will prep the road and pour the concrete base on Wednesday, and on Thursday, June 18, they will finish the repair with asphalt. Staff anticipates the road will reopen around 3 p.m. the same day. Traffic control measures will include barricades, cones, and arrow boards to shift northbound traffic to the left lane, limiting traffic to one northbound lane through the construction zone. Please see the map below for more details. If you have any questions, please contact Streets/Forestry Supervisor, Scott Lemke at 847-272-4711.

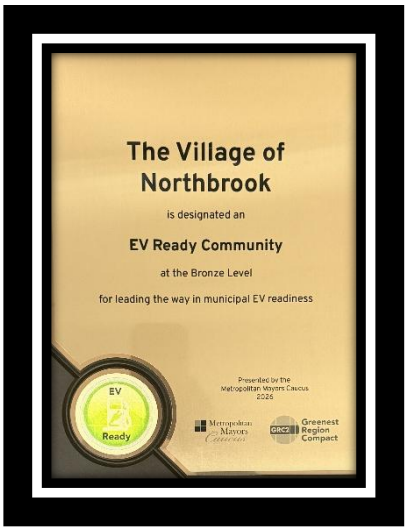


FY 2026-27 Pavement Marking Program Begins Next Week

During the week of June 15, the Village's contractor, Precision Pavement Marking, will begin roadway pavement marking operations in Section 7, as shown on the map below. Work will begin in the eastern portion of Section 7 and progress westward throughout the project area. This project is intended to enhance roadway safety and improve visibility for motorists, cyclists, and pedestrians. Weather permitting, pavement marking operations are anticipated to be completed during the week of June 29.



Northbrook Earns EV Ready Community Recognition
Today, Northbrook was recognized as an EV Ready Community, earning Bronze-level designation through the EV Readiness Program. The program helps local governments prepare for the growing adoption of electric vehicles by advancing policies and practices related to zoning, parking, permitting, municipal fleets, and community engagement. Northbrook was one of nine communities recognized as part of the program's fourth cohort, reflecting the Village's ongoing efforts to support sustainable transportation and prepare for future mobility needs.



Protect Parkway Trees: Avoid Mulch Volcanoes
As landscaping season gets underway, residents are reminded to avoid creating "mulch volcanoes" around trees. Mulch should be applied in a flat layer approximately 2 to 4 inches deep and kept several inches away from the tree trunk so that the base of the trunk and stem crown is exposed. Piling mulch against the trunk can trap moisture, promote disease and pests, restrict air and water from reaching the roots, and may result in damaging or killing the tree. Residents are encouraged to share these guidelines with their landscaping contractors to help protect the health of parkway and private property trees. Excessive mulch around parkway trees may require corrective action by the Village, and property owners may be subject to associated costs or fines if Public Works crews must remove excess mulch. For questions regarding proper tree care and mulching practices, please contact the Village Forester at 847-272-4711.


Correct Tree Mulching


Incorrect Tree Mulching

Street Sweeping Update
This week, Public Works crews began a full street sweeping cycle on all streets within the Central Business District, as well as on Village-owned roadways and residential streets throughout the remainder of the Village. Crews are currently sweeping Sections 1 and 5 and will continue progressing through the remaining sections. This cycle is anticipated to be completed

by Friday, June 19. Residents can track the progress of future street sweeping activities and find additional information by visiting the Village's Street Sweeping webpage.

Fleet Maintenance Garage Construction Update
This week, crews began excavation for the StormTrap on-site stormwater detention facility, waterproofed and insulated the north elevator pit, completed backfilling around the elevator pit, began installation of drain tile, and installed load-bearing columns and beams in the lower level. Upcoming work activities include:

- Reinforce and pour the concrete slab that will support the storm trap installation; and
- Excavation for the trash enclosure

Fire Station 11 Construction Update
On Friday, June 5, crews completed the concrete slab pour for the StormTrap on-site stormwater detention facility. Installation of the StormTrap will continue through the week of June 15 and will be followed by installation of the connecting stormwater utility infrastructure that will provide proper site drainage.



Shermer Road Corridor Improvements Project Update
Work along Shermer Road between Willow Road and Walters Avenue has continued with pavement markings and permanent signage. Associated work in the West Commuter Parking Lot includes the installation of the irrigation system within the median on Shermer Road and install the concrete foundation for the Rectangular Rapid Flashing Beacon (RRFB) at Farnsworth Lane. Residents with questions can reach out to Project Manager Michael Weller at 847-272-4711 or via email at michael.weller@northbrook.il.us.



Public Works Completed Tree Stump Grinding Restoration
This week, Public Works crews completed restoration of all 47 stump grinding sites of the recently removed dead or damaged trees. Restoration activities included adding topsoil and spreading grass seed in areas disturbed by the stump grinding operations. Adjacent residents are asked to periodically water these restored areas to help establish the newly seeded grass and promote healthy growth. Regular watering will also help minimize the proliferation of weeds while the grass becomes established.

2026 Spring Parkway Tree Planting Completed
This week, the contractor completed planting the remaining 76 trees, marking the completion of all 269 parkway trees scheduled for planting as part of the 2026 Spring Parkway Tree Planting Program. Watering and maintenance instructions have been provided to participating residents. The Village Forester will inspect the newly planted trees and address any concerns related to the planting activities. To learn more about the Program, please visit the 2026 Spring Parkway Tree Planting webpage or contact the Village Forester at 847-272-4711.

2026 Asphalt Street Rehabilitation Program
Each year, the Village identifies streets for rehabilitation through its Capital Improvement Plan (CIP). Funded through Motor Fuel Tax (MFT) revenues, the Asphalt Rehabilitation Program includes pavement milling, resurfacing, and select patching to improve roadway conditions and extend pavement life. For Fiscal Year 2026/27, Dana Court, Donovan Glen Court, Eva Drive, Woodhead Drive, Marden Court, Grace Road, Pointe Drive, Red Hawk Road, and Surrey Lane were selected for rehabilitation based on their "Poor" pavement condition rating (Rating 1) in the FY 2026/27–FY 2030/31 CIP. A map of the streets included in this year's Program is shown below. The contractor, Schroeder Asphalt Services, continued asphalt rehabilitation work on Woodhead Drive, Era Drive, Dana Court, Donovan Glen Court, Marder Court, and Surrey Lane. This work included cutting and removing sections of curb and gutter in preparation for replacement. The contractor anticipates pouring new concrete curb and gutter later this week. The contractor will also be performing structure adjustments, including the repair and adjustment of storm sewer inlet frames.

Next week, the contractor is expected to continue curb and gutter concrete replacement and structure adjustment work on Woodhead Drive, Era Drive, Dana Court, Donovan Glen Court, Marder Court, and Surrey Lane. This asphalt rehabilitation work is anticipated to be completed the week of July 13.

Residents whose driveways will be directly impacted by this work will receive a doorhanger notification 72 hours in advance of the scheduled construction. Please note that affected driveways may be inaccessible for approximately 5 to 7 business days while curb and concrete work is completed. We appreciate your patience and understanding as we make these important infrastructure improvements. 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.

Residents may sign up to receive regular project updates via the Village’s “NotifyMe” notification system. Notifications will be sent to subscribers via email and/or text message. Residents can subscribe on the Village’s website here: https://northbrook.il.us/list.aspx.

Development Updates

- The new Lifetime Fitness facility at 1300 Techny Road is in the final stages of interior improvements to prepare for a grand opening later this month for the first, and largest, phase of its redevelopment. Click here for more information on other noteworthy new developments and construction occurring in Northbrook.

- The Plan Commission will conduct a public meeting to review the Final Planned Development submittal by Lexington Homes for 1825 Shermer during its regular meeting on Tuesday June 16, 2026 at 7:30 p.m. This 53-unit townhome development received concept plan approval from the Village Board in late 2025 and since that time they have been working on the final engineering plans to receive final plan approval.
- The Plan Commission will also conduct an additional public hearing on an amendment to the new Zoning Code specific to fence height for single-family residential properties that was incorrectly depicted during the prior public hearing on May 19. Click here for more information about this request and other development applications under review.

Police Department Community Outreach
Department representatives were part of several activities this week, including a tour of the police station for the GBN special needs students and a local resident. Additionally, representatives, accompanied by Therapy K9 Chloe, participated in meet-and-greet events at Axelson Manor and Brandel Care, and attended a memorial service at Covenant Village.

WEEKLY MANAGER'S REPORT

WEEK ENDING JUNE 19, 2026

Meetings of the Village Board

Tuesday, June 23, 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 June 19, 2026.

Save the Date

Spring Clean-Up Day – Saturday, June 20 from 7 a.m. - 1 p.m.
Northbrook residents can dispose of household waste, including old furniture, at the Fleet Maintenance Garage (1227 Cedar) or Public Works (655 Huehl). IDs will be checked. Landscape waste, organics, construction debris, rocks, sand, hazardous waste, electronics, tires, and other restricted items will not be accepted.

Grapes on the Green – Saturday, June 20 at 4 p.m.
Join the Village of Northbrook and Northbrook Park District for the 4th annual Grapes on the Green at Village Green Park. Experience wine tastings, live music, art and games! Bring your own blanket and picnic dinner. Light snacks will be provided. Click below for more details and to purchase tickets. Purchase tickets here.

Northbrook Fourth of July – Saturday, July 4, Parade at 4 p.m., Fireworks at Dusk
Northbrook's annual Fourth of July celebration returns on Saturday, July 4, 2026, with the parade kicking off at 4 p.m., and fireworks at dusk. The festivities bring the community together for a day of patriotic pride, family fun, and hometown tradition. A proud collaboration between the Northbrook Park District and the Village of Northbrook. This year's celebration is especially meaningful as Northbrook marks its 125th anniversary and America's 250th birthday. Learn more about this year's festivities at northbrook4thofjuly.com.

Volunteer for the Northbrook Grand Prix! – Race Day is on Thursday, July 23
Want to be part of one of Northbrook's premier summer events? Volunteers are needed for the 2026 Northbrook Grand Prix on Thursday, July 23! Help make this exciting day of downtown bike racing possible by assisting with registration, course marshaling, and other event activities. No experience is necessary, just bring your enthusiasm and community spirit. Sign up through the volunteer registration form here. For more information about the event click here.

Updates

GFOA's Triple Crown Designation
The Government Finance Officers Association (GFOA) of the United States and Canada has named the Village of Northbrook as a 2024 Triple Crown Winner which recognizes receipt of following three awards within the same fiscal year:

1. Certificate of Achievement for Excellence in Financial Reporting;
2. Popular Annual Financial Reporting Award; and
3. Distinguished Budget Presentation Award.

There are over 90,000 units of local government in the United States alone, and the Village of Northbrook is one of just 441 governments that have received the Triple Crown for fiscal year 2024. The Triple Crown designation represents a significant achievement. To qualify, each entity must meet the high standards of all three separate award programs. Each award program recognizes governments that produce reports which communicate their financial stories in a transparent manner and meet applicable standards. To learn more about the award, click here.

Sales Tax Monthly Report
The monthly sales tax data found at this link for collections through June 2026 (liability month March 2026) of $1,823,672 which is $85,428, or about 4.5%, less than the monthly amount collected in June 2025 (March 2025). These figures include the automatic 1% municipal, 1% home rule, 1% local grocery, and 3% local cannabis taxes. On a year-to-date basis, a total of $20,200,946 was collected for the first eleven months in FY26 compared to $18,165,839 for the same period in FY25. This is an increase of approximately 11.2%.

Waukegan Road Patching Work Postponed
Due to recent weather conditions, the Waukegan Road roadway patching work scheduled for June 17 was postponed for the second time. The work is tentatively rescheduled for the week of July 6.

2026 Asphalt Street Rehabilitation Program Update
This week, the installation of temporary stone access ramps at driveway crossings was completed where new curb was poured last week, allowing residents continued access to their driveways. The contractor also began removing curb on the opposite side of the street along Woodhead Drive, Eva Drive, and Surrey Lane. Weather permitting, new curb installation on these streets is scheduled to be completed by the end of this week as well as the structure work, which includes adjusting the remaining storm sewer frames and inlet structures. Next, the contractor anticipates beginning pavement milling operations which is anticipated to take approximately two days to complete. Following milling, the contractor will identify and mark areas requiring base pavement patching and expects to complete those repairs by the end of next week. Residents may sign up to receive regular project updates via the Village's "NotifyMe" notification system. Notifications will be sent to subscribers via email and/or text message. Residents can subscribe on the Village's Notify Me webpage.

Fleet Maintenance Garage Construction Update
This week, crews completed excavation for the StormTrap on-site stormwater detention facility and poured the concrete slab that supports the StormTrap installation and also finished installation of drain tile. Upcoming work activities for the week of June 15 include:

- Excavation for the trash enclosure;
- Install StormTrap structures;
- Install the concrete masonry unit (CMU) at the south elevator location, which will support with the foundation and load bearing; and
- Perform underground plumbing work in the lower level

Fire Station 11 Construction Update
This week, crews completed setting the StormTrap and began installing the stormwater utility infrastructure that will connect to the StormTrap and provide proper site drainage. Once the utility work is complete, the area surrounding the StormTrap will be backfilled with stone. Next week, crews will begin foundation work by excavating and setting rebar needed for pouring of concrete in sequences beginning on the north side of the project area and moving southward.



Shermer Road Corridor Improvements Project Update
During the week of June 15, the contractor planted shrubs and perennials in the medians on Shermer Road between Willow and Walters. Next, the contractor intends to continue working to complete punch list items and job site cleanup.

Development Updates:

- A new padel facility is coming to Northbrook at 2985 Shermer Road. This project was approved by the Village Board, and construction has begun. Click here for more information on the project as well as other noteworthy new developments and construction occurring in Northbrook.

- The Plan Commission will conduct a public meeting to review the Final Planned Development submittal by Lexington Homes for 1825 Shermer during its regular meeting on Tuesday June 16, 2026 at 7:30 PM. This 53-unit townhome development received concept plan approval from the Village Board in late 2025 and since that time they have been working on the final engineering plans to receive final plan approval. The Plan Commission unanimously recommended approval of the final plan. Click here for more information about this request and other development applications under review.

North Shore Place
Police Department representatives attended a luncheon honoring first responders. Senior residents took the opportunity to recognize and celebrate the commitment, dedication, sacrifice, and service to the community of all of Northbrook's first responders.



Employee News
During the in-service employee training day on June 19, 2026, staff received CPR and AED training from members of the Northbrook Fire Department. The Village's new Strategic Plan was also presented to Village staff and the staff liaison's to Village Boards/Commissions received training on the applicable sections of the new Village Board Protocols as well as discussed responsibilities and lessons learned.

The Village is excited to welcome a new Information Technology Intern to our team. Johnpaul Ntamere started on June 15, 2026, and is supporting the IT Department this summer.
l service at Covenant Village.

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

ESCROW DEPOSIT/PERFORMANCE BOND REFUNDS
INVOICES PROCESSED BETWEEN JUNE 1, 2026 - JUNE 15, 2026
FOR 6/23/26 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
312976	GLENBROOK HIGH SCHOOL DISTRICT 225	PASS-THROUGH IMPACT FEE	30,483.75
312977	SCHOOL DISTRICT 28	PASS-THROUGH IMPACT FEE	50,687.83
312978	RELIANCE PLUMBING	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	500.00
312979	JOHN SIMONELLI	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	500.00
312980	I & D PLUMBING INC	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	500.00
312981	CJ SYCAMORE HOLDINGS LLC	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	5,000.00
312982	RONALD P BETZ	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	3,000.00
312983	ALANIZ IRRIGATION	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	500.00
312984	MIDWEST ARBOR CORP	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	150.40
312985	PREOF LLC P-7	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	1,000.00
312986	BUILDING INNOVATIONS	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	5,000.00
312987	THE BRAVO LANDSCAPE INC	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	500.00
312988	STONE MOUNTAIN DEVELOPMENT LLC	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	5,000.00
312989	LESLIE PINTO	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	500.00
312990	HALLORAN & YAUCH	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	500.00
312991	A PIZANO IRRIGATION SYSTEMS INC	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	500.00
312992	I & D PLUMBING	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	500.00
312993	NICHOLAS VANDERWEELE	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	300.00
8596(A)	NORTHBROOK PARK DISTRICT	PASS-THROUGH IMPACT FEE	256,440.00
8597(A)	NORTHBROOK PUBLIC LIBRARY	PASS-THROUGH IMPACT FEE	10,291.45
		CLASS 'A' TOTAL	**371,853.43**

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

INVOICES PROCESSED BETWEEN JUNE 1, 2026 - JUNE 15, 2026
FOR 6/23/26 MEETING

Sorted Alphabetically

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
313023	3M COMPANY	SUPPLIES - PW	593.77
313084	A M LEONARD INC	EQUIPMENT - PW	3,856.24
312994	ABT ELECTRONICS INC	EQUIPMENT - PW	290.00
313062	ACCURATE EMPLOYMENT SCREENING LLC	SERVICES - GG	447.94
313026	ACE HARDWARE & RENTAL	EQUIPMENT/SUPPLIES - PW	1,596.57
313072	ADVANCE AUTO PARTS	PARTS - PW	58.96
8575(A)	AIR ONE EQUIPMENT INC	EQUIPMENT - FD	3,462.00
8612(A)	AL WARREN OIL CO INC	FUEL - FD/PW	34,615.20
313012	ALAN F FRIEDMAN PHD INC	PROFESSIONAL SERVICES - FD	835.90
8577(A)	ALPHA PRIME COMMUNICATIONS	EQUIPMENT - PW	1,817.36
8576(A)	AMALGAMATED BANK OF CHICAGO	BOND ADMIN FEE - FIN	950.00
8613(A)	AMAZON.COM SERVICES INC	SUPPLIES/PARTS - PW/PD/FD/IT/GG/DPS/FIN	1,710.49
8615(A)	AMERICAN PRINTING TECHNOLOGIES INC	PRINTING - FIN/GG	6,600.26
313071	AMERICAN TAXI DISPATCH INC	SENIOR TRANSPORTATION - FIN	363.00
8578(A)	AMERON POLE PRODUCTS LLC	EQUIPMENT - PW	6,891.00
313095	ANGELIKA MCGEE	REIMBURSEMENT - PD	36.49
313096	ANGELO WELLS	REIMBURSEMENT - PD	380.55
312995	APWA IL PUBLIC SERVICE INSTITUTE	CONFERENCE - PW	850.00
313000	ARTHUR CLESEN INC	SUPPLIES - PW	1,594.05
313051	ARTISTIC ENGRAVING	UNIFORMS - PD	641.35
312999	AT&T MOBILITY NATIONAL ACCOUNTS LLC	TELECOMMUNICATIONS - IT	12,291.80
313049	ATLAS BOBCAT LLC	PARTS - PW	1,055.08
313078	ATLASTICITY LLC	PROFESSIONAL SERVICES - IT	242.23
313080	BAECORE GROUP INC	PROFESSIONAL SERVICES - IT (*)	19,050.00
313045	BATTERIES PLUS LLC	SUPPLIES - PW	137.85
8579(A)	BAXTER & WOODMAN INC	PROFESSIONAL SERVICES - PW	476.25
313082	BERRY DUNN MCNEIL & PARKER LLC	STRATEGIC PLANNING - GG (*)	19,911.64
313052	BUILDERS ASPHALT LLC	MATERIALS - PW (*)	2,302.48
312998	BURRIS EQUIPMENT COMPANY	PARTS - PW	64.59
8609(A)	CABCONNECT	SENIOR TRANSPORTATION - FIN	83.95
8580(A)	CES	SUPPLIES - PW	1,099.35
313043	CINTAS CORPORATION #2	UNIFORMS - PW	232.68
313081	CITYGATE ASSOCIATES LLC	PROFESSIONAL SERVICES - PD (*)	16,584.67
8617(A)	CIVILTECH ENGINEERING INC	PROFESSIONAL SERVICES - DPS	1,256.50
8616(A)	CLARK HILL PLC	LEGAL SERVICES - GG	11,415.50
313002	COMCAST CABLE	TELECOMMUNICATIONS - IT	465.35
313001	COMCAST CABLE	CABLE/INTERNET - PD	128.50
313003	COMMONWEALTH EDISON COMPANY	UTILITIES - PW	6,744.15
313076	CONSENSUS CLOUD SOLUTIONS LLC	SUBSCRIPTION - IT	99.95
313068	CONSTELLATION ENERGY CORPORATION	UTILITIES - PW	27,314.00
8620(A)	CONSTELLIX	SUBSCRIPTION - IT	17.79
8627(A)	CONVERGINT TECHNOLOGIES LLC	ACCESS CONTROL UPGRADE - IT	7,216.54
313004	COOK COUNTY RECORDER OF DEEDS	RECORDING FEES - GG	266.00
313005	COSTAR REALTY INFORMATION INC	SUBSCRIPTION - DPS	2,272.10
313063	CPAH	PROFESSIONAL SERVICES - DPS	647.50
313006	CRIME ANALYSTS OF IL ASSOC LLC	MEMBERSHIP - PD	15.00
313046	CUMMINS SALES & SERVICE	TRAINING - PW/FD	1,675.00
313083	D LAND CONSTRUCTION LLC	CONCRETE STREET MAINTENANCE - PW (*)	475,086.66
8621(A)	DACRA TECH LLC	SUBSCRIPTION - IT	2,500.00
313107	DENNIS ORTLUND	REIMBURSEMENT - FD	269.63
313073	DRAIN & PLUMBING SERVICES	SERVICES - PW	918.72
313007	DTN LLC	SUBSCRIPTION - PW	2,553.45
313008	EL-COR INDUSTRIES INC	PARTS - PW	235.74
313086	ELIZABETH RYAN	ANIMAL TAG REFUND - FIN	10.00
8628(A)	EMS MANAGEMENT & CONSULTANTS INC	AMBULANCE BILLING SERVICES - FD (*)	11,784.40

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CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
313029	ENDEAVOR HEALTH MEDICAL GROUP	PROFESSIONAL SERVICES - PW/PD/DPS/GG	796.00
313077	EXACT BLADE INC	SUPPLIES - PW	94.00
8581(A)	FASTSIGNS	SUPPLIES - PW	95.25
313070	FGM ARCHITECTS INC	FACILITY CAPITAL PROJECTS - PW (*)	23,902.35
313009	FIELDS JEEP INC/FIELDS CHRYSLER	PARTS - PD	1,196.33
8608(A)	FIRE SAFETY CONSULTANTS INC	PROFESSIONAL SERVICES - FD/DPS (*)	3,860.00
8610(A)	FIRST CHOICE COFFEE SERVICES	CANTEEN - FD/PD	600.18
313010	FOOT STONE INC	PROFESSIONAL SERVICES - PW (*)	3,272.25
313011	FOSTER COACH SALES INC	PARTS - FD	608.37
8582(A)	GALLS LLC	UNIFORMS - PD	1,063.29
313108	GENE VASKIN	RESIDENT REIMBURSEMENT - PW	300.00
313013	GENES VILLAGE TOWING INC	SERVICES - FD	250.00
8625(A)	GENUINE PARTS COMPANY INC	PARTS - FD/PW/PD	791.62
313014	GOLF MILL FORD	PARTS/SUPPLIES - FD/PW/PD	2,180.26
313074	GORDON FLESCH COMPANY INC	PRINTING - IT (*)	4,205.21
8583(A)	GRAINGER	SUPPLIES - PW	343.03
312997	GW BERKHEIMER CO INC	SUPPLIES - PW	26.78
8587(A)	GZA ILLINOIS INC	PROFESSIONAL SERVICES - PW	8,099.25
8584(A)	HAVEY COMMUNICATIONS INC	PARTS - PW	89.00
313050	HEALTH INSPECTION PROFESSIONALS INC	SERVICES - DPS (*)	5,710.00
8585(A)	HENRICKSEN & COMPANY INC	EQUIPMENT - GG	8,879.61
313017	HEWLETT PACKARD ENTERPRISE CO	MAINTENANCE - IT (*)	24,587.28
313038	HIGH STAR TRAFFIC	SUPPLIES - PW	2,130.00
8586(A)	HIGHLAND PARK FORD LINCOLN	PARTS - PD	98.56
8626(A)	HODC C/O CRESTWOOD PLACE	HODC CRESTWOOD EXPENSES - FIN (*)	7,343.34
313053	IL DEPT OF INNOVATION & TECHNOLOGY	TELECOMMUNICATIONS - IT	2,805.55
313056	INFECTION CONTROL EMERGING	PROFESSIONAL SERVICES - FD	400.00
8629(A)	INFOBIP INC	TELECOMMUNICATIONS - IT	7,314.82
8588(A)	INTERSTATE POWER SYSTEMS INC	PARTS - FD	73.62
313015	INTL CONF OF POLICE CHAPLAINS	MEMBERSHIP - PD	150.00
313088	JESSICA SMITH	ANIMAL TAG REFUND - FIN	10.00
313016	JG UNIFORMS INC	UNIFORMS - PD	675.30
313097	JOHN SEILER	REIMBURSEMENT - PD	79.79
313098	JOHNNY CANTU	REIMBURSEMENT - PD	56.40
313075	JRLX INC	SUPPLIES - FD	496.72
8622(A)	KASPER HOLMES & DRING LTD	LEGAL SERVICES - GG	7,000.00
313048	KELLEY WILLIAMSON COMPANY	OIL - PW	2,191.86
313018	KEYTH TECHNOLOGIES	SERVICES - PW	675.00
8589(A)	KIESLER POLICE SUPPLY INC	SUPPLIES/EQUIPMENT - PD	2,368.04
313019	LAKE COUNTY PUBLIC WORKS DEPT	TESTING - PW	86.00
8623(A)	LAKELAND ELEVATOR CORPORATION	SERVICES - PW (*)	2,636.60
313020	LEADS-ON-LINE LLC	SUBSCRIPTION - PD	10,296.00
313021	LEE JENSEN SALES COMPANY INC	SERVICES - PW	1,099.00
8619(A)	LEOPARDO COMPANIES INC	FACILITY CAPITAL PROJECTS - PW/FD (*)	603,102.00
313109	LINDA COLEMAN	WATER/SEWER REFUND - FIN	20.00
313069	LINDE GAS & EQUIPMENT INC	SUPPLIES - FD	172.14
8590(A)	LOGSDON OFFICE SUPPLY	SUPPLIES - FD/PD	475.75
313087	LOIS SOMMERS	ANIMAL TAG REFUND - FIN	10.00
313110	LUCIANO ORTA	WATER/SEWER REFUND - FIN	102.54
8614(A)	MACQUEEN EMERGENCY GROUP	PARTS - FD	803.81
313079	MARK 1 LANDSCAPE INC	SERVICES - PW (*)	6,187.96
313022	MENONI & MOCOGNI INC	MATERIALS - PW (*)	3,820.70
8618(A)	MESCADA LLC	SERVICES - PW (*)	12,978.00
313099	MICHAEL TADLEY	REIMBURSEMENT - PD	34.76
8592(A)	MID AMERICAN WATER OF WAUCONDA INC	PARTS - PW (*)	5,110.53

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313067	MIDWEST POWER INDUSTRY INC	SERVICES - PW	742.50
313047	MIDWEST POWER VAC INC	SERVICES - PW	1,766.50
313100	MILAGROS GOMEZ	REIMBURSEMENT - PD	38.22
313101	MILLIE GOMEZ	REIMBURSEMENT - PD	40.67
8593(A)	MOTION INDUSTRIES INC	EQUIPMENT - PW (*)	2,855.10
8594(A)	MOTOROLA SOLUTIONS INC	TELECOMMUNICATIONS - PD	6,227.00
313024	MULTIPLE CONCRETE ACCESSORIES CORP	SUPPLIES - PW	1,455.69
8611(A)	MUNICIPALH20	PROFESSIONAL SERVICES - PW (*)	6,200.00
8595(A)	NEENAH FOUNDRY COMPANY	PARTS - PW	1,780.24
313027	NICOR	UTILITIES - PW	4,654.33
313025	NIPSTA	TRAINING - PW	25.00
313028	NORTH SHORE GAS COMPANY	UTILITIES - PW	280.18
313030	NORTHWEST FREIGHTLINER	PARTS - FD	1,526.20
313091	OMAR SHEIKH	REIMBURSEMENT - GG	281.57
313064	PACE ANALYTICAL SERVICES LLC	SERVICES - PW (*)	7,956.00
313065	PACE ANALYTICAL SERVICES LLC	SERVICES - PW (*)	1,469.00
313066	PACE ANALYTICAL SERVICES LLC	SERVICES - PW	249.00
8598(A)	PARKMOBILE LLC	MONTHLY SERVICE FEES - PW	1,039.25
8624(A)	PERFECT CLEANING SYSTEM INC	SERVICES - PW (*)	11,576.50
312996	PETER BAKER AND SON	MATERIALS - PW (*)	3,537.60
8599(A)	POMPS TIRE SERVICE INC	TIRES - FD	676.96
313054	PROFESSIONAL CEMETERY SERVICES	SERVICES - PW	1,087.00
313085	RADAR MAN	PROFESSIONAL SERVICES - PD	170.00
313102	RICHARD RASH	REIMBURSEMENT - PD	97.60
313055	RICKMAN CONTRACT SERVICES INC	SERVICES - FIN (*)	6,900.00
313031	RUSH TRUCK CENTERS OF ILLINOIS	PARTS - PW	499.14
313032	SAFEBUILT ILLINOIS LLC	PROFESSIONAL SERVICES - FD/DPS (*)	7,655.00
313092	SAM REISS	REIMBURSEMENT - GG	298.50
313103	SCOTT LUBIAK	REIMBURSEMENT - PD	136.12
313094	SEAN BARRY	REIMBURSEMENT - PD	35.09
313104	SEAN KINCAID	REIMBURSEMENT - PD	345.31
8600(A)	SPOK INC	SERVICES - PW	67.68
313033	STANDARD EQUIPMENT COMPANY	SERVICES - PW	19,460.55
8606(A)	STATE GRAPHICS	PRINTING - FIN	3,814.50
313034	STERICYCLE INC	SUBSCRIPTION - PD	1,231.98
313035	SUNSET FOOD MART INC	CANTEEN - GG/FD	176.64
313058	SYMMETRY ENERGY SOLUTIONS, LLC	UTILITIES - PW	2,251.50
8591(A)	TERRI LUECHT	SUPPLEMENT PAYMENT - FIN	1,659.00
313060	THALMANN ALIGNMENT INC	SERVICES - PW	285.00
313036	THEODORE POLYGRAPH SERVICE INC	SERVICES - FD	450.00
8602(A)	THIRD MILLENNIUM ASSOCIATES INC	FY27 PET LICENSE - FIN	2,511.43
313093	THOMAS RUCKER	REIMBURSEMENT - PW	140.00
313089	THOMAS VASKO	ANIMAL TAG REFUND - FIN	10.00
313037	THOMPSON ELEVATOR INSP SVC INC	SERVICES - DPS	2,377.00
8604(A)	THOMSON REUTERS	SUBSCRIPTION - PD	349.30
8605(A)	TITLE ELECTRIC COMPANY	EQUIPMENT EV CHARGERS - PW (*)	50,433.00
313061	TODAYS UNIFORMS INC	UNIFORMS - FD (*)	9,888.20
313105	TODD FEINGOLD	REIMBURSEMENT - PD	132.96
313090	UK ABRASIVES INC	OVERPAYMENT REFUND - PD	40.00
313039	ULINE INC	SUPPLIES - PW	1,214.06
313059	UNITED DISPATCH	SENIOR TRANSPORTATION - FIN	90.00
313040	UPCYCLE PRODUCTS INC	RAIN BARRELS - GG	2,082.50
8607(A)	VEHICLE SERVICE GROUP LLC	EQUIPMENT - PW (*)	7,777.27
313057	VERIZON CONNECT NWF INC	SERVICE - PW	1,171.09
313041	VILLAGE OF WILMETTE	SERVICES - GG	2,195.71

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8603(A)	WAREHOUSE DIRECT INC	EQUIPMENT - PW	6,046.30
8601(A)	WEIDNER FARMS MATERIAL INC	MATERIALS AND DISPOSAL - PW (*)	7,017.09
313042	WEST SIDE TRACTOR SALES	PARTS - PW	1,169.04
313106	WILLIAM HUMPHRIES	REIMBURSEMENT - PD	555.75
313044	WILSON LAWN & LANDSCAPE LLC	SERVICES - PW	370.00
		CLASS 'A' TOTAL	**1,662,339.85**

CLASS 'B' WARRANTS

530(E)	COMMONWEALTH EDISON COMPANY	UTILITIES APRIL - PW	366.72
529(E)	CONSTELLATION ENERGY CORPORATION	UTILITIES APRIL - PW	33,324.70
312975	ILLINOIS DEPARTMENT OF AGRICULTURE	PESTICIDE LICENSE - PW	480.00
52(E)	IPBC	HEALTH INSURANCE - GG	624,612.28
531(E)	LOWES - VILLAGE ACCOUNT	SUPPLIES - PW	2,197.47
532(E)	MIDWEST OPERATING ENGINEERS WELFARE	HEALTH INSURANCE - GG	81,881.00
6/15/26	PAYROLL	6/15/2026 PAYROLL	969,164.09
533(E)	QUADIENT FINANCE USA INC	POSTAGE - FIN	3,900.00
528(E)	WEX BANK	FUEL - PD/PW/FD	26,238.48
		CLASS 'B' TOTAL	**1,742,164.74**
		REPORT TOTAL	***3,404,504.59***

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8619(A)	LEOPARDO COMPANIES INC	FACILITY CAPITAL PROJECTS - PW/FD (*)	603,102.00
313083	D LAND CONSTRUCTION LLC	CONCRETE STREET MAINTENANCE - PW (*)	475,086.66
8605(A)	TITLE ELECTRIC COMPANY	EQUIPMENT EV CHARGERS - PW (*)	50,433.00
8612(A)	AL WARREN OIL CO INC	FUEL - FD/PW	34,615.20
313068	CONSTELLATION ENERGY CORPORATION	UTILITIES - PW	27,314.00
313017	HEWLETT PACKARD ENTERPRISE CO	MAINTENANCE - IT (*)	24,587.28
313070	FGM ARCHITECTS INC	FACILITY CAPITAL PROJECTS - PW (*)	23,902.35
313082	BERRY DUNN MCNEIL & PARKER LLC	STRATEGIC PLANNING - GG (*)	19,911.64
313033	STANDARD EQUIPMENT COMPANY	SERVICES - PW	19,460.55
313080	BAECORE GROUP INC	PROFESSIONAL SERVICES - IT (*)	19,050.00
313081	CITYGATE ASSOCIATES LLC	PROFESSIONAL SERVICES - PD (*)	16,584.67
8618(A)	MESCADA LLC	SERVICES - PW (*)	12,978.00
312999	AT&T MOBILITY NATIONAL ACCOUNTS LLC	TELECOMMUNICATIONS - IT	12,291.80
8628(A)	EMS MANAGEMENT & CONSULTANTS INC	AMBULANCE BILLING SERVICES - FD (*)	11,784.40
8624(A)	PERFECT CLEANING SYSTEM INC	SERVICES - PW (*)	11,576.50
8616(A)	CLARK HILL PLC	LEGAL SERVICES - GG	11,415.50
313020	LEADS-ON-LINE LLC	SUBSCRIPTION - PD	10,296.00
313061	TODAYS UNIFORMS INC	UNIFORMS - FD (*)	9,888.20
8585(A)	HENRICKSEN & COMPANY INC	EQUIPMENT - GG	8,879.61
8587(A)	GZA ILLINOIS INC	PROFESSIONAL SERVICES - PW	8,099.25
313064	PACE ANALYTICAL SERVICES LLC	SERVICES - PW (*)	7,956.00
8607(A)	VEHICLE SERVICE GROUP LLC	EQUIPMENT - PW (*)	7,777.27
313032	SAFEBUILT ILLINOIS LLC	PROFESSIONAL SERVICES - FD/DPS (*)	7,655.00
8626(A)	HODC C/O CRESTWOOD PLACE	HODC CRESTWOOD EXPENSES - FIN (*)	7,343.34
8629(A)	INFOBIP INC	TELECOMMUNICATIONS - IT	7,314.82
8627(A)	CONVERGINT TECHNOLOGIES LLC	ACCESS CONTROL UPGRADE - IT	7,216.54
8601(A)	WEIDNER FARMS MATERIAL INC	MATERIALS AND DISPOSAL - PW (*)	7,017.09
8622(A)	KASPER HOLMES & DRING LTD	LEGAL SERVICES - GG	7,000.00
313055	RICKMAN CONTRACT SERVICES INC	SERVICES - FIN (*)	6,900.00
8578(A)	AMERON POLE PRODUCTS LLC	EQUIPMENT - PW	6,891.00
313003	COMMONWEALTH EDISON COMPANY	UTILITIES - PW	6,744.15
8615(A)	AMERICAN PRINTING TECHNOLOGIES INC	PRINTING - FIN/GG	6,600.26
8594(A)	MOTOROLA SOLUTIONS INC	TELECOMMUNICATIONS - PD	6,227.00
8611(A)	MUNICIPALH20	PROFESSIONAL SERVICES - PW (*)	6,200.00
313079	MARK 1 LANDSCAPE INC	SERVICES - PW (*)	6,187.96
8603(A)	WAREHOUSE DIRECT INC	EQUIPMENT - PW	6,046.30
313050	HEALTH INSPECTION PROFESSIONALS INC	SERVICES - DPS (*)	5,710.00
8592(A)	MID AMERICAN WATER OF WAUCONDA INC	PARTS - PW (*)	5,110.53
313027	NICOR	UTILITIES - PW	4,654.33
313074	GORDON FLESCH COMPANY INC	PRINTING - IT (*)	4,205.21
8608(A)	FIRE SAFETY CONSULTANTS INC	PROFESSIONAL SERVICES - FD/DPS (*)	3,860.00
313084	A M LEONARD INC	EQUIPMENT - PW	3,856.24
313022	MENONI & MOCOGNI INC	MATERIALS - PW (*)	3,820.70
8606(A)	STATE GRAPHICS	PRINTING - FIN	3,814.50
312996	PETER BAKER AND SON	MATERIALS - PW (*)	3,537.60
8575(A)	AIR ONE EQUIPMENT INC	EQUIPMENT - FD	3,462.00
313010	FOOT STONE INC	PROFESSIONAL SERVICES - PW (*)	3,272.25
8593(A)	MOTION INDUSTRIES INC	EQUIPMENT - PW (*)	2,855.10
313053	IL DEPT OF INNOVATION & TECHNOLOGY	TELECOMMUNICATIONS - IT	2,805.55
8623(A)	LAKELAND ELEVATOR CORPORATION	SERVICES - PW (*)	2,636.60
313007	DTN LLC	SUBSCRIPTION - PW	2,553.45
8602(A)	THIRD MILLENNIUM ASSOCIATES INC	FY27 PET LICENSE - FIN	2,511.43
8621(A)	DACRA TECH LLC	SUBSCRIPTION - IT	2,500.00
313037	THOMPSON ELEVATOR INSP SVC INC	SERVICES - DPS	2,377.00
8589(A)	KIESLER POLICE SUPPLY INC	SUPPLIES/EQUIPMENT - PD	2,368.04

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313052	BUILDERS ASPHALT LLC	MATERIALS - PW (*)	2,302.48
313005	COSTAR REALTY INFORMATION INC	SUBSCRIPTION - DPS	2,272.10
313058	SYMMETRY ENERGY SOLUTIONS, LLC	UTILITIES - PW	2,251.50
313041	VILLAGE OF WILMETTE	SERVICES - GG	2,195.71
313048	KELLEY WILLIAMSON COMPANY	OIL - PW	2,191.86
313014	GOLF MILL FORD	PARTS/SUPPLIES - FD/PW/PD	2,180.26
313038	HIGH STAR TRAFFIC	SUPPLIES - PW	2,130.00
313040	UPCYCLE PRODUCTS INC	RAIN BARRELS - GG	2,082.50
8577(A)	ALPHA PRIME COMMUNICATIONS	EQUIPMENT - PW	1,817.36
8595(A)	NEENAH FOUNDRY COMPANY	PARTS - PW	1,780.24
313047	MIDWEST POWER VAC INC	SERVICES - PW	1,766.50
8613(A)	AMAZON.COM SERVICES INC	SUPPLIES/PARTS - PW/PD/FD/IT/GG/DPS/FIN	1,710.49
313046	CUMMINS SALES & SERVICE	TRAINING - PW/FD	1,675.00
8591(A)	TERRI LUECHT	SUPPLEMENT PAYMENT - FIN	1,659.00
313026	ACE HARDWARE & RENTAL	EQUIPMENT/SUPPLIES - PW	1,596.57
313000	ARTHUR CLESEN INC	SUPPLIES - PW	1,594.05
313030	NORTHWEST FREIGHTLINER	PARTS - FD	1,526.20
313065	PACE ANALYTICAL SERVICES LLC	SERVICES - PW (*)	1,469.00
313024	MULTIPLE CONCRETE ACCESSORIES CORP	SUPPLIES - PW	1,455.69
8617(A)	CIVILTECH ENGINEERING INC	PROFESSIONAL SERVICES - DPS	1,256.50
313034	STERICYCLE INC	SUBSCRIPTION - PD	1,231.98
313039	ULINE INC	SUPPLIES - PW	1,214.06
313009	FIELDS JEEP INC/FIELDS CHRYSLER	PARTS - PD	1,196.33
313057	VERIZON CONNECT NWF INC	SERVICE - PW	1,171.09
313042	WEST SIDE TRACTOR SALES	PARTS - PW	1,169.04
8580(A)	CES	SUPPLIES - PW	1,099.35
313021	LEE JENSEN SALES COMPANY INC	SERVICES - PW	1,099.00
313054	PROFESSIONAL CEMETERY SERVICES	SERVICES - PW	1,087.00
8582(A)	GALLS LLC	UNIFORMS - PD	1,063.29
313049	ATLAS BOBCAT LLC	PARTS - PW	1,055.08
8598(A)	PARKMOBILE LLC	MONTHLY SERVICE FEES - PW	1,039.25
8576(A)	AMALGAMATED BANK OF CHICAGO	BOND ADMIN FEE - FIN	950.00
313073	DRAIN & PLUMBING SERVICES	SERVICES - PW	918.72
312995	APWA IL PUBLIC SERVICE INSTITUTE	CONFERENCE - PW	850.00
313012	ALAN F FRIEDMAN PHD INC	PROFESSIONAL SERVICES - FD	835.90
8614(A)	MACQUEEN EMERGENCY GROUP	PARTS - FD	803.81
313029	ENDEAVOR HEALTH MEDICAL GROUP	PROFESSIONAL SERVICES - PW/PD/DPS/GG	796.00
8625(A)	GENUINE PARTS COMPANY INC	PARTS - FD/PW/PD	791.62
313067	MIDWEST POWER INDUSTRY INC	SERVICES - PW	742.50
8599(A)	POMPS TIRE SERVICE INC	TIRES - FD	676.96
313016	JG UNIFORMS INC	UNIFORMS - PD	675.30
313018	KEYTH TECHNOLOGIES	SERVICES - PW	675.00
313063	CPAH	PROFESSIONAL SERVICES - DPS	647.50
313051	ARTISTIC ENGRAVING	UNIFORMS - PD	641.35
313011	FOSTER COACH SALES INC	PARTS - FD	608.37
8610(A)	FIRST CHOICE COFFEE SERVICES	CANTEEN - FD/PD	600.18
313023	3M COMPANY	SUPPLIES - PW	593.77
313106	WILLIAM HUMPHRIES	REIMBURSEMENT - PD	555.75
313031	RUSH TRUCK CENTERS OF ILLINOIS	PARTS - PW	499.14
313075	JRLX INC	SUPPLIES - FD	496.72
8579(A)	BAXTER & WOODMAN INC	PROFESSIONAL SERVICES - PW	476.25
8590(A)	LOGSDON OFFICE SUPPLY	SUPPLIES - FD/PD	475.75
313002	COMCAST CABLE	TELECOMMUNICATIONS - IT	465.35
313036	THEODORE POLYGRAPH SERVICE INC	SERVICES - FD	450.00
313062	ACCURATE EMPLOYMENT SCREENING LLC	SERVICES - GG	447.94

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313056	INFECTION CONTROL EMERGING	PROFESSIONAL SERVICES - FD	400.00
313096	ANGELO WELLS	REIMBURSEMENT - PD	380.55
313044	WILSON LAWN & LANDSCAPE LLC	SERVICES - PW	370.00
313071	AMERICAN TAXI DISPATCH INC	SENIOR TRANSPORTATION - FIN	363.00
8604(A)	THOMSON REUTERS	SUBSCRIPTION - PD	349.30
313104	SEAN KINCAID	REIMBURSEMENT - PD	345.31
8583(A)	GRAINGER	SUPPLIES - PW	343.03
313108	GENE VASKIN	RESIDENT REIMBURSEMENT - PW	300.00
313092	SAM REISS	REIMBURSEMENT - GG	298.50
312994	ABT ELECTRONICS INC	EQUIPMENT - PW	290.00
313060	THALMANN ALIGNMENT INC	SERVICES - PW	285.00
313091	OMAR SHEIKH	REIMBURSEMENT - GG	281.57
313028	NORTH SHORE GAS COMPANY	UTILITIES - PW	280.18
313107	DENNIS ORTLUND	REIMBURSEMENT - FD	269.63
313004	COOK COUNTY RECORDER OF DEEDS	RECORDING FEES - GG	266.00
313013	GENES VILLAGE TOWING INC	SERVICES - FD	250.00
313066	PACE ANALYTICAL SERVICES LLC	SERVICES - PW	249.00
313078	ATLASTICITY LLC	PROFESSIONAL SERVICES - IT	242.23
313008	EL-COR INDUSTRIES INC	PARTS - PW	235.74
313043	CINTAS CORPORATION #2	UNIFORMS - PW	232.68
313035	SUNSET FOOD MART INC	CANTEEN - GG/FD	176.64
313069	LINDE GAS & EQUIPMENT INC	SUPPLIES - FD	172.14
313085	RADAR MAN	PROFESSIONAL SERVICES - PD	170.00
313015	INTL CONF OF POLICE CHAPLAINS	MEMBERSHIP - PD	150.00
313093	THOMAS RUCKER	REIMBURSEMENT - PW	140.00
313045	BATTERIES PLUS LLC	SUPPLIES - PW	137.85
313103	SCOTT LUBIAK	REIMBURSEMENT - PD	136.12
313105	TODD FEINGOLD	REIMBURSEMENT - PD	132.96
313001	COMCAST CABLE	CABLE/INTERNET - PD	128.50
313110	LUCIANO ORTA	WATER/SEWER REFUND - FIN	102.54
313076	CONSENSUS CLOUD SOLUTIONS LLC	SUBSCRIPTION - IT	99.95
8586(A)	HIGHLAND PARK FORD LINCOLN	PARTS - PD	98.56
313102	RICHARD RASH	REIMBURSEMENT - PD	97.60
8581(A)	FASTSIGNS	SUPPLIES - PW	95.25
313077	EXACT BLADE INC	SUPPLIES - PW	94.00
313059	UNITED DISPATCH	SENIOR TRANSPORTATION - FIN	90.00
8584(A)	HAVEY COMMUNICATIONS INC	PARTS - PW	89.00
313019	LAKE COUNTY PUBLIC WORKS DEPT	TESTING - PW	86.00
8609(A)	CABCONNECT	SENIOR TRANSPORTATION - FIN	83.95
313097	JOHN SEILER	REIMBURSEMENT - PD	79.79
8588(A)	INTERSTATE POWER SYSTEMS INC	PARTS - FD	73.62
8600(A)	SPOK INC	SERVICES - PW	67.68
312998	BURRIS EQUIPMENT COMPANY	PARTS - PW	64.59
313072	ADVANCE AUTO PARTS	PARTS - PW	58.96
313098	JOHNNY CANTU	REIMBURSEMENT - PD	56.40
313101	MILLIE GOMEZ	REIMBURSEMENT - PD	40.67
313090	UK ABRASIVES INC	OVERPAYMENT REFUND - PD	40.00
313100	MILAGROS GOMEZ	REIMBURSEMENT - PD	38.22
313095	ANGELIKA MCGEE	REIMBURSEMENT - PD	36.49
313094	SEAN BARRY	REIMBURSEMENT - PD	35.09
313099	MICHAEL TADLEY	REIMBURSEMENT - PD	34.76
312997	GW BERKHEIMER CO INC	SUPPLIES - PW	26.78
313025	NIPSTA	TRAINING - PW	25.00
313109	LINDA COLEMAN	WATER/SEWER REFUND - FIN	20.00
8620(A)	CONSTELLIX	SUBSCRIPTION - IT	17.79

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

INVOICES PROCESSED BETWEEN JUNE 1, 2026 - JUNE 15, 2026
FOR 6/23/26 MEETING

Sorted by Invoice Amount

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
313006	CRIME ANALYSTS OF IL ASSOC LLC	MEMBERSHIP - PD	15.00
313086	ELIZABETH RYAN	ANIMAL TAG REFUND - FIN	10.00
313087	LOIS SOMMERS	ANIMAL TAG REFUND - FIN	10.00
313088	JESSICA SMITH	ANIMAL TAG REFUND - FIN	10.00
313089	THOMAS VASKO	ANIMAL TAG REFUND - FIN	10.00
		CLASS 'A' TOTAL	**1,662,339.85**

CLASS 'B' WARRANTS

6/15/26	PAYROLL	6/15/2026 PAYROLL	969,164.09
52(E)	IPBC	HEALTH INSURANCE - GG	624,612.28
532(E)	MIDWEST OPERATING ENGINEERS WELFARE	HEALTH INSURANCE - GG	81,881.00
529(E)	CONSTELLATION ENERGY CORPORATION	UTILITIES APRIL - PW	33,324.70
528(E)	WEX BANK	FUEL - PD/PW/FD	26,238.48
533(E)	QUADIENT FINANCE USA INC	POSTAGE - FIN	3,900.00
531(E)	LOWES - VILLAGE ACCOUNT	SUPPLIES - PW	2,197.47
312975	ILLINOIS DEPARTMENT OF AGRICULTURE	PESTICIDE LICENSE - PW	480.00
530(E)	COMMONWEALTH EDISON COMPANY	UTILITIES APRIL - PW	366.72
		CLASS 'B' TOTAL	**1,742,164.74**
		REPORT TOTAL	***3,404,504.59***

PROCLAMATION

RECOGNIZING SAF-T-GARD INTERNATIONAL, INC. ON ITS 90TH ANNIVERSARY

WHEREAS, Saf-T-Gard International, Inc. began in 1936 as the Latex Glove Company, founded in Chicago by Leo and Lillian Rivkin to manufacture waterproof rubber-coated gloves; and

WHEREAS, the company expanded during and after World War II to meet the growing needs of American industry and workplace safety; and

WHEREAS, through the 1960s and 1970s, the company broadened its offerings beyond hand protection to provide a full range of personal protective equipment and workplace safety supplies; and

WHEREAS, Saf-T-Gard established its Northbrook presence in 1979 and expanded further in 1986 with its current Huehl Road headquarters; and

WHEREAS, in the 1980s, the company launched the Voltgard® program, helping create the nation's largest independent testing laboratory for rubber insulating products; and

WHEREAS, in 1989, the Latex Glove Company became Saf-T-Gard International, Inc., reflecting its growth as a global provider of industrial safety products and services; and

WHEREAS, today Saf-T-Gard International serves customers in all 50 states and more than 50 countries while remaining a fourth-generation family-owned business committed to worker safety and the Northbrook community; and

WHEREAS, Saf-T-Gard International has earned recognition for leadership, innovation, and service while contributing to the economic vitality of Northbrook.

NOW, THEREFORE, I, Kathryn L. Ciesla, President of the Village of Northbrook, County of Cook and State of Illinois, do hereby recognize and congratulate

SAF-T-GARD INTERNATIONAL, INC.

on 90 years of outstanding service, innovation, and dedication to protecting workers across the globe; and extends its sincere appreciation to the Rivkin family for their generations of leadership, entrepreneurship, and commitment to the Northbrook community since making the Village their home in 1979. The Village proudly celebrates the enduring legacy and continued success of Saf-T-Gard International, Inc.

GIVEN, under my hand and seal of the Village of Northbrook, this 23rd day of June, 2026.

_____
Kathryn L. Ciesla, Village President

ATTEST:

_____
Derek Gau, Village Clerk

Resolution 2026-R-

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

A Resolution Recognizing Police Chief John Ustich for 30 Years of Service

is hereby adopted, as follows:

John Ustich was sworn in as a Village of Northbrook Police Officer on April 5, 1996. Upon completion of his training at the Cook County Sheriff's Police Department Training Academy, he was assigned to patrol duties.

Chief Ustich has held the ranks of patrol officer, reassigned to Detective in September 25, 2006, promoted to Police Sergeant in April 6, 2016, promoted to Police Commander in May 22, 2019, promoted to Deputy Police Chief in May 1, 2023, and promoted to the rank Police Chief on December 17, 2024.He holds a criminal justice degree from Harper College and public safety certifications from the Northwestern University School of Public Safety in Supervision of Police Personnel in 2011, Police Staff and Command in 2013 and the Executive Management Program in 2017.

Chief Ustich is a Veteran of the U.S. Navy where he served on submarines and received numerous awards to include the National Defense Service Medal, Good Conduct Medal, Expert Pistol Medal, Marksman Rifle Ribbon, and Sea Service Deployment Ribbon.

His law enforcement career includes awards earned for DUI enforcement as a patrol officer, the honor of becoming Northbrook's first Traffic Officer in 2005, commendations from other Chiefs of Police over his career, and perhaps most important, personal notes from members of the community documenting their appreciate for his kindness and service as well as more than one for changing a flat tire. He also led initiatives such as the Use of Force Coordinator and served on the Police Pension Board.

As Police Chief, he has planned, organized, directed, assigned, and supervised the overall operation of the Police Department which is comprised of 67 sworn personnel and 54 civilian employees and oversees the Department's $24.4 million annual operating budget.

Chief Ustich's service and leadership has been invaluable to the Village of Northbrook, the Northbrook Police Department, and the law enforcement profession as a whole. He is a trusted and knowledgeable public safety advocate in our community and is a true public servant. The Village Board and staff wish him all the best in his retirement and future endeavors.

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

On behalf of the Village of Northbrook and its residents, we offer our sincere thanks, appreciation and admiration to Police Chief Ustich for 30 plus years of service to this community. Congratulations on this achievement and best wishes for a well-earned retirement.

Approved: 06/23/26

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

_____
Village President

ATTEST:

_____
Village Clerk

MEMORANDUM

To: Village Board of Trustess
From: Village Manager Cara Pavlicek
Date: 2026-06-23
Subject: A Motion to Approve Appointment of Trustee Liaisons to Commissions

Overview
With the Board's approval and consent, the attached appointments of Trustee Liaisons to Commissions will be made.

Fiscal Impact
N/A.

Recommendation
Approval.

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

Background
On May 26, 2026, the Village Board adopted Protocols to centralize information on common issues related to the role of members of the Village Board to serve as a transparent guide about common practices and references to applicable sections of the Municipal Code are included.

The Protocols include a formalized structure for assignment of Village Board members to service individually as a Liaison to the following advisory boards/commissions by the Village President:

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 complete copy of the protocols are attached. Generally, 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. 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 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. It is noted that each advisory board/commission is assigned a staff liaison by the Village Manager.

Trustee Liaisons to Commissions
Protocols ADOPTED 5.26.26

Citizen Commissions with Trustee Liaisons per Protocols	Trustee Liaison
Arts Commission	Joy Ebhomielen
Community Commission	Tamara Reese
Disability Inclusion Commission	Heather Ross
Emergency Telephone System Board	Matt Cassidy
Pedestrian and Bicycle Commission	Robert Israel
Plan Commission	Johanna Hebl
Senior Services Commission	Johanna Hebl
Stormwater Management Commission	Joy Ebhomielen
Sustainability Commission	Heather Ross

Village Board Protocols

Adopted May 26, 2026

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-adoption of this document.

Pursuant to Section 2-25 of the Municipal Code entitled "*Membership 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-year term as provided by statute."
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 within the Village Manager's Office (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 issued 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 askit@northbrook.il.us .

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@northbrook.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 attachment to the individual's Village email address.

To listen to the voicemail, simply open the email, and open the ".wav" file attached to the email. Ensure the device you're using is audio 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 number will be displayed to the person you're calling. If you prefer to keep your caller ID details 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 Library in the Village Manager's Office. Individual mailboxes are maintained for each Elected Official by the Village Manager's 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. Village Manager's Office
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 teamwork necessary for successful implementation of the Board's policies and programs.

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 with 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 Municipal Code which provides: "*Commitment of village resources.* No village board member may commit the use of staff or other village resources without first coordinating with the village manager."
https://library.municode.com/il/northbrook/codes/code_of_ordinances?nodeId=CH2AD_ARTVIIPRPRMEACPRBOTROTBOCO_S2-802GERUVIBOMECO

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 sharing of information with the Village Board is one of the Village Manager's highest priorities.

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.
https://library.municode.com/il/northbrook/codes/code_of_ordinances?nodeId=CH2AD_ARTIINGE_S2-4ACRE

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 Manager's performance evaluation;
- 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 Manager's open-door policy 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. A Department Director may also be cc'd if the topic is clearly within a specific area. Suggested response is: "*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:
   Suggested response is: "*Thank you for taking time to email your perspective, it is appreciated.*"
   Additionally, as an elected official, you may wish to further share that status of a matter before the Village Board (e.g. yet to take a position, taken a position, has no position) and/or offer the Board member's personal position or offer to discuss the matter 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@northbrook.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 attachment to the individual's Village email address.

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.

https://library.municode.com/il/northbrook/codes/code_of_ordinances?nodeId=CH3PUSA_ARTIVCIEMEMSEDIRE_DIV2CIEM

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

At meetings held in the Sandra "Sandy" Frum Board Room, the Village President is seated at 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.

https://library.municode.com/il/northbrook/codes/code_of_ordinances?nodeId=CH2AD_ARTIIBOTR_S2-29ORBU

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 "*General 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 educational value of broad and general applicability."

https://library.municode.com/il/northbrook/codes/code_of_ordinances?nodeId=CH2AD_ARTVIIPRPRMEACPRBOTROTBOCO_S2-783GESTDECO

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.

Questions should not be sent via text as staff's primary digital communication is via email and 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 President's Report 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 "*General standards of decorum and conduct. *** Use of titles.* Village board members shall use titles when referring to other members, such as 'president' or 'trustee,' and when addressing staff, such as 'manager' or 'director.' The use of titles assures consistency and respect, and provides guidance for observers."
https://library.municode.com/il/northbrook/codes/code_of_ordinances?nodeId=CH2AD_ARTVIIPRPRMEACPRBOTROTBOCO_S2-783GESTDECO

Additionally, pursuant to Section 2-784 (c) entitled, "*Meeting 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 addressed to the merits of the pending matter."
https://library.municode.com/il/northbrook/codes/code_of_ordinances?nodeId=CH2AD_ARTVIIPRPRMEACPRBOTROTBOCO_S2-784MERUPR

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 "*Meeting rules and procedures.*** *Roll call votes.* A roll call vote of "ayes" and "nays" shall be taken in order of length of service on the village board beginning with the longest tenured trustee. "
https://library.municode.com/il/northbrook/codes/code_of_ordinances?nodeId=CH2AD_ARTVIIPRPRMEACPRBOTROTBOCO_S2-784MERUPR

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 Trustee's participation in a particular discussion (in this situation, the Trustee must expressly state they are speaking for themself, not for the entire Board) or (b) the Trustee determines they must speak up in order to remind the Board/Commission of Village Board direction, Village policies, or laws including the Open Public Meetings Act 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 Weekly Manager's Report shall include a dedicated section to share a link to recently approved meeting minutes for advisory boards/commissions.

Candidates for Vacancies on Advisory Boards/Commissions

Chapter 2 of the Municipal Code, under Article VI entitled "Boards, Commissions, Etc." 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.

https://library.municode.com/il/northbrook/codes/code_of_ordinances?nodeId=CH2AD_ARTVIBOCOET_DIV1GE_S2-315AP

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 President 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 past year's achievements, challenges, and future goals, covering economic development, 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.
https://library.municode.com/il/northbrook/codes/code_of_ordinances?nodeId=CH2AD_ARTIIIOFEMINCO_DIV2COET

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
Public Safety Telecommunicators' Week	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 Manager, Cara Pavlicek
From: Director Public, Works Kelly Hamill
Date: 2026-06-23
Subject: A Resolution Authorizing an Extension of a Licensing Agreement with the Condominiums of Northbrook Court for Use of the Village's Sanitary Sewers and Water Related Matters

Overview
This successor Agreement maintains permissions granted in 1997 for the use of an existing Village 10-inch sanitary sewer line to the Condominiums of Northbrook Court which are located in the Glenbrook Sanitary District and Village of Northbrook just south of Lake-Cook Road and west of Lee Road.

Fiscal Impact
The Condominiums of Northbrook Court agrees to annually pay the Village an amount calculated per the terms of the Agreement and based on the Village's Annual Fee Ordinance. Any fees the Association pays under this Agreement will go to the Village's Sanitary Sewer Enterprise Fund to support continued sewer service.

Recommendation
Approval.

Strategic Priority

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

Background

The Condominiums of Northbrook Court, consisting of 210 residential units, is located at the southwest corner of Lake Cook and Lee Roads within the Village of Northbrook and is represented by the Condominiums of Northbrook Court Community Association. The Condominium Property is also located within the corporate boundaries of the Glenbrook Sanitary District, a separate taxing body, that serves areas of unincorporated Cook County as well as the Village of Northbrook with sanitary sewer service. The Condominium Property is uniquely served by sanitary collector sewers owned and operated by the Village of Northbrook

and the District.

The Association pays the Village of Northbrook and the District for sanitary sewer service through the property tax. In recognition of this, in 1997 the Village entered into a license agreement with the Association to assess a flat annual license fee. The License Agreement with the Association was approved with Resolution 97-R-24 and renewed in 2004, 2006 and most recently in 2016 with Resolution 2016-52.

Prior to the expiration of the current Agreement, staff was contacted by a representative of the Condominium Association requesting a fourth extension of the Licensing Agreement for the use of Village's Sanitary Sewer and Water Related Matters.

The new agreement will be for an initial term of twelve months commencing on June 23, 2026 and shall automatically be extended for five (5) one-year (1-year) periods on May 1st of the following years without further action by the Village or the Association so as long as the Association continues to furnish evidence, as requested by the Village, that the Condominium Property is still located in and paying taxes to the Glenbrook Sanitary District and as long as the Association maintains all Backflow Prevention Devices on the Condominium Property in compliance with all Village ordinances and codes.

A Resolution Authorizing an Extension of a Licensing Agreement with the Condominiums of Northbrook Court for Use of the Village's Sanitary Sewers and Water Related Matters
Exhibit A - Agreement For Use of Sanitary Sewers and Water Related Matters

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 an Extension of a Licensing Agreement with the Condominiums of Northbrook Court for Use of the Village's Sanitary Sewers and Water Related Matters

is hereby adopted, as follows:

Section 1. Recitals.

The Condominiums of Northbrook Court ("***Condominium Property***"), consisting of 210 residential units, is located at the southwest corner of Lake Cook and Lee Roads within the Village of Northbrook and is represented by the Condominiums of Northbrook Court Community Association ("***Association***"). The Condominium Property is also located within the corporate boundaries of the Glenbrook Sanitary District **("*District*")**, a separate taxing body, that serves areas of unincorporated Cook County, as well as the Village of Northbrook, with sanitary sewer service. The Condominium Property is uniquely served by sanitary collector sewers owned and operated by the Village of Northbrook and the District.

The Association pays the Village of Northbrook and the District for sanitary sewer service through the property tax. In recognition of this, in 1997 the Village entered into a license agreement with the Association to assess a flat annual license fee ("***License Agreement***"). The License Agreement with the Association was approved with Resolution 97-R-24 and renewed in 2004, 2006 and most recently in 2016 with Resolution 2016-52.

The Association has again requested a five-year extension of the License Agreement for Use of Sanitary Sewer ("***Fourth Extended Sewer License Agreement***"). This Fourth Extended Sewer License Agreement contains automatic rate changes based on the current Village sanitary charge. The term of this Fourth Extended Sewer License Agreement shall expire April 30, 2031.

The President and the Board of Trustees have considered the Fourth Extended Sewer License Agreement and determined that its approval is in the best interest of the Village and the public.

Section 2. Approval of Fourth Extended Sewer License Agreement.

The Fourth Extended Sewer License Agreement is approved in substantially the form attached as *Exhibit A* and in a final form approved by the Village Manager and Village Attorney.

Section 3. Authorization to Execute Fourth Extended Sewer License Agreement

The Village Manager is hereby authorized to execute and seal, on behalf of the Village, the

Fourth Extended Sewer License Agreement only after receipt by the Village Clerk of at least three original copies of the Agreement executed by the Association; provided, however, that if such executed copies, however, if such executed copies of the Agreement 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.

Adopted:

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

ATTEST:

_____
Village President

_____
Village Clerk

AGREEMENT FOR USE OF SANITARY SEWER AND WATER RELATED MATTERS

THIS AGREEMENT is effective as of May 1, 2026, and is by and between the **VILLAGE OF NORTHBROOK,** an Illinois municipal corporation, (the "***Village***"), and **The CONDOMINIUMS OF NORTHBROOK COURT COMMUNITY ASSOCIATION**, an Illinois not for profit corporation (the "***Association***").

1. Background

A. Condominium Property refers to and includes The Condominiums of Northbrook Court I, II, and III, located south of Lake-Cook Road, west of Lee Road and east of Northbrook Court Shopping Center, and consisting of 210 condominium units and certain common areas (collectively the "***Condominium Property***").

B. The Condominium Property is uniquely situated geographically within the Village of Northbrook, being served by sanitary collector sewers owned and operated by two units of local government, the Glenbrook Sanitary District, and the Village of Northbrook.

C. The members of the Association are the residents and owners of the Condominium Property and pay *ad valorem* real estate taxes to the Glenbrook Sanitary District and also pay a sanitary sewer user fee to the Village pursuant to subsection 27-166(e)(1) of the Northbrook Municipal Code (1988), as amended or by prior Agreements with the Village.

D. The Association contends that it has been unsuccessful, to date, in withdrawing or disconnecting the Condominium Property from, or in securing any form of relief from, the Glenbrook Sanitary District.

E. The Association has previously petitioned the Village of Northbrook for some form of relief from the effects of these double payments for sanitary sewer service.

F. The Association has backflow preventers ("***Backflow Prevention Devices***") on all of the Condominium Property's water services and the Condominium Property is in compliance with current Village codes related to cross-connection control.

G. The Association has reconfigured the Condominium Property's on-site water piping to allow water used for irrigation ("***Irrigation Usage***") to be metered separately from that used for domestic consumption ("***Domestic Usage***").

H. The Village has previously determined that it is in the best interest of the public to structure an Agreement to mitigate the adverse financial impact of the unique specific circumstances involving sanitary sewer service to the Condominium Property and to address certain water related matters.

I. The Village and the Association have previously entered into a five-year Agreement, a subsequent two-year Agreement and another subsequent ten-year Agreement regarding the Condominium Property's use of the Village's sanitary sewer system.

J. The Village and Association desire to abide by concepts included in past Agreements, and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto mutually agree to enter into this Agreement and further agree as follows:

2. **Agreement**. The Village hereby grants to the Association a non-assignable, nontransferable and non-exclusive permission to use that certain existing 10-inch diameter sanitary sewer within Lee Road right-of-way that serves the Condominium Property (the "**Village Sewer**") pursuant to, and in strict accordance with the terms of this Agreement. The Village will continue to operate and maintain the Village sanitary sewer system during the term of this Agreement. All fees (as defined in Sections 3, 4, 5 and 6) paid to the Village shall be credited to the Village's Sanitary Sewer Enterprise Fund for continuing use of the Village's sanitary sewer.

3. **Definition**. The following terms shall have the following meanings in this Agreement:

A. "***Base Fee***" means the annual amount that was owed, prior to any deductions as set forth in Section 4, for use of the Village Sewer by the Condominium Property during the period of May 1, 2026 to April 30, 2027, which was $7,841.00 per year.

B. "***Base Sewer Rate***" means the standard sanitary sewer user fee assessed pursuant to Subsection 27-166(e)(1) of the Northbrook Municipal Code, the amount of which is established by the Village's Annual Fee Ordinance and calculated on the basis of metered potable water. The Base Sewer rate for 2026 is $1.70 per thousand gallons of water.

C. "***Current Village Sanitary Sewer User Fee***" means the sewer user fee assessed pursuant to Subsection 27-166(e)(1) of the Northbrook Municipal Code in an amount established by the Village's Annual Fee Ordinance as of May 1st of each year of the Agreement.

D. "***Domestic Usage***" means water used in conjunction with the habitation of a building including the preparation of food, bathing, cleaning, and the safe operation of building systems and which is generally capable of being discharged into the Village's sanitary sewer collection system and is metered separately from that used for maintenance of vegetation on the property.

E. "***Irrigation Usage***" means water that is used through the irrigation system for the maintenance of vegetation on the property and which is not normally capable of being discharged into the Village's sanitary sewer collection system and is metered separately from Domestic Usage.

4. **Sewer Use Fee:** The Condominium Property agrees to annually pay the Village an amount calculated as follows:

Base Fee multiplied by the Current Village Sanitary Sewer User Fee divided by the Base Sewer Rate.

("***Sewer Use Fee***"). The Village will issue an invoice in May of each year to the Association setting forth the Sewer Use Fee for that year. The Sewer Use Fee may be reduced, upon annual petition by the Association, and as agreed to by the Village Manager, in the Village Manager's discretion, based on the calculated percentage of Irrigation Usage compared to sum of Irrigation Usage plus Domestic Usage ("***Adjusted Sewer Use Fee***"). The Adjusted Sewer Use Fee may not be less than 85% of the Sewer Use Fee.

5. **Village Sanitary Sewer User Fee.** Upon receipt of payment of the annual lump sum fee, the Current Village Sanitary Sewer User Fee shall be waived for the Condominium Property and will not appear on subsequent water bills for the following twelve-month period.

6. **Term.** This Agreement shall be for an initial term of twelve months commencing on May 1, 2026 and shall automatically be extended for five one year periods on May 1st of the following

years without further action by the Village or the Association so as long as the Association continues to furnish evidence, as requested by the Village, that the Condominium Property is still located in and paying taxes to the Glenbrook Sanitary District and as long as the Association maintains all Backflow Prevention Devices on the Condominium Property in compliance with all Village ordinances and codes.

7. Term Extension. At the end of the initial Term, including the five extensions, upon the mutual agreement of both parties, this Agreement can be extended for an additional five one year periods on May 1st of the following years so as long as the Association continues to furnish evidence, as requested by the Village, that the Condominium Property is still located in and paying taxes to the Glenbrook Sanitary District and as long as the Association maintains all Backflow Prevention Devices on the Condominium Property in compliance with all Village ordinances and codes.

8. Early Termination. This Agreement shall be null and void if the territory of the Glenbrook Sanitary District is reduced such that the Condominium Property is lawfully disconnected or otherwise removed, in a manner provided by law, from the existing jurisdictional boundaries of that District.

9. Remedies. Invoices for sewer use shall be considered past due if paid more than 30 days after the invoice date. Past due payment of the lump sum shall bear interest at the rate of 18% per annum, compounded monthly, until paid. This Agreement shall be considered breached if the payment of the annual fee is more than 60 days late. In such circumstances, regular sanitary sewer user fees pursuant to the Northbrook Municipal Code shall apply retroactively billed and collected.

10. Notices. All notices and other communications in connection with this Agreement shall be in writing as follows:

For notices and communications to the Association

President, Condominiums of Northbrook Court Community Association
1280 Rudolph Drive
Northbrook, Illinois 60062

For notices and communications to the Village:

Village of Northbrook 1225 Cedar Lane Northbrook, Illinois 60062 Attention: Village Manager	**and**	Village of Northbrook 655 Huehl Road Northbrook, Illinois 60062 Attention: Director of Public Works

10. Authority to Execute. The Association warrants and represents that it has the right, power and authority to enter into this Agreement and to the terms, provisions, and conditions set forth herein.

11. Amendments/Renewal. No amendment to, or modification or renewal of, this Agreement shall be effective unless in writing and approved by both the Association and the Village Corporate Authorities, by resolution duly adopted.

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

CONDOMINIUMS OF NORTHBROOK COURT COMMUNITY ASSOCIATION
1280 Rudolph Drive
Northbrook, Illinois 60062

Signature: _____ Date: 5/29/2026

Title: PRESIDENT

Signature: _____ Date: _____

Title: _____

VILLAGE OF NORTHBROOK
1225 Cedar Lane
Northbrook, Illinois 60062

ATTEST:

Cara Pavlicek
Village Manager

Derek Gru
Village Clerk

_____ _____

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Village Engineer Aram Beladi
Date: 2026-06-23
Subject: A Resolution Approving and Accepting the Required Site Improvements for the Northbrook Pointe Drive Residential Planned Development

Overview
The Developer has satisfactorily completed all required on- and off-site improvements as required by the Development Agreement, approved plans, and Village Standards.

Fiscal Impact
None.

Recommendation
Approval.

Strategic Priority

Economic Vitality. Promote Northbrook as a thriving community and economic leader.

Background
On February 28, 2023, the Village Board adopted Resolution 2023-27 which approved a Third Amendment to the Annexation and Development Agreement ("Development Agreement") by and between the Village and SFP Northbrook Pointe, LLC. (referred to herein as the "Developer") for the development of the properties previously known as Lot 3B in the Northbrook Pointe Planned Development with a residential planned development consisting of 34-unit rental townhomes ("Development"). The 2023 Development Agreement is included as Exhibit A.

The Developer has satisfactorily completed all on and off-site improvements required to be constructed and installed by the Development Agreement (collectively, the "Improvements"). All construction and installation of the Improvements were completed in accordance with the approved plans, the Village's Standards & Specifications, was satisfactorily inspected by the Village during construction, and is presently in a state of good repair. The final engineering field inspection sign-off for the Improvements occurred on May 19, 2026.

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

A Resolution Approving and Accepting the Required Site Improvements for the Northbrook Pointe Residential Planned Development
Exhibit A - Third Amendment to the Annexation and Development Agreement for Northbrook Pointe Subdivision

Resolution 26-R-XXX

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 and Accepting the Required Site Improvements for the Northbrook Pointe Residential Planned Development

is hereby adopted, as follows:

Section 1. Recitals.

On February 28, 2023, the President and the Board of Trustees adopted Resolution No. 2023-27, which approved a Third Amendment to the Annexation and Development Agreement ("***Development Agreement***") by and between the Village and SFP Northbrook Pointe, LLC (referred to herein as the "***Developer***") for the redevelopment of certain parcels of property previously known as Lot 3B in the Northbrook Pointe Planned Development ("***Property***") with a residential planned development consisting of 34 unit rental townhomes ("***Development***").

The Developer has satisfactorily completed all required on- and off-site improvements required to be constructed and installed by the Development Agreement (collectively, the "***Improvements***"). All construction and installation of the Improvements was completed in accordance with the approved plans and Village's Standards & Specification, was satisfactorily inspected by the Village during construction, and is presently in a state of good repair. The final engineering field inspection sign-off for the Improvements occurred on May 19, 2026.

The Development Agreement required the Developer to construct and install the following on-site and off-site improvements in conjunction with the Development:

A. Storm water facilities;

B. Storm sewer and services;

C. Sanitary sewer and services;

D. Water main and services;

E. Private roadway and street, street light, curb, gutter and sidewalk improvements;

F. Private Site Circulation Driveways; and

G. Landscaping.

Section 2. Categories of Improvements.

The Village of Northbrook officially approves the installation and construction of the Improvements and accepts the Public Improvements (as defined below) as public improvements. All remaining Improvements are approved but will not be accepted as public improvements and shall be considered privately owned and shall be maintained by the owners of the respective lots within the Development.

A. Private Improvements**.** Those Improvements constructed on the Property, and by this reference made a part of, this Resolution (collectively, "***Private Improvements***") shall be owned, operated, and maintained by the Developer, and its successors and assigns.

A. WATER MAIN IMPROVEMENTS
1. Water Services

B. SANITARY SEWER IMPROVEMENTS
1. Sanitary Sewers and Structures
2. Sanitary Services

C. STORM SEWER IMPROVEMENTS
1. Storm sewers and drainage structures;
2. Stormwater detention ponds

D. PAVEMENT IMPROVEMENTS
1. Private Drives
2. Private Pavement
3. Private Sidewalks and Multi-use path

E. MISCELLANEOUS IMPROVEMENTS

1. Landscaping
2. Detention Basin

B. On-Premises Public Improvements**.** Those Improvements constructed on the Property, and by this reference made a part of, this Resolution (collectively, "***On-Premises Public Improvements***") shall be accepted and owned by the Village. Notwithstanding the acceptance of the On-Premises Public Improvements, the primary responsibility for the maintenance, repair, and replacement of the On-Premises Public Improvements will remain with the Developer, and its successors and assigns, and be conducted as necessary at the Developer's sole cost and expense.

A. WATER MAIN IMPROVEMENTS
1. 8" Ductile Iron Pipe;
2. Valve Vault, Complete;
3. 6" D. I. P. Fire Hydrant Service Lines; and
4. Fire Hydrant, Complete.

C. All construction of the Improvements was in accordance with the approved plans and Village's Standards and Specifications; was satisfactorily inspected by the Village during construction; and is presently in a good state of repair. Any unpaid fees due to the Village will be deducted from the balance of the original improvement guarantee that will be returned to the Developer.

Section 3. Effective Date.

This Resolution is effective upon its approval and passage in the manner provided by law.

Adopted:

RESULT:	**ADOPTED [X TO 0]**
MOVER:	
SECONDER:	
AYES:	
NAYES:	
ABSTAIN:	
ABSENT:	

_____
Village President

ATTEST:

_____
Deputy Village Clerk

THIS DOCUMENT PREPARED BY:

Stewart J. Weiss
Elrod Friedman LLP
325 N. LaSalle, Ste. 450
Chicago, IL 60654

AFTER RECORDING RETURN TO:

Cook County
Recorder's Box 337

2331715027

Doc# 2331715027 Fee $97.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/13/2023 02:14 PM PG: 1 OF 24

THIRD AMENDMENT TO THE ANNEXATION AND DEVELOPMENT AGREEMENT

(NORTHBROOK POINTE)

DATED AS OF AUGUST 8, 2023

THIRD AMENDMENT TO THE ANNEXATION AND DEVELOPMENT AGREEMENT

(NORTHBROOK POINTE)

THIS THIRD AMENDMENT is dated as of the 8th day of August, 2023, and is by, between, and among the **VILLAGE OF NORTHBROOK**, an Illinois home rule municipal corporation ("***Village***"), and **SFP NORTHBROOK POINTE,** an Illinois limited liability company ("***Developer***").

IN CONSIDERATION OF the recitals and the mutual covenants and agreements set forth in this Third Amendment, and pursuant to the Village's home rule powers, the parties agree as follows:

1. Recitals. [1]

A. The Village, Chicago Title Land Trust Company, as Successor Trustee to LaSalle Bank National Association and LaSalle National Bank, as Trustee u/t/a dated September 7, 1977, and known as Trust No. 53082, Equity Associates Incorporated and Schwartz Family Limited Partnership (collectively, "***Original Owners***"), and Edward Schwartz & Co., an Illinois Corporation ("***Original Developer***") entered into that certain Annexation and Development Agreement dated as of February 13, 2002, a copy of which was recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on July 15, 2002 as Document No. 0020769905, pertaining to that certain tract of land consisting of approximately 16.4 acres, in Cook County, Illinois described in Exhibit I of, and defined in Section 2 of the Annexation and Development Agreement as the "***Property***". The Property is legally described in ***Exhibit A*** to this Third Amendment.

B. The Annexation and Development Agreement was subsequently amended by that (i) First Amendment dated August 9, 2010 which was recorded in the Office of the Cook County Recorder on August 13, 2010 as Document No. 102252053; and (ii) that Second Amendment dated January 29, 2015 which was recorded in the Office of the Cook County Recorder on February 4, 2015 as Document No. 1503518062 (collectively, the Annexation and Development Agreement, the First Amendment, and the Second Amendment are referred to hereinafter as the "***Amended Annexation Agreement***")

C. The Developer has succeeded in ownership of Lot 3B, the only portion of the Property not subsequently transferred pursuant to Transferee Assumption Agreements.

C. The Annexation and Development Agreement designated three distinct segments of the Property: the Condominium Parcel, the Hotel Parcel and the Restaurant Parcel.

D. Lot 3 in the original subdivision of the Property was designated as the "Condominium Parcel". The Condominium Parcel was subsequently resubdivided into two parcels, the 5.2-acre Lot 3A and the 3.1-acre Lot 3B pursuant to that Final Plat of the

[1] All capitalized words and phrases throughout this Third Amendment shall have the meanings set forth in the preamble above and in Section 2 of the Annexation and Development Agreement. If a word or phrase is not specifically defined in this Third Amendment or the Agreement, it shall have the meaning ascribed to it in the Zoning Code or Subdivision Code.

Northbrook Pointe Resubdivision, a copy of which was recorded in the Office of the Cook County Recorder as Doc. No. 0020769908 on July 15, 2002.

D. On February 12, 2002, the Corporate Authorities adopted Ordinance No. 02-10, annexing the Property to the Village. Ordinance No. 02-10 was recorded in the Office of the Cook County Recorder on July 15, 2002 as Document No. 0020769907.

F. On July 9, 2002, the Corporate Authorities adopted Ordinance No. 02-41 ("***Condominium Approval Ordinance***") which granted Cambridge Homes special permits for (a) multiple family dwellings, (b) structures in excess of 7,500 square feet, (c) multiple principal structures on a zoning lot, and (d) landbanked parking, as well as site plan approval, and amendments to the Planned Development Ordinance. The Condominium Approval Ordinance applied to both Lots 3A and 3B.

E. The Village, the Prior Owners, the Developer, and DRH Cambridge Homes, Inc. ("***Cambridge Homes***") entered into that certain Transferee Assumption Agreement dated January 15, 2003 (the "***Cambridge Homes Transferee Assumption Agreement***"), a copy of which was recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on January 22, 2003 as Document No. 0030099972, in which Cambridge Homes agreed to comply with all of the terms and requirements and assume all of the obligations contained in the Annexation and Development Agreement with regard to a portion of the Condominium Parcel designated as Lot 3A on the Final Plat of the Northbrook Pointe Resubdivision, a copy of which was recorded in the Office of the Cook County Recorder as Doc. No. 0020769908 on July 15, 2002.

J. Cambridge Homes subsequently constructed two condominium buildings on Lot 3A, but never exercised its purchase option over Lot 3B. To this day, Lot 3B remains undeveloped and vacant.

K. The Developer, which is the successor in title to Lot 3B from the Original Owners, has submitted an application to develop Lot 3B with a 34-unit rental townhome development ("***Townhome Development***") on Lot 3B.

L. To allow for the construction and operation of the Townhome Development on Lot 3B, the Applicant has, in addition to various forms of zoning relief, requested a further amendment to the Amended Annexation Agreement.

M. The Parties desire to further amend the Annexation and Development Agreement in the manner provided herein to re-designate Lot 3B as the "Townhome Parcel," establish development requirements for the Townhome Parcel, and amend the development requirements for the Condominium Parcel to reflect the existing conditions on Lot 3A.

K. Pursuant to Section 11-15.1-1 *et seq.* of the Illinois Municipal Code, 65 ILCS 5/11-15.1-1 *et seq.*, a proposed amendment to the Annexation and Development Agreement, in substance and form substantially the same as this Third Amendment, was submitted to the Corporate Authorities, and pursuant to notice published in the *Northbrook Star* on December 20, 2022, as provided by statute, a public hearing was convened by the Corporate Authorities on January 3, 2023.

L. The Corporate Authorities, after due and careful consideration, have concluded that the development and use of the Townhome Parcel pursuant to and in

accordance with this Third Amendment would further enable the Village to control the development of the area and would serve the best interests of the Village.

M. The Corporate Authorities have reviewed and considered the Third Amendment, and have found the Third Amendment to be consistent with the character of, and existing development patterns in, the vicinity of the Townhome Parcel.

2. Amendments. The Amended Annexation Agreement is further amended as follows:

A. Definitions: The following definitions shall be added or amended as follows.

i. Condominium Buildings: The defined term "Condominium Buildings" shall be amended to read as follows: "Those two certain buildings to be constructed on the Condominium Parcel as generally depicted on the Condominium Parcel Plans, and depicted and designated on the Preliminary Plan as Building #1 and Building #2."

ii. Condominium Parcel: The defined term "Condominium Parcel" shall hereinafter refer to that approximately 5.2-acre portion of the Property designated as Lot 3A on the Final Plat, as legally described in ***Exhibit A*** to this Third Amendment.

ii. Final Plat: The defined term "Final Plat" shall hereinafter refer to the Final Plat of the Northbrook Pointe Resubdivision, a copy of which was recorded in the Office of the Cook County Recorder as Doc. No. 0020769908 on July 15, 2002.

iii. Lots: The defined term "Lots" be amended to read as follows: "Lots 1, 2, 3A, and 3B as depicted on the Final Plat."

iv. Townhome Development: The defined term "Townhome Development" shall hereinafter refer to that 34-unit six building rental townhome development to be constructed on the Townhome Parcel.

v. Townhome Parcel: The defined term "Townhome Parcel" shall hereinafter refer to that approximately 3.1-acre portion of the Property designated as Lot 3B on the Final Plat, as legally described in ***Exhibit A*** to this Third Amendment.

vi. Townhome Parcel Plans: Those certain plans for the development of the Townhome Parcel with the Townhome Development, copies of which are attached to this Third Amendment as ***Exhibit B***.

a. "Site Plan," prepared by BSB Design, consisting of one sheet, with a latest revision date of November 7, 2022;

b. "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.

c. "Existing Site," prepared by BSB Design, consisting of one sheet, with a latest revision date of July 20, 2022;

d. "Proposed PUD Amendment," prepared by BSB Design, consisting of one sheet, with a latest revision date of October 12, 2022;

e. "Parking Exhibit," prepared by BSB Design, with most recent revision date of October 12, 2022; and

f. "Elevations," prepared by BSB Design, consisting of six pages dated August 25, 2022.

B. Condominium Parcel Provisions. Section 5.B of the Annexation Agreement, entitled "Specific Use and Development Restrictions for the Condominium Parcel," shall be re-designated as Section 5.B.I and shall read as follows:

"B.I. Specific Use and Development Restrictions for the Condominium Parcel.

1. Condominium Buildings and Condominium Units. The Condominium Parcel shall be developed with not more than three Condominium Buildings containing not more than 86 Condominium Units.

2. Condominium Building Sizes. No Condominium Building shall consist of more than 43 Condominium Units.

3. F.A.R. Limit. The total combined gross floor area of the two Condominium Buildings on the Condominium Parcel and the Outlet shall not exceed 252,800 square feet, and the floor area ratio on the Condominium Parcel and the Outlot shall not exceed 0.48.

4. Maximum Building Height. The maximum height for Condominium Building #1 and Condominium Building #2 shall be 55 feet. Under n no circumstances shall any accessory roof appurtenance on any Condominium Building exceed five feet above the actual building height.

5. Lot Coverage. The total amount of lot coverage on the Condominium Parcel shall not exceed 30.0 percent prior to construction of landbanked parking, and shall not exceed 30.0 percent with the construction of landbanked parking.

6. Architectural Features of Condominium Buildings. The owner of Parcel 3A shall construct the Condominium Buildings in accordance with the building elevation plan, building materials plan, and the color palette included in the Final Plan approved by the Village, in the manner provided in Subsection 4.E of this Agreement.

7. Parking. The owner of Parcel 3A shall construct and maintain:

i. 90 garage parking spaces, four of which shall be dedicated handicapped parking spaces;

ii. 125 outdoor off-street parking spaces, four of which shall be dedicated handicapped parking spaces; and

iii. 46 additional outdoor off-street parking spaces as the Developer may be directed to construct and install pursuant to the Condominium Buildings Special Permit Ordinance.

8. Site Features. The Condominium Parcel shall be developed in substantial conformance with the Final Plan and shall include, without limitation, the following specific site features:

i. a five foot wide continuous pedestrian sidewalk throughout the Condominium Parcel substantially as depicted on the Development Concept Plan;

ii. a landscaped island, with a pedestrian sidewalk of 30 inches in width, in the parking lot between Condominium Buildings #2 and the Townhome Parcel as depicted on the Development Concept Plan; and

iii. enhanced landscaping and earth berming along Sunshine Lane and the southerly portion of the Condominium Parcel."

C. Townhome Parcel Provisions. A new Section 5.B.II shall be added immediately following the amended Section 5.B.I, which new section shall read as follows:

"B.II. Specific Use and Development Restrictions for the Townhome Parcel.

1. Townhome Development. The Townhome Parcel shall be developed with not more than six buildings containing not more than 34 rental units.

2. Townhome Building Sizes. No building within the Townhome Development may consist of more than seven rental units.

3. Maximum Building Height. The maximum height for the Townhome Development may not exceed 55 feet.

5. Parking. The Developer shall construct and maintain:

i. 68 dedicated unit parking spaces; and

ii. 64 outdoor off-street parking spaces, two (2) of which shall be dedicated handicapped parking spaces.

8. Construction Timing. The Townhome Development must be constructed in a single phase. All six buildings of the Townhome Development must be completed and ready for occupancy no later than 36

months after the issuance of the first building permit for the Townhome Parcel.

3. General Provisions.

A. Authority to Execute. The Village hereby warrants and represents to the Developer that the persons executing this Third Amendment on its behalf have been properly authorized to do so by the Corporate Authorities. The Developer hereby warrants and represents to the Village (i) that they are the record owner of fee simple title to the Townhome Parcel (ii) except as otherwise noted in the Amended Annexation Agreement and this Third Amendment, that no other person or entity has any legal, beneficial, contractual or security interest in either the Townhome Parcel; (iii) that they have the full and complete right, power and authority to enter into this Third Amendment and to agree to the terms, provisions and conditions set forth in and to bind the Townhome Parcel as set forth in this Third Amendment, (iv) that all legal actions needed to authorize the execution, delivery and performance of this Third Amendment have been taken, and (v) that neither the execution of this Third Amendment nor the performance of the obligations assumed by the Developer will (a) result in a breach or default under any agreement to which the Developer is a party or to which it or the Townhome Parcel is bound or (b) violate any statute, law, restriction, court order or agreement to which the Developer or the Townhome Parcel are subject.

B. Survival of Terms. Except as specifically modified in this Third Amendment, all terms, covenants and conditions of the Amended Annexation Agreement shall remain in full force and effect; provided, however, that any other provisions of the Annexation Agreement shall be deemed to be modified as necessary to give practical effect to the provisions of this Third Amendment.

C. Exhibits. Exhibits A and B, attached to this Third Amendment are, by this reference, incorporated in and made a part of this Third Amendment.

D. Counterparts. This Third Amendment may be executed in counterparts, each of which shall constitute an original document, which together shall constitute one and the same instrument.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have hereunto set their hands on the date first above written.

ATTEST:

Debra J. Ford
Village Clerk

VILLAGE OF NORTHBROOK, an Illinois home rule municipal corporation

By: _____
Kathryn Ciesla
Village President

SFP NORTHBROOK POINTE, LLC an Illinois limited liability company

By: Schwartz Family Limited Partnership

Its: Manager

BY: SCHWARTZ FAMILY LIMITED PARTNERSHIP, an Illinois limited partnership

By: _____
David Schwartz

Its: Partner

ACKNOWLEDGEMENTS

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The foregoing instrument was acknowledged before me on August 8, 2023, by Kathryn Ciesla, the Village President of the **VILLAGE OF NORTHBROOK**, an Illinois home rule municipal corporation, and by Debra J. Ford, the Village Clerk of said municipal corporation.

Given under my hand and official seal this 8 day of August, 2023.

Signature of Notary

SEAL

My Commission expires: August 27, 2023

J. BUTCH
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
August 27, 2023

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The foregoing instrument was acknowledged before me on June 2nd, 2023. by David Schwartz, Partner of the **SCHWARTZ FAMILY LIMITED PARTNERSHIP** as Manager of **SFP NORTHBROOK POINTE, LLC**, an Illinois limited company y, which individual is known to me to be the identical person who signed the foregoing instrument as such Manager of said limited liability company, and that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned.

Given under my hand and official seal this 2nd day of June, 2023.

Signature of Notary

SEAL

My Commission expires: 3-22-2027

LINDA YONAN
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 22, 2027

EXHIBIT A

LEGAL DESCRIPTIONS OF THE PROPERTY

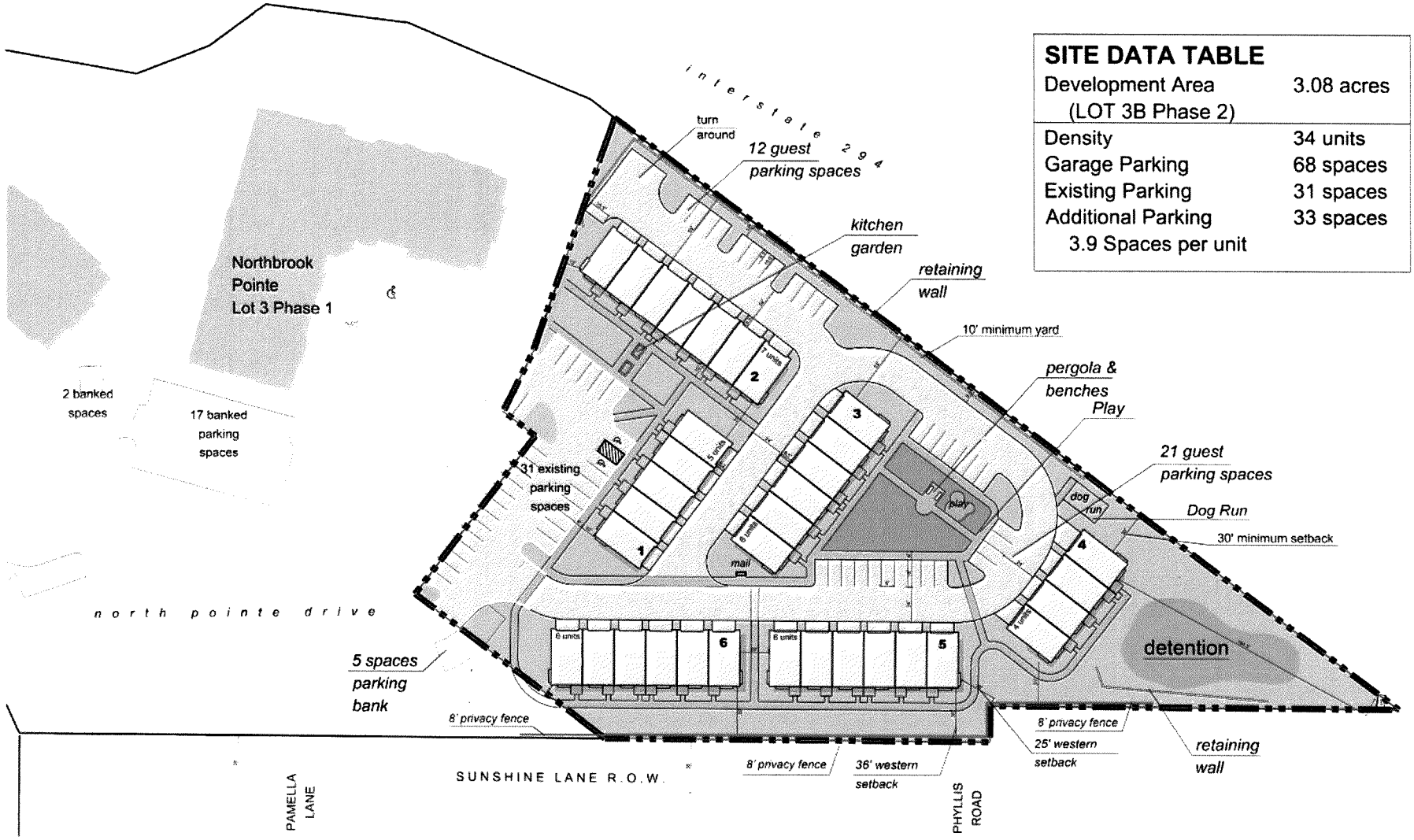
LOTS 1, 2, 3A, 3B AND LOT A IN NORTHBROOK POINTE SUBDIVISION, BEING A RESUBDIVISION IN THE NORTH ½ OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 4077 Lake Cook Road, 55,101,153 and 205 Pointe Drive, Northbrook, Illinois

PINs: Lot 1: 04-06-200-005-0000
Lot 2: 04-06-200-006-0000
Lot 3A: 04-06-200-013-1001 through 1086
Lot 3B: 04-06-200-010-0000
Lot A: 04-06-200-008-0000

EXHIBIT B

TOWNHOME PARCEL PLANS



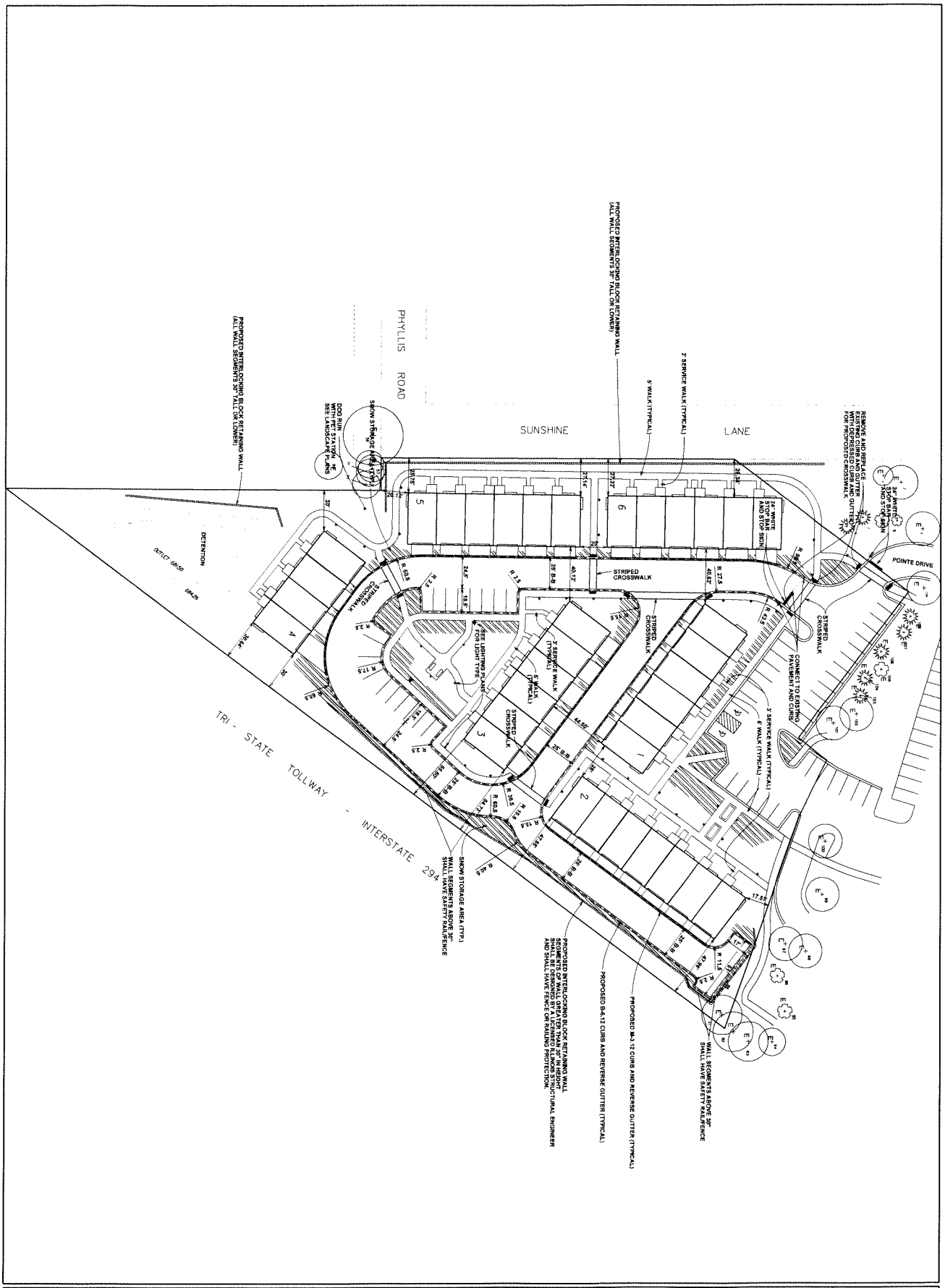
1
SITE PLAN
Northbrook Pointe Townhomes
Northbrook, Illinois

CORNERSITE, LLC

© 2018 BSB Design Inc.

Revised Date November 7, 2022

BSB DESIGN



GEOMETRICS PLAN

SHEET NUMBER 4 OF 12 SHEETS

JOB No. 21159

REVISIONS	DATE	BY	DESCRIPTION
	04/25/22	AKZ	REVISED PER VILLAGE REVIEW COMMENTS
	06/30/22	AKZ	REVISED PER VILLAGE REVIEW COMMENTS
	07/27/22	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

NORTHPOINTE TOWNHOMES

NORTHBROOK, ILLINOIS

DESIGNED BY: R.A.A.
DRAWN BY: A.K.Z.
CHECKED BY: J.F.C.
ORIGINAL ISSUE: 01/26/22

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-6707
FAX: (847) 367-2367
E-MAIL ADDRESS: pba@pearsonbrown.com

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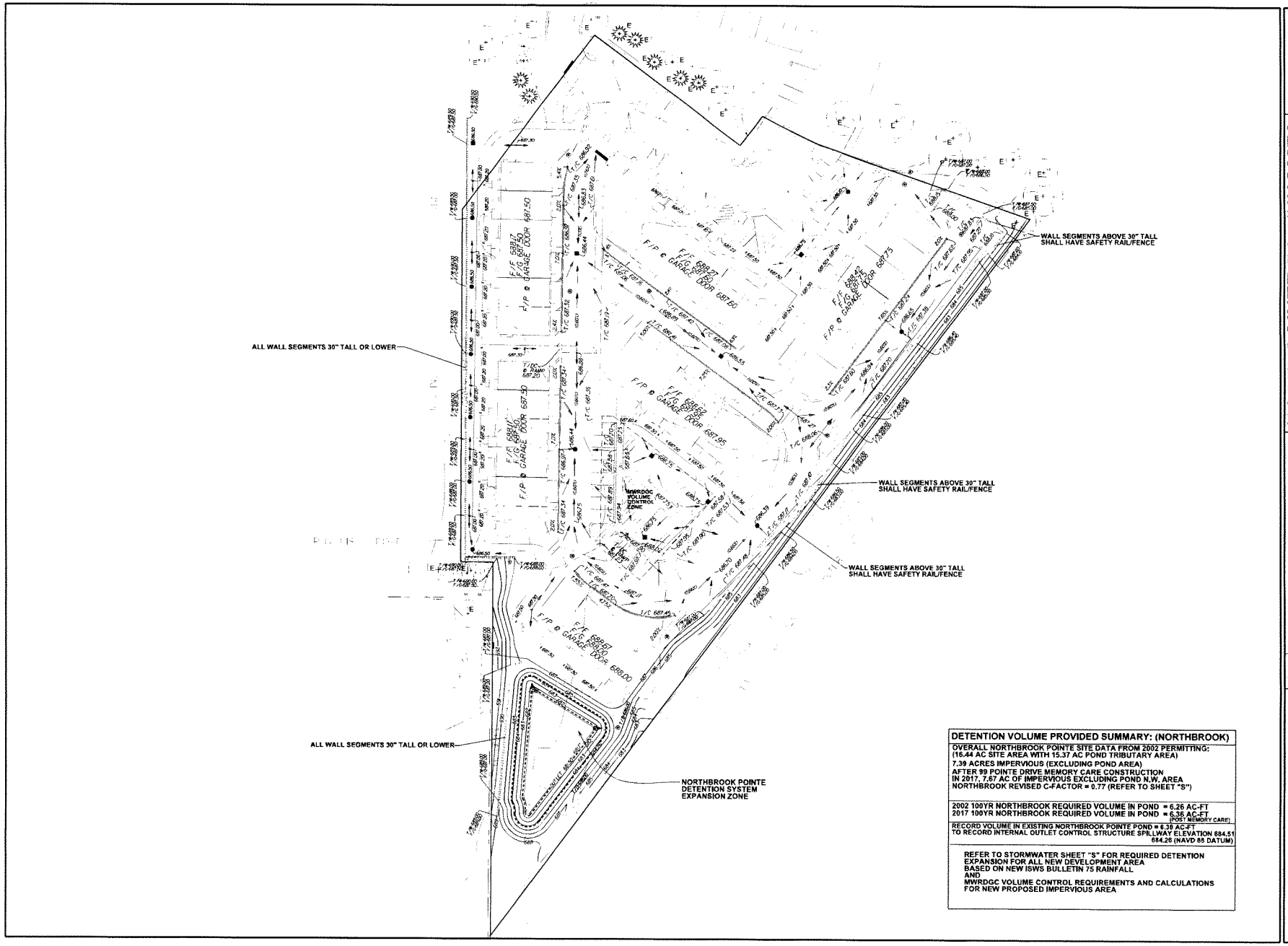
NORTH

30' 15' 0 30'

SCALE: 1" = 30'



DETENTION VOLUME PROVIDED SUMMARY: (NORTHBROOK)

OVERALL NORTHBROOK POINTE SITE DATA FROM 2002 PERMITTING:
(16.44 AC SITE AREA WITH 15.37 AC POND TRIBUTARY AREA)
7.39 ACRES IMPERVIOUS (EXCLUDING POND AREA)
AFTER 99 POINTE DRIVE MEMORY CARE CONSTRUCTION
IN 2017, 7.67 AC OF IMPERVIOUS EXCLUDING POND N.W. AREA
NORTHBROOK REVISED C-FACTOR = 0.77 (REFER TO SHEET "S")

2002 100YR NORTHBROOK REQUIRED VOLUME IN POND = 6.26 AC-FT
2017 100YR NORTHBROOK REQUIRED VOLUME IN POND = 6.39 AC-FT (POST MEMORY CARE)

RECORD VOLUME IN EXISTING NORTHBROOK POINTE POND = 6.39 AC-FT
TO RECORD INTERNAL OUTLET CONTROL STRUCTURE SPILLWAY ELEVATION 684.51
684.26 (NAVD 88 DATUM)

REFER TO STORMWATER SHEET "S" FOR REQUIRED DETENTION EXPANSION FOR ALL NEW DEVELOPMENT AREA BASED ON NEW ISWS BULLETIN 75 RAINFALL AND MWRDGC VOLUME CONTROL REQUIREMENTS AND CALCULATIONS FOR NEW PROPOSED IMPERVIOUS AREA

NORTHPOINTE TOWNHOMES

NORTHBROOK, ILLINOIS

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1550 W. WINCHESTER ROAD - SUITE 205
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DESIGNED BY: B.A.A.
DRAWN BY: A.K.Z.
CHECKED BY: J.P.B.
ORIGINAL ISSUE: 2/24/22

REVISIONS

DATE	BY	DESCRIPTION
04/29/22	AKZ	REVISED PER VILLAGE REVIEW COMMENTS
06/29/22	AKZ	REVISED PER VILLAGE REVIEW COMMENTS
07/27/22	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

GRADING PLAN

SHEET NUMBER 5 OF 12 SHEETS

JOB No. 21159

UTILITY PLAN

SHEET NUMBER 8 OF 12 SHEETS

JOB No. 21159

REVISIONS	DATE	BY	DESCRIPTION
	04/25/22	AKZ	REVISED PER VILLAGE REVIEW COMMENTS
	06/30/22	AKZ	REVISED PER VILLAGE REVIEW COMMENTS
	07/27/22	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

NORTHPOINTE TOWNHOMES

NORTHBROOK, ILLINOIS

DESIGNED BY: R.A.A.
DRAWN BY: A.K.Z.
CHECKED BY: J.F.C.
ORIGINAL ISSUE: 01/26/22

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NORTH

30' 15' 0 30'

SCALE: 1" = 30'

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%

Lot 1

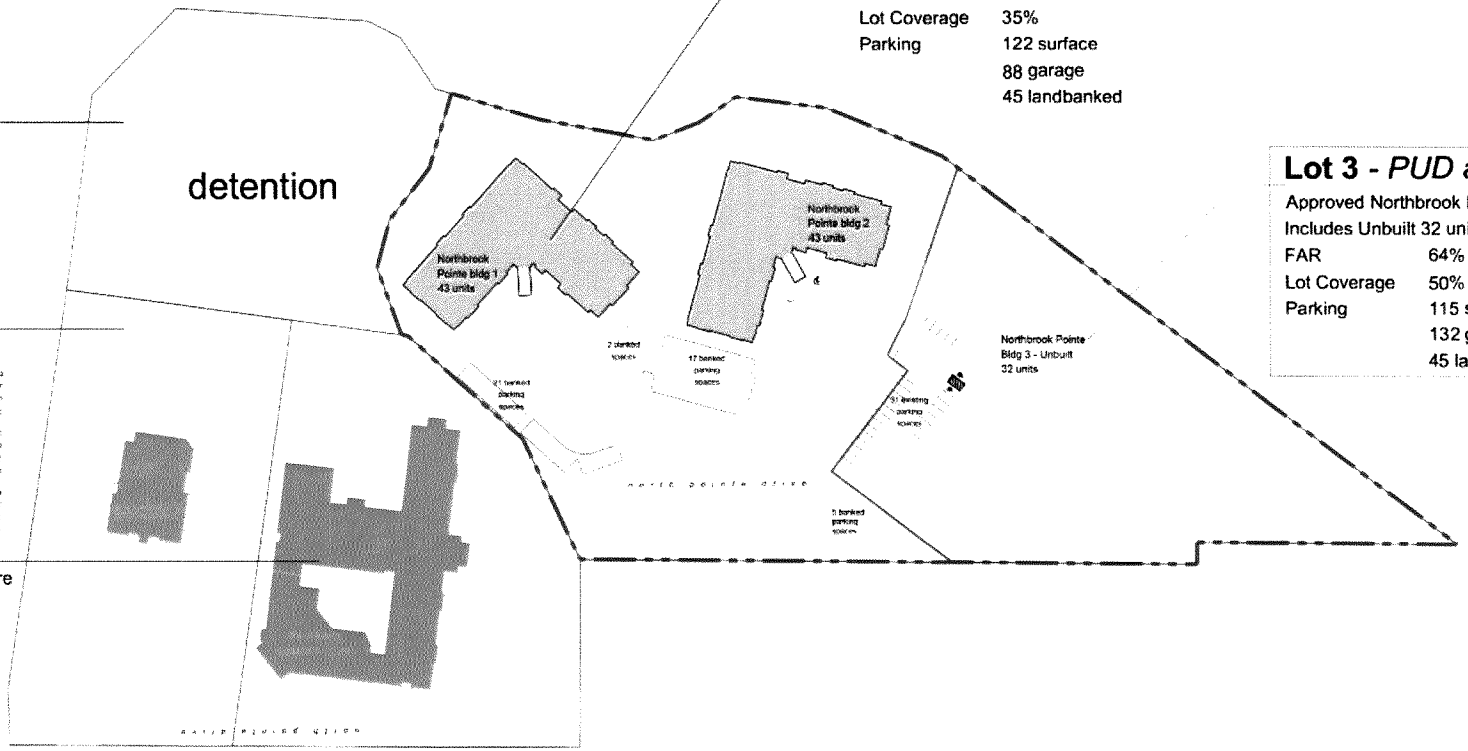
Alexander's Restaurant
2.5 acres

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

North 0 60 120 240

CORNERSITE, LLC

2
EXISTING SITE
Northbrook Pointe Townhomes
Northbrook, Illinois

BSB DESIGN
BSBDESIGN.COM

© 2018 BSB Design, Inc.

Date: July 20, 2022

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	5,648	7,749	5,554
F.A.R. *Entire PUD*	**50%**	42%	32%	
Lot 1		8%	8%	8%
Lot 2		31%	31%	31%
Lot 3		63.9%	46.5%	64.5%
SETBACKS:				
FRONT				
yard	20'	na	24'	na
setback	40'		78.5'	
INTERIOR SIDE				
east yard	30'	41	41	10'
east setback	75'	41	41'	30'
west yard	30'	28'	28'	25' min
west setback	75'	231	231'	25' min
REAR				
yard	30'	431	672'	194.5'
setback	40'	431	672'	194.5'
MAX. LOT COVERAGE				
Total PUD	50%	50%	53%	49%
Lot 1		69%	69%	69%
Lot 2		60%	63%	63%
Lot 3		36%	30%	54%
Det				

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

detention

Lot 3 - *Existing*

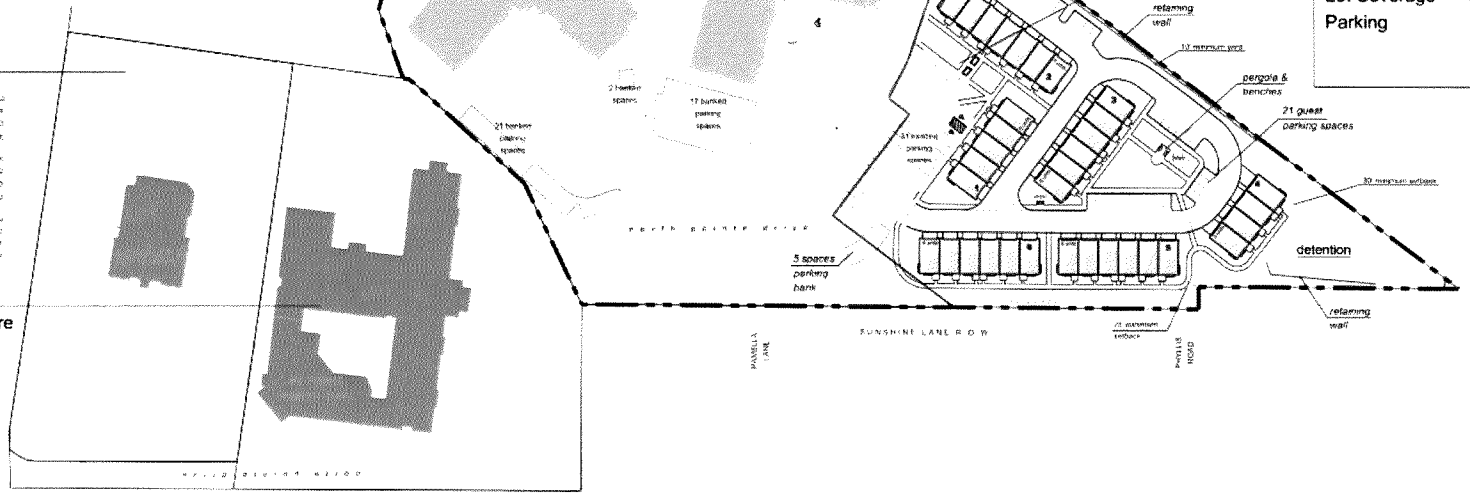
Existing Northbrook Pointe 1&2
7.7 acres
86 Condo Units

FAR	48%
Lot Coverage	30%
Parking	125 surface 90 garage 46 landbanked

Lot 3 - *Proposed*

Northbrook Pointe 3A & 3B
7.7 acres
120 Units

FAR	64.5%
Lot Coverage	54.0%
Parking	155 surface 156 garage 46 landbanked



3

PROPOSED PUD AMENDMENT
Northbrook Pointe Townhomes
Northbrook, Illinois

CORNERSITE, LLC

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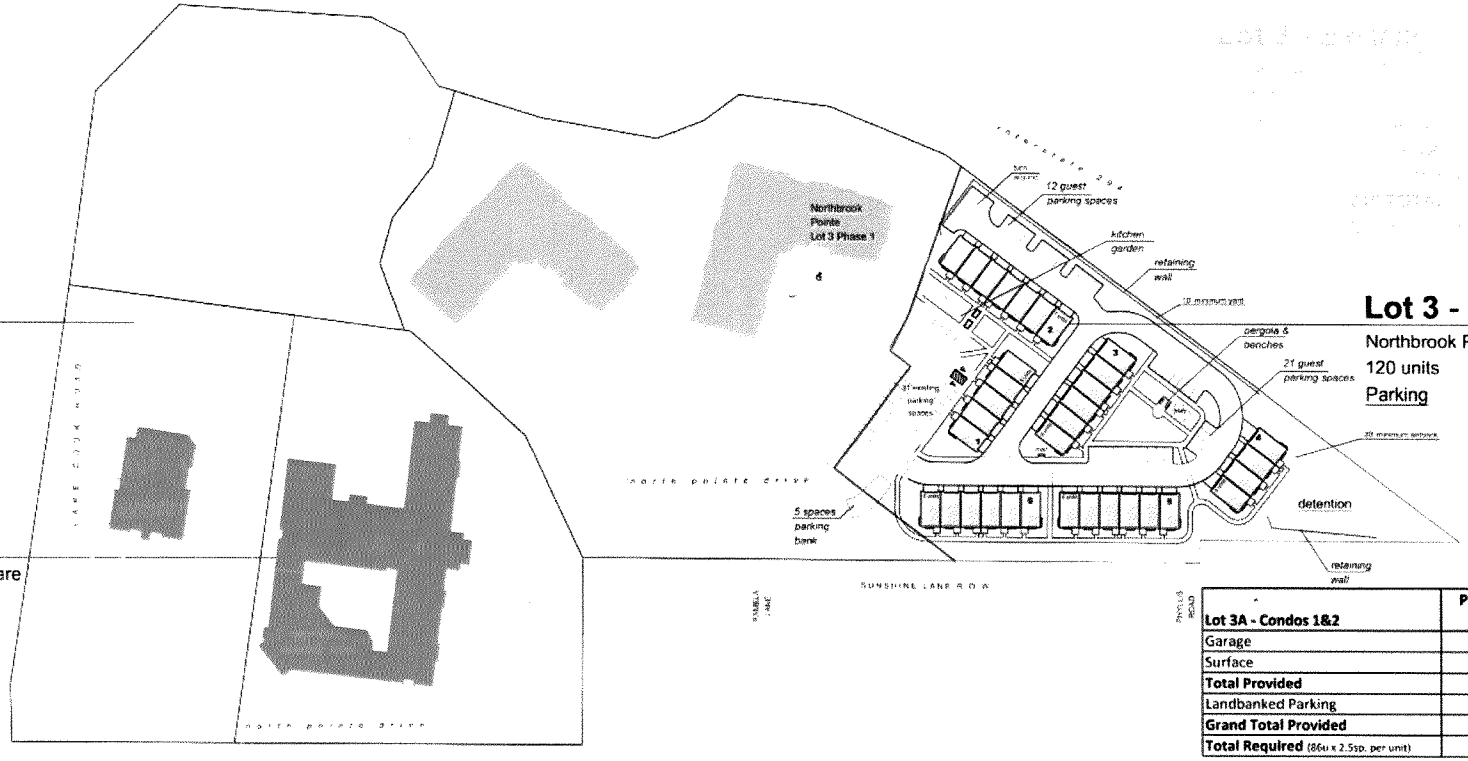
Revised Date: October 12, 2022

Lot 1

Alexander's Restaurant
2.5 acres
Parking 157 sp

Lot 2

Northbrook Inn Memory Care
2.7 acres
Parking 45 sp



Lot 3 - *Proposed*

Northbrook Pointe 3A & 3B
120 units
Parking 155 surface
156 garage
46 landbanked
311 TOTAL
2.6 sp. per unit
3.0 w/landbanked

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 3.9sp. per unit)	**132**
Total Required (34u x 4.5sp. per unit)	**153**

4

PARKING EXHIBIT
Northbrook Pointe Townhomes
Northbrook, Illinois

CORNERSITE, LLC

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Revised Date: October 12, 2022



Front Elevation

Scale: 3/16" = 1'-0" @ 24x36

Fabric 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	Teid 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"

0 4 8 16'
Scale: 3/16"=1'-0"

SFP, LLC

Elevation Character: 4-Unit Building Assembly

Townhomes at Pointe Drive

NORTHBROOK, IL

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Side Elevation

Scale: 3/16" = 1'-0" @ 24x36



Rear Elevation

Scale: 3/16" = 1'-0" @ 24x36

0 4 8 16

Scale: 3/16"=1'-0"

SFP, LLC

Elevation Character: 4-Unit Building Assembly

Townhomes at Pointe Drive

NORTHBROOK, IL

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Front Elevation

Scale: 3/16"= 1'-0" @ 24x36

	Finish Schedule		
1	Stone Base	Limestone	Cream
2	Brick	Pines 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
14	Rooftop AC Unit Screen	Painted Wood	SW 1035 "Skyline Steel"

0 4 8 16

Scale: 3/16"=1'-0"

SFP, LLC

Elevation Character: 6-Unit Building Assembly

Townhomes at Pointe Drive

NORTHBROOK, IL

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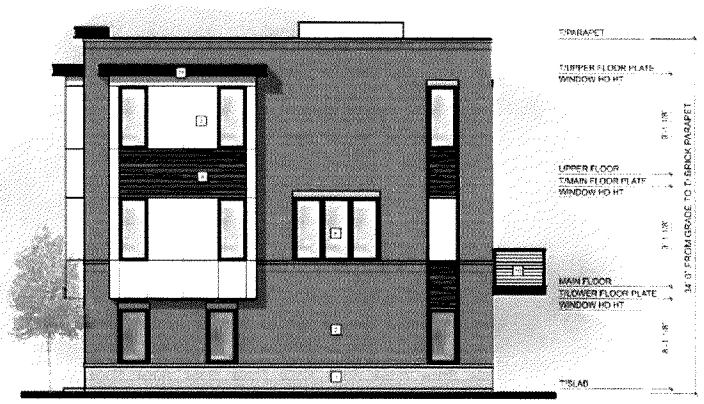

Side Elevation

Scale: 3/16"=1'-0" @ 24x36



Rear Elevation

Scale: 3/16"=1'-0" @ 24x36

0 4 8 16

Scale: 3/16"=1'-0"

SFP, LLC

Elevation Character: 6-Unit Building Assembly

Townhomes at Pointe Drive

NORTHBROOK, IL

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Front Elevation

Scale: 3/16" = 1'-0" @ 24x36

	Finish Schedule		
1	Stone Base	Limestone	Cream
2	Brick	Illinois Brick	Concord Blend
3	Fiber Cement Panel Siding	James Hardie	Cobblestone
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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"

0 4 8 16

Scale: 3/16"=1'-0"

SFP, LLC

Elevation Character: 7-Unit Building Assembly

Townhomes at Pointe Drive

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Side Elevation



Rear Elevation

0 1 8 16

Scale: 3/16"=1'-0"

SFP, LLC

Elevation Character: 7-Unit Building Assembly

Townhomes at Pointe Drive

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MEMORANDUM

To: Village Manager Cara Pavlicek
From: Public Works Director Kelly Hamill
Date: 2026-06-23
Subject: A Resolution Approving a Contract with Schroeder & Schroeder, Inc. of Skokie, Illinois for the 2026 Concrete Street Patching Improvements Project

Overview

As identified in the Five-Year Capital Improvement Plan (CIP) the concrete streets in the Charlemagne Subdivision and the Sky Harbor Business Park have been surveyed and an estimated number of concrete panels have been identified for replacement as part of the annual concrete street repair program.

Fiscal Impact

The contract cost for this Project for FY27 is $1,269,700. The FY27 Budget contains sufficient funds in Account No. 40-7400-531-19 (Concrete Streets). A contingency in the amount of $30,300 is requested to cover any additional work that may become necessary due to unforeseen field conditions. The contingency is included in the amount requested in the table below. Funds will be taken from this account as needed to pay for the work which will be completed at rates outlined in the contract attached as Exhibit A.

Acct. Name	Acct. #	Budget	Available	Requested	Remaining	Within Budget?
Concrete Street Program	40-7400-531-19	$1,615,574	$1,300,000	$1,300,000	$0	Yes

Recommendation

Approval.

Strategic Priority

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

Background

Northbrook contains over 130 centerline miles or roughly two million square yards of

Northbrook contains over 100 centerline miles of roughly two million square yards of pavement. Roughly 25% of the Village's inventory of pavement is concrete, and the Village is responsible for maintaining these roadways. Therefore, Northbrook plans for and conducts roadway rehabilitation and reconstruction as roads reach the end of their useful life. This year's improvements shall consist of construction of approximately 11,000 square yards of Class B concrete street patches on Brittany Road, Charlemagne Drive, Normandy Lane, Dauphine Avenue, Bordeaux Drive, Versailles Drive, Bernay Drive, Anjou Drive, Wainwright Drive, MacArthur Boulevard, and Melvin Drive ("Project"). Deferring replacement of these deteriorated panels will result in more advanced degradation of roadway, including pavement failures and increased reconstruction and rehabilitation costs in the future. Funds are included in the Infrastructure Capital Project Fund Fiscal Year 26/27 for the Concrete Street Program.

Staff prepared bid packages for the construction of the Project. On May 26, five sealed, responsive bids were received. The lowest responsible bid was received from Schroeder & Schroeder, Inc. of Skokie, IL ("Contractor") in the amount of $1,269,700. The adopted Fiscal Year 26/27 Budget provides sufficient funds for the Project in Account No. 40-7400-531-19 (Concrete Street Program).

The bids are summarized below in Table 1.

Table 1 - Summary of Bids	
Contractor	**Bid Total**
Schroeder & Schroeder, Inc.	$1,269,700
Triggi Construction, Inc.	$1,353,028
D'Land Construction, LLC.	$1,347,747
A Lamp Concrete Contractors, Inc.	$1,705,434
Alliance Contractors, Inc.	$2,017,024

Based on these factors, staff recommends entering into a contract with the Contractor in the amount of $1,269,700 ("Contract") for the Project. Due to various unforeseeable factors and field conditions associated with this project, Village staff recommends authorizing the Village Manager to enter into one or more change orders to the Contract for additional unforeseen items of work necessary to complete the project in an amount not to exceed $30,300 for a total of $1,300,000. The Contract is included as Exhibit A.

Staff recommends Village Board approval of A Resolution Approving a Contract with Schroeder & Schroeder, Inc. of Skokie, IL for the 2026 Concrete Street Patching Improvements Project. Staff will be in attendance at the Village Board meeting for any questions that may arise.

A Resolution Approving a Contract with Schroeder & Schroeder, Inc. of Skokie, Illinois for the 2026 Concrete Street Patching Improvements Project
Exhibit A - 2026 Concrete Street Patching Improvements Contract with Schroeder &

Schroeder

Resolution 2026-XX

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 & Schroeder, Inc. of Skokie, Illinois for the 2026 Concrete Street Patching Improvements Project

is hereby adopted, as follows:

Section 1. Recitals.

The Village of Northbrook owns and maintains over 130 centerline miles or roughly two million square yards of pavement. Roughly 25% of the Village's inventory of pavement is concrete. Therefore, Northbrook plans for and conducts roadway rehabilitation and reconstruction as roads reach the end of their useful life. This year's improvements shall consist of construction of approximately 11,000 square yards of Class B concrete street patches on Brittany Road, Charlemagne Drive, Normandy Lane, Dauphine Avenue, Bordeaux Drive, Versailles Drive, Bernay Drive, Anjou Drive, Wainwright Drive, MacArthur Boulevard, and Melvin Drive ("***Project***").

Staff prepared bid packages for the construction of the Project. On May 26, five sealed, responsive bids were received. The lowest responsible bid was received from Schroeder & Schroeder, Inc. of Skokie, Illinois ("***Contractor***") in the amount of $1,269,700. The adopted Fiscal Year 26/27 Budget provides sufficient funds for the Project in Account No. 40-7400-531-19 (Concrete Streets).

Based on these factors, staff recommends entering into a contract with the Contractor in the amount of $1,269,700 ("***Contract***") for the Project, in the form attached to the Resolution as ***Exhibit A***. Due to various unforeseeable factors and field conditions associated with this Project, staff recommends authorizing the Village Manager to enter into one or more change orders to the Contract for additional unforeseen items of work necessary to complete the Project in an amount not to exceed $30,300.

The President and the Board of Trustees have considered the Contract and determined that it is in the best interests of the Village and the public to enter into the Contract.

Section 2. Approval of the Contract

The Contract 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 three original copies of the Contract executed by the Contractor; provided, however, that if such executed copies of the Contract 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 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 scope of work in the Contract in the amount of $30,300, 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:	**ADOPTED BY CONSENT VOTE [X TO X]**
MOVER:	
SECONDER:	
AYES:	
ABSTAIN:	
ABSENT:	
AWAY:	

ATTEST:

Village President

Village Clerk

CONTRACT FOR

2026 CONCRETE STREET PATCHING IMPROVEMENTS BETWEEN VILLAGE OF NORTHBROOK AND SCHROEDER & SCHROEDER INC.

Prepared for:

Village of Northbrook
1225 Cedar Lane
Northbrook, IL 60062

Prepared by:
Public Works Department
655 Huehl Road
Northbrook, IL 60062

VILLAGE OF NORTHBROOK CONTRACT FOR
2026 CONCRETE STREET PATCHING IMPROVEMENTS
BETWEEN VILLAGE OF NORTHBROOK AND SCHROEDER & SCHROEDER INC.

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CONTRACTOR'S CERTIFICATION
ATTACHMENT A - SUPPLEMENTAL SCHEDULE OF CONTRACT TERMS
ATTACHMENT B - SPECIFICATIONS AND SPECIAL PROJECT REQUIREMENTS
ATTACHMENT C - LIST OF DRAWINGS
APPLICATION FOR PAYMENT FORM
SWORN STATEMENT TO OWNER FORM
CHANGE ORDER FORM
PERFORMANCE BOND
LABOR AND MATERIAL PAYMENT BOND
WAIVER OF LIEN TO DATE FORM AND EXHIBIT A
FINAL WAIVER OF LIEN FORM AND EXHIBIT A

VILLAGE OF NORTHBROOK CONTRACT FOR
2026 CONCRETE STREET PATCHING IMPROVEMENTS
BETWEEN VILLAGE OF NORTHBROOK AND SCHROEDER & SCHROEDER INC.

In consideration of the mutual promises set forth below, the Village of Northbrook, c/o Village Hall, 1225 Cedar Lane, Northbrook, Illinois 60062, a home rule municipal corporation ("Owner"), and Schroeder & Schroeder Inc., 7306 Central Park Ave, Skokie, IL 60076, a Corporation ("Contractor"), make this Contract as of the 24th of June, 2026, and hereby agree as follows:

ARTICLE I
THE WORK

1.1 Performance of the Work

Contractor shall, at its sole cost and expense, provide, perform, and complete all of the following, all of which is herein referred to as the "Work":

A. Labor, Equipment, Materials, and Supplies. Provide, perform, and complete, in the manner described and specified in this Contract, all necessary work, labor, services, transportation, equipment, materials, apparatus, machinery, tools, fuels, gas, electric, water, waste disposal, information, data, and other means and items necessary to accomplish the Project at the Work Site, both as defined in Attachment A, in accordance with the specifications and special project requirements attached hereto as Attachment B, and the drawings identified in the list attached hereto as Attachment C.

B. Permits. Except as otherwise provided in Attachment A, procure and furnish all permits, licenses, and other governmental approvals and authorizations necessary in connection therewith.

C. Bonds and Insurance. Procure and furnish all Bonds and all certificates and policies of insurance specified in this Contract.

D. Taxes. Pay all applicable federal, state, and local taxes.

E. Miscellaneous. Do all other things required of Contractor by this Contract, including, without limitation, arranging for utility and other services needed for the Work and for testing, including the installation of temporary utility lines, wiring, switches, fixtures, hoses, connections, and meters, and providing sufficient sanitary conveniences and shelters to accommodate all workers and all personnel of Owner engaged in the Work.

F. Quality. Provide, perform and complete all of the foregoing in a proper and workmanlike manner, consistent with the highest standards of professional and construction practices and in full compliance with, and as required by or pursuant to, this Contract, and with the greatest economy, efficiency, and expedition consistent therewith, with only new, undamaged and first quality equipment, materials and supplies.

1.2 Commencement and Completion Dates

Contractor shall commence the Work not later than the "Commencement Date" set forth on Attachment A and shall diligently and continuously prosecute the Work at such a rate as will allow the Work to be fully provided, performed, and completed in full compliance with this Contract not later than the "Completion Date" set forth in Attachment A. The time of commencement, rate of progress, and time of completion are referred to in this Contract as the "Contract Time."

1.3 Required Submittals

A. Submittals Required. Contractor shall submit to Owner all documents, data, and information specifically required to be submitted by Contractor under this Contract and shall, in addition, submit to Owner all such drawings, specifications, descriptive information, and engineering documents, data, and information as may be required, or as may be requested by Owner, to show the details of the Work, including a complete description of all equipment, materials, and supplies to be provided under this Contract ("Required Submittals"). Such details shall include, but shall not be limited to, design data, structural and operating features, principal dimensions, space required or provided, clearances required or provided, type and brand of finish, and all similar matters, for all components of the Work.

B. Number and Format. Contractor shall provide five complete sets for each Required Submittal. All Required Submittals, except drawings, shall be prepared on white 8-1/2 inch by 11 inch

paper. Two blueline prints and one sepia transparency of each drawing shall be provided. All prints of drawings shall be folded to 8-1/2 inches by 11 inches, or less. All drawings shall be clearly marked in the lower right-hand corner with the names of Owner and Contractor.

C. Time of Submission and Owner's Review. All Required Submittals shall be provided to Owner no later than the time, if any, specified in this Contract for their submission or, if no time for submission is specified, in sufficient time, in Owner's sole opinion, to permit Owner to review the same prior to the commencement of the part of the Work to which they relate and prior to the purchase of any equipment, materials, or supplies that they describe. Owner shall have the right to require such corrections as may be necessary to make such submittals conform to this Contract. All such submittals shall, after final processing and review with no exception noted by Owner, become a part of this Contract. No Work related to any submittal shall be performed by Contractor until Owner has completed review of such submittal with no exception noted. Owner's review and stamping of any Required Submittal shall be for the sole purpose of examining the general management, design, and details of the proposed Work, shall not relieve Contractor of the entire responsibility for the performance of the Work in full compliance with, and as required by or pursuant to this Contract, and shall not be regarded as any assumption of risk or liability by Owner.

D. Responsibility for Delay. Contractor shall be responsible for any delay in the Work due to delay in providing Required Submittals conforming to this Contract.

1.4 Review and Interpretation of Contract Provisions

Contractor represents and warrants that it has carefully reviewed this Contract, including all of its Attachments and the drawings identified in Attachment C, all of which are by this reference incorporated into and made a part of this Contract. Contractor shall, at no increase in the Contract Price, provide workmanship, equipment, materials, and supplies that fully conform to this Contract. Whenever any equipment, materials or supplies are specified or described in this Contract by using the name or other identifying feature of a proprietary product or the name or other identifying feature of a particular manufacturer or vendor, the specific item mentioned shall be understood as establishing the type, function and quality desired. Other manufacturers' or vendors' products may be accepted, provided that the products proposed are equivalent in substance and function to those named as determined by Owner in its sole and absolute discretion.

Contractor shall promptly notify Owner of any discrepancy, error, omission, ambiguity, or conflict among any of the provisions of this Contract before proceeding with any Work affected thereby. If Contractor fails to give such notice to Owner, then the subsequent decision of Owner as to which provision of this Contract shall govern shall be final, and any corrective work required shall not entitle Contractor to any damages, to any compensation in excess of the Contract Price, or to any delay or extension of the Contract Time.

When the equipment, materials, or supplies furnished by Contractor cannot be installed as specified in this Contract, Contractor shall, without any increase in the Contract Price, make all modifications required to properly install the equipment, materials, or supplies. Any such modification shall be subject to the prior review and consent of Owner.

1.5 Conditions at the Work Site; Record Drawings

Contractor represents and warrants that it has had a sufficient opportunity to conduct a thorough investigation of the Work Site and the surrounding area and has completed such investigation to its satisfaction. Contractor shall have no claim for damages, for compensation in excess of the Contract Price, or for a delay or extension of the Contract Time based upon conditions found at, or in the vicinity of, the Work Site. When information pertaining to subsurface, underground or other concealed conditions, soils analysis, borings, test pits, utility locations or conditions, buried structures, condition of existing structures and other investigations is or has been provided by Owner, or is or has been otherwise made available to Contractor by Owner, such information is or has been provided or made available solely for the convenience of Contractor and is not part of this Contract. Owner assumes no responsibility whatever in respect to the sufficiency or accuracy of such information, and there is no guaranty or warranty, either expressed or implied, that the conditions indicated are representative of those existing throughout the Work or the Work Site, or that the conditions indicated are representative

of those existing at any particular location, or that the conditions indicated may not change, or that unanticipated conditions may not be present.

Contractor shall be solely responsible for locating all existing underground installations by prospecting no later than two workdays prior to any scheduled excavation or trenching, whichever is earlier. Contractor shall check all dimensions, elevations, and quantities indicated in this Contract within the same time period as set forth above for prospecting underground installations. Contractor shall lay out the Work in accordance with this Contract and shall establish and maintain such locations, lines and levels. Wherever pre-existing work is encountered, Contractor shall verify and be responsible for dimensions and location of such pre-existing work. Contractor shall notify Owner of any discrepancy between the dimensions, elevations and quantities indicated in this Contract and the conditions of the Work Site or any other errors, omissions or discrepancies which Contractor may discover during such inspections. Full instructions will be furnished by Owner should such error, omission, or discrepancy be discovered, and Contractor shall carry out such instructions as if originally specified and without any increase in Contract Price.

Before Final Acceptance of the Work, Contractor shall submit to Owner two sets of Drawings of Record, unless a greater number is specified elsewhere in this Contract, indicating all field deviations from Attachment B or the drawings identified in Attachment C.

1.6 Technical Ability to Perform

Contractor represents and warrants that it is sufficiently experienced and competent, and has the necessary capital, facilities, plant, organization, and staff, to provide, perform and complete the Work in full compliance with, and as required by or pursuant to, this Contract.

1.7 Financial Ability to Perform

Contractor represents and warrants that it is financially solvent, and Contractor has the financial resources necessary to provide, perform and complete the Work in full compliance with, and as required by or pursuant to, this Contract.

1.8 Time

Contractor represents and warrants that it is ready, willing, able and prepared to begin the Work on the Commencement Date and that the Contract Time is sufficient time to permit completion of the Work in full compliance with, and as required by or pursuant to, this Contract for the Contract Price, all with due regard to all natural and man-made conditions that may affect the Work or the Work Site and all difficulties, hindrances, and delays that may be incident to the Work.

1.9 Safety at the Work Site

Contractor shall be solely and completely responsible for providing and maintaining safe conditions at the Work Site, including the safety of all persons and property during performance of the Work. This requirement shall apply continuously and shall not be limited to normal working hours. Contractor shall take all safety precautions as shall be necessary to comply with all applicable laws and to prevent injury to persons and damage to property.

Contractor shall conduct all of its operations without interruption or interference with vehicular and pedestrian traffic on public and private rights-of-way, unless it has obtained permits therefor from the proper authorities. If any public or private right-of-way shall be rendered unsafe by Contractor's operations, Contractor shall make such repairs or provide such temporary ways or guards as shall be acceptable to the proper authorities.

1.10 Cleanliness of the Work Site and Environs

Contractor shall keep the Work Site and adjacent areas clean at all times during performance of the Work and shall, upon completion of the Work, leave the Work Site and adjacent areas in a clean and orderly condition.

1.11 Damage to the Work, the Work Site, and Other Property

The Work and everything pertaining thereto shall be provided, performed, completed, and maintained at the sole risk and cost of Contractor from the Commencement Date until Final Payment. Contractor shall be fully responsible for the protection of all public and private property and all persons. Without

limiting the foregoing, Contractor shall, at its own cost and expense, provide all permanent and temporary shoring, anchoring and bracing required by the nature of the Work in order to make all parts absolutely stable and rigid, even when such shoring, anchoring and bracing is not explicitly specified, and support and protect all buildings, bridges, roadways, conduits, wires, water pipes, gas pipes, sewers, pavements, curbs, sidewalks, fixtures and landscaping of all kinds and all other public or private property that may be encountered or endangered in providing, performing and completing the Work. Contractor shall have no claim against Owner because of any damage or loss to the Work or to Contractor's equipment, materials, or supplies from any cause whatsoever, including damage or loss due to simultaneous work by others. Contractor shall, promptly and without charge to Owner, repair or replace, to the satisfaction of Owner, any damage done to, and any loss suffered by, the Work and any damage done to, and any loss suffered by, the Work Site or other property as a result of the Work. Notwithstanding any other provision of this Contract, Contractor's obligations under this Section shall exist without regard to, and shall not be construed to be waived by, the availability or unavailability of any insurance, either of Owner or Contractor, to indemnify, hold harmless, or reimburse Contractor for the cost of any repair or replacement work required by this Section.

1.12 Subcontractors and Suppliers

A. Approval and Use of Subcontractors and Suppliers. Contractor shall perform the Work with its own personnel and under the management, supervision, and control of its own organization unless otherwise approved by Owner in writing. All subcontractors, suppliers, and subcontracts used by Contractor shall be acceptable to, and approved in advance by, Owner. Owner's approval of any subcontractor, supplier, and subcontract shall not relieve Contractor of full responsibility and liability for the provision, performance, and completion of the Work in full compliance with, and as required by or pursuant to, this Contract. All Work performed under any subcontract shall be subject to all of the provisions of this Contract in the same manner as if performed by employees of Contractor. Every reference in this Contract to "Contractor" shall be deemed also to refer to all subcontractors and suppliers of Contractor. Every subcontract shall include a provision binding the subcontractor or supplier to all provisions of this Contract.

B. Removal of Subcontractors and Suppliers. If any subcontractor or supplier fails to perform the part of the Work undertaken by it in a manner satisfactory to Owner, Contractor shall immediately upon notice from Owner terminate such subcontractor or supplier. Contractor shall have no claim for damages, for compensation in excess of the Contract Price, or for a delay or extension of the Contract Time as a result of any such termination.

1.13 Simultaneous Work By Others

Owner shall have the right to perform or have performed such other work as Owner may desire in, about, or near the Work Site during the performance of the Work by Contractor. Contractor shall make every reasonable effort to perform the Work in such manner as to enable both the Work and such other work to be completed without hindrance or interference from each other. Contractor shall afford Owner and other contractors reasonable opportunity for the execution of such other work and shall properly coordinate the Work with such other work.

1.14 Occupancy Prior to Final Payment

Owner shall have the right, at its election, to occupy, use, or place in service any part of the Work prior to Final Payment. Such occupancy, use, or placement in service shall be conducted in such manner as not to damage any of the Work or to unreasonably interfere with the progress of the Work. No such occupancy, use, or placement in service shall be construed as an acceptance of any of the Work or a release or satisfaction of Contractor's duty to insure and protect the Work, nor shall it, unless conducted in an unreasonable manner, be considered as an interference with Contractor's provision, performance, or completion of the Work.

1.15 Owner's Right to Terminate or Suspend Work for Convenience

A. Termination or Suspension for Convenience. Owner shall have the right, for its convenience, to terminate or suspend the Work in whole or in part at any time by written notice to Contractor. Every such notice shall state the extent and effective date of such termination or suspension. On such effective date, Contractor shall, as and to the extent directed, stop Work under this

Contract, cease all placement of further orders or subcontracts, terminate or suspend Work under existing orders and subcontracts, cancel any outstanding orders or subcontracts that may be cancelled, and take any action necessary to protect any property in its possession in which Owner has or may acquire any interest and to dispose of such property in such manner as may be directed by Owner.

B. Payment for Completed Work. In the event of any termination pursuant to Subsection 1.15A above, Owner shall pay Contractor (1) such direct costs, excluding overhead, as Contractor shall have paid or incurred for all Work done in compliance with, and as required by or pursuant to, this Contract up to the effective date of termination together with ten percent of such costs for overhead and profit; and (2) such other costs pertaining to the Work, exclusive of overhead and profit, as Contractor may have reasonably and necessarily incurred as the result of such termination. Any such payment shall be offset by any prior payment or payments and shall be subject to Owner's rights to withhold and deduct as provided in this Contract.

ARTICLE II

CHANGES AND DELAYS

2.1 Changes

Owner shall have the right, by written order executed by Owner, to make changes in the Contract, the Work, the Work Site, and the Contract Time ("Change Order"). If any Change Order causes an increase or decrease in the amount of the Work, an equitable adjustment in the Contract Price or Contract Time may be made. All claims by Contractor for an equitable adjustment in either the Contract Price or the Contract Time shall be made within two business days following receipt of such Change Order, and shall, if not made prior to such time, be conclusively deemed to have been waived. No decrease in the amount of the Work caused by any Change Order shall entitle Contractor to make any claim for damages, anticipated profits, or other compensation. Any Change Order that authorizes or necessitates an increase of fifty per cent or more in (a) the original Contract Price or (b) the original prices of any subcontractor under this Contract, shall be subject to bidding in the same manner as the original Contract or subcontract was bid.

2.2 Delays

A. Extensions for Unavoidable Delays. For any delay that may result from causes that could not be avoided or controlled by Contractor, Contractor shall, upon timely written application, be entitled to issuance of a Change Order providing for an extension of the Contract Time for a period of time equal to the delay resulting from such unavoidable cause. No extension of the Contract Time shall be allowed for any other delay in completion of the Work.

B. No Compensation for Delays. No payment, compensation, damages, or adjustment of any kind, other than the extension of the Contract Time provided in Subsection 2.2A above, shall be made to, or claimed by, Contractor because of hindrances or delays from any cause in the commencement, prosecution, or completion of the Work, whether caused by Owner or any other party and whether avoidable or unavoidable.

ARTICLE III

CONTRACTOR'S RESPONSIBILITY FOR DEFECTIVE WORK

3.1 Inspection; Testing; Correction of Defects

A. Inspection. Until Final Payment, all parts of the Work shall be subject to inspection and testing by Owner or its designated representatives. Contractor shall furnish, at its own expense, all reasonable access, assistance, and facilities required by Owner for such inspection and testing.

B. Re-inspection. Re-inspection and re-testing of any Work may be ordered by Owner at any time, and, if so ordered, any covered or closed Work shall be uncovered or opened by Contractor. If the Work is found to be in full compliance with this Contract, then Owner shall pay the cost of uncovering, opening, re-inspecting, or re-testing, as the case may be. If such Work is not in full compliance with this Contract, then Contractor shall pay such cost.

C. Correction. Until Final Payment, Contractor shall, promptly and without charge, repair, correct, or replace all or any part of the Work that is defective, damaged, flawed, or unsuitable or that in any way fails to conform strictly to the requirements of this Contract.

3.2 Warranty of Work

A. Scope of Warranty. Contractor warrants that the Work and all of its components shall be free from defects and flaws in design, workmanship, and materials; shall strictly conform to the requirements of this Contract; and shall be fit, sufficient and suitable for the purposes expressed in, or reasonably inferred from, this Contract. The warranty herein expressed shall be in addition to any other warranties expressed in this Contract, or expressed or implied by law, which are hereby reserved unto Owner.

B. Length of Warranty; Repairs; Extension of Warranty. Contractor shall, promptly and without charge, correct any failure to fulfill the above warranty that may be discovered or develop at any time within one year after Final Payment or such longer period as may be prescribed in Attachment B or Attachment D to this Contract or by law. The above warranty shall be extended automatically to cover all repaired and replacement parts and labor provided or performed under such warranty and Contractor's obligation to correct Work shall be extended for a period of one year from the date of such repair or replacement. The time period established in this Subsection 3.2B relates only to the specific obligation of Contractor to correct Work and shall not be construed to establish a period of limitation with respect to other obligations that Contractor has under this Contract.

C. Subcontractor and Supplier Warranties. Whenever Attachment B or Attachment D requires a subcontractor or supplier to provide a guaranty or warranty, Contractor shall be solely responsible for obtaining said guaranty or warranty in form satisfactory to Owner and assigning said warranty or guaranty to Owner. Acceptance of any assigned warranties or guaranties by Owner shall be a pre-condition to Final Payment and shall not relieve Contractor of any of its guaranty or warranty obligations under this Contract.

3.3 Owner's Right to Correct

If, within two business days after Owner gives Contractor notice of any defect, damage, flaw, unsuitability, nonconformity, or failure to meet warranty subject to correction by Contractor pursuant to Section 3.1 or Section 3.2 of this Contract, Contractor neglects to make, or undertake with due diligence to make, the necessary corrections, then Owner shall be entitled to make, either with its own forces or with Contract forces, the corrections and to recover from Contractor all resulting costs, expenses, losses, or damages, including attorneys' fees and administrative expenses.

ARTICLE IV

FINANCIAL ASSURANCES

4.1 Bonds

Contemporaneous with Contractor's execution of this Contract, Contractor shall provide a Performance Bond and a Labor and Material Payment Bond, on forms provided by Owner, from a surety company licensed to do business in the State of Illinois with a general rating of A minus and a financial size category of Class X or better in Best's Insurance Guide, each in the penal sum of the Contract Price ("Bonds"). Contractor shall, at all times while providing, performing, or completing the Work, including, without limitation, at all times while correcting any failure to meet warranty pursuant to Section 3.2 of this Contract, maintain and keep in force, at Contractor's expense, the Bonds required hereunder.

4.2 Insurance

Contemporaneous with Contractor's execution of this Contract, Contractor shall provide certificates and policies of insurance evidencing the minimum insurance coverages and limits set forth in Attachment A. For good cause shown, Owner may extend the time for submission of the required policies of insurance upon such terms, and with such assurances of complete and prompt performance, as Owner may impose in the exercise of its sole discretion, however the Work may not begin until such policies are submitted. Such policies shall be in a form, and from companies, acceptable to Owner and from

companies with a general rating of A minus, and a financial size category of Class X or better, in Best's Insurance Guide. Such insurance shall provide that no change, modification in, or cancellation of any insurance shall become effective until the expiration of 30 days after written notice thereof shall have been given by the insurance company to Owner. Contractor shall, at all times while providing, performing, or completing the Work, including, without limitation, at all times while correcting any failure to meet warranty pursuant to Section 3.2 of this Contract, maintain and keep in force, at Contractor's expense, the minimum insurance coverages and limits set forth in Attachment A.

4.3 Indemnification

Contractor shall indemnify, save harmless, and defend Owner against any and all lawsuits, claims, demands, damages, liabilities, losses, and expenses, including attorneys' fees and administrative expenses, that may arise, or be alleged to have arisen, out of or in connection with Contractor's performance of, or failure to perform, the Work or any part thereof, whether or not due or claimed to be due in whole or in part to the active, passive, or concurrent negligence or fault of Contractor, except to the extent caused by the sole negligence of Owner. The provision of insurance as provided in this Contract shall not be a limit on the Contractor's obligation under this Section 4.3.

ARTICLE V
PAYMENT

5.1 Contract Price

Owner shall pay to Contractor, in accordance with and subject to the terms and conditions set forth in this Article V and Attachment A, and Contractor shall accept in full satisfaction for providing, performing, and completing the Work, the amount or amounts set forth in Attachment A (the "Contract Price"), subject to any additions, deductions, or withholdings provided for in this Contract.

5.2 Taxes and Benefits

Owner is exempt from and shall not be responsible to pay, or reimburse Contractor for, any state or local sales, use, or excise taxes. The Contract Price includes all other applicable federal, state, and local taxes of every kind and nature applicable to the Work as well as all taxes, contributions, and premiums for unemployment insurance, old age or retirement benefits, pensions, annuities, or other similar benefits. All claim or right to claim additional compensation by reason of the payment of any such tax, contribution, or premium is hereby waived and released by Contractor.

5.3 Progress Payments

A. Payment in Installments. The Contract Price shall be paid in monthly installments in the manner set forth in Attachment A ("Progress Payments").

B. Pay Requests. Contractor shall, as a condition precedent to its right to receive each Progress Payment, submit to Owner a pay request in the form provided by Owner ("Pay Request"). The first Pay Request shall be submitted not sooner than 30 days following commencement of the Work. Owner may, by written notice to Contractor, designate a specific day of each month on or before which Pay Requests must be submitted. Each Pay Request shall include (a) Contractor's certification of the value of, and partial or final waivers of lien covering, all Work for which payment is then requested and (b) Contractor's certification that all prior Progress Payments have been properly applied to the payment or reimbursement of the costs with respect to which they were paid.

C. Certified Payroll Records. Contractor shall submit to Owner, on a monthly basis, the certified payroll records required by Section 5 of the Prevailing Wage Act, as amended, 820 ILSC 130/5.

D. Work Entire. This Contract and the Work are entire and the Work as a whole is of the essence of this Contract. Notwithstanding any other provision of this Contract, each and every part of this Contract and of the Work are interdependent and common to one another and to Owner's obligation to pay all or any part of the Contract Price or any other consideration for the Work. Any and all Progress Payments made pursuant to this Article are provided merely for the convenience of Contractor and for no other purpose.

5.4 Final Acceptance and Final Payment

A. Notice of Completion. When the Work has been completed and is ready in all respects for acceptance by Owner, Contractor shall notify Owner and request a final inspection ("Notice of Completion"). Contractor's Notice of Completion shall be given sufficiently in advance of the Completion Date to allow for scheduling of the final inspection and for completion or correction before the Completion Date of any items identified by such inspection as being defective, damaged, flawed, unsuitable, nonconforming, incomplete, or otherwise not in full compliance with, or as required by or pursuant to, this Contract ("Punch List Work").

B. Punch List and Final Acceptance. The Work shall be finally accepted when, and only when, the whole and all parts thereof shall have been completed to the satisfaction of Owner in full compliance with, and as required by or pursuant to, this Contract. Upon receipt of Contractor's Notice of Completion, Owner shall make a review of the Work and notify Contractor in writing of all Punch List Work, if any, to be completed or corrected. Following Contractor's completion or correction of all Punch List Work, Owner shall make another review of the Work and prepare and deliver to Contractor either a written notice of additional Punch List Work to be completed or corrected or a written notice of final acceptance of the Work ("Final Acceptance").

C. Final Payment. As soon as practicable after Final Acceptance, Contractor shall submit to Owner a properly completed final Pay Request in the form provided by Owner ("Final Pay Request"). Owner shall pay to Contractor the balance of the Contract Price, after deducting therefrom all charges against Contractor as provided for in this Contract ("Final Payment"). Final Payment shall be made not later than 60 days after Owner approves the Final Pay Request. The acceptance by Contractor of Final Payment shall operate as a full and complete release of Owner of and from any and all lawsuits, claims, demands, damages, liabilities, losses, and expenses of, by, or to Contractor for anything done, furnished for, arising out of, relating to, or in connection with the Work or for or on account of any act or neglect of Owner arising out of, relating to, or in connection with the Work.

5.5 Liens

A. Title.. Nothing in this Contract shall be construed as vesting in Contractor any right of property in any equipment, materials, supplies, and other items provided under this Contract after they have been installed in, incorporated into, attached to, or affixed to, the Work or the Work Site. All such equipment, materials, supplies, and other items shall, upon being so installed, incorporated, attached or affixed, become the property of Owner, but such title shall not release Contractor from its duty to insure and protect the Work in accordance with the requirements of this Contract.

B. Waivers of Lien. Contractor shall, from time to time at Owner's request and in any event prior to Final Payment, furnish to Owner such receipts, releases, affidavits, certificates, and other evidence as may be necessary to establish, to the reasonable satisfaction of Owner, that no lien against the Work or the public funds held by Owner exists in favor of any person whatsoever for or by reason of any equipment, material, supplies, or other item furnished, labor performed, or other thing done in connection with the Work or this Contract ("Lien") and that no right to file any Lien exists in favor of any person whatsoever.

C. Removal of Liens. If at any time any notice of any Lien is filed, then Contractor shall, promptly and without charge, discharge, remove, or otherwise dispose of such Lien. Until such discharge, removal, or disposition, Owner shall have the right to retain from any money payable hereunder an amount that Owner, in its sole judgment, deems necessary to satisfy such Lien and to pay the costs and expenses, including attorneys' fees and administrative expenses, of any actions brought in connection therewith or by reason thereof.

D. Protection of Owner Only.. This Section shall not operate to relieve Contractor's surety or sureties from any of their obligations under the Bonds, nor shall it be deemed to vest any right, interest, or entitlement in any subcontractor or supplier. Owner's retention of funds pursuant to this Section shall be deemed solely for the protection of its own interests pending removal of such Liens by Contractor, and Owner shall have no obligation to apply such funds to such removal but may, nevertheless, do so where Owner's interests would thereby be served.

5.6 Deductions

A. Owner's Right to Withhold. Notwithstanding any other provision of this Contract and without prejudice to any of Owner's other rights or remedies, Owner shall have the right at any time or times, whether before or after approval of any Pay Request, to deduct and withhold from any Progress or Final Payment that may be or become due under this Contract such amount as may reasonably appear necessary to compensate Owner for any actual or prospective loss due to: (1) Work that is defective, damaged, flawed, unsuitable, nonconforming, or incomplete; (2) damage for which Contractor is liable under this Contract; (3) state or local sales, use, or excise taxes from which Owner is exempt; (4) Liens or claims of Lien regardless of merit; (5) claims of subcontractors, suppliers, or other persons regardless of merit; (6) delay in the progress or completion of the Work; (7) inability of Contractor to complete the Work; (8) failure of Contractor to properly complete or document any Pay Request; (9) any other failure of Contractor to perform any of its obligations under this Contract; or (10) the cost to Owner, including attorneys' fees and administrative costs, of correcting any of the aforesaid matters or exercising any one or more of Owner's remedies set forth in Section 6.3 of this Contract.

B. Use of Withheld Funds. Owner shall be entitled to retain any and all amounts withheld pursuant to Subsection 5.6 A above until Contractor shall have either performed the obligations in question or furnished security for such performance satisfactory to Owner. Owner shall be entitled to apply any money withheld or any other money due Contractor under this Contract to reimburse itself for any and all costs, expenses, losses, damages, liabilities, suits, judgments, awards, attorneys' fees and administrative expenses incurred, suffered, or sustained by Owner and chargeable to Contractor under this Contract.

ARTICLE VI

DISPUTES AND REMEDIES

6.1 Dispute Resolution Procedure

A. Notice of Disputes and Objections. If Contractor disputes or objects to any requirement, direction, instruction, interpretation, determination, or decision of Owner, Contractor may notify Owner in writing of its dispute or objection and of the amount of any equitable adjustment to the Contract Price or Contract Time to which Contractor claims it will be entitled as a result thereof; provided, however, that Contractor shall, nevertheless, proceed without delay to perform the Work as required, directed, instructed, interpreted, determined, or decided by Owner, without regard to such dispute or objection. Unless Contractor so notifies Owner within two business days after receipt of such requirement, direction, instruction, interpretation, determination, or decision, Contractor shall be conclusively deemed to have waived all such disputes or objections and all claims based thereon.

B. Negotiation of Disputes and Objections. To avoid and settle without litigation any such dispute or objection, Owner and Contractor agree to engage in good faith negotiations. Within three business days after Owner's receipt of Contractor's written notice of dispute or objection, a conference between Owner and Contractor shall be held to resolve the dispute. Within three business days after the end of the conference, Owner shall render its final decision, in writing, to Contractor. If Contractor objects to the final decision of Owner, then it shall, within three business days, give Owner notice thereof and, in such notice, shall state its final demand for settlement of the dispute. Unless Contractor so notifies Owner, Contractor shall be conclusively deemed (1) to have agreed to and accepted Owner's final decision and (2) to have waived all claims based on such final decision.

6.2 Contractor's Remedies

If Owner fails or refuses to satisfy a final demand made by Contractor pursuant to Section 6.1 of this Contract, or to otherwise resolve the dispute which is the subject of such demand to the satisfaction of Contractor, within ten days following receipt of such demand, then Contractor shall be entitled to pursue such remedies, not inconsistent with the provisions of this Contract, as it may have in law or equity.

6.3 Owner's Remedies

If it should appear at any time prior to Final Payment that Contractor has failed or refused to prosecute, or has delayed in the prosecution of, the Work with diligence at a rate that assures completion of the Work in full compliance with the requirements of this Contract on or before the Completion Date, or has attempted to assign this Contract or Contractor's rights under this Contract, either in whole or in part, or has falsely made any representation or warranty in this Contract, or has otherwise failed, refused, or delayed to perform or satisfy any other requirement of this Contract or has failed to pay its debts as they come due ("Event of Default"), and has failed to cure any such Event of Default within five business days after Contractor's receipt of written notice of such Event of Default, then Owner shall have the right, at its election and without prejudice to any other remedies provided by law or equity, to pursue any one or more of the following remedies:

A. Owner may require Contractor, within such reasonable time as may be fixed by Owner, to complete or correct all or any part of the Work that is defective, damaged, flawed, unsuitable, nonconforming, or incomplete; to remove from the Work Site any such Work; to accelerate all or any part of the Work; and to take any or all other action necessary to bring Contractor and the Work into strict compliance with this Contract.

B. Owner may perform or have performed all Work necessary for the accomplishment of the results stated in Paragraph 1 above and withhold or recover from Contractor all the cost and expense, including attorneys' fees and administrative costs, incurred by Owner in connection therewith.

C. Owner may accept the defective, damaged, flawed, unsuitable, nonconforming, incomplete, or dilatory Work or part thereof and make an equitable reduction in the Contract Price.

D. Owner may terminate this Contract without liability for further payment of amounts due or to become due under this Contract.

E. Owner may, without terminating this Contract, terminate Contractor's rights under this Contract and, for the purpose of completing or correcting the Work, evict Contractor and take possession of all equipment, materials, supplies, tools, appliances, plans, specifications, schedules, manuals, drawings, and other papers relating to the Work, whether at the Work Site or elsewhere, and either complete or correct the Work with its own forces or contracted forces, all at Contractor's expense.

F. Upon termination of this Contract or of Contractor's rights under this Contract, and at Owner's option exercised in writing, any or all subcontracts and supplier contracts of Contractor shall be deemed to be assigned to Owner without any further action being required, but Owner shall not thereby assume any obligation for payments due under such subcontracts and supplier contracts for any Work provided or performed prior to such assignment.

G. Owner may withhold from any Progress Payment or Final Payment, whether or not previously approved, or may recover from Contractor, any and all costs, including attorneys' fees and administrative expenses, incurred by Owner as the result of any Event of Default or as a result of actions taken by Owner in response to any Event of Default.

H. Owner may recover any damages suffered by Owner.

6.4 Owner's Special Remedy for Delay

If the Work is not completed by Contractor, in full compliance with, and as required by or pursuant to, this Contract, within the Contract Time as such time may be extended by Change Order, then Owner may invoke its remedies under Section 6.3 of this Contract or may, in the exercise of its sole and absolute discretion, permit Contractor to complete the Work but charge to Contractor, and deduct from any Progress or Final Payments, whether or not previously approved, administrative expenses and costs for each day completion of the Work is delayed beyond the Completion Date, computed on the basis of the "Per Diem Administrative Charge" set forth in Attachment A, as well as any additional damages caused by such delay.

6.5 Terminations and Suspensions Deemed for Convenience

Any termination or suspension of Contractor's rights under this Contract for an alleged default that is ultimately held unjustified shall automatically be deemed to be a termination or suspension for the convenience of Owner under Section 1.15 of this Contract.

ARTICLE VII

LEGAL RELATIONSHIPS AND REQUIREMENTS

7.1 Binding Effect

This Contract shall be binding upon Owner and Contractor and upon their respective heirs, executors, administrators, personal representatives, and permitted successors and assigns. Every reference in this Contract to a party shall also be deemed to be a reference to the authorized officers, employees, agents, and representatives of such party.

7.2 Relationship of the Parties

Contractor shall act as an independent contractor in providing and performing the Work. Nothing in, nor done pursuant to, this Contract shall be construed (1) to create the relationship of principal and agent, partners, or joint venturers between Owner and Contractor or (2) except as provided in Paragraph 6.3(6) above, to create any relationship between Owner and any subcontractor or supplier of Contractor.

7.3 No Collusion

Contractor hereby represents that the only persons, firms, or corporations interested in this Contract as principals are those disclosed to Owner prior to the execution of this Contract, and that this Contract is made without collusion with any other person, firm, or corporation. If at any time it shall be found that Contractor has, in procuring this Contract, colluded with any other person, firm, or corporation, then Contractor shall be liable to Owner for all loss or damage that Owner may suffer thereby, and this Contract shall, at Owner's option, be null and void.

7.4 Assignment

Contractor shall not (1) assign this Contract in whole or in part, (2) assign any of Contractor's rights or obligations under this Contract, or (3) assign any payment due or to become due under this Contract without the prior express written approval of Owner, which approval may be withheld in the sole and unfettered discretion of Owner; provided, however, that Owner's prior written approval shall not be required for assignments of accounts as defined in the Illinois Commercial Code, if to do so would violate Section 9-318 of the Illinois Commercial Code, 810 ILCS 5/9-318. Owner may assign this Contract, in whole or in part, or any or all of its rights or obligations under this Contract, without the consent of Contractor.

7.5 Confidential Information

All information supplied by Owner to Contractor for or in connection with this Contract or the Work shall be held confidential by Contractor and shall not, without the prior express written consent of Owner, be used for any purpose other than performance of the Work.

7.6 No Waiver

No examination, inspection, investigation, test, measurement, review, determination, decision, certificate, or approval by Owner, nor any order by Owner for the payment of money, nor any payment for, or use, occupancy, possession, or acceptance of, the whole or any part of the Work by Owner, nor any extension of time granted by Owner, nor any delay by Owner in exercising any right under this Contract, nor any other act or omission of Owner shall constitute or be deemed to be an acceptance of any defective, damaged, flawed, unsuitable, nonconforming, or incomplete Work, equipment, materials, or supplies, nor operate to waive or otherwise diminish the effect of any warranty or representation made by Contractor; or of any requirement or provision of this Contract; or of any remedy, power, or right of Owner.

7.7 No Third Party Beneficiaries

No claim as a third party beneficiary under this Contract by any person, firm, or corporation other than Contractor shall be made or be valid against Owner.

7.8 Notices

All notices required or permitted to be given under this Contract shall be in writing and shall be deemed received by the addressee thereof when delivered in person on a business day at the address set forth below or on the third business day after being deposited in any main or branch United States post office, for delivery at the address set forth below by properly addressed, postage prepaid, certified or registered mail, return receipt requested.

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

Village of Northbrook
c/o Village Hall
1225 Cedar Lane
Northbrook, Illinois 60062
Attention: Aram Beladi

with a copy to:

Elrod Friedman LLP
325 N LaSalle, Suite 450
Chicago, Illinois 60654
Attention: Steve Elrod

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

CONTRACTOR NAME AND ADDRESS Schroeder & Schroeder Inc.
7306 Central Park Ave.
Skokie, IL 60076

Attention: **Andrew Joiner**

The foregoing shall not be deemed to preclude the use of other non-oral means of notification or to invalidate any notice properly given by any such other non-oral means.

By notice complying with the requirements of this Section, Owner and Contractor each shall have the right to change the address or addressee or both for all future notices to it, but no notice of a change of address shall be effective until actually received.

7.9 Governing Laws

This Contract and the rights of Owner and Contractor under this Contract shall be interpreted according to the internal laws, but not the conflict of laws rules, of the State of Illinois.

7.10 Changes in Laws

Unless otherwise explicitly provided in this Contract, any reference to laws shall include such laws as they may be amended or modified from time to time.

7.11 Compliance with Laws and Grants

Contractor shall give all notices, pay all fees, and take all other action that may be necessary to ensure that the Work is provided, performed, and completed in accordance with all required governmental permits, licenses or other approvals and authorizations that may be required in connection with providing, performing, and completing the Work, and with all applicable statutes, ordinances, rules, and regulations, including without limitation the Prevailing Wage Act, 820 ILCS 130/0.01 et seq. The Illinois Department of Labor publishes the prevailing wage rates on its website at http://labor.illinois.gov/. The Department revises the prevailing wage rates and the Contractor/Subcontractor has an obligation to check the Department's website for revisions to prevailing wage rates. For information regarding current prevailing wage rates, Contractor shall refer to the Illinois Department of Labor's website. Contractor and any subcontractors rendering services under

this contract must comply with all requirements of the Act, including but not limited to, all wage requirements and notice and record keeping duties; any other prevailing wage laws; the Fair Labor Standards Act; any statutes regarding qualification to do business; any statutes requiring preference to laborers of specified classes, including, without limitation, the Employment of Illinois Workers on Public Works Act, 30 ILCS 570/0.01 et seq. ; the Illinois Steel Products Procurement Act, 30 ILCS 565/1 et seq.; any statutes prohibiting discrimination because of, or requiring affirmative action based on, race, creed, color, national origin, age, sex, or other prohibited classification, including, without limitation, the Americans with Disabilities Act of 1990, 42 U.S.C. sec. 12101 et seq., the Illinois Human Rights Act, 775 ILCS 5/1-101 et seq. and the Discrimination in Public Contracts Act, 775 ILCS 10/1 et seq.; and any statutes regarding safety or the performance of the Work, including the Illinois Structural Work Act, the Illinois Underground Utility Facilities Damage Prevention Act, and the Occupational Safety and Health Act. Contractor shall also comply with all conditions of any federal, state, or local grant received by Owner or Contractor with respect to this Contract or the Work.

Contractor shall be solely liable for any fines or civil penalties that are imposed by any governmental or quasi-governmental agency or body that may arise, or be alleged to have arisen, out of or in connection with Contractor's, or its subcontractors' or suppliers', performance of, or failure to perform, the Work or any part thereof.

Contractor and its employees, agents, and subcontractors will comply with the Owner's Standard Operating Procedure NO. 11-057 "No Weapons" effective May 13, 2014 ("SOP") at all times during the performance of the Work.

Every provision of law required by law to be inserted into this Contract shall be deemed to be inserted herein.

7.12 Compliance with Patents

A. Assumption of Costs, Royalties, and Fees Contractor shall pay or cause to be paid all costs, royalties, and fees arising from the use on, or the incorporation into, the Work, of patented equipment, materials, supplies, tools, appliances, devices, processes, or inventions.

B. Effect of Contractor Being Enjoined Should Contractor be enjoined from furnishing or using any equipment, materials, supplies, tools, appliances, devices, processes, or inventions supplied or required to be supplied or used under this Contract, Contractor shall promptly offer substitute equipment, materials, supplies, tools, appliances, devices, processes, or inventions in lieu thereof, of equal efficiency, quality, suitability, and market value, for review by Owner. If Owner should disapprove the offered substitutes and should elect, in lieu of a substitution, to have supplied, and to retain and use, any such equipment, materials, supplies, tools, appliances, devices, processes, or inventions as may by this Contract be required to be supplied, Contractor shall pay such royalties and secure such valid licenses as may be requisite and necessary for Owner to use such equipment, materials, supplies, tools, appliances, devices, processes, or inventions without being disturbed or in any way interfered with by any proceeding in law or equity on account thereof. Should Contractor neglect or refuse to make any approved substitution promptly, or to pay such royalties and secure such licenses as may be necessary, then Owner shall have the right to make such substitution, or Owner may pay such royalties and secure such licenses and charge the cost thereof against any money due Contractor from Owner or recover the amount thereof from Contractor and its surety or sureties notwithstanding that Final Payment may have been made.

7.13 Time

The Contract Time is of the essence of this Contract. Except where otherwise stated, references in this Contract to days shall be construed to refer to calendar days.

7.14 Severability

The provisions of this Contract shall be interpreted when possible to sustain their legality and enforceability as a whole. In the event any provision of this Contract shall be held invalid, illegal, or unenforceable by a court of competent jurisdiction, in whole or in part, neither the validity of the remaining part of such provision, nor the validity of any other provisions of this Contract shall be in any way affected thereby.

7.15 Entire Agreement

This Contract sets forth the entire agreement of Owner and Contractor with respect to the accomplishment of the Work and the payment of the Contract Price therefor, and there are no other understandings or agreements, oral or written, between Owner and Contractor with respect to the Work and the compensation therefor.

Nothing in this Contract shall be construed to waive or limit any aspect of Owner's lawful authority to regulate the activities of Contractor, its subcontractors' or any other person or to regulate the Work, the Work Site or any other matter falling within its lawful regulatory jurisdiction and powers. No review, inspection, test, audit, measurement, order, determination, decision, disapproval, approval, payment for or use or acceptance of the Work, or any other act or omission of Owner shall imply, create any interest in, be deemed to be the issuance of or require Owner to issue any license or permit to Contractor or any subcontractor.

7.16 Amendments

No modification, addition, deletion, revision, alteration or other change to this Contract shall be effective unless and until such change is reduced to writing and executed and delivered by Owner and Contractor.

[*Signatures on following page*]

VILLAGE OF NORTHBROOK CONTRACT FOR
2026 CONCRETE STREET PATCHING IMPROVEMENTS
BETWEEN VILLAGE OF NORTHBROOK AND SCHROEDER & SCHROEDER INC.

IN WITNESS WHEREOF, Owner and Contractor have caused this Contract to be executed in five original counterparts as of the day and year first written above.

(SEAL)

Attest/Witness:

By: _____
Derek Gau
Title: Village Clerk

VILLAGE OF NORTHBROOK

By: _____
Cara L. Pavlicek
Title: Village Manager

Attest/Witness:

By: _____
Secretary
Title: _____

SCHROEDER & SCHROEDER INC.

By: _____
President
Title: _____

SEE GENERAL INSTRUCTIONS TO BIDDERS, SECTION 7,
FOR SIGNATURE REQUIREMENTS

VILLAGE OF NORTHBROOK CONTRACT FOR
2026 CONCRETE STREET PATCHING IMPROVEMENTS
BETWEEN VILLAGE OF NORTHBROOK AND SCHROEDER & SCHROEDER INC.
CONTRACTOR'S CERTIFICATION

STATE OF ILLINOIS _____)
) SS
COUNTY OF Cook)

CONTRACTOR'S CERTIFICATION

Joseph V. Vrabel _____ (Contractor's Executing Officer), being first duly sworn on oath, deposes and states that all statements herein made are made on behalf of Contractor, that this deponent is authorized to make them, and that the statements contained herein are true and correct.

Contractor deposes, states, and certifies that Contractor is not barred from contracting with a unit of state or local government as a result of (i) a delinquency in the payment of any tax administered by the Illinois Department of Revenue unless Contractor is contesting, in accordance with the procedures established by the appropriate Revenue Act, its liability for the tax or the amount of tax, as set forth in 65 ILCS 5/11-42.1-1 et seq.; or (ii) a violation of either Section 33E-3 or Section 33E-4 of Article 33E of the Criminal Code of 1961, 720 ILCS 5/33E-1 et seq.

DATED this 24th day of June, 20 26.

Attest/Witness:

By: _____

Title: Secretary

Contractor Name: Schroeder & Schroeder Inc.

By: _____

By: President

Subscribed and Sworn to before me this 24th day of June, 20 26

My Commission expires 1/8/2029

_____
Notary Public

SEAL

OFFICIAL SEAL
HANNAH M WILKES
Notary Public, State of Illinois
Commission No. 1002273
My Commission Expires January 08, 2029

Contractor's Certification

VILLAGE OF NORTHBROOK CONTRACT FOR
2026 CONCRETE STREET PATCHING IMPROVEMENTS
BETWEEN VILLAGE OF NORTHBROOK AND SCHROEDER & SCHROEDER INC.
ATTACHMENT A – SUPPLEMENTAL SCHEDULE OF CONTRACT TERMS

I. Project Description: Construction of approximately 11,000 square yards of Class B concrete street patches on Brittany Road, Charlemagne Drive, Normandy Lane, Dauphine Avenue, Bordeaux Drive, Versailles Drive, Bernay Drive, Anjou Drive, Wainwright Drive, MacArthur Boulevard, and Melvin Drive in the Village of Northbrook, Illinois.

II. Work Site: The worksite includes various location within the Village of Northbrook, as described below:

- Brittany Rd
- Charlemagne Drive
- Normandy Lane
- Dauphine Avenue from Brittany Road to Laburnum Drive
- Bordeaux Drive from Charlemagne Drive to Versailles Drive
- Versailles Drive
- Bernay Drive
- Anjou Drive
- Wainwright Drive
- MacArthur Boulevard
- Melvin Drive from MacArthur Boulevard to Maria Avenue

III. Permits, Licenses, Approvals, and Authorizations: Contractor shall obtain all required governmental permits, licenses, approvals, and authorizations, including without limitation the following: Village Contractor licenses.

IV. Commencement Date: The date of execution of the Contract by Owner, but physical construction at the Work Site shall not commence earlier than **Monday, June 29, 2026.**

V. Completion Dates:

Substantial Completion Date: All work with the exception of sodding shall be completed by **Friday, November 13, 2026.**

Final Completion Date: All work shall be completed by **Friday, November 20, 2026.**

VI. Insurance Coverages:

A. Worker's Compensation and Employer's Liability
with limits not less than:

(1) Worker's Compensation: Statutory;
(2) Employer's Liability:
$1,000,000 injury - per occurrence
$ 500,000 disease - per employee
$1,000,000 disease - policy limit
Such insurance shall evidence that coverage applies in the State of Illinois.

B. Comprehensive Motor Vehicle Liability, with a combined single limit of liability for bodily injury and property damage of not less $3,000,000 for vehicles owned, non-owned, or rented.
All employees shall be included as insureds.

C. Commercial General Liability with coverage written on an "occurrence" basis and with "per project" limits no less than $3,000,000 Bodily Injury and Property Damage Combined Single Limit.
Coverage is to be written on an "occurrence basis:
Coverages shall include:
- Broad Form Property Damage Endorsement
- Products/Completed Operations (to be maintained for two years following final payment).
- Independent Contractors
- Personal Injury (with Employment Exclusion deleted)
- "X," "C," and "U" exclusions shall be deleted
- Contractual Liability
-Railroad exclusions shall be deleted if Work Site is within 50 feet of any railroad track.

All employees shall be included as insureds.
Contractual Liability shall specifically include the indemnification set forth in the Contract.

D. Umbrella Policy. The required coverages may be in any combination of primary, excess and umbrella policies. Any excess or umbrella policy must provide excess coverage over underlying insurance on a following-form basis such that when any loss covered by the primary policy exceeds the limits under the primary policy, the excess or umbrella policy becomes effective to cover such loss.

E. Deductible. Each policy shall have a deductible or self-insured retention of not more than $1,000.

F. Owner as Additional Insured. Owner shall be named as an Additional Insured on all policies except for Worker's Compensation, and Comprehensive Motor Vehicle Liability.

Each such additional Insured endorsement shall identify Owner as follows: Village of Northbrook, including its President and Board of Trustees and elected and appointed officials, its officers, employees, agents, attorneys, consultants, and representatives. Additional insured coverage shall be provided on endorsements at least as broad as ISO form CG2010 or CG2026 (pre 2004 editions).

G. Other Parties as Additional Insureds. In addition to the Owner, the following parties shall be named as additional insureds on the following policies.

Additional Insured (Applies to Base Bid)	Policy or Policies
None	None

VII. Contract Price:

UNIT PRICE CONTRACT

For providing, performing, and completing all Work, the sum of the products resulting from multiplying the number of acceptable units of Unit Price Items listed below incorporated in the Work by the Unit Price set forth below for such Unit Price Item:

VILLAGE OF NORTHBROOK CONTRACT FOR
2026 CONCRETE STREET PATCHING IMPROVEMENTS
BETWEEN VILLAGE OF NORTHBROOK AND SCHROEDER & SCHROEDER INC.
ATTACHMENT A – SUPPLEMENTAL SCHEDULE OF CONTRACT TERMS

SCHEDULE OF PRICES					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
1	TRAFFIC CONTROL & PROTECTION	LS	1	$19,321.98	$19,321.98
2	MOBILIZATION	LS	1	$15,000.00	$15,000.00
3	CLASS B PATCHES, TYPE I-FULL DEPTH	SY	6	$175.00	$1,050.00
4	CLASS B PATCHES, TYPE II-FULL DEPTH	SY	341	$83.50	$28,473.50
5	CLASS B PATCHES, TYPE III-FULL DEPTH	SY	3871	$83.50	$323,228.50
6	CLASS B PATCHES, TYPE IV-FULL DEPTH	SY	2191	$83.50	$182,948.50
7	CLASS B PATCHES, TYPE V-FULL DEPTH	SY	4529	$79.00	$357,791.00
8	EARTH EXCAVATION	CY	1177	$35.00	$41,195.00
9	SUB-BASE GRANULAR MATERIAL, TYPE B, 4"	SY	10591	$3.00	$31,773.00
10	1" EPOXY COATED DOWEL BAR BASKETS	LF	4654	$5.50	$25,597.00
11	1" EPOXY COATED DOWEL BARS	EA	6077	$3.50	$21,269.50
12	EPOXY COATED DEFORMED TIE BAR, #6, 24" LENGTH	EA	2313	$3.00	$6,939.00
13	SAWING P.C.C. PAVEMENT, 2"	LF	4654	$2.00	$9,308.00
14	RUBBER ASPHALT JOINT SEALER	LF	14086	$3.32	$46,765.52
15	P.C.C COMBINATION CURB AND GUTTER REMOVAL	LF	11	$15.00	$165.00
16	P.C.C COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.12	LF	11	$90.00	$990.00
17	BRICK DRIVEWAY, REMOVAL AND REPLACEMENT	SY	16	$160.00	$2,560.00
18	HMA DRIVEWAY, RESIDENTIAL, REMOVAL AND REPLACEMENT	SY	20	$50.00	$1,000.00
19	HMA DRIVEWAY, COMMERCIAL, REMOVAL AND REPLACEMENT	SY	48	$90.00	$4,320.00
20	P.C.C. DRIVEWAY, 6", REMOVAL AND REPLACEMENT	SY	197	$85.00	$16,745.00
21	P.C.C. DRIVEWAY, 8", REMOVAL AND REPLACEMENT	SY	346	$100.00	$34,600.00
22	P.C.C. SIDEWALK, 5", REMOVAL AND REPLACEMENT	SF	495	$18.50	$9,157.50
23	CATCH BASINS, INLETS, MANHOLES TO BE ADJUSTED	EA	37	$650.00	$24,050.00
24	CATCH BASINS, INLETS, MANHOLES TO BE RECONSTRUCTED	EA	6	$1,450.00	$8,700.00
25	CATCH BASINS, INLETS TO BE ADJUSTED WITH NEW FRAME AND LID	EA	1	$1,150.00	$1,150.00
26	SODDING	SY	792	$23.75	$18,810.00
27	TOPSOIL FURNISH AND PLACE, 4"	SY	792	$1.00	$792.00
28	TREE ROOT PRUNING	LF	1920	$7.50	$14,400.00

29	TREE TRUNK PROTECTION	EA	96	$225.00	$21,600.00

TOTAL CONTRACT PRICE (the sum of the extensions for the Unit Price Items):

One million two hundred sixty-nine thousand seven hundred Dollars and Zero cents
(in writing) (in writing)

1,269,700 Dollars and 00 cents
(in figures) (in figures)

VIII. Progress Payments:

A. General. Owner shall pay to Contractor 90 percent of the Value of Work, determined in the manner set forth below, installed and complete in place up to the day before the Pay Request, less the aggregate of all previous Progress Payments. The total amount of Progress Payments made prior to Final Acceptance by Owner shall not exceed 90 percent of the Contract Price.

B. Value of Work. The Value of the Work shall be determined as follows:

(1) Lump Sum Items. For all Work to be paid on a lump sum basis, Contractor shall, not later than 10 days after execution of the Contract and before submitting its first Pay Request, submit to Owner a schedule showing the value of each component part of such Work in form and with substantiating data acceptable to Owner ("Breakdown Schedule"). The sum of the items listed in the Breakdown Schedule shall equal the amount or amounts set forth in the Schedule of Prices for Lump Sum Work. An unbalanced Breakdown Schedule providing for overpayment of Contractor on component parts of the Work to be performed first will not be accepted. The Breakdown Schedule shall be revised and resubmitted until acceptable to Owner. No payment shall be made for any lump sum item until Contractor has submitted, and Owner has approved, an acceptable Breakdown Schedule.
Owner may require that the approved Breakdown Schedule be revised based on developments occurring during the provision and performance of the Work. If Contractor fails to submit a revised Breakdown Schedule that is acceptable to Owner, Owner shall have the right either to suspend Progress and Final Payments for Lump Sum Work or to make such Payments based on Owner's determination of the value of the Work completed.

(2) Unit Price Items. For all Work to be paid on a unit price basis, the value of such Work shall be determined by Owner on the basis of the actual number of acceptable units of Unit Price Items installed and complete in place, multiplied by the applicable Unit Price set forth in the Schedule of Prices. The actual number of acceptable units installed and complete in place shall be measured on the basis described in Attachment B to the Contractor, in the absence of such description, on

the basis determined by Owner. The number of units of Unit Price Items stated in the Schedule of Prices are Owner's estimate only and shall not be used in establishing the Progress or Final Payments due Contractor. The Contract Price shall be adjusted to reflect the actual number of acceptable units of Unit Price Items installed and complete in place upon Final Acceptance.

C. Application of Payments. All Progress and Final Payments made by Owner to Contractor shall be applied to the payment or reimbursement of the costs with respect to which they were paid and shall not be applied to or used for any pre-existing or unrelated debt between Contractor and Owner or between Contractor and any third party.

IX. Per Diem Administrative Charge:

A. General

ONE THOUSAND DOLLARS ($1,000.00) PER DAY FOR EACH DAY AFTER THE SUBSTANTIAL COMPLETION DATE

ONE THOUSAND DOLLARS ($1,000.00) PER DAY FOR EACH DAY AFTER THE FINAL COMPLETION DATE

VILLAGE OF NORTHBROOK CONTRACT FOR
2026 CONCRETE STREET PATCHING IMPROVEMENTS
BETWEEN VILLAGE OF NORTHBROOK AND SCHROEDER & SCHROEDER INC.
ATTACHMENT B - SPECIFICATIONS AND SPECIAL PROJECT REQUIREMENTS

1. General: The Work required by this Contract shall be performed in accordance with and subject to the following published documents, as referenced within this Contract, except where otherwise required by this Contract and its components:

   A. State of Illinois Standard Specifications for Road and Bridge Construction, latest edition ("Standard Specifications");

   B. Village of Northbrook's Standards and Specifications for Public & Private Improvements, in effect on the date of the Invitation for Bidder's Proposals;

   C. Illinois Manual on Uniform Traffic Control Devices for Streets and Highways, in effect on the date of the Invitation for Bidder's Proposals;

   D. State of Illinois Supplemental Specifications and Recurring Special Provisions in effect on the date of the Invitation for Bidder's Proposals; and

   E. Standard Specifications for Water and Sewer Construction in Illinois, 8th Edition.

   In case of conflict between the specifications and requirements of any of these publications and any part or parts of this Contract and its Attachments, the more restrictive specification or requirement shall take precedence and shall govern.

2. Incidental Items: Any item shown on the plans to be constructed by the Contractor shall be considered as incidental to the Contract when there is not a Contract Unit Price Item for such Work.

3. Project Engineer: Owner will designate one of its employees or an agent to serve as Project Engineer under this Contract.

4. General And Residential Working Provisions: During the construction process, any special provision that is not complied with will be subject per each occurrence per each day to liquidated damages in a minimum amount of five-hundred dollars ($500) for each occurrence.

   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.

   No work may be performed on Yom Kippur (September 21, 2026).

   Pavement fronting residential driveways may not be removed on a Friday unless it will be replaced that same day or filled flush with stone. If a void has been created, it is the Contractor's responsibility to fill the void with stone so access to driveway is open over the weekend. The cost of this Work is incidental to the Contract.

   The Contractor must obtain a separate permit from the Village prior to performing any non-Village funded projects. (I.E. private driveway, sidewalk or patios).

5. Public and Resident Notification: If the Contractor is required to impede access to any driveway/property for any reason during the course of this project, the Contractor shall provide

twenty-four (24) hour advance written notice to the affected residents. The notification shall be of a form and method as approved by the Project Engineer.

6. Guarantee: All materials and equipment (unless otherwise specified) shall be guaranteed for a period of one (1) year from the date of acceptance by the Village and/or Authorized Representative. Upon receipt of notice from the Village and/or Authorized Representative of failure of any part of the system during the guarantee period, new replacement parts shall be furnished and installed by the Contractor at no additional cost to the Village of Northbrook.

7. Public Utilities: There are existing underground and above ground public and private, municipal and non-municipal utilities at the site, such as, but not necessarily limited to electrical and telephone cables including fiber-optic facilities, natural gas pipes, sewers, and water main, etc. All due notifications, vertical/horizontal separations, and other safety precautions required by the Owners/operators of the facilities being crossed shall be observed by the Contractor and/or all sub-Contractors at all times. Any damage caused by the construction to any of the existing facilities on-site shall be promptly repaired to the satisfaction of the Owners/operators of the facility involved, at no additional compensation.

   It shall be the Contractor's responsibility to very carefully inspect the site, identify and locate both horizontally and vertically all existing facilities, contact their Owner/operators for their notification, separation, and safety requirements, and follow such requirements very carefully. It shall be the Contractor's responsibility to notify J.U.L.I.E. at least forty-eight (48) hours prior to excavation to verify locations of all utilities.

   The Contractor shall protect and save harmless the Village of Northbrook from any claim(s) of damage resulting from his/her activities at the site or from failing to undertake due and proper safety measures to avoid such damage to any utilities during the construction.

   The Contractor shall repair any damage to any of the utilities, caused by his/her work, to the satisfaction of the involved utility and the Village of Northbrook at no additional compensation.

   Basis of Payment. The cost of compliance with this provision shall be considered included in the cost of the contract and will not be compensated for separately.

8. Noise Limitations: Equipment and trucks may not be started or operated outside of the Work hours above unless authorized at the sole discretion of the Project Engineer. All other areas of Work noise restriction will be strictly enforced.

9. Deletion of Work: The Village reserves the right to delete certain sections, phases, or the entire project should the low bid proposal exceed their Village budget for the project. In the event certain sections or phases are deleted from the Contract, the Contractor must honor their low bid proposal Unit Prices.

10. Addition of Work: The Owner reserves the right to add additional Concrete Patching Work to this project at other locations throughout the Village of Northbrook. In the event Work is added to the Contract, the Contractor shall continue to honor the Contract Unit Prices. No additional compensation will be provided for mobilization or traffic control required for the additional Work.

11. Project Schedule: The Contractor will be required to submit a schedule at or before the preconstruction meeting. The Contractor must make every effort to maintain the submitted schedule which shall be in accordance with the commencement and completion dates set forth in the Contract.

12. Weekly Meetings: The Contractor will be required to prepare for and lead weekly project status meetings with the Project Engineer and all other appropriate Village Staff. An updated two week look ahead schedule shall be provided at each meeting.

13. Equipment Operation: When the Contractor's equipment is operated on any portion of a traveled surface or structures used by traffic on or adjacent to the section under construction, the Contractor must clean the traveled surface of all dirt and debris at the end of each day's operations. The cost of this Work is incidental to the Contract and no additional compensation will be allowed.

The Contractor shall protect traveled surfaces and structures on or adjacent to the Work, in a manner satisfactory to the Project Engineer, from damage by lugs, cleats, or equipment. Walking of tracked equipment directly on paved streets, driveways, curbs, or sidewalks is not allowed unless such equipment is equipped with rubber tracks.

Equipment used in the performance of the Work must comply with legal load limits established by State statutes or local regulations when moved over or operated on any traveled surface or structure unless permission in writing has been issued by the Project Engineer. Before using any equipment that may exceed the legal roadway load, the Contractor shall secure a permit, allowing ample time for an analysis of stresses to determine whether or not the proposed load is within safe limits. The Owner will not be responsible for any delay in construction operations or for any costs incurred by the Contractor as a result of compliance with the above requirements.

Basis of Payment. The cost of compliance with this provision shall be considered included in the cost of the contract and will not be compensated for separately.

14. Street Sweeping and Dust Control Watering: Dust shall be controlled by daily cleaning of the project site. Dust control is at the discretion of the Project Engineer. When in use, a street sweeper must be capable of collecting sediment, followed by the uniform application of sprinkled water (multiple applications each day as directed by the Project Engineer), which shall be applied in a manner approved by the Project Engineer. All equipment used for this Work shall meet with the Project Engineer's approval. There shall be a thorough cleaning of the job site once a week by a street sweeper at the approval of the Project Engineer.

Basis of Payment. This Work will not be measured for payment. This Work is incidental to the Contract and shall include all labor and equipment for controlling dust as herein specified. If the CONTRACTOR does not meet the requirement of controlling dust, as determined by the Project Engineer, the Owner shall make the necessary arrangements to control dust. The cost of such dust control will be deducted from any monies due or to become due to the CONTRACTOR. See the deficiency table below for penalties to be assessed if these conditions are not met. Once the CONTRACTOR has been notified, they shall have two hours to address any deficiencies.

First Offense	**Warning from Engineer**
Second Offense	**$250**
Third Offense	**$500**
Fourth Offense & More	**$750/Occurrence**

15. Gas Powered Leaf Blowers: Use of gas-powered leaf blowers is prohibited in the Village of Northbrook from May 1st to September 30th and December 1st to March 31st. The contractor and their subcontractors shall not use gas-powered leaf blowers during this project. Non-compliance may result in the issuing of citations and fines and may be grounds for termination of contractual agreements with the Village if immediate corrective action is not taken. This does not apply to electric leaf blowers, including both battery-operated and corded models, which remain permitted for use year-round.

16. Private Property Damage: The Contractor must pay all meritorious claims submitted for private property damage due to this project within 14 days of submittal. If payment of claim extends past a 14 day period, the Village reserves the right to reimburse the claim submitter and deduct the amount of the claim from Contractor's retainage. There will be a 15% administrative charge assessed to the Contractor for failure to make payment.

17. Fences/Mailboxes/Poles And Surface Structures: Fences, poles, mailboxes and all other property and surface structures must be protected during the performance of the Work. If a mailbox is damaged, a temporary mailbox must be provided by the end of the workday. All said items that are moved or disturbed/damaged during the Work must be either restored permanently to their original condition or replaced after construction is complete at no additional cost to the Owner.

    Basis of Payment. All costs associated with protecting fences, mailboxes, poles, and other surface structures will not be paid for separately but shall be considered included in the cost of the Contract.

18. Temporary Aggregate Access Ramps: The Contractor is responsible for the construction and maintenance of temporary aggregate access ramps where specified by the Project Engineer. The ramps shall be constructed of compacted CA-6 in such a manner to allow safe ingress and egress from roadways, driveways, and sidewalks.

    Basis of Payment. This Work will not be paid for separately but shall be considered included in the cost of the Contract.

19. Earth Excavation, Trench Spoil, And Drilling Fluid Disposal: The removal and disposal of trench excavation (earth excavation), trench spoil, and drilling fluid material is incidental to the Contract, however it is used. All material must be loaded directly into waiting trucks and immediately removed from the construction site. Drilling fluid must be disposed of directly into waiting trucks and removed from the construction site at end of each Working day. No stockpiling of trench excavation, trench spoil, or drilling fluid will be permitted. At no time will trucks be permitted to block the entire road during loading operations. Erosion and sedimentation control measures and on-site containers shall be installed to prevent drilling mud from spilling out of entry and/or exit pits. Drilling mud shall be disposed of off-site in accordance with applicable local, State, and Federal requirements and/or permit conditions. Site clean-up including removal and proper disposal of all waste materials and drilling fluid is incidental to the Contract. There must be a vacuum tank truck on the Work Site for the proper clean-up of drilling fluid.

Basis of Payment. The cost of compliance with this provision shall be considered included in the cost of the contract and will not be compensated for separately.

20. Supervision of Sub-Contractors: The Contractor may sub-Contract portions of the Work in accordance with Article 108.01 of the Standard Specifications for Road and Bridge Construction. The Contractor must provide a competent representative on site at all times to provide supervision of all Sub-Contractors during construction. The representative will be responsible for notifying and informing Sub-Contractors of IDOT and Village standards and specifications as directed by the Project Engineer. Failure to provide adequate supervision will result in the project to be suspended until the Contractor's representative is on site. No additional Workdays or project deadline extension will be granted for such delays.

21. Open Excavation: Excavations shall not be left open overnight unless approved by the Project Engineer. If approved, all excavations which are to be temporarily left open (not backfilled) shall be covered with steel plates and properly barricaded.

Basis of Payment. This Work will not be paid for separately but shall be considered included in the cost of the Contract.

22. Work Around Utility And Light Poles: In locations where the proposed Work may potentially compromise the stability of a utility and/or light pole, the Contractor shall Work with the Village and pole Owner to develop an approved plan to complete the Work without disrupting the pole. Any bracing needed shall be performed with the utility owner's written permission.

Basis of Payment. No additional compensation will be provided for this Work and all costs associated with this Work shall be considered incidental to the Contract.

23. QC/QA Requirements for PCC and HMA: Quality Control & Quality Assurance (QC/QA) requirements for Portland Cement Concrete shall be in accordance with Section 1020.16 located on Check Sheet #25 of the Supplemental Specifications and Recurring Special Provisions adopted January 1, 2021. Quality Control & Quality Assurance (QA/QC) required for Hot-Mix Asphalt shall be in accordance with Section 1030.05 of the Standard Specifications for Road and Bridge Construction adopted January 1, 2022. A QC plan is required for Portland Cement Concrete and a separate QC plan is required for Hot-Mix Asphalt.

Basis of Payment. This Work will not be paid for separately but shall be considered included in the cost of the Contract.

24. Traffic Control And Protection:

Traffic Control shall be in accordance with 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:
701301-04, 701501-06, 701801-06, 701901-10

DETAILS:
TC-10 Traffic Control and Protection for Side Roads, Intersections, and Driveways

Basis of Payment. This Work will be paid for at the lump sum Contract Unit Price for "Traffic Control and Protection".

25. Flagmen Required: The Contractor must in all cases, protect the public and the Work during its execution by posting and maintaining the proper signs, barricades, barriers, lights, and other safety devices. The Contractor is responsible for providing certified flagmen during the Work in order to regulate traffic.

Basis of Payment. The cost of this Work is included in the Contract Unit Price for "Traffic Control and Protection".

26. Mobilization: This work shall consist of preparatory work and operations necessary for the movement of personnel, equipment, materials, supplies, and incidentals to the project site for all work or operations, which must be performed or costs incurred when beginning work on the project. This work and payment shall be conducted according to the applicable Articles of Section 671 of the Standard Specifications.

Basis of Payment. This Work will be paid for at the lump sum Contract Unit Price for "Mobilization".

27. Video Recording of Construction Limits: 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) and be performed by a professional legal video service. Separate video files shall be provided for each address separated in folders by street name. The minimum video resolution shall be 1920 x 1080 (1080P). The Contractor shall supply the Engineer with copies of the video recordings on a USB flash drive and must be submitted to Owner for review/ approval prior to starting construction activities. 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. Mailboxes	8. Fences
9. Trees and landscaped areas	10. Fire Hydrants and adjacent landscaping
11. Sprinkler heads or systems	12. Buffalo Boxes and adjacent landscaping
13. Sidewalks	14. 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 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 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 video shall clearly indicate the date the video recording was taken, the designated section(s) of construction contained in the video, and the label "2026 CONCRETE STREET PATCHING IMPROVEMENTS".

Basis of Payment. The cost of video recording and log preparation will not be paid for separately but shall be considered included in the cost of the Contract.

28. Construction And Tree Preservation Specifications For Parkway Trees:

The following specifications are guidelines to ensure that the parkway trees are not damaged during the proposed construction.

As with all guidelines, it will be in the contractor's best interest, to schedule a meeting prior to construction to ensure that all questions regarding proposed work and tree impacts are discussed and agreement reached with the Village Forester.

PROXIMITY TO TREES

- Any new sidewalk or street excavation to be made will require prior approval by the Village Forester.
- Site markings indicating proximity of proposed work shall be marked by each tree with paint prior to scheduling an inspection by the Village Forester.
- The permitted distance from the trunk of a tree to any proposed excavation is 6 feet or more.
- If the proposed improvement is within 6 feet or less of the tree, the tree may be required to be removed. (See Tree Removal).

TREE PRESERVATION FENCING

- Wooden slat snow fence will need to be erected from drip line to drip line of each tree within the construction zone.
- Enclosed Tree Protection Detail will be part of the construction documents.

TREE ROOT PRUNING

- Root pruning shall be performed on any tree that is more than six (6) feet from the proposed construction zone.
- Root pruning will **not be permitted** on any tree that is less than six (6) feet away from proposed construction zone.
- Root pruning equipment must be approved by the Village Forester prior to use.
- Hand root pruning will not be permitted unless approved by the Village Forester. All hand root pruning will require a Certified Arborist's supervision.

TREE CANOPY PRUNING

- Tree branches hanging into the construction zone may be pruned by a Certified Tree Worker.
- All pruning cuts must meet ANSI A300-2001 Standards.
- No American Elms or Oaks may be pruned without written permission and instructions to Certified Arborist from the Village Forester between April 1st and October 31st.

DAMAGE TO TREES

- Failure to follow these specifications will result in the contractor requiring to post a cash bond, equivalent to the value of each damaged tree, for a period not to exceed three (3) years.
- Bond value will be determined by the Village Forester.
- The Village Forester reserves the right to stop the job for unsupervised work that is determined to cause irreparable damage to any right-of-way tree. Stop work order will be enforced until the cash bond is paid as determined.

29. Tree Trunk Protection: No trees may be removed to facilitate construction unless noted on the Contract drawings or as directed by the Project Engineer. Trees critically damaged during construction must be replaced in kind and size, by the Contractor at no extra cost.

The Contractor will be required to tie back tree branches and bushes as directed by the Project Engineer to minimize damage during construction.

Where tree trimming is approved by the Project Engineer for the clearance of construction equipment, the Work must be done in the standard method for such Work, including cutting branches flush with the trunk of the tree and painting all cuts with tree paint.

Tree Protection will be required as directed by the Project Engineer in accordance with the detail shown in the Contract drawings. It does not need to be provided for the entire site(s) at the same time.

Trenchless Installation of Storm Sewer will be required as directed by the Project Engineer where installation of the Storm Sewer is under or near large trees or pavements. This Work must be performed using a trenchless installation method approved by the Project Engineer and be included in the pertinent Contract Unit Item Prices.

Basis of Payment. This Work will be paid for by under the Contract Unit Price, per each, for "Tree Trunk Protection", which Price includes the labor, equipment, material and appurtenances necessary to complete the specified Work.

30. Tree Root Pruning: The Contractor will be responsible for all root pruning to facilitate the installation of the proposed water main and water service lines and as directed by the Project Engineer, or other Owner representative.

All roots conflicting with the proposed Work must be pruned by a Vermeer V2050, or approved equal "walk behind" root pruning machine to a minimum depth of sixteen inches (16"). All trees whose drip line falls within the alignment of the proposed water main or water services will be included. Please note to only prune the roots on the water main/service-line side of the tree. It must also be ensured that all tools (blades in particular) utilized are properly disinfected as required to prevent the spread of disease among the trees whose roots are pruned. The Contractor is to verify pruning lengths in the field and not off plan drawings.

The Contractor must, at no additional cost to the Contract, replace trees critically damaged during construction. Additionally, a citation will be issued by the Village of Northbrook's Tree Preservation Officer.

Basis of Payment. This Work will be paid for at the foot Contract Unit Price for "Tree Root Pruning", which Price includes the labor, equipment, material and appurtenances necessary to complete the specified Work.

31. P.C.C. Combination Curb and Gutter Removal: This work shall consist of the removal and satisfactory disposal of all existing curb and gutter as per the applicable portions of Section 440 of the IDOT Standard Specifications and as shown on the Plans or as directed by the Engineer.

Any damage to private driveways or curb and gutter not designated to be removed shall be repaired at the Contractor's expense. Extent of any repair required shall be determined by the Engineer.

Basis of Payment. This Work will be paid for at the Contract Unit Price, per foot, for "P.C.C. Combination Curb and Gutter Removal", which Price includes the labor, equipment, material and appurtenances necessary to complete the specified Work.

32. P.C.C Combination Concrete Curb and Gutter, B-6.12: This work shall consist of the construction of new curb and gutter at locations shown on the Plans or as designated by the Engineer in the field. All work shall be done in accordance with Sections 440 and 606 of the IDOT Standard Specifications and the details shown on the Plans. The concrete shall be Class SI as specified on Article 1020 of the IDOT Specifications.

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 Combination Curb & Gutter 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-inches of subbase granular material Type B. 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. The mechanical compaction of the subbase granular material Type B, dowel bars and rebar shall be included in the cost of "P.C.C Combination Concrete Curb and Gutter, Type B-6.12".

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 "P.C.C Combination Concrete Curb and Gutter, Type B-6.12".

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.

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 will be paid for at the Contract Unit Price, per foot, for "P.C.C Combination Concrete Curb and Gutter, Type B-6.12", which Price includes the labor, equipment, material and appurtenances necessary to complete the specified Work. The 3-inches of subbase granular material Type B shall be included in the Contract Unit Price for this pay item, which Price includes the labor, equipment, material and appurtenances necessary to complete the specified Work.

33. P.C.C. Sidewalk, 5", Removal and Replacement: This Work consists of removal and replacement of sidewalk as directed by the Project Engineer. Removal of sidewalk shall be done in accordance with the applicable portions of Section 440 of the Standard Specifications. Replacement work consists of installation of sidewalk with 5-inch thick (6-inch thick through residential driveways and 8-inch thick through commercial driveways) Class SI Portland Cement Concrete with material supplied by a Ready-Mix concrete company which must be placed over a three inch (3") thick compacted CA-6 granular sub-base using 2" X 6" form boards. In areas where side curb is to be installed with proposed P.C.C. sidewalk three inches (3") of CA-6 granular sub-base shall be extended to the outside edge of the side curb. Installation of side curb will not be paid for separately but shall be included in the cost of "P.C.C. Sidewalk 5", Removal and Replacement". The Contractor must depress all curbs at crosswalks for handicap accessibility. Maximum 1.5% cross slope is allowed unless otherwise approved by the Project Engineer. Sidewalk through driveways will be paid for under the sidewalk pay item. The sidewalk installation Work is to be performed in accordance with Section 424 of the Standard Specifications

Basis of Payment. This Work will be paid for at the Contract Unit Price, per square foot, for "P.C.C. Sidewalk, 5", Removal and Replacement", which Price includes the labor, equipment, material and appurtenances necessary to complete the specified Work. The 3-inches of subbase granular material Type B shall be included in the Contract Unit Price for this pay item, which Price includes the labor, equipment, material and appurtenances necessary to complete the specified Work.

34. Detectable Warnings: This work shall include all labor, material, and equipment necessary to install detectable warnings in concrete accessible ramps and as specified herein.

The detectable warnings shall be cast iron panels with powder coated with brick red paint of the size shown on the plans and shall meet the following material specification:

The detectable warning plate shall be constructed of grey iron meeting the requirements of Article 1006.14 of the Standard Specifications and ASTM A48, CLASS 30A, 30B or 35B; or cast ductile iron meeting the requirements of Article 1006.15 of the Standard Specifications.

The installation of detectable warnings shall meet the requirements of Article 424.09 of the Standard Specifications.

Basis of Payment. This work will be measured in place and paid for at the contract unit price per square foot for "Detectable Warnings", which shall include all labor, material, and equipment required to complete the work as specified herein.

35. P.C.C. Driveway, 6", Removal and Replacement: This work shall include any pavement saw cutting, pavement removal, and concrete driveway restoration, in accordance with the Village detail and section 423, 424, 440, 442, 481 and 606 of the Standard Specification.

This Work shall include pavement removal at the nearest joint or saw cutting as necessary, the removal of existing driveway pavement and replaced with 6-inches of PCC driveway pavement in accordance with the plans and Village detail. This work shall consist of all labor, equipment and material required to complete this work. Any additional earth excavation or CA-6 backfill required, as determined by the Engineer, shall be included in the cost of this item.

Basis of Payment. This Work will be paid for at the Contract Unit Price, per square yard, for "P.C.C. Driveway, 6", Removal and Replacement".

36. P.C.C. Driveway, 8", Removal and Replacement: This work shall include any pavement saw cutting, pavement removal, and concrete driveway restoration, in accordance with the Village detail and section 423, 424, 440, 442, 481 and 606 of the Standard Specification.

This Work shall include pavement removal at the nearest joint or saw cutting as necessary, the removal of existing driveway pavement and replaced with 8-inches of PCC driveway pavement in accordance with the plans and Village detail. This work shall consist of all labor, equipment and material required to complete this work. Any additional earth excavation or CA-6 backfill required, as determined by the Engineer, shall be included in the cost of this item.

Basis of Payment. This Work will be paid for at the Contract Unit Price, per square yard, for "P.C.C. Driveway, 8", Removal and Replacement".

37. Brick Driveway, Removal and Replacement: This item shall consist of removing, securely storing and reinstalling the existing brick pavers at the locations shown on the plans and as directed by the Engineer. This work shall be performed in accordance with the details in the plans. Any excavation, concrete, aggregate subbase or sand required will be included in the cost. Work shall be in accordance with the applicable portions of Section 351 of the Standard Specifications except that the sub-base granular material shall be FA-2. The existing pavers shall be salvaged and stored at a location that will prevent them from being damaged or lost. If existing bricks are damaged during excavation or the quantity is not enough to construct the proposed driveway, the Contractor will be required to furnish brick of the same size, shape, color and texture as the existing brick. This work shall be paid for at the contract unit price per square yard for "Brick Driveway, Removal and Replacement".

38. HMA Driveway, Residential, Removal and Replacement: This Work shall include any saw cutting, the removal of existing HMA driveway pavement and replaced with 3 inches of HMA driveway pavement in accordance with the plans. This work shall consist of all labor, equipment and material required to complete this work. If the existing driveway is thicker than 3 inches, the new apron should match the existing thickness. Any additional earth excavation or CA-6 backfill required, as determined by the Engineer, shall be included in the cost of this item. The cost increase shall be included in the price of this item. This Work will be paid for at the Contract Unit Price, per square yard, for "HMA Driveway, Residential, Removal and Replacement".

39. HMA Driveway, Commercial, Removal and Replacement: This work shall consist of furnishing, placing and compacting hot-mix asphalt driveway pavement at locations shown on the plans and as directed by the Engineer.

This work shall conform to the applicable Sections of Article 406 of the Standard Specifications.

The pavement at commercial driveways shall be constructed to a total HMA thickness of 6 inches. The pavement shall consist of 4-inch hot-mix asphalt binder course and a 2-inch thick hot-mix asphalt surface course. Tack coats shall be applied according to Article 406 and as directed by the Engineer. This item includes the providing and aggregate base meeting IDOT requirements for Aggregate Base Course, Type B, 6".

Hot-mix asphalt driveway pavement will be measured in place and the area computed in square yards.

Basis of Payment: The work will be paid at the contract unit price per square yard for "HMA Driveway, Commercial, Removal and Replacement", of the thickness specified, which price shall be full payment for all materials, labor, and equipment necessary to construct the driveways. Bituminous material tack coats and preparation of the aggregate base shall be considered included in the cost for Hot-Mix Asphalt Driveway Pavement.

40. Class B Patches, Type I, II, III, IV, V- Full Depth: The cost of the Portland Cement concrete pavement removal and replacement for Class B Patches Type I, II, III, IV, and V – Full Depth" shall include removing the existing seven inch (7") +/- concrete pavement with a monolithic curb and necessary excavation for replacement with a minimum seven inch (7") thick concrete IDOT Class Pavement Patching 1 (PP-1) (No Fly Ash Is Permitted) concrete pavement with monolithic curb. In accordance to section 442.05(b), except as modified herein, partial concrete panels are allowed to be removed and replaced.

The contractor shall prepare the subgrade in accordance with section 442.05(c). All voids shall be filled with CA-6 and compacted with vibratory compaction. Subgrade preparation is required for all patches. This work shall not be paid for separately and be considered incidental to this pay item. All stone used for fine grading and temporary filling of voids caused by adjacent patches along centerline of streets or at driveways shall be included in the cost of this Unit Price Item.

Any existing concrete burrs and irregularities found along the perimeter of proposed patches shall be removed by saw-cutting with the cost of such saw-cutting being incidental to the Contract.

A ten-foot level shall be used in shaping concrete flow lines. An approved vibratory screed shall be used when pouring full size panels greater than fifteen feet (15') in length. Handheld surface pan type vibrator or internal vibrator shall be used on all concrete panels less than fifteen feet (15') in length.

Two inch (2") thick wooden forms shall be used on all patches. Patch sizes shall be designated as follows:

Type I	Less than 5 sq. yds.
Type II	5 sq. yds. or more, but less than 15 sq. yds.
Type III	15 sq. yds. or more, but less than 50 sq. yds.
Type IV	50 sq. yds. or more, but less than 75 sq. yds.
Type V	75 sq. yds. or more.

Basis of Payment. This Work shall be performed in accordance with Section 420 and 442 of the Standard Specifications or provisions elsewhere in this proposal and paid for at the Contract Unit Price, per square yard, for "Class B Patches, Type I, II, III, IV, or V – Full Depth"".

41. Concrete Curing Method: Unless specified otherwise by the Project Engineer, the Contractor shall cure all concrete using the Membrane Curing Method in accordance with Article 1020.13 of the IDOT Standard Specifications for Road and Bridge Construction ("Standard Specifications"). The Membrane Curing Compound shall be Type III, white pigmented, and shall be in accordance with Article 1022.01 of the Standard Specifications. The Owner reserves the right to specify other curing methods and other curing compound types.

Basis of Payment. This Work will not be paid for separately, but shall be considered incidental to the Unit Price Items contained in this Contract.

42. Sawing P.C.C. Pavement, 2": Two inch (2") deep transverse contraction joints shall be at fifteen foot (15') intervals or where directed by the Project Engineer. Longitudinal joints shall be installed as directed by the Project Engineer. This Work must be performed at the end of each Working day or sooner if permissible. Next day saw cutting is not allowed.

Basis of Payment. This Work shall be paid for at the Contract Unit Price, per linear foot, for "Sawing P.C.C. Pavement, 2"".

43. Sawing Portland Cement Concrete Pavement, Full Depth: This Work shall be performed as directed by the Project Engineer. The Contractor shall cut the joint between the portion of the pavement to be removed and that portion to be left in place using a concrete sawing machine to prevent the concrete from spalling when the pavement is broken out. This Work shall be done in such manner that a straight and perpendicular joint will be formed. Spalled, cracked, and/or crooked joints shall be re-cut at no additional cost.

Optional saw-cutting along the centerline of the road at adjacent patches shall be considered incidental should the Contractor elect to do so. It is the Contractor's responsibility to determine the thickness of the existing pavement and whether or not it contains reinforcement.

It is also the Contractor's responsibility to provide a street sweeper to perform clean up at the end of each Working day. There shall be a laborer on the job site at all times to perform full-time cleanup of the concrete slurry discharged from the saw-cutting operation using a pressure washer and squeegee. The concrete slurry will be removed and disposed of by the end of the day. CONTRACTORS ARE RESPONSIBLE FOR CLEANING DRIVEWAYS AND VEHICLES AFFECTED BY THIS WORK. Any claims submitted to the Village for Contractor's neglect to maintain a clean Work site will be deducted from the Contractor's pay request.

Basis of Payment. This Work shall not be paid for separately and shall be considered incidental to the contract.

44. Earth Excavation: This work shall be performed in accordance with Section 202 of the Standard Specifications, except as modified herein. This Work consists of removing and disposing of existing earth to facilitate the placement of a compacted four inch (4") thick granular sub-base on all **TYPE III, IV, & V** Class B Patches or where unsuitable material is encountered in the sub-grade and its removal and disposal is directed by the Project Engineer.

Prior to the placement of the concrete, the Project Engineer must inspect and measure all patches requiring undercutting. Patches not inspected and measured will not be eligible for payment. Unsuitable material encountered in open patches caused by rain or residential sprinkler systems shall be removed and replaced with approved materials at the Contractor's expense.

Basis of Payment. This Work will be paid for at the Contract Unit Price, per cubic yard, for "Earth Excavation".

45. Sub-Base Granular Material, Type B, 4": This Work shall consist of furnishing and installing a compacted four inch (4") thick CA-6 sub-base in all patches specified by the Project Engineer.

Basis of Payment. This Work shall be paid for at the Contract Unit Price, per square yard, for "Sub-Base Granular Material, Type B, 4".

46. 1" Epoxy Coated Dowel Bar Baskets: This Work shall consist of installing 1" Epoxy Coated Dowel Bar Baskets at fifteen foot (15') intervals where contraction joints are formed in Class B Patches. The baskets shall be constructed such that 1" (#8) diameter, eighteen inches (18") in length, epoxy coated dowel bars spaced at one foot (1') on center are centered in the middle of the pavement and evenly spaced across the contraction joints. Each basket shall be eleven feet (11') in length and contain 12 dowel bars. Baskets shall be cut as directed by the Project Engineer to allow for the placement of baskets along irregular contraction joints.

Basis of Payment. This Work shall be paid for at the Contract Unit Price, per linear foot of basket installed as measured from the centerline of the first dowel to the centerline of the last dowel for each section of basket installed, for "1" Epoxy Coated Dowel Bar Baskets". The "Billable Length" formula used by material suppliers will not be used to calculate the pay length.

47. 1" Epoxy Coated Dowel Bars: This Work shall consist of doweling Class B Patches at transverse joints where new pavement meets existing pavement. All patches require smooth 1" (#8) diameter, eighteen inches (18") in length epoxy coated bars spaced at twelve inches (12") on center or as directed by the Project Engineer. No substitutions of dowel bars will be permitted. The dowels must be drilled into the existing patch a minimum of six inches (6") and epoxy construction adhesive shall be used to secure the dowels into the existing pavement. All holes must be blown out using an air compressor before placement of adhesive and bar. Damaged pavement will be repaired at the Contractor's cost. This Work shall be performed in accordance with Section 442 of the Standard Specifications.

Basis of Payment. This Work shall be paid for at the Contract Unit Price, per each, for "1" Epoxy Coated Dowel Bars".

48. Epoxy Coated Deformed Tie Bar, #6, 24" Length: On patches longer than 20 feet in length or as directed by the Engineer tie bars shall be drilled in to the midpoint of the existing pavement. The tie bars shall be deformed 3/4" (#6) diameter, twenty four inches (24") in length, epoxy coated Grade 60 (min.) steel bars, spaced at twenty four inches (24") on center or as directed by the Project Engineer. No substitutions of tie bars will be permitted. The tie bars shall be drilled in place 8 inches, the holes blown out and chemical adhesive shall be applied in accordance with IDOT specifications. Tie bars should not be placed within fifteen inches (15") of transverse joints.

Basis of Payment. This Work shall be performed in accordance with Section 420 of the Standard Specifications and paid for at the Contract Unit Price, per EACH, for "Epoxy Coated Deformed Tie Bar, #6, 24" Length".

49. Rubber Asphalt Joint Sealer: This Work and Item shall be done at the same time and shall include sealing all new pavement patch joints. The Work includes saw-cutting the joints 1/4" wide by 5/8" in depth, sandblasting the joints, cleaning out all debris in the joints, and sealing with rubber asphalt joint sealer the entire depth of the joints. The joints are not to be routed and they must be free of oil and moisture at the time of applying the hot rubber asphalt sealer. **The Contractor is responsible for cleaning up all debris created by this operation on a daily basis.**

Basis of Payment. This Work shall be paid for at the Contract Unit Price, per linear foot, for "Rubber Asphalt Joint Sealer".

50. Rubber Asphalt Joint Sealer, Removal and Replacement: This Work and Item shall be done at the same time and shall include removing and replacing the rubber asphalt joint sealer in existing Portland cement concrete pavement joints. The Work includes saw-cutting the joints 1/4" wide by 5/8" in depth, sandblasting the joints, cleaning out all existing rubber sealer and debris in the joints, and sealing with rubber asphalt joint sealer. The joints are not to be routed and they must be free of oil and moisture at the time of applying the hot rubber asphalt sealer. **The Contractor is responsible for cleaning up all debris created by this operation on a daily basis.**

Basis of Payment. This Work shall be paid for at the Contract Unit Price, per linear foot, for "Rubber Asphalt Joint Sealer, Removal and Replacement".

51. Concrete Wash Out Areas: The Contractor shall provide designated wash out facilities for the cleaning of concrete delivery trucks. Under no circumstance shall trucks be permitted to be washed out onto/into any public facility (i.e. street, sewer, parkway, etc.). Any instance of such occurrence shall result in a deduction of $250 per occurrence from any monies due the Contractor.

Basis of Payment. The cost for providing, maintaining, and disposing of designated concrete wash out areas shall not be paid for separately but shall be considered incidental to the Unit Price Items contained in this Contract.

52. Topsoil Furnish and Place, 4": This work shall consist of excavating, temporarily stockpiling, and placing topsoil in accordance with the applicable portions of Section 211. The topsoil shall spread over all areas designated on the plans to be planted/ restored.

A minimum four inches (4") of topsoil must be used to restore lawn areas disturbed by construction. The quality of the delivered topsoil shall be per IDOT specification 1081.05 (a). Prior to placement, the delivered topsoil will be sent to a soil testing lab for analysis. Removal of existing soils required to place the 4" of topsoil shall be considered incidental included in the cost of this pay item. Topsoil shall be fine graded, and compacted/rolled prior to sod placement.

Basis of Payment. 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 "Topsoil Furnish and Place, 4" ", which Price includes the labor, equipment, material and appurtenances necessary to complete the specified Work.

53. Sodding: This work shall consist of preparing the ground surface, sod watering, and furnishing and placing the sod in the areas shown on the Final Engineering Plans. 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.

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. Width of restoration areas are depicted on the plans. The minimum width of restoration shall be two (2) feet on either side of new sidewalk, behind curb and gutter, or any other disturbed areas even if the disturbed area is less than two (2) feet wide. Lay sod with ends staggered by a minimum of 1-foot. Adjust the sod so seams are firmly butted together and curled edges are laid flat. Sod shall be compacted/rolled after is has been laid. 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 the Project Engineer.

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.

Basis of Payment. 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", which Price includes the labor, equipment, material and appurtenances necessary to complete the specified Work.

54. Catch Basins, Inlets, Manholes to be Adjusted: This work shall consist of removing the existing frame, lid, and catch basins, inlets, or manholes sections as needed, furnishing new frames, lids, and adjusting the catch basins, inlets, or manholes holes in accordance with Section 602 of the Standard Specifications. For sanitary sewer structures, an external chimney seal shall be installed. The chimney seal shall be CRETEX Classic, CANUSA WRAPIDSEAL, or approved other. If a flattop exists and the Contractor chooses to use an internal seal, the Contractor shall submit materials used to internally seal the manhole. Lids shall have appropriate texts cast into the lids.

All material including adjusting rings, frame and lid, joint material, external chimney seals, etc. shall be approved by the Engineer prior to construction. The removed frames and lids shall become the property of the Village if requested. Otherwise, the Contractor shall dispose of all material.

Prior to making final grade adjustment of the frame, all joint surfaces shall be made free of dirt, stones and debris by wire brushing each surface. Broken concrete or other construction debris shall not be used to shim the adjusting rings or frame. The maximum height of the adjusting rings shall be 8 inches per structure.

Basis of Payment. The Work shall be paid for at the Contract per unit price, per each, for "Catch Basins, Inlets, Manholes to be Adjusted".

55. Catch Basins, Inlets, Manholes to be Reconstructed: This work shall consist of removing the existing frame, lid, and catch basins, inlets, and manholes sections as needed, furnishing new frames, lids, and reconstructing the catch basins, inlets, and manholes in accordance with Section 602 of the Standard Specifications. For sanitary sewer structures, an external chimney seal shall be installed. The chimney seal shall be CRETEX Classic, CANUSA WRAPIDSEAL, or approved other. If a flattop exists and the Contractor chooses to use an internal seal, the Contractor shall submit materials used to internally seal the manhole. Lids shall have appropriate texts cast into the lids.

All material including adjusting rings, frame and lid, joint material, external chimney seals, etc. shall be approved by the Engineer prior to construction. The removed frames and lids shall become the property of the Village if requested. Otherwise, the Contractor shall dispose of all material.

Prior to making final grade adjustment of the frame, all joint surfaces shall be made free of dirt, stones and debris by wire brushing each surface. Broken concrete or other construction debris shall not be used to shim the adjusting rings or frame. The maximum height of the adjusting rings shall be 8 inches per structure.

Basis of Payment. The Work shall be paid for at the Contract per unit price, per each, for "Catch Basins, Inlets, Manholes to be Reconstructed".

56. Catch Basins, Inlets to be Adjusted with New Frame and Lid: This work shall consist of removing the existing frame, lid, and catch basins, inlets, and manholes sections as needed, furnishing new frames, lids, and reconstructing the catch basins, inlets, and manholes in accordance with Section 602 of the Standard Specifications. For sanitary sewer structures, an external chimney seal shall be installed. The chimney seal shall be CRETEX Classic, CANUSA WRAPIDSEAL, or approved other. If a flattop exists and the Contractor chooses to use an internal seal, the Contractor shall submit materials used to internally seal the manhole. Lids shall have appropriate texts cast into the lids.

All material including adjusting rings, frame and lid, joint material, external chimney seals, etc. shall be approved by the Engineer prior to construction. The removed frames and lids shall become the property of the Village if requested. Otherwise, the Contractor shall dispose of all material.

Prior to making final grade adjustment of the frame, all joint surfaces shall be made free of dirt, stones and debris by wire brushing each surface. Broken concrete or other construction debris shall not be used to shim the adjusting rings or frame. The maximum height of the adjusting rings shall be 8 inches per structure.

Basis of Payment. The Work shall be paid for at the Contract per unit price, per each, for "Catch Basins, Inlets to be Adjusted with New Frame and Lid".

VILLAGE OF NORTHBROOK CONTRACT FOR
2026 CONCRETE STREET PATCHING IMPROVEMENTS
BETWEEN VILLAGE OF NORTHBROOK AND SCHROEDER & SCHROEDER INC.
ATTACHMENT C – LIST OF DRAWINGS

Plan Sheets Titled: 2026 Concrete Street Patching Improvements

SHEET NO.	SHEET TITLE	DATE LAST REVISED
1	Title Sheet	04/02/2026
2	General Notes	04/02/2026
3	Summary of Quantities	04/02/2026
4	Plan View - Charlemagne Subdivision	04/02/2026
5	Patching Locations 1 – Brittany Rd	04/02/2026
6	Patching Locations 2 – Brittany Rd	04/02/2026
7	Patching Locations 3 – Dauphine Ave & Normandy Ln	04/02/2026
8	Patching Locations 4 – Dauphine Ave	04/02/2026
9	Patching Locations 5 – Dauphine Ave	04/02/2026
10	Patching Locations 6 – Dauphine Ave	04/02/2026
11	Patching Locations 7 – Charlemagne Dr	04/02/2026
12	Patching Locations 8 – Charlemagne Dr	04/02/2026
13	Patching Locations 9 – Charlemagne Dr & Bordeaux Dr	04/02/2026
14	Patching Locations 10 – Bordeaux Dr & Versailles Dr	04/02/2026
15	Patching Locations 11 – Versailles Dr & Bernay Dr	04/02/2026
16	Patching Locations 12 – Bernay Dr	04/02/2026
17	Patching Locations 13 – Anjou Dr	04/02/2026
18	Patching Locations 14 – Anjou Dr	04/02/2026
19	Plan View - Sky Harbor Industrial Park	04/02/2026
20	Patching Locations 15 – Wainwright Dr	04/02/2026
21	Patching Locations 16 – MacArthur Blvd	04/02/2026
22	Patching Locations 17 – MacArthur Blvd	04/02/2026
23	Patching Locations 18 – MacArthur Blvd	04/02/2026
24	Patching Locations 19 – MacArthur Blvd & Melvin Dr	04/02/2026
25	Patching Locations 20 – Melvin Dr	04/02/2026
26-27	IDOT Standard Details	04/02/2026
28	District One Standard Details	04/02/2026
29-30	Northbrook Standard Details	04/02/2026

VILLAGE OF NORTHBROOK (OWNER) CONTRACT FOR
2026 CONCRETE STREET PATCHING IMPROVEMENTS
BETWEEN VILLAGE OF NORTHBROOK AND SCHROEDER & SCHROEDER INC.
APPLICATION FOR PROGRESS PAYMENT NO. _____

FOR THE PERIOD: _____ TO _____, INCLUSIVE SHEET _____ OF _____ SHEETS

CONTRACTOR'S NAME AND ADDRESS: _____

CONTRACT PRICE (LUMP SUM): $_____ ESTIMATED COST (UNIT PRICE): $_____

	NO. AND DESCRIPTION OF UNIT			WORK PERFORMED TO DATE		
ITEM NO. (1)	DETAILED ESTIMATE (2)	UNIT PRICE (3)	COST ESTIMATED (4)	NO. OF UNITS (5)	AMOUNT EARNED TO DATE (6)	% COMPLETE (7)

FOR THE PERIOD: _____ TO _____, INCLUSIVE SHEET _____ OF _____ SHEETS

VILLAGE OF NORTHBROOK (OWNER) CONTRACT FOR
2026 CONCRETE STREET PATCHING IMPROVEMENTS
BETWEEN VILLAGE OF NORTHBROOK AND SCHROEDER & SCHROEDER INC.
APPLICATION FOR PROGRESS PAYMENT NO. _____

CONTRACTOR'S NAME AND ADDRESS: _____

CONTRACT PRICE (LUMP SUM): $_____ ESTIMATED COST (UNIT PRICE): $_____

_____

	NO. AND DESCRIPTION OF UNIT			WORK PERFORMED TO DATE		
ITEM NO. (1)	DETAILED ESTIMATE (2)	UNIT PRICE (3)	COST ESTIMATED (4)	NO. OF UNITS (5)	AMOUNT EARNED TO DATE (6)	% COMPLETE (7)
	Future Items	---------- ---------- ----------		---------- ---------- ----------	---------- ---------- ----------	---------- ---------- ----------
		---------- ---------- ----------	---------- ---------- ---------- ----------	---------- ---------- ---------- ----------		---------- ---------- ---------- ----------

VILLAGE OF NORTHBROOK (OWNER) CONTRACT FOR
2026 CONCRETE STREET PATCHING IMPROVEMENTS
BETWEEN VILLAGE OF NORTHBROOK AND SCHROEDER & SCHROEDER INC.
APPLICATION FOR PROGRESS PAYMENT NO. _____

CERTIFICATE OF CONTRACTOR OR ITS DULY AUTHORIZED REPRESENTATIVE: To the best of my knowledge and belief, I certify that all items, units, quantities, and prices of Work and material shown on the face of Sheet(s) _____ of this application are correct, that all Work has been performed and materials supplied in full accordance with the terms and conditions of the Contract between the undersigned as Contractor and Village of Northbrook as Owner, dated: _____, and all authorized changes thereto; that the following is a true and correct statement of the Contract account up to and including the last day of the period covered by this application and that no part of the "Total Amount Due" has been received:

(a) Total amount earned (col. 6)..... $ _____

(b) Retained percentage (10%)..... $ _____

(c) Total earned less retained percentage..... $ _____

(d) Total previously certified (Line (c) from previous application no. _____ _____)..... $ _____

(e) Amount due this estimate..... $ _____

(f) Excess cost of field engineering and inspection .....(Subtract) $ _____

(g) Total Amount Due..... $ _____

I further certify that all claims outstanding as of this date against the undersigned as Contractor for labor, materials, and expendable equipment employed in the performance of said Contract up to this date have been paid in full in accordance with the requirements of said Contract. I further certify that all prior payments have been properly applied to the payment or reimbursement of the costs with respect to which they were paid.

DATE: _____

_____
CONTRACTOR

By: _____
Title: _____

CERTIFICATE OF THE CONSULTING ENGINEERS OF THE VILLAGE OF NORTHBROOK: I certify that I have verified this application, and that to the best of my knowledge and belief it is a true and correct statement of Work performed and materials supplied under the Contract, and that Contractor's certified statement of account and the amount due is correct and just, and that all Work and materials included in this application have been performed in full accordance with the terms and conditions of the Contract and authorized changes thereto.

DATE: _____

_____
NAME

By: _____
Title: _____

VILLAGE OF NORTHBROOK RECOMMENDATION FOR PAYMENT: Approved and Payment Recommended:

DATE: _____ VILLAGE OF NORTHBROOK

By: _____
Title: _____

#9899512_v1

SWORN STATEMENT TO OWNER

STATE OF _____)
)
COUNTY OF _____)

Page __ of __

The affiant, _____, being first duly sworn, on oath deposes and says that: Affiant is the _____ of _____, which has a Contract with _____, for _____ for the following described premises, to wit: _____; and Affiant is authorized to make this Sworn Statement to Owner.

Affiant further deposes and says: That, for the purpose of said Contract, the following persons have been contracted with, and have or are furnishing and preparing materials for, and have done or are doing labor on, said improvement; that there is due and to become due them, respectively, the amounts set opposite their names for materials or labor as stated; and that this Sworn Statement to Owner is a full, true, and complete statement of all such persons, the amounts paid and the amount due or to become due to each.

1 Subcontractor or Supplier	2 Kind of Work	3 Amount Of Contract	4 Retention (Incl. Current)	5 Net Previously Paid	6 Net Amount This Payment	7 Balance To Complete
TOTAL						

AMOUNT OF ORIGINAL CONTRACT	$	WORK COMPLETED TO DATE	$
ADDITIONS TO CONTRACT	$	LESS ___% RETAINED	$
TOTAL CONTRACT AND ADDITIONS	$	NET AMOUNT EARNED	$
CREDITS TO CONTRACT	$	NET PREVIOUSLY PAID	$
ADJUSTED TOTAL CONTRACT	$	NET AMOUNT OF THIS PAYMENT	$
		BALANCE TO COMPLETE (Inc. Retention)	$

It is understood that the total amount paid to date plus the amount requested in this application shall not exceed 90% of the cost of work completed to date unless otherwise approved by Owner.

I herewith tender Waivers of Lien for all materials and labor furnished.

Signed: _____

Name: _____

Title: _____

Subscribed and sworn to be before me
this ___ day of _____, 20__.

_____
Notary Public

This Sworn Statement to Owner must be submitted to Owner before each and every payment.

VILLAGE OF NORTHBROOK CONTRACT FOR
2026 CONCRETE STREET PATCHING IMPROVEMENTS
BETWEEN VILLAGE OF NORTHBROOK AND SCHROEDER & SCHROEDER INC.
CHANGE ORDER

CHANGE ORDER NUMBER _____

I. ITEM DESCRIPTIONS

ITEM 1.

Description of Changes Involved:

Reason for Change:

Revision in Price

ITEM 2.

Description of Changes Involved:

Reason for Change:

Revision in Price

VILLAGE OF NORTHBROOK CONTRACT FOR
2026 CONCRETE STREET PATCHING IMPROVEMENTS
BETWEEN VILLAGE OF NORTHBROOK AND SCHROEDER & SCHROEDER INC.
CHANGE ORDER

II. ADJUSTMENTS IN AMOUNT OF CONTRACT:

Amount of Original Contract Price	$
Net (addition) (reduction) due to previous Change Orders Nos. ____ to ____	$
Amount of Contract Price, not including this Change Order	$
Change (addition) (reduction) to Contract Price due to this Change Order	$
Amount of Contract Price including this Change Order	$

III. FINDINGS.

Pursuant to the requirements of Section 33E-9 of the Illinois Criminal Code of 1961, the undersigned do hereby find that the Change Order: [check all that are appropriate]

___ is necessary due to circumstances that were not foreseeable at the time the Owner entered into the Contract;

___ is germane to the Contract in its original form as signed; and/or

___ is in the best interest of the Owner and authorized by law.

IV. ACCEPTANCE.

RECOMMENDED FOR ACCEPTANCE:

By:_____ Date:_____
Project Engineer

ACCEPTED: By my authorized signature below, I certify on behalf of Contractor that this Change Order does not authorize or necessitate an increase in the price of any Subcontract under the Contract that is 50% or more of the original Subcontract price.

By:_____ Date: _____
Contractor

APPROVED:

By:_____ Date: _____
Village Manager

Bond No. 527079M

VILLAGE OF NORTHBROOK CONTRACT FOR
2026 CONCRETE STREET PATCHING IMPROVEMENTS
BETWEEN VILLAGE OF NORTHBROOK AND SCHROEDER & SCHROEDER INC.
PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS: Schroeder & Schroeder Inc., 7306 Central Park Ave, Skokie, IL 60076, as Principal, hereinafter called Contractor, and Ohio Farmers Insurance Company, 1 Park Circle, PO Box 5001, Westfield Center,OH 44251-5001, as surety, a corporation organized and existing under the laws of the State of Ohio, hereinafter called Surety, are held and firmly bound unto Village of Northbrook, c/o Village Hall, 1225 Cedar Lane Northbrook, Illinois, 60062 as Obligee, hereinafter called Owner, in the full and just sum of One Million Two Hundred Sixty Nine Thousand Seven Hundred Dollars ($1,269,700), for the payment of which sum of money well and truly to be made, Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents, said amount to include payment of actual costs and damages and for attorneys' fees, architectural fees, design fees, engineering fees, accounting fees, testing fees, consulting fees, administrative costs, court costs, interest and any other fees and expenses resulting from or incurred by reason of Contractor's failure to promptly and faithfully perform its Contract with Owner, said Contract being more fully described below, and to include attorneys' fees, court costs and administrative and other expenses necessarily paid or incurred in successfully enforcing performance of the obligation of Surety under this bond.

WHEREAS, Contractor has entered into a written agreement dated 24th of June, 2026, with Owner entitled "CONTRACT FOR 2026 CONCRETE STREET PATCHING IMPROVEMENTS" (the "Contract"), the terms and conditions of which are by this reference incorporated herein as though fully set forth herein.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH THAT if Contractor shall well, truly and promptly perform all the undertakings, covenants, terms, conditions and agreements of said Contractor under the Contract, including, but not limited to, Contractor's obligations under the Contract: (1) to provide, perform and complete at the Work Site and in the manner specified in the Contract all necessary work, labor, services, transportation, equipment, materials, apparatus, machinery, tools, fuels, gas, electric, water, waste disposal, information, data and other means and items necessary for the construction of approximately 11,000 square yards of Class B concrete street patches on Brittany Road, Charlemagne Drive, Normandy Lane, Dauphine Avenue, Bordeaux Drive, Versailles Drive, Bernay Drive, Anjou Drive, Wainwright Drive, MacArthur Boulevard, and Melvin Drive in the Village of Northbrook, Illinois; (2) to procure and furnish all permits, licenses and other governmental approvals and authorizations necessary in connection therewith except as otherwise expressly provided in the Attachment A of the Contract; (3) to procure and furnish all bonds, and all certificates and policies of insurance specified in the Contract; (4) to pay all applicable federal, state and local taxes; (5) to do all other things required of Contractor by the Contract; and (6) to provide, perform and complete all of the foregoing in a proper and workmanlike manner and in full compliance with, and as required by and pursuant to, the Contract; all of which is herein referred to as the "Work," whether or not any of said Work enter into and become component parts of the improvement contemplated, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

Surety, for value received, hereby stipulates and agrees that no changes, modifications, alterations, omissions, deletions, additions, extensions of time or forbearances on the part of either Owner or Contractor to the other in or to the terms of said Contract; in or to the schedules, plans, drawings or specifications; in or to the method or manner of performance of the Work; in or to Owner-furnished facilities, equipment, material, service or sites; or in or to the mode or manner of payment therefor shall in any way release Contractor and Surety or either or any of them, or any of their heirs, executors, administrators, successors or assigns, or affect the obligations of Surety on this bond, all notice of any and all of the foregoing changes, modifications, alterations, omissions, deletions, additions, extensions of time or forbearances and notice of any and all defaults by Contractor or of Owner's termination of Contractor being hereby waived by Surety.

Notwithstanding anything to the contrary in the foregoing paragraph, in no event shall the obligations of Surety under this bond in the event of Contractor's default be greater than the obligations of Contractor under the Contract in the absence of such Contractor default.

In the event of a default or defaults by Contractor, Owner shall have the right to take over and complete the Contract upon 30 calendar days' written notice to Surety, in which event Surety shall pay Owner all costs incurred by Owner in taking over and completing the Contract

At its option, Owner may instead request that Surety take over and complete the Contract, in which event Surety shall take reasonable steps to proceed promptly with completion no later than 30 calendar days from the date on which Owner notifies Surety that Owner wants Surety to take over and complete the Contract.

Owner shall have no obligation to actually incur any expense or correct any deficient performance of Contractor in order to be entitled to receive the proceeds of this bond.

No right of action shall accrue on this bond to or for the use of any person or corporation other than Owner or the heirs, executors, administrators or successors of Owner.

Signed and sealed this 24th day of June, 2026.

Attest/Witness:

By: _____

Title: Secretary

PRINCIPAL: SCHROEDER & SCHROEDER INC.

By: _____

Title: President

Attest/Witness:

By: _____

Title: Brooke Mach

SURETY: Ohio Farmers Insurance Company,
1 Park Circle, PO Box 5001,
Westfield Center,OH 44251-5001

By: _____

Title: Kelsey Sabatino, Attorney-in-fact

SEE INSTRUCTIONS TO BIDDERS, SECTION 7, FOR SIGNATURE REQUIREMENTS

OHIO FARMERS INSURANCE COMPANY CHARTERED 1848

General
Power
of Attorney

CERTIFIED COPY

POWER NO. **1214442 12**

Westfield Insurance Co.
Westfield National Insurance Co.
Ohio Farmers Insurance Co.

Westfield Center, Ohio

Know All Men by These Presents, That WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY, corporations, hereinafter referred to individually as a "Company" and collectively as "Companies," duly organized and existing under the laws of the State of Ohio, and having its principal office in Westfield Center, Medina County, Ohio, do by these presents make, constitute and appoint

BROOKE MACH, CELIA SATTER, JOINTLY OR SEVERALLY

of **CHICAGO** and State of **IL** its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver **any and all bonds, recognizances, undertakings, consents of surety, or other instruments or contracts of suretyship in any penal limit,** and to bind any of the Companies thereby as fully and to the same extent as if such bonds were signed by the President, sealed with the corporate seal of the applicable Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney(s)-in-Fact may do in the premises. Said appointment is made under and by authority of the following resolution adopted by the Board of Directors of each of the WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY:

"Be it Resolved, that the President, any Senior Executive, any Secretary or any Fidelity & Surety Operations Executive or other Executive shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

The Attorney-in-Fact may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements of indemnity and other conditional or obligatory undertakings and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed by the President and sealed and attested by the Corporate Secretary."

"Be it Further Resolved, that the signature of any such designated person and the seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signatures or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached." (Each adopted at a meeting held on February 8, 2000).

In Witness Whereof, WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY have caused these presents to be signed by their **Vice President, Surety** and their corporate seals to be hereto affixed this **03rd** day of **DECEMBER** A.D., **2025** .

Corporate Seals Affixed

WESTFIELD INSURANCE COMPANY
WESTFIELD NATIONAL INSURANCE COMPANY
OHIO FARMERS INSURANCE COMPANY

By: **Gary W. Stumper,** *Vice President, Surety*

State of Ohio
County of Medina ss.:

On this **03rd** day of **DECEMBER** A.D., **2025** , before me personally came **Gary W. Stumper** to me known, who, being by me duly sworn, did depose and say, that he resides in **Medina, OH;** that he is **Vice President, Surety** of WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY, the companies described in and which executed the above instrument; that he knows the seals of said Companies; that the seals affixed to said instrument are such corporate seals; that they were so affixed by order of the Boards of Directors of said Companies; and that he signed his name thereto by like order.

Notarial Seal Affixed

State of Ohio
County of Medina ss.:

David A. Kotnik, Attorney at Law, *Notary Public*
My Commission Does Not Expire (Sec. 147.03 Ohio Revised Code)

I, **Kathleen Golovan, Chief Administrative Officer & Corporate Secretary** of WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Companies, which is still in full force and effect; and furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seals of said Companies at Westfield Center, Ohio, this day of A.D., .

Kathleen Golovan, *Chief Administrative Officer & Corporate Secretary*

BPOAC2 (combined) (07-25)

Bond No. 527079M

VILLAGE OF NORTHBROOK CONTRACT FOR
2026 CONCRETE STREET PATCHING IMPROVEMENTS
BETWEEN VILLAGE OF NORTHBROOK AND SCHROEDER & SCHROEDER INC.
LABOR AND MATERIAL PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS: Schroeder & Schroeder Inc., 7306 Central Park Ave, Skokie, IL 60076, Principal, hereinafter called Contractor, and Ohio Farmers Insurance Company, 1 Park Circle, PO Box 5001, Westfield Center,OH 44251-5001, as surety, a corporation organized and existing under the laws of the State of Ohio Illinois, hereinafter called Surety, are held and firmly bound unto Village of Northbrook, c/o Village Hall, 1225 Cedar Lane, Northbrook, Illinois, as Obligee, hereinafter called Owner, for the use and benefit of itself and of claimants as hereinafter defined, in the full and just sum of One Million Two Hundred Sixty Nine Thousand Seven Hundred Dollars ($1,269,700), to be paid to it or the said claimants or its or their assigns, to which payment well and truly to be made Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents, said amount to include attorney's fees, court costs and administrative and other expenses necessarily paid or incurred in successfully enforcing performance of the obligation of Surety under this bond.

WHEREAS, Contractor has entered into a written agreement dated 24th of June, 2026, with Owner entitled "CONTRACT FOR 2026 CONCRETE STREET PATCHING IMPROVEMENTS" (the "Contract"), the terms and conditions of which are by this reference incorporated herein as though fully set forth herein.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH THAT if Contractor shall promptly pay or cause to be paid all sums of money that may be due to any claimant with respect to Contractor's obligations under the Contract: (1) to provide, perform and complete at the Work Site and in the manner specified in the Contract all necessary work, labor, services, transportation, equipment, materials, apparatus, machinery, tools, fuels, gas, electric, water, waste disposal, information, data and other means and items necessary for the construction of approximately 11,000 square yards of Class B concrete street patches on Brittany Road, Charlemagne Drive, Normandy Lane, Dauphine Avenue, Bordeaux Drive, Versailles Drive, Bernay Drive, Anjou Drive, Wainwright Drive, MacArthur Boulevard, and Melvin Drive in the Village of Northbrook, Illinois; (2) to procure and furnish all permits, licenses and other governmental approvals and authorizations necessary in connection therewith except as otherwise expressly provided in Attachment A to the Contract; (3) to procure and furnish all bonds and all certificates and policies of insurance specified in the Contract; (4) to pay all applicable federal, state and local taxes; (5) to do all other things required of the Contractor by the Contract; and (6) to provide, perform and complete all of the foregoing in a proper and workmanlike manner and in full compliance with, and as required by or pursuant to, the Contract; all of which is herein referred to as the "Work," whether or not any of said Work enter into and become component parts of the improvement contemplated, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

For purpose of this bond, a claimant is defined as one having a direct Contract with Contractor or with a subcontractor of Contractor to provide, perform or complete any part of the Work.

Contractor and Surety hereby jointly and severally agree that every claimant who has not had all just claims for the furnishing of any part of the Work paid in full, including, without limitation, all claims for amounts due for materials, lubricants, oil, gasoline, rentals of or service or repairs on machinery, equipment, and tools consumed or used in connection with the furnishing of any part of the Work, may sue on this bond for the use of such claimant, may prosecute the suit to final judgment for such sum or sums as may be justly due such claimant, and may have execution therein; provided, however, that Owner shall not be liable for the payment of any costs or expenses of any such suit. The provisions of 30 ILCS 550/1 and 2 shall be deemed inserted herein, including the time limits within which notices of claim must be filed and actions brought under this bond.

Contractor and Surety hereby jointly agree that Owner may sue on this bond if Owner is held liable to, or voluntarily agrees to pay, any claimant directly, but nothing in this bond shall create any duty on the part of Owner to pay any claimant.

VILLAGE OF NORTHBROOK CONTRACT FOR
2026 CONCRETE STREET PATCHING IMPROVEMENTS
BETWEEN VILLAGE OF NORTHBROOK AND SCHROEDER & SCHROEDER INC.
LABOR AND MATERIAL PAYMENT BOND

Surety, for value received, hereby stipulates and agrees that no changes, modifications, alterations, omissions, deletions, additions, extensions of time or forbearances on the part of Owner or Contractor to the other in or to the terms of said Contract; in or to the schedules, plans, drawings or specifications; in or to the method or

manner of performance of the Work; in or to Owner-furnished facilities, equipment, material, service or site; or in or to the mode or manner of payment therefor shall in any way release Contractor and Surety or either or any of them, or any of their heirs, executors, administrators, successors or assigns, or affect the obligations of said Surety on this bond, all notice of any and all of the foregoing changes, modifications, alterations, omissions, deletions, additions, extensions of time or forbearances and notice of any and all defaults by Contractor or of Owner's termination of Contractor being hereby waived by Surety.

Signed and sealed this 24th day of June, 2026.

Attest/Witness:

By: Mary M. Bryant

Title: Secretary

PRINCIPAL: SCHROEDER & SCHROEDER INC.

By: Jack V. Vinci

Title: President

Attest/Witness:

By: Brooke Mach

Title: Brooke Mach

SURETY: Ohio Farmers Insurance Company,
1 Park Circle, PO Box 5001,
Westfield Center,OH 44251-5001

By: Kelsey Sabatino

Title: Kelsey Sabatino, Attorney-in-Fact

SEE INSTRUCTIONS TO BIDDERS, SECTION 7, FOR SIGNATURE REQUIREMENTS

OHIO FARMERS INSURANCE COMPANY CHARTERED 1848

General
Power
of Attorney

CERTIFIED COPY

POWER NO. **1214442 12**

Westfield Insurance Co.
Westfield National Insurance Co.
Ohio Farmers Insurance Co.

Westfield Center, Ohio

Know All Men by These Presents, That WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY, corporations, hereinafter referred to individually as a "Company" and collectively as "Companies," duly organized and existing under the laws of the State of Ohio, and having its principal office in Westfield Center, Medina County, Ohio, do by these presents make, constitute and appoint

BROOKE MACH, CELIA SATTER, JOINTLY OR SEVERALLY

of **CHICAGO** and State of **IL** its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver **any and all bonds, recognizances, undertakings, consents of surety, or other instruments or contracts of suretyship in any penal limit,** and to bind any of the Companies thereby as fully and to the same extent as if such bonds were signed by the President, sealed with the corporate seal of the applicable Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney(s)-in-Fact may do in the premises. Said appointment is made under and by authority of the following resolution adopted by the Board of Directors of each of the WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY:

"Be it Resolved, that the President, any Senior Executive, any Secretary or any Fidelity & Surety Operations Executive or other Executive shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

The Attorney-in-Fact may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements of indemnity and other conditional or obligatory undertakings and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed by the President and sealed and attested by the Corporate Secretary."

"Be it Further Resolved, that the signature of any such designated person and the seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signatures or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached." (Each adopted at a meeting held on February 8, 2000).

In Witness Whereof, WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY have caused these presents to be signed by their **Vice President, Surety** and their corporate seals to be hereto affixed this **03rd** day of **DECEMBER** A.D., **2025** .

Corporate Seals Affixed

WESTFIELD INSURANCE COMPANY
WESTFIELD NATIONAL INSURANCE COMPANY
OHIO FARMERS INSURANCE COMPANY

By: **Gary W. Stumper,** *Vice President, Surety*

State of Ohio
County of Medina ss.:

On this **03rd** day of **DECEMBER** A.D., **2025** , before me personally came **Gary W. Stumper** to me known, who, being by me duly sworn, did depose and say, that he resides in **Medina, OH;** that he is **Vice President, Surety** of WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY, the companies described in and which executed the above instrument; that he knows the seals of said Companies; that the seals affixed to said instrument are such corporate seals; that they were so affixed by order of the Boards of Directors of said Companies; and that he signed his name thereto by like order.

Notarial Seal Affixed

David A. Kotnik, Attorney at Law, *Notary Public*
My Commission Does Not Expire (Sec. 147.03 Ohio Revised Code)

State of Ohio
County of Medina ss.:

I, **Kathleen Golovan, Chief Administrative Officer & Corporate Secretary** of WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Companies, which is still in full force and effect; and furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seals of said Companies at Westfield Center, Ohio, this day of A.D., .

Kathleen Golovan, *Chief Administrative Officer & Corporate Secretary*

BPOAC2 (combined) (07-25)

SCHR&SC-01 CWENIGER

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 6/1/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Brooke Mach	
Belmont Insurance Brokerage, Inc. 123 N Wacker Dr Ste 1160 Chicago, IL 60606-1712	PHONE (A/C, No, Ext): (773) 560-4399	FAX (A/C, No):
	E-MAIL ADDRESS: coi@trustbelmont.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Selective Insurance Company Of America	12572
INSURED	INSURER B : Insurance Company Of The West	27847
Schroeder & Schroeder, Inc. 7306 Central Park Ave Skokie, IL 60076-4003	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			S-2730960	12/1/2025	12/1/2026	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 500,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY			S-2730960	12/1/2025	12/1/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB X OCCUR			S-2730960	12/1/2025	12/1/2026	EACH OCCURRENCE	$ 5,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 5,000,000
	DED X RETENTION $ 0							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N	N/A		WIL 5087216 00	12/1/2025	12/1/2026	X PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N (Mandatory In NH)						E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Job #: 2628 – Village of Northbrook – 2026 Concrete Street Patching Improvements

Village of Northbrook, including its President and Board of Trustees and elected and appointed officials, its officers, employees, agents, attorneys, consultants, and representatives shall be listed as Additional Insured(s) in regard to General Liability when required under a written contract or agreement.

CERTIFICATE HOLDER

Village of Northbrook
1225 Cedar Lake
Northbrook, IL 60062

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ElitePac®
General Liability Extension Endorsement

COMMERCIAL GENERAL LIABILITY
CG 73 00 04 25

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies the insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

The **SECTIONS** of the Commercial General Liability Coverage Form identified in this endorsement will be amended as shown below. However, **if (a) two or more Coverage Parts of this policy, or (b) two or more forms or endorsements within the same Coverage Part apply to a loss,** coverage provision(s) with the broadest language will apply, unless specifically stated otherwise within the particular amendment covering that loss.

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

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COVERAGES — Amendments

SECTION I — COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY

EXCLUSIONS

Employer's Liability Amendment

(This provision is not applicable in the State of New York).

The following is added to Exclusion **e. Employer's Liability** under **COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY, 2. Exclusions:**

This exclusion also does not apply to any "temporary worker".

Non-Owned Aircraft, Auto or Watercraft

A. Paragraph **(2)** of Exclusion **g. Aircraft, Auto Or Watercraft** under **COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY, 2. Exclusions** is deleted in its entirety and replaced with the following:

(2) A watercraft you do not own that is:

(a) Less than 26 feet long and not being used to carry persons or property for a charge; or

(b) At least 26 feet, but less than 60 feet long, and not being used to carry persons or property for a charge. Any person is an insured who uses or is responsible for the use of such watercraft with your expressed or implied consent. However, if the insured has any other valid and collectible insurance for "bodily injury" or "property damage" that would be covered under this provision, or on any other basis, this coverage is then excess, and subject to Condition **4. Other Insurance, b. Excess Insurance** under **SECTION IV — COMMERCIAL GENERAL LIABILITY CONDITIONS.**

B. The following is added to Exclusion **g. Aircraft, Auto Or Watercraft** under **COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY, 2. Exclusions:**

This exclusion does not apply to:

(6) Any aircraft, not owned or operated by any insured, which is hired, chartered or loaned with a paid crew. However, if the insured has any other valid and collectible insurance for "bodily injury" or "property damage" that would be covered under this provision, or on any other basis, this coverage is then excess, and subject to Condition **4. Other Insurance, b. Excess Insurance** under **SECTION IV — COMMERCIAL GENERAL LIABILITY CONDITIONS.**

Damage To Premises Rented to You

A. The last paragraph of Paragraph **2. Exclusions** under **COVERAGE A BODILY INJURY AND PROPERTY DAMAGE** is deleted in its entirety and replaced with the following:

Exclusions **c. through n.** do not apply to damage by fire, lightning or explosion to premises rented to you or temporarily occupied by you with the permission of the owner. A separate limit of insurance applies to this coverage as described in **SECTION III — LIMITS OF INSURANCE.**

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B. Paragraph **6.** under **SECTION III — LIMITS OF INSURANCE** is deleted in its entirety and replaced with the following:

6. Subject to Paragraph **5.** above, the most we will pay under **COVERAGE A** for damages because of "property damage" to any one premises, while rented to you, or in the case of damage caused by fire, lightning or explosion, while rented to you or temporarily occupied by you with permission of the owner, for all such damage caused by fire, lightning or explosion proximately caused by the same event, whether such damage results from fire, lightning or explosion or any combination of the three, is the amount shown in the Declarations for the Damage To Premises Rented To You Limit.

C. Paragraph **a.** of Definition **9.** "Insured contract" under **SECTION V — DEFINITIONS** is deleted in its entirety and replaced with the following:

a. A contract for a lease of premises. However, that portion of the contract for a lease of premises that indemnifies any person or organization for damage by fire, lightning or explosion to premises while rented to you or temporarily occupied by you with the permission of the owner is not an "insured contract";

Electronic Data Liability

A. Exclusion **p. Electronic Data** under **COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY,** Paragraph **2. Exclusions** is deleted in its entirety and replaced by the following:

p. Electronic Data

Damages arising out of the loss of, loss of use of, damage to, corruption of, inability to access, or inability to manipulate "electronic data".

However, this exclusion does not apply to liability for damages because of:

(1) "Bodily injury"; or

(2) Loss of, loss of use of, damage to, corruption of, inability to access, or inability to manipulate "electronic data" that results from physical injury to tangible property.

The exception in the paragraph above does not apply to claims for damages because of "bodily injury", "property damage", notification costs, credit or identity monitoring expenses, forensic expenses, public relations expenses, data restoration expenses, extortion expenses or any other similar cost or expense incurred by you or others arising out of a "cyber incident".

B. The following paragraph is added to **SECTION III — LIMITS OF INSURANCE:**

Subject to the Each Occurrence Limit in Paragraph **5.**, the most we will pay under **COVERAGE A** for "property damage" because of all loss of "electronic data" arising out of any one "occurrence" is a sub-limit of $100,000.

SECTION I — COVERAGE C MEDICAL PAYMENTS

EXCLUSIONS

Any Insured Amendment

Exclusion **a. Any Insured** under **COVERAGE C MEDICAL PAYMENTS, 2. Exclusions** is deleted in its entirety and replaced with the following:

a. Any Insured

To any insured.

This exclusion does not apply to:

(1) "Not-for-profit members";

(2) "Golfing facility" members who are not paid a fee, salary, or other compensation; or

(3) "Volunteer workers".

This exclusion exception does not apply if **COVERAGE C MEDICAL PAYMENTS** is excluded by another endorsement to this Coverage Part.

Product Amendment

Exclusion **f. Products-Completed Operations Hazard** under **COVERAGE C MEDICAL PAYMENTS, 2. Exclusions** is deleted in its entirety and replaced with the following:

f. Products-Completed Operations Hazard

Included within the "products-completed operations hazard".

This exclusion does not apply to "your products" sold for use or consumption on your premises, while such products are still on your premises.

This exclusion exception, does not apply if **COVERAGE C MEDICAL PAYMENTS** is excluded by another endorsement to this Coverage Part.

SECTION I — SUPPLEMENTARY PAYMENTS — COVERAGES A AND B

Expenses For Bail Bonds And Loss Of Earnings

A. Subparagraph **1.b.** under **SUPPLEMENTARY PAYMENTS — COVERAGES A AND B** is deleted in its entirety and replaced with the following:

b. Up to $5,000 for cost of bail bonds required because of accidents or traffic law violations arising out of the use of any vehicle to which Bodily Injury Liability Coverage applies. We do not have to furnish these bonds.

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B. Subparagraph **1.d.** under **SUPPLEMENTARY PAYMENTS — COVERAGES A AND B** is deleted in its entirety and replaced with the following:

d. All reasonable expenses incurred by the insured at our request to assist us in the investigation or defense of the claim or "suit", including actual loss of earnings up to $1,000 a day because of time off from work.

SECTION II — WHO IS AN INSURED — Amendments

Not-for-Profit Organization Members

The following paragraph is added to **SECTION II — WHO IS AN INSURED:**

If you are an organization other than a partnership, joint venture, or a limited liability company, and you are a not-for-profit organization, the following are included as additional insureds:

1. Your officials;
2. Your trustees;
3. Your members;
4. Your board members;
5. Your commission members;
6. Your agency members;
7. Your insurance managers;
8. Your elective or appointed officers; and
9. Your "not-for-profit members".

However only with respect to their liability for your activities or activities they perform on your behalf.

Employees As Insureds Modified

A. Subparagraph **2.a.(1)(a)** under **SECTION II — WHO IS AN INSURED** does not apply to "bodily injury" to a "temporary worker" caused by a co-"employee" who is not a "temporary worker".

B. Subparagraph **2.a.(2)** under **SECTION II — WHO IS AN INSURED** does not apply to "property damage" to the property of a "temporary worker" or "volunteer worker" caused by a co-"employee" who is not a "temporary worker" or "volunteer worker".

C. Subparagraph **2.a.(1)(d)** under **SECTION II — WHO IS AN INSURED** does not apply to "bodily injury" caused by cardio-pulmonary resuscitation or first aid services administered by a co-"employee".

With respect to this provision only, Subparagraph **(1)** of Exclusion **2. e. Employer's Liability** under **SECTION I — COVERAGES, COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY** does not apply.

Newly Formed Or Acquired Organizations

A. Subparagraph **3.a.** under **SECTION II — WHO IS AN INSURED** is deleted in its entirety and replaced with the following:

a. Coverage under this provision is afforded only until the 180th day after you acquire or form the organization or the end of the policy period, whichever is earlier. However, **COVERAGE A** does not apply to "bodily injury" or "property damage" that occurred before you acquired or formed the organization.

B. The following paragraph is added to **SECTION II — WHO IS AN INSURED,** Paragraph **3:**

If you are engaged in the business of construction of dwellings three stories or less in height, or other buildings three stories or less in height and less than 25,000 square feet in area, you will also be an insured with respect to "your work" only, for the period of time described above, for your liability arising out of the conduct of any partnership or joint venture of which you are or were a member, even if that partnership or joint venture is not shown as a Named Insured. However, this provision only applies if you maintain or maintained an interest of at least fifty percent in that partnership or joint venture for the period of that partnership or joint venture.

This provision does not apply to any partnership or joint venture that has been dissolved or otherwise ceased to function for more than thirty-six months.

With respect to the insurance provided by this provision, **Newly Formed or Acquired Organizations**, the following is added to **SECTION IV — COMMERCIAL GENERAL LIABILITY**, Paragraph **4. Other Insurance,** Subparagraph **b. Excess Insurance:**

The insurance provided by this provision, **Newly Formed or Acquired Organizations,** is excess over any other insurance available to the insured, whether primary, excess, contingent or on any other basis.

(All other provisions of this section remain unchanged)

Blanket Additional Insureds — As Required By Contract

A. Subject to the **Primary and Non-Contributory** provision set forth in this endorsement, **SECTION II — WHO IS AN INSURED** is amended to include as an additional insured:

1. Owners, Lessees or Contractors/Architects, Engineers and Surveyors

a. Any person or organization for whom you are performing operations when you and such person or organization have agreed in a written contract, written agreement or written permit that such person or organization be added as an additional insured on your commercial general liability policy; and

b. Any other person or organization, including any architects, engineers or surveyors not engaged by you, whom you are required to add as an additional insured under your policy in the contract or agreement in Paragraph **a.** above:

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Such person or organization is an additional insured only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

(1) Your acts or omissions; or

(2) The acts of omissions of those acting on your behalf;

in the performance of your ongoing operations performed for the additional insured in Paragraph **a.**, above.

However, this insurance does not apply to:

"Bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services by or for you, including:

(1) The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; and

(2) Supervisory, inspection, architectural or engineering activities.

Professional services do not include services within construction means, methods, techniques, sequences and procedures employed by you in connection with your operations in your capacity as a construction contractor.

A person or organization's status as an additional insured under this endorsement ends when your operations for the person or organization described in Paragraph **a.** above are completed.

2. Other Additional Insureds

Any of the following persons or organizations with whom you have agreed in a written contract, written agreement or written permit that such persons or organizations be added as an additional insured on your commercial general liability policy:

a. Lessors of Leased Equipment

Any person or organization from whom you lease equipment, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your maintenance, operation or use of equipment leased to you by such person or organization.

With respect to the insurance afforded to these additional insureds, this insurance does not apply to any "occurrence" which takes place after the equipment lease expires.

b. Managers or Lessors of Premises

Any person or organization from whom you lease premises, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by you or those acting on your behalf in connection with the ownership, maintenance or use of that part of the premises leased to you.

This insurance does not apply to any "occurrence" which takes place after you cease to be a tenant of that premises.

c. Mortgagees, Assignees or Receivers

Any person or organization with respect to their liability as mortgagee, assignee or receiver and arising out of the ownership, maintenance or use of your premises.

This insurance does not apply to any "occurrence" which takes place after the mortgage is satisfied, or the assignment or receivership ends.

d. Any Person or Organization Other Than A Joint Venture

Any person or organization (other than a joint venture of which you are a member), but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts of omissions of those acting on your behalf in the performance of your ongoing operations or in connection with property owned by you.

e. State or Governmental Agency or Political Subdivision — Permits or Authorizations

Any state or governmental agency or subdivision or political subdivision, but only with respect to:

(1) Operations performed by you or on your behalf for which the state or governmental agency or subdivision or political subdivision has issued a permit or authorization; or

(2) The following hazards for which the state or governmental agency or subdivision or political subdivision has issued a permit or authorization in connection with premises you own, rent or control and to which this insurance applies:

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(a) The existence, maintenance, repair, construction, erection or removal of advertising signs, awnings, canopies, cellar entrances, coal holes, driveways, manholes, marquees, hoist away openings, sidewalk vaults, street banners or decorations and similar exposures;

(b) The construction, erection or removal of elevators; or

(c) The ownership, maintenance or use of any elevators covered by this insurance.

This insurance does not apply to:

i. "Bodily injury" or "property damage" arising out of operations performed for the federal government, state or municipality; or

ii. "Bodily injury" or "property damage" included within the "products-completed operations hazard".

With respect to Paragraphs **2.b.** through **2.d.**, this insurance does not apply to structural alterations, new construction or demolition operations performed by or on behalf of such person or organization.

B. The insurance coverage afforded to the additional insureds in this coverage extension:

1. Does not apply unless the written contract or written agreement has been signed by the Named Insured or written permit issued prior to the "bodily injury" or "property damage" or "personal and advertising injury";
2. Only applies to the extent permitted by law; and
3. Will not be broader than that which you are required by the written contract, written agreement, or written permit to provide to such additional insured.

Broad Form Vendors Coverage

Subject to the **Primary and Non-Contributory** provision set forth in this endorsement, **SECTION II — WHO IS AN INSURED** is amended to include as an additional insured any person or organization (referred to below as vendor) for whom you have agreed in a written contract or written agreement to provide coverage as an additional insured under your policy. Such person or organization is an additional insured only with respect to "bodily injury" or "property damage" arising out of "your products" which are distributed or sold in the regular course of the vendor's business. However, the insurance afforded the vendor does not apply to:

a. "Bodily injury" or "property damage" for which the vendor is obligated to pay damages by reason of the assumption of liability in a contract or agreement; however this exclusion does not apply to liability for damages that the vendor would have in the absence of the contract or agreement;

b. Any express warranty unauthorized by you;

c. Any physical or chemical change in the product made intentionally by the vendor;

d. Repackaging, unless unpacked solely for the purpose of inspection, demonstration, testing, or the substitution of parts under instructions from the manufacturer, and then repackaged in the original container;

e. Any failure to make such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business in connection with the sale of the product; or

f. Products which, after distribution or sale by you, have been labeled or re-labeled or used as a container, part of ingredient of any other thing or substance by or for the vendor; however this insurance does not apply to any insured person or organization, from who you have acquired such products, or any ingredient, part or container, entering into, accompanying or containing such products.

The provisions of this coverage extension do not apply unless the written contract or written agreement has been signed by the Named Insured prior to the "bodily injury" or "property damage".

Incidental Malpractice

Subparagraph **2.a.(1)(d)** under **SECTION II — WHO IS AN INSURED** is deleted in its entirety and replaced with the following:

(d) Arising out of his or her providing or failing to provide professional health care services.

This does not apply to nurses, emergency medical technicians or paramedics if you are not in the business or occupation of providing any such professional services.

This also does not apply to "bodily injury" caused by cardio-pulmonary resuscitation or first aid services administered by a co-"employee".

This provision does not apply if you are a Social Service or Senior Living risk.

SECTION IV — COMMERCIAL GENERAL LIABILITY CONDITIONS — Amendments

Knowledge Of Occurrence, Claim, Suit Or Loss

The following is added to Paragraph **2. Duties in the Event of Occurrence, Offense, Claim or Suit** under **SECTION IV — COMMERCIAL GENERAL LIABILITY CONDITIONS:**

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The requirements under this paragraph do not apply until after the "occurrence" or offense is known to:

1. You, if you are an individual;
2. A partner, if you are a partnership;
3. An "executive officer" or insurance manager, if you are a corporation;
4. Your members, managers or insurance manager, if you are a limited liability company; or
5. Your elected or appointed officials, officers, members, trustees, board members, commission members, agency members, or your administrator or your insurance manager if you are an organization other than a partnership, joint venture, or limited liability company.

Primary and Non-Contributory Provision

The following is added to Paragraph **4. Other Insurance, b. Excess Insurance** under **SECTION IV — COMMERCIAL GENERAL LIABILITY CONDITIONS:**

This insurance is primary to and we will not seek contribution from any other insurance available to an additional insured under this policy provided that:

(1) The additional insured is a Named Insured under such other insurance; and

(2) You have agreed in a written contract, written agreement or written permit that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

Unintentional Failure To Disclose Hazards

The following is added to Paragraph **6. Representations** under **SECTION IV — COMMERCIAL GENERAL LIABILITY CONDITIONS:**

However, if you should unintentionally fail to disclose any existing hazards in your representations to us at the inception date of the policy, or during the policy period in connection with any additional hazards, we shall not deny coverage under this Coverage Part based upon such failure to disclose hazards.

Waiver Of Transfer Of Rights Of Recovery

The following is added to Paragraph **8. Transfer of Rights Of Recovery Against Others To Us** under **SECTION IV — COMMERCIAL GENERAL LIABILITY CONDITIONS:**

We will waive any right of recovery against a person or organization because of payments we make under this Commercial General Liability Coverage Part. This waiver applies only if the insured has agreed in a written contract or written agreement to:

1. Waive any right of recovery against that person or organization; or
2. Assume the liability of that person or organization pursuant to a written contract or written agreement that qualifies as an "insured contract"; and
3. Include such person or organization as an additional insured on your policy.

Such waiver by us applies only to that person or organization identified above, and only to the extent that the insured has waived its right of recovery against such person or organization prior to loss.

Liberalization

The following condition is added to **SECTION IV — COMMERCIAL GENERAL LIABILITY CONDITIONS:**

If we revise this Coverage Part to provide more coverage without additional premium charge, subject to our filed company rules, your policy will automatically provide the additional coverage as of the day the revision is effective in your state.

Two or More Coverage Parts or Policies Issued By Us

(This provision is not Applicable in the state of New York or Wisconsin).

The following condition is added to **SECTION IV — COMMERCIAL GENERAL LIABILITY CONDITIONS:**

It is our intention that the various coverage parts or policies issued to you by us, or any company affiliated with us, do not provide any duplication or overlap of coverage. We have exercised diligence to draft our coverage parts and policies to reflect this intention. However, if the facts and circumstances that will respond to any claim or "suit" give rise to actual or claimed duplication or overlap of coverage between the various coverage parts or policies issued to you by us or any company affiliated with us, the limit of insurance under all such coverage parts or policies combined shall not exceed the highest applicable limit under this coverage, or any one of the other coverage forms or policies.

This condition does not apply to any Excess or Umbrella policy issued by us specifically to apply as excess insurance over this coverage part or policy to which this coverage part is attached.

SECTION V — DEFINITIONS

Discrimination

(This provision does not apply in New York).

A. The following is added to Definition **14.** "Personal and advertising injury":

"Personal and advertising injury" also means "discrimination" that results in injury to the feelings or reputation of a natural person, however only if such "discrimination" or humiliation is:

1. Not done by or at the direction of:
   a. The insured; or
   b. Anyone considered an insured under **SECTION II — WHO IS AN INSURED;**
2. Not done intentionally to cause harm to another person.

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3. Not directly or indirectly related to the employment, prospective employment or termination of employment of any person or persons by any insured.

4. Not arising out of any "advertisement" by the insured.

B. The following definition is added to **SECTION V — DEFINITIONS:**

"Discrimination" means:

a. Any act or conduct that would be considered discrimination under any applicable federal, state, or local statute, ordinance or law;

b. Any act or conduct that results in disparate treatment of, or has disparate impact on, a person, because of that person's race, religion, gender, sexual orientation, age, disability or physical impairment; or

c. Any act or conduct characterized or interpreted as discrimination by a person based on that person's race, religion, gender, sexual orientation, age, disability or physical impairment.

It does not include acts or conduct characterized or interpreted as sexual intimidation or sexual harassment, or intimidation or harassment based on a person's gender.

Electronic Data

The following definition is added to **SECTION V — DEFINITIONS:**

"Electronic data" means information, facts or programs stored as or on, created or used on, or transmitted to or from computer software, including systems and applications software, hard or floppy disks, CD-ROMS, tapes, drives, cell, data processing devices or any other media which are used with electronically controlled equipment. For the purpose of the Electronic Data Liability coverage provided by this endorsement, Definition **17.** "Property damage" is deleted in its entirety and replaced by the following:

17. "Property damage" means:

a. Physical injury to tangible property, including all resulting loss of use of that property. All such loss of use shall be deemed to occur at the time of the physical injury that caused it; or

b. Loss of, loss of use of, damage to, corruption of, inability to access, or inability to properly manipulate "electronic data", resulting from physical injury to tangible property. All such loss of "electronic data" shall be deemed to occur at the time of the "occurrence" that caused it.

For the purpose of the Electronic Data Liability coverage provided by this endorsement, "electronic data" is not tangible property.

Employee Amendment

Definition **5.** "Employee" under **SECTION V — DEFINITIONS** is deleted in its entirety and replaced by the following:

5. "Employee" includes a "leased worker", or a "temporary worker". If you are a School, "Employee" also includes a student teacher.

Golfing Facility

The following definition is added to **SECTION V — DEFINITIONS:**

"Golfing facility" means a golf course, golf club, driving range, or miniature golf course.

Mental Anguish Amendment

(This provision does not apply in New York).

Definition **3.** "Bodily injury" under **SECTION V — DEFINITIONS** is deleted in its entirety and replaced with the following:

3. "Bodily injury" means bodily injury, sickness or disease sustained by a person, including death resulting from any of these at any time. This includes mental anguish resulting from any bodily injury, sickness or disease sustained by a person. (In New York, mental anguish has been determined to be "bodily injury").

Not-for-profit Member

The following definition is added to **SECTION V — DEFINITIONS:**

"Not-for-profit member" means a person who is a member of a not-for-profit organization, including clubs and churches, who receives no financial or other compensation.

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Contracting, Installation, Service and Repair General Liability Extended ElitePac® Endorsement

COMMERCIAL GENERAL LIABILITY
CG 79 88 10 23

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

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A. BLANKET ADDITIONAL INSUREDS

1. Ongoing Operations

SECTION II — WHO IS AN INSURED is amended to include as an additional insured:

a. Any person or organization for whom you are performing operations when you and such person or organization have agreed in a written contract, written agreement or written permit that such person or organization be added as an additional insured on your commercial general liability policy; and

b. Any other person or organization, including any architects, engineers or surveyors not engaged by you, whom you are required to add as an additional insured under your policy in the contract or agreement in Paragraph **1.** above;

If the written contract, written agreement, or written permit requires the additional insured be added with respect to liability arising out of your ongoing operations, or requires coverage for the additional insured to be included by the use of ISO's Additional Insured - Owners, Lessees or Contractors - Scheduled Person Or Organization endorsement CG 20 10 10-01 edition or its equivalent, such person or organization is an additional insured only with respect to liability arising out of your ongoing operations performed under that contract, agreement, or permit.

If the written contract, written agreement, or written permit does not require that the additional insured be added with respect to liability arising out of your ongoing operations, or requires coverage for the additional insured to be included by the use of ISO's Additional Insured - Owners, Lessees or Contractors - Scheduled Person Or Organization endorsement CG 20 10 07-04 (or subsequent) edition or its equivalent, then such person or organization is an additional insured only with respect to "bodily injury", "property damage" or "personal and advertising injury" caused in whole or in part by your ongoing operations performed under that contract, agreement, or permit.

2. Completed Operations

SECTION II — WHO IS AN INSURED is amended to include as an additional insured:

a. Any person or organization for whom you are performing or have performed operations when you and such person or organization have agreed in a written contract, written agreement or written permit that such person or organization be added as an additional insured on your commercial general liability policy; and

b. Any other person or organization, including any architects, engineers or surveyors not engaged by you, whom you are required to add as an additional insured under your policy in the contract or agreement in Paragraph **1.** above;

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If the written contract, written agreement, or written permit requires the additional insured be added with respect to liability arising out of "your work" performed under that contract, agreement, or permit and included in the "products-completed operations hazard", or requires coverage for the additional insured to be included by the use of ISO's Additional Insured - Owners, Lessees or Contractors - Completed Operations endorsement CG 20 37 10-01 edition or its equivalent, such person or organization is an additional insured only with respect to their liability arising out of "your work" performed under that contract, agreement, or permit and included in the "products-completed operations hazard".

If the written contract, written agreement, or written permit does not require that the additional insured be added with respect to liability arising out of "your work" performed under that contract, agreement, or permit and included in the "products-completed operations hazard", or requires coverage for the additional insured to be included by the use of ISO's Additional Insured - Owners, Lessees or Contractors - Completed Operations endorsement CG 20 37 07-04 (or subsequent) edition or its equivalent, then such person or organization is an additional insured only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by "your work" performed under that contract, agreement, or permit and included in the "products-completed operations hazard".

3. The insurance afforded to the additional insureds in Paragraphs **1.** and **2.** above:

   a. Does not apply unless the written contract or written agreement has been signed by the Named Insured or written permit issued prior to the "bodily injury", "property damage" or "personal and advertising injury";

   b. Only applies to the extent permitted by law; and

   c. Will not be broader than that which you are required by the written contract, written agreement, or written permit to provide to such additional insured.

4. **Exclusions**

   a. With respect to the insurance afforded to additional insureds under **a. Ongoing Operations** the following is added to **2. Exclusions** under **SECTION I — COVERAGE A — BODILY INJURY AND PROPERTY DAMAGE LIABILITY:**

   This insurance does not apply to "bodily injury", "property damage", or "personal and advertising injury" occurring after:

   (1) All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the site of the covered operations has been completed; or

   (2) That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

   b. With respect to the insurance afforded to these additional insureds under **a. Ongoing Operations** and **b. Completed Operations,** the following is added to **2. Exclusions** under **SECTION I — COVERAGE A — BODILY INJURY AND PROPERTY DAMAGE LIABILITY:**

   This insurance does not apply to:

   "Bodily injury", "property damage", or "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including:

   (1) The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or

   (2) Supervisory, inspection, architectural or engineering activities.

5. **Conditions**

   With respect to the insurance afforded to these additional insureds under **a. Ongoing Operations** and **b. Completed Operations** the following is added to Paragraph **4. Other Insurance, a. Primary Insurance** under **SECTION IV — COMMERCIAL GENERAL LIABILITY CONDITIONS:**

   This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under this policy provided that:

   a. The additional insured is a Named Insured under such other insurance; and

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b. You have agreed in a written contract, written agreement or written permit that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

B. PROPERTY DAMAGE CARE, CUSTODY OR CONTROL

1. The following is added to **Exclusion j.** under **SECTION I — COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY:**

Paragraphs **(4)** and **(5)** of this exclusion do not apply for the limited purpose of providing the coverage and sub-limits of liability as set forth below.

We will pay those sums that the insured becomes legally obligated to pay as damages because of "property damage" to:

a. Personal property, including keys, in the care, custody or control of an insured; and

b. That particular part of real property on which you or any contractors or subcontractors working directly or indirectly on your behalf are performing operations, if the "property damage" arises out of those operations.

The most we will pay under **a.** and **b.** above in any one "occurrence" or for all damages during any one policy period is a sub-limit of $100,000.

These limits are included in and not in addition to the Limits of Insurance shown in the Declarations of the Commercial General Liability Policy.

Our right and duty to defend the insured against any "suit" for damages under **a.** and **b.** above ends when we have used up the applicable sub-limit of liability in the payment of judgments or settlements under it.

2. With respect this provision only, the following is added to Definition **17.** under **SECTION V — DEFINITIONS:**

"Property damage" also includes adjustment of locks to fit new keys or the cost of new locks, including their installation, when replacing keys covered in Paragraph **1.(a)** above provided that such "property damage" is not a result of any dishonest act on the part of any insured, or the insured's employees or agents, whether acting alone or in collusion.

C. OTHER INSURANCE AMENDMENT — SUPPLEMENTAL COVERAGE FOR INSURED'S INVOLVEMENT IN A CONTROLLED (WRAP-UP) INSURANCE PROGRAM

1. The following is added to **SECTION IV — COMMERCIAL GENERAL LIABILITY CONDITIONS,** Paragraph **4. Other Insurance b. Excess Insurance (1)(a):**

(v) That is covered by a "controlled (wrap-up) insurance program" in which you are enrolled for your ongoing operations or operations included within the "products-completed operations hazard", unless such "controlled (wrap-up) insurance program" is specifically excluded from coverage on this policy.

2. The following is added to **SECTION V — DEFINITIONS:**

"Controlled (wrap-up) insurance program" means a centralized insurance program under which one party has secured either insurance or self-insurance covering some or all of the contractors or subcontractors performing work on one or more specific project(s).

D. FELLOW EMPLOYEE EXTENSION

Under **SECTION II — WHO IS AN INSURED** Paragraphs **2.a.** and **2.a. (1)** are replaced by the following:

a. Your "volunteer workers" only while performing duties related to the conduct of your business, or your "employees", other than either your "executive officers" (if you are an organization other than a partnership, joint venture, or limited liability company) or your managers (if you are a limited liability company), but only for acts within the scope of their employment by you or while performing duties related to the conduct of your business. However, none of these "employees" or "volunteer workers" are insureds for "bodily injury" or "personal and advertising injury" arising out of his or her providing or failing to provide professional health care services.

With respect to this provision only, Subparagraph **(1)** of Exclusion **2. e. Employer's Liability** under **SECTION I — COVERAGES, COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY** does not apply.

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E. CONTRACTUAL LIABILITY (RAILROADS)

Definition 9. under **SECTION V — DEFINITIONS** is amended as follows:

1. Paragraph **c.** is deleted in its entirety and replaced by the following:

   c. Any easement or license agreement;

2. Paragraph **f.(1)** is deleted in its entirety.

F. CONTRACTUAL LIABILITY AMENDMENT — (PERSONAL AND ADVERTISING INJURY)

If it is required in a written contract, written agreement or written permit with the insured that any contractual liability exclusion for personal injury be removed from the policy, then Exclusion **e. Contractual Liability** under **COVERAGE B PERSONAL AND ADVERTISING INJURY, 2. Exclusions** is deleted in its entirety and replaced by the following:

e. Contractual Liability

"Personal and advertising Injury" for which the insured has assumed liability in a contract or agreement arising out of an "advertisement". This exclusion does not apply to liability for damages that the insured would have in the absence of the contract or agreement".

G. WAIVER OF GOVERNMENTAL IMMUNITY

We will waive, both in the adjustment of claims and in the defense of "suits" against the insured, any governmental immunity of the insured, unless the insured requests in writing that we not do so.

Waiver of immunity as a defense will not subject us to liability for any portion of a claim or judgment in excess of the applicable limit of insurance.

H. DAMAGE TO PREMISES RENTED TO YOU

The Limit of Insurance for Damage To Premises Rented To You is increased to $1,000,000.

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ElitePac®
Commercial Automobile Extension

COMMERCIAL AUTO
CA 78 09 04 24

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Business Auto Coverage Form apply unless modified by the endorsement.

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AMENDMENT TO SECTION I - COVERED AUTOS COVERAGES AND SECTION II - COVERED AUTOS LIABILITY COVERAGE

If this policy provides Auto Liability coverage for Owned Autos, the following extension is applicable:

EMPLOYEE OWNED AUTOS - BUSINESS USE

Solely for purposes of the coverage extended by this endorsement:

A. The following is added to **SECTION I, A. Description of Covered Auto Designation Symbols:**

Coverage symbols 1, 2, 3, 4, 5, 6 and 7 are amended to include the following:

Any "auto" owned by an "employee" specifically described on the Declarations page or on file with us when issued on a non-specified "auto" basis is considered an "auto" you own and not a covered "auto" you hire, borrow or lease; and

B. The following is added to **SECTION II, A.1. Who Is An Insured:**

An "employee" who is the owner of a specifically described "auto" on the Declarations page or on file with us when issued on a non-specified "auto" basis is an "insured".

If the "employee" owned "auto" is used:

1. Without your permission;
2. Outside the scope of any policies and procedures your business has for acceptable vehicle usage;
3. For any purpose other than the conduct of your business; or
4. By anyone other than the "employee" who owns the "auto", except another "employee",

the limits of liability available to the "employee" or anyone other than a named "insured" under all coverages shall be limited to the higher of:

1. $250,000; or
2. The compulsory or financial responsibility law limits where the "auto" is licensed and principally garaged.

AMENDMENTS TO SECTION II - LIABILITY COVERAGE

A. If this policy provides Auto Liability coverage for Owned Autos, the following extensions are applicable accordingly:

NEWLY ACQUIRED OR FORMED ORGANIZATIONS

The following is added to **SECTION II, A.1. - Who Is An Insured:**

Any organization you newly acquire or form, other than a partnership, joint venture or limited liability company over which you maintain ownership or majority interest, will qualify as a Named Insured if there is no similar insurance available to that organization. However:

1. Coverage under this provision is afforded only until the 180th day after you acquire or form the organization or the end of the policy period, whichever is earlier;
2. Coverage does not apply to "bodily injury" or "property damage" resulting from an "accident" that occurred before you acquired or formed the organization.

No person or organization is an "insured" with respect to the conduct of any current or past partnership, joint venture or limited liability company that is not shown as a Named Insured in the Declarations.

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EXPENSES FOR BAIL BONDS AND LOSS OF EARNINGS

Paragraphs **(2)** and **(4)** of **SECTION II, A.2.a. - Supplementary Payments** are deleted in their entirety and replaced with the following:

(2) Up to the Limit of Insurance shown on the ElitePac Schedule for the cost of bail bonds (including bonds for related traffic law violations) required because of an "accident" covered under this policy. We do not have to furnish these bonds.

(4) All reasonable expenses incurred by the "insured" at our request. This includes actual loss of earnings because of time off from work, which we will pay up to the Limit of Insurance shown on the ElitePac Schedule.

EMPLOYEE INDEMNIFICATION AND EMPLOYER'S LIABILITY AMENDMENT

The following is added to **SECTION II, B.4. - Exclusions:**

This exclusion does not apply to a "volunteer worker" who is not entitled to workers compensation, disability or unemployment compensation benefits.

FELLOW EMPLOYEE COVERAGE

The **Fellow Employee** Exclusion, **SECTION II, B.5.** - is deleted in its entirety.

CARE, CUSTODY OR CONTROL AMENDMENT

The following is added to **SECTION II, B.6. - Exclusions:**

This exclusion does not apply to property owned by anyone other than an "insured", subject to the following:

1. The most we will pay under this exception for any one "accident" is the Limit of Insurance stated in the ElitePac Schedule; and
2. A per "accident" deductible as stated in the ElitePac Schedule applies to this exception.

This coverage extension does not apply to Emergency Services Organizations and Governmental Entities.

B. If this policy provides Auto Liability coverage for Owned Autos, Non-Owned Autos or Hired Autos, the following extensions are applicable accordingly:

LIMITED LIABILITY COMPANIES

The following is added to **SECTION II, A.1. - Who Is An Insured:**

If you are a limited liability company, your members and managers are "insureds" while using a covered "auto" you don't own, hire or borrow during the course of their duties for you.

BLANKET ADDITIONAL INSUREDS - As Required By Contract

The following is added to **SECTION II, A.1. - Who Is An Insured:**

Any person or organization whom you have agreed in a written contract, written agreement or written permit that such person or organization be added as an additional "insured" on the Business Auto Coverage Part on your policy is an additional "insured", but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by your ownership, maintenance or use of a covered "auto". This coverage shall be primary and non-contributory with respect to the additional "insured". This provision only applies if:

1. It is required in the written contract, written agreement or written permit identified in this section;
2. It is permitted by law; and
3. The written contract or written agreement has been executed (executed means signed by a named insured) or written permit issued prior to the "bodily injury" or "property damage".

C. If this policy provides Auto Liability coverage for Non-Owned Autos, the following extension is applicable accordingly:

EMPLOYEES AS INSUREDS

If this policy provides Auto Liability coverage for Non-Owned Autos, the following is added to **SECTION II, A.1. - Who Is An Insured:**

Any "employee" of yours is an "insured" while using a covered "auto" you don't own, hire or borrow in your business or your personal affairs.

An "employee" of yours is an "insured" while operating an "auto" hired or rented under a contract or agreement in that "employee's" name with your permission, while performing duties related to the conduct of your business.

AMENDMENTS TO SECTION III - PHYSICAL DAMAGE COVERAGE

For those covered "autos" for which Comprehensive, Specified Causes of Loss or Collision coverage shown in the Declaration, the following extensions of coverage are applicable:

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TOWING AND LABOR

SECTION III, A.2. - Towing is deleted in its entirety and replaced with the following:

We will pay all reasonable towing and labor costs up to the applicable Limit of Insurance shown on the ElitePac Schedule per tow each time a covered "Private Passenger Auto", "Social Service Van or Bus", "Light Truck" or any commercial "auto" with a gross vehicle weight rating or gross combination weight greater than 10,000 pounds is disabled.

For labor charges to be eligible for reimbursement the labor must be performed at the place of disablement.

Coverage for towing and labor costs afforded by any other endorsement added to the commercial auto policy shall apply in excess of the coverage afforded by this ElitePac.

This coverage extension does not apply to Emergency Services Organizations and Governmental Entities.

GLASS BREAKAGE DEDUCTIBLE

The following is added to **SECTION III, A.3. - Glass Breakage - Hitting A Bird Or Animal - Falling Objects or Missiles:**

If damaged glass is repaired rather than replaced, no deductible will apply for such repair. This extension does not apply to Emergency Services Organizations and Governmental Entities.

ADDITIONAL TRANSPORTATION EXPENSES

SECTION III, A.4.a. - Transportation Expenses is deleted in its entirety and replaced with the following:

We will pay up to the Limit of Insurance shown on the ElitePac Schedule for temporary transportation expenses that you incur because of any "loss" to a covered "auto", but only if the covered "auto" carries the coverages and meets the requirements described in Paragraphs **1.** or **2.** below:

1. We will pay temporary transportation expenses for total theft of a covered "auto". We will only pay for such expenses incurred during the period beginning 24 hours after the theft and ending, regardless of the policy's expiration, when the covered "auto" is returned to use or we pay for its "loss".
2. For "loss" other than total theft of a covered "auto" under Comprehensive or Specified Causes of Loss Coverage, or for any "loss" under Collision Coverage to a covered "auto", we will only pay for those temporary transportation expenses incurred during a period of time reasonably required to repair or replace the covered "auto", even if that time period extends beyond the policy expiration date.

   Paragraph **2.** of this extension does not apply while there are spare or reserve "autos" available to you for your operations.

   The 24 hour waiting period found on any other form endorsed onto the Auto Coverage part does not apply for any covered Rental Reimbursement "loss".

This coverage extension does not apply to Emergency Services Organizations and Governmental Entities.

HIRED AUTO PHYSICAL DAMAGE COVERAGE

If Comprehensive, Specified Causes of Loss or Collision coverage applies to a covered "auto", the following is added to **SECTION III, A.4. - Coverage Extensions:**

Physical Damage coverage is hereby extended to apply to Physical Damage "loss" to "autos" leased, hired, rented or borrowed without a driver. We will provide coverage equal to the broadest coverage available to any covered "auto" shown on the Declarations; however, the most we will pay for "loss" to each "auto" under this coverage extension is the lesser of:

1. The Limit of Insurance stated in the ElitePac Schedule; or
2. The actual cash value of the damaged or stolen property as of the time of the "loss"; or
3. The actual cost of repairing or replacing the damaged or stolen property with other property of like kind and quality. A part is of like kind and quality when it is of equal or better condition than the pre-accident part. We will use the original equipment from the manufacturer when:
   - **(a)** The operational safety of the vehicle might otherwise be impaired;
   - **(b)** Reasonable and diligent efforts to locate the appropriate rebuilt, aftermarket or used part have been unsuccessful; or
   - **(c)** A new original equipment part of like kind and quality is available and will result in the lowest overall repair cost.

For each leased, hired, rented or borrowed covered "auto" our obligation to pay each applicable "loss" will be reduced by the hired "auto" deductible on this policy. If there is no hired "auto" coverage symbol 8 for physical damage coverage on the policy, our obligation to pay for each "loss" will be reduced by the deductible equal to the highest deductible applicable to any owned "auto" for that coverage. No deductible will be applied to any "loss" caused by fire or lightning.

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SECTION IV, B.5. Other Insurance Condition, Paragraph **5.b.** is deleted in its entirety and replaced by the following:

For Hired Auto Physical Damage Coverage, the following are deemed to be covered "autos" you own:

1. Any covered "auto" you lease, hire, rent, or borrow; and
2. Any covered "auto" hired or rented by your "employee" under a contract or agreement in that "employee's" name, with your permission, while performing duties related to the conduct of your business.

However, any "auto" that is leased, hired, rented or borrowed with a driver is not a covered "auto".

This coverage extension does not apply to Emergency Services Organizations and Governmental Entities.

HIRED AUTO LOSS OF USE COVERAGE

If Comprehensive, Specified Causes of Loss or Collision coverage applies to a covered "auto", the following is added to **SECTION III, A.4. - Coverage Extensions:**

We will pay expenses for which you are legally responsible to pay for loss of use of a leased, hired, rented or borrowed "auto" if it results from an "accident". The per day limit in the Business Auto Coverage form does not apply and the most we will pay per "accident" is the Limit of Insurance shown on the ElitePac Schedule.

Loss of Use Expense limits afforded by any endorsement added to the commercial auto policy shall apply in excess of the coverage afforded by this ElitePac form.

This coverage extension does not apply to Emergency Services Organizations, Governmental Entities, and Schools.

AUTO LOAN/LEASE GAP COVERAGE (Not Applicable in New York)

If Comprehensive, Specified Causes of Loss or Collision coverage applies to a covered "auto", the following is added to **SECTION III, A.4. - Coverage Extensions:**

In the event of a total "loss" to a covered "auto" we will pay any unpaid amount due on the lease or loan for a covered "auto", less:

1. The amount paid under the Physical Damage Coverage Section of the policy; and
2. Any:
   a. Overdue or any deferred lease/loan payments at the time of "loss";
   b. Financial penalties imposed under a lease for excessive use, abnormal wear and tear, high mileage or similar charges;
   c. Security deposits not refunded by the lessor or financial institution;
   d. Costs for extended warranties, credit life, health, accident, or disability insurance purchased with the loan or lease; and
   e. Carry-over balances from previous leases or loans.

You are responsible for the deductible applicable to the "loss" for the covered "auto".

The insurance provided by this coverage provision is excess over any other collectible insurance including but not limited to any coverage provided by or purchased from the lessor or any financial institution.

PERSONAL EFFECTS

The following is added to **SECTION III, A.4. - Coverage Extensions:**

If this policy provides Comprehensive Coverage for a covered "auto" you own and that covered "auto" is stolen, we will pay up to the Limit of Insurance shown on the ElitePac Schedule, without application of a deductible, for lost personal effects that were in the covered "auto" at the time of theft. Personal effects do not include jewelry, tools, money, or securities. This coverage is excess over any other collectible insurance.

AIRBAG COVERAGE

The following is added to **SECTION III, B.3.a. - Exclusions:**

Mechanical breakdown does not include the accidental discharge of an airbag.

This coverage extension does not apply to Emergency Services Organizations and Governmental Entities.

EXPANDED AUDIO, VISUAL, AND DATA ELECTRONIC EQUIPMENT COVERAGE

SECTION III, B.4. - Exclusions

This exclusion does not apply to the following:

1. Global positioning systems;
2. "Telematic devices"; or
3. Electronic equipment that reproduces, receives or transmits visual or data signals and accessories used with such equipment, provided such equipment is:
   a. Permanently installed in or upon the covered "auto" at the time of the "loss";

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b. Removable from a housing unit that is permanently installed in the covered "auto" at the time of the "loss";

c. Designed to be solely operated by use of power from the "auto's" electrical system; or

d. Designed to be used solely in or upon the covered "auto".

For each covered "loss" to such equipment, a deductible of $50 shall apply, unless the deductible otherwise applicable to such equipment is less than $50, at which point the lower deductible, if any, will apply.

COMPREHENSIVE DEDUCTIBLE - LOCATION TRACKING DEVICE

The following is added to **SECTION III, D. - Deductible:**

Any Comprehensive Coverage Deductible shown in the Declarations will be reduced by 50% for any "loss" caused by theft if the covered "auto" is equipped with a location tracking device and that device was the sole method used to recover the "auto".

PHYSICAL DAMAGE LIMIT OF INSURANCE

SECTION III, C. - Limit Of Insurance is deleted in its entirety and replaced with the following:

The most we will pay for a "loss" in any one "accident" is the lesser of:

1. The actual cash value of the damaged or stolen property as of the time of the "loss"; or
2. The cost of repairing or replacing the damaged or stolen property with other property of like kind and quality.

This coverage extension does not apply to Emergency Services Organizations and Governmental Entities.

GREEN AUTOMOBILE REPLACEMENT COVERAGE

In the event of a total "loss" to an owned "auto" that is a "gasoline powered auto" for which Comprehensive, Specified Causes of Loss, or Collision coverage applies, Physical Damage coverage will be amended as follows:

If the owned "gasoline powered auto" is replaced by you with a "green auto", we will pay an additional 10% of the "gasoline powered auto's" actual cash value up to a maximum of $3,000, provided the "auto" is replaced and a copy of a bill of sale or new lease agreement is received by us within 60 calendar days of the date of the "loss".

Regardless of the number of "autos" deemed a total loss, the most we will pay under this coverage extension for any one "loss" is $10,000.

AMENDMENTS TO SECTION IV - BUSINESS AUTO CONDITIONS

DUTIES IN THE EVENT OF ACCIDENT, CLAIM, SUIT OR LOSS

The following is added to **SECTION IV, A.2.a. - Duties In The Event Of Accident, Claim, Suit Or Loss:**

The notice requirements for reporting "accident" claim, "suit" or "loss" information to us, including provisions related to the subsequent investigation of such "accident", claim, "suit" or "loss" do not apply until the "accident", claim, "suit" or "loss" is known to:

1. You, if you are an individual;
2. A partner, if you are a partnership;
3. An executive officer or insurance manager, if you are a corporation;
4. Your members, managers or insurance manager, if you are a limited liability company;
5. Your elected or appointed officials, trustees, board members or your insurance manager, if you are an organization other than a partnership, joint venture or limited liability company.

However, this section does not amend the provisions relating to notification of police or protection or examination of the property that was subject to the "loss".

WAIVER OF SUBROGATION

SECTION IV, A.5. - Transfer Of Rights Of Recovery Against Others To Us is deleted in its entirety and replaced with the following:

We waive any right of recovery we may have against any person or organization because of payments we make for "bodily injury" or "property damage" resulting from the ownership, maintenance or use of a covered "auto" but only when you have assumed liability for such "bodily injury" or "property damage" in an "insured contract". In all other circumstances, if a person or organization to or for whom we make payment under this Coverage Form has rights to recover damages from another, those rights are transferred to us.

MULTIPLE DEDUCTIBLES

The following is added to **SECTION IV, A. - Loss Conditions:**

If a "loss" from one event involves two or more covered "autos" and coverage under Comprehensive or Specified Causes of Loss applies, only the highest applicable deductible will be applied.

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CONCEALMENT, MISREPRESENTATION OR FRAUD

The following is added to **SECTION IV, B.2. - Concealment, Misrepresentation Or Fraud:**

If you should unintentionally fail to disclose any existing hazards in your representations to us prior to the inception date of the policy or during the policy period in connection with any newly discovered hazards, we will not deny coverage under this Coverage Form based upon such failure.

POLICY PERIOD, COVERAGE TERRITORY

SECTION IV, B.7. - Policy Period, Coverage Territory is deleted in its entirety and replaced with the following:

Under this Coverage Form, we cover "accidents" and "losses" occurring:

a. During the policy period shown in the Declarations; and

b. Within the "Coverage Territory".

We also cover "loss" to or "accidents" involving a covered "auto" while being transported between any of these places.

TWO OR MORE COVERAGE FORMS OR POLICIES ISSUED BY US - DEDUCTIBLES

The following is added to **SECTION IV, B.8. - Two Or More Coverage Forms Or Policies Issued By Us:**

If a "loss" covered under this Coverage Form also involves a "loss" to other property resulting from the same "accident" that is covered under this policy or another policy issued by us or any member company of ours, only the highest applicable deductible will be applied.

AMENDMENTS TO SECTION V - DEFINITIONS

BODILY INJURY INCLUDING MENTAL ANGUISH (Not Applicable in New York)

The definition of bodily injury is deleted in its entirety and replaced by the following:

"Bodily injury" means bodily injury, sickness, or disease sustained by a person, including death resulting from any of these. "Bodily injury" includes mental anguish resulting from bodily injury, sickness or disease sustained by a person.

ADDITIONS TO SECTION V - DEFINITIONS

COVERAGE TERRITORY

"Coverage Territory" means:

1. The United States of America (including its territories and possessions), Canada and Puerto Rico; and
2. Anywhere in the world, except for any country or jurisdiction that is subject to trade or other economic sanction or embargo by the United States of America, if a covered "auto" is leased, hired, rented, or borrowed without a driver for a period of 30 days or less, and the insured's responsibility to pay "damages" is determined in a "suit" on the merits in and under the substantive law of the United States of America (including its territories and possessions), Puerto Rico, or Canada, or in a settlement we agree to.

If we are prevented by law, or otherwise, from defending the "insured" in a "suit" brought in a location described in Paragraph **2.** above, the insured will conduct a defense of that "suit". We will reimburse the "insured" for the reasonable and necessary expenses incurred for the defense of any such "suit" seeking damages to which this insurance applies, and that we would have paid had we been able to exercise our right and duty to defend.

GASOLINE POWERED AUTO

An "auto" that is designed to be solely powered by petroleum-based fuel.

GREEN AUTO

An "auto" that is designed to be powered by both petroleum-based fuel and electric power; or solely by electricity or any other renewable energy source.

LIGHT TRUCK

"Light Truck" means a truck with a gross vehicle weight rating of 10,000 pounds or less.

PRIVATE PASSENGER AUTO

"Private Passenger Auto" means a four-wheel "auto" of the private passenger or station wagon type. A pickup, panel truck or van not used for business is included within the definition of a "private passenger auto".

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SOCIAL SERVICE VAN OR BUS

"Social Service Van or Bus" means a van or bus used by a government entity, civic, charitable or social service organization to provide transportation to clients incidental to the social services sponsored by the organization, including special trips and outings.

TELEMATIC DEVICE

"Telematic Device" includes devices designed for the collection and dissemination of data for the purpose of monitoring vehicle and/or driver performance. This includes Global Positioning System technology, wireless safety communications and automatic driving assistance systems, all integrated with computers and mobile communications technology in automotive navigation systems.

VOLUNTEER WORKER

"Volunteer worker" means a person who is not your "employee" and who donates their work and acts at the direction of you and within the scope of duties determined by you, and is not paid a fee, salary or other compensation by you or anyone else for their work performed for you.

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OTHER INSURANCE CONDITION FOR ADDITIONAL INSUREDS — NON-CONTRIBUTORY - BLANKET BASIS

COMMERCIAL UMBRELLA LIABILITY
CXL 449 06 17

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:

COMMERCIAL UMBRELLA LIABILITY COVERAGE PART

The following is added to **SECTION IV — CONDITIONS,** Paragraph **H. Other Insurance:**

With respect to each additional insured under **SECTION II, WHO IS AN INSURED,** Paragraph **A.5.,** this insurance is (i) excess over any "underlying policy", and (ii) primary to, and we will not seek contribution from, any other insurance providing coverage to any such additional insured whether primary or excess. However, we will not waive our right to seek contribution from other insurance unless:

a. The additional insured is a Named Insured under such other insurance;

b. The additional insured is included as an additional insured on an "underlying policy";

c. You have agreed in a written contract, written agreement or written permit that this insurance would be primary to and/or would not seek contribution from any other insurance provided to the additional insured; and

d. The written contract or written agreement has been executed (executed means signed by the Named Insured) or written permit issued prior to the "bodily injury" or "property damage" or "personal and advertising injury".

The most we will pay on behalf of the additional insured is the amount of insurance required by the written contract, written agreement or written permit, less any amounts payable by any "underlying insurance", subject to **SECTION III — LIMITS OF INSURANCE.**

This provision is included within and does not act to increase the Limits of Insurance stated in the Declarations.

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WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US — BLANKET BASIS (WAIVER OF SUBROGATION)

COMMERCIAL UMBRELLA LIABILITY
CXL 456 06 22

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:

COMMERCIAL UMBRELLA LIABILITY COVERAGE PART

A. The following is added to Paragraph **M. Transfer Of Rights Of Recovery Against Others To Us** under **SECTION IV — CONDITIONS:**

We will waive any right of recovery against a person or organization because of payments we make under this Commercial Umbrella Liability Coverage Part. This waiver applies only if the insured has agreed in a written contract or written agreement to:

1. Either:

a. Waive any right of recovery against that person or organization; or

b. Assume the liability of that person or organization pursuant to a written contract or written agreement that qualifies as an "insured contract";

2. And:

a. Include such person or organization as an additional insured on your Commercial Umbrella Liability Coverage Part; and

b. The "underlying insurance" contains a substantially similar waiver of recovery rights.

Such waiver by us applies only to the person or organization identified above and only to the extent that the insured has waived its right of recovery against such person or organization prior to loss.

B. The following Definition is added to **SECTION V — DEFINITIONS:**

"Insured contract" means:

a. A contract for a lease of premises. However, that portion of the contract for a lease of premises that indemnifies any person or organization for damage by fire to premises while rented to you or temporarily occupied by you with permission of the owner is not an "insured contract";

b. A sidetrack agreement;

c. Any easement or license agreement, except in connection with construction or demolition operations on or within 50 feet of a railroad;

d. An obligation, as required by ordinance, to indemnify a municipality, except in connection with work for a municipality;

e. An elevator maintenance agreement;

f. That part of any other contract or agreement pertaining to your business (including an indemnification of a municipality in connection with work performed for a municipality) under which you assume the tort liability of another party to pay for "bodily injury" or "property damage" to a third person or organization. Tort liability means a liability that would be imposed by law in the absence of any contract or agreement.

Paragraph **f.** does not include that part of any contract or agreement:

(1) That indemnifies a railroad for "bodily injury" or "property damage" arising out of construction or demolition operations, within 50 feet of any railroad property and affecting any railroad bridge or trestle, tracks, roadbeds, tunnel, underpass or crossing;

(2) That indemnifies an architect, engineer or surveyor for injury or damage arising out of:

(a) Preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or

(b) Giving directions or instructions, or failing to give them, if that is the primary cause of the injury or damage; or

(3) Under which the insured, if an architect, engineer or surveyor, assumes liability for an injury or damage arising out of the insured's rendering or failure to render professional services, including those listed in **(2)** above and supervisory, inspection, architectural or engineering activities.

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AMENDMENT TO WHO IS AN INSURED — ADDITIONAL INSUREDS

COMMERCIAL UMBRELLA LIABILITY
CXL 515 01 23

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:

COMMERCIAL UMBRELLA LIABILITY COVERAGE PART

SECTION II — WHO IS AN INSURED is amended as follows:

A. Paragraph **A.5.** is deleted in its entirety.

B. The following is added:

C. Any additional insured under any policy of "underlying insurance" will automatically be an insured under this insurance.

Subject to **SECTION III — LIMITS OF INSURANCE**, if coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

a. Required by the contract or agreement, less any amounts payable by any "underlying insurance"; or

b. Available under the applicable Limits of Insurance;

whichever is less.

Additional insured coverage provided by this insurance will not be broader than coverage provided by the "underlying insurance".

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ILLINOIS WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

This endorsement applies only to the insurance provided by the policy because Illinois is shown in Item 3.A. of the Information Page.

We have the right to recover our payments from anyone liable for an injury covered by this policy: We will not enforce our right against the person or organization named in the Schedule, but this waiver applies only with respect to bodily injury arising out of the operations described in the Schedule where you are required by a written contract to obtain this waiver from us.

This endorsement shall not operate directly or indirectly to benefit anyone not named in the Schedule. The premium for this endorsement is shown in the Schedule.

Schedule

1. ( ) Specific Waiver

   Name of person or organization

   (X) Blanket Waiver

   Any person or organization for whom the named insured has agreed by written contract to furnish this waiver.

2. Operations:

3. Premium

   The premium charge for this endorsement shall be 2 percent of the premium developed on payroll in connection with work performed for the above person(s) or organization(s) arising out of the operations described.

4. Minimum Premium

5. Advance Premium

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.
(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective 12/01/2025 Policy No. WIL 5087216 00 Endorsement No.

Insured SCHROEDER & SCHROEDER, INC Premium $ INCL.

Insurance Company INSURANCE COMPANY OF THE WEST

Countersigned By _____

WAIVER OF LIEN TO DATE

STATE OF _____)
)
COUNTY OF _____)

TO WHOM IT MAY CONCERN:

WHEREAS, the undersigned has been employed by _____ to furnish _____ for the premises known as _____ of which the Village of Northbrook is the Owner.

The undersigned, for and in consideration of _____ ($_____) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois relating to mechanic's liens, with respect to and on said above-described premises, and the improvements thereon, and on the materials, supplies, equipment, fixtures, apparatus, machinery, or other items furnished, and on the moneys, funds, or other considerations due or to become due from the Owner, on account of labor, services, materials, supplies, equipment, fixtures, apparatus, machinery, or other items furnished to this date by the undersigned for the above-described premises. The undersigned further represent(s) and warrant(s) that the statements contained in Exhibit A, attached hereto and by this reference incorporated herein and made a part hereof, are true and correct, and that the undersigned is authorized to make this Waiver of Lien to Date.

Given under hand and seal this_____ day of _____, 20__.

Signature and Seal: _____

NOTE: All waivers must be for the full amount paid. If waiver is for a corporation, corporate name should be used, corporate seal affixed and title of officer signing waiver should be set forth; if waiver is for a partnership, the partnership name should be used, partner should sign and designate himself as partner; if waiver is for a limited liability company, the company name should be used and managing member should sign and designate himself as managing member.

AFFIDAVIT

STATE OF _____)
)
COUNTY OF _____)

TO WHOM IT MAY CONCERN:

The undersigned, being duly sworn, deposes and says that: The undersigned is the _____ of the _____ which has a Contract with _____ for the _____ work for the premises known as _____ owned by the Village of Northbrook, the total amount of the Contract including extras is $_____, on which payment of $_____ has been received prior to this payment; all waivers are true, correct, and genuine and delivered unconditionally and there is no claim either legal or equitable to defeat the validity of said waivers; the following are the names of all parties who have furnished material or labor, or both, for said work and all parties having contracts or subcontracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and the items mentioned include all labor and material required to complete said work according to plans and specifications:

NAMES	WHAT FOR	CONTRACT PRICE	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
TOTAL LABOR AND MATERIAL TO COMPLETE					

; and there are no other contracts for said work outstanding, and there is nothing due or to become due to any person for material, labor, or other work of any kind done or to be done upon or in connection with said work other than above-stated.

Signed this _____ day of _____, 20__.

Signature: _____

Name: _____

Title: _____

Subscribed and sworn to be before me this ___ day of _____, 20__.

_____
Notary Public

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Public Works Kelly Hamill
Date: 2026-06-23
Subject: A Resolution Waiving Competitive Bidding and Approving an Agreement with Baxter and Woodman, Inc. of Crystal Lake, Illinois for Professional Assistance with Water Treatment and Water Distribution Functions

Overview
To assist the Village of Northbrook in water production and water distribution activities in light of staffing vacancies, the Village has sought the professional services of Baxter and Woodman, Inc.

Fiscal Impact
The Village of Northbrook received a proposal for Baxter and Woodman, Inc. to provide professional assistance with water production and water distribution activities in the amount of $85,000 for 16 hours of dedicated staff time each week until December 31, 2026. Funds for this work will be paid for from Water Fund account 21-4170-554-00 which will be amended to account for this expenditure. The amendment will be offset with savings in salaries from vacant positions in this fund.

Recommendation
Approval.

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

Background
In conjunction with the FY 2026/27 Budget, the Village of Northbrook reorganized some functions of the Public Works Department to provide more focus on the Water Production and Distribution responsibilities. This was done in large part due to significant capital projects that are programmed, as well as monitoring and implementing regulatory changes. As such, the position of Water Production and Distribution Superintendent was created. The Village is currently recruiting for this position. Additionally, one of the Village's two Water Production Supervisors retired in December 2025, for which the Village is also currently recruiting.

To assist the Public Works Department with water production and distribution operations as well as monitoring and implementing regulatory changes, the Village of Northbrook contacted

Baxter and Woodman, Inc. to provide assistance for an average of 16 hours per week through December 31, 2026. Specifically, Baxter and Woodman, Inc. will provide assistance for monthly regulatory reporting, lead and copper program compliance, development of specifications and purchasing as needed, and helping with SCADA, or other assistance as needed. The cost of this service will be $85,000.

Baxter and Woodman, Inc. has a prior professional relationship with the Village having provided similar services in 2022, as well as preparation of the Village's Source Water Protection Plan, assistance with the chlorine conversion project at the Water Plant, review of Water Plant filter media and PFAS removal, and preparing the Village's draft Lead Service Line Replacement Plan. Based on this, Village staff recommends waiving competitive procurement and authorizing an agreement with Baxter and Woodman, Inc. to provide professional assistance to the Village of Northbrook for water production and distribution activities.

A Resolution Waiving Competitive Bidding and Approving an Agreement with Baxter and Woodman, Inc., of Crystal Lake, Illinois for Professional Assistance for Water Production and Distribution Activities
Exhibit A - Baxter and Woodman, LLC Proposal for Professional Assistance

Resolution 2026 -

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

A Resolution Waiving Competitive Bidding and Approving an Agreement with Baxter and Woodman, Inc., of Crystal Lake, Illinois for Professional Assistance for Water Production and Distribution Activities

is hereby adopted, as follows:

Section 1. Recitals.

The Village of Northbrook is in need of professional assistance in the water production and water distribution operations, as well as monitoring and implementing regulatory changes. As such, the Village sought the professional services of Baxter and Woodman, Inc. of Crystal Lake, Illinois ("***Vendor***") based on the Village's prior professional relationship with the firm at the Water Treatment Plant and with the Village's water distribution system. Specifically, the Vendor has provided similar services to the Village in the past, including similar staffing assistance in 2022, as well as preparation of the Village's Source Water Protection Plan, assistance with the chlorine conversion project at the Water Plant, review of Water Plant filter media and PFAS removal, and preparing the Village's draft Lead Service Line Replacement Plan.

The Village will receive an average of 16 hours of the Vendor's staff time per week through December 31, 2026 to assist the Village with operational items such as monthly regulatory reporting, lead and copper program compliance, development of specifications and purchasing as needed, and helping with SCADA ("***Services***"). A proposal ("***Agreement***") from the Vendor for the Services is attached as ***Exhibit A*** and Village staff recommend entering into the Agreement with the Vendor.

The value of this work will be a total of $85,000. Funds for the Services will be taken from 21-4170-554-00, which will be amended to include this expense. The amendment will be offset with salary savings in the Water Fund.

The President and the Board of Trustees have considered the Agreement and the expenditure and determined that their approval is in the best interest of the Village and the public.

Section 2. Waiver Of Competitive Bids.

The requirement of competitive, sealed bids be solicited for Services is hereby waived.

Section 3. Approval of Agreement.

The Agreement with the Vendor is approved in a form acceptable to the Village Manager and the Village Attorney.

Section 4. Authorization to Execute Agreement.

The Village Manager is hereby authorized 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 and compliance by the Vendor with all conditions precedent to closing; provided, however, that if such executed copies of the Agreement 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.

Adopted:

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

ATTEST:

_____
Village President

_____
Village Clerk

June 9, 2026

Mr. Kelly Hamill
Public Works Director
Village of Northbrook
655 Huehl Road
Northbrook, IL 60062

Subject: Village of Northbrook – Public Works Administration Assistance

Dear Mr. Hamill:

The Village of Northbrook has requested the services of Baxter & Woodman, Inc. to provide an employee with prior Public Works administration experience to assist the Village with your workload.

We have attached three staffing resumes for you to choose from which are all qualified and has provided this type of operation for other municipalities. Our proposed scope of services is designed to meet the needs of the Village in Public Works Administration Assistance.

Baxter & Woodman is pleased to submit the following proposal. This proposal outlines our scope of services and engineering fee.

Scope of Services

1. On Site Public Works Administration Assistance.

   1.1 Over the duration of the contract, Baxter & Woodman will provide an employee to the Village for up to 450 hours (~16 hours per week). Baxter & Woodman and the Village will agree on a schedule for the employee to be onsite and when the employee will be working remotely.

   1.2 Provide assistance to the Public Works Administration team in the following areas:

   A. LMO2
   B. Lead and Copper
   C. SCADA
   D. Purchasing
   E. IEPA Monthly Operating Reports
   F. IEPA Reporting
   G. Water Plant Management

H. Water Distribution Management

I. Meter Changeout Program

J. Other areas agreed to between the Village and Baxter & Woodman

Fee

The Village shall pay the Engineer for the services performed or furnished, based upon the Engineer's standard hourly billing rates for actual work time performed plus reimbursement of out-of-pocket expenses including travel, which in total will not exceed **$85,000**.

This proposal is valid for 90 days from the date issued.

Schedule

Services may begin immediately upon approval of this proposal and will conclude December 31, 2026.

Standard Terms and Conditions

The attached Standard Terms and Conditions apply to this proposal.

Acceptance

If you find this proposal acceptable, please sign and return one copy for our files. If you have any questions or need additional information, please do not hesitate to contact Mark Siefert at (815) 444-4482 or msiefert@baxterwoodman.com.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS

Carolyn Greives, PE
Vice President

Village of Northbrook

ACCEPTED BY: _____

TITLE: _____

DATE: _____

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BAXTER & WOODMAN Consulting Engineers

Standard Terms and Conditions

PLEASE READ THESE STANDARD TERMS AND CONDITIONS ("TERMS") CAREFULLY BEFORE EXECUTING THE LETTER PROPOSAL PRESENTED BY BAXTER & WOODMAN, INC. ("Baxter & Woodman"). BY EXECUTING THE LETTER PROPOSAL, OWNER AGREES TO BE BOUND BY THESE TERMS, THE PROVISIONS OF THE LETTER PROPOSAL, AND THE PROVISIONS OF ANY DOCUMENT REFERRING TO THESE TERMS OR THE LETTER PROPOSAL, ALL OF WHICH SHALL COLLECTIVELY CONSTITUTE THE "AGREEMENT".

Owner's Responsibility – Provide Baxter & Woodman with all criteria and full information for the "Project," which is generally otherwise identified in the Letter Proposal. Baxter & Woodman will rely, without liability, on the accuracy and completeness of all information provided by the Owner (as defined in the Letter Proposal) including its consultants, contractors, specialty contractors, subcontractors, manufacturers, suppliers and publishers of technical standards ("Owner Affiliates") without independently verifying that information. The Owner represents and warrants that all known hazardous materials on or beneath the site have been identified to Baxter & Woodman. Baxter & Woodman and their consultants shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, unidentified or undisclosed hazardous materials unless this service is set forth in the Letter Proposal.

Schedule for Rendering Services – The agreed upon services shall be completed within a reasonable amount of time. If Baxter & Woodman is hindered, delayed or prevented from performing the services as a result of any act or neglect of the Owner, any Owner Affiliate, or force majeure event, Baxter & Woodman's work shall be extended and the rates and amounts of Baxter & Woodman's compensation shall be equitably adjusted in a written instrument executed by all Parties.

Invoices and Payments – The fees to perform the proposed scope of services constitutes Baxter & Woodman's estimate to perform the agreed upon scope of services. Circumstances may dictate a change in scope, and if this occurs, an equitable adjustment in compensation and time shall be agreed upon by all Parties by written agreement. No service for which added compensation will be charged will be provided without first obtaining written authorization from the Owner. Baxter & Woodman invoices shall be due and owing by Owner in accordance with the terms and provisions of the State of Illinois Local Government Prompt Payment Act (50 ILCS 505/1 et seq.).

Opinion of Probable Construction Costs – Baxter & Woodman's opinion of probable construction costs represents its reasonable judgment as a professional engineer. Owner acknowledges that Baxter & Woodman has no control over construction costs or contractor's methods of determining prices, or over competitive bidding, or market conditions. Baxter & Woodman cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from Baxter & Woodman's opinion of probable construction costs.

Standards of Performance – (1) The standard of care for all services performed or furnished by Baxter & Woodman will be the same care and skill ordinarily used by professionals practicing under similar circumstances, at the same time and in the same locality on similar projects. Baxter & Woodman makes no warranties, express or implied, in connection with its services; (2) Baxter & Woodman shall be responsible for the technical accuracy of its services and documents; (3) Baxter & Woodman shall use reasonable care to comply with applicable laws, regulations, and Owner-mandated standards; (4) Baxter & Woodman may employ such sub-consultants as Baxter & Woodman deems necessary to assist in the performance or furnishing of the services, subject to reasonable, timely, and substantive objection by Owner; (5) Baxter & Woodman shall not supervise, direct, control, or have authority over any contractors' work, nor have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety at the site, nor for any failure of any contractor to comply with laws and regulations applicable to such contractor's furnishing and performing of its work; (6) Baxter & Woodman neither guarantees the performance of any contractor nor assumes responsibility for any contractor's failure to furnish and perform the work in accordance with the contract documents; (7) Baxter & Woodman is not acting as a municipal advisor as defined by the Dodd-Frank Act. Baxter & Woodman shall not provide advice or have any responsibility for municipal financial products or securities; (8) Baxter & Woodman is not responsible for the acts or omissions of any contractor, subcontractor, or supplier, or any of their agents or employees or any other person at the site or otherwise furnishing or performing any work; (9) Shop drawing and submittal review by Baxter & Woodman shall apply only to the items in the submissions and only for the purpose of assessing if, upon installation or incorporation in the Project work, they are generally consistent with the contract documents. Owner agrees that the contractor is solely responsible for the submissions (regardless of the format in which provided, i.e., hard copy or electronic transmission) and for compliance with the construction documents. Owner further agrees that Baxter & Woodman's review and action in relation to these submissions shall not constitute the provision of means, methods, techniques, sequencing or procedures of construction or extend to safety programs or precautions. Baxter & Woodman's consideration of a component does not constitute acceptance of the assembled item; (10) Baxter & Woodman's site observation during construction shall be at the times agreed upon in the Project scope. Through standard, reasonable means, Baxter & Woodman will become generally familiar with observable completed work. If Baxter & Woodman observes completed work that is inconsistent with the construction documents, information shall be communicated to the contractor and Owner for them to address.

Insurance – Baxter & Woodman will maintain insurance coverage with the following limits and Certificates of Insurance will be provided to the Owner upon written request:

Worker's Compensation:	Statutory Limits	Excess Umbrella Liability:	$15 million per claim and aggregate
General Liability:	$1 million per claim	Professional Liability:	$5 million per claim
	$2 million aggregate		$10 million aggregate
Automobile Liability:	$1 million combined single limit		

In no event will Baxter & Woodman's collective aggregate liability under or in connection with this Agreement or its subject matter, based on any legal or equitable theory of liability, including breach of contract, tort (including negligence), strict liability and otherwise, exceed the contract sum to be paid to Baxter & Woodman

under this Agreement. Any claim against Baxter & Woodman arising out of this Agreement may be asserted by the Owner, but only against the entity and not against Baxter & Woodman's directors, officers, shareholders or employees, none of whom shall bear any liability and may not be subject to any claim.

Indemnification and Mutual Waiver – (1) To the fullest extent permitted by law, Baxter & Woodman shall indemnify and hold harmless the Owner and its officers and employees from claims, costs, losses, and damages ("Losses") arising out of or relating to the Project, provided that such Losses are attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom, but only to the extent caused by any grossly negligent act or omission of Baxter & Woodman; (2) To the fullest extent permitted by law, Owner shall indemnify and hold harmless Baxter & Woodman and its officers, directors, employees, agents and consultants from and against any and all Losses (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court, arbitration, or other dispute resolution costs) arising out of or relating to the Project provided that any such Losses are attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom, but only to the extent arising out of or occurring in connection with the Owner's, or Owner's officers, directors, employees, consultants, agents, or others retained by or under contract to the Owner, negligent act or omission, willful misconduct, or breach of this Agreement; (3) To the fullest extent permitted by law, Owner and Baxter & Woodman waive against each other, and the other's employees, officers, directors, insurers, and consultants, any and all claims for or entitlement to special, incidental, indirect, enhanced, punitive, or consequential damages, in each case regardless of whether such party was advised of the possibility of such losses or damages or such losses or damages were otherwise foreseeable, and notwithstanding the failure of any agreed or other remedy of its essential purpose; (4) In the event Losses or expenses are caused by the joint or concurrent fault of the Baxter & Woodman and Owner, they shall be borne by each party in proportion to its respective fault, as determined by a mediator or court of competent jurisdiction; (5) The Owner acknowledges that Baxter & Woodman is a business corporation and not a professional service corporation, and further acknowledges that the corporate entity, as the party to this contract, expressly avoids contracting for individual responsibility of its officers, directors, or employees. The Owner and Baxter & Woodman agree that any claim made by either party arising out of any act of the other party, or any officer, director, or employee of the other party in the execution or performance of the Agreement, shall be made solely against the other party and not individually or jointly against such officer, director, or employees.

Termination – Either party may terminate this Agreement upon ten (10) business days' written notice to the other party in the event of failure by the other party to comply with the terms of the Agreement through no fault of the terminating party. A condition precedent to termination shall be conformance with the Dispute Resolution terms below. If this Agreement is terminated, Owner shall receive reproducible copies of drawings, developed applications and other completed documents upon written request. Owner shall be liable, and shall promptly pay Baxter & Woodman, for all services and reimbursable expenses rendered through the effective date of suspension/termination of services.

Use of Documents – All Baxter & Woodman documents (data, calculations, reports, Drawings, Specifications, Record Drawings and other deliverables, whether in printed form or electronic media format, provided by Baxter & Woodman to Owner pursuant to this Agreement) are instruments of service and Baxter & Woodman retains ownership and property interest therein (including copyright and right of reuse). Owner shall not rely on such documents unless in printed form, signed or sealed by Baxter & Woodman or its consultant. Electronic format of Baxter & Woodman's design documents may differ from the printed version and Baxter & Woodman bears no liability for errors, omissions or discrepancies. Reuse of Baxter & Woodman's design documents is prohibited, and Owner shall defend and indemnify Baxter & Woodman from all claims, damages, losses and expenses, including attorney's fees, consultant/expert fees, and costs arising out of or resulting from said reuse. Project documents will be kept for time periods set forth in Baxter & Woodman's document retention policy after Project closeout.

Successors, Assigns, and Beneficiaries – Nothing in this Agreement shall be construed to create, impose, or give rise to any duty owed by Owner or Baxter & Woodman to any third party, including any lender, contractor, subcontractor, supplier, manufacturer, other individual, entity or public body, or to any surety for or employee of any of them. All duties and responsibilities undertaken pursuant to this Agreement are for the sole and exclusive benefit of the Owner and Baxter & Woodman and not for the benefit (intended, unintended, direct or indirect) of any other entity or person.

Dispute Resolution – All disputes between the Parties shall first be negotiated between executives who have authority to settle the dispute for a period of thirty (30) days. If unresolved, disputes shall be then submitted to mediation as a condition precedent to litigation. The mediation session shall be held within forty-five (45) days of the retention of the mediator, and last for at least one (1) full mediation day, before any party has the option to withdraw from the process. If mediation is unsuccessful in resolving a Dispute, then the parties may seek to have the Dispute resolved by a court of competent jurisdiction.

Miscellaneous Provisions – (1) This Agreement is to be governed by the law of the state or jurisdiction in which the project is located; (2) all notices must be in writing and shall be deemed effectively served upon the other party when sent by certified mail, return receipt requested; (3) all express representations, waivers, indemnifications, and limitations of liability included in this Agreement will survive its completion and/or termination for any reason; (4) any provision or part of the Agreement held to be void or unenforceable under any laws or regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon the Owner and Baxter & Woodman, which agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that expresses the intention of the stricken provision; (5) a party's non-enforcement of any provision shall not constitute a waiver of the provision, nor shall if affect the enforceability of that provision or of the remainder of this Agreement; (6) to the fullest extent permitted by law, all causes of action arising under this Agreement shall be deemed to have accrued, and all statutory periods of limitation shall commence, no later than the date of substantial completion, which is the point where the Project can be utilized for the purposes for which it was intended; (7) this Agreement, together with any other documents incorporated herein by reference, constitutes the sole and entire agreement of the parties with respect to the subject matter of this Agreement and supersedes all prior and contemporaneous understandings, agreements, representations and warranties, both written and oral, with respect to such subject matter; (8) no amendment to or modification of this Agreement is effective unless it is in writing and signed by each party.

Michael Fontanez
Project Engineer



EDUCATION

B.S., Public Administration, Southern New Hampshire University, In Progress

Joined Firm in 2024

Years of Experience: 18

REGISTRATIONS

Class "C" Water License

Class "B" Commercial Driver's License

ASSOCIATIONS

Illinois Section American Water Works Association

ISAWWA – Outreach Committee Chair

ISAWWA – Education Committee Member

ISAWWA – Task Force

North Suburban Water Works Association

Kane County Water Association

Michael has 18 years of experience in Water Operations with the Villages of Northbrook and Buffalo Grove. His expertise includes leading large teams, managing construction projects, working with residents, and addressing the needs of large communities. Michael served in various capacities within the Public Works Department, including Water Supervisor and Crew Leader. He managed a crew of 14 employees and was responsible for formulating and conducting training sessions, designing and executing core maintenance activities, and promoting positive interactions with the public.

RECENT REPRESENTATIVE PROJECTS

Illinois-American Water Company
Engineering Project Management
Michael provides project management support of transmission and distribution water main improvement projects and our collection system improvements for the Chicago Metro District. Responsibilities include representing ILAWC Engineering Department with internal and external business partners, managing contracts with various engineering consultant and contractors, facilitating design kickoff, final design, pre-bid, preconstruction, periodic progress meetings, and final acceptance meetings, and coordinating design and construction activities with ILAWC operational staff.

Macomb, IL
Interim Water Operations
Provided assistance as Responsible Operator in Charge (ROIC) with the operations of the City's Water System in accordance with their terms to act as the qualified water supply operator.

Village of Northbrook, IL
Water Supervisor*

- Supervise and lead a team of 14 personnel in water and sewer division
- Provide guidance, training and support to ensure team effectiveness
- Oversee the maintenance and repairs of water mains, hydrants, valves, meters, sanitary/storm system, and lift stations
- Schedule and coordinate routine inspections and preventative maintenance of utilities programs such as hydrant flushing, valve exercising, sanitary and storm cleaning, and televising
- Ensure compliance with local, state, and federal regulations as it pertains to EPA, IEPA, and IDNR (LMO-3, LMO-2)
- Keep abreast of changes in regulations and implement necessary adjustments to meet standards (lead service line replacement)
- Develop and manage $9 million budget including capital improvement, water distribution, meter services, lift stations, and sanitary/storm
- Set up and facilitate asset management technology to provide in depth explanation for budget justification
- Sit on committee for vehicle purchasing for Public Works Capital Projects
- Developed AMI meter replacement program from inception to board approval and sit on committee that continues progress of install

- Developed meter testing and cost evaluation of meter replacement project that was presented to Board for approval
- Gathered information on distribution system, meter system, and water plant operations for water rate study developed in July of 2023
- Review engineering designs for all water main, sewer, and storm projects
- Oversees water main projects of engineering staff in house and contracted from design and review to implementation on street
- Review of water main project completion and inspections of completed work
- Sat on committee that evaluates and chooses project managers of water main projects
- Installed current asset management system for tracking performance and efficiency related to public works
- CDL training instructor for the Village of Northbrook
- Development of safety committee for Public Works
- Train staff on AWWA best practice (hydrant maintenance, main capacity testing, valve repair and replacement, water main repairs and installation, Bact-T sampling, DBP sampling)
- Coordinates meter reads and process flows for water meter services and water billing department
- Teaching water billing staff on the water meter process from install to reads to final billing
- Transitioning water billing staff to AMI system as we undertook a meter replacement program
- Train staff on water treatment plant operations and safe practices
- Collaborate with other departments such as engineering, village hall, fire, and police
- Bridge gap between public responsibility of water and wastewater systems and private issues with Department of Development and Planning Services
- Management of community events such as bike races, parades, and holiday events
- Communicate effectively with staff members, management, and other stakeholders
- Face to face meetings with residents and high-level staff at Village Hall to explain lead service line replacement program and ways to help residents understand health benefits and ways to pay for projects
- Head up supervisor staff meetings, meeting replacement (AMI) meetings, utilities staff meets for project planning, and day to day workload

Village of Buffalo Grove, IL*
Crew Leader

- Crew Leader, providing oversight of field operations, weekly scheduling, reviews of projects and staff, management meetings, safety committee meetings, and snow and ice operations.
- Maintenance Worker assisting with water distribution, pump station maintenance, meter services, sanitary/storm maintenance, and snow/ice operations.

Tom Slonski
Project Engineer



EDUCATION
B.A., Sociology/Criminology, Northern Illinois University, 2002

Joined Firm in 2025

Years of Experience: 24

REGISTRATIONS
IEPA Class C Water Operator

ASSOCIATIONS
AWWA
ISAWWA
APWA

TRAINING/CERTIFICATION
IEPA Class C Water Operator

Tom has 24 years of extensive experience in Water Operations with the Village of Norridge. His responsibilities have included oversight and coordination of various water supply facilities, planning projects, maintaining regulatory compliance and managing the SCADA system operations.

REPRESENTATIVE PROJECTS

Village of Norridge, IL*
Water Operations Supervisor

- Responsible for the oversight and coordination of various water supply facilities and related equipment projects and ensured the timely maintenance, repair and upkeep of existing utility facilities and equipment.
- Participated in the development of goals and objectives as well as policies and procedures.
- Inspected and evaluated work in progress and upon completion to assure that repairs, maintenance, and project activities are performed in accordance with Village regulations, policies and that the projects are being completed per specs or per the terms of the contract.
- Responsible for the training and mentoring of other employees in obtaining their Class "C" Water Operator license.
- Supervised the full modernization of the water distribution SCADA system, and one of the Village's two pumping stations. This is the first phase of three, which will include one additional pumping station and a water tower.
- Planned and organized a modified set of water demand parameters to meet normal customer demand with one half of the pumping capability being unavailable during the first phase of the project.
- Authorized construction change requests and deviations from plan drawings as required.
- Collaborated with other Village departments such as building department, village hall, GIS, police and fire.

Village of Norridge, IL*
Responsible Operator In-Charge

- Obtained IEPA Class C Water Operator License in 2014 and has maintained that with continual education and staying up to date with modern practices and regulatory changes.
- Planned and organized various Federal and State water sampling programs.
- Managed daily operations of the water distribution system via SCADA, and extrapolated data for IEPA monthly reporting as well as inter-departmental reports.
- Managed and maintained the distribution system's pumping stations.
- Worked with an engineering firm to comply with the "America's Water Infrastructure Act" by creating a Risk & Resiliency Assessment, as well an Emergency Response Plan for the Village.
- Maintained an "on-call" status with the SCADA system, being notified of critical alarms in real time, and making informed decisions based on data and intuition.
- Addressed resident concerns and complaints regarding water quality.

- Created the annual "Consumer Confidence Report" which detailed the water quality parameters and any additional information which was required by the IEPA.
- Planned and supervised annual leak detection programs which were performed by contracted companies.
- Maintained and updated GIS data sets for Village Infrastructure.
- Ensured compliance with local, state, and federal regulations as it pertains to EPA, IEPA and IDNR.

Village of Norridge, IL*
Equipment Operator/Team Leader

- Led a team of people who are on call for emergency response to water infrastructure problems, analyzed the problem and developed a comprehensive plan to address the problem by making whatever repairs were needed.
- Became familiar with the water distribution system as well storm and sanitary blueprints.
- Planned and performed a complete fire hydrant flushing program, along with GIS data collection for each hydrant.
- Maintained Water, Sewer, and Road Infrastructure.
- Operated heavy equipment for infrastructure repairs and replacements.

Village of Norridge, IL*
Laborer

- Performed manual labor in the repair and replacement of water and sewer infrastructure.
- Maintained buildings and grounds.
- Performed snow removal operations.
- Replaced commercial and residential water meters as required, as well as other components of the AMI meter reading system.

Brian D. Wagner
Operator



EDUCATION
B.A., Business Administration, Northern Illinois University, 2001

Joined Firm in 2024

Years of Experience: 33

ASSOCIATIONS
Member American Public Works Association (APWA)

Member American Water Works Association (AWWA)

Member Mid-Central Water Works Association (MCWWA), Executive Board 1997-2000

TRAINING/CERTIFICATION
Class C Water Operator Certificate #186706655 – State of Illinois

NIMS Training 100, 200, 300, 400, 700, 191

Illinois Public Service Institute (IPSI) 2016-2018

Midwest Advanced Public Service Institute (MAPSI) 2019, 2023

Brian has recently joined our team with experience in strategic planning and regulatory compliance across water, sanitary sewer, and storm sewer systems. Previously, Brian served as the Utility Superintendent for the Village of Schaumburg where he directed routine and emergency operations that included water, sanitary, and storm sewers.

REPRESENTATIVE PROJECTS

Schaumburg, IL*
Generator and ATS Replacement Program (2023-2026)
Project Manager for the evaluation, procurement, and installation of replacement generators and ATSs at multiple water pumping stations. In conjunction with the fire department, a $759,000 IEMA grant was secured for the replacement of non-functioning generators and ATS switches. A design was completed and an agenda item summary was prepared for Board approval. The project was approved in late 2023 with final design occurring in 2024. Due to the 50-60 week lead time, it's not expected to be completed until April 30, 2026. The budget for this project is $3.2M.

Schaumburg, IL*
Motor and Pump Replacement Program (2021-2026)
Project Manager for the evaluation, procurement, and installation of motor and pump replacements at seven water pumping stations. This was a tiered five-year program to better level costs in the CIP budget. Station motor and pumps were original equipment and previously identified as past their useful service life. A joint order contract (JOC) was utilized for procurement and an agenda item summary was prepared for Board approval. Two of the five years were complete on-time (within the fiscal budget year) without cost overruns, and year three design was progressing with an expected completion date of April 30, 2025. The budget for this project is $5.5M.

Schaumburg, IL*
Water Tank Painting (2023-2024)
Project Manager for the evaluation, procurement, and installation of a replacement paint coating system for a $1M gallon water tank. This was a tiered two-year project to account for design and an early bid to gain favorable pricing. An RFP was developed for design and construction services. The design required outside agency collaboration due to the logo being a private venture. Design, project bid, and an agenda item summary was prepared for Board approval. The project was expected to start August 1, 2024, and completed by November 15, 2024. The budget for this project is $1.2M.

Schaumburg, IL*
Rim and Invert Collection Program (2018-2020)
Project Manager for the evaluation, procurement, and deliverable collection of all the sanitary rims and inverts throughout the Village. This was a tiered three-year program to better level costs in the CIP budget. The Village prepared, let, and awarded an RFP for engineering services to collect all sanitary rims and inverts leading to the future creation of a sanitary model. Staff completed an agenda item summary for Board approval. The project was delivered on time (within the fiscal budget years) with no cost overruns. The budget for this project was $3M.

Schaumburg, IL*
Motor Control Center Replacement Program (2018-2020)
Project Manager for the evaluation, procurement, and installation of five replacement motor control centers (MCC) at multiple locations across the Village. This was a tiered two-year program to better level costs in the CIP budget. All station MCCs were original equipment and previously identified as past their useful service life. A joint order contract (JOC) was utilized for procurement and an agenda item summary was prepared for Board approval. The project was delivered on time (within the fiscal budget year) with no cost overruns. The budget for this project was $1.5M.

Village of Schaumburg
Utility Superintendent (2012 – 2024)

- Directed routine and emergency operations, maintenance, and repair of the Village's infrastructure systems including sanitary sewer, storm sewer, and water.
- Developed short, medium, and long-range simple and complex goals for the water, sanitary, and storm divisions.
- Led Risk and Resilience and Emergency Response planning efforts.
- Developed a village-wide Water Conservation Plan
- Developed, bid, and supervised Village contracts for valve exercising, large meter testing, backflow database, fire hydrant painting, leak detection, large meter testing, water tank inspection and cleaning, and MS4 services.
- Developed and certified the Annual Consumer Confidence Report, LMOII Report, Illinois Water Survey Report, and Triennial Cross Connection Survey
- Directed operations for compliance with regulatory agency rules and regulations.
- IEPA Operator in Responsible Charge for the water system
- Developed Request for Proposals for consulting services, water tank painting, pump and motor repairs, sanitary rim and invert collection program, SCADA maintenance, and backflow database services.
- Compiled, managed, and monitored progress on customer service requests for a residential population of 78,723 and a daytime population of 150,000.
- Managed 30 FTE and 7 PTE, 275 miles of water main, 220 miles of sanitary sewer, and 220 miles of storm sewer.
- Established and implemented budget recommendations for an annual operating budget of ~$7,700,000 and ~$2,000,000 - 5,000,000 CIP budget.
- Developed and implemented SCADA system replacement, pump and motor replacement, facility upgrades (interior and exterior), SLRat program, CMP replacement program, Force Main condition assessment, MWRD IICP program, Point of Interest Leak detection program (Satellite, acoustic hydrant continuous monitoring, and traditional manual), Motor Control Center replacement, Station Automatic Transfer Switch and Generator replacement, and Meter Interface Unit replacement
- Collaborated with outside agencies, DuPage Water Commission, North Suburban Municipal Joint Action Water Agency, Illinois Department of Natural Resources, Illinois Environmental Protection Agency, and Metropolitan Water Reclamation Department
- Prepared and presented items to the EPW Committee and Village Board Committee of the Whole

Village of Clarendon Hills
Assistant Director of Public Works (2008 – 2012)
Public Works Supervisor (2005 – 2008)
Water Services Coordinator (2001 - 2005)
Water Operator (1997 - 2001)

Village of Lisle
Water Operator (1993-1997)

**While working for others*

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Sustainability Coordinator Kate Carney
Date: 2026-06-23
Subject: An Ordinance Amending Chapter 24, Article VI of the Northbrook Municipal Code, as Amended, Regarding Parking Spaces Reserved for Electric Vehicle Charging in Municipal Off-Street Parking Facilities

Overview
As presented to the Village Board on March 10, 2026, polices for EV Charging Station parking are being codified in the Municipal Code to allow for local enforcement.

Fiscal Impact
The ordinance amendments maintain existing parking fines as established in the Annual Fee Ordinance which range from $35.00 - $200.00 per violation and the administrative tow fee of $500.00 per violation.

Recommendation
Approval.

Strategic Priority
Public and Community Safety. Provide public and community safety through education, prevention, and aligning resources with community needs.

Background
On March 10, 2026, the Village Board approved the installation of two (2) Village-supplied dual port EV charging stations in the southwest corner of Village Hall's rear parking lot. Pursuant to section 11-1308 (b) of the Illinois Vehicle code (625 ILCS 5/11-1308(b)), parking spaces designated for EV charging are reserved for electric vehicles while charging. The installation of the EV charging stations and adoption of the Village's EV Charging Station Policy necessitate an amendment to Chapter 24 of the Municipal Code to establish regulations governing the use of the EV Charging Stations and associated parking spaces for enforcement purposes.

In August 2021, the Village Board adopted a Climate Action Plan (CAP), which provides a comprehensive outline of specific strategies and actions to reduce greenhouse gas (GHG) emissions and strengthen the community's resilience to climate-related impacts. The CAP addresses eight sectors of GHG emissions and climate vulnerabilities through 42 strategies and nearly 200 actions to be implemented over a ten-year timeframe.

One of the sectors addressed by the CAP is Transportation and Land Use, which includes

strategies to support and encourage the use of alternative fuel vehicles. The installation of electric vehicle (EV) charging stations at Village Hall advances this strategy by expanding access to charging infrastructure, which in turn aids in the reduction of GHG emissions and furthering implementation of the CAP.

An Ordinance Amending Chapter 24, Article VI of the Northbrook Municipal Code, as Amended, Regarding Parking Spaces Reserved for Electric Vehicle Charging in Municipal Off-Street Parking Facilities

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 Chapter 24, Article VI of the Northbrook Municipal Code, as Amended, Regarding Parking Spaces Reserved for Electric Vehicle Charging in Municipal Off-Street Parking Facilities

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

Article VI, entitled "Municipal Off-Street Parking Lots," of Chapter 24, entitled "Traffic," of the Northbrook Village Code, as amended ("***Village Code***"), sets forth regulations governing the stopping, standing, and parking of vehicles within the Village, including in municipal off-street parking facilities.

Pursuant to Resolution 2026-R-30, adopted by the Village Board on March 10, 2026, the Village installed two dual-port Level 2 electric vehicle charging stations ("***EV Charging Stations***") in four designated parking spaces on the east side of Village Hall at 1225 Cedar Lane at the Village Hall ("***EV Parking Spaces***").

The Village desires to amend the Village Code to add a new section governing the use of the EV Charging Stations and EV Parking Spaces.

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 CHAPTER 24, ARTICLE V OF THE VILLAGE CODE.

Article VI, entitled "Municipal Off-Street Parking Lots," of Chapter 24, entitled "Traffic," of the Village Code shall be amended to add a new Section 24-140, entitled "Parking Spaces Reserved for Electric Vehicle Charging" to read as follows:

"Sec. 24-140. - Parking spaces reserved for electric vehicle charging.

(a) *Definitions*. The following words, terms and phrases, when used in this Section, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

***Electric Vehicle Charging Space* shall mean any parking space in a municipal off-street parking facility, including the parking lots of Village Hall and all other Village-owned buildings, that is identified by posted signage as reserved for the parking and charging of electric vehicles and is served by Village-owned electric vehicle charging equipment.**

Electric Vehicle Charging Station **shall mean any Village-owned electric vehicle charging station located in a municipal off-street parking facility, including the parking lots of Village Hall and all other Village-owned buildings.**

(b) ***Signage.*** **Each Electric Vehicle Charging Space shall be posted with signage stating, at a minimum:**

(1) The applicable hours of operation;

(2) Any applicable usage fees;

(3) Relevant safety information;

(4) Contact information for reporting equipment malfunctions; and

(5) Notice that vehicles in violation of this section are subject to fine and to towing and impoundment in accordance with this Chapter.

(c) ***Public access.*** **Only personally owned motor vehicles and motor vehicles owned by the Village of Northbrook shall be permitted to use any Electric Vehicle Charging Station.**

(d) ***Usage guidelines.*** **It shall be unlawful for any person in any Electric Vehicle Parking Space to:**

(1) Park or leave standing a non-electric vehicle;

(2) Park or leave standing an electric vehicle that is not connected to the electric vehicle charging station;

(3) Park or leave standing an electric vehicle that is connected to the electric vehicle charging station but is not actively being charged;

(4) Park or leave standing an electric vehicle for more than four consecutive hours between the hours of 6:00 a.m. and 10:00 p.m.; or

(5) Park or leave standing any commercial vehicle, recreational vehicle, e-bike, e-scooter, or other piece of electric equipment, regardless of whether such vehicle or equipment is connected to or being charged by an electric vehicle charging station.

(e) ***Hours of operation; temporary closure.*** **Each Electric Vehicle Charging Station shall be available for public use at a minimum between the hours of 6:00 a.m. and 10:00 p.m., seven days a week. The Village Manager, or the Village Manager's designee, may modify the hours during which any Electric Vehicle Charging Station is available for public use in order to accommodate demand, operational needs, scheduled maintenance, special events, or other special circumstances that require the closure of all or a portion of the parking lot or the charging**

equipment. Notice of any such modification shall be posted at the affected electric vehicle charging space.

(f) ***Enforcement and violations*. Any person who violates any provision of this section shall be subject to a fine in the amount established in the annual fee ordinance. In addition to any fine imposed, any vehicle parked or left standing in violation of this section shall be deemed an "unlawful vehicle" under Section 24-51 of this Chapter and may be removed and impounded in accordance with Article III of this Chapter**."

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 Village Manager Jim Hawkins
Date: 2026-06-23
Subject: An Ordinance to Amend the Annual Fee Ordinance to Decrease the Number of Class E Liquor Licenses

Overview
J & J Cafe, located at 2111 Founders Drive, has informed the Village that they no longer wish to hold a liquor license and the Ordinance Amendment is presented to decrease available licenses for on premise retail sales of Beer and Wine.

Fiscal Impact
None

Recommendation
Approval

Strategic Priority
Economic Vitality. Promote Northbrook as a thriving community and economic leader.

Background
The Village historically reduces the number of licenses available when a business surrenders their liquor license and no longer intends to sell alcoholic beverages.

Ordinance Amending the Annual Fee Ordinance to Decrease the Number of Class E 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 E 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	35
	B	12
	B-1	3
	C	1
	D	No Limit
	E	~~5~~ 4
	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: 2026-06-23
Subject: A Resolution Supporting and Consenting to Approval of the Transfer of a Class 6b Classification and Approving a Class 6b Incentive Agreement (3401-3411 Commercial Avenue - 3401 Commercial LLC)

Overview
Cook County requires the Village to opine on the transfer of an existing Cook County 6b Incentive Agreement for the remaining term for operation of a House of Rental for party and tent rental warehouse, distribution, and office space at 3401 Commercial LLC.

Fiscal Impact
A 6b was previously granted by Cook County at this site and the application requests transfer of the existing 6b to a new property owner and business operator for the remaining term of 8 years of property tax reduction of which 6 years will be assessed at 10%, with the 7th year at 15%, and 8th year at 20% before returning to a 25% assessment level. The material submitted by the applicant depicts a proposed estimation of $1,016,848 of taxes to be collected with the proposed use, while if the site were to remain vacant it would only generate $850,063 in taxes.

Recommendation
Approval.

Strategic Priority
Economic Vitality. Promote Northbrook as a thriving community and economic leader.

Background

The applicant, 3401 Commercial LLC, as contractual purchaser of the property commonly known as 3401-3411 Commercial Avenue, is requesting the Board of Trustees consider a resolution supporting and consenting to the transfer of a Cook County Class 6b Property Tax Incentive application to relocate a party and tent rental warehouse, distribution, and business from the Chicagoland area to Northbrook.

The Board initially approved the original Cook County Class 6b on the property on August 10, 2021. The property has been marketed for sale for over 190 days and now the applicant is under contract to purchase the property dependent upon receiving a transfer of the 6b that is

currently in place.

Included with the application materials submitted by the Applicant is a document containing a table comparing the requested 6b Tax Calculation with the calculations for taxes collected without a 6b, as well as if the property were to remain vacant under the 6b which is currently in place.

Staff suggests that the Board of Trustees focus on the following questions prior to acting upon the draft resolution:

1. Does the Applicant's 6b proposal satisfy the general Cook County criteria for approval of a 6b incentive?
2. Does the Applicant's 6b proposal satisfy the general Village criteria for the approval of a 6b incentive?
3. Is it appropriate to transfer the existing Cook County Class 6b to the applicant?

As the request is a transfer of an existing Cook County Class 6b with the only change being from a use for plastics manufacturing to a party and tent rental warehouse, distribution, and business, the application has not been routed for review by the other taxing agencies since there is no change to the timing of the already active 6b.

Attached is a copy of the resolution for the Board's consideration. The resolution includes the following conditions regarding the Village's continued support and consent of the Class 6b Classification transfer for the market value attributable to the proposed improvements:

- The Subject Property shall be used by the Applicant or its successors for the remaining term of the Class 6b;
- The Applicant must demonstrate that it has constructed the improvements on the Subject Property that it has committed to construct as part of this application;
- The intention of the Village is not to consent to a renewal of the Class 6b Classification for any period of time after expiration of the initial 12-year period.

The Applicant, Staff and Village Attorney will be present at the June 23 meeting to answer any questions from the Board.

A Resolution Supporting and Consent to Approval of Class 6b 3401-3411 Commercial
Supplemental - Applicant Submittal
Supplemental - Previously Approved Resolution and Agreement

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 Supporting and Consenting to Approval of the Transfer of a Class 6b Classification and Approving a Class 6b Incentive Agreement (3401-3411 Commercial Avenue –3401 Commercial LLC)

is hereby adopted, as follows:

Section 1. Recitals.

3401 Commercial LLC ("***Applicant***") is the contract purchaser of the property commonly known as 3401-3411 Commercial Avenue in Northbrook, Illinois ("***Property***") and legally described in ***Exhibit A***, attached to and, by this reference, made a part of this Resolution. The Applicant intends to lease the Property to a party and tent rental distribution business ("***Tenant***") for use of the Property for party and tent rental warehouse, distribution, and an office facility.

The Property currently has a Class 6b Classification, as defined below, and the Village supported the current owner's, Northbrook Distribution Center LLC, request for Class 6b Classification via Resolution 2021-108. The Village and Northbrook Distribution Center LLC also entered into a Class 6b Incentive Agreement dated August 10, 2021, which specifies that the Property must be used for plastics manufacture and related activities.

The Applicant intends to file an application for transfer of the Class 6b Classification with the Office of the Assessor of Cook County under the Cook County Real Property Assessment Classification Ordinance ("***Cook County Classification Ordinance***"). The Cook County Classification Ordinance reduces the property tax assessment for certain qualifying industrial buildings. In order to qualify for the 6b Classification, the Applicant must receive the consent of the Village in the form of an ordinance or resolution from the Board of Trustees. At this time, the Applicant is requesting support of the transfer of the remaining term of the Class 6b Classification on the Property.

The Tenant is presently located elsewhere in the Chicagoland area and desires to expand its operations. The Tenant proposes to move its current operations to the Property. Attracting the Tenant's

operations would bring additional jobs to the Village and meet objectives of the Village's Strategic Plan for Economic Development.

Pursuant to Resolution 07-R-48 and 23-R-186, the Board of Trustees agreed to support an application for 6b Classification under the Cook County Classification Ordinance only if the application meets the requirements of the Cook County Classification Ordinance and certain additional criteria provided in Resolution 07-R-48, including a requirement that the Applicant enter into an agreement with the Village establishing terms and conditions for the Class 6b approval.

The Property has been partially vacant and marketed for sale for over 190 days, and the Applicant expects to make initial investments in the Property of approximately $500,000 to upgrade offices, security, fire sprinkler system, HVAC, and overhead door repair and replacement. The Applicant has also submitted evidence that the proposed improvement and use of the Property satisfies the criteria for "substantial rehabilitation" property set forth in the Cook County Classification Ordinance.

The Board of Trustees had previously provided the school, library, and park districts within which the Property is located an opportunity to review and comment on Northbrook Distribution Center, LLC's 2021 application. The request is now only to transfer that original support from a manufacturer to a warehouse and rental distribution business, with all other conditions and restrictions remaining the same. After confirming that the Applicant otherwise meets the criteria for Class 6b Classification under the Cook County Classification Ordinance, the Board of Trustees has determined that:

A. The rehabilitation of the Property by the Applicant and the reutilization of the Property will expand and improve industrial facilities available in the Village. Further, the proposed program of construction will create additional temporary employment opportunities during the renovation of the building, as well as permanent employment opportunities in the renovated building.

B. "Industrial purpose" facilities are a necessity for the continued economic development and viability of this location in the Village. The proposed renovation of the Property is dependent on the temporary financial incentive offered by the Class 6b Classification.

C. Renovation of the Property by the Applicant will (i) help to relieve conditions of unemployment, (ii) stabilize or increase the tax base in the Village, and (iii) generate significant new revenues in the form of additional state and federal income tax and local real estate and other taxes.

Section 2. Determination of Appropriateness.

The Property is appropriate for continued consideration of Class 6b Classification pursuant to the Cook County Classification Ordinance.

Section 3. Conditions.

The Village supports and consents to the 6b Classification, including the proposed transfer of the current 6b Classification to the Applicant, and finds that it is necessary for the substantial rehabilitation and reutilization of the Property, subject to and contingent upon the conditions, restrictions, and provisions set forth in this Section:

A. the Applicant shall acquire title to the Property and, upon execution of the purchase, deliver to the Village Manager written evidence demonstrating that the Applicant has acquired the Property;

B. the Applicant shall enter into a valid and effective lease for the Property with the Tenant

and, upon execution of the lease, deliver to the Village Manager written evidence of the lease. Should the Applicant create a new entity to operate the facility on the Property, the new entity shall enter into a valid and effective lease for the Property with the Tenant and provide evidence of such lease to the Village Manager;

B. throughout the remaining eight year period during which the Property is subject to the Class 6b Classification, the Property shall be used solely as a light industrial and office facility for rental goods warehousing and distribution by the Applicant or its successors;

C. throughout the entire period during which the Property is subject to the Class 6b Classification, neither the Applicant nor its assignees may seek a property tax protest that would result in a property value less than the fair market value established for the first year of the Class 6b schedule, as established pursuant to a final, non-appealable determination under any appeals process that the Applicant may elect to take for the first year of the Class 6b schedule with the exception of casualty set forth in the Class 6b Incentive Agreement; and

D. the Applicant and the Tenant shall develop, operate, and maintain the Property at all times in compliance with all codes and ordinances of the Village.

Section 4. No Renewal.

It is the intention of the Village not to consent to a renewal of the Class 6b Classification for any period of time after expiration of the initial 12-year period contemplated by Resolution 2021-108 and this Resolution.

Section 5. Agreement.

A. The Applicant shall, pursuant to the requirements of Village Resolution 07-R-48, enter into an agreement incorporating all of the conditions listed in Section 3 ("***Class 6b Incentive Agreement***")

B. The Class 6b Incentive Agreement is hereby approved in substantially the form attached to this Resolution as ***Exhibit B***.

C. The Village Manager and the Village Clerk are hereby authorized and directed to execute and seal, on behalf of the Village, the Class 6b Incentive Agreement only after receipt by the Village Clerk of at least three original copies of the Class 6b Incentive Agreement executed by the Applicant; provided, however, that if such executed copies of the Class 6b Incentive Agreement are not received by the Village Clerk within 90 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 6. Effective Date.

This Resolution shall be effective upon passage by the Board of Trustees in accordance with applicable law.

Adopted:

RESULT:
MOVER:
SECONDER:
AYES:
ABSTAIN:

ATTEST:

/s/
Village President

/s/
Village Clerk

5

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

LOTS 1 AND 4 IN NORTHBROOK EDENS INDUSTRIAL PARK UNIT NUMBER 1, A SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF THE NORTHWESTERN ¼ OF SECTION 5 AND PART OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index Numbers: 04-05-104-007-0000

Commonly known as: as 3401-3411 Commercial Ave, Northbrook, Illinois 60062

EXHIBIT B

Class 6b Incentive Agreement

THIS INSTRUMENT PREPARED BY:

Steven M. Elrod, Esq.
Elrod Friedman, LLP
350 North Clark Street, 2nd Floor
Chicago, IL 60654

AFTER RECORDING
RETURN TO:

Recorder's Box 337

For Recorder's Use Only

CLASS 6B INCENTIVE AGREEMENT

BY, BETWEEN, AND AMONG

THE VILLAGE OF NORTHBROOK AND

3401 COMMERCIAL LLC

(3401-3411 COMMERCIAL AVENUE)

DATED AS OF June 11, **2026**

CLASS 6B INCENTIVE AGREEMENT
(3401-3411 COMMERCIAL AVENUE)

THIS AGREEMENT is made as of the 11 day of June, 2026 ("***Effective Date***"), and is by, between, and among the **VILLAGE OF NORTHBROOK**, an Illinois home rule municipal corporation ("***Village***") and **3401 COMMERCIAL LLC**, an Illinois limited liability corporation ("***Applicant***").

IN CONSIDERATION OF the recitals and the mutual covenants and agreements set forth in this Agreement, and pursuant to the Village's home rule powers, the parties hereto agree as follows:

SECTION 1. RECITALS.

A. The Village is a home rule unit by virtue of the provisions of the 1970 Constitution of the State of Illinois located in Cook County, Illinois.

B. The Applicant is the contract purchaser of the property commonly known as 3401-3411 Commercial Avenue in Northbrook, Illinois ("***Property***") and legally described in ***Exhibit A***. The Applicant expects to make initial investments in the Property of approximately $500,000 to accommodate the re-occupation of the Property by the Applicant or a lessee of the Applicant ("***Improvements***"), which intends to use the Property for party and tent rental, warehousing, distribution, and office purposes.

C. The Property currently has a Class 6b Classification, as defined below, and the Village supported the current owner's, Northbrook Distribution Center LLC, request for Class 6b Classification via Resolution 2021-108. The Village and Northbrook Distribution Center LLC also entered into a Class 6b Incentive Agreement dated August 10, 2021, which specifies that the Property must be used for plastics manufacture and related activities.

D. The Applicant intends to file an application for transfer of the Class 6b property tax classification ("***Class 6b Classification***") for the Improvements with the Office of the Assessor of Cook County under the Cook County Real Property Assessment Classification Ordinance ("***Application***"). If approved, the Class 6b Classification transfer will reduce the property tax assessment for qualifying industrial buildings during the remaining 8-year period ("***Transferred Class 6b Schedule***").

E. Cook County's Class 6b Classification approval process allows for the consideration by the Village of a resolution supporting and consenting to the Application.

F. On June 23, 2026, the Village's Board of Trustees adopted Resolution 2026-R-_____ supporting and consenting to the Applicant's Application for Transfer of the Class 6b Classification, subject to certain conditions.

G. Pursuant to the Village's policy requirements and standards for consenting to Class 6b Classification applications as set forth in Village Ordinance 07-R-48, each applicant for a Class 6b Classification must enter into an agreement with the Village to comply with certain terms and conditions.

H. The Applicant desires to evidence to the Village their agreement to accept and abide by each of the terms, conditions, and limitations set forth herein.

I. The President and the Board of Trustees have considered this Agreement and determined that it is in the best interest of the Village and the public and satisfies the Village's policy for consenting to Class 6b Classification Transfer applications.

SECTION 2. CONDITIONS OF CONSENT AND APPROVAL.

The Village's continuing approval of and consent to the Class 6b Classification and transfer of the existing Class 6b Classification to the Applicant for the market value attributable to the Improvements is subject to and contingent upon the satisfaction by the Applicant of the following conditions, restrictions and provisions:

A. Prior to the Applicant submitting an "Incentive Appeal Form Real Estate Assessed Valuation Appeal" for the Class 6b Classification Transfer to the Cook County Assessor's Office, the Applicant shall deliver to the Village Manager , for their review and approval, written evidence demonstrating that the Applicant has caused to be constructed a minimum of $500,000 in real property capital improvements on the Property. The real property capital improvements must be substantively the same, as determined by the Village Manager, as those proposed by the Applicant in its submittal to the Village dated May 22, 2026.

B. During the term of this Agreement, the Property shall be used solely for rental warehousing, distribution and office facility for a party and tent rental distribution business, by the Applicant or its successors or a valid lessee of the Applicant or its successors.

C. Except as provided in Section 5 below, during the term of this Agreement, neither the Applicant nor its successors may file a property tax protest with Cook County that would result in the portions of the Property affected by the Improvements being assigned a property value less than the fair market value established for the first year of the Class 6b Schedule, as established pursuant to a final, non-appealable determination under any appeals process that the Applicant or the Applicant's predecessor may elect to take during the first year of the Class 6b Schedule.

D. The Property shall be developed, operated, and maintained at all times in compliance with the applicable codes and ordinances of the Village.

SECTION 3. NO RENEWAL OBLIGATION.

The Applicant acknowledges and agrees that the Village shall have no obligation to support or consent to the extension or renewal of the Class 6b Classification beyond the original Class 6b Schedule adopted via Resolution 2021-108 or Transferred Class 6b Schedule.

SECTION 4. VILLAGE'S REMEDIES.

Upon receiving notice of either the Applicant's or successor's noncompliance with any of the conditions set forth in Section 2 above, the Village shall notify the Applicant of

the noncompliance. The Applicant shall have 30 days to remedy the noncompliance to the satisfaction of the Village, as determined in the sole discretion of the Village Manager. If the Applicant fails to remedy the noncompliance within the 30 days, the Village's Board of Trustees shall have the right, but not the obligation, as the Village's sole remedy, to adopt a resolution withdrawing its consent to the Class 6b Classification for the Property and to direct the Village Manager to deliver a copy of such resolution to the Office of the Cook County Assessor. In the event the Board of Trustees adopts such a resolution, the Applicant (a) shall, and does hereby, consent to the Cook County Assessor removing the Class 6b Classification for the Property, and (b) shall deliver such notifications to the Cook County Assessor's Office, and take such other actions as the Village Attorney deems necessary and appropriate to cause the Cook County Assessor to remove the Class 6b Classification.

SECTION 5. APPLICANT'S RIGHT TO PURSUE PROPERTY TAX RELIEF.

Nothing herein shall prevent the Applicant from seeking property tax relief in the event the Property is rendered partially or fully unusable due to casualty.

SECTION 6. NATURE AND SURVIVAL OF OBLIGATIONS.

The provisions of this Agreement shall run with and bind the Property, and shall inure to the benefit of, and be enforceable by the Village, the Applicant and any of their respective legal representatives, heirs, grantees, successors, and assigns. Upon execution by all parties, the Village is authorized to record this Agreement in the Office of the Cook County Recorder.

SECTION 7. TERM.

This Agreement shall be effective from its Effective Date through and until such time as the Property is no longer subject to the Class 6b Classification.

SECTION 8. GENERAL PROVISIONS

A. Notice. Any notice or communication required or permitted to be given under this Agreement shall be in writing and shall be delivered: (i) personally, (ii) by a reputable overnight courier, (iii) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid. Unless otherwise expressly provided in this Agreement, notices shall be deemed received upon the earlier of (a) actual receipt; (b) one business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (c) three business days following deposit in the U.S. mail, as evidenced by a return receipt. By notice complying with the requirements of this Subsection 8.A, each party shall have the right to change the address or the addressee, or both, for all future notices and communications to such party, but no notice of a change of addressee or address shall be effective until actually received.

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

Village of Northbrook
1225 Cedar Lane
Northbrook, IL 60062

Attn: Village Manager

with a copy to:

Steven M. Elrod, Esq.
Elrod Friedman, LLP
350 North Clark Street, 2nd Floor
Chicago, IL 60654

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

3401 COMMERCIAL LLC
Chris Wright
5115 Church street
Skokie IL 60077

with a copy to:

B. Time of the Essence. Time is of the essence in the performance of all terms and provisions of this Agreement.

C. Entire Agreement. This Agreement constitutes the entire agreement between the parties and supersedes any and all prior agreements and negotiations between the parties, whether written or oral, relating to the subject matter of this Agreement.

D. Exhibit. ***Exhibit A*** attached to this Agreement is, by this reference, incorporated in and made a part of this Agreement.

E. Amendments and Modifications. No amendment or modification to this Agreement shall be effective unless and until it is reduced to writing and approved and executed by all parties to this Agreement.

F. Non-Waiver. The Village shall be under no obligation to exercise any of the rights granted to it in this Agreement. The failure of the Village to exercise at any time any right granted to the Village shall not be deemed or construed to be a waiver of that right, nor shall the failure void or affect the Village's right to enforce that right or any other right.

G. Severability. It is hereby expressed to be the intent of the parties hereto that should any provision, covenant, agreement, or portion of this Agreement or its application to any person, entity, or property be held invalid by a court of competent jurisdiction, the remaining provisions of this Agreement and the validity, enforceability,

and application to any person, entity, or property shall not be impaired thereby, but the remaining provisions shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Agreement to the greatest extent permitted by applicable law.

H. No Third-Party Beneficiaries. No claim as a third-party beneficiary under this Agreement by any person, firm, or corporation shall be made, or be valid, against the Village or the Applicant.

I. Counterparts. This Agreement may be executed in counterparts, each of which shall constitute an original document, which together shall constitute one and the same instrument.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have hereunto set their hands on the date first above written.

VILLAGE OF NORTHBROOK, an Illinois home rule municipal corporation

By:_____
Its: Village Manager

ATTEST:

By: _____
Its: Village Clerk

3401 COMMECIAL LLC an Illinois limited liability corporation

By: Chris Wright

Its: Manager.

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The foregoing instrument was acknowledged before me on _____ day of _____, 2026 by Cara Pavlicek, the Village Manager of the **VILLAGE OF NORTHBROOK,** an Illinois home rule municipal corporation, and by _____, the Village Clerk of said municipal corporation.

_____
Signature of Notary

SEAL
My Commission expires: _____

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

This instrument was acknowledged before me on June 11, 2026, by _____, the _____ of **3401 COMMECIAL LLC,** an Illinois limited liability corporation, which individual is known to me to be the identical person who signed the foregoing instrument, and that he executed the same as his free and voluntary act and deed and as the free and voluntary act of the corporation as the sole manager of said limited liability company, for the uses and purposes herein mentioned.

OFFICIAL SEAL
ELIZABETH MARY BYRON
Notary Public, State of Illinois
Commission No. 990428
My Commission Expires
May 08, 2028

Elizabeth Mary Byron
Signature of Notary

SEAL
My Commission expires: 5/8/28

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

LOTS 1 AND 4 IN NORTHBROOK EDENS INDUSTRIAL PARK UNIT NUMBER 1, A SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF THE NORTHWESTERN ¼ OF SECTION 5 AND PART OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index Numbers: 04-05-104-007-0000

Commonly known as: as 3401-3411 Commercial Ave, Northbrook, Illinois 60062

THE LAW OFFICES OF
LISTON & TSANTILIS
A PROFESSIONAL CORPORATION

200 S. WACKER, SUITE 820 CHICAGO, ILLINOIS 60606
BRIAN P. LISTON (312) 580-1594 PETER TSANTILIS (312) 604-3808 FACSIMILE (312) 580-1592

May 22, 2026

VIA EMAIL
Village of Northbrook
1225 Cedar Lane
Northbrook, IL 60062
Attention: Michaela Kohlstedt

Re: Class 6b Tax Incentive Transfer Request
3401 COMMERCIAL LLC
3401 Commercial Avenue,
Northbrook, Illinois 60062
PIN: 04-05-104-007-0000

Dear Ms. Kohlstedt:

3401 COMMERCIAL LLC (the "Applicant") is the contract purchaser of the above-referenced property (the "Subject Property") and is requesting a resolution from the Village of Northbrook consenting to a transfer to the Applicant of the interests of Northbrook Distribution Center, LLC in the active Class 6b Tax Incentive, dated August 10, 2021, covering the Subject Property.

Background of the Applicant and Proposed Use

The Applicant will purchase the Subject Property for approximately $3,900,000 and then lease it to related entity House of Rental and Sales, Inc. ("House of Rentals"). House of Rentals operates a party and tent rental distribution business serving the Chicago metropolitan area. Specifically, it supplies event equipment (including chairs, tents, and tables) to weddings, corporate events, school events, municipal events, private parties, festivals, and outdoor tented events. The company is currently located in Skokie and employs 15-25 people.

However, the Company has outgrown its current location (with a square footage of 28,000) and has identified the Subject Property as an ideal location for expansion. Following relocation, the Subject Property will be used for storage, assembly, maintenance, staging, loading, dispatch, and distribution of event rental inventory, including tents, tables, chairs, linens, and related event equipment. The facility will allow House of Rentals to improve logistics, expand inventory, operate more efficiently, and support long-term growth.

As of January 1, 2025, Illinois now treats many leases/rentals of tangible personal property as retail sales for sales/use tax purposes. See P.A. 103-592. As amended, the Retailers'

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Occupation Tax Act provides that a lease of tangible personal property is considered a sale at retail. The Illinois Department of Revenue also states the tax applies to gross receipts received under lease/rental contracts on or after January 1, 2025, and that taxable selling price generally includes charges for the rental plus service charges inseparably linked to the rental. As such, the House of Rentals has the potential to generate sales/use tax revenue which should only continue to grow with expansion.

6b Eligibility Basis:

A real estate property is eligible for Class 6B Tax Incentive status if the property is used primarily for "industrial purposes." Industrial purposes is defined as "[a]ny real estate used primarily in manufacturing ... or in the extraction or processing of raw materials unserviceable in their natural state to create new physical products or materials, or in the processing of materials for recycling, **or in the transportation or storage of raw materials or finished or partially finished physical goods in the wholesale distribution of such materials or goods for sale or leasing."**

The House of Rentals' use likely *also* qualifies under 'Manufacturing' according to the Cook County 6b Eligibility bulletin which defines Manufacturing as, "**The material staging** and production of goods used in procedures commonly regarded as manufacturing, processing, fabrication, or **assembling** which changes existing material into new shapes, new qualities, or new combinations…" Per Cook County Statute, the 6b tax incentive runs with the land rather than the specific applicant or tenant assuming the site continues to be used for industrial purposes.

Anticipated Future Improvements and Job Creation

The Applicant is still in the process of obtaining bids but plans on investing over **$500,000+** in building, business and operational improvements. This is on top of the improvements already made to the property by the Seller within the current incentive period.

Below is a preliminary outline of anticipated capital improvements associated with House of Rentals' planned occupancy and operation of the property over the next 365 days.

Business and Operational Improvements

- Office, dispatch, employee locker room and break room build-out: approximately **$200,000**
- Warehouse operational improvements, inventory staging, logistics, and infrastructure upgrades: **TBD**
- Security, access control, IT/network, and operational systems upgrades: **TBD**

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- Equipment handling, storage, and workflow improvements for party and tent rental operations: **TBD**

Building and Facility Improvements

- Fire sprinkler system upgrades and life safety improvements: approximately **$250,000**
- HVAC and warehouse heating replacement/upgrades: approximately **$49,000**
- Painting, overhead door repairs/replacement, and related building improvements: approximately **$35,000**
- Any additional improvements may be identified during final planning, permitting, and occupancy review: **TBD**

Furthermore, as part of the relocation, House of Rentals plans to relocate its 15-25 employees from Skokie and anticipates hiring new employees as the business grows further in Northbrook. The anticipated improvements (described above) are also expected to create 25+ temporary construction jobs. All employees will be compensated in accordance with the Cook County Living Wage.

Real Estate Tax Analysis & Fiscal Impact

Following acquisition, the Subject Property is projected to have a market value of approximately **$4,400,000** which would generate an estimated $1,016,848 in total taxes (or approximately $107,037 per year) over the life of the Class 6b Tax Incentive. Without the incentive, the Subject Property will receive full vacancy relief from taxes and generate only an estimated $850,063 in taxes over the next 8 years (or approximately $106,258 per year) based on the latest certified market value with full vacancy relief. Therefore, with the Class 6b Tax Incentive, the Subject Property would generate approximately **$166,784** in additional real estate taxes over the life of the Class 6b Tax Incentive. Please see the enclosed *8 Year Tax Comparison Chart* for more details.

In addition to increased property tax revenues, House of Rentals' presence will significantly benefit the local community. The Applicant expects the company's employees and visitors to frequent the village's local establishments (including restaurants, gas stations, and retail stores). The Applicant also expects the company to attract both new and returning customers who will also frequent nearby establishments. According to the enclosed *New Employee Business Impact Chart*, an estimated 20 full-time employees would spend approximately **$84,750** per year in the village on gas, entertainment, groceries, etc.

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BRIAN P. LISTON (312) 580-1594 PETER TSANTILIS (312) 604-3808 FACSIMILE (312) 580-1592

Employee Economic Impact Chart					
Purchase	**Emp.**	**%**	**Exp./Week**	**Weeks**	**Total**
Lunch	20	55%	$55	50	$30,250
Grocery	20	30%	$50	50	$15,000
Consumer Goods	20	25%	$35	50	$8,750
Entertainment	20	15%	$55	50	$8,250
Auto-Gas	20	75%	$30	50	$22,500
TOTAL					**$84,750**
TOTAL OVER 8 YEARS					**$678,000**

As mentioned above, the Applicant's lease/rentals are likely subject to sales/use tax, of which the Village will receive a portion. In total, the construction and reoccupation of the Subject Property could generate approximately **$800,000+** (on top of any sales/use tax) in additional revenue over the life of the incentive

"But-For" Condition Statement

The Applicant has determined that without the incentive, the heavy Cook County property tax burden will make the purchase, improvements and eventual re-occupation improbable as currently constructed. In the event the Applicant is unable to receive the incentive transfer, the purchase and sales agreement for the site, the acquisition and planned investment would need to be re-evaluated. Without assistance from a 6b tax incentive, the site is likely to sit vacant rather than immediately being reoccupied with a growing, tax producing company.

Conclusion

Based on the foregoing, the Applicant requests that the Village of Northbrook review its Class 6b Tax Incentive assignment request and approve a resolution or other document consenting to a transfer to the Applicant of the interests of Northbrook Distribution Center, LLC in the active Class 6b Tax Incentive, dated August 10, 2021, covering the Subject Property. Should you need any additional documentation or have any questions or concerns, do not hesitate to contact me at (312) 604-3898 or via email at Mrogers@ltlawchicago.com

Respectfully Submitted,

Mark Rogers

Mark Rogers
Liston & Tsantilis P.C.

6b TRANSFER AFFIDAVIT

I, Chris Wright as agent for 3401 Commercial LLC (the "Purchaser/New Applicant") do hereby certify that if called to testify would attest to the following facts if called upon:

1. 3401 Commercial LLC is the contract purchaser of the property commonly known as 3401 Commercial, Northbrook, Illinois 60062 (PIN: 04-05-104-007-0000) (the "Subject Property") from former Owner and Original Applicant, Northbrook Distribution Center, LLC

2. Northbrook Distribution Center, LLC requested support from the Village of Northbrook for a Cook County Class 6b Tax Incentive based on re-occupation of abandoned property and substantial rehabilitation and received a resolution supporting and consenting to the same on August 10th, 2021.

3. The Class 6b Tax Incentive Application & Resolution has been filed with the Cook County Assessor's Office, and said incentive has been activated since the 2022 tax year.

4. The Purchaser/New Applicant plans to construct and utilize the proposed facility in substantially the same manner and will comply with all Cook County & Northbrook 6b land use and occupancy requirements.

Further Affiant Sayeth Not

Chris Wright

Date: 5/18/2026.

Subscribed and sworn before me
This 18 day of MAY, 2026

Stephanie N. Martinez
Signature of Notary Public

OFFICIAL SEAL
STEPHANIE N MARTINEZ
Notary Public, State of Illinois
Commission No. 866901
My Commission Expires
December 08, 2029

COOK COUNTY CLASS 6B

VILLAGE OF NORTHBROOK APPLICATION

When submitting a request to the Village of Northbrook for a Cook County Class 6b resolution of support, please submit one reproducible copy of the following information to the Deputy Director of Development and Planning Services (DPS), 1225 Cedar Lane, Northbrook, IL 60062. If you have questions regarding the application materials or process, please contact the DPS Department at (847) 664-4050.

GENERAL INSTRUCTIONS

- Prior to completing an application, an applicant is strongly encouraged to contact the DPS Department to discuss the property and project for which they are requesting the Class 6b classification. The contact information is listed above.
- Fill out the application materials completely. If any questions are left unanswered or required documents not submitted, an explanation for the omission must be included.
- Only typed applications will be accepted and reviewed.
- Only complete applications will be presented to the Board of Trustees for consideration.

REQUIRED APPLICATION MATERIALS

Please submit a completed Cook County Assessor's Office *Class 6b Eligibility Application* & all applicable attachments, **plus** the following information.

Economic & Fiscal Impacts of Business on the Community

1. Provide the North American Industry Classification System (NAICS) code(s) for the business to occupy the subject property. Describe the potential for future growth of the business and of the industry the business is in.
2. If an existing business, provide information regarding the business' current operations, such as locations, size of current facilities, and number of current employees. Also explain why the business is relocating or expanding to Northbrook.
3. Do any Northbrook businesses provide services or supplies to the business that will be locating on the subject property? If so, please list the businesses and describe the services/supplies they would provide?
4. Does the business that will be locating on the subject property provide services or supplies to Northbrook businesses? If so, please list the businesses and describe the services/supplies that would be provided to them.
5. Explain by how much the proposed construction of building additions or other significant improvements to the site would increase the assessed value of the property.
6. Will the project require the Village to invest in public infrastructure improvements? If so, what percentage of the costs of those improvements will the business/developer contribute?
7. Will the project generate new local sales tax? If so, how much would be annually generated?
8. Is the business a start-up company or an expansion of an existing Northbrook operation?
9. Describe the business' history of contributing to its community through volunteer work, financial contributions or other means. If a new start-up business, please demonstrate the business' commitment to becoming involved in the community.

Conditions of Existing Building /Site and Private Financial Contribution Compared to Public Assistance

10. If purchasing the property, provide documentation from the current property owners that they have made a reasonable effort to market the property, including a description of those efforts. Provide a chronological detail of those efforts.
11. Has the current owner of the subject property filed a vacancy appeal with the County within the last two years? If so, please provide a copy of the appeal and details of how the appeal has affected the assessed value of the property.
12. Submit a tax impact table showing the projected property taxes that would be paid if the 6b is granted over the life of the 6b and the property taxes that would be paid if the property is reused without the 6b (A suggested format is available in a Microsoft Excel worksheet).

13. Submit copies of the property tax bill for the subject property for the past three years.
14. Provide an explanation and documentation for why the site in question is difficult to lease or sell due to age, size, condition, or unique characteristics of the building.
15. If purchasing the property, provide a copy of a certified appraisal of the property or other documentation demonstrating that the property's purchase price is not the reason for needing a Class 6b incentive;
16. Provide documentation indicating that deferred maintenance issues are not the reasons for needing the 6b incentive.
17. Provide details regarding the amount of investment the applicant and the business planning to occupy the subject property plan to invest in the property.
18. What is the purchase price of the real property on the subject property? Provide support documentation, such as a copy of the purchase contract.
19. Submit a narrative and supporting documents indicating the need for the 6b incentive.

Quality Jobs to be Created

20. Provide the projected number of employees that will be located at the Northbrook facility and the average wage for those employees.
21. Provide a break down between full-time, part-time, and seasonal employees at the Northbrook facility.
22. Provide a breakdown between current employees, if any, that will transfer from the business' existing facilities and new employees from the local area.
23. Provide the projected total annual payroll for the Northbrook facility.

Environmental Impact (please see the Village Climate Action Plan (CAP) here: https://www.northbrook.il.us/993/Climate-Action-Plan)

24. Please describe if the business has implemented any of the recommendations of the CAP, including for example,:
    a. Comprehensive energy and resource efficiency programs, including green buildings (e.g. LEED certification, binding energy efficiency commitments, etc.)
    b. Comprehensive waste reduction, waste exchange, and recycling programs.
    c. Products/services that expand markets for recycled materials.
    d. Development of renewable energy resources or products that conserve energy.

Class 6b General Requirements & Standards

25. Does the proposal satisfy all applicable Cook County criteria for the approval of a Class 6b incentive?
26. Does the applicant agree to develop, operate, and maintain the Subject Property in compliance with all codes and ordinances of the Village of Northbrook?
27. Does the applicant acknowledge that the Village shall not renew a Class 6b incentive after the initial 12-year Class 6b assessment time period has expired?
28. Does the applicant agree to tie the property tax relief from the Class 6b classification to a specific business(es) locating and remaining on the subject property for length of the 12-year Class 6b assessment time period?
29. The applicant must acknowledge that it must enter into an agreement with the Village setting the terms and conditions for the Village's support and consent to the Class 6b classification.

NON-REFUNDABLE APPLICATION FEE & DEADLINES

Along with the application materials, please submit payment of the non-refundable $5,000 fee to cover Village staff, legal and consultant expenses to process the application.

The Village Board meets on the second and fourth Tuesday of each month. Completed applications should be submitted to the Deputy Director of DPS (contact information listed above) two weeks prior to the meeting at which the applicant wishes to have the Board review the preliminary application.

VILLAGE OF NORTHBROOK GUIDELINES

The Northbrook Board of Trustees shall use the following guidelines when determining the suitability of a specific request for a Cook County Class 6b Classification.

Economic & Fiscal Impacts of Business on the Community (50% consideration)

Higher consideration to be given for:

- Potential for future growth of the business and of the industry the business is in.
- Businesses that build on the resources, materials, and workforce of the local community.
- A greater increase in the assessed value of the property through the construction of building additions or making other significant improvements to the site.
- Projects not requiring new public capital improvements. If public infrastructure improves are necessary, a greater contribution by the developer for public infrastructure improvements.
- A greater amount of sales tax base expansion.
- Businesses that have a history of contributing to their communities through volunteer work, financial contributions or other means. If a new start-up business, the business demonstrates its commitment to becoming involved in the community.
- Start-up companies and expansions of existing local operations.

Conditions of Existing Building /Site and Private Financial Contribution Compared to Public Assistance (30% consideration)

Higher consideration to be given for:

- Buildings that have been vacant for one year or more.
- Sites for which prior to applying for a Class 6b exemption, a vacancy appeal for the site has been granted by Cook County.
- A property owner demonstrating that reasonable efforts have been made to market the property over time.
- Sites that are difficult to lease or sell due to age, size, condition, or unique characteristics of the building.
- Sites for which the purchase price of the property is market rate and is not the reason for needing a 6b incentive and for which deferred maintenance issues are not the reasons for needing the 6b incentive.
- A greater ratio of investment by the assisted business compared to amount of Class 6b relief.
- A lower ratio of Class 6b relief compared to total annual payroll
- A greater ratio of value of improvements to existing the building to purchase price of the real property.
- Quality of the case being made that the Class 6b is necessary for the project to move forward.

Quality Jobs to be Created (20% consideration)

Higher consideration to be given for:

- Higher wage rates.
- Full-time; long-term, non-seasonal positions.

OVERALL CONSIDERATION – 100%

Environmental Impact (Bonus Consideration of up to 5%)

Higher consideration to be given for:

- The more environmentally sound the company's operation, including but not limited to:
    - Comprehensive energy and resource efficiency programs, including green buildings (e.g. LEED certification, binding energy efficiency commitments, etc.)
    - Comprehensive waste reduction, waste exchange, and recycling programs.
- The more environmentally sound the company's products/services, including but not limited to:
    - Products/services that expand markets for recycled materials.
    - Development of renewable energy resources or products that conserve energy.

Class 6B General Requirements & Standards

1. The proposal must satisfy all applicable Cook County criteria for the approval of a Class 6b incentive;
2. The proposal must be consistent with the Comprehensive Plan and Strategic Plan for Economic Development
3. The applicant shall agree to develop, operate, and maintain the Subject Property in compliance with all codes and ordinances of the Village of Northbrook;
4. The Village shall not renew a Class 6b incentive after the initial 12-year Class 6b assessment time period has expired.
5. The Village's support of a particular Class 6b request shall be tied to a specific business(es) that will occupy the subject property and benefit from the Class 6b property classification.
6. The Village shall require an agreement with the applicant setting the terms and conditions for Class 6b approval.

Class 6B Review Process

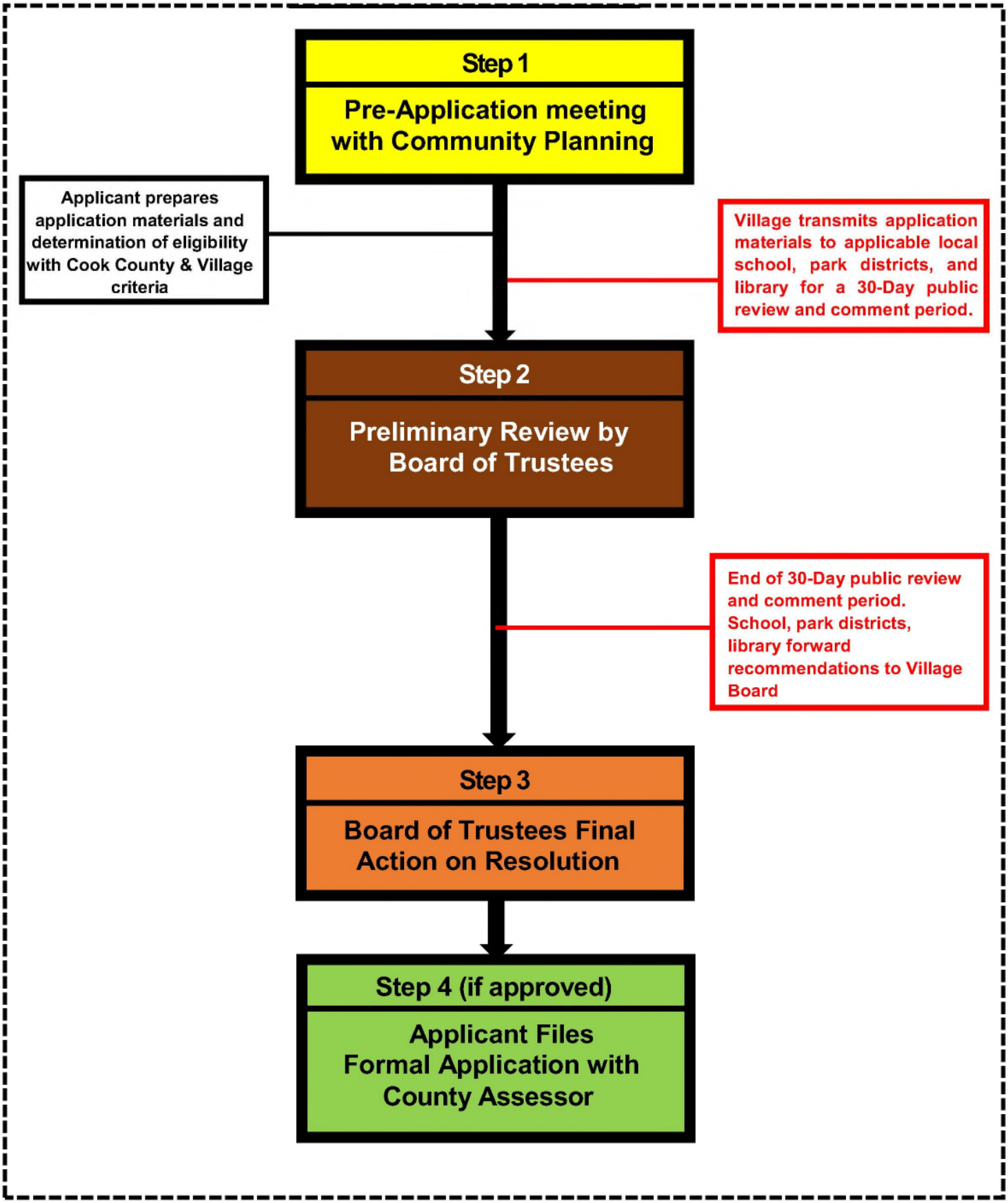
Prior to the Board of Trustees' preliminary review of a Class 6b request, the Village will transmit the application to School District 225, the Park District, library the impacted elementary school district to begin a 30-day public review and comment period. If providing a formal recommendation, School District 225, the Park District, library and the impacted elementary school district must submit its formal recommendation promptly after the 30-day public review and comment period.

Reimbursement of Village Expenses

An applicant requesting the Class 6b Classification shall be responsible for the actual expenses incurred by the Village in processing an application. Such costs shall include, but not be limited to, the following direct and indirect expenses: (1) administrative and document preparation and review by Village staff, (2) professional and technical consultant services, (3) legal review, consultation, and document preparation, and (4) copy reproduction, document recordation, postage, and other miscellaneous expenses necessary to process the request.

Non-Refundable Application Fee

A$5,000 non-refundable application fee shall be submitted with each Class 6b request to reimburse the Village for expenses associated with processing the application. If these expenses exceed the amount of the initial application fee, the applicant is responsible for reimbursing the Village for the additional expenses.


Step 1
Pre-Application meeting with Community Planning
Applicant prepares application materials and determination of eligibility with Cook County & Village criteria
Village transmits application materials to applicable local school, park districts, and library for a 30-Day public review and comment period.
Step 2
Preliminary Review by Board of Trustees
End of 30-Day public review and comment period. School, park districts, library forward recommendations to Village Board
Step 3
Board of Trustees Final Action on Resolution
Step 4 (if approved)
Applicant Files Formal Application with County Assessor

Ver. 4-9-25

Additional Information

Economic & Fiscal Impacts of Business on the Community

Provide the North American Industry Classification System (NAICS) code(s) for the business to occupy the subject property. Describe the potential for future growth of the business and of the industry the business is in.	Primary NAICS Code: 532289, All Other Consumer Goods Rental. This classification includes party rental supply centers, party and banquet equipment rental, and tent/party rental operations. House of Rentals operates a party and tent rental distribution business serving the Chicago metropolitan area. The business has continued potential for growth due to ongoing demand for weddings, corporate events, school events, municipal events, private parties, festivals, and outdoor tented events. As of January 1, 2025, rental/lease of personal property may be treated as retail sales/use taxes, of which the Village will receive a portion. The Northbrook facility will be used for storage, maintenance, staging, assembly, loading, dispatch, and distribution of event rental inventory, including tents, tables, chairs, linens, and related event equipment. The facility will allow House of Rentals to improve logistics, expand inventory, operate more efficiently, and support continued employment growth.
If an existing business, provide information regarding the business' current operations, such as locations, size of current facilities, and number of current employees. Also explain why the business is relocating or expanding to Northbrook.	As noted above, House of Rentals operates a party and tent rental distribution business serving the Chicago metropolitan area. Its current location is 5115 Church Street, Skokie, IL 60077. The site has a square footage of 28,000. Current employment is approximately 15-25 employees which are expected to be transferred. House of Rentals has outgrown its current Skokie location. The Northbrook property provides the warehouse capacity, loading

	access, vehicle movement, and operational space needed for a party and tent rental distribution center. The relocation will allow the business to better organize inventory, stage outgoing deliveries, maintain equipment, and support continued growth.
Do any Northbrook businesses provide services or supplies to the business that will be locating on the subject property? If so, please list the businesses and describe the services/supplies they would provide?	To be determined. House of Rentals expects to use local Northbrook-area vendors and service providers where practical, including vehicle service, building maintenance, HVAC, plumbing, electrical, office supplies, fuel, food service, and other operational needs.
Explain by how much the proposed construction of building additions or other significant improvements to the site would increase the assessed value of the property.	With a $3.9 million purchase price & at least $500,000 of improvements, the market value is expected to be $4.4 million. The Applicant is still in the process of receiving bids and estimates but expects the eventual spend to be over $500,000. With a $4.4 million market value, the assessed value would be $1,100,00 at a 25% level of assessment and $440,000 at a 10% level of assessment. The Subject Property's current 2025 market value is ~$2.6 million (about $1.3mm less than the proposed purchase price). Without the incentive and with full vacancy relief applied, the current market value is expected to drop to approx. $1.7mm, with an assessed value of $436,799 Therefore, with the Class 6b Tax Incentive, the Subject Property would generate approximately **$166,784** in additional real estate taxes over the life of the Class 6b Tax Incentive. Please see the enclosed 8 Year Tax Comparison Chart for more details.

Will the project require the Village to invest in public infrastructure improvements? If so, what percentage of the costs of those improvements will the business/developer contribute?	No
Will the project generate new local sales tax? If so, how much would be annually generated?	Although exact numbers aren't known yet, the House of Rentals is expected to **generate sales/use tax revenue** which should only continue to grow with expansion. As of January 1, 2025, Illinois now treats many leases/rentals of tangible personal property as retail sales for sales/use tax purposes. See P.A. 103-592. As amended, the Retailers' Occupation Tax Act provides that a lease of tangible personal property is considered a sale at retail. The Illinois Department of Revenue also states the tax applies to gross receipts received under lease/rental contracts on or after January 1, 2025, and that taxable selling price generally includes charges for the rental plus service charges inseparably linked to the rental.
Is the business a start-up company or an expansion of an existing Northbrook operation?	House of Rentals is an existing business that is relocating from Skokie.
Describe the business' history of contributing to its community through volunteer work, financial contributions or other means. If a new start-up business, please demonstrate the business' commitment to becoming involved in the community.	House of Rentals has a history of sponsoring local baseball teams and high and middle school graduations. The company plans to make similar contributions in Northbrook.

Conditions of Existing Building / Site and Private Financial Contribution Compared to Public Assistance

If purchasing the property, provide documentation from the current property owners that they have made a reasonable effort to market the property, including a description of those efforts. Provide a chronological detail of those efforts.	CBRE began marketing this property in late 2024 – early 2025. Attached is the marketing brochure.
Has the current owner of the subject property filed a vacancy appeal with the County within the last two years? If so, please provide a copy of the appeal and details of how the appeal has affected the assessed value of the property	No. See enclosed appeal history.
Submit a tax impact table showing the projected property taxes that would be paid if the 6b is granted over the life of the 6b and the property taxes that would be paid if the property is reused without the 6b (A suggested format is available in a Microsoft Excel worksheet).	See enclosed *8 Year Tax Comparison Chart*.
Submit copies of the property tax bill for the subject property for the past three years.	See enclosed tax bills.
Provide an explanation and documentation for why the site in question is difficult to lease or sell due to age, size, condition, or unique characteristics of the building.	The property is a large, older industrial building with specialized warehouse, loading, and operational characteristics. Based on the due diligence performed to date, the building requires repairs and improvements, including life safety, HVAC/heating, dock/door, parking lot, and general building updates. These conditions, along with the size, age, specific industrial configuration of the property, may limit the pool of users able to occupy and improve the building. Additionally, being located in Cook County with the current 3.0355 County multiplier

	makes almost any deal in the area infeasible without the assistance from a 6b tax incentive (especially with nearby Collar Counties with much less of a tax burden)
If purchasing the property, provide a copy of a certified appraisal of the property or other documentation demonstrating that the property's purchase price is not the reason for needing a Class 6b incentive	Not available at this time as we are still working through due diligence. The purchase price is not the reason for the Clas 6b tax incentive – instead it's the high Cook County tax burden of a 24.33% effective tax rate. The Applicant plans to reinvest tax savings into the building and business.
Provide documentation indicating that deferred maintenance issues are not the reasons for needing the 6b incentive.	See above. Building repair issues are not the reason for the 6b tax incentive -rather business expansion, operational investment, job retention and long-term stability are the primary reasons for the necessity of the 6b.
Provide details regarding the amount of investment the applicant and the business planning to occupy the subject property plan to invest in the property.	Following acquisition of the subject property, the House of Rentals plans to spend well over $500,000 over the next 2-3 years on various new improvements to the subject property. Outside of purely building improvements and renovations, a primary focus for the Company is investing in the expansion of the business, including operational investments, job retention and long-term stability. Below is a preliminary outline of anticipated capital improvements associated with House of Rentals' planned occupancy and operation of the property over the next 365 days. **<u>Business and Operational Improvements</u>** •Office, dispatch, employee locker room and break room build-out: approximately $200,000

	•Warehouse operational improvements, inventory staging, logistics, and infrastructure upgrades: TBD •Security, access control, IT/network, and operational systems upgrades: TBD •Equipment handling, storage, and workflow improvements for party and tent rental operations: TBD **<u>Building and Facility Improvements</u>** •Fire sprinkler system upgrades and life safety improvements: approximately $250,000 •HVAC and warehouse heating replacement/upgrades: approximately $49,000 •Painting, overhead door repairs/replacement, and related building improvements: approximately $35,000 •Any additional improvements may be identified during final planning, permitting, and occupancy review: TBD
What is the purchase price of the real property on the subject property? Provide support documentation, such as a copy of the purchase contract.	$3.9 million PSA is being negotiated to extend due diligence timing for the 6b transfer. A copy will be provided upon execution.
Submit a narrative and supporting documents indicating the need for the 6b incentive.	See cover letter.

<u>Quality of Jobs to be Created</u>

Provide the projected number of employees that will be located at the Northbrook facility and the average wage for those employees.	15-25 full-time employee transfers Employee wages: $20-$35 per hour. Based on the enclosed employee impact chart, an estimated 20 full-time employees are

	expected to spend approximately **$84,750** PER YEAR on Village goods, services, gas, entertainment, etc.
Provide a break down between full-time, part-time, and seasonal employees at the Northbrook facility.	See above.
Provide a breakdown between current employees, if any, that will transfer from the business' existing facilities and new employees from the local area.	See above. Mostly transfers, potential new hires, but around 15-25 full-time employees as an initial total.
Provide the projected total annual payroll for the Northbrook facility	Approximately $2.4 million

Environmental Impact

Please describe if the business has implemented any of the recommendations of the CAP.	The Applicant expects to implement general operational improvements such as LED lighting, recycling, HVAC modernization and operation efficiency improvements.

Class 6b General Requirements and Standards

Does the proposal satisfy all applicable Cook County criteria for the approval of a Class 6b incentive?	Yes
Does the applicant agree to develop, operate, and maintain the Subject Property in compliance with all codes and ordinances of the Village of Northbrook?	Yes
Does the applicant acknowledge that the Village shall not renew a Class 6b incentive after the initial 12-year Class 6b assessment time period has expired?	Yes

Does the applicant agree to tie the property tax relief from the Class 6b classification to a specific business(es) locating and remaining on the subject property for length of the 12-year Class 6b assessment time period?	Yes
The applicant must acknowledge that it must enter into an agreement with the Village setting the terms and conditions for the Village's support and consent to the Class 6b classification	Yes

8 Year Tax Comparison Chart

3401 Commercial Avenue
Northbrook, Illinois 60062
PIN: 04-05-104-007-0000

Estimated Taxes Based on:
Purchase Price + Class 6b Tax Incentive
Compared to
2025 Assessor Valuation with Full Vacancy Relief and no Class 6b Tax Incentive

				Purchase Price + Approx. $500,000 in Improvements & Class 6b Tax Incentive				2025 Assessor Valuation with Full Vacancy Relief and no Class 6b Tax Incentive			
Tax Year	2024 Tax Rate	2024 Multiplier	Estimated Effective Tax Rate *	Estimated Market Value	Assessment Level with a Class 6b **	Estimated Assessed Value With a Class 6b	Estimated Tax With a Class 6b	Estimated Market Value with Full Vacancy Relief ***	Assessment Level With NO Class 6b	Estimated Assessed Value with Full vacancy and NO Class 6b	Estimated Taxes at Full Vacancy with NO Class 6b
2026	8.014%	3.0355	24.326%	$4,400,000	10%	$440,000	**$107,037**	$1,747,196	25.00%	$436,799	**$106,258**
2027	8.014%	3.0355	24.326%	$4,400,000	10%	$440,000	**$107,037**	$1,747,196	25.00%	$436,799	**$106,258**
2028	8.014%	3.0355	24.326%	$4,400,000	10%	$440,000	**$107,037**	$1,747,196	25.00%	$436,799	**$106,258**
2029	8.014%	3.0355	24.326%	$4,400,000	10%	$440,000	**$107,037**	$1,747,196	25.00%	$436,799	**$106,258**
2030	8.014%	3.0355	24.326%	$4,400,000	10%	$440,000	**$107,037**	$1,747,196	25.00%	$436,799	**$106,258**
2031	8.014%	3.0355	24.326%	$4,400,000	10%	$440,000	**$107,037**	$1,747,196	25.00%	$436,799	**$106,258**
2032	8.014%	3.0355	24.326%	$4,400,000	15%	$660,000	**$160,555**	$1,747,196	25.00%	$436,799	**$106,258**
2033	8.014%	3.0355	24.326%	$4,400,000	20%	$880,000	**$214,073**	$1,747,196	25.00%	$436,799	**$106,258**
				Total Estimated Taxes (2026 to 2036)			**$1,016,848**	**Total Estimated Taxes (2026 to 2036)**			**$850,063**

Additional Property Tax Revenue Generated Over the Life of the Property's Class 6b Tax Incentive (Versus a Vacant Building & No 6b)	**$166,784**

Estimated Annual Employee Impact of ~20 Full-Time Employees	**$84,750**

Notes:

* The estimates were calculated using the 2024 Tax Rate. The rate does not take into account any increases or decreases in the Effective Tax Rate between 2026 and 2036.

** The above is based on the assumption that the Class 6b Tax Incentive for the subject property will continue until its expiration

*** A 20% Occupancy Factor was applied to the 2025 Assessor Value
.

The above estimates are speculative, and should be treated as such.

Appeal History

CERTIFICATES OF ERROR FILINGS FOR VALUATIONS

If your Certificate of Error for valuation corrections has been approved and you are waiting for a refund, please check with the Cook County Treasurer's Office for updates on timing of refunds. Check this alert banner for regular updates.

Property Details

< Search Again







MORE PROPERTY DETAILS

- Assessment & Appeal Calendar
- How Properties are Valued
- Assessment Notice and Tax Bill
- Download Tax Bill
- Property Tax Portal
- Update Mailing Address
- Certificate of Error Status Search

PIN & Address

PIN	04-05-104-007-0000
ADDRESS	3411 COMMERCIAL AVE
CITY	NORTHBROOK
TOWNSHIP	Northfield Read about Reassessments

Tax Details

PROPERTY CLASSIFICATION	663
SQUARE FOOTAGE (LAND)	126,464
NEIGHBORHOOD	250
TAXCODE	25076
NEXT SCHEDULED REASSESSMENT	2028

Assessed Valuation

Characteristics

Exemption History & Status

Appeal History

2022 Assessment Appeal Information

PREVIOUS BOARD CERTIFIED: $674,482
STATUS: Appeal Review Complete
ASSESSOR VALUATION: $674,482
ASSESSOR POST-APPEAL VALUATION: $524,356
APPEAL NUMBER: 623291
ATTORNEY/TAX REPRESENTATIVE: BRIAN P LISTON
APPLICANT:
RESULT: Assessed Value Adjusted
REASON: Partial Occupancy

2021 Assessment Appeal Information

PREVIOUS BOARD CERTIFIED: $765,436
STATUS: Appeal Review Complete
ASSESSOR VALUATION: $765,436
ASSESSOR POST-APPEAL VALUATION: $622,500
APPEAL NUMBER: 415749
ATTORNEY/TAX REPRESENTATIVE: BRIAN P LISTON
APPLICANT: NORTHBROOK DISTRIBUTION CTR LLC
RESULT: Assessed Value Adjusted
REASON: This is the result of a sale analysis of your property

2020 Assessment Appeal Information

PREVIOUS BOARD CERTIFIED: $306,250
STATUS: Appeal Review Complete
ASSESSOR VALUATION: $764,680
ASSESSOR POST-APPEAL VALUATION: $566,258
APPEAL NUMBER: 159820
ATTORNEY/TAX REPRESENTATIVE: MICHAEL J. ELLIOTT
APPLICANT: MIR SKY HARBOR LLC
RESULT: Assessed Value Adjusted
REASON: This is the result of the total vacancy of your property.

2019 Assessment Appeal Information

PREVIOUS BOARD CERTIFIED: $306,250
STATUS: Appeal Review Complete
ASSESSOR VALUATION: $764,680
ASSESSOR POST-APPEAL VALUATION: $367,180
APPEAL NUMBER: 79958
ATTORNEY/TAX REPRESENTATIVE: MICHAEL J. ELLIOTT
APPLICANT: MIR SKY HARBOR LLC
RESULT: Assessed Value Adjusted
REASON: This is the result of the total vacancy of your property.

2018 Assessment Appeal Information

PREVIOUS BOARD CERTIFIED: $306,250
STATUS: Appeal Review Complete
ASSESSOR VALUATION: $1,299,864
ASSESSOR POST-APPEAL VALUATION: $438,052
APPEAL NUMBER: 58256
ATTORNEY/TAX REPRESENTATIVE: MICHAEL J. ELLIOTT
APPLICANT: MIR SKY HARBOR LLC
RESULT: Assessed Value Not Adjusted
REASON: This is due to income, market or cost analysis supporting the assessment.

2017 Assessment Appeal Information

PREVIOUS BOARD CERTIFIED: $1,299,864
STATUS: Appeal Review Complete
ASSESSOR VALUATION: $1,299,864
ASSESSOR POST-APPEAL VALUATION: $438,052
APPEAL NUMBER: 9147497
ATTORNEY/TAX REPRESENTATIVE: PETER D VERROS
APPLICANT: FILEFAX INC
RESULT: Assessed Value Adjusted
REASON: This is the result of the partial occupancy of your property.

2015 Assessment Appeal Information

PREVIOUS BOARD CERTIFIED: $345,276
STATUS: Appeal Review Complete
ASSESSOR VALUATION: $1,003,322
ASSESSOR POST-APPEAL VALUATION: $456,381
APPEAL NUMBER: 115765
ATTORNEY/TAX REPRESENTATIVE: FILEFAX INC
APPLICANT: ELLEN G BERKSHIRE
RESULT: Assessed Value Not Adjusted
REASON: This is due to conflict between data submitted and our recent field inspection.

2014 Assessment Appeal Information

PREVIOUS BOARD CERTIFIED: $502,223
STATUS: Appeal Review Complete
ASSESSOR VALUATION: $999,239
ASSESSOR POST-APPEAL VALUATION: $345,276
APPEAL NUMBER: 99189
ATTORNEY/TAX REPRESENTATIVE: FILEFAX INC
APPLICANT: SPIRO ---- ZARKOS
RESULT: Assessed Value Not Adjusted
REASON: This is due to the lack of new evidence being submitted. The current, assessment reflects prior relief.

2013 Assessment Appeal Information

PREVIOUS BOARD CERTIFIED: $560,972
STATUS: Appeal Review Complete
ASSESSOR VALUATION: $997,332
ASSESSOR POST-APPEAL VALUATION: $502,223
APPEAL NUMBER: 112721
ATTORNEY/TAX REPRESENTATIVE: UNIVERSAL REALTY SERVICES, INC.
APPLICANT:
RESULT: Assessed Value Adjusted
REASON: This is the result of the partial occupancy of your property.

2012 Assessment Appeal Information

PREVIOUS BOARD CERTIFIED: $560,390
STATUS: Appeal Review Complete
ASSESSOR VALUATION: $765,148
ASSESSOR POST-APPEAL VALUATION: $560,972
APPEAL NUMBER: 90125
ATTORNEY/TAX REPRESENTATIVE: UNIVERSAL REALTY SERVICES, INC.
APPLICANT:
RESULT: Assessed Value Adjusted
REASON: This is the result of the partial occupancy of your property.

Certificate of Error

Print Options ☐ Include property images PRINT PROPERTY DETAILS

ACCESS MORE IN-DEPTH PROPERTY DETAILS HERE

Enter 14 digit PIN SEARCH

CAPTCHA*

I'm not a robot reCAPTCHA

Don't know your PIN? Search by address here.

COOK COUNTY ASSESSOR'S OFFICE

We're here to help.

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By phone. (312) 443-7550
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In-person. Schedule an appointment

Fritz Kaegi, Cook County Assessor
118 North Clark Street • Third Floor, Room #320 • Chicago, IL 60602

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BOARD OF REVIEW DECISION SEARCH

Property Information

Address: 3411 COMMERCIAL AVE, NORTHBROOK
PIN: 04-05-104-007-0000

Current Year 2025

COMPLAINT	TYPE	CLASS	ASSESSOR TOTAL
2519772.001	P - PRE-FILE	6-63	$355,900

Appeal History

2025 Decision Information

Complaint:	2519772.001
Appellant:	NORTHBROOK DISTRIBUTIO
Attorney:	LISTON, BRIAN P (LISTON & TSANTILIS PC)

YEAR	COMPL#	ASSESSOR			BOARD OF REVIEW		
		LAND	IMPRV.	TOTAL	LAND	IMPRV.	TOTAL
2025	2519772	$151,757	$204,143	$355,900	$151,757	$114,813	$266,570
2024		$107,494	$119,182	$226,676	$107,494	$119,182	$226,676
2023		$107,494	$162,297	$269,791	$107,494	$119,182	$226,676
2022		$268,736	$255,618	$524,354	$107,494	$102,247	$209,741
2021		$268,736	$343,762	$612,498	$268,736	$189,335	$458,071

Change Reason

The Decrease is the result of: Consideration given to cost, income, or market date, and/or your appraisal.

2024 Decision Information

Complaint: 2515489.001

Appellant: NORTHBROOK DISTRIBUTIO

Attorney: LISTON, BRIAN P (LISTON & TSANTILIS PC)

YEAR	COMPL#	ASSESSOR			BOARD OF REVIEW		
		LAND	IMPRV.	TOTAL	LAND	IMPRV.	TOTAL
2024	2515489	$107,494	$119,182	$226,676	$107,494	$119,182	$226,676
2023		$107,494	$162,297	$269,791	$107,494	$119,182	$226,676
2022		$268,736	$255,618	$524,354	$107,494	$102,247	$209,741
2021		$268,736	$343,762	$612,498	$268,736	$189,335	$458,071
2020		$268,736	$297,522	$566,258	$268,736	$189,335	$458,071

No Change Reason

The No Change is the result of: Exhausting Administrative Remedies.

2023 Decision Information

Complaint: 2516555.001

Appellant: NORTHBROOK DISTRIBUTIO

Attorney: LISTON, BRIAN P (LISTON & TSANTILIS PC)

YEAR	COMPL#	ASSESSOR			BOARD OF REVIEW		
		LAND	IMPRV.	TOTAL	LAND	IMPRV.	TOTAL
2023	2516555	$107,494	$162,297	$269,791	$107,494	$119,182	$226,676
2022	2517192	$268,736	$255,618	$524,354	$107,494	$102,247	$209,741

YEAR	COMPL#	ASSESSOR			BOARD OF REVIEW		
		LAND	IMPRV.	TOTAL	LAND	IMPRV.	TOTAL
2021	2511313	$268,736	$343,762	$612,498	$268,736	$189,335	$458,071
2020	2516559	$268,736	$297,522	$566,258	$268,736	$189,335	$458,071
2019	2516578	$268,736	$99,174	$367,910	$268,736	$37,514	$306,250

Change Reason

The Decrease is the result of: Consideration given to cost, income, or market date, and/or your appraisal.

2022 Decision Information

Complaint: 2517192.001

Appellant: NORTHBROOK DISTRIBUTIO

Attorney: LISTON, BRIAN P (LISTON & TSANTILIS PC)

YEAR	COMPL#	ASSESSOR			BOARD OF REVIEW		
		LAND	IMPRV.	TOTAL	LAND	IMPRV.	TOTAL
2022	2517192	$268,736	$255,618	$524,354	$107,494	$102,247	$209,741
2021	2511313	$268,736	$343,762	$612,498	$268,736	$189,335	$458,071
2020	2516559	$268,736	$297,522	$566,258	$268,736	$189,335	$458,071
2019	2516578	$268,736	$99,174	$367,910	$268,736	$37,514	$306,250
2018	2513582	$197,600	$220,452	$418,052	$197,600	$108,650	$306,250

Change Reason

The Decrease is the result of: Consideration given to cost, income, or market date, and/or your appraisal.

2021 Decision Information

Complaint: 2511313.001

Appellant: NORTHBROOK DISTRIBUTIO

Attorney: LISTON, BRIAN P (LISTON & TSANTILIS PC)

YEAR	COMPL#	ASSESSOR			BOARD OF REVIEW		
		LAND	IMPRV.	TOTAL	LAND	IMPRV.	TOTAL
2021	2511313	$268,736	$343,762	$612,498	$268,736	$189,335	$458,071
2020	2516559	$268,736	$297,522	$566,258	$268,736	$189,335	$458,071
2019	2516578	$268,736	$99,174	$367,910	$268,736	$37,514	$306,250
2018	2513582	$197,600	$220,452	$418,052	$197,600	$108,650	$306,250
2017	2510874	$197,600	$220,452	$418,052	$197,600	$108,650	$306,250

Change Reason

The Decrease is the result of: Consideration given to cost, income, or market date, and/or your appraisal.

2020 Decision Information

Complaint: 2516559.001

Appellant: HRE SKY HARBOR LLC

Attorney: ELLIOTT, MICHAEL J. (ELLIOTT & ASSOCIATES)

YEAR	COMPL#	ASSESSOR			BOARD OF REVIEW		
		LAND	IMPRV.	TOTAL	LAND	IMPRV.	TOTAL
2020	2516559	$268,736	$297,522	$566,258	$268,736	$189,335	$458,071
2019	2516578	$268,736	$99,174	$367,910	$268,736	$37,514	$306,250
2018	2513582	$197,600	$220,452	$418,052	$197,600	$108,650	$306,250
2017	2510874	$197,600	$220,452	$418,052	$197,600	$108,650	$306,250
2016	2515320	$197,600	$1,102,264	$1,299,864	$197,600	$1,102,264	$1,299,864

Change Reason

The Decrease is the result of: Consideration given to cost, income, or market date, and/or your appraisal.

2019 Decision Information

Complaint:	2516578.001
Appellant:	HRE SKY HARBOR LLC
Attorney:	ELLIOTT, MICHAEL J. (ELLIOTT & ASSOCIATES)

YEAR	COMPL#	ASSESSOR			BOARD OF REVIEW		
		LAND	IMPRV.	TOTAL	LAND	IMPRV.	TOTAL
2019	2516578	$268,736	$99,174	$367,910	$268,736	$37,514	$306,250
2018	2513582	$197,600	$220,452	$418,052	$197,600	$108,650	$306,250
2017	2510874	$197,600	$220,452	$418,052	$197,600	$108,650	$306,250
2016	2515320	$197,600	$1,102,264	$1,299,864	$197,600	$1,102,264	$1,299,864
2015	2512167	$181,792	$274,389	$456,181	$181,792	$274,389	$456,181

Change Reason

The Decrease is the result of: Consideration given to cost, income, or market date, and/or your appraisal.

2018 Decision Information

Complaint:	2513582.001
Appellant:	HRE SKY HARBOR LLC
Attorney:	ELLIOTT, MICHAEL J. (ELLIOTT & ASSOCIATES)

YEAR	COMPL#	ASSESSOR			BOARD OF REVIEW		
		LAND	IMPRV.	TOTAL	LAND	IMPRV.	TOTAL
2018	2513582	$197,600	$220,452	$418,052	$197,600	$108,650	$306,250
2017	2510874	$197,600	$220,452	$418,052	$197,600	$108,650	$306,250
2016	2515320	$197,600	$1,102,264	$1,299,864	$197,600	$1,102,264	$1,299,864
2015	2512167	$181,792	$274,389	$456,181	$181,792	$274,389	$456,181
2014		$181,792	$163,484	$345,276	$181,792	$163,484	$345,276

Change Reason
The Decrease is the result of: A value supported by Assessor's Recommendation or restoration or prior Cook County Board of Review, PTAB, or Specific Tax Objection lawsuit decision.

2017 Decision Information

Complaint:	2510874.001
Appellant:	FILEFAX INC
Attorney:	VERROS, PETER D (VERROS LAFAKIS AND BER)

YEAR	COMPL#	ASSESSOR			BOARD OF REVIEW		
		LAND	IMPRV.	TOTAL	LAND	IMPRV.	TOTAL
2017	2510874	$197,600	$220,452	$418,052	$197,600	$108,650	$306,250
2016	2515320	$197,600	$1,102,264	$1,299,864	$197,600	$1,102,264	$1,299,864
2015	2512167	$181,792	$274,389	$456,181	$181,792	$274,389	$456,181
2014		$181,792	$163,484	$345,276	$181,792	$163,484	$345,276
2013		$181,792	$320,431	$502,223	$181,792	$320,431	$502,223

Change Reason
The Decrease is the result of: A value supported by Assessor's Recommendation or restoration or prior Cook County Board of Review, PTAB, or Specific Tax Objection lawsuit decision.

2016 Decision Information

Complaint:	2515320.001
Appellant:	FILEFAX INC
Attorney:	BERKSHIRE, ELLEN (VERROS, LAFAKIS & BERK)

YEAR	COMPL#	ASSESSOR			BOARD OF REVIEW		
		LAND	IMPRV.	TOTAL	LAND	IMPRV.	TOTAL
2016	2515320	$197,600	$1,102,264	$1,299,864	$197,600	$1,102,264	$1,299,864

YEAR	COMPL#	ASSESSOR			BOARD OF REVIEW		
		LAND	IMPRV.	TOTAL	LAND	IMPRV.	TOTAL
2015	2512167	$181,792	$274,389	$456,181	$181,792	$274,389	$456,181
2014		$181,792	$163,484	$345,276	$181,792	$163,484	$345,276
2013		$181,792	$320,431	$502,223	$181,792	$320,431	$502,223
2012		$181,792	$379,180	$560,972	$181,792	$379,180	$560,972

No Change Reason

The No Change is the result of: Exhausting Administrative Remedies.

2015 Decision Information

Complaint: 2512167.001

Appellant: FILEFAX INC

Attorney: BERKSHIRE, ELLEN (VERROS, LAFAKIS & BERK)

YEAR	COMPL#	ASSESSOR			BOARD OF REVIEW		
		LAND	IMPRV.	TOTAL	LAND	IMPRV.	TOTAL
2015	2512167	$181,792	$274,389	$456,181	$181,792	$274,389	$456,181
2014		$181,792	$163,484	$345,276	$181,792	$163,484	$345,276
2013		$181,792	$320,431	$502,223	$181,792	$320,431	$502,223
2012		$181,792	$379,180	$560,972	$181,792	$379,180	$560,972
2011		$181,792	$378,598	$560,390	$181,792	$378,598	$560,390

No Change Reason

The No Change is the result of: Failure to comply with Board of Review rules or requests and/or a failure to provide evidence supporting a decrease.

2009 Decision Information

Complaint: 0134444.001

Appellant: JEFF MINOGUE

Attorney: KLASKY, BENNETT R (UNIVERSAL REALTY SERV)

YEAR	COMPL#	ASSESSOR			BOARD OF REVIEW		
		LAND	IMPRV.	TOTAL	LAND	IMPRV.	TOTAL
2009	0134444	$181,792	$475,805	$657,597	$181,792	$475,805	$657,597
2008		$261,780	$395,816	$657,596	$261,780	$395,816	$657,596
2007	0130720	$261,780	$546,414	$808,194	$261,780	$395,816	$657,596
2006		$239,016	$291,082	$530,098	$239,016	$291,082	$530,098
2005		$239,016	$266,861	$505,877	$239,016	$266,861	$505,877

No Change Reason

The No Change is the result of: Consideration given to cost, income, or market data and/or your appraisal.

2007 Decision Information

Complaint: 0130720.001

Appellant: JEFF MINOGUE

Attorney: KLASKY, BENNETT R (UNIVERSAL REALTY SERV)

YEAR	COMPL#	ASSESSOR			BOARD OF REVIEW		
		LAND	IMPRV.	TOTAL	LAND	IMPRV.	TOTAL
2007	0130720	$261,780	$546,414	$808,194	$261,780	$395,816	$657,596
2006		$239,016	$291,082	$530,098	$239,016	$291,082	$530,098
2005		$239,016	$266,861	$505,877	$239,016	$266,861	$505,877
2004		$239,016	$266,862	$505,878	$239,016	$266,862	$505,878
2003		$227,635	$290,749	$518,384	$227,635	$290,749	$518,384

Change Reason

The Decrease is the result of: Consideration given to cost, income, or market date, and/or your appraisal.

Tax History

Property Characteristics for PIN:

04-05-104-007-0000



See comparable properties and other information on COOKVIEWER

PROPERTY ADDRESS

3411 COMMERCIAL AVE
NORTHBROOK
60062
Township: NORTHFIELD

MAILING ADDRESS

NORTHBROOK DISTRIBUTIO
540 ALLENDALE DR
WHEELING, IL 60090

Update Name or Mailing Address

PROPERTY CHARACTERISTICS

CURRENT INFORMATION

Assessed Value:
(2023 Assessor Certified)

Assessment Information:	269,793
Estimated Property Value:	$1,079,172

Assessed Value History

Lot Size (SqFt):	126,464
Building (SqFt):	
Property Class:	6-63

Property Class Description

Tax Rate :	8.014

Tax Rate History

Tax Code :	25076

Taxing Districts' Financial Statements

Tax Rate Information

TAX BILLED AMOUNTS & TAX HISTORY

2025:	$30,329.61*	
2024:	$55,144.75	Paid in Full
2023:	$52,872.30	Paid in Full
2022:	$47,254.73	Payment History
2021:	$115,964.19	Payment History
2020:	$114,240.36	Payment History

*=(1st Install Only)

More Tax Bill Information

EXEMPTIONS

2025:	Not Available
2024:	0 Exemptions Received
2023:	0 Exemptions Received
2022:	0 Exemptions Received
2021:	0 Exemptions Received
2020:	0 Exemptions Received

More Exemption Information

APPEALS

2025:	Not Available
2024:	Not Available
2023:	Not Available
2022:	Not Available
2021:	Not Available
2020:	Appeal Filed

More Appeal Information

REFUNDS AVAILABLE

A refund is available.

More Refund Information

TAX SALE (DELINQUENCIES)

2025:	Tax Sale Has Not Occureed
2024:	Tax Sale Has Not Occurred
2023:	Tax Sale Has Not Occurred
2022:	No Tax Sale
2021:	No Tax Sale
2020:	No Tax Sale

More Tax Sale Information

DOCUMENTS, DEEDS & LIENS

2431122071 - ASSIGNMENT - 11/06/2024
2431122070 - MORTGAGE - 11/06/2024
2136322071 - AGREEMENT - 12/29/2021
2123617080 - ASSIGNMENT - 08/24/2021
2123617079 - MORTGAGE - 08/24/2021

More Record Information

Tax Bills

TOTAL PAYMENT DUE

$0.00

By 06/01/2026

2023 Second Installment Property Tax Bill - Cook County Electronic Bill

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
04-05-104-007-0000	131	25076	2023	(2024)	NORTHFIELD	6-63

IF PAYING LATE, PLEASE PAY	06/02/2026 - 07/01/2026	07/02/2026 - 08/01/2026	08/02/2026 - 09/01/2026	LATE INTEREST IS 0.75% PER MONTH, BY STATE LAW
	$0.00	**$0.00**	**$0.00**	

YOUR TAXING DISTRICTS

WHERE YOUR MONEY GOES

Total 2023 Tax Bill $52,872.30

$5,617.57 MORE than 2022

Taxing District	2023 Tax	2022 Tax	Difference	
Northbrook School District 27	$21,086.02	$18,464.05	**$2,621.97**	**More**
Glenbrook HS District 225 (Glenview)	$14,194.09	$12,656.86	**$1,537.23**	**More**
Village of Northbrook	$4,683.50	$4,329.33	**$354.17**	**More**
Northbrook Park District	$2,871.64	$2,551.00	**$320.64**	**More**
Metro Water Reclamation Dist of Chicago	$2,358.84	$2,293.44	**$65.40**	**More**
Northbrook Library Fund	$2,112.70	$1,913.25	**$199.45**	**More**
Oakton College Dist Skokie Des Plaines	$1,552.05	$1,355.22	**$196.83**	**More**
County of Cook	$1,162.34	$1,520.78	**-$358.44**	**Less**
Cook County Public Safety	$950.37	$650.01	**$300.36**	**More**
Cook County Health Facilities	$526.47	$472.18	**$54.29**	**More**
Cook County Forest Preserve District	$512.79	$496.71	**$16.08**	**More**
Road & Bridge Northfield	$348.70	$306.61	**$42.09**	**More**
Consolidated Elections	$218.79	$0.00	**$218.79**	**More**
Town of Northfield	$164.09	$141.04	**$23.05**	**More**
Northwest Mosq Abatement Dist Wheeling	$68.37	$55.19	**$13.18**	**More**
General Assistance Northfield	$61.54	$49.06	**$12.48**	**More**
DO NOT PAY THESE TOTALS	**$52,872.30**	**$47,254.73**	**$5,617.57**	**More**

The above breakdown displays how much you pay in property taxes to each taxing district and the change from last year. Please see reverse side for a detailed breakdown by Taxing District.

TAX CALCULATOR

2022 Assessed Value	**209,741**
2023 Assessed Value	**226,676**
2023 State Equalizer	**X 3.0163**
2023 Equalized Assessed Value (EAV)	**683,723**
2023 Local Tax Rate	**X 7.733000%**
2023 Total Tax Before Exemptions	**52,872.30**

2023 Total Tax Before Exemptions	**52,872.30**
Homeowner's Exemption	**.00**
Senior Citizen Exemption	**.00**
Senior Freeze Exemption	**.00**
2023 Total Tax After Exemptions	**52,872.30**
First Installment	**25,990.10**
Second Installment +	**26,882.20**
Total 2023 Tax (Payable in 2024)	**52,872.30**

IMPORTANT MESSAGES

PROPERTY LOCATION

3411 COMMERCIAL AVE
NORTHBROOK IL 60062 1818

MAILING ADDRESS

NORTHBROOK DISTRIBUTIO
540 ALLENDALE DR
WHEELING IL 60090-2603

TAXING DISTRICT BREAKDOWN

Taxing Districts	2023 Tax	2023 Rate	2023 %	Pension	2022 Tax
MISCELLANEOUS TAXES					
Northwest Mosq Abatement Dist Wheeling	68.37	0.010	0.13%		55.19
Metro Water Reclamation Dist of Chicago	2,358.84	0.345	4.46%	246.14	2,293.44
Northbrook Park District	2,871.64	0.420	5.43%	205.11	2,551.00
Miscellaneous Taxes Total	**5,298.85**	**0.775**	**10.02%**		**4,899.63**
SCHOOL TAXES					
Oakton College Dist Skokie Des Plaines	1,552.05	0.227	2.94%		1,355.22
Glenbrook HS District 225 (Glenview)	14,194.09	2.076	26.85%	129.90	12,656.86
Northbrook School District 27	21,086.02	3.084	39.88%	588.00	18,464.05
School Taxes Total	**36,832.16**	**5.387**	**69.67%**		**32,476.13**
MUNICIPALITY/TOWNSHIP TAXES					
Northbrook Library Fund	2,112.70	0.309	4.00%	143.58	1,913.25
Village of Northbrook	4,683.50	0.685	8.86%	2,276.79	4,329.33
Road & Bridge Northfield	348.70	0.051	0.66%		306.61
General Assistance Northfield	61.54	0.009	0.12%		49.06
Town of Northfield	164.09	0.024	0.31%		141.04
Municipality/Township Taxes Total	**7,370.53**	**1.078**	**13.95%**		**6,739.29**
COOK COUNTY TAXES					
Cook County Forest Preserve District	512.79	0.075	0.97%	6.83	496.71
Consolidated Elections	218.79	0.032	0.41%		0.00
County of Cook	1,162.34	0.170	2.18%	211.95	1,520.78
Cook County Public Safety	950.37	0.139	1.80%		650.01
Cook County Health Facilities	526.47	0.077	1.00%		472.18
Cook County Taxes Total	**3,370.76**	**0.493**	**6.36%**		**3,139.68**
(Do not pay these totals)	**52,872.30**	**7.733**	**100.00%**		**47,254.73**

Pursuant to Cook County Ordinance 07-O-68, if you are a mortgage lender, loan servicer, or agent of any entity within the meaning of 35 ILCS 200/20-12, you may not pay using a downloadable tax bill unless you pay the $5 duplicate bill fee.

****** Please see 2023 Second Installment Payment Coupon next page ******

2023 Second Installment Property Tax Bill

Cook County Payment Coupon

Pursuant to Cook County Ordinance 07-O-68, if you are a mortgage lender, loan servicer, or agent of any entity within the meaning of 35 ILCS 200/20-12, you may not pay using a downloadable tax bill unless you pay the $5 duplicate bill fee.

CUT & INCLUDE WITH PAYMENT

TOTAL PAYMENT DUE	IMPORTANT PAYMENT MESSAGES
$0.00 **By 06/01/2026** **If paying later, refer to amounts above.**	**Cook County eBill** Click to pay online Click to update Mailing Name/Address

SN 0020230200 RTN 500001075 AN (see PIN) TC 008911

Internal use only

Property Index Number (PIN)
04-05-104-007-0000

T3LG
Volume
131

Amount Paid

$

00202302004040510400700008008911200000000000000000000000000000000000000000000000000000

This is an Official Downloadable Tax Bill Payment Coupon.
Please process this coupon along with payment presented.

COOK COUNTY TREASURER
PO BOX 805438
CHICAGO IL 60680-4116

TOTAL PAYMENT DUE

$0.00

By 06/15/2026

2024 Second Installment Property Tax Bill - Cook County Electronic Bill

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
04-05-104-007-0000	131	25076	2024	(2025)	Northfield	6-63

IF PAYING LATE, PLEASE PAY	06/16/2026 - 07/15/2026	07/16/2026 - 08/15/2026	08/16/2026 - 09/15/2026	LATE INTEREST IS 0.75% PER MONTH, BY STATE LAW
	$0.00	**$0.00**	**$0.00**	

YOUR TAXING DISTRICTS

WHERE YOUR MONEY GOES

Total 2024 Tax Bill $55,144.75

$2,272.45 MORE than 2023

Taxing District	2024 Tax	2023 Tax	Difference	
SCHOOL DISTRICT 27	$22,093.36	$21,086.02	$1,007.34	More
GLENBROOK HIGH SCHOOL DISTRICT 225	$14,970.90	$14,194.09	$776.81	More
VILLAGE OF NORTHBROOK	$4,927.66	$4,683.50	$244.16	More
NORTHBROOK PARK DISTRICT	$3,137.43	$2,871.64	$265.79	More
METRO WATER RECLAMATION DIST OF GR CHGO	$2,342.51	$2,358.84	-$16.33	Less
VILLAGE OF NORTHBROOK LIBRARY FUND	$2,210.11	$2,112.70	$97.41	More
OAKTON COMMUNITY COLLEGE DISTRICT 535	$1,627.59	$1,552.05	$75.54	More
COUNTY OF COOK	$1,617.82	$1,162.34	$455.48	More
COUNTY OF COOK HEALTH & HOSPITAL COMM.	$535.60	$526.47	$9.13	More
PUBLIC SAFETY PUBLIC SAFETY	$533.29	$526.47	$6.82	More
FOREST PRESERVE DISTRICT OF COOK COUNTY	$471.92	$512.79	-$40.87	Less
ROAD AND BRIDGE NORTHFIELD	$366.62	$348.70	$17.92	More
TOWN NORTHFIELD	$173.71	$164.09	$9.62	More
NORTHWEST MOSQUITO ABATEMENT DISTRICT	$72.40	$68.37	$4.03	More
GENERAL ASSISTANCE NORTHFIELD	$63.83	$61.54	$2.29	More
CONSOLIDATED ELECTIONS	$0.00	$218.79	-$218.79	Less
DO NOT PAY THESE TOTALS	**$55,144.75**	**$52,872.30**	$2,272.45	More

The above breakdown displays how much you pay in property taxes to each taxing district and the change from last year. Please see reverse side for a detailed breakdown by Taxing District.

TAX CALCULATOR

2023 Assessed Value	**226,676**
2024 Property Value	**2,266,764**
2024 Assessment Level	**X 10%**
2024 Assessed Value	**226,676**
2024 State Equalizer	**X 3.0355**
2024 Equalized Assessed Value (EAV)	**688,075**
2024 Local Tax Rate	**X 8.014357%**
2024 Total Tax Before Exemptions	**55,144.75**

2024 Total Tax Before Exemptions	**55,144.75**
Homeowner's Exemption	**.00**
Senior Citizen Exemption	**.00**
Senior Freeze Exemption	**.00**
2024 Total Tax After Exemptions	**55,144.75**
First Installment	**29,079.77**
Second Installment +	**26,064.98**
Total 2024 Tax (Payable in 2025)	**55,144.75**

IMPORTANT MESSAGES

THANK YOU FOR YOUR FIRST INSTALLMENT PAYMENT OF: $29,079.77

PROPERTY LOCATION

3411 COMMERCIAL AVE
NORTHBROOK IL 60062

MAILING ADDRESS

NORTHBROOK DISTRIBUTIO
540 ALLENDALE DR
WHEELING IL 60090-2603

TAXING DISTRICT BREAKDOWN

Taxing Districts	2024 Tax	2024 Rate	2024 %	Pension	2023 Tax
MISCELLANEOUS TAXES					
NORTHWEST MOSQUITO ABATEMENT DISTRICT	72.40	0.01052	0.13%		68.37
METRO WATER RECLAMATION DIST OF GR CHGO	2,342.51	0.34044	4.25%	243.57	2,358.84
NORTHBROOK PARK DISTRICT	3,137.43	0.45597	5.69%	246.61	2,871.64
MISCELLANEOUS TAXES TOTAL	**5,552.34**	**0.80693**	**10.07%**		**5,298.85**
SCHOOL TAXES					
OAKTON COMMUNITY COLLEGE DISTRICT 535	1,627.59	0.23654	2.95%		1,552.05
GLENBROOK HIGH SCHOOL DISTRICT 225	14,970.90	2.17576	27.15%	228.07	14,194.09
SCHOOL DISTRICT 27	22,093.36	3.21089	40.06%	0.12	21,086.02
SCHOOL TAXES TOTAL	**38,691.85**	**5.62320**	**70.16%**		**36,832.16**
MUNICIPALITY/TOWNSHIP TAXES					
VILLAGE OF NORTHBROOK LIBRARY FUND	2,210.11	0.32120	4.01%		2,112.70
VILLAGE OF NORTHBROOK	4,927.66	0.71615	8.94%	2,558.08	4,683.50
ROAD AND BRIDGE NORTHFIELD	366.62	0.05328	0.66%		348.70
GENERAL ASSISTANCE NORTHFIELD	63.83	0.00927	0.12%		61.54
TOWN NORTHFIELD	173.71	0.02524	0.32%		164.09
MUNICIPALITY/TOWNSHIP TAXES TOTAL	**7,741.93**	**1.12515**	**14.05%**		**7,370.53**
COOK COUNTY TAXES					
FOREST PRESERVE DISTRICT OF COOK COUNTY	471.92	0.06858	0.86%	39.57	512.79
CONSOLIDATED ELECTIONS	0.00	0.00000	0.00%		218.79
PUBLIC SAFETY PUBLIC SAFETY	533.29	0.07750	0.97%		526.47
COUNTY OF COOK HEALTH & HOSPITAL COMM.	535.60	0.07784	0.97%		526.47
COUNTY OF COOK	1,617.82	0.23512	2.92%	544.13	1,162.34
COOK COUNTY TAXES TOTAL	**3,158.63**	**0.45905**	**5.72%**		**3,370.76**
(Do not pay these totals)	**55,144.75**	**8.01435**	**100.00%**		**52,872.30**

Pursuant to Cook County Ordinance 07-O-68, if you are a mortgage lender, loan servicer, or agent of any entity within the meaning of 35 ILCS 200/20-12, you may not pay using a downloadable tax bill unless you pay the $5 duplicate bill fee.

****** Please see 2024 Second Installment Payment Coupon next page ******

2024 Second Installment Property Tax Bill

Cook County Payment Coupon

Pursuant to Cook County Ordinance 07-O-68, if you are a mortgage lender, loan servicer, or agent of any entity within the meaning of 35 ILCS 200/20-12, you may not pay using a downloadable tax bill unless you pay the $5 duplicate bill fee.

CUT & INCLUDE WITH PAYMENT

TOTAL PAYMENT DUE	IMPORTANT PAYMENT MESSAGES
$0.00 **By 06/15/2026** **If paying later, refer to amounts above.**	**Cook County eBill** Click to pay online Click to update Mailing Name/Address

Internal use only

SN 0020240200 RTN 500001075 AN (see PIN) TC 008922

Property Index Number (PIN)
04-05-104-007-0000

T3LG
Volume
131

Amount Paid

$

00202402000040510400700008008922400000000000000000000000000000000000000000000000000000000000000000

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COOK COUNTY TREASURER
PO BOX 805436
CHICAGO IL 60680-4155

TOTAL PAYMENT DUE

$0.00

By 06/01/26

2025 First Installment Property Tax Bill - Cook County Electronic Bill

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
04-05-104-007-0000	131	25076	2025	(2026)	Northfield	6-63

IF PAYING LATE, PLEASE PAY	06/02/26-07/01/26	07/02/26-08/01/26	08/02/26-09/01/26	LATE INTEREST IS 0.75% PER MONTH, BY STATE LAW
	$0.00	**$0.00**	**$0.00**	

TAXING DISTRICT DEBT AND FINANCIAL DATA

Your Taxing Districts	Money Owed by Your Taxing Districts	Pension and Healthcare Amounts Promised by Your Taxing Districts	Amount of Pension and Healthcare Shortage	% of Pension and Healthcare Costs Taxing Districts Can Pay
NORTHWEST MOSQUITO ABATEMENT DISTRICT	$362,063	$9,328,682	$696,896	92.53%
METRO WATER RECLAMATION DIST OF GR CHGO	$3,248,879,000	$3,303,258,000	$1,444,138,000	56.28%
NORTHBROOK PARK DISTRICT	$40,864,855	$40,539,545	$0	101.28%
GLENBROOK HIGH SCHOOL DISTRICT 225	$109,647,178	$75,088,588	$7,072,470	90.58%
SCHOOL DISTRICT 27	$7,347,207	$18,927,838	$2,391,503	87.37%
VILLAGE OF NORTHBROOK	$141,638,196	$364,888,372	$115,865,571	68.25%
TOWN NORTHFIELD	$455,737	$7,843,577	$80,740	98.97%
FOREST PRESERVE DISTRICT OF COOK COUNTY	$214,441,242	$617,834,550	$382,643,760	38.07%
COUNTY OF COOK	$14,499,553,496	$21,406,518,462	$8,452,341,655	60.52%
TOTALS:	$18,380,421,445	$25,859,697,377	$10,404,710,393	

For a more in-depth look at government finances and how they affect your taxes, visit *cookcountytreasurer.com*

PAY YOUR TAXES ONLINE
Pay at cookcountytreasurer.com from your bank account or credit card.

IMPORTANT MESSAGES

TAX CALCULATOR

2024 TOTAL TAX		**55,144.75**
2025 ESTIMATE	**X**	**55%**
2025 1st INSTALLMENT	**=**	**30,329.61**

The First Installment amount is 55% of last year's total taxes.
All exemptions, such as homeowner and senior exemptions, will be reflected on your Second Installment tax bill.

PROPERTY LOCATION

3411 COMMERCIAL AVE
NORTHBROOK IL 60062

MAILING ADDRESS

NORTHBROOK DISTRIBUTIO
540 ALLENDALE DR
WHEELING IL 60090-2603

****** Please see 2025 First Installment Payment Coupon next page ******

2025 First Installment Property Tax Bill

Cook County Payment Coupon

Pursuant to Cook County Ordinance 07-O-68, if you are a mortgage lender, loan servicer, or agent of any entity within the meaning of 35 ILCS 200/20-12, you may not pay using a downloadable tax bill unless you pay the $5 duplicate bill fee.

DETACH & INCLUDE WITH PAYMENT

TOTAL PAYMENT DUE	IMPORTANT PAYMENT MESSAGES
$0.00 **By 06/01/26** **If paying later, refer to amounts above.**	**Cook County eBill** Click to pay online Click to update Mailing Name/Address

SN 0020250100 RTN 500001075 AN (see PIN) TC 008911

Property Index Number (PIN)
04-05-104-007-0000

T1LG
Volume
131

Amount Paid

$

00202501009040510400700008008911200000000000000000000000000000000000000000000000000

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Please process this coupon along with payment presented.

COOK COUNTY TREASURER
PO BOX 805438
CHICAGO IL 60680-4116

*040510400700002025 1ZZ000000000000

Marketing Materials



FOR SALE OR LEASE
3401-3411 COMMERCIAL AVE
NORTHBROOK | IL

Asking Sale Price:
STO
Asking Lease Rate:
$5.50
SF NET

48,218 SF Building in Sky Harbor Available For Sale or Lease

- Located on the Corner of Commercial Ave and Huehl Rd in Sky Harbor Business Park
- 48,218 SF on 2.89 acres
- Divisible to 32,000 SF and 16,000 SF
- Office: To-Suit
- LARGE Parking Lot - 100 Car Spots, 16 Trailer Spots
- 16' Clear Ceiling Height
- 3 Exterior Docks, 1 Interior Dock 2 Drive-In Doors
- Year Built: 1973 / Remodeled: 2020
- Outdoor Storage Potential
- 1600a and 600a Electrical Services
- Taxes: $78,113 / $1.62 PSF (2019)
- 6B Tax Incentive Potential
- **Building is in white boxed condition and move-in ready**



Ned Frank
+1 847 698 8261
ned.frank@colliers.com

Pat Hake
+1 847 698 8525
pat.hake@colliers.com

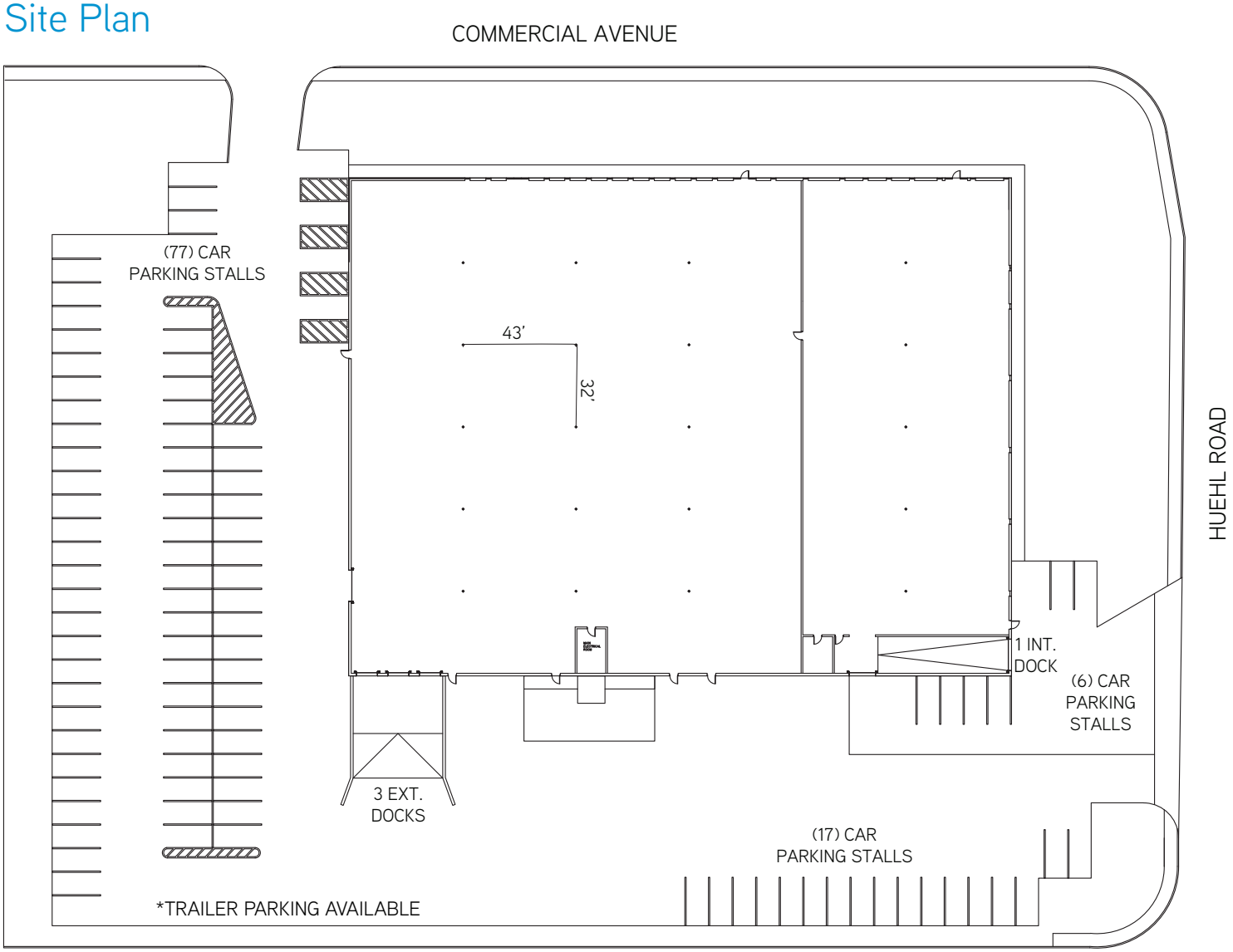
Hilco Redevelopment Partners

Colliers International
6250 N. River Rd | Suite 11-100
Rosemont, IL 60018
www.colliers.com

Colliers INTERNATIONAL

Accelerating success

Site Plan



New Building Improvements

- New Roof
- Exterior Remodeled and Painted
- Parking Lot Repaired with New Asphalt and Parking Stalls Striped
- New Man Doors and Windows
- New LED Interior and Exterior Lighting
- Interior Walls and Ceiling Painted White


COMMERCIAL AVE
HUEHL RD
3401-3411 COMMERCIAL AVE
N


94
FULL INTERCHANGE
LAKE COOK ROAD
41
SKOKIE HIGHWAY
SANDERS ROAD
94
COMMERCIAL AVENUE
3401-3411 COMMERCIAL AVE
294
HUEHL ROAD
PFINGSTEN ROAD
68
DUNDEE ROAD
LANDWEHR ROAD







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Resolution 2021-108

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 Supporting and Consenting to Approval of Class 6b Classification and Approving a Class 6b Incentive Agreement (3401 Commercial Avenue – Northbrook Distribution Center, LLC)

is hereby adopted, as follows:

Section 1. Recitals.

Northbrook Distribution Center, LLC, ("***Applicant***") is the contract purchaser of the property commonly known as 3401 Commercial Avenue in Northbrook, Illinois ("***Property***") and legally described in ***Exhibit A***, attached to and, by this reference, made a part of this Resolution. The Applicant intends to lease the Property to Sterling Brands LLC ("***Tenant***"), which will use the Property for a warehouse, manufacturing, and an office facility. The Tenant is a producer of American made vinyl products and wholesale distributor of said vinyl products.

The Applicant intends to file an application for Class 6b Classification with the Office of the Assessor of Cook County under the Cook County Real Property Assessment Classification Ordinance ("***Cook County Classification Ordinance***"). The Cook County Classification Ordinance reduces the property tax assessment for certain qualifying industrial buildings. In order to qualify for the 6b Classification, the Applicant must receive the consent of the Village in the form of an ordinance or resolution from the Board of Trustees.

The Tenant is presently located in Wheeling and desires to expand its operations. The Tenant proposes to operate the Property as an additional manufacturing, warehousing, and office facility. Attracting the Tenant's operations would bring high quality jobs to the Village and meet many of the objectives of the Village's Strategic Plan for Economic Development.

Pursuant to Resolution 07-R-48, the Board of Trustees agreed to support an application for 6b Classification under the Cook County Classification Ordinance only if the application meets the requirements of the Cook County Classification Ordinance and certain additional criteria provided in Resolution 07-R-48, including a requirement that the Applicant enter into an agreement with the Village establishing terms and conditions for the Class 6b approval.

The Property has been vacant and unused for more than 24 months, and the Applicant expects to make initial investments in the Property of approximately $300,000 to accommodate the re-occupation of the Property by the Tenant, and an additional $200,000 within the next 24 months after purchasing the property to expand into the additional 18,000 square feet of the building on the Property. The Applicant has also submitted evidence that the proposed improvement and use of the Property satisfies the criteria for "substantial rehabilitation" and reutilization of "abandoned" property set forth in the Cook County Classification Ordinance.

The Board of Trustees has provided the school, library, and park districts within which the Property is located an opportunity to review and comment on the application. After reviewing the comments of the districts, and confirming that the Applicant otherwise meets the criteria for Class 6b Classification under the Cook County Classification Ordinance, the Board of Trustees has determined that:

A. The rehabilitation of the Property by the Applicant and the reutilization of the Property by the Tenant will expand and improve industrial facilities available in the Village. Further, the proposed program of construction will create additional temporary employment opportunities during the renovation of the building, as well as permanent employment opportunities in the renovated building.

B. "Industrial purpose" facilities are a necessity for the continued economic development and viability of this location in the Village. The proposed renovation of the Property is dependent on the temporary financial incentive offered by the Class 6b Classification.

C. Renovation of the Property by the Applicant and reutilization of the Property by the Tenant will (i) help to relieve conditions of unemployment, (ii) stabilize or increase the tax base in the Village, and (iii) generate significant new revenues in the form of additional state and federal income tax and local real estate and other taxes.

Section 2. Determination of Appropriateness.

The Property is appropriate for consideration of Class 6b Classification pursuant to the Cook County Classification Ordinance.

Section 3. Conditions.

The Village supports and consents to the 6b Classification and finds that it is necessary for the substantial rehabilitation and reutilization of the Property subject to and contingent upon the conditions, restrictions, and provisions set forth in this Section:

A. the Applicant shall acquire the Property and, upon execution of the purchase, deliver to the Village Manager written evidence demonstrating that the Applicant has acquired the Property;

B. once the Applicant has entered into a valid and effective lease for the Property with the Tenant, it shall provide evidence of such lease to the Village Manager;

B. throughout the entire 12-year period during which the Property is subject to the Class 6b Classification, the Property shall be used solely as a warehouse, manufacturing and office facility for manufacturing, warehousing and recycling consumer vinyl products by the Tenant or its successors;

C. throughout the entire 12-year period during which the Property is subject to the Class 6b Classification, neither the Applicant nor the Tenant may seek a property tax protest that would result in a property value less than the fair market value established for the first year of the Class 6b schedule, as established pursuant to a final, non-appealable determination under any appeals process that the Applicant may elect to take for the first year of the Class 6b schedule with the exception of casualty set forth in the Class 6b Incentive Agreement; and

D. the Applicant and the Tenant shall develop, operate, and maintain the Property at all times in compliance with all codes and ordinances of the Village.

E. the Tenant will be a vendor for the Village of Northbrook's plastic recycling program(s) as discussed at the May 25, 2021 ICDC public meeting, and will offer plastic recyclables collection storage and weekly pickup of plastic recyclables collection from Village Hall to the satisfaction of Village staff.

F. neither the Applicant not the Tenant will be allowed to park or store semi-trailers on the Property without first applying for and obtaining a special permit or such other zoning relief as may be required to allow such use.

Section 3. No Renewal.

It is the intention of the Village not to consent to a renewal of the Class 6b Classification for any period of time after expiration of the initial 12-year period contemplated by this Resolution.

Section 4. Agreement.

A. The Applicant and the Tenant shall, pursuant to the requirements of Village Resolution 07-R-48, enter into an agreement incorporating all of the conditions listed in Section 2 ("***Class 6b Incentive Agreement***")

B. The Class 6b Incentive Agreement is hereby approved in substantially the form attached to this Resolution as ***Exhibit B***.

C. The Village Manager and the Village Clerk are hereby authorized and directed to execute and seal, on behalf of the Village, the Class 6b Incentive Agreement only after receipt by the Village Clerk of at least three original copies of the Class 6b Incentive Agreement executed by the Applicant and the Tenant and; provided, however, that if such executed copies of the Class 6b Incentive Agreement are not received by the Village Clerk within 90 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 5. Effective Date.

This Resolution shall be effective upon passage by the Board of Trustees in accordance with applicable law.

Adopted: 8/10/2021

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Bob Israel, Trustee
SECONDER:	Dan Pepoon, Trustee
AYES:	Israel, Ross, Hebl, Pepoon, Ebhomielen
ABSENT:	Muriel Collison
ABSTAIN:	Kathryn Ciesla,

ATTEST:

/s/ Kathryn L Ciesla
Village President

/s/ Debra J. Ford
Village Clerk

THIS INSTRUMENT PREPARED BY:

Steven M. Elrod, Esq.
Elrod Friedman, LLP
325 North LaSalle Street, Suite 450
Chicago, IL 60654

2136322071

Doc# 2136322071 Fee $88.00

KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 12/29/2021 03:42 PM PG: 1 OF 14

AFTER RECORDING
RETURN TO:

Recorder's Box 337

For Recorder's Use Only

CLASS 6B INCENTIVE AGREEMENT

BY, BETWEEN, AND AMONG

THE VILLAGE OF NORTHBROOK,

NORTHBROOK DISTRIBUTION CENTER, LLC,

AND STERLING BRANDS, LLC

(3401 COMMERCIAL AVENUE)

DATED AS OF August 10, 2021

RECORDING FEE 88.00
DATE 12/29/2021 COPIES 6X
OK BY

CLASS 6B INCENTIVE AGREEMENT
(3401 COMMERCIAL AVENUE)

THIS AGREEMENT is made as of the 10 day of August, 2021 (***"Effective Date"***), and is by, between, and among the **VILLAGE OF NORTHBROOK**, an Illinois home rule municipal corporation (***"Village"***), **NORTHBROOK DISTRIBUTION CENTER, LLC**, an Illinois limited liability company (***"Applicant"***) and **STERLING BRANDS, LLC**, an Illinois limited liability company (***"Tenant"***).

IN CONSIDERATION OF the recitals and the mutual covenants and agreements set forth in this Agreement, and pursuant to the Village's home rule powers, the parties hereto agree as follows:

SECTION 1. RECITALS.

A. The Village is a home rule unit by virtue of the provisions of the 1970 Constitution of the State of Illinois located in Cook County, Illinois.

B. The Applicant is the contract purchaser of the property commonly known as 3401 Commercial in Northbrook, Illinois (***"Property"***) and legally described in ***Exhibit A.*** The Applicant expects to make initial investments in the Property of approximately $300,000 to accommodate the re-occupation of the Property by the Applicant and an additional $200,000 within the next 24 months after purchasing the property to expand into the additional 18,000 square feet of the building on the Property, (***"Improvements"***) and intends to lease the Property to the Tenant, which intends to use the Property for warehouse, manufacturing, and an office purposes.

C. The Applicant intends to file an application for Class 6b property tax classification (***"Class 6b Classification"***) for the Improvements with the Office of the Assessor of Cook County under the Cook County Real Property Assessment Classification Ordinance (***"Application"***). If approved, the Class 6b Classification will reduce the property tax assessment for qualifying industrial buildings during a 12-year period (***"Class 6b Schedule"***).

D. Cook County's Class 6b Classification approval process allows for the consideration by the Village of a resolution supporting and consenting to the Application.

E. On August 10, 2021, the Village's Board of Trustees adopted Resolution 2021-R-108 supporting and consenting to the Applicant's Application subject to certain conditions.

F. Pursuant to the Village's policy requirements and standards for consenting to Class 6b Classification applications as set forth in Village Ordinance 07-R48, each applicant for a Class 6b Classification must enter into an agreement with the Village to comply with certain terms and conditions.

G. The Applicant and the Tenant desire to evidence to the Village their agreement to accept and abide by each of the terms, conditions, and limitations set forth herein.

H. The President and the Board of Trustees have considered this Agreement and determined that it is in the best interest of the Village and the public and satisfies the Village's policy for consenting to Class 6b Classification applications.

SECTION 2. CONDITIONS OF CONSENT AND APPROVAL.

The Village's continuing approval of and consent to the Class 6b Classification for the market value attributable to the Improvements is subject to and contingent upon the satisfaction by the Applicant of the following conditions, restrictions and provisions:

A. Prior to the Applicant submitting an "Incentive Appeal Form Real Estate Assessed Valuation Appeal" for the Class 6b Classification to the Cook County Assessor's Office, the Applicant shall deliver to the Village Manager written evidence demonstrating that the Applicant has caused to be constructed a minimum of $300,000 in real property capital improvements on the Property.

B. No later than the third anniversary of the Effective Date, the Applicant shall deliver to the Village Manager written evidence demonstrating that the Applicant has caused to be constructed, a minimum of an additional $200,000 in real property capital improvements to the Property. Provided, however, that the Applicant shall not be required to demonstrate that its has conducted more than $500,000 in real capital improvements to the Property over the term of this Agreement.

C. During the term of this Agreement, the Property shall be used solely as a warehouse, manufacturing and office facility for manufacturing, warehousing and recycling consumer vinyl products by the Tenant or its successors.

D. Except as provided in Section 5 below, during the term of this Agreement, neither the Applicant nor the Tenant may file a property tax protest with Cook County that would result in the portions of the Property affected by the Improvements being assigned a property value less than the fair market value established for the first year of the Class 6b Schedule, as established pursuant to a final, non-appealable determination under any appeals process that the Applicant or the Applicant may elect to take during the first year of the Class 6b Schedule.

E. The Property shall be developed, operated, and maintained at all times in compliance with the applicable codes and ordinances of the Village.

F. The Tenant will offer to serve as a vendor for the Village of Northbrook's plastic recycling program(s), and will provide plastic recyclables collection storage and weekly pickup of plastic recyclables collection from Village Hall.

G. The Applicant will not be allowed to park or store semi-trailers on the Property without first applying for and obtaining a special permit or such other zoning relief as may be required to allow such use.

SECTION 3. NO RENEWAL OBLIGATION.

The Applicant acknowledges and agrees that the Village shall have no obligation to support or consent to the extension or renewal of the Class 6b Classification beyond the original Class 6b Schedule.

SECTION 4. VILLAGE'S REMEDIES.

Upon receiving notice of either the Applicant's or Tenant's noncompliance with any of the conditions set forth in Section 2 above, the Village shall notify the Applicant of the noncompliance. The Applicant shall have 30 days to remedy the noncompliance to the satisfaction of the Village, as determined in the sole discretion of the Village Manager. If the Applicant fails to remedy the noncompliance within the 30 days, the Village's Board of Trustees shall have the right, but not the obligation, as the Village's sole remedy, to adopt a resolution withdrawing its consent to the Class 6b Classification for the Property and to direct the Village Manager to deliver a copy of such resolution to the Office of the Cook County Assessor. In the event the Board of Trustees adopts such a resolution, the Applicant (a) shall, and does hereby, consent to the Cook County Assessor removing the Class 6b Classification for the Property, and (b) shall deliver such notifications to the Cook County Assessor's Office, and take such other actions as the Village Attorney deems necessary and appropriate to cause the Cook County Assessor to remove the Class 6b Classification.

SECTION 5. APPLICANT'S RIGHT TO PURSUE PROPERTY TAX RELIEF.

Nothing herein shall prevent the Applicant from seeking property tax relief in the event the Property is rendered partially or fully unusable due to casualty.

SECTION 6. NATURE AND SURVIVAL OF OBLIGATIONS.

The provisions of this Agreement shall run with and bind the Property, and shall inure to the benefit of, and be enforceable by the Village, the Applicant, the Tenant and any of their respective legal representatives, heirs, grantees, successors, and assigns. Upon execution by all parties, the Village is authorized to record this Agreement in the Office of the Cook County Recorder.

SECTION 7. TERM.

This Agreement shall be effective from its Effective Date through and until such time as the Property is no longer subject to the Class 6b Classification.

SECTION 8. GENERAL PROVISIONS

A. Notice. Any notice or communication required or permitted to be given under this Agreement shall be in writing and shall be delivered: (i) personally, (ii) by a reputable overnight courier, (iii) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid. Unless otherwise expressly provided in this Agreement, notices shall be deemed received upon the earlier of (a) actual receipt; (b) one business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (c) three business days following deposit in the U.S. mail, as evidenced by a return receipt. By notice complying with the requirements of this Subsection 8.A, each party shall have the right to change the address or the addressee, or both, for all future notices and communications to such party, but no notice of a change of addressee or address shall be effective until actually received.

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

Village of Northbrook
1225 Cedar Lane
Northbrook, IL 60062
Attn: Village Manager

with a copy to:

Steven M. Elrod, Esq.
Elrod Friedman, LLP
325 North LaSalle Street, Suite 450
Chicago, IL 60654

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

Northbrook Distribution Center, LLC
545 Alexander Dr
Wheeling IL
60090

with a copy to:

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

Sterling Brands, LLC
545 Alexander Dr.
Wheeling, IL
60090

with a copy to:

B. Time of the Essence. Time is of the essence in the performance of all terms and provisions of this Agreement.

C. Entire Agreement. This Agreement constitutes the entire agreement between the parties and supersedes any and all prior agreements and negotiations

between the parties, whether written or oral, relating to the subject matter of this Agreement.

D. Exhibit. ***Exhibit A*** attached to this Agreement is, by this reference, incorporated in and made a part of this Agreement.

E. Amendments and Modifications. No amendment or modification to this Agreement shall be effective unless and until it is reduced to writing and approved and executed by all parties to this Agreement.

F. Non-Waiver. The Village shall be under no obligation to exercise any of the rights granted to it in this Agreement. The failure of the Village to exercise at any time any right granted to the Village shall not be deemed or construed to be a waiver of that right, nor shall the failure void or affect the Village's right to enforce that right or any other right.

G. Severability. It is hereby expressed to be the intent of the parties hereto that should any provision, covenant, agreement, or portion of this Agreement or its application to any person, entity, or property be held invalid by a court of competent jurisdiction, the remaining provisions of this Agreement and the validity, enforceability, and application to any person, entity, or property shall not be impaired thereby, but the remaining provisions shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Agreement to the greatest extent permitted by applicable law.

H. No Third-Party Beneficiaries. No claim as a third-party beneficiary under this Agreement by any person, firm, or corporation shall be made, or be valid, against the Village or the Applicant.

I. Counterparts. This Agreement may be executed in counterparts, each of which shall constitute an original document, which together shall constitute one and the same instrument.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have hereunto set their hands on the date first above written.

VILLAGE OF NORTHBROOK, an Illinois home rule municipal corporation

By: _____
Its: Village Manager

ATTEST:

By: _____
Its: Village Clerk

NORTHBROOK DISTRIBUTION CENTER, LLC an Illinois limited liability company

By: JEROME STARR

By: _____
Print

Signature

Its: MANAGING PARTNER

STERLING BRANDS, LLC an Illinois limited liability company

By: JEROME STARR

By: _____
Print

Signature

Its: MANAGING PARTNER

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The foregoing instrument was acknowledged before me on CARA PAVLICEK 3 day of DECEMBER _____, 2021 by Richard A. Nahrstadt, the Village Manager of the **VILLAGE OF NORTHBROOK,** an Illinois home rule municipal corporation, and by Debra J. Ford, the Village Clerk of said municipal corporation.

J. BUTCH
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
August 27, 2023

Signature of Notary

SEAL
My Commission expires: _____

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Official Seal
Mary J Roberts
Notary Public State of Illinois
My Commission Expires 08/14/2024

This instrument was acknowledged before me on NOVEMBER 23, 2021, by JEROME STARR, the MANAGING PARTNER of **NORTHBROOK DISTRIBUTION CENTER, LLC,** an Illinois limited liability company, which individual is known to me to be the identical person who signed the foregoing instrument, and that he executed the same as his free and voluntary act and deed and as the free and voluntary act of the corporation as the sole manager of said limited liability company, for the uses and purposes herein mentioned.

Mary J. Roberts
Signature of Notary

SEAL
My Commission expires: 8/14/2024

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

This instrument was acknowledged before me on November 23, 2021, by Jerome Stark, the Managing Member of **STERLING BRANDS, LLC,** an Illinois limited liability company, which individual is known to me to be the identical person who signed the foregoing instrument, and that he executed the same as his free and voluntary act and deed and as the free and voluntary act of the corporation as the sole manager of said limited liability company, for the uses and purposes herein mentioned.

Official Seal
Mary J Roberts
Notary Public State of Illinois
My Commission Expires 08/14/2024

Mary J. Roberts
Signature of Notary

SEAL
My Commission expires: 8/14/2024

Resolution 2021-108

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 Supporting and Consenting to Approval of Class 6b Classification and Approving a Class 6b Incentive Agreement (3401 Commercial Avenue – Northbrook Distribution Center, LLC)

is hereby adopted, as follows:

Section 1. Recitals.

Northbrook Distribution Center, LLC, ("***Applicant***") is the contract purchaser of the property commonly known as 3401 Commercial Avenue in Northbrook, Illinois ("***Property***") and legally described in ***Exhibit A***, attached to and, by this reference, made a part of this Resolution. The Applicant intends to lease the Property to Sterling Brands LLC ("***Tenant***"), which will use the Property for a warehouse, manufacturing, and an office facility. The Tenant is a producer of American made vinyl products and wholesale distributor of said vinyl products.

The Applicant intends to file an application for Class 6b Classification with the Office of the Assessor of Cook County under the Cook County Real Property Assessment Classification Ordinance ("***Cook County Classification Ordinance***"). The Cook County Classification Ordinance reduces the property tax assessment for certain qualifying industrial buildings. In order to qualify for the 6b Classification, the Applicant must receive the consent of the Village in the form of an ordinance or resolution from the Board of Trustees.

The Tenant is presently located in Wheeling and desires to expand its operations. The Tenant proposes to operate the Property as an additional manufacturing, warehousing, and office facility. Attracting the Tenant's operations would bring high quality jobs to the Village and meet many of the objectives of the Village's Strategic Plan for Economic Development.

Pursuant to Resolution 07-R-48, the Board of Trustees agreed to support an application for 6b Classification under the Cook County Classification Ordinance only if the application meets the requirements of the Cook County Classification Ordinance and certain additional criteria provided in Resolution 07-R-48, including a requirement that the Applicant enter into an agreement with the Village establishing terms and conditions for the Class 6b approval.

The Property has been vacant and unused for more than 24 months, and the Applicant expects to make initial investments in the Property of approximately $300,000 to accommodate the re-occupation of the Property by the Tenant, and an additional $200,000 within the next 24 months after purchasing the property to expand into the additional 18,000 square feet of the building on the Property. The Applicant has also submitted evidence that the proposed improvement and use of the Property satisfies the criteria for "substantial rehabilitation" and reutilization of "abandoned" property set forth in the Cook County Classification Ordinance.

The Board of Trustees has provided the school, library, and park districts within which the Property is located an opportunity to review and comment on the application. After reviewing the comments of the districts, and confirming that the Applicant otherwise meets the criteria for Class 6b Classification under the Cook County Classification Ordinance, the Board of Trustees has determined that:

A. The rehabilitation of the Property by the Applicant and the reutilization of the Property by the Tenant will expand and improve industrial facilities available in the Village. Further, the proposed program of construction will create additional temporary employment opportunities during the renovation of the building, as well as permanent employment opportunities in the renovated building.

B. "Industrial purpose" facilities are a necessity for the continued economic development and viability of this location in the Village. The proposed renovation of the Property is dependent on the temporary financial incentive offered by the Class 6b Classification.

C. Renovation of the Property by the Applicant and reutilization of the Property by the Tenant will (i) help to relieve conditions of unemployment, (ii) stabilize or increase the tax base in the Village, and (iii) generate significant new revenues in the form of additional state and federal income tax and local real estate and other taxes.

Section 2. Determination of Appropriateness.

The Property is appropriate for consideration of Class 6b Classification pursuant to the Cook County Classification Ordinance.

Section 3. Conditions.

The Village supports and consents to the 6b Classification and finds that it is necessary for the substantial rehabilitation and reutilization of the Property subject to and contingent upon the conditions, restrictions, and provisions set forth in this Section:

A. the Applicant shall acquire the Property and, upon execution of the purchase, deliver to the Village Manager written evidence demonstrating that the Applicant has acquired the Property;

B. once the Applicant has entered into a valid and effective lease for the Property with the Tenant, it shall provide evidence of such lease to the Village Manager;

B. throughout the entire 12-year period during which the Property is subject to the Class 6b Classification, the Property shall be used solely as a warehouse, manufacturing and office facility for manufacturing, warehousing and recycling consumer vinyl products by the Tenant or its successors;

C. throughout the entire 12-year period during which the Property is subject to the Class 6b Classification, neither the Applicant nor the Tenant may seek a property tax protest that would result in a property value less than the fair market value established for the first year of the Class 6b schedule, as established pursuant to a final, non-appealable determination under any appeals process that the Applicant may elect to take for the first year of the Class 6b schedule with the exception of casualty set forth in the Class 6b Incentive Agreement; and

D. the Applicant and the Tenant shall develop, operate, and maintain the Property at all times in compliance with all codes and ordinances of the Village.

E. the Tenant will be a vendor for the Village of Northbrook's plastic recycling program(s) as discussed at the May 25, 2021 ICDC public meeting, and will offer plastic recyclables collection storage and weekly pickup of plastic recyclables collection from Village Hall to the satisfaction of Village staff.

F. neither the Applicant not the Tenant will be allowed to park or store semi-trailers on the Property without first applying for and obtaining a special permit or such other zoning relief as may be required to allow such use.

Section 3. No Renewal.

It is the intention of the Village not to consent to a renewal of the Class 6b Classification for any period of time after expiration of the initial 12-year period contemplated by this Resolution.

Section 4. Agreement.

A. The Applicant and the Tenant shall, pursuant to the requirements of Village Resolution 07-R-48, enter into an agreement incorporating all of the conditions listed in Section 2 ("***Class 6b Incentive Agreement***")

B. The Class 6b Incentive Agreement is hereby approved in substantially the form attached to this Resolution as ***Exhibit B***.

C. The Village Manager and the Village Clerk are hereby authorized and directed to execute and seal, on behalf of the Village, the Class 6b Incentive Agreement only after receipt by the Village Clerk of at least three original copies of the Class 6b Incentive Agreement executed by the Applicant and the Tenant and; provided, however, that if such executed copies of the Class 6b Incentive Agreement are not received by the Village Clerk within 90 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 5. Effective Date.

This Resolution shall be effective upon passage by the Board of Trustees in accordance with applicable law.

Adopted: 8/10/2021

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Bob Israel, Trustee
SECONDER:	Dan Pepoon, Trustee
AYES:	Israel, Ross, Hebl, Pepoon, Ebhomielen
ABSENT:	Kathryn Ciesla, Muriel Collison

ATTEST:

/s/ Kathryn L Ciesla
Village President

/s/ Debra J. Ford
Village Clerk

I hereby certify this to be a true and exact copy of the Original.
12-7-21
Date
Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

LOTS 1 AND 4 IN NORTHBROOK EDENS INDUSTRIAL PARK UNIT NUMBER 1, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHWESTERN 1/4 OF SECTION 5 AND PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index Numbers: 04-05-104-007

Commonly known as: as 3401-05 Commercial Ave, Northbrook, Illinois.

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Development & Planning Services Amy McEwan
Date: 2026-06-23
Subject: A Resolution Approving a Final Plat of Subdivision (1250 Sanders Road) (Docket No. PCD-25-21)

Overview
As recommended by the Plan Commission, approval of a final plat of subdivision to re-subdivide two existing parcels into two new reconfigured lots for the property owned by Northbrook School District 27 at Wood Oaks Jr. High School is requested with the Applicant's modification to remove vehicular access to Walters.

Fiscal Impact
N/A.

Recommendation
Approval.

Strategic Priority
Economic Vitality. Promote Northbrook as a thriving community and economic leader.

Background

On June 23, 2026, the Board of Trustees will review a revised request by the applicant, Northbrook School District 27, as owner of the property commonly known as 1250 Sanders Road, requesting the following zoning relief to allow an extension of the existing parking lot on the north side of the school building (Wood Oaks Jr. High School):

A. Final Plat of Subdivision of two existing parcels into two reconfigured new lots as Lot 1 and Lot 2;
B. Comprehensive Plan Amendment of subdivided lots to Institutional Facility (Lot 1), and Open Space & Outdoor Recreation (Lot 2);
C. Rezoning of Lot 1 to IB Institutional Building District, and Lot 2 to Open Space District;
D. 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.

On June 15, 2026, the applicant submitted a revised Plat of Subdivision and Site Plan, which

eliminates the request to annex two single family parcels at the corner of Sanders Road and Walters Avenue. The applicant has submitted a letter (attached) stating that they do not wish to proceed with their plans for a bus circulation lane at this time. The request is limited to extension of the existing parking lot further west as depicted on the new plans submitted on June 15, which are attached.

All the documents, including the memo to the Board submitted and presented until June 9, 2026 are attached for reference as well.

On June 23, 2026, the Board will consider the following revised approval documents on the agenda; limiting the scope of approval to the revised plans submitted on June 15, 2026. 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. Staff has determined that no further public hearing at the Plan Commission is required since the scope of requested relief is reduced in intensity.

1. A Resolution Approving a Final Plat of Subdivision;
2. An Ordinance Amending the Comprehensive Plan of the Village of Northbrook; and
3. An Ordinance Rezoning the Property at 1250 Sanders Road, and Amending the District Zoning Map.

The Applicant and staff will attend the June 23, 2026 meeting in case there are any questions.

Resolution Approving Final Plat of Subdivision - 1250 Sanders
Resolution Exhibit A - 1250 Sanders
Supplemental - Applicant Revised Information 6-15-26 - 1250 Sanders
Supplemental -Board Packet Until 6-9-26 (Previous Documents) - 1250 Sanders
Supplemental - Public Comment prior to 6-9-26 - 1250 Sanders
Supplemental - Plat of Survey - 1250 Sanders
Supplemental - PC Resolution & Staff Report 4-21-26 - 1250 Sanders
Supplemental - Sustainability Addendum 4-21-26 - 1250 Sanders

RESOLUTION NO. 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

(1250 Sanders Road)
(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 (the ***"Property"***). The Applicant has submitted an application to develop the Property with site improvements such as an extension of the existing parking lot.

In order to develop the Property as proposed, the Applicant has requested relief from, and approvals under, the 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"***).

On April 21, 2026, the Plan Commission held a public hearing to consider the Applicant's request for approval of a final plat of subdivision for the Property. On the same date, the Plan Commission recommended approval of the Requested Relief in Resolution No. 2026-PC-03.

The Board of Trustees have 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. APPROVAL, EXECUTION AND RECORDATION OF FINAL PLAT.

A. Approval of Final Plat. The "Final Plat of Subdivision Wood Oaks Subdivision," prepared by Regional Land Services, consisting of two sheets, with a latest revision date of June 10, 2026, 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, subject to the satisfaction of the Effective Date conditions set forth in Section 4 below, 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 4. 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 June, 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.

PERMANENT INDEX NUMBER: 04-07-300-026-0000; AND 04-07-300-027-0000

Commonly known as 1250 Sanders Road, Northbrook, Illinois, 60062.

June 12, 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 Plan Change

Dear Swati,

On behalf of Northbrook School District 27 and Wood Oaks Junior High School, we are submitting a revised plan for the proposed parking lot expansion project. Enclosed are the updated Overall Site Plan, Parking Lot Expansion Plan, Revised Plat of Subdivision, and corresponding Legal Descriptions reflecting these changes.

As part of the revised proposal, the District no longer intends to construct a new bus loop as part of this project. The proposed improvements are now limited to the parking lot expansion and associated site improvements. The project will continue to meet applicable landscape requirements, including the required landscape buffers. An updated landscape plan will be provided for Village review as well as a full detailed engineering plan set as part of the permit process.

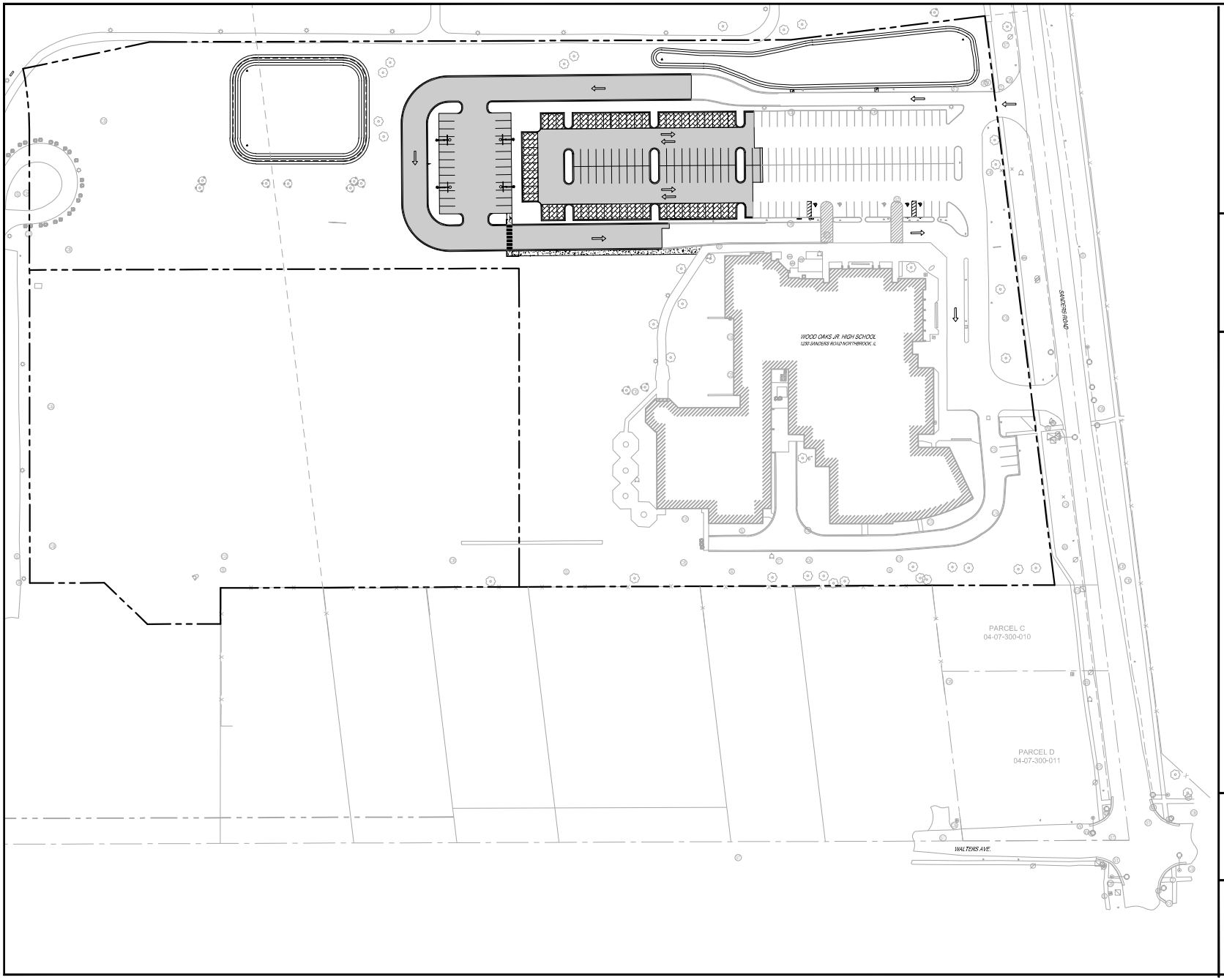
In addition, the District is no longer requesting annexation or rezoning of the properties located at 1370 and 1390 Sanders Road. Accordingly, we respectfully request that the application for annexation and rezoning of 1370 and 1390 Sanders Road be removed from the application.

We believe these revisions address the primary concerns raised during the review process and respectfully request Village Board consideration and approval of the proposed parking lot expansion project. We appreciate the Village's continued partnership and look forward to working collaboratively through the remainder of the review process.

Should you have any questions or comments, please do not hesitate to contact me at 630.598.0007 or cwelp@cagecivil.com.

Sincerely,
CAGE ENGINEERING, INC.

Claudia Welp
Director of Operations - Illinois



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)

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

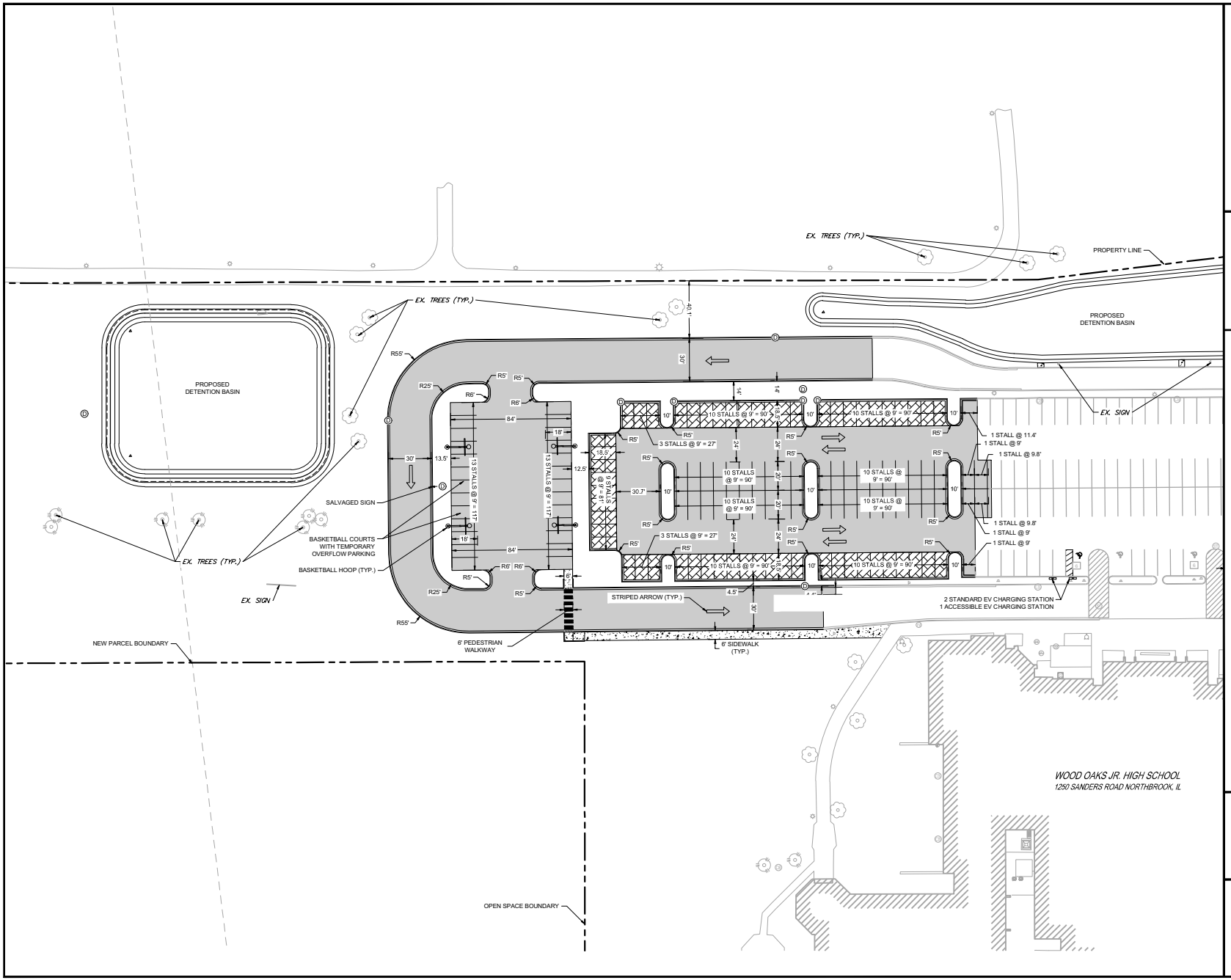
WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS

1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: CW / LES
DATE: 06/12/2026

SHEET TITLE
SITE LAYOUT PLAN - OVERALL

SHEET NUMBER
C2.0
6 OF 16



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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: 06/12/2026

SHEET TITLE
SITE LAYOUT PLAN - NORTH

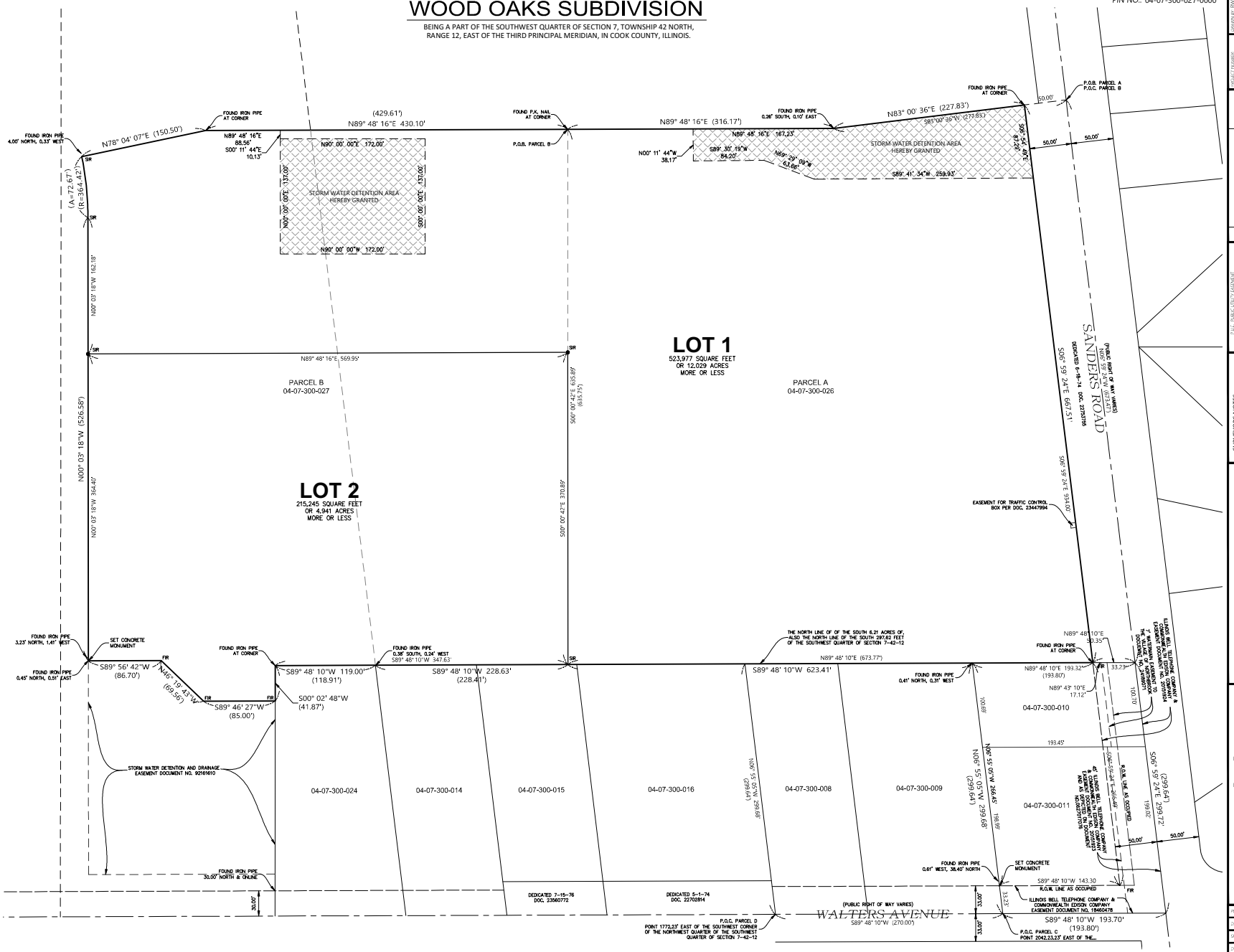
SHEET NUMBER
C2.1
7 OF 16

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



SURVEYOR'S NOTES:
1) ALL DISTANCES ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.
2) BEARINGS SHOWN HEREON ARE BASED ON ILLINOIS STATE PLANE COORDINATES, ZONE EAST, NAD 1983.
3) REFER TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES FOR EASEMENTS AND RESTRICTIONS THAT MAY AFFECT YOUR PROPERTY.
4) DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF. ANGULAR DIMENSIONS ARE IN DEGREES, MINUTES AND SECONDS. ABBREVIATIONS USED ARE BASED ON COMMONLY ACCEPTED USAGE.

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: 05/10/2026
SHEET: 1 OF 2
DRAWING NUMBER: PLAT

REV'S	DATE	DESCRIPTION
0	05/10/2026	ISSUED
1	09/30/2025	PER VILLAGE COMMENTS
2	10/15/2025	PER VILLAGE COMMENTS
3	11/13/2025	PER VILLAGE COMMENTS
4	12/17/2025	PER VILLAGE COMMENTS
5	01/13/2026	PER VILLAGE COMMENTS
6	02/10/2026	PER VILLAGE COMMENTS
7	03/10/2026	PER VILLAGE COMMENTS
8	04/10/2026	PER VILLAGE COMMENTS
9	05/10/2026	PER VILLAGE COMMENTS

PROJECT ADDRESS:
1250 SANDERS ROAD
NORTHBROOK, IL 60062

DRAWN BY: RWH
DATE: 06/10/2026
CHECKED BY: RPD
SURVEYED BY: MATT SCHLAMADINGER
DATE: 07/2025
SCALE: 1" = 50'
PROJECT NUMBER: 220116

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.

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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.

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 170093, 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 DISTANCES ARE MEASURED AND CALCULATED UNLESS OTHERWISE NOTED.
2) BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE.
3) REFER TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES FOR EASEMENTS, BUILDING LINES AND RESTRICTIONS NOT SHOWN HEREON.
4) COMPARE ALL POINTS BEFORE BUILDING, AND ADJOINERS BEFORE BUILDING, AND ADJOINERS AFTER BUILDING. REPORT ANY DISCREPANCIES IMMEDIATELY. DIMENSIONS ARE NOT TO BE ASSUMED BY SCALING.
5) THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE RECORDS OF THE VARIOUS UTILITY COMPANIES AND ON SURFACE EVIDENCE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE EXACT LOCATION AND DEPTH OF ALL UTILITIES SHOULD BE DETERMINED BY THE APPROPRIATE UTILITY COMPANIES BEFORE ANY EXCAVATION BEGINS.

NO.	DESCRIPTION	DATE
1	ADD ROCHELLE & RDO	01/13/2026
2	ADD ROCHELLE & RDO	01/15/2026
3	ADD ROCHELLE & RDO	01/16/2026
4	ADD ROCHELLE & RDO	01/19/2026
5	ADD ROCHELLE & RDO	01/20/2026

PROPERTY ADDRESS:
1250 SANDERS ROAD
NORTHBROOK, IL 60062

DRAWN BY: RDO
DATE: 01/02/2026
CHECKED BY: RDO
SCALE: 1" = 50'
JOB NO.: 220116
SURVEY DATE: 12/12/2025

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (618) 559-2260

CAGE CIVIL ENGINEERING
330 WOODCREEK DRIVE, DOWNERS GROVE, IL 60515
PHONE: (630) 598-0007

PROJECT NUMBER: 220116
DATE: 05/10/2026
SHEET: 2 OF 2
DRAWING NUMBER: PLAT

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Development & Planning Services Amy McEwan
Date: June 9, 2026
Subject: PCD-25-21: 1250 Sanders Road – Wood Oaks Jr. High Parking Lot Expansion and Bus Circulation Lane

On May 26, 2026, the Board of Trustees reviewed the below requested relief and heard public comment from surrounding members of the community, as well as the applicant. Following discussion, the item was continued to June 9, 2026, with time for the applicant to assess if any adjustments could be made to the proposed design to address traffic on Walters Avenue. The applicant has submitted the attached updated proposed plan which eliminates access on to Walters Avenue and has the buses enter and exit the school property at the existing curb cuts along Sanders Road that are utilized today, and with the inclusion of the bus cul-de-sac to accommodate the buses on the site without impeding traffic on site and Sanders Road.

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. 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 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 considered 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. An Ordinance Voluntarily Annexing Certain Territory Contiguous to the Village of Northbrook and Establishing Zoning Thereof; A Resolution Approving a Final Plat of Subdivision; An Ordinance Amending the Comprehensive Plan of the Village of Northbrook; and 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 June 9, 2026 meeting in case there are any questions.

June 2, 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 Plan Change

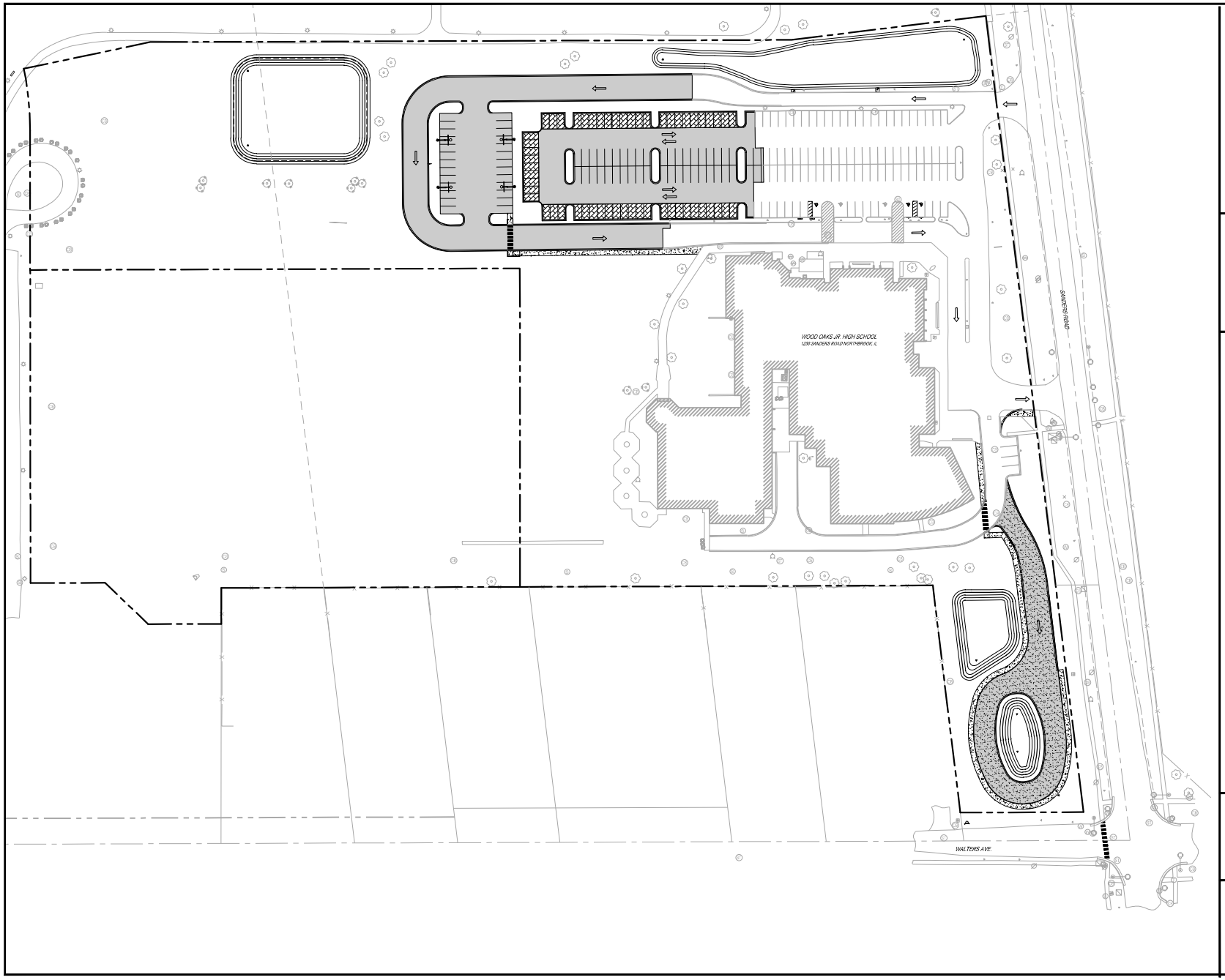
Dear Swati,

On behalf of Northbrook School District 27 and Wood Oaks Junior High, we are submitting a revised plan for the proposed parking lot expansion and bus loop project. Enclosed are an updated site plan and bus loop exhibit reflecting these changes. In response to traffic concerns on Walters Avenue, the proposed bus loop will no longer include a curb cut or access from Walters Avenue and will instead connect internally. Buses will enter from Sanders Road at the north entrance, travel south to the bus loop, and exit onto Sanders Road at the south entrance. The bus loop will meet the required 20-foot landscape buffer along the west property line adjacent to the residential area and the overall plan will still include the plantings required by the landscape ordinance. An updated landscape plan will be provided for your review. No other changes have been made to the proposed parking lot expansion. We believe this satisfies the primary concerns for our proposal and respectfully request Village Board consideration to approve the project based on these changes.

Should you have any questions or comments, please do not hesitate to contact me at 630.598.0007 or cwelp@cagecivil.com.

Sincerely,
CAGE ENGINEERING, INC.

Claudia Welp
Director of Operations - Illinois



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)

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 LAYOUT PLAN - OVERALL

SHEET NUMBER
C2.0
6 OF 16

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 RD.
NORTHBROOK, IL

PROJ NO: 210270
ENG.: LES
DATE: 08/02/2026

SHEET TITLE
BUS CONCEPT PLAN

SHEET NUMBER
EX-1
1 OF 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.

northbrook

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

125 northbrook

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

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

1370 & 1390 Sanders Road

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

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
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: [illegible] Date 2/25/82
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.

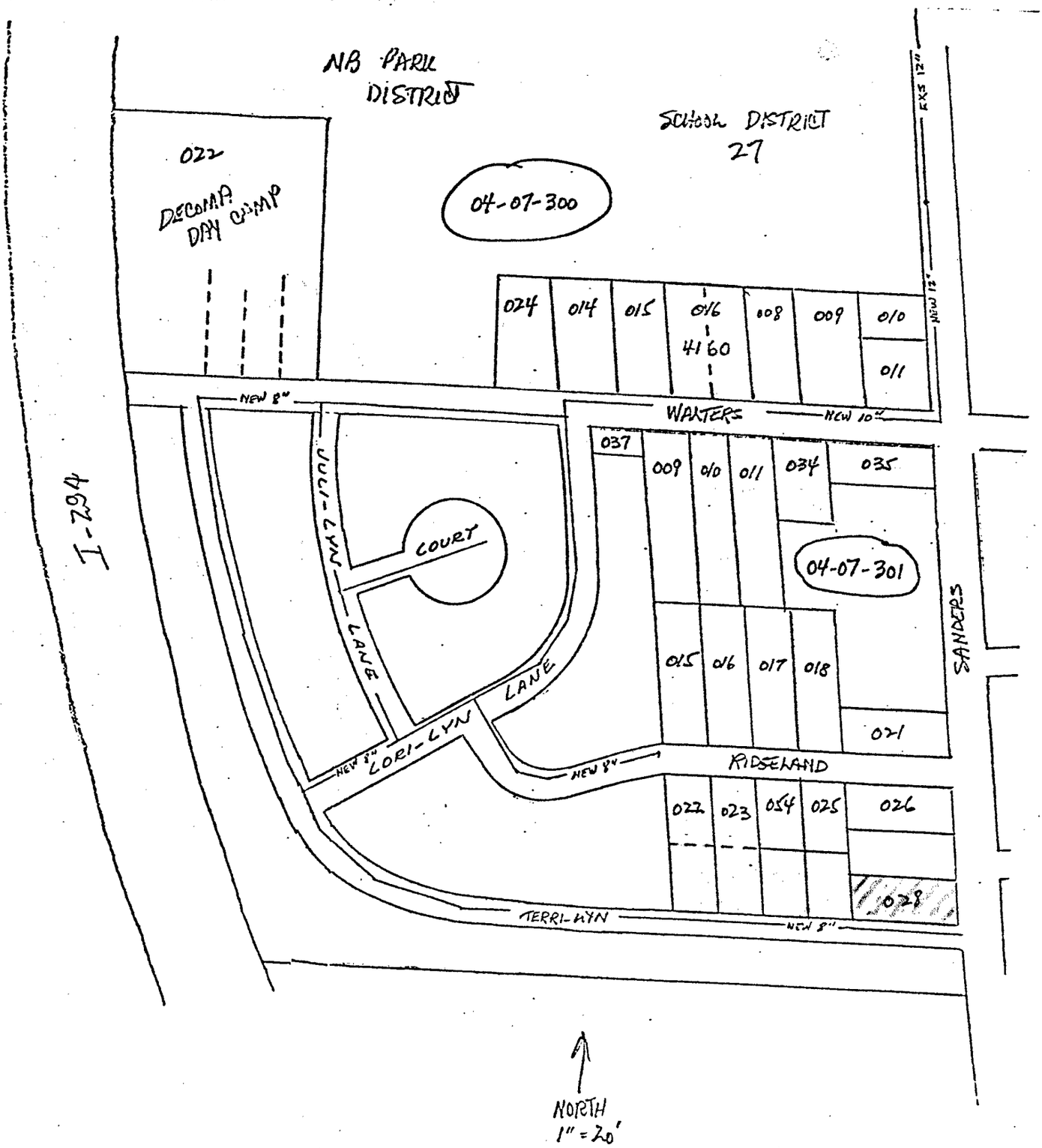
Regarding the latter, any development of the acreage is assumed to be R-4 Single Family. Based upon an experienced net of 2.5 buildable lots per acre in such district, 20 lots could possibly result. Because of the property's frontage on Walters Avenue, it has been assumed that three (3) future lots would 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'

Jay Sorkin
4225 Walters Avenue
Northbrook, Illinois 60062
312-420-0900
jaysorkin@gmail.com

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 Junior 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.

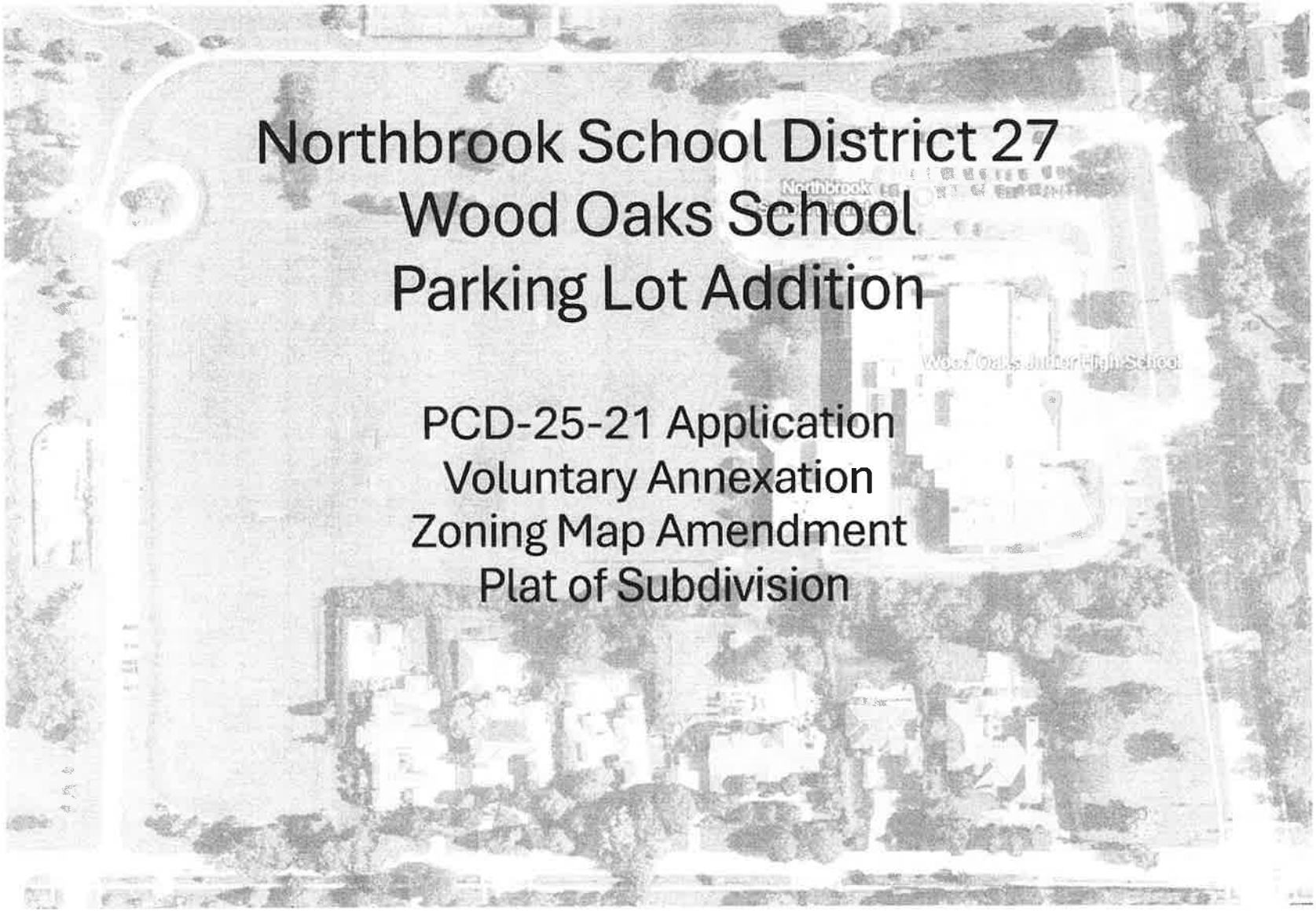
It would make sense to know who owns the driveway going north of Walters behind the school.

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

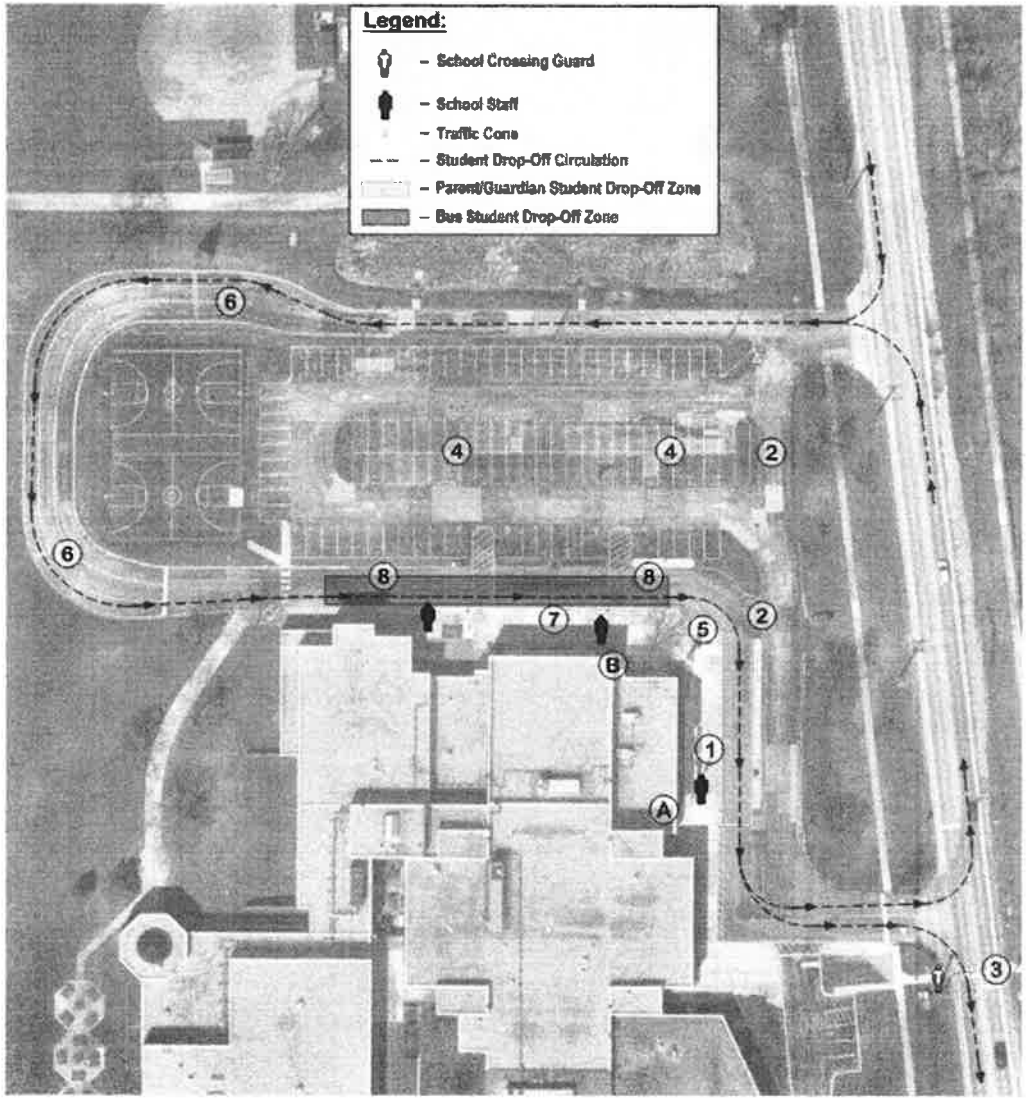

Northbrook School District 27
Wood Oaks School
Parking Lot Addition
PCD-25-21 Application
Voluntary Annexation
Zoning Map Amendment
Plat of Subdivision

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

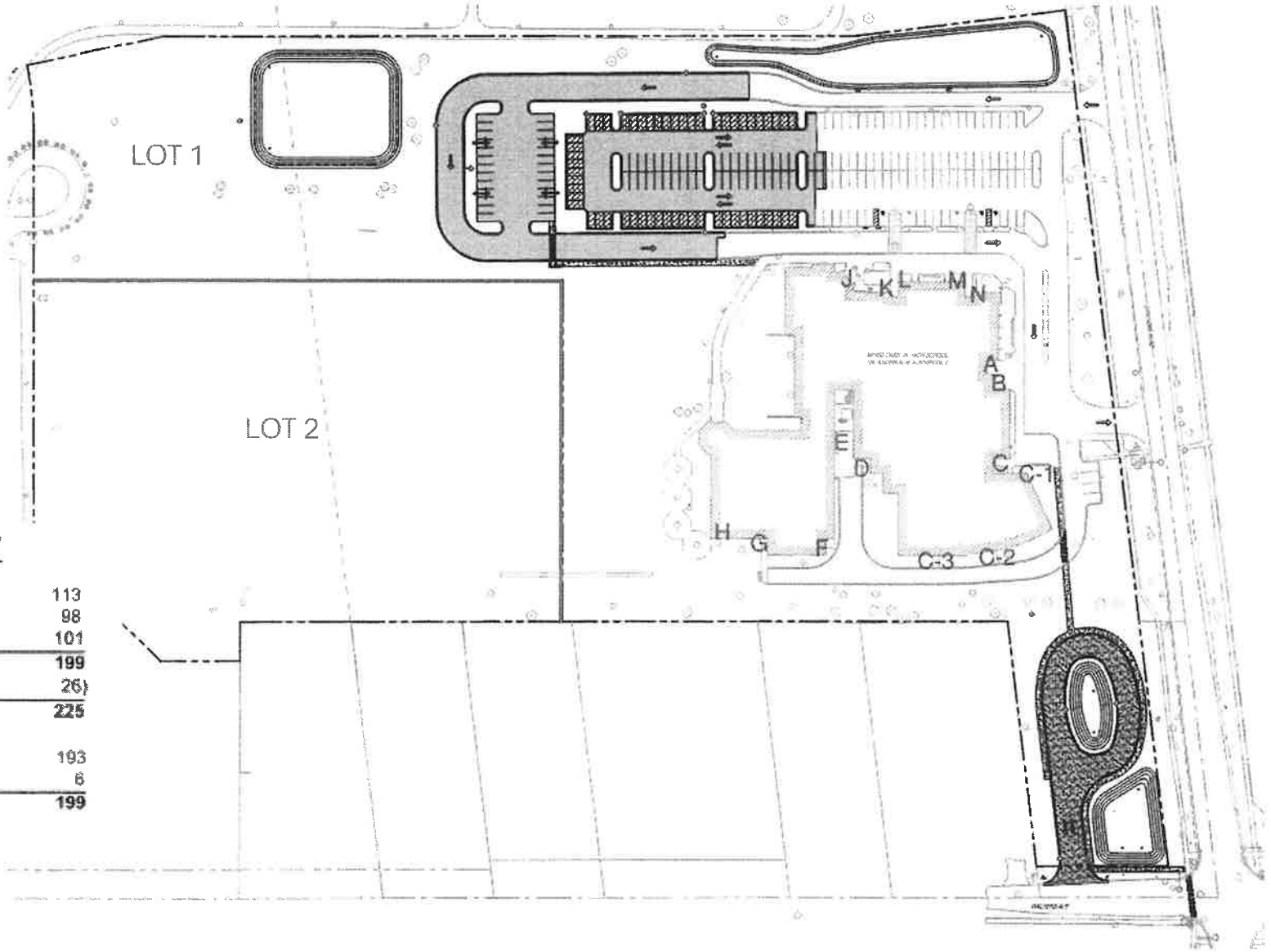
C
- 90+ daily staff members + visitors

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



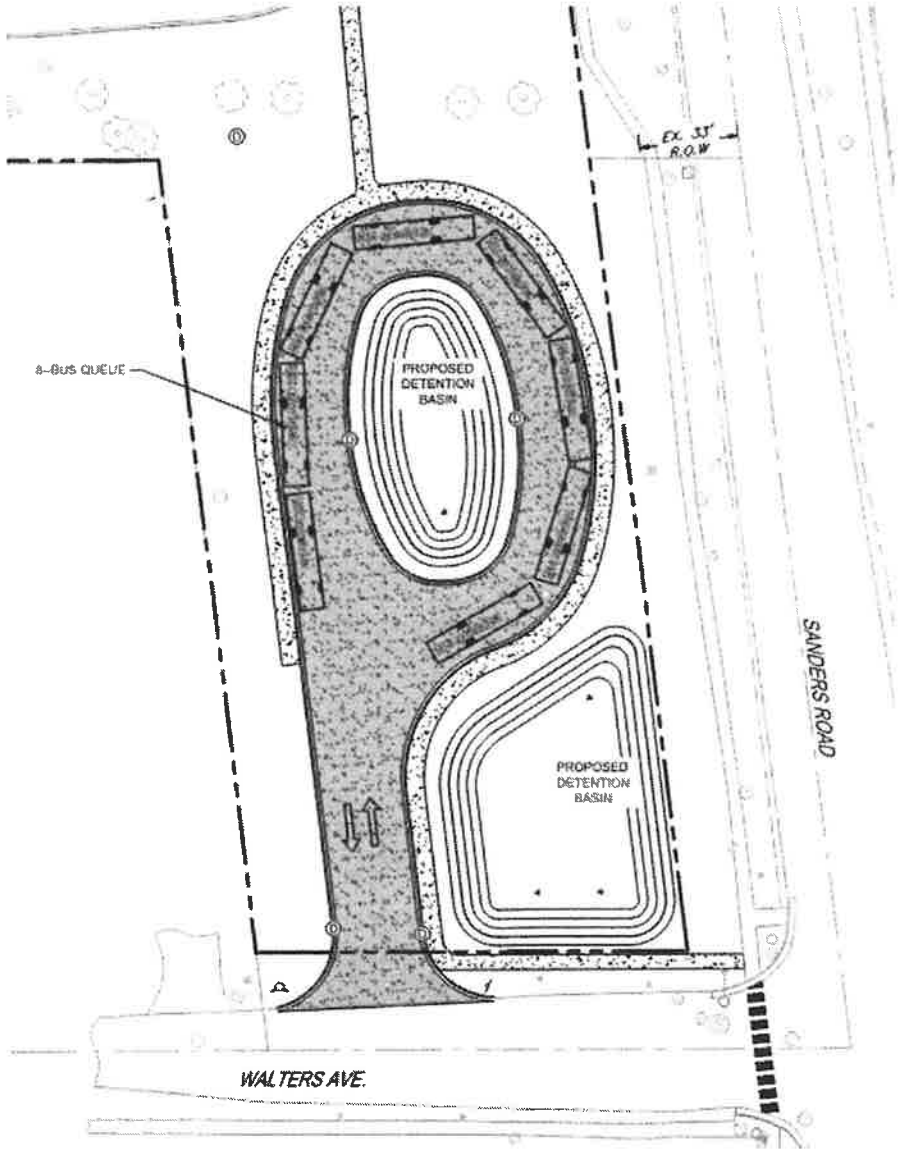
PARKING SUMMARY

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

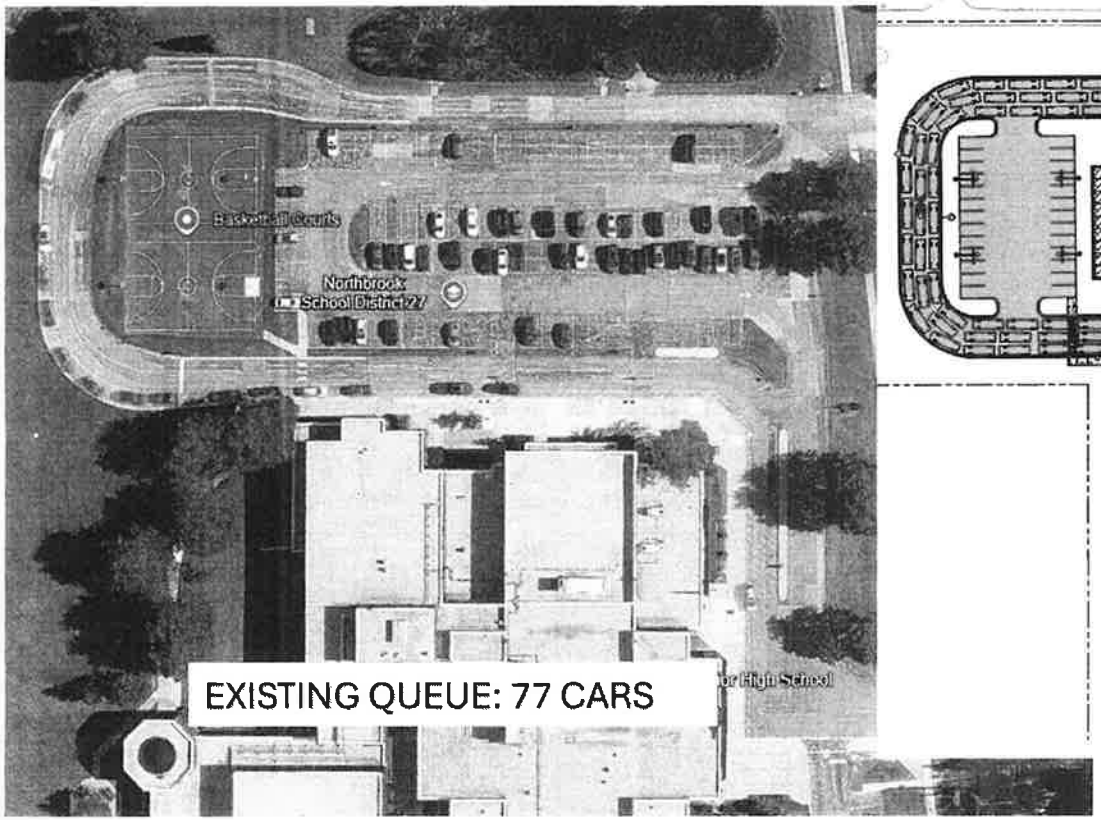
#4

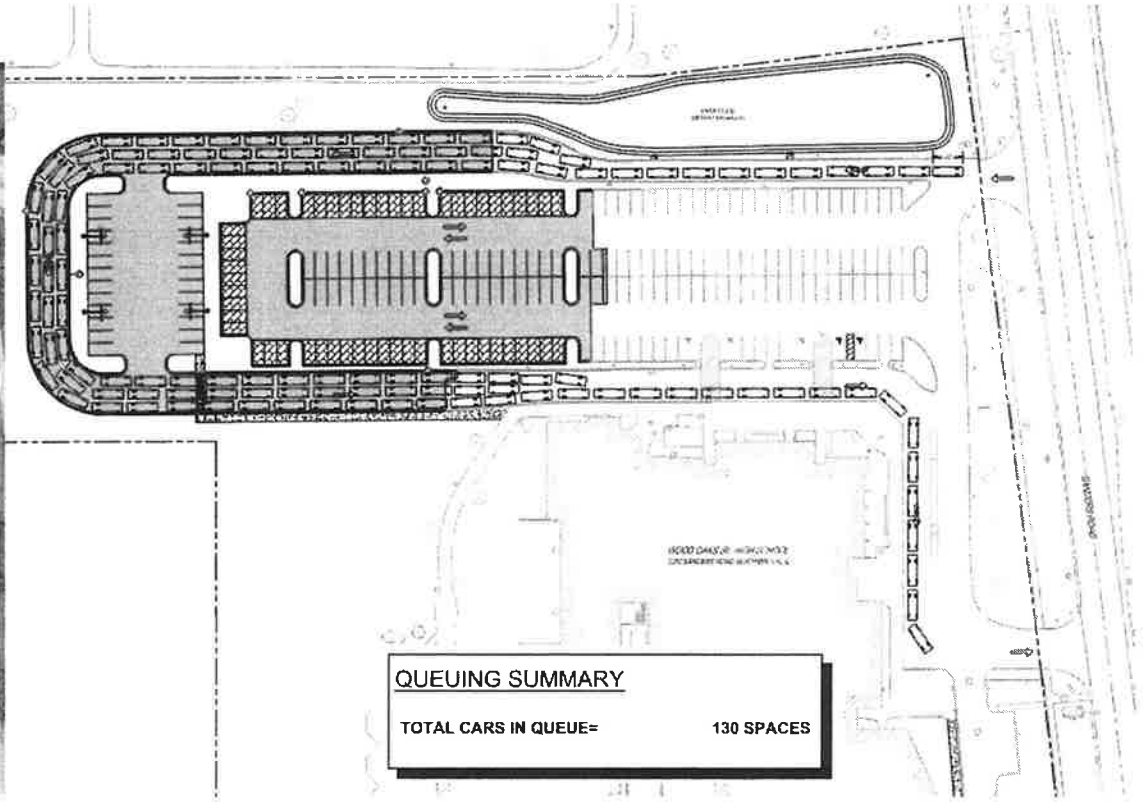
Bus Loop


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.

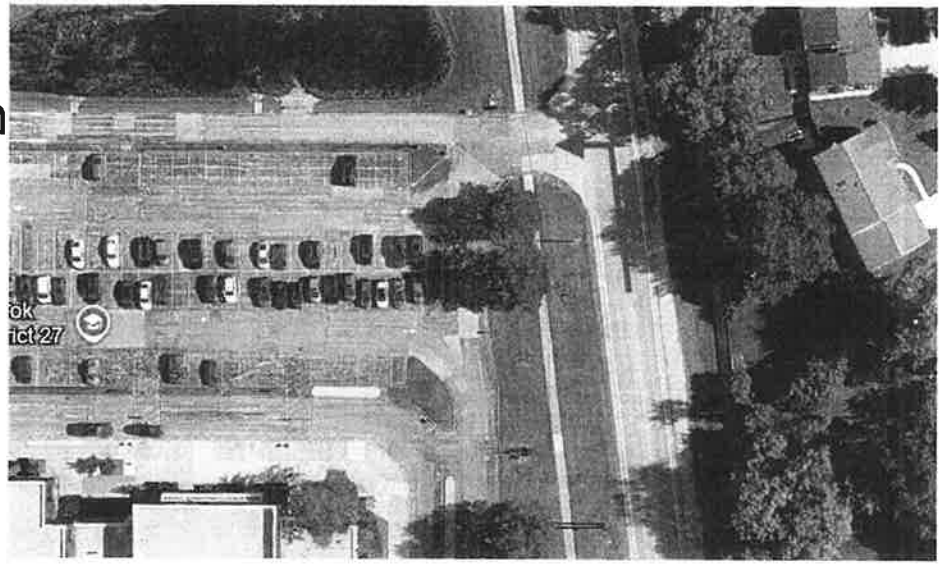
- Signage would be provided at bus loop to ensure when busses exit, they do not block any westbound drives on Walters Ave.
- Approximately 2-3 busses can be queued at the signal between the loop and Sanders Road.

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 SAID SECTION 7, THENCE NORTH 7 DEGREES EAST, 80 RODS AND 7 LINKS TO THE CENTER OF THE ROAD; THENCE SOUTH 8 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 8 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 ON 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 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:
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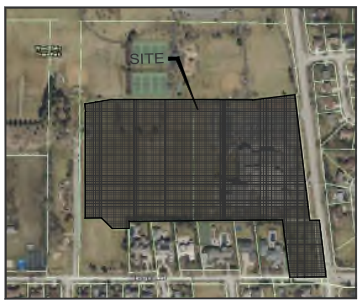
PARCEL 4:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER AFORESAID, 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF; 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.



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. 0527031705

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 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

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

Know what's below. Call before you dig. 1(800) 6400 (811) DIG 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG 811 or 1-800-892-0123

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. BEFORE ANY EXCAVATION IS BEGUN, THE APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR EXACT FIELD LOCATIONS. UNLESS OTHERWISE NOTED, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 586-0007

DRAWN BY: JAMES	DRAWN BY: RDH
DATE: 12/2025	DATE: 12/16/2025
SCALE: 1" = 50'	CHECKED BY: RPD
DRAWING NO.	DESCRIPTION
DATE	DESCRIPTION
12/16/25	ADDED UTILITY STATEMENT
12/15/25	ADDED TABLE A ITEMS
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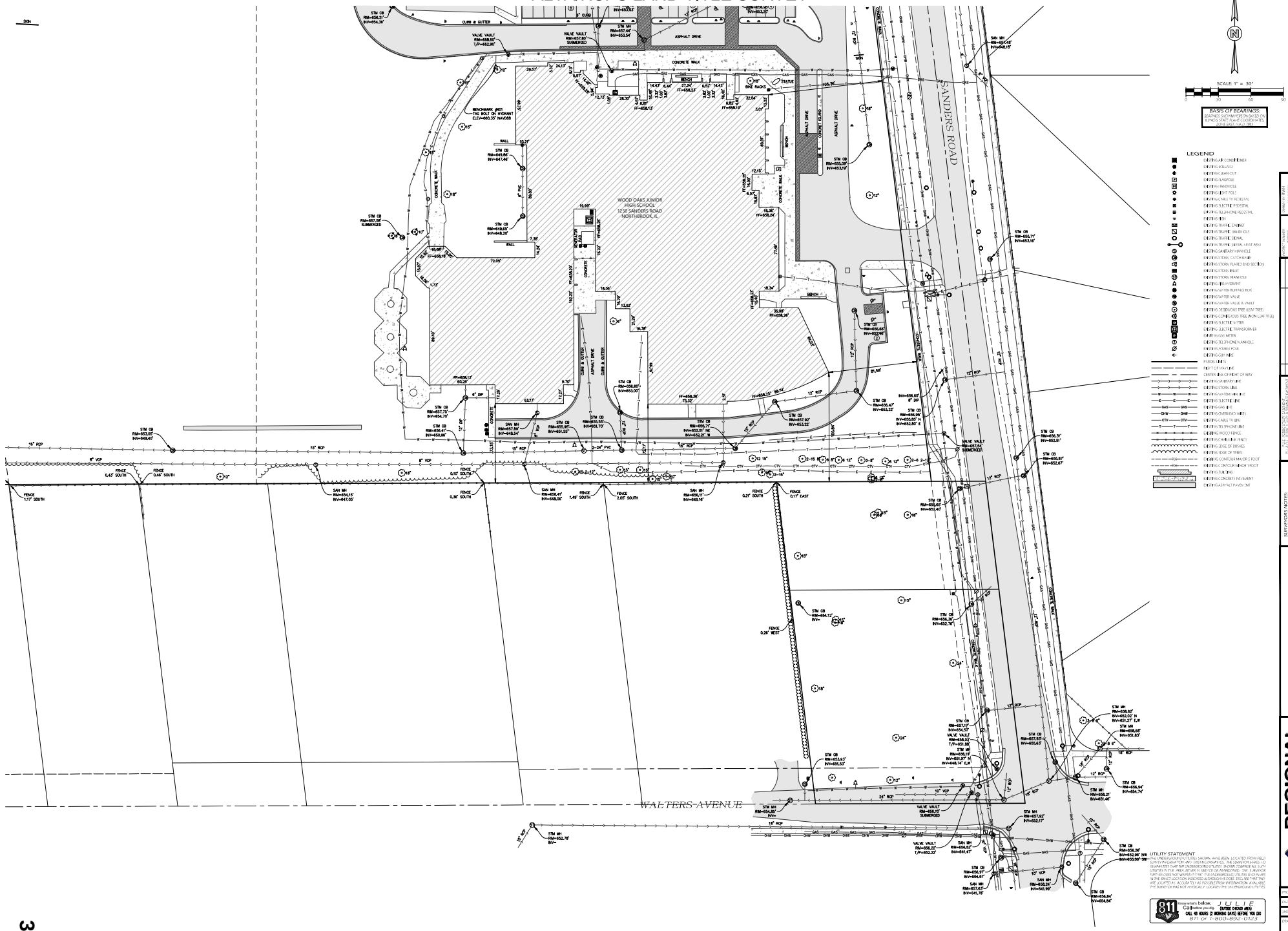
ALTA/NSPS LAND TITLE SURVEY



UTILITY STATEMENT

THE UNDERSIGNED PLOTTED THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERSTANDING OF UTILITIES INCLUDED COMPLETE ALL EXISTING UTILITIES IN THE AREA, EITHER SURVEYED OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED ALTHOUGH IT IS DONE, AND 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 OF BUILDINGS, ADDITIONS, DECKS, ETC., REFER TO THE LOCAL BUILDING LINE RESTRICTIONS AND EASEMENTS. DO NOT SCALE BUILDING LINES.
3. COMPARE ALL POINTS BEFORE BUILDING, AND REPORT ANY DIFFERENCE IMMEDIATELY.
4. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE USE OF THIS SURVEY FOR CONSTRUCTION PURPOSES BEYOND THE SPECIFIC PROJECT AND DATE INDICATED.
5. UNAUTHORIZED CHANGES AND USES OF THIS SURVEY, OR ANY COPY THEREOF, MAY BE DANGEROUS AND MAY SUBJECT THE USER TO CLAIMS FOR DAMAGES AND LITIGATION. THE SURVEYOR WILL NOT BE RESPONSIBLE FOR ANY UNAUTHORIZED CHANGES OR USES.
6. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE SURVEYOR SHALL BE CONSIDERED TO BE VALID COPIES.
7. THE TERM CERTIFY OR CERTIFICATE AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

NO.	DESCRIPTION	DATE
1	ADDED TITLE COMMITMENT INFO	12/16/25
2		
3		
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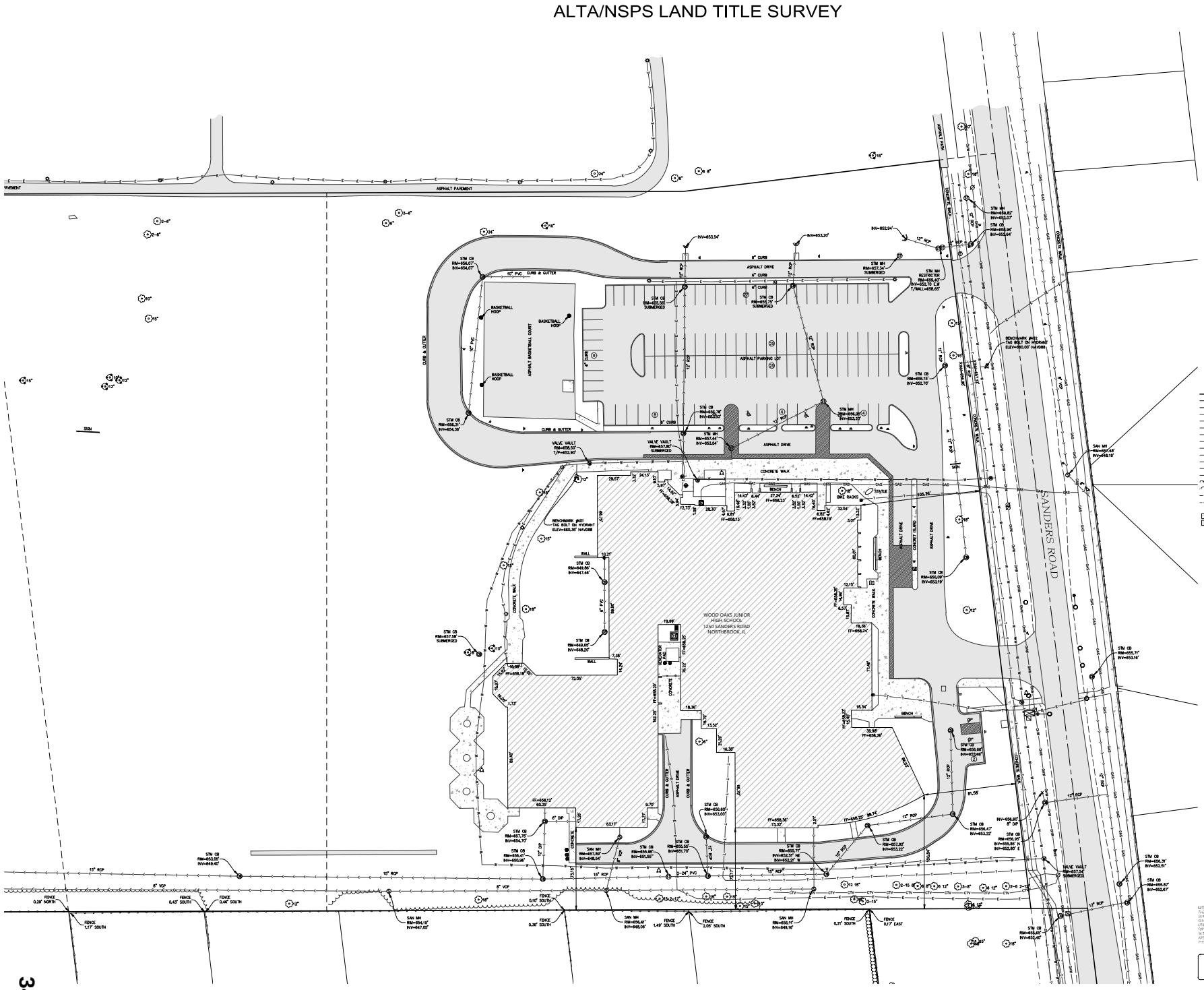
DRAWN BY: RSH
TECH: DTD/DCB/JPD
SCALE: 1" = 30'
CHECKED BY: MATT SCULLIN (IPLS)
JOB NUMBER: 220116
FIELD WORK COMPLETED: 10/30/2025

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: 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 CLIENT SHOULD CONSULT WITH LOCAL BUILDING OFFICIALS TO VERIFY ALL SETBACK LINES AND EASEMENTS RESTRICTIONS. BUILDING LINES AND EASEMENTS SHOWN HEREON ARE PER RECORDED PLAT.
3. ONLY THOSE BUILDING AND USE RESTRICTIONS LISTED IN THE TITLE COMMITMENT WERE GIVEN TO THE SURVEYOR. NO OTHER RESTRICTIONS ARE KNOWN TO EXIST.
4. UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD LOCATION OF VISIBLE STRUCTURES AND MARKINGS BY OTHERS AND ARE APPROXIMATE ONLY. 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 STATE 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 IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH IT DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

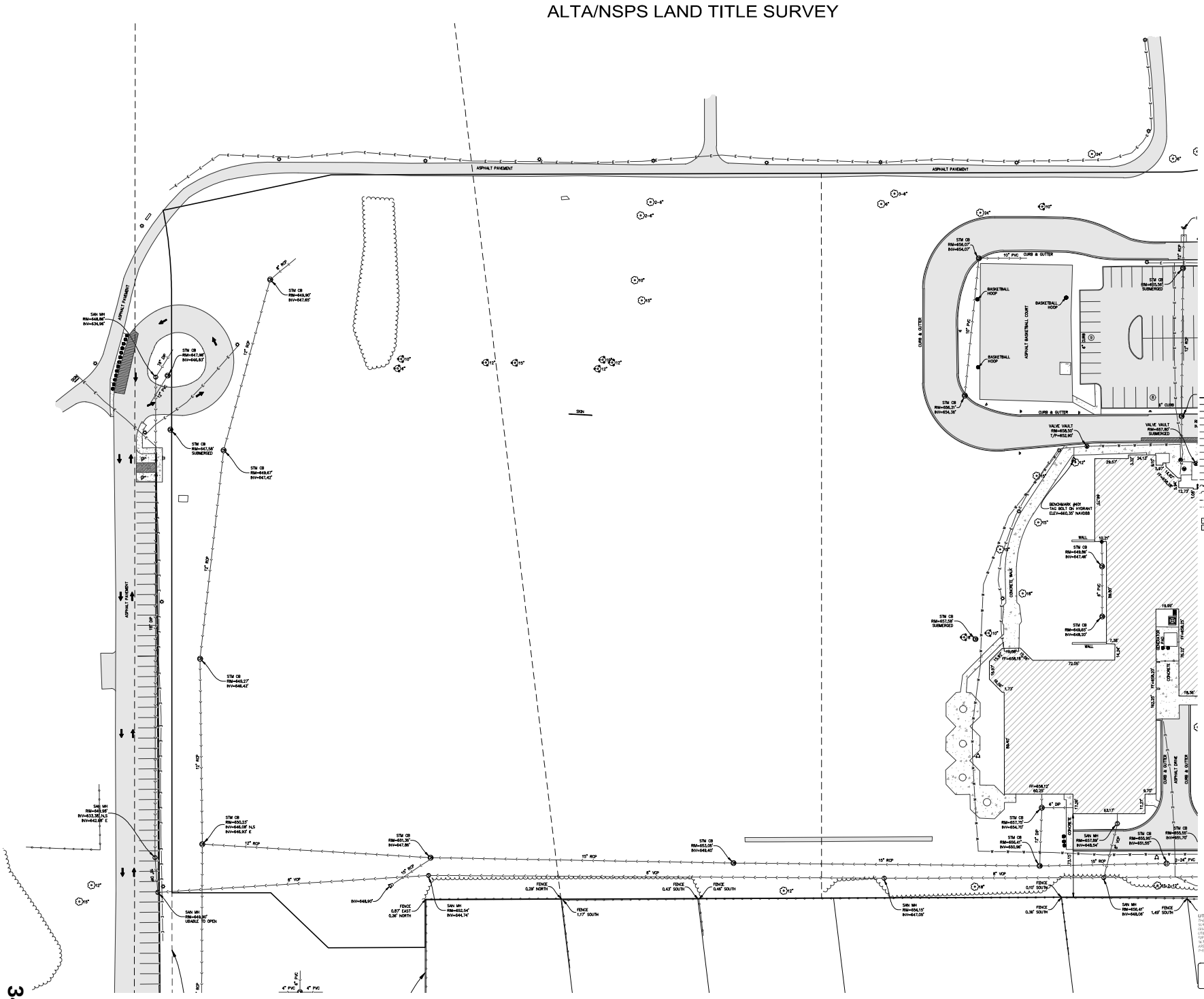
811 Know what's below. Call before you dig. JULIE (OUTSIDE CHICAGO AREA) CALL OR LOCATE (2 WORKING DAYS) BEFORE YOU DIG 811 or 1-800-892-0123

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. 811 OR 1-800-892-0123 OR 811 FOR FIELD LOCATION OF UTILITIES.
3. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.
4. ALL DISTANCES ARE MEASURED TO THE NEAREST 1/100TH OF A FOOT.
5. ALL BEARINGS ARE BASED ON ILLINOIS STATE PLANE COORDINATES, NAD83 (2011) U.S. SURVEY FEET.
6. ALL ANGULAR MEASUREMENTS ARE TO BE TURNED TO THE NEAREST 1/10TH OF A MINUTE.
7. ALL DISTANCES ALONG CURVED BOUNDARIES ARE ARC LENGTHS.
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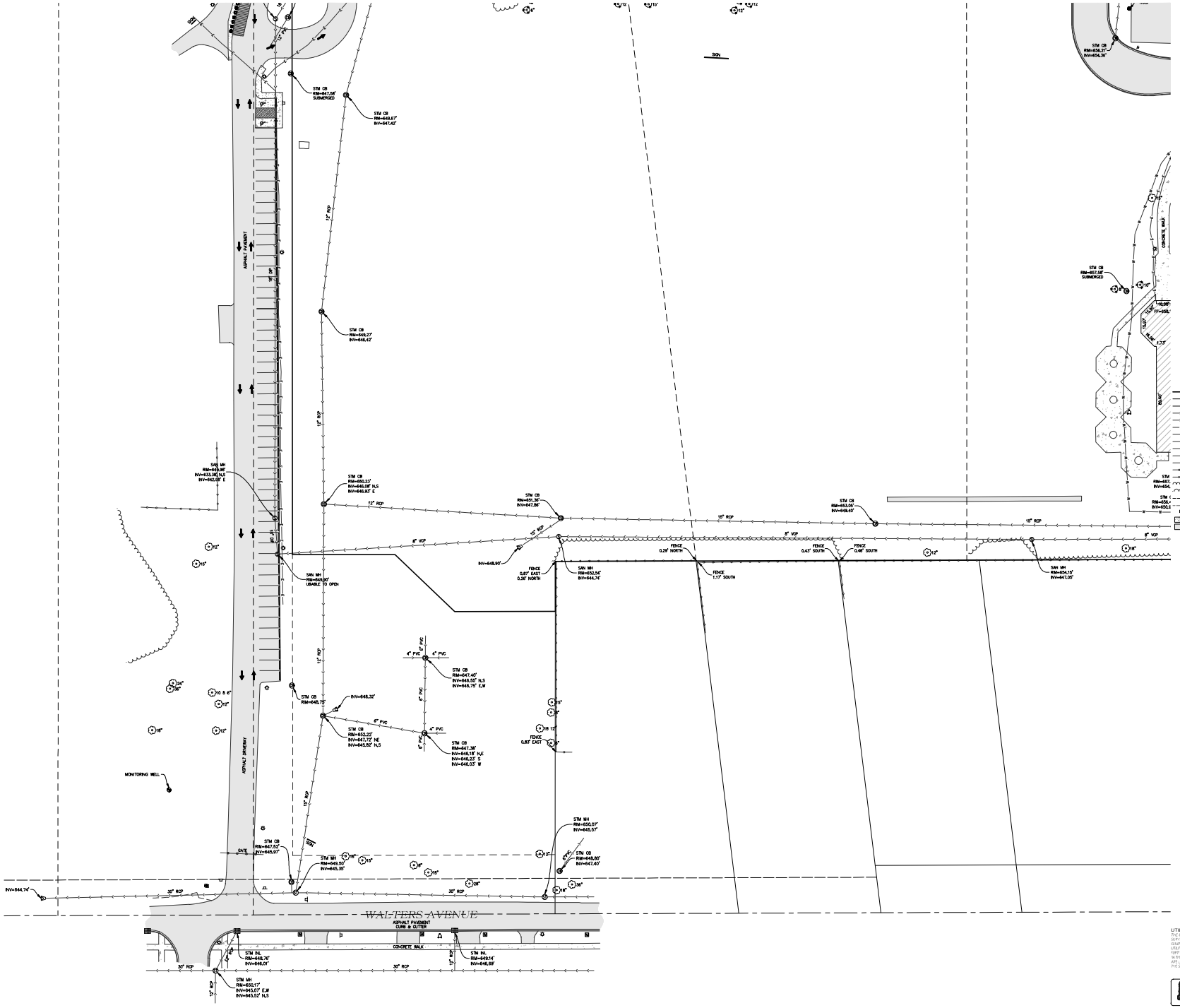
CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 388-0007

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

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 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

CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 586-0007

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 FIELD LOCATION OF UTILITIES.
3. NO EXCAVATION, CONSTRUCTION, GRADING, FILLING, OR OTHER ACTIVITY SHALL BE PERMITTED WITHIN DESIGNATED EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEE.
4. NO BUILDING SHALL BE ERECTED ON THE PROPERTY UNLESS IN CONFORMANCE WITH THE ZONING REGULATIONS.
5. ONLY THOSE BUILDING RESTRICTIONS, BUILDING LINES, AND EASEMENTS SHOWN ON THE PLAT OF SURVEY ARE RECORDED. OTHERS MAY EXIST.
6. UNDERGROUND FOOTINGS AND FOUNDATIONS WERE NOT LOCATED AS PART OF THIS SURVEY.
7. CHECK DIMENSIONS AND BUILDING AND EASEMENT LINES BEFORE YOU BUILD, DO NOT SCALE THE DRAWING.
8. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
9. ALL DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
10. ALL BEARINGS ARE BASED ON ILLINOIS STATE PLANE COORDINATES, NAD 83 (2011), US SURVEY FEET.

NO.	DESCRIPTION	DATE
1	ADDED TITLE COMMITMENT INFO	12/16/25
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DRAWN BY: KEVIN
CHECKED BY: MATT
SCALE: 1" = 30'
PROJECT #: 220116
DATE: 12/16/2025
SHEET: 5 OF 5
DRAWING NUMBER: ALTA

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

150 SAUNDERS ROAD
NORTHBROOK, IL 60062

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.

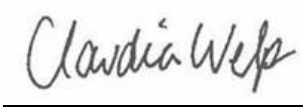
11) Based on the comments above, match all plans for details.
   Response: Comment acknowledged. All resubmitted plans shall match based on the comments provided.

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,

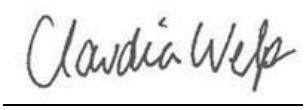
CAGE Engineering, Inc. (CAGE) has received the following Traffic Comments via email, on January 7th, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

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

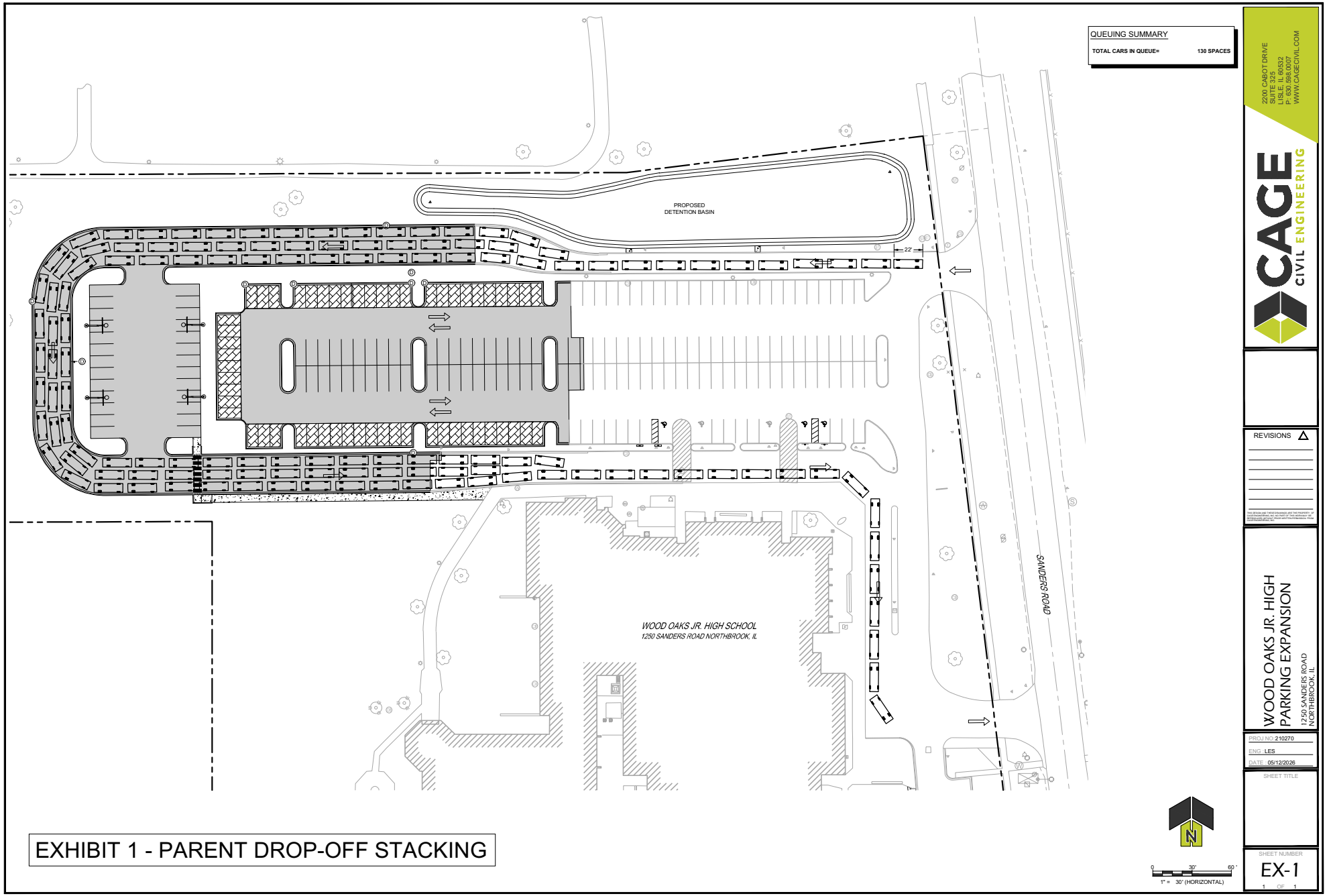


EXHIBIT 1 - PARENT DROP-OFF STACKING

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

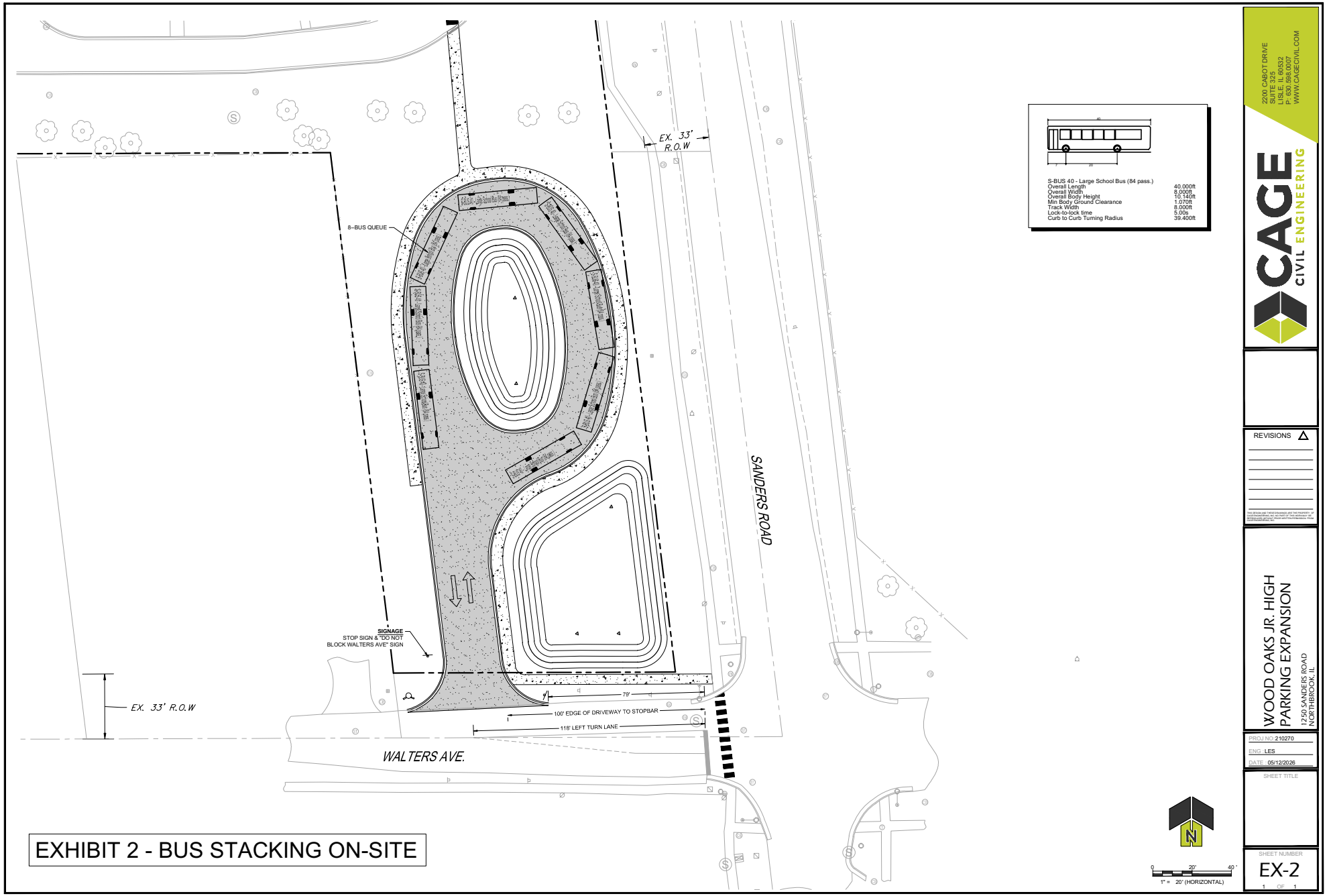


EXHIBIT 2 - BUS STACKING ON-SITE

CAGE CIVIL ENGINEERING
2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM

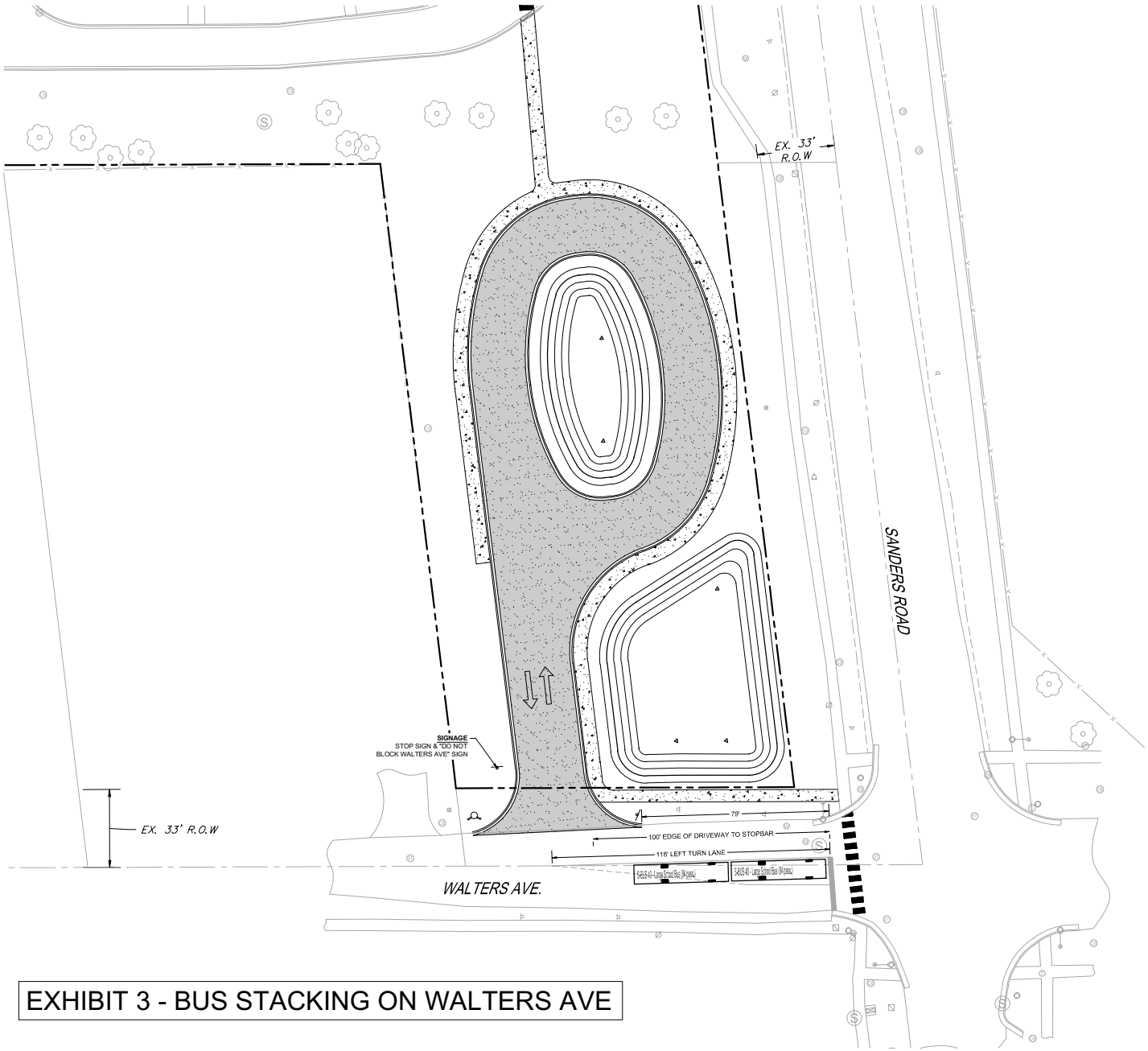
REVISIONS

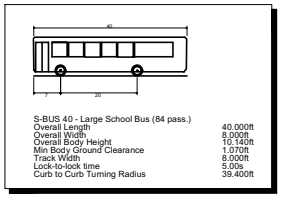
WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 05/12/2026

SHEET TITLE

SHEET NUMBER
EX-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

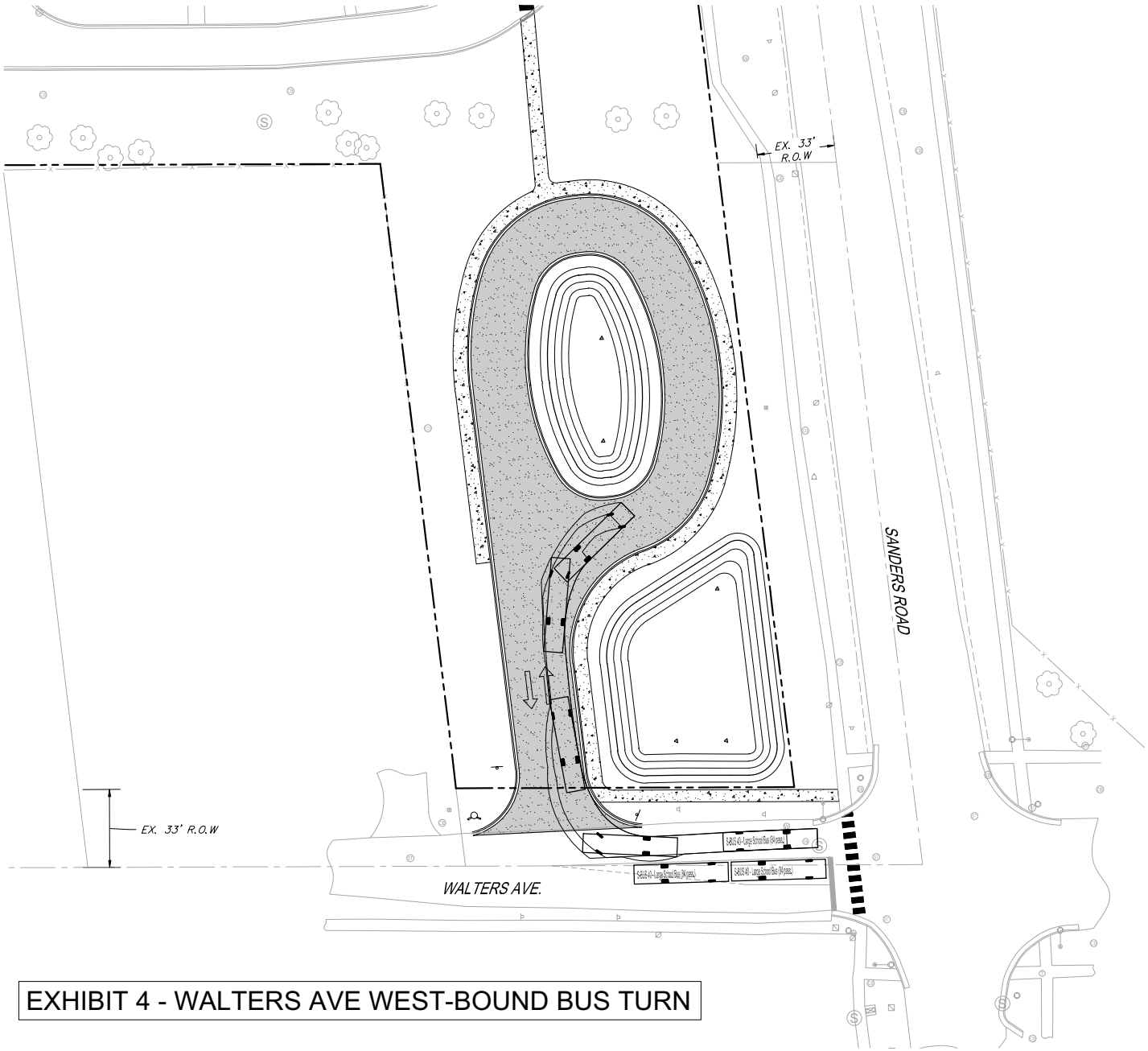
REVISIONS

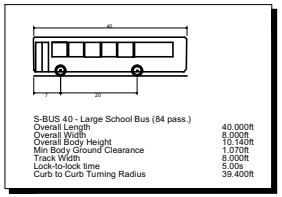
WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

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

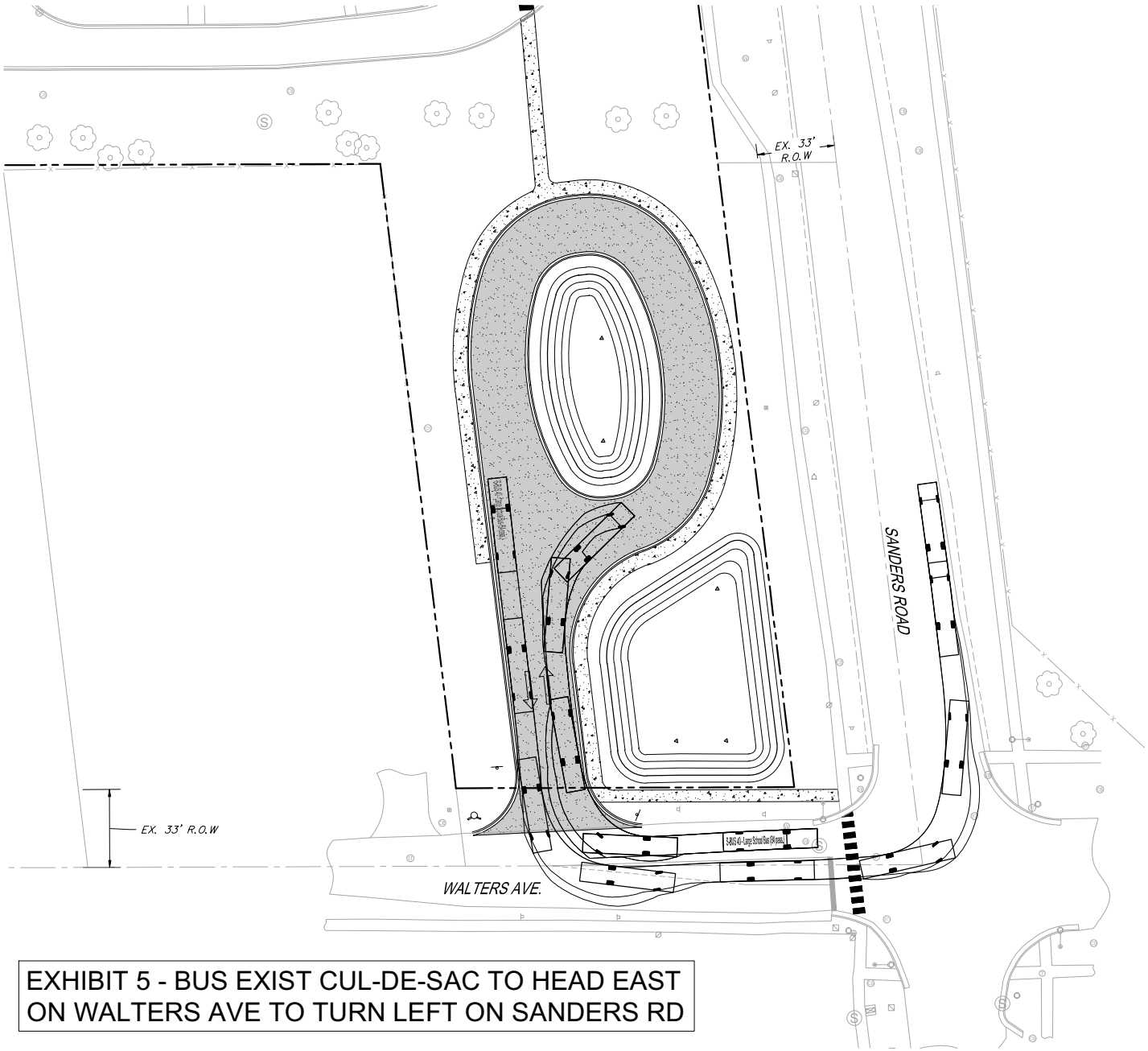
REVISIONS

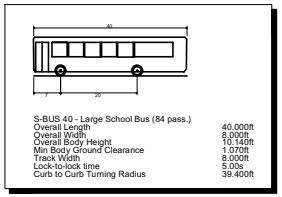
WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

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)

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.

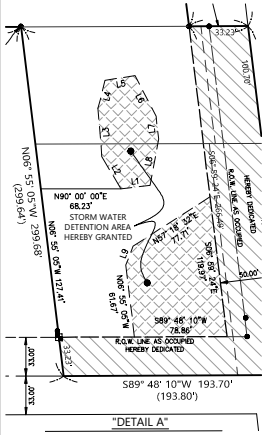
PIN NO.: 04-07-300-026-0000
PIN NO.: 04-07-300-027-0000

SCALE: 1" = 50'

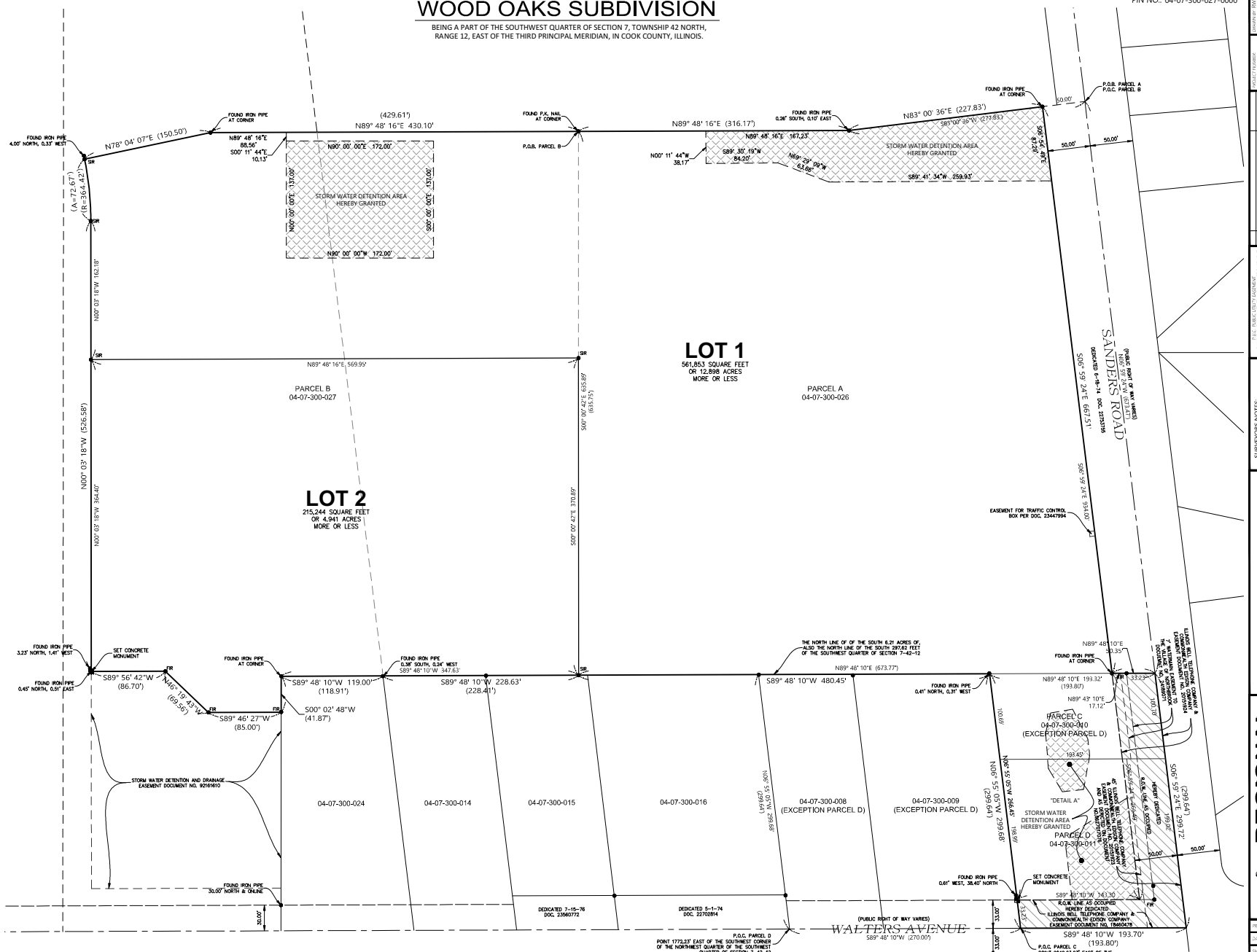
BASIS OF BEARINGS:
BEARINGS SHOWN HEREON BASED ON ILLINOIS STATE PLANE COORDINATES, ZONE EAST, N.A.D. 1983

LEGEND
- PARCEL LINES
- 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



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'



SURVEYORS NOTES:
1) ALL MONUMENTATION AS SHOWN HEREON IS EXISTING AND IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
2) NO DIMENSIONS SHALL BE ASSUMED BY SCALING. REFER TO IMPROVEMENT PLANS FOR CONSTRUCTION OF IMPROVEMENTS. CONTACT THE VILLAGE OF NORTHBROOK FOR ANY ADDITIONAL INFORMATION.
3) REFER TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES FOR EASEMENTS AND RESTRICTIONS THAT MAY AFFECT YOUR PROPERTY.
4) ALL DISTANCES ARE MEASURED AND ARE EQUAL TO RECORD UNLESS OTHERWISE NOTED.
5) ABBREVIATIONS USED HEREON ARE AS FOLLOWS: P.O.B. = POINT OF BEGINNING; P.O.C. = POINT OF COMMENCING; R.O.W. = RIGHT OF WAY; (M) = MEASURED; (R) = RECORD; (C) = CALCULATED; SF = SQUARE FEET; AC = ACRES; PARENTHESES ABBREVIATED BEARINGS ARE RECORD DOCUMENT BEARINGS AND DISTANCES UNLESS OTHERWISE NOTED.

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	DESCRIPTION	DATE
0	ORIGINAL SUBMITTAL	12/15/2025
1	1ST REVISION	01/16/2026
2	2ND REVISION	02/20/2026
3	3RD REVISION	03/20/2026
4	4TH REVISION	04/27/2026

PROPERTY ADDRESS:
1250 SANDERS ROAD
NORTHBROOK, IL 60062

DRAWN BY: JOSEPH POWER
DATE: 04/27/2026
CHECKED BY: RPD
SCALE: 1" = 50'
FIELD WORK COMPLETED: MATT SCHLAACHER
DATE: 12/12/2025
PROJECT NUMBER: 220116

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); 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 LOT CORNERS SET ARE 5/8" REBAR WITH PLASTIC CAP STAMPED "REGIONAL LAND SERVICES" UNLESS OTHERWISE NOTED.
2) BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 (2011).
3) REFER TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES FOR ADDITIONAL RESTRICTIONS NOT SHOWN HEREON.
4) DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF AND

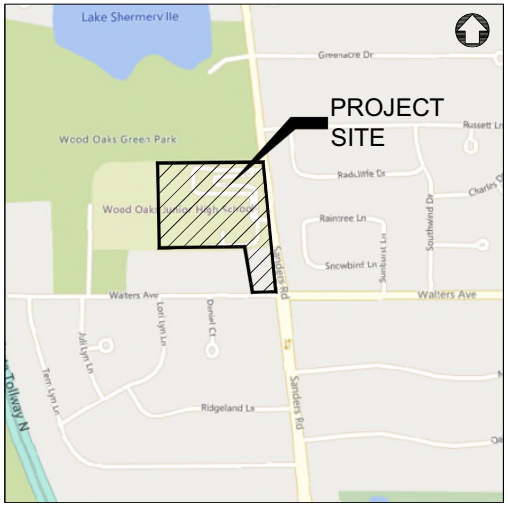
PRELIMINARY ENGINEERING FOR

WOOD OAKS JR. HIGH PARKING EXPANSION

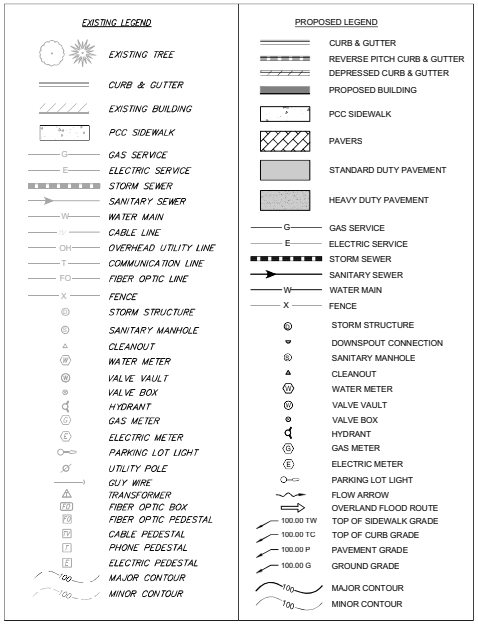
1250 SANDERS ROAD, NORTHBROOK, IL 60062

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

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SUITE 325
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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 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:

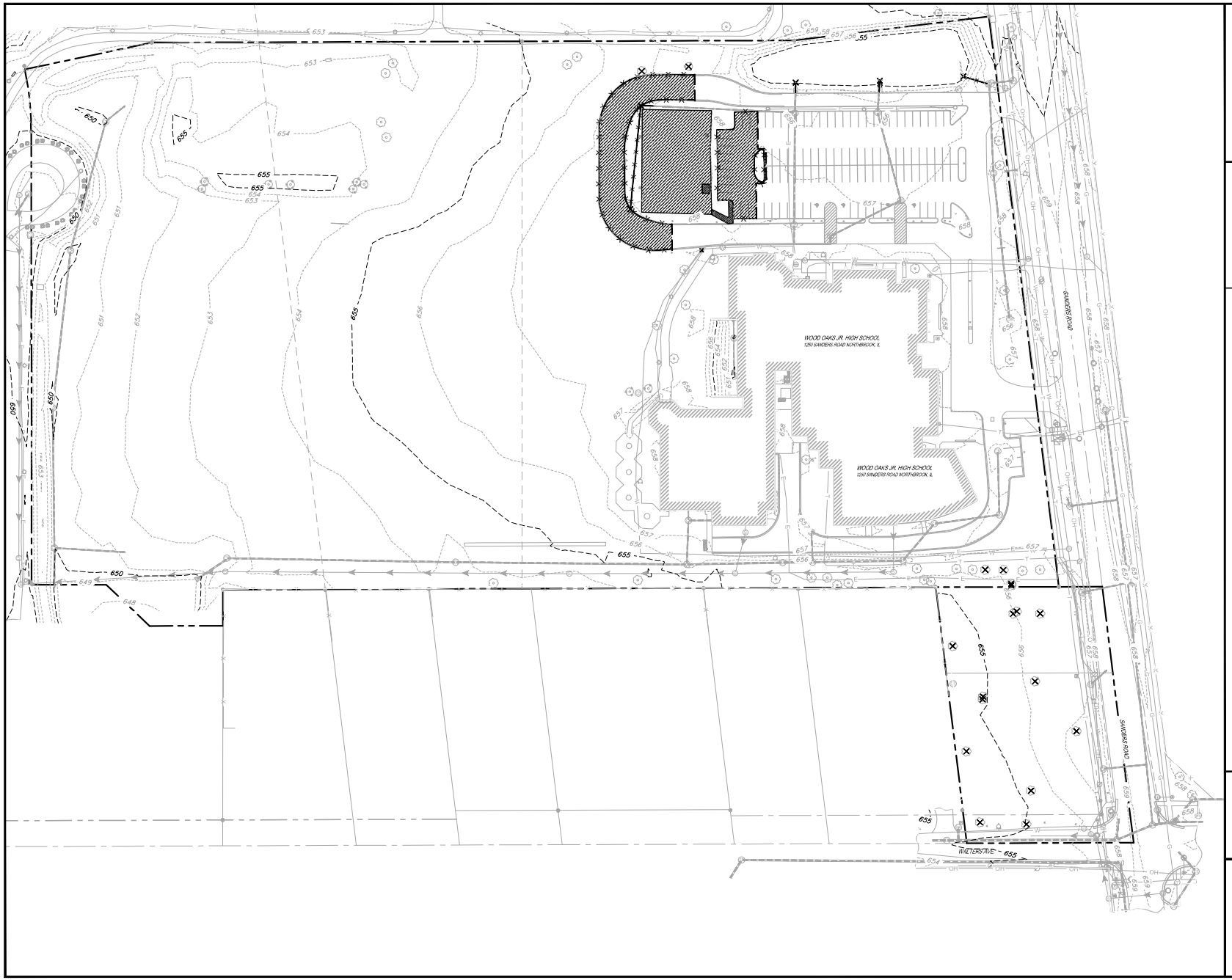
1. JOINTS IN SIDEWALK SHALL BE TOOLED AT 5' MAX. INTERVALS, UNLESS INDICATED OTHERWISE.
2. NORTHING-EASTING COORDINATES AND DIMENSIONS FOR CURB AND GUTTER ARE TO FACE OF CURB.
3. CONTRACTOR SHALL COORDINATE ALL WORK WITHIN PUBLIC RIGHT-OF-WAY WITH THE APPROPRIATE PUBLIC AGENCY. NOTIFICATION SHALL OCCUR 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 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 TH



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

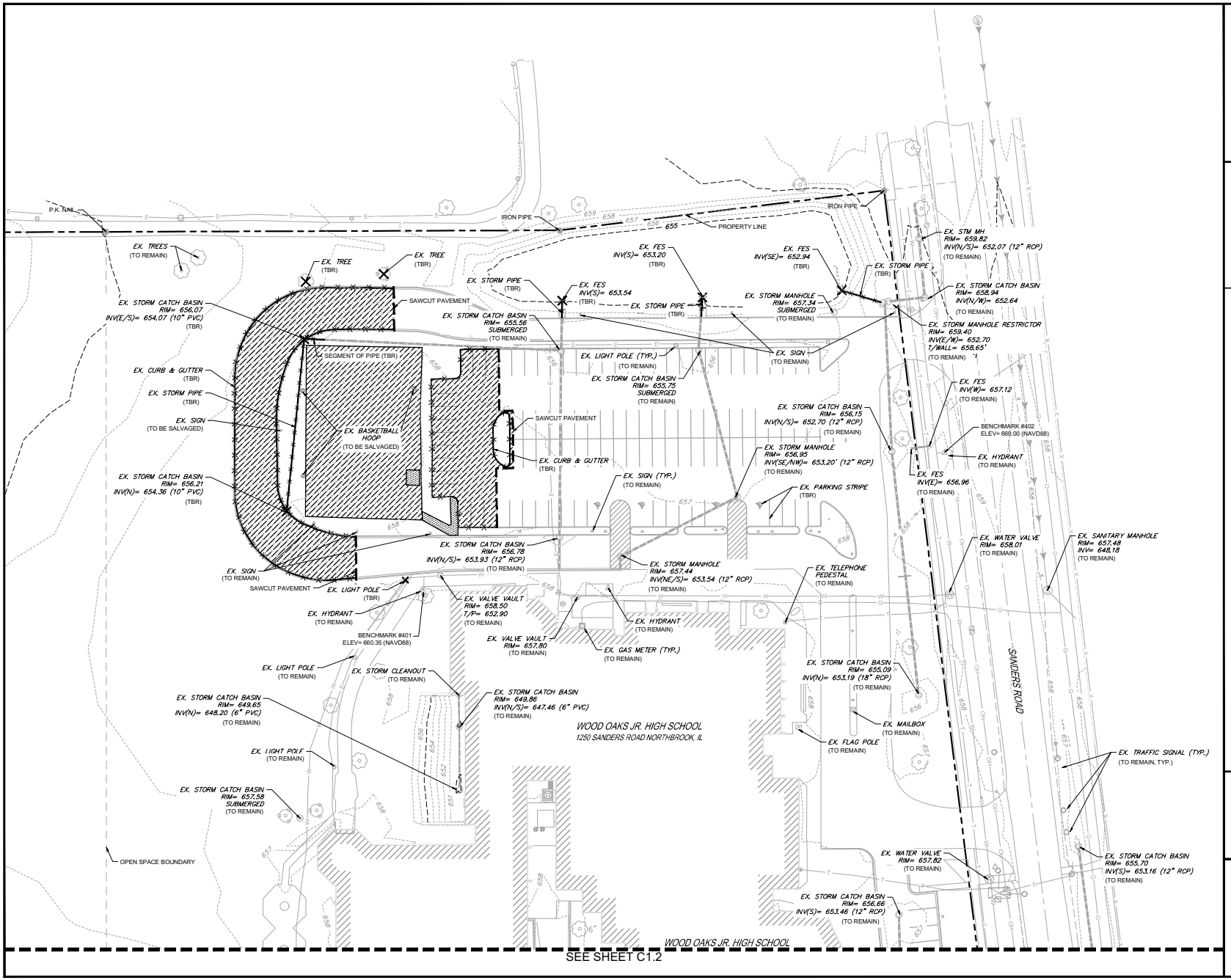
REVISIONS
01/21/2026 VILLAGE REVIEW
12/05/2025 VILLAGE REVIEW

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



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NORTHBROOK SCHOOL DISTRICT 27
WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS
1250 SANDERS ROAD
NORTHBROOK, IL

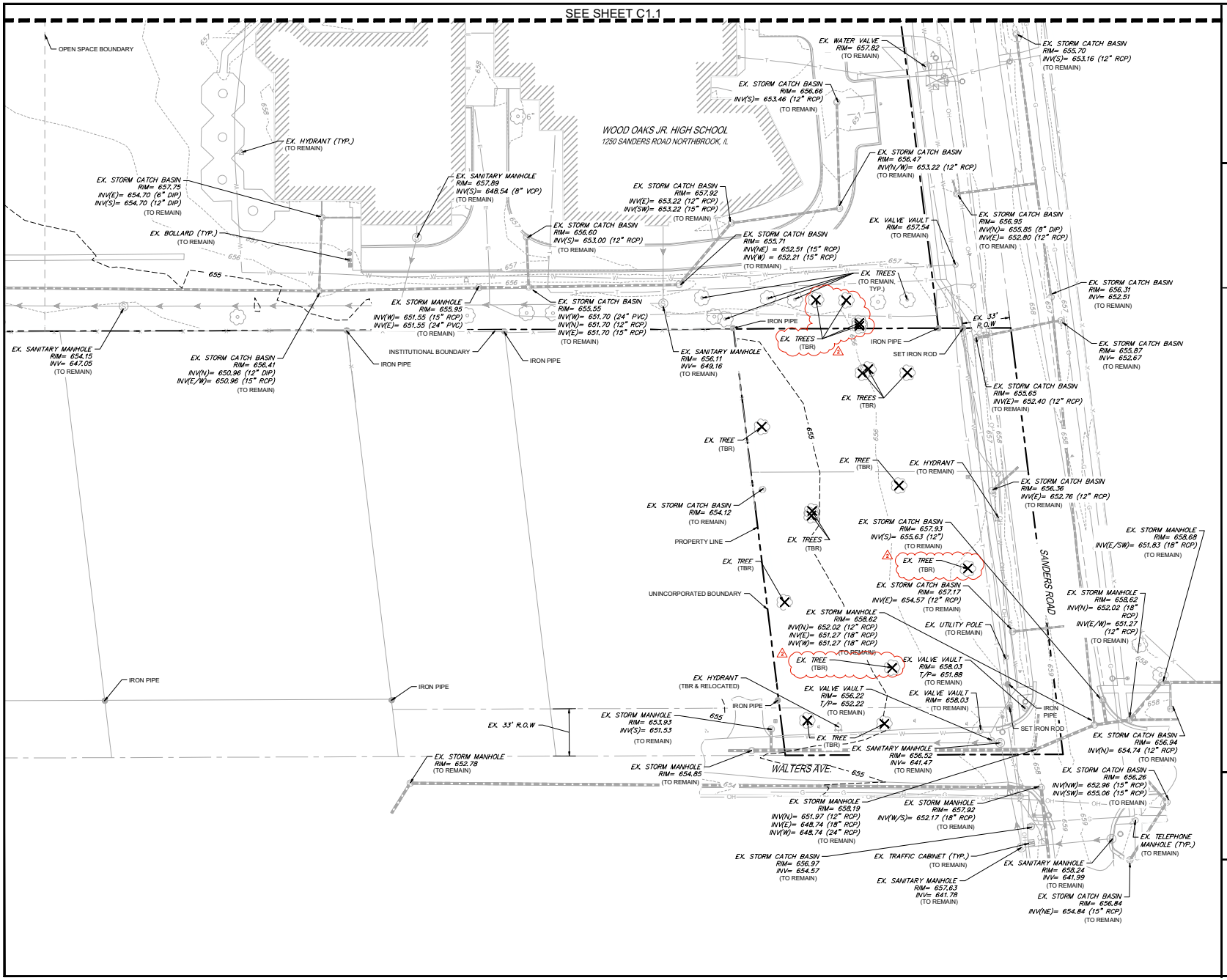
JULIE CALL BEFORE YOU DIG 811

PROJ NO.: 210270
ENG.: CW / LES
DATE: 03/04/2026

SHEET TITLE
EXISTING CONDITIONS & DEMOLITION PLAN - NORTH

0 30' 60'
1" = 30' (HORIZONTAL)

SHEET NUMBER
C1.1
4 OF 16



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- (TBR) TO BE REMOVED

BENCHMARK SUMMARY:

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DATUM= NAVD88

SITE BENCHMARK #402:
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DATUM= NAVD88

JULIE CALL BEFORE YOU DIG 811

1" = 30' (HORIZONTAL)

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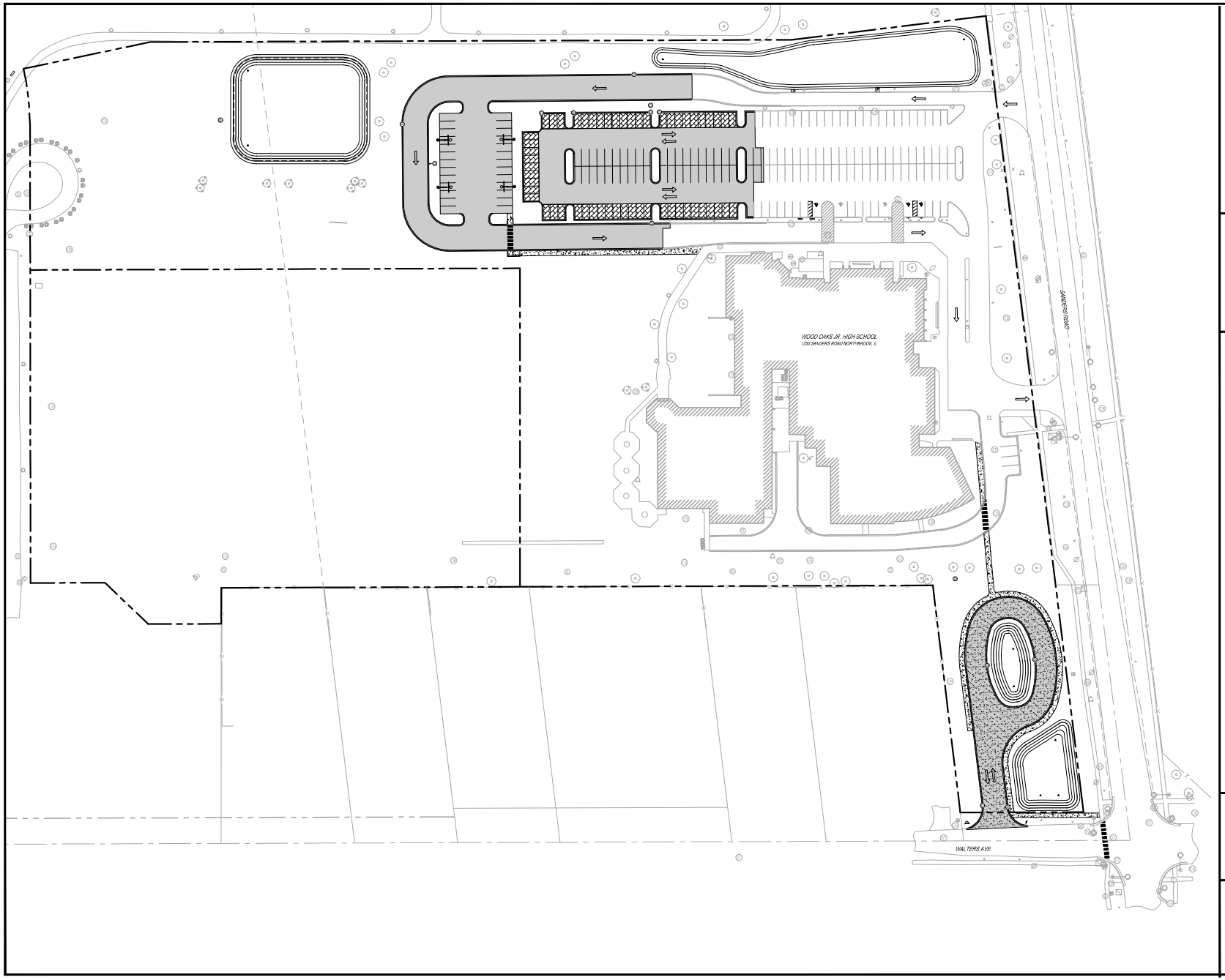
NORTHBROOK SCHOOL DISTRICT 27
WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
EXISTING CONDITIONS & DEMOLITION PLAN - SOUTH

SHEET NUMBER
C1.2
5 OF 16



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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NORTHBROOK SCHOOL DISTRICT 27

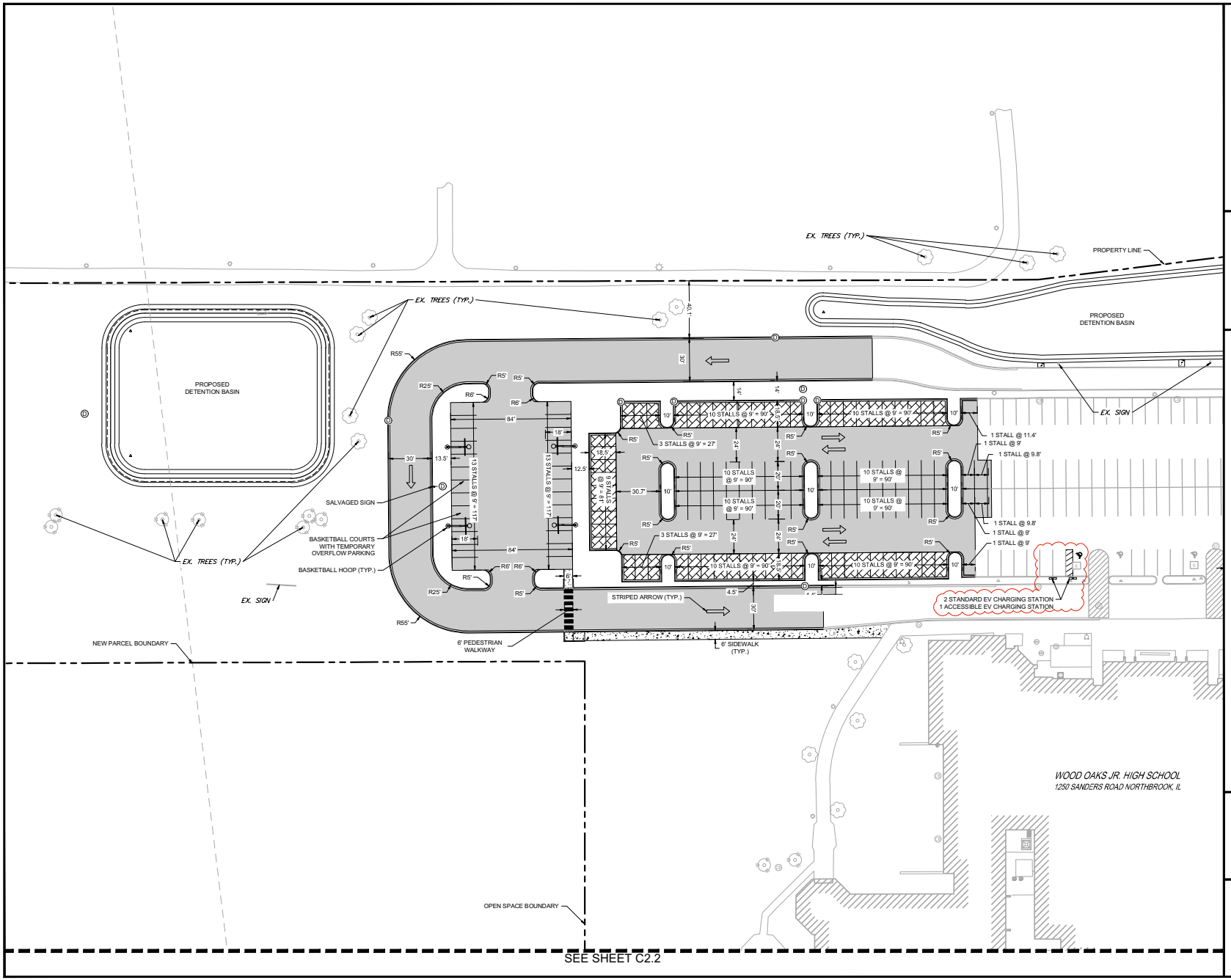
WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS

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



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JULIE CALL BEFORE YOU DIG 811

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REVISIONS
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NORTHBROOK SCHOOL DISTRICT 27

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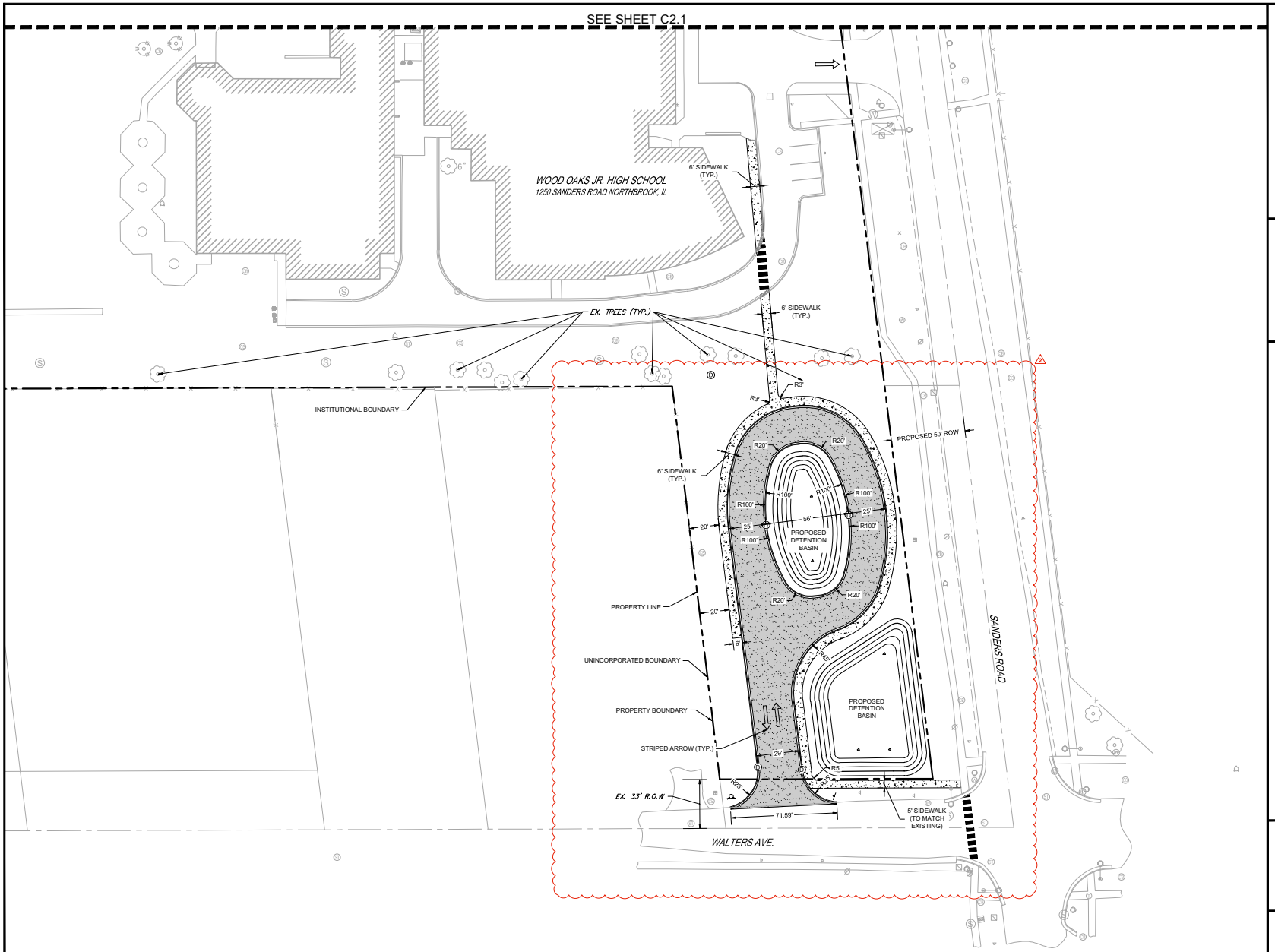
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE LAYOUT PLAN - NORTH

SHEET NUMBER
C2.1
7 OF 16



PAVEMENT LEGEND

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- HEAVY DUTY BITUMINOUS PAVEMENT
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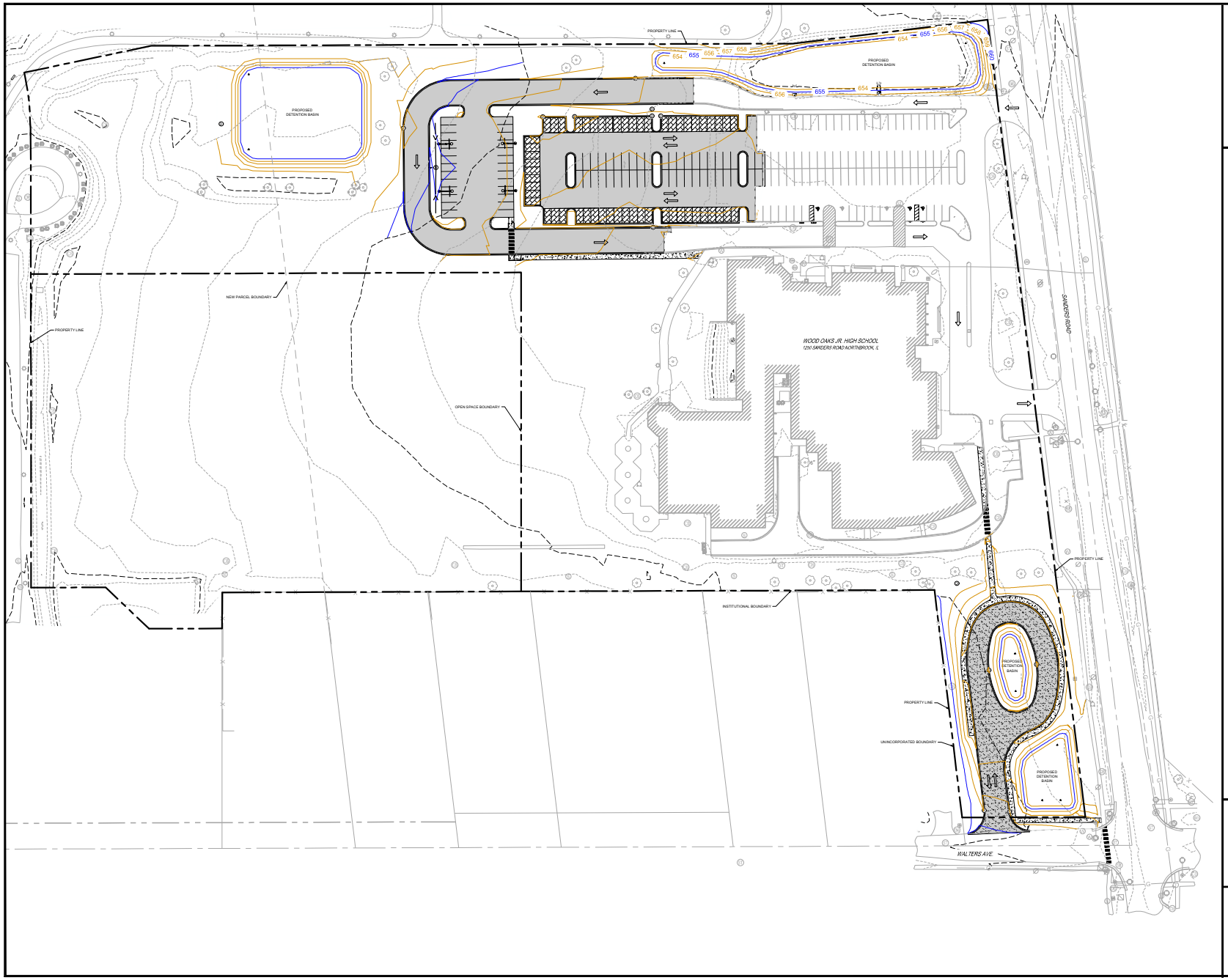
NORTHBROOK SCHOOL DISTRICT 27
WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS
1250 SANDERS ROAD
NORTHBROOK, IL

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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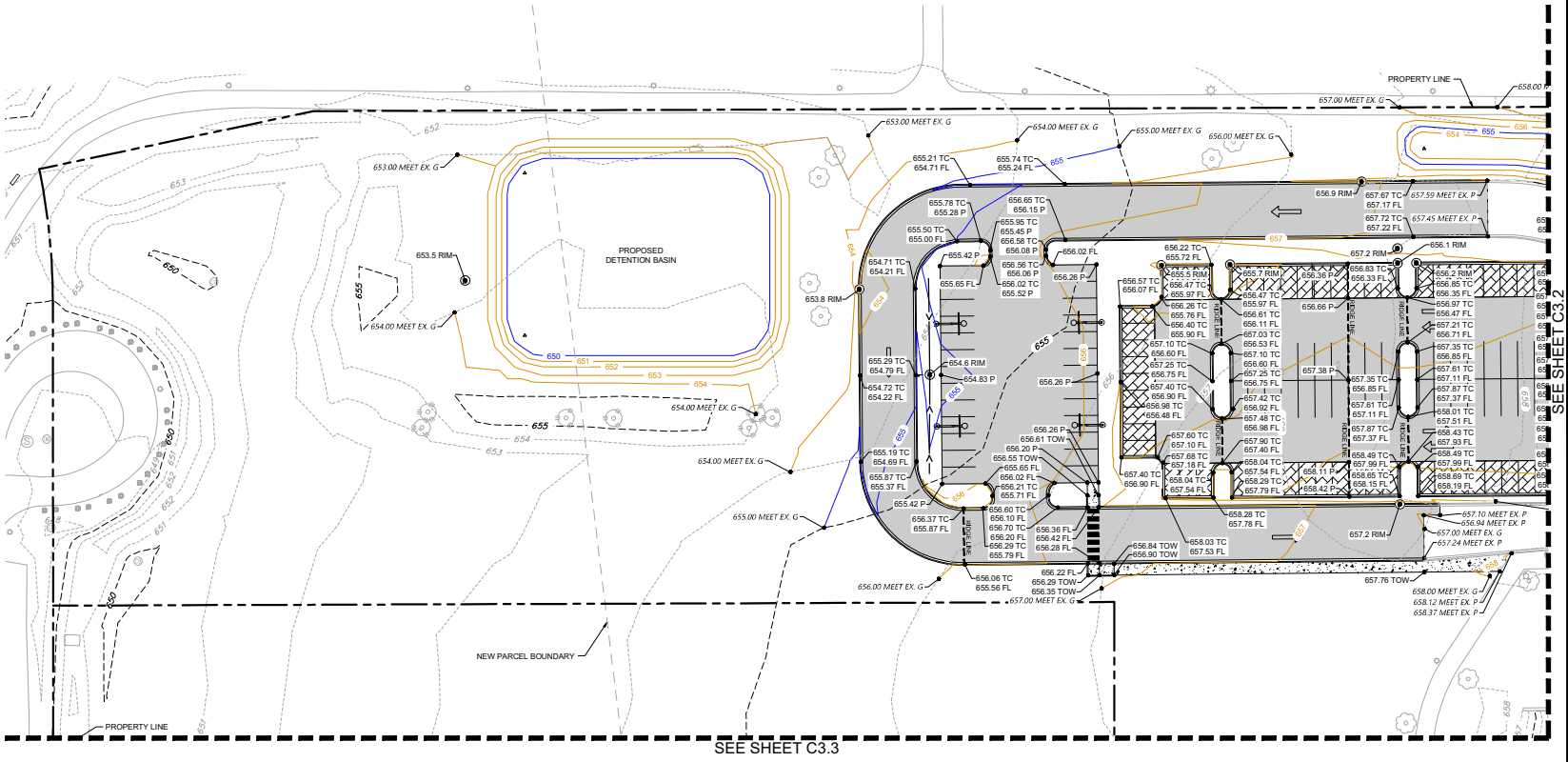
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE GRADING PLAN - OVERALL

SHEET NUMBER
C3.0
9 OF 16



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- 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

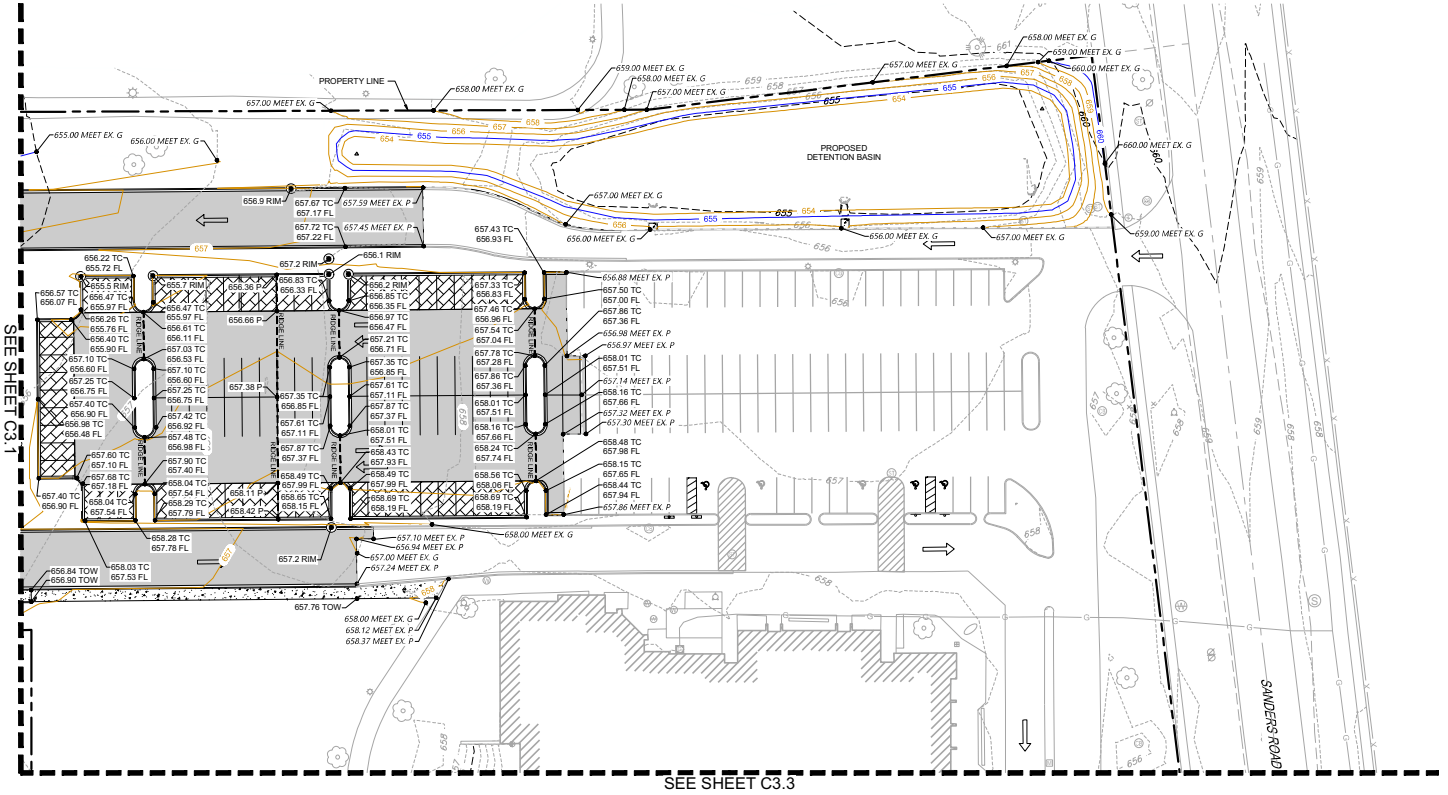
JULIE CALL BEFORE YOU DIG 811

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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- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

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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

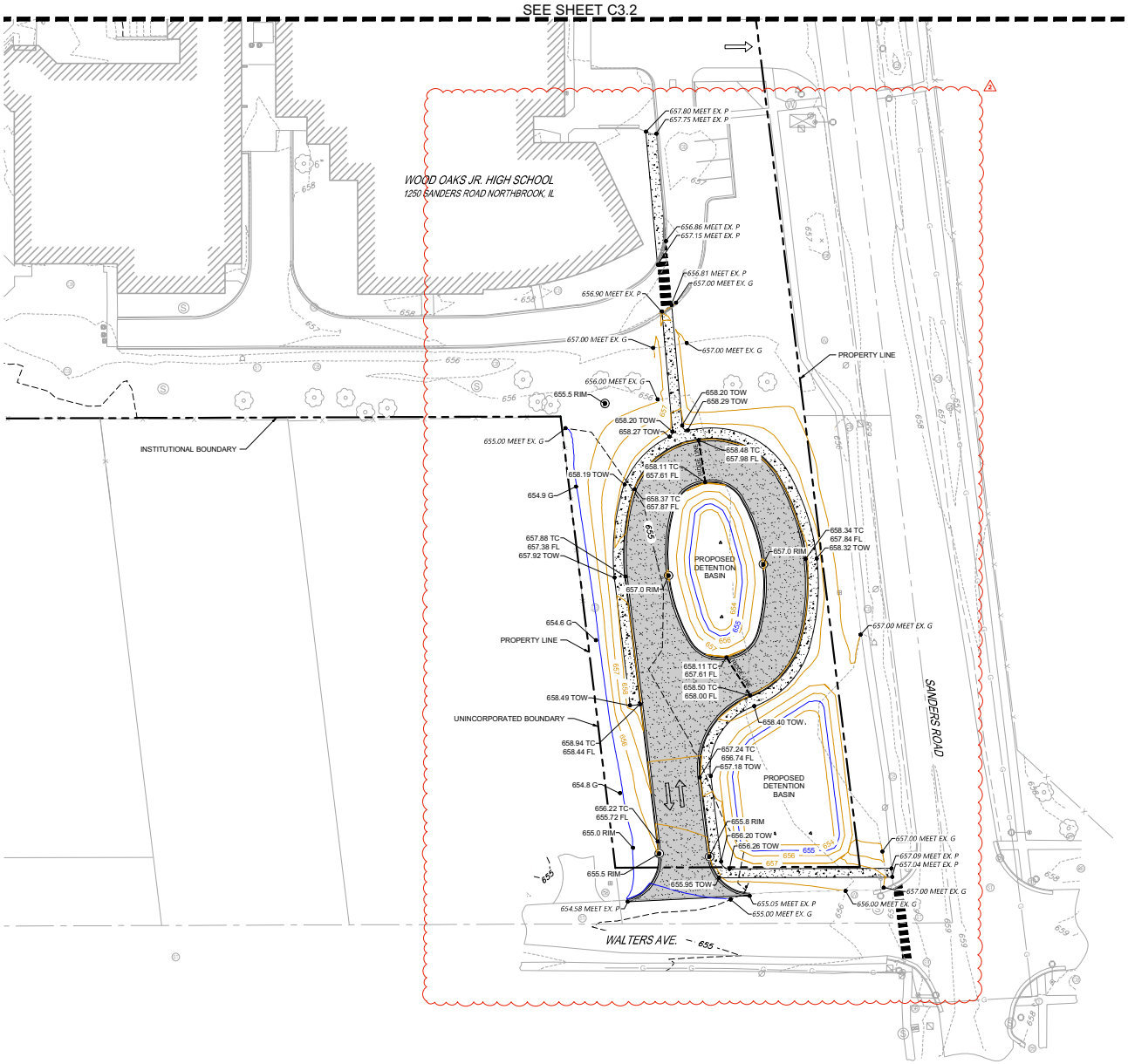
JULIE CALL BEFORE YOU DIG 811

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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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

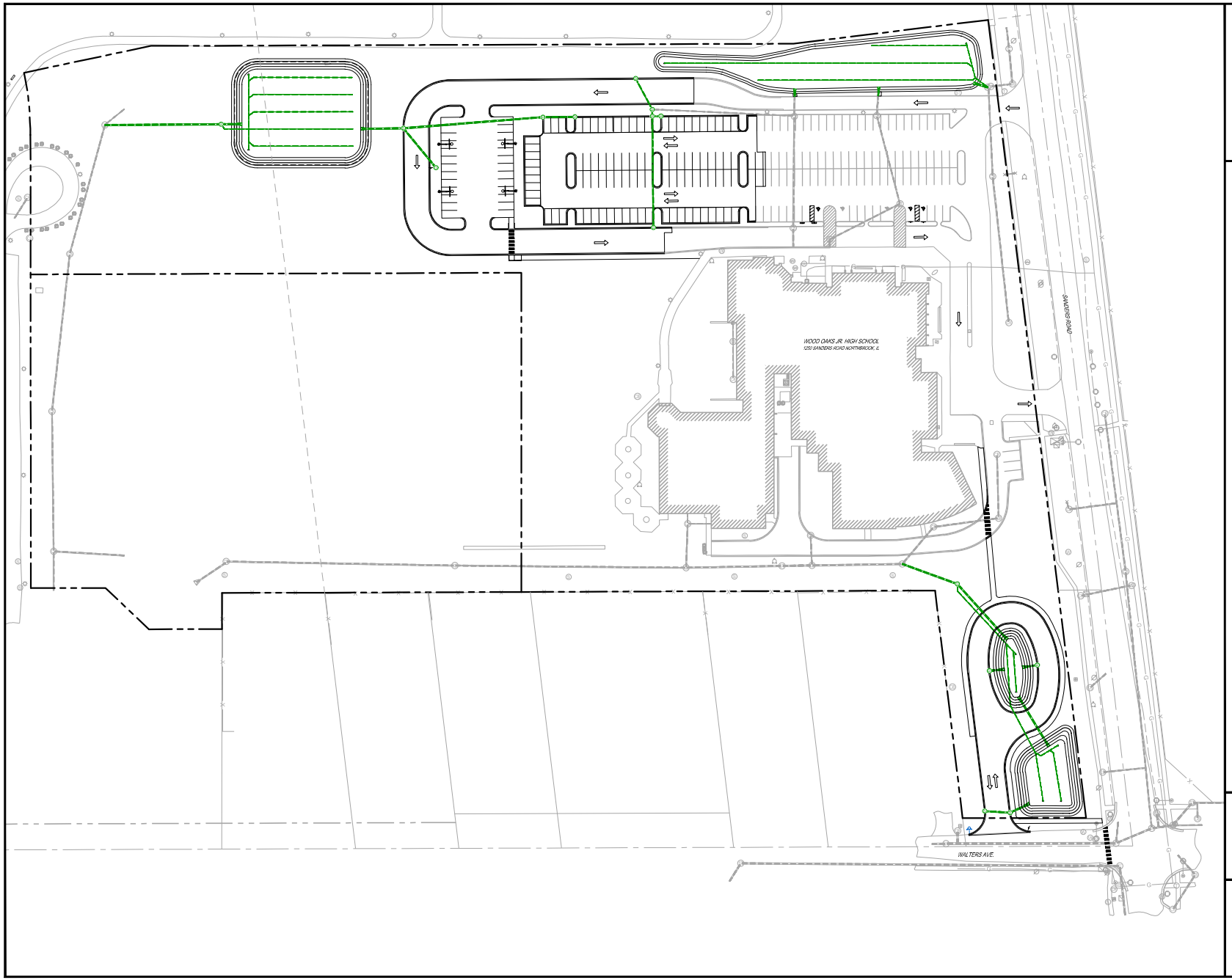
JULIE
CALL BEFORE
YOU DIG
811

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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NORTHBROOK SCHOOL DISTRICT 27

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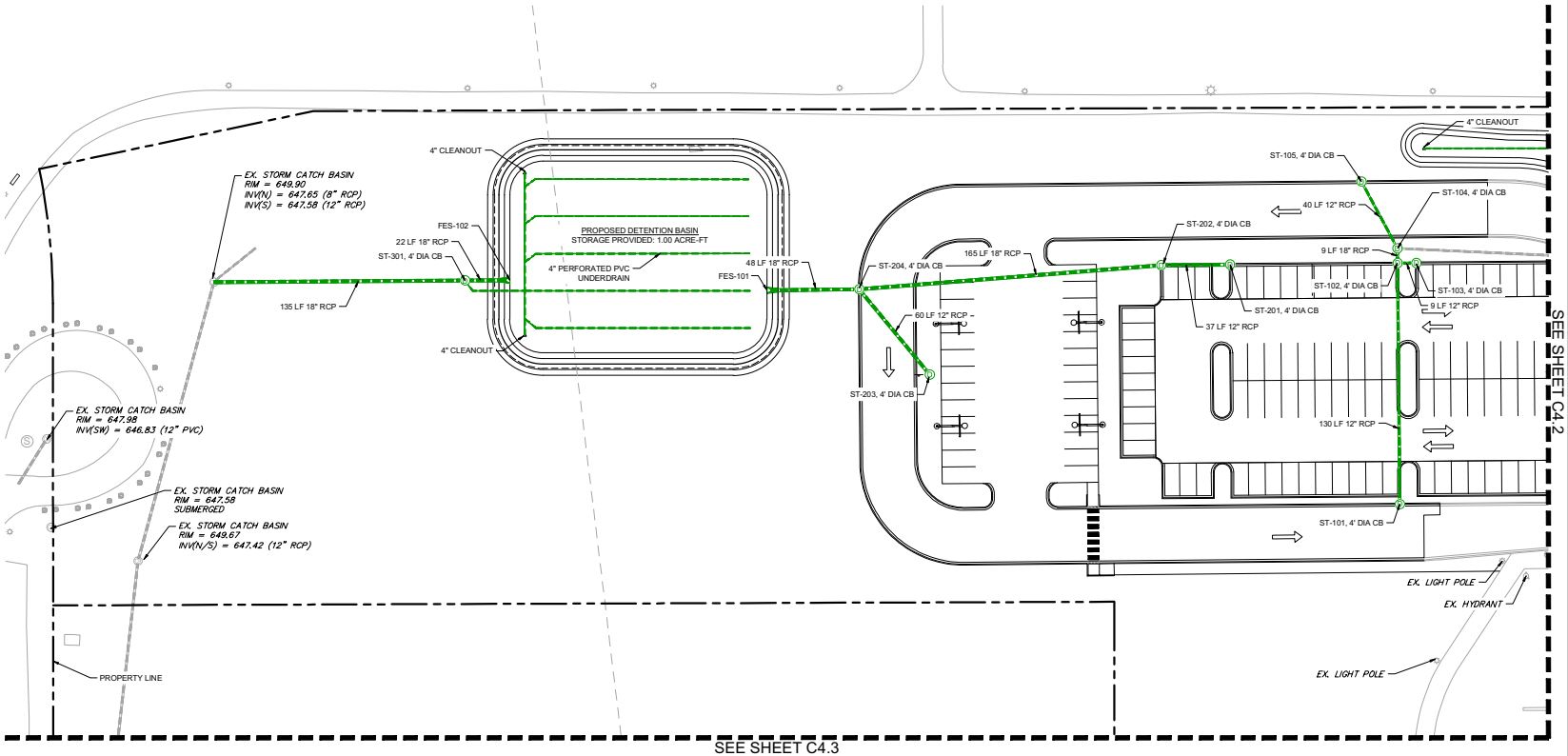
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE UTILITY PLAN - OVERALL

SHEET NUMBER
C4.0
13 OF 16



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- RELOCATED HYDRANT
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REVISIONS
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NORTHBROOK SCHOOL DISTRICT 27
WOOD OAKS JR. HIGH
SCHOOL IMPROVEMENTS
1250 SANDERS ROAD
NORTHBROOK, IL

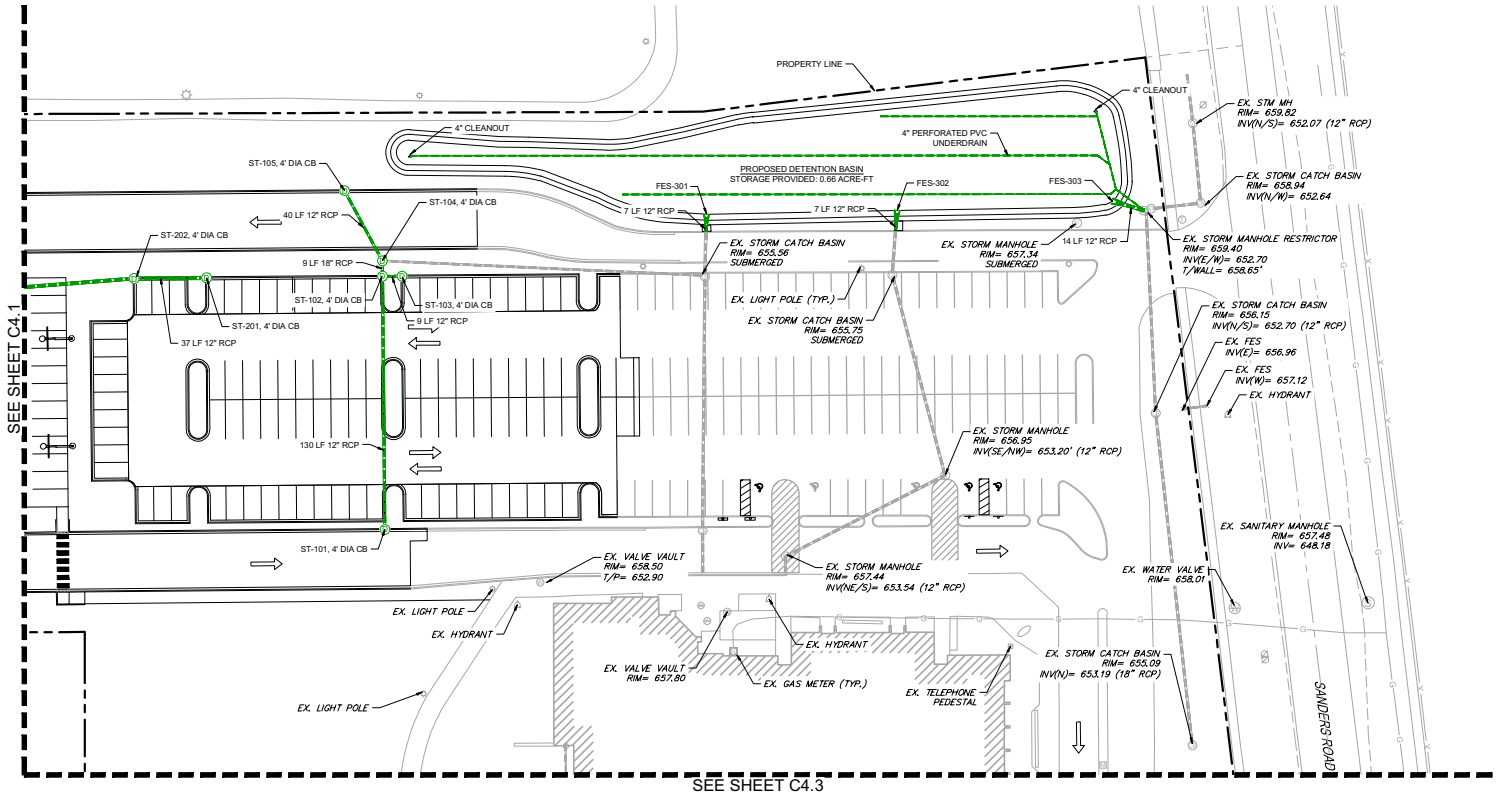
PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE UTILITY PLAN - NORTHWEST

SHEET NUMBER
C4.1
14 OF 16

JULIE
CALL BEFORE
YOU DIG
811

0 40' 80'
1" = 40' (HORIZONTAL)



UTILITY LEGEND

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- EXISTING WATER LINE
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NORTHBROOK SCHOOL DISTRICT 27

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1250 SANDERS ROAD
NORTHBROOK, IL

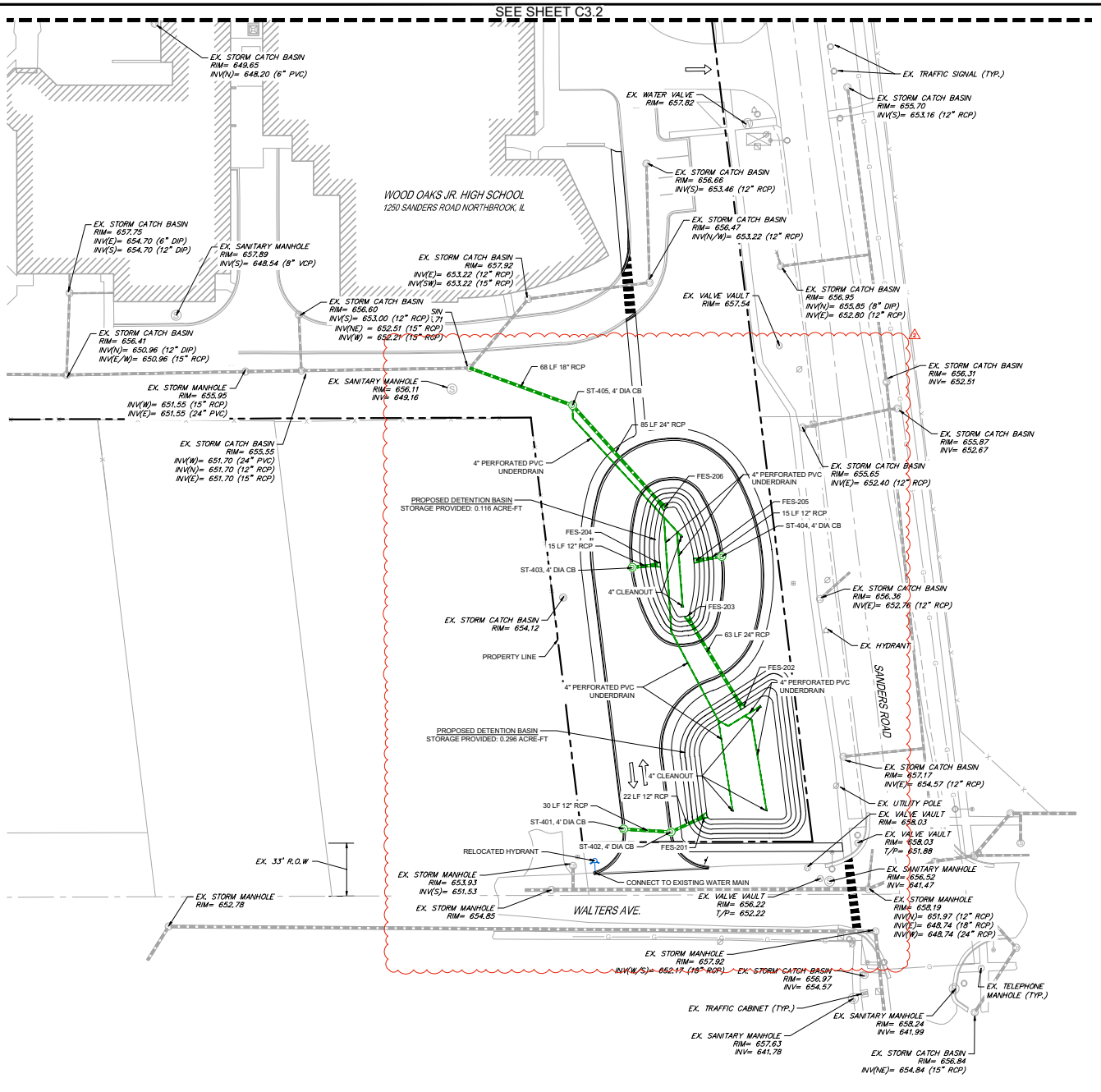
JULIE CALL BEFORE YOU DIG 811

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



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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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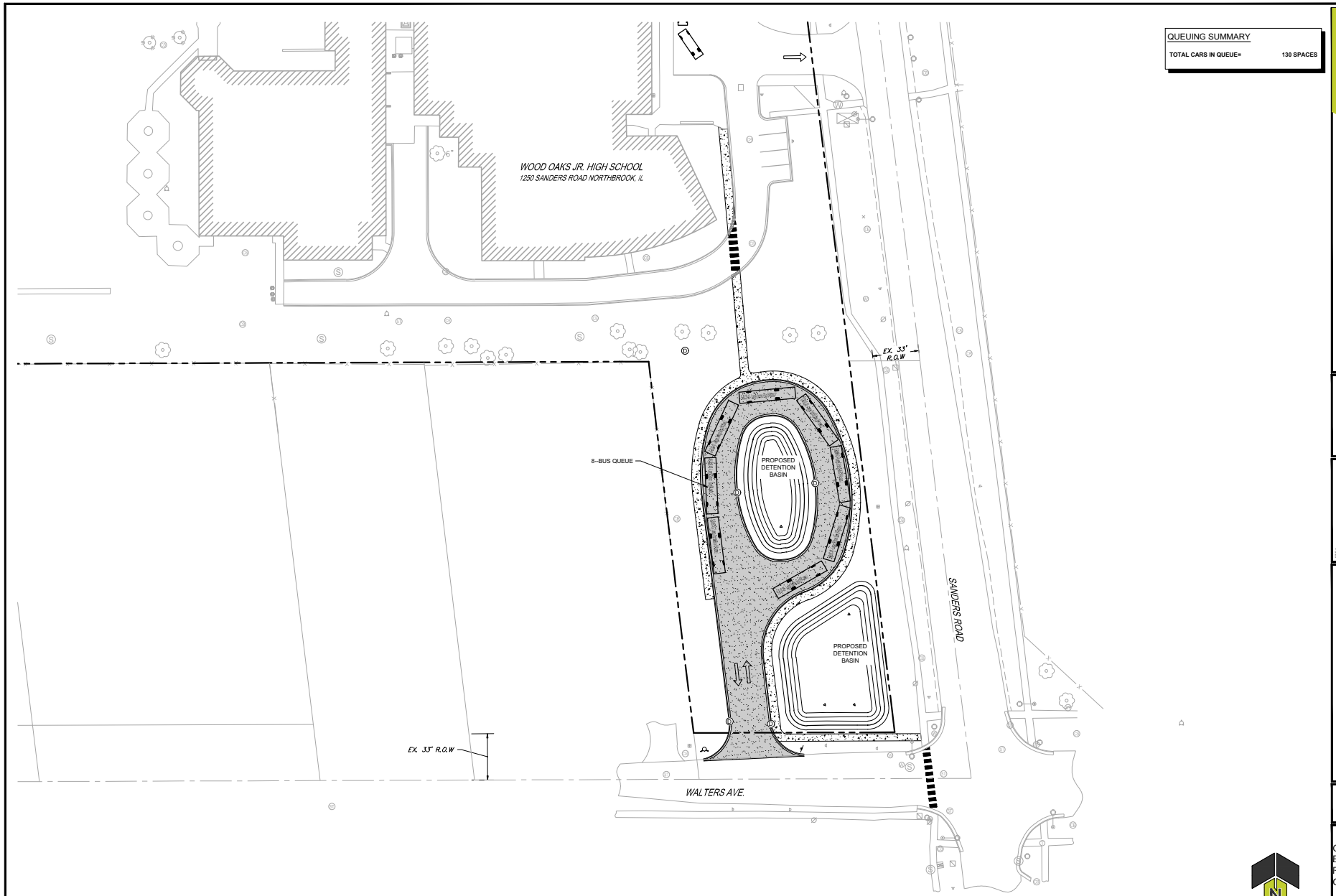
REVISIONS

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)

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DATE: 03/25/2026

SHEET TITLE
QUEUING EXHIBIT - PROPOSED CONDITIONS

SHEET NUMBER
EX-2
2 OF 3

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CAGE CIVIL ENGINEERING

REVISIONS

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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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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						
113						
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TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	DESCRIPTION	RATING	NOTES
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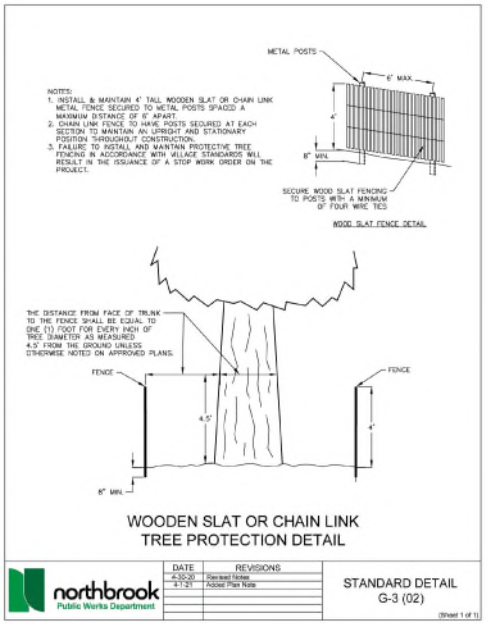
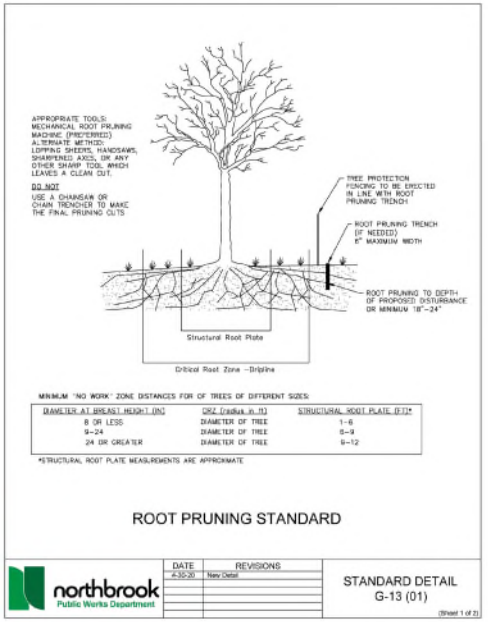
199						
200						

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 GLADKOWSKI JR
STATE OF ILLINOIS

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CAGE CIVIL ENGINEERING

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PARKING EXPANSION

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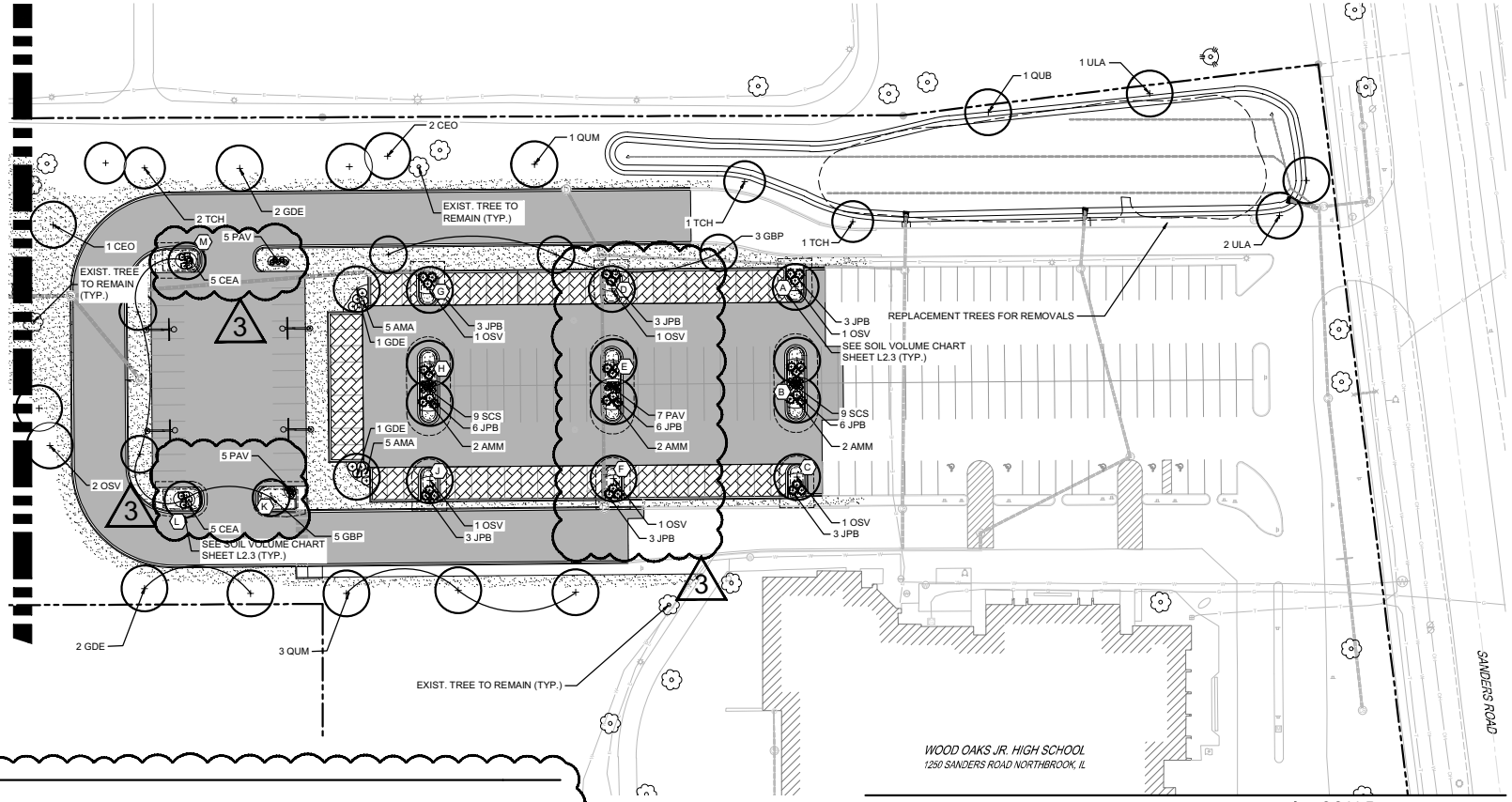
SHEET TITLE
TREE SURVEY / TREE PROTECTION DETAILS

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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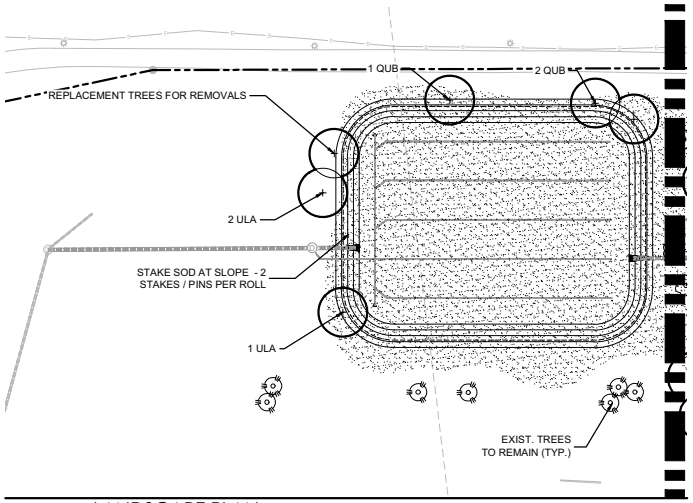
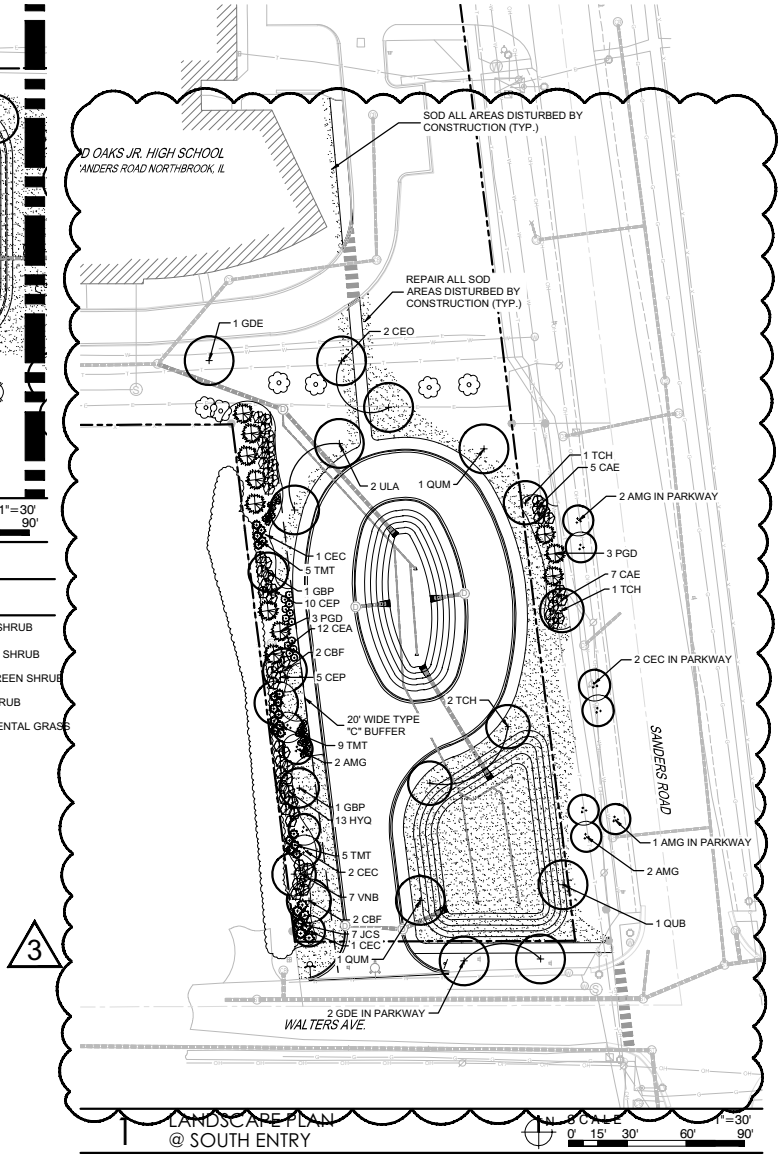
SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L2.1



2 LANDSCAPE PLAN @ DETENTION AREA

N SCALE 0' 15' 30' 60' 90' 1"=30'



3

1 LANDSCAPE PLAN @ SOUTH ENTRY

N SCALE 0' 15' 30' 60' 90' 1"=30'

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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CAGE CIVIL ENGINEERING

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SHEET TITLE
LANDSCAPE PLANS
DETENTION / SOUTH ENTRY

SHEET NUMBER
L2.2

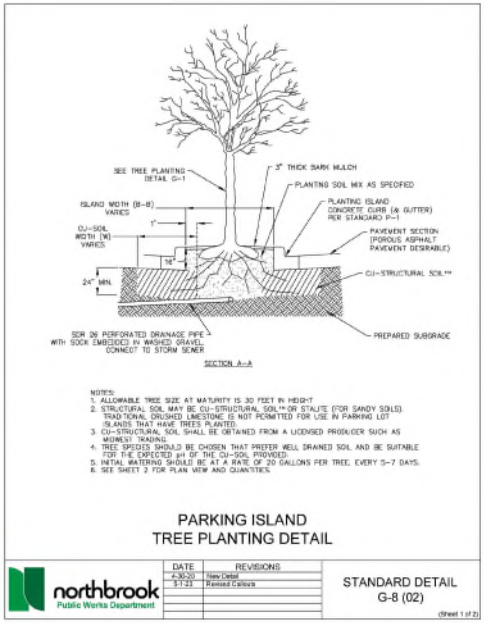
LANDSCAPE NOTES

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"



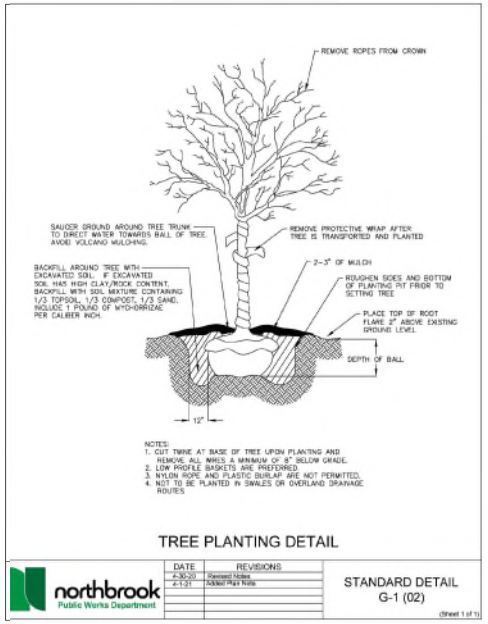
PARKING ISLAND TREE PLANTING DETAIL

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)



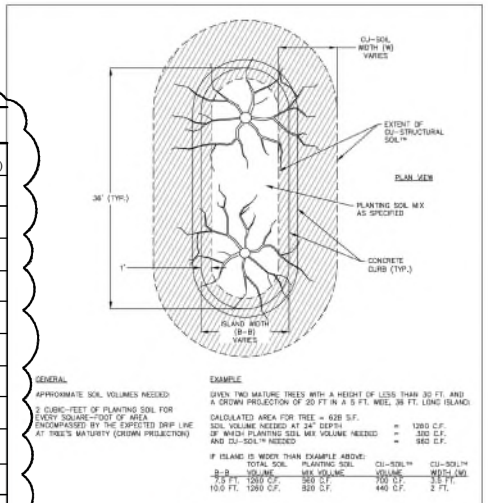
TREE PLANTING DETAIL

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)



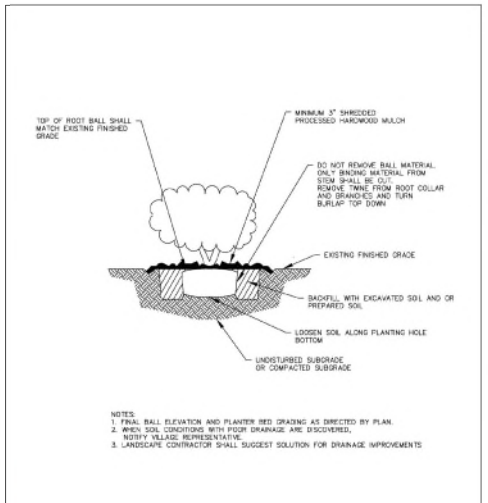
PARKING ISLAND TREE PLANTING DETAIL

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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Chicago, IL 60647
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SEAL

LICENSED LANDSCAPE ARCHITECT — LARRY C. GUADOOK 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

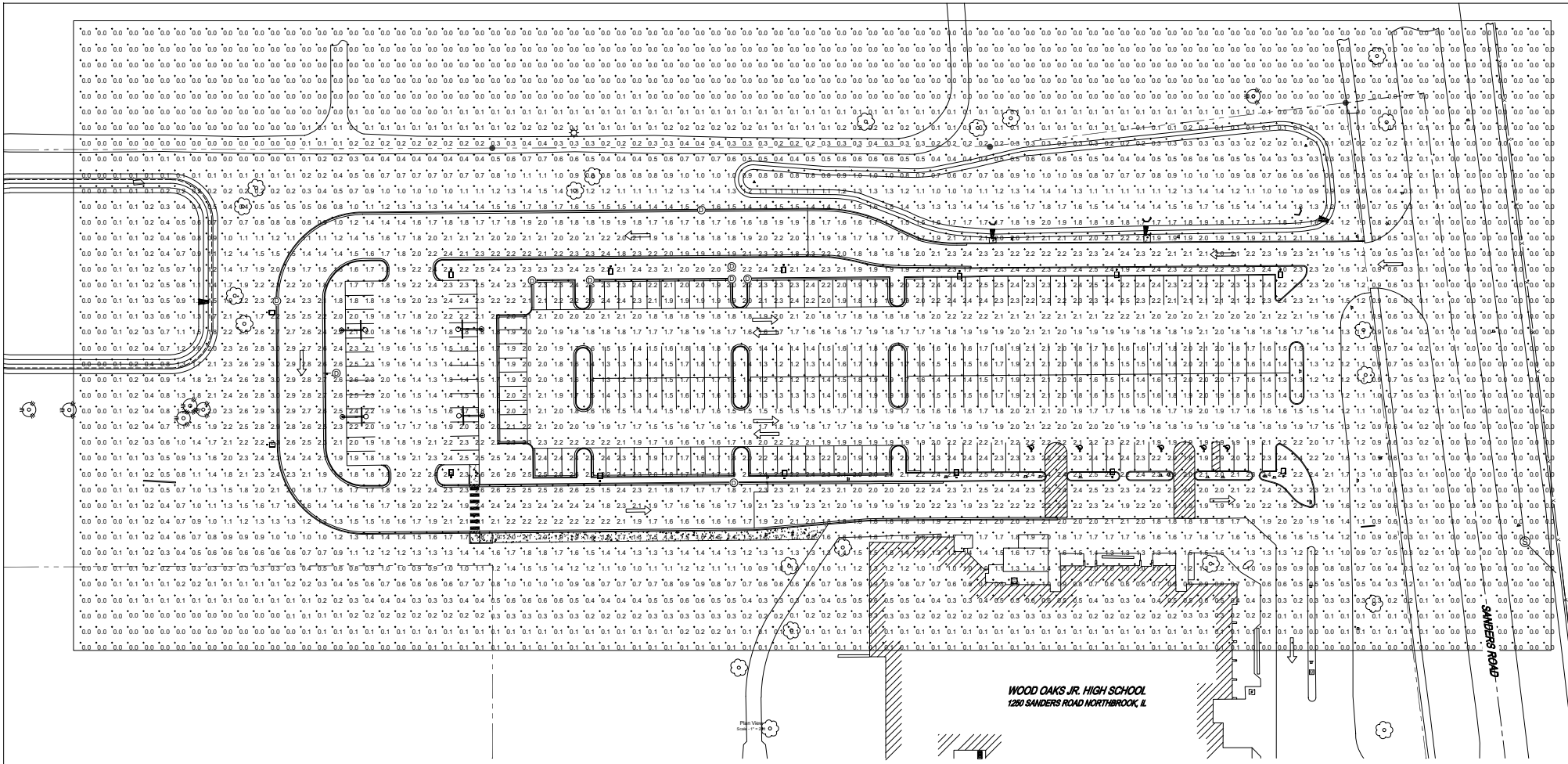
PROJECT NUMBER
2512026

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

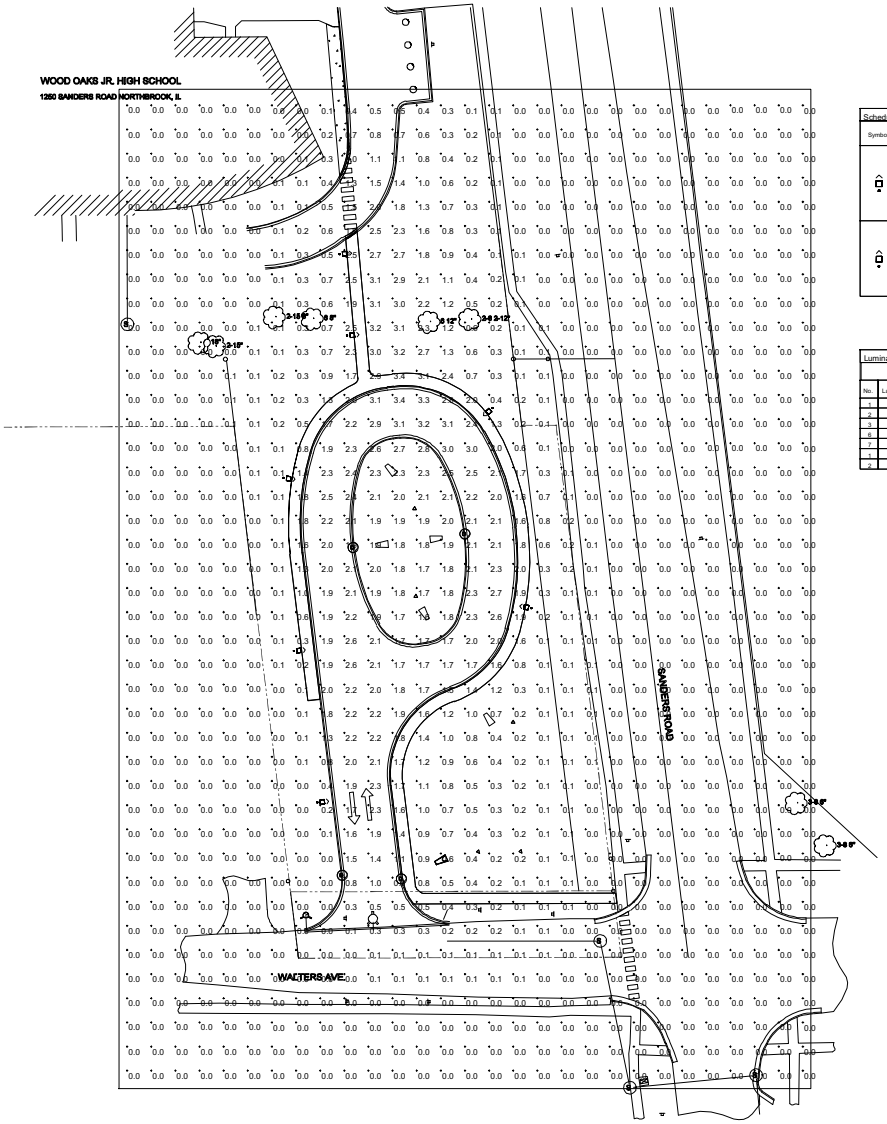
Wood Oaks Junior High School
1250 Sanders Rd, Northbrook, IL 60062

Designer
DBD
Date
03/03/2026
Scale
Not to Scale
Drawing No.
PH-1
Summary
Main Lot Lighting

1 of 2

WOOD OAKS JR. HIGH SCHOOL

1250 SANDERS ROAD NORTHBROOK, IL



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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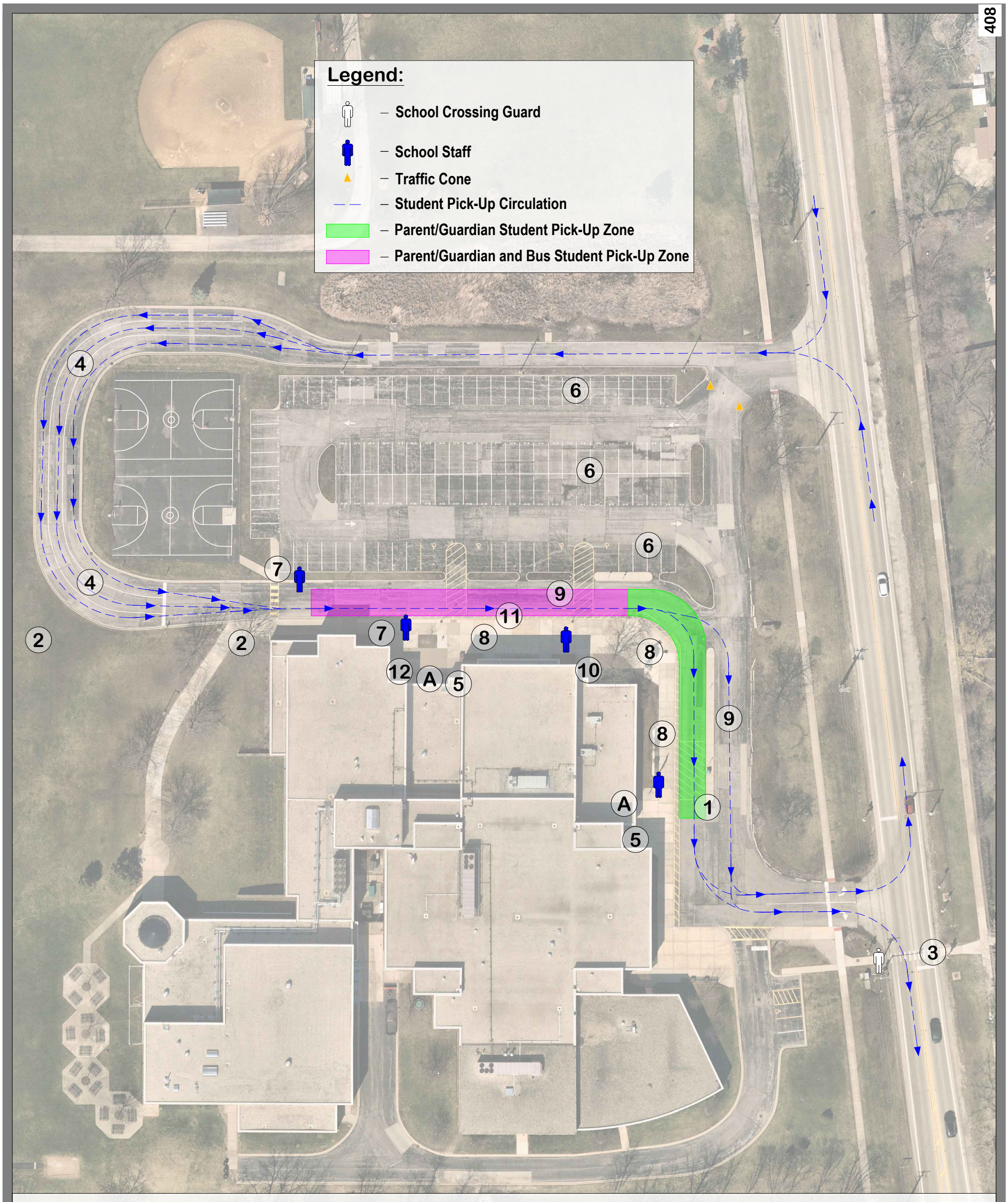
Not to Scale

Exhibit 3A
Morning Student Drop-Off Observations
Wednesday, May 3, 2023



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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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***.

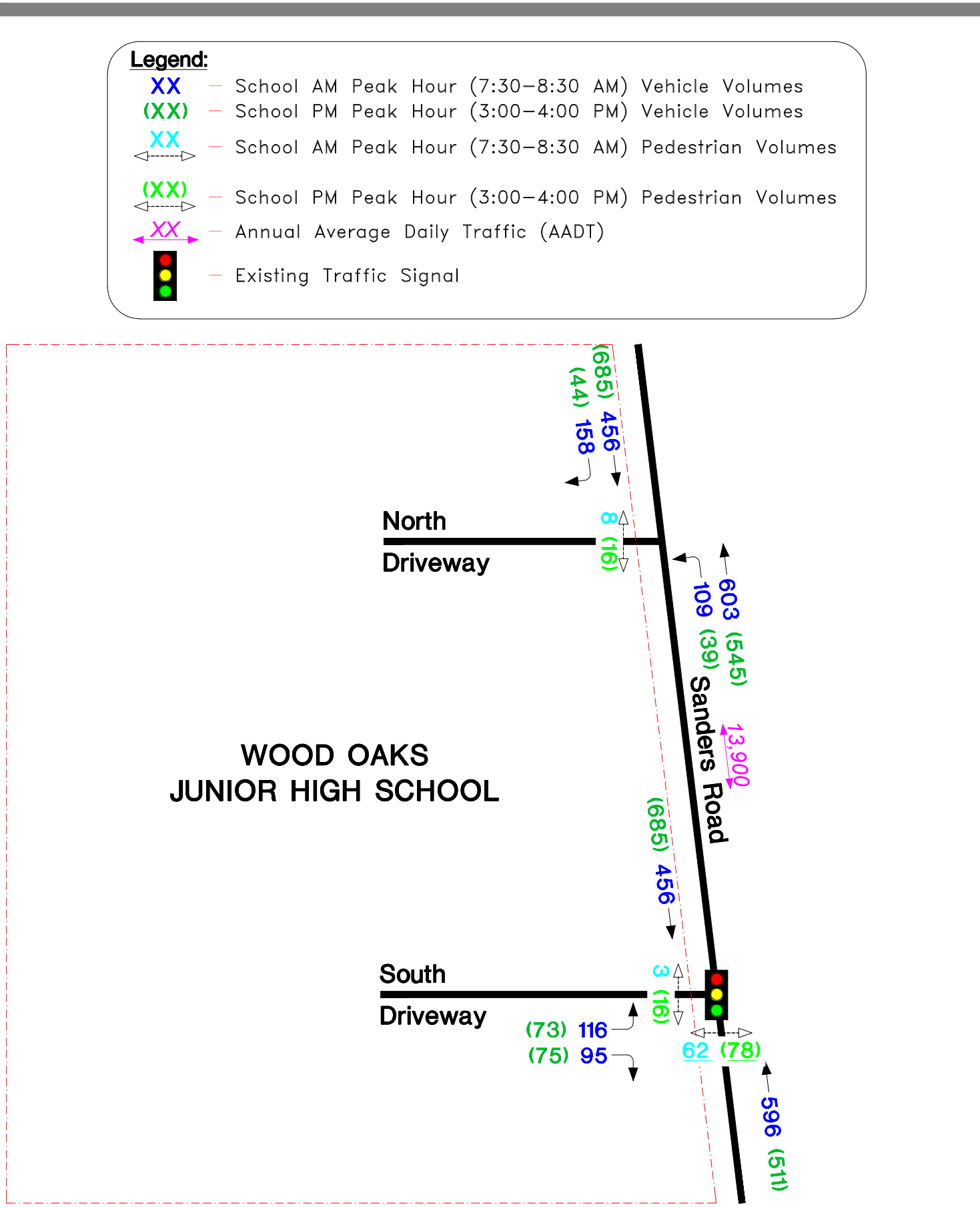

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Exhibit 5
Existing Traffic

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.

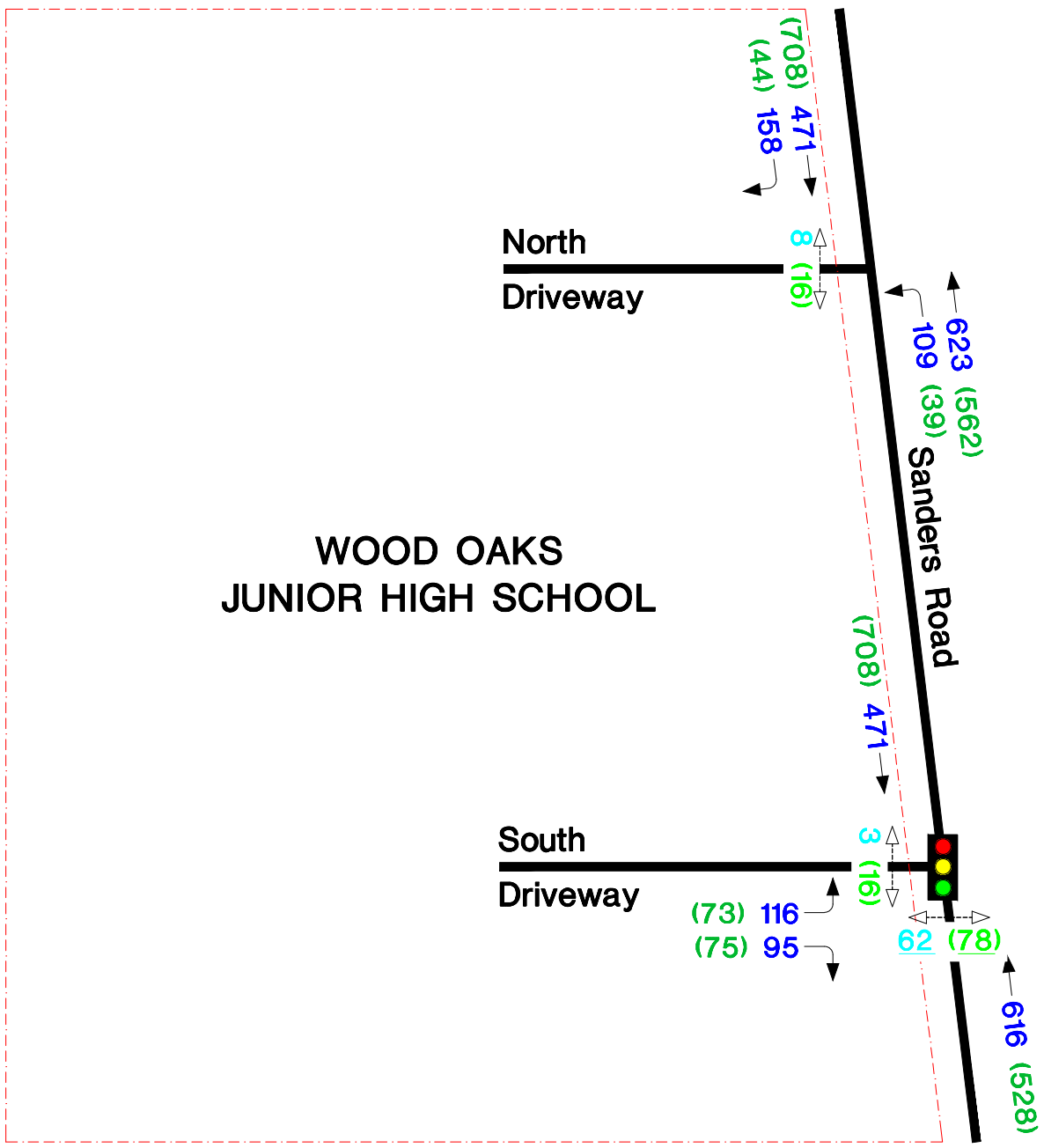

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Exhibit 6
Year 2029 Traffic

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
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	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	-	-

| | | |

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

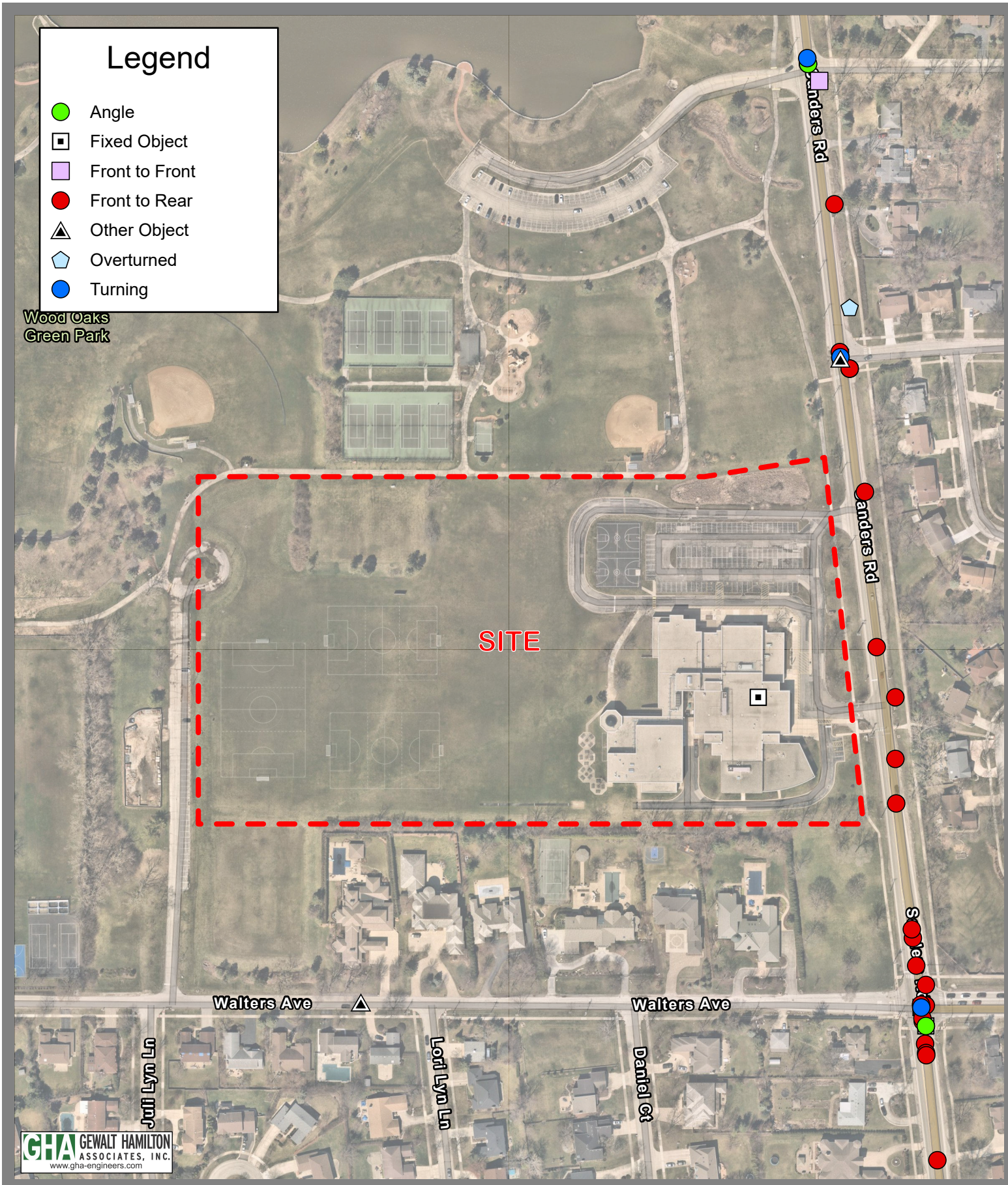
Turning Movement Data

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.

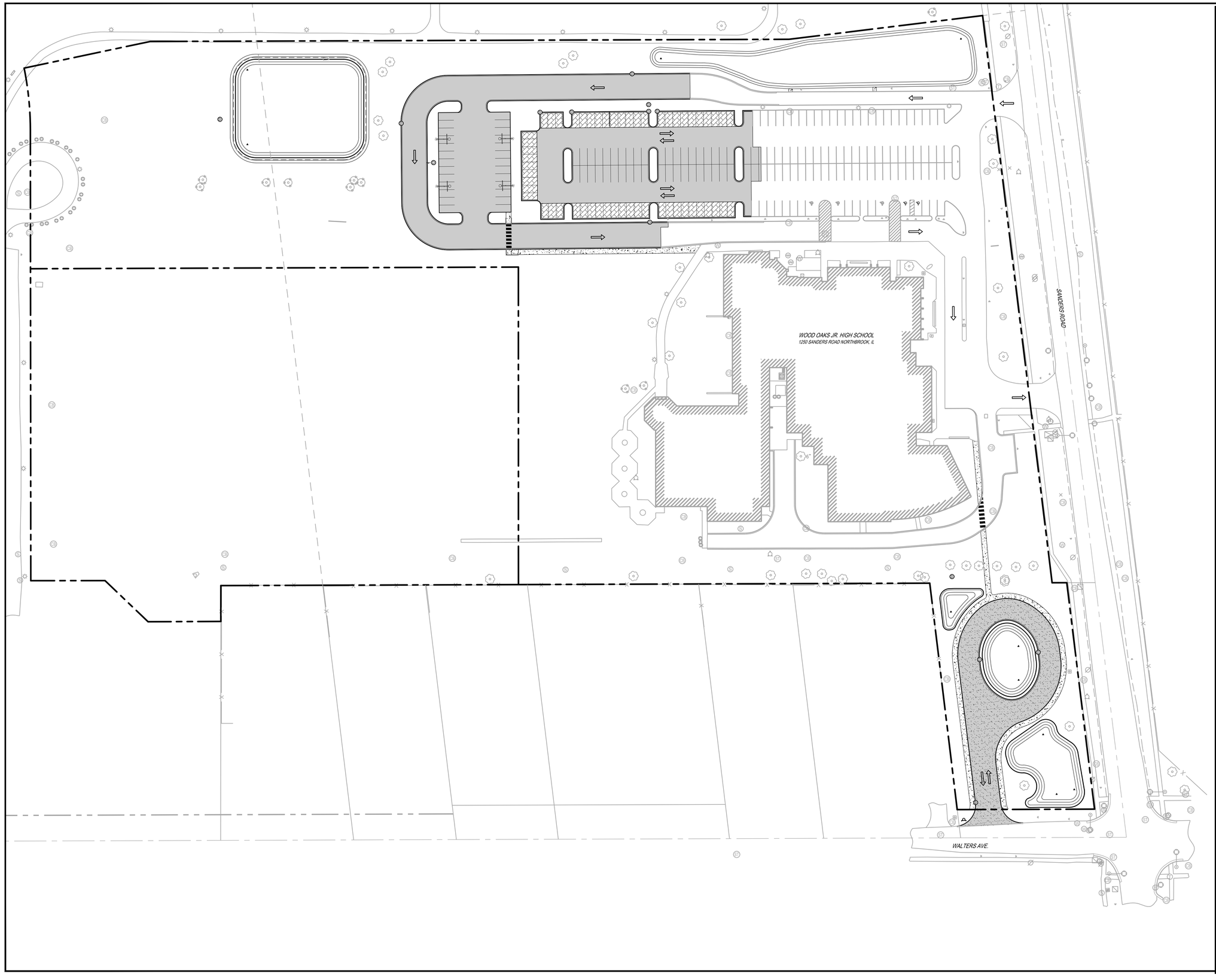
If you have any questions, please call me at (312) 386-8806.

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)

CAGE
2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.596.0007
WWW.CAGECIVIL.COM

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

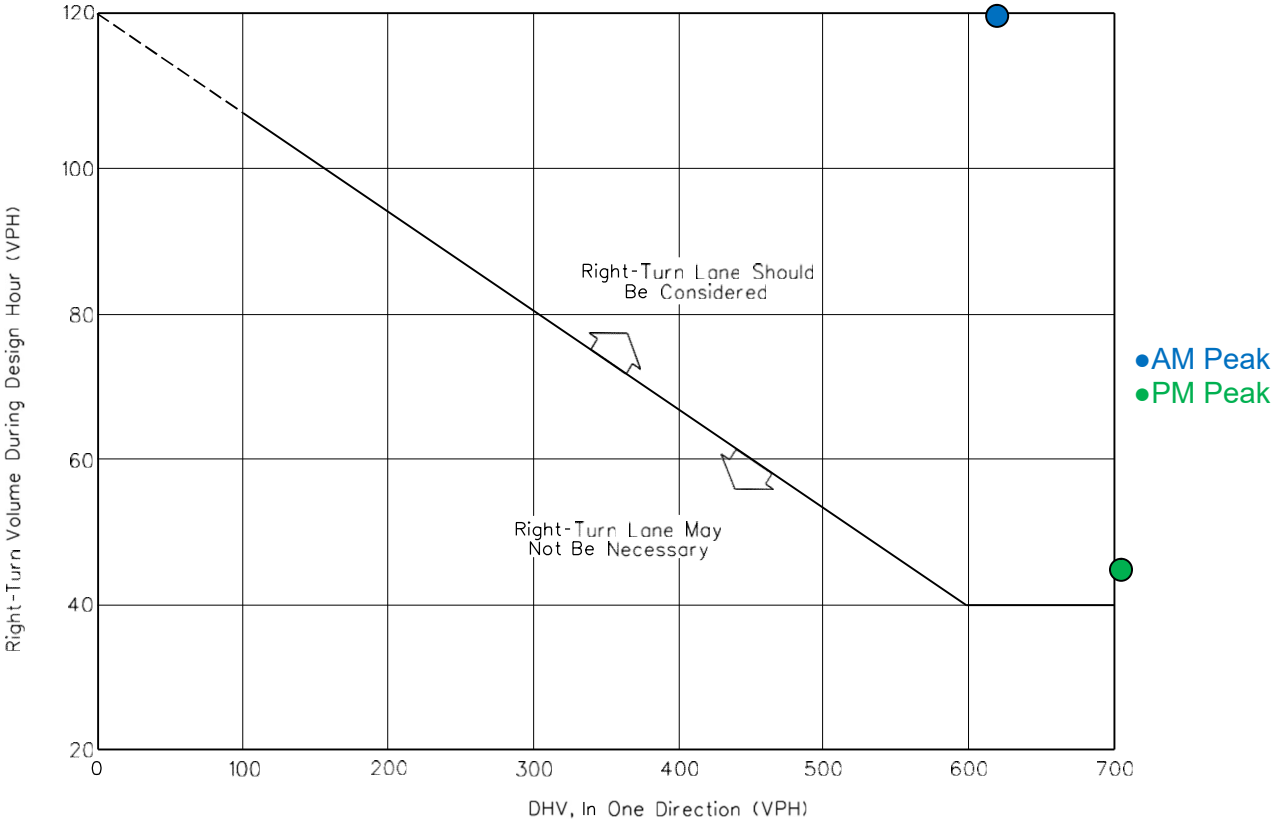
PROJ NO: 210270
ENG : CW / LES
DATE : 01/21/2026

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

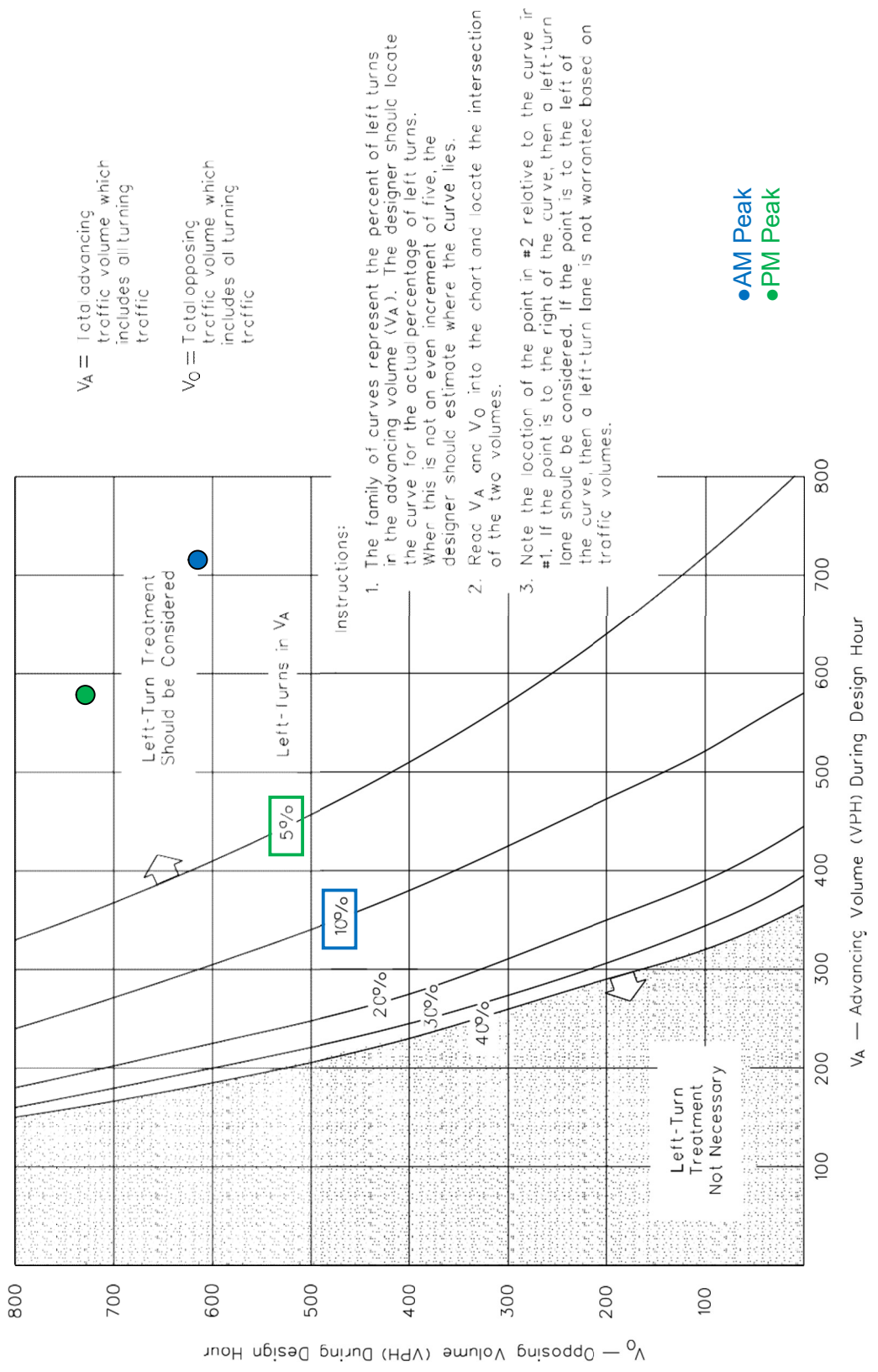
Problem: Determine if a right-turn lane is warranted.

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



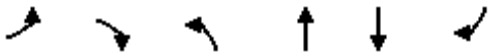
VOLUME GUIDELINES FOR LEFT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS (40 mph Design Speed)

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

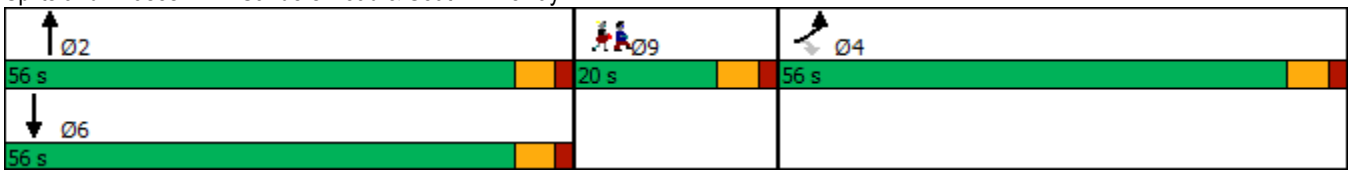
Lanes, Volumes, Timings
1: Sanders Road & South Driveway

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		

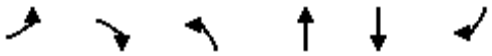
Intersection Summary			
Area Type:	Other		
Cycle Length: 132			
Actuated Cycle Length: 84.8			
Natural Cycle: 80			
Control Type: Semi Act-Uncoord			
Maximum v/c Ratio: 0.57			
Intersection Signal Delay: 17.2		Intersection LOS: B	
Intersection Capacity Utilization 46.5%		ICU Level of Service A	
Analysis 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

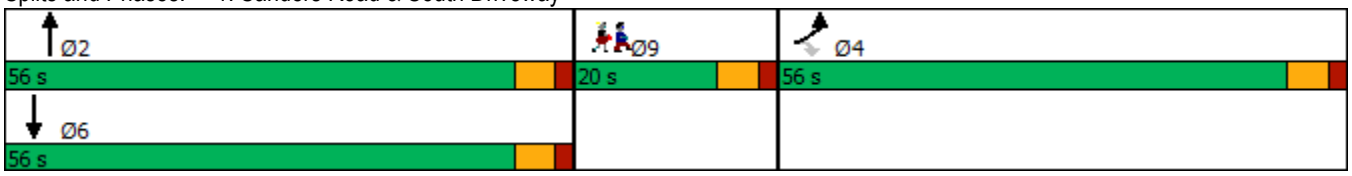
Future AM Peak Hour
Year 2029

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			

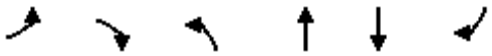
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

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

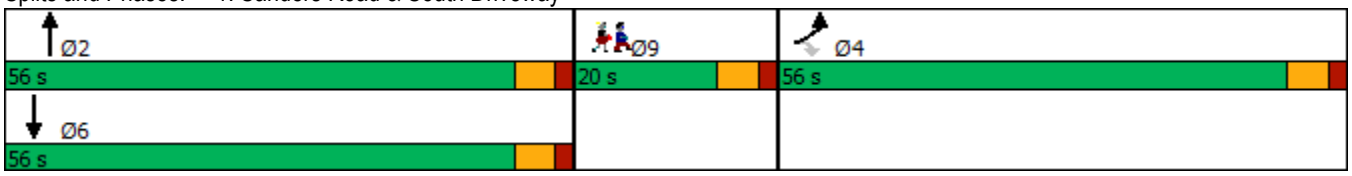
Existing PM Peak Hour
Year 2023

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			

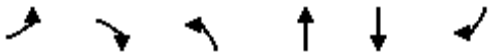
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

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

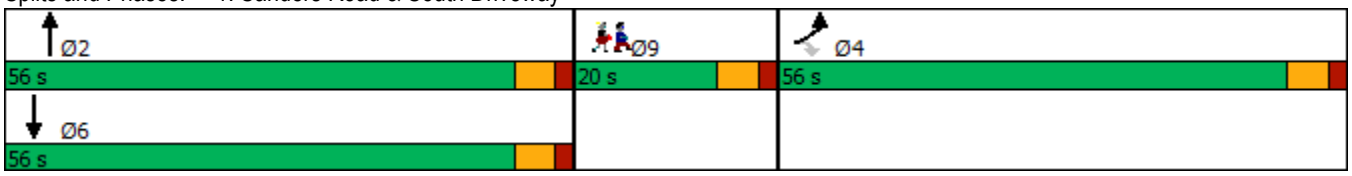
Future PM Peak Hour
Year 2029

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



-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.

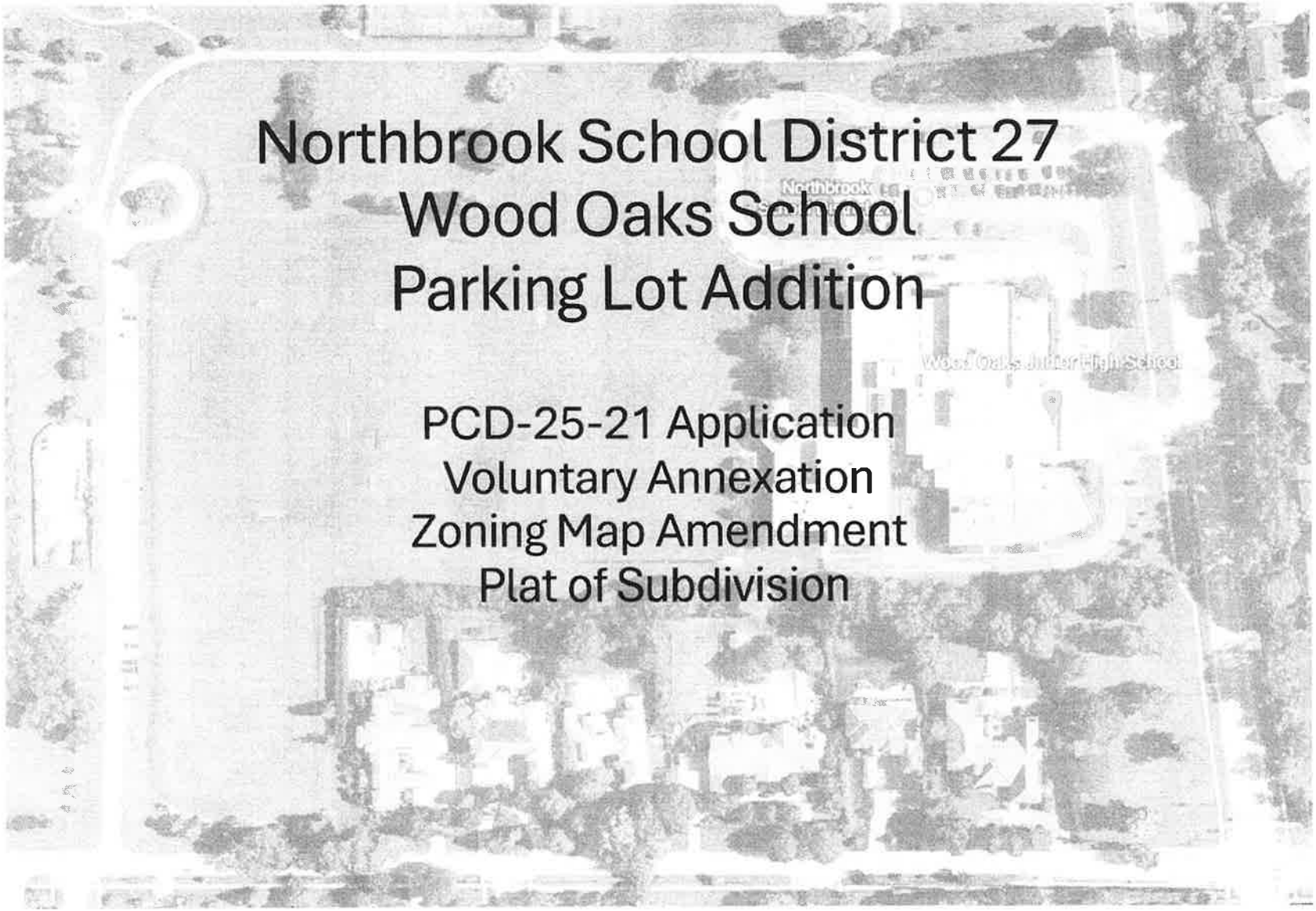
It would make sense to know who owns the driveway going north of Walters behind the school.

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

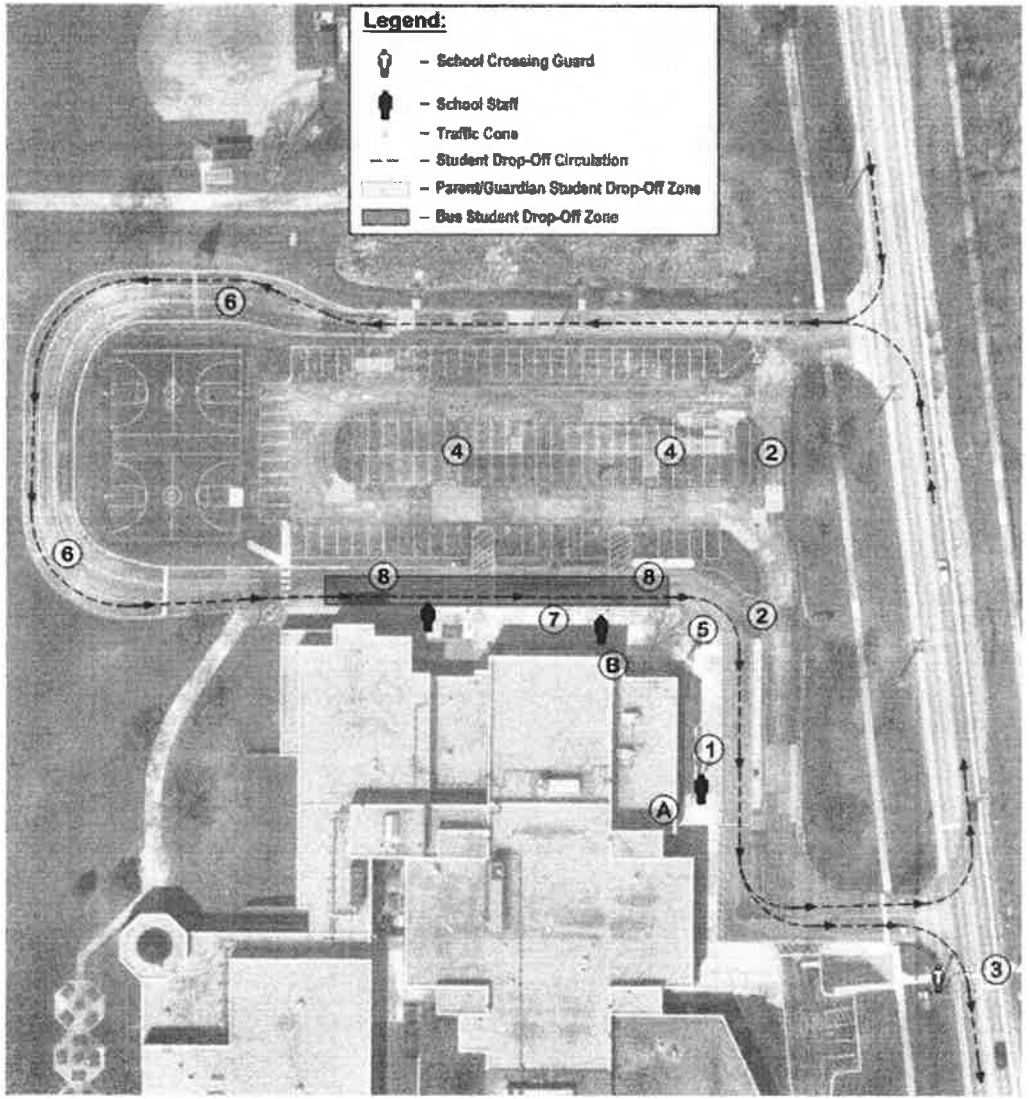

Northbrook School District 27
Wood Oaks School
Parking Lot Addition
PCD-25-21 Application
Voluntary Annexation
Zoning Map Amendment
Plat of Subdivision

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

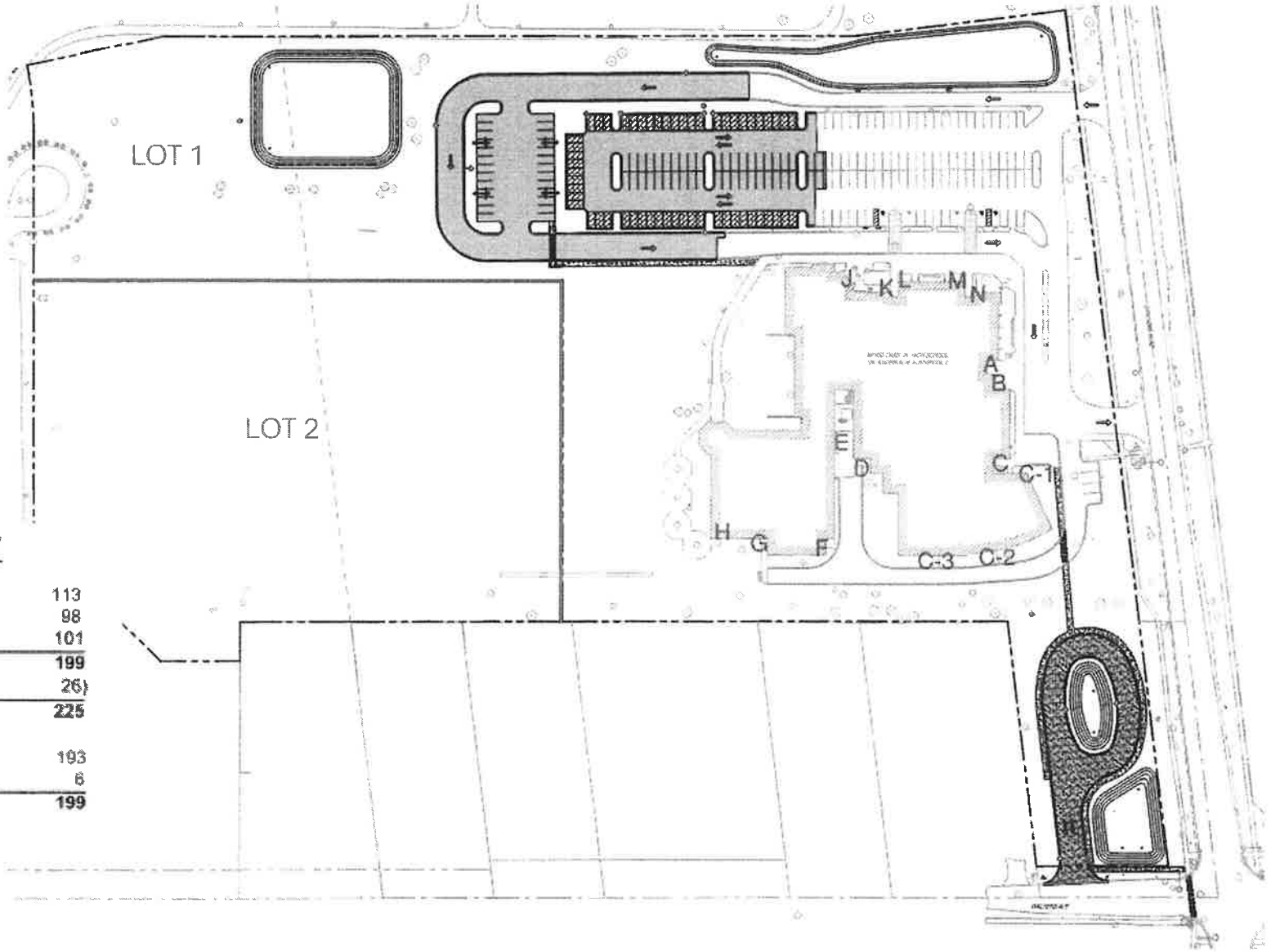
C
- 90+ daily staff members + visitors

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



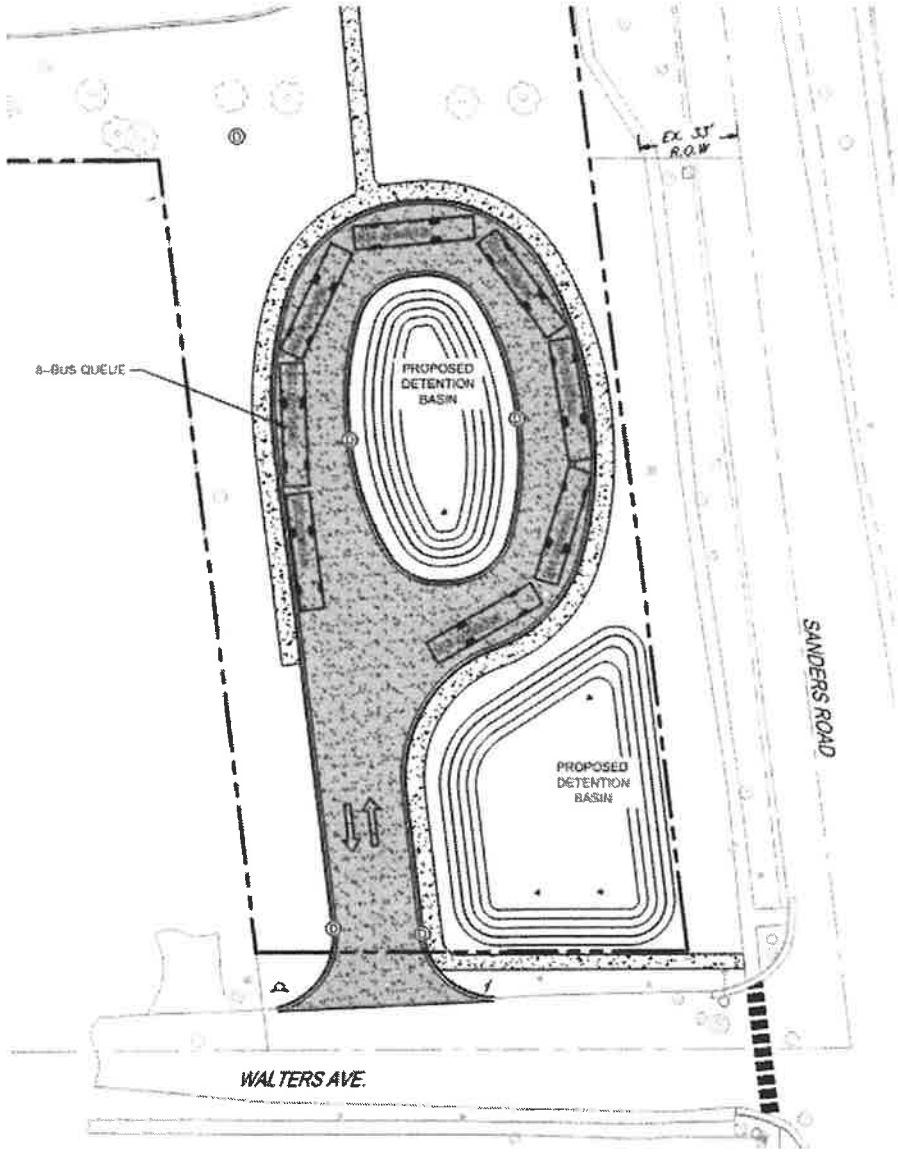
PARKING SUMMARY

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

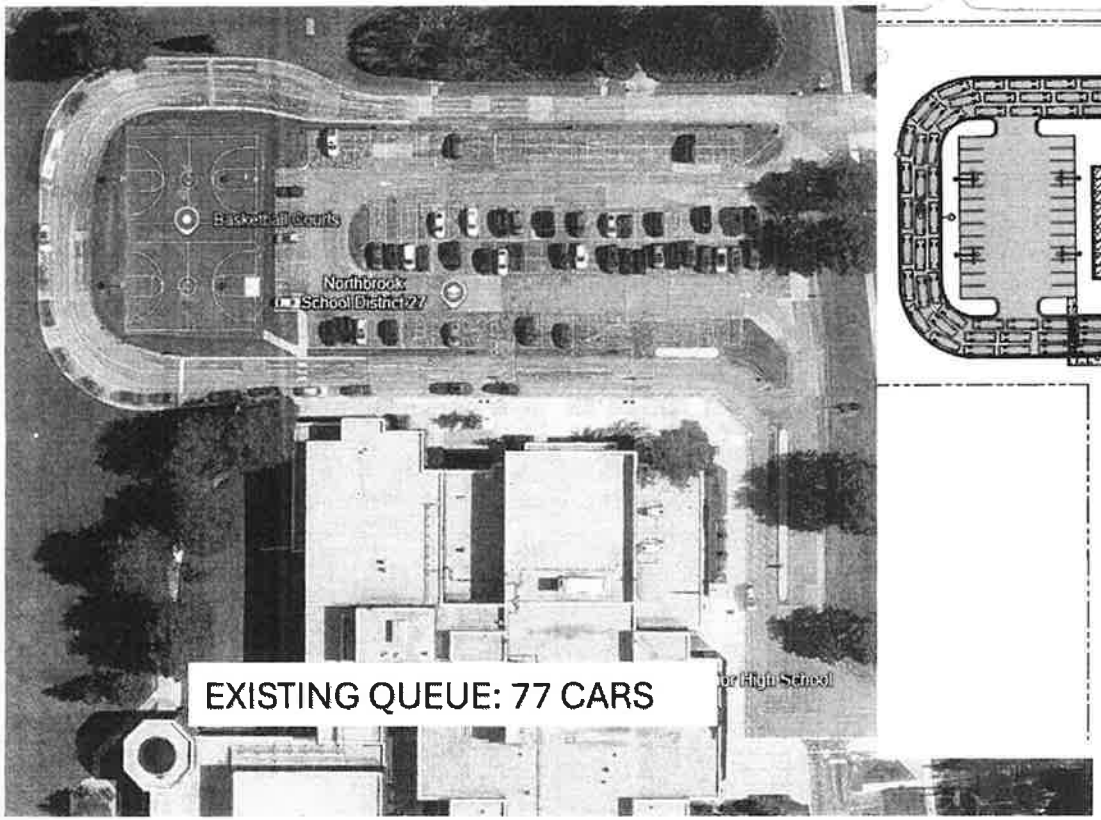
#4

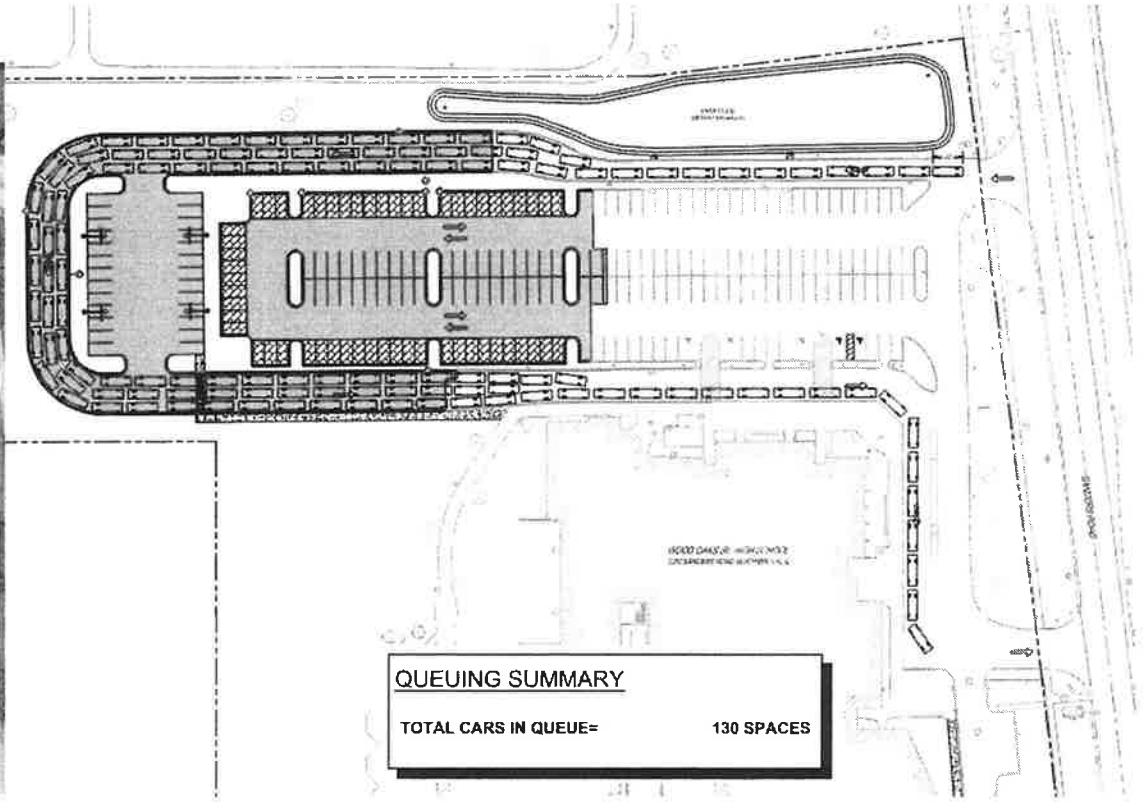
Bus Loop


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.

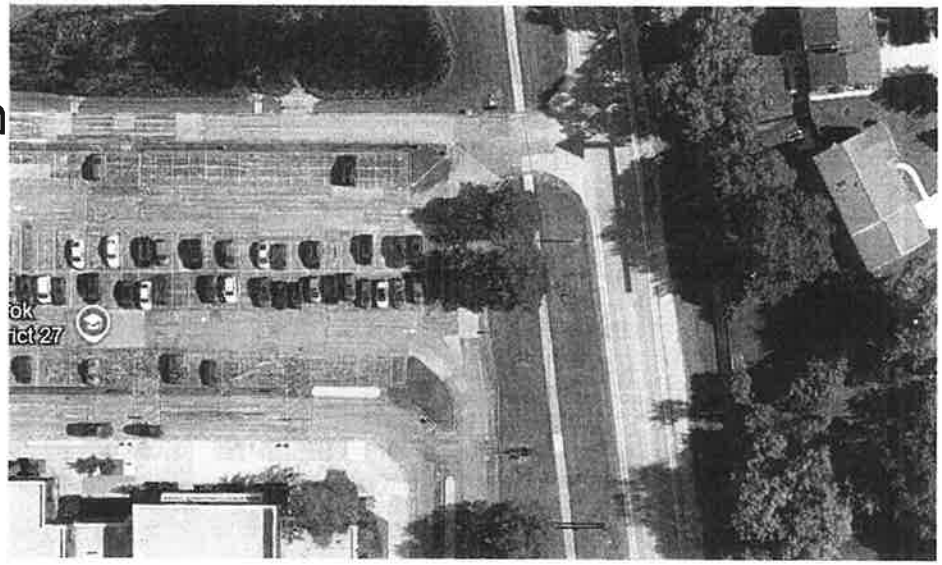
- Signage would be provided at bus loop to ensure when busses exit, they do not block any westbound drives on Walters Ave.
- Approximately 2-3 busses can be queued at the signal between the loop and Sanders Road.

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 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 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 36 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.

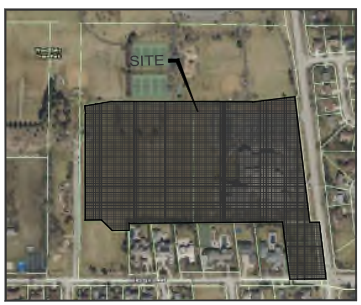
SCALE: 1" = 50'
0 50 100 150

BASIS OF BEARINGS
BEARINGS SHOWN HEREON (N42°E) ON ILLINOIS STATE PLANE COORDINATES ZONE EAST (NAD 83)

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 MANHOLE
EXISTING WATER VAULT
EXISTING WATER VALVE & VAULT
EXISTING BUSH, BUSHES, TREE LINE, TREE
EXISTING DECIDUOUS TREE (NON-LEAF TREE)
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 IRON BARRIER
EXISTING WOOD POST
EXISTING CONCRETE CURB & GUTTER
EXISTING CONCRETE CURB
EXISTING BUILDING
EXISTING CONCRETE PAVEMENT
EXISTING ASPHALT PAVEMENT

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD INFORMATION AND RECORDS SUPPLIED. 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 OR INDICATED AS THE LOCATION OF THE UTILITIES SHOWN OR INDICATED ARE ACCURATE OR COMPLETE. ALL UTILITIES AS REQUIRED FROM INFORMATION AVAILABLE AND SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

Know what's below. Call before you dig. (LOCATE 60,000 HOSTS) DIAL 811 (48 HOURS / 2 WORKING DAYS) BEFORE YOU DIG 811 or 1-800-892-0123 JULIE



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. 0527017076

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 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	7/3/25
1	ALTA	8/4/25
2	ADD TOPOGRAPHY INFO	12/16/25
3	ADD EASEMENTS	12/16/25

DRAWN BY: RDH
DATE: 12/16/2025
SCALE: 1" = 50'
DRAWING NAME: 2025 ALTA
DATE COMPLETED: 12/16/2025
FIELD BOOK: N/A
PAGE: N/A

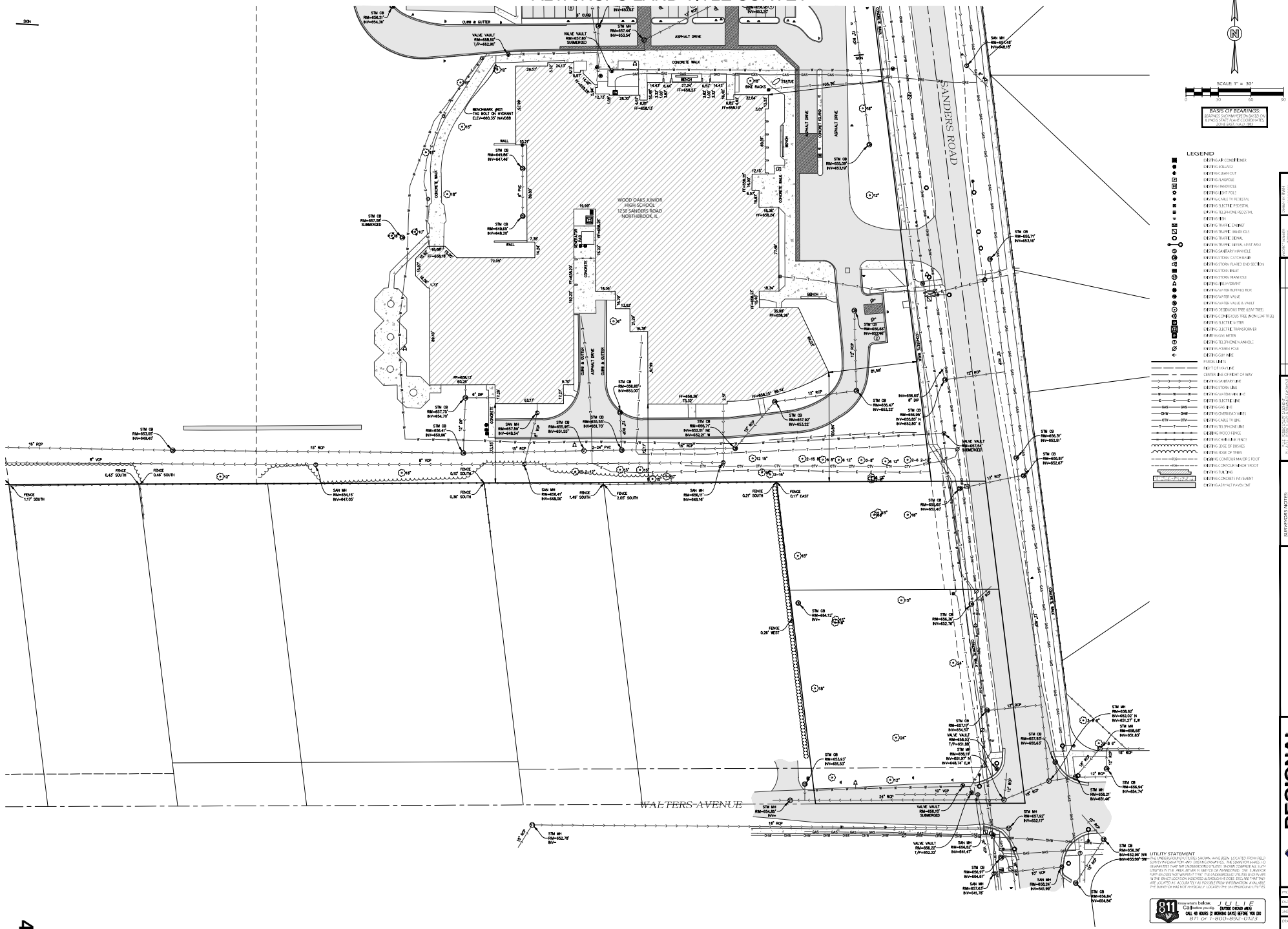
SURVEYOR'S NOTES:
A. ACCORDING TO COMMUNITY MAP NO. 17031C0069J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X (AREA OF MINIMAL FLOOD HAZARD).
B. BEFORE ANY EXCAVATION OR CONSTRUCTION BEGINS, CONTACT JULIE (811) FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
C. ALL DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
D. ALL BEARINGS ARE BASED ON ILLINOIS STATE PLANE COORDINATES, ZONE EAST (NAD 83).
E. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
F. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
G. ALL CURVE DATA IS CALCULATED UNLESS OTHERWISE NOTED.
H. ALL BOUNDARY CORNERS SET ARE 5/8" REBAR WITH CAP STAMPED "REGIONAL LAND SERVICES" UNLESS OTHERWISE NOTED.
I. ALL BOUNDARY CORNERS FOUND ARE AS NOTED.
J. ALL BOUNDARY CORNERS SET ARE AS NOTED.
K. ALL BOUNDARY CORNERS SET ARE AS NOTED.
L. ALL BOUNDARY CORNERS SET ARE AS NOTED.
M. ALL BOUNDARY CORNERS SET ARE AS NOTED.
N. ALL BOUNDARY CORNERS SET ARE AS NOTED.
O. ALL BOUNDARY CORNERS SET ARE AS NOTED.
P. ALL BOUNDARY CORNERS SET ARE AS NOTED.
Q. ALL BOUNDARY CORNERS SET ARE AS NOTED.
R. ALL BOUNDARY CORNERS SET ARE AS NOTED.
S. ALL BOUNDARY CORNERS SET ARE AS NOTED.
T. ALL BOUNDARY CORNERS SET ARE AS NOTED.
U. ALL BOUNDARY CORNERS SET ARE AS NOTED.
V. ALL BOUNDARY CORNERS SET ARE AS NOTED.
W. ALL BOUNDARY CORNERS SET ARE AS NOTED.
X. ALL BOUNDARY CORNERS SET ARE AS NOTED.
Y. ALL BOUNDARY CORNERS SET ARE AS NOTED.
Z. ALL BOUNDARY CORNERS SET ARE AS NOTED.

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 5
DRAWING NUMBER: ALTA

ALTA/NSPS LAND TITLE SURVEY



UTILITY STATEMENT

THE UNDERSIGNED PLOTTED THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERSTANDING UTILITIES INCLUDE COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER SURVEYED OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HAVE BEEN IN THE EXACT LOCATION INDICATED ALTHOUGH IT DOES ARE MADE 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 CALLS OR CALCULATED AT RECORD DISTANCE UNLESS OTHERWISE NOTED.
2. BEFORE STARTING ANY CONSTRUCTION CALL J.U.L.I.E. 1-800-892-0123 OR 811 FOR UTILITY LOCATIONS.
3. ALL DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH.
4. ALL DIMENSIONS ARE MEASURED UNLESS OTHERWISE NOTED.
5. ALL BEARINGS ARE BASED ON ILLINOIS STATE PLANE COORDINATES, NAD 83(2011) U.S. SURVEY FEET.
6. ALL ELEVATIONS ARE BASED ON NAVD88.
7. ALL DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH.
8. ALL DIMENSIONS ARE MEASURED UNLESS OTHERWISE NOTED.
9. ALL BEARINGS ARE BASED ON ILLINOIS STATE PLANE COORDINATES, NAD 83(2011) U.S. SURVEY FEET.
10. ALL ELEVATIONS ARE BASED ON NAVD88.

CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 586-0007

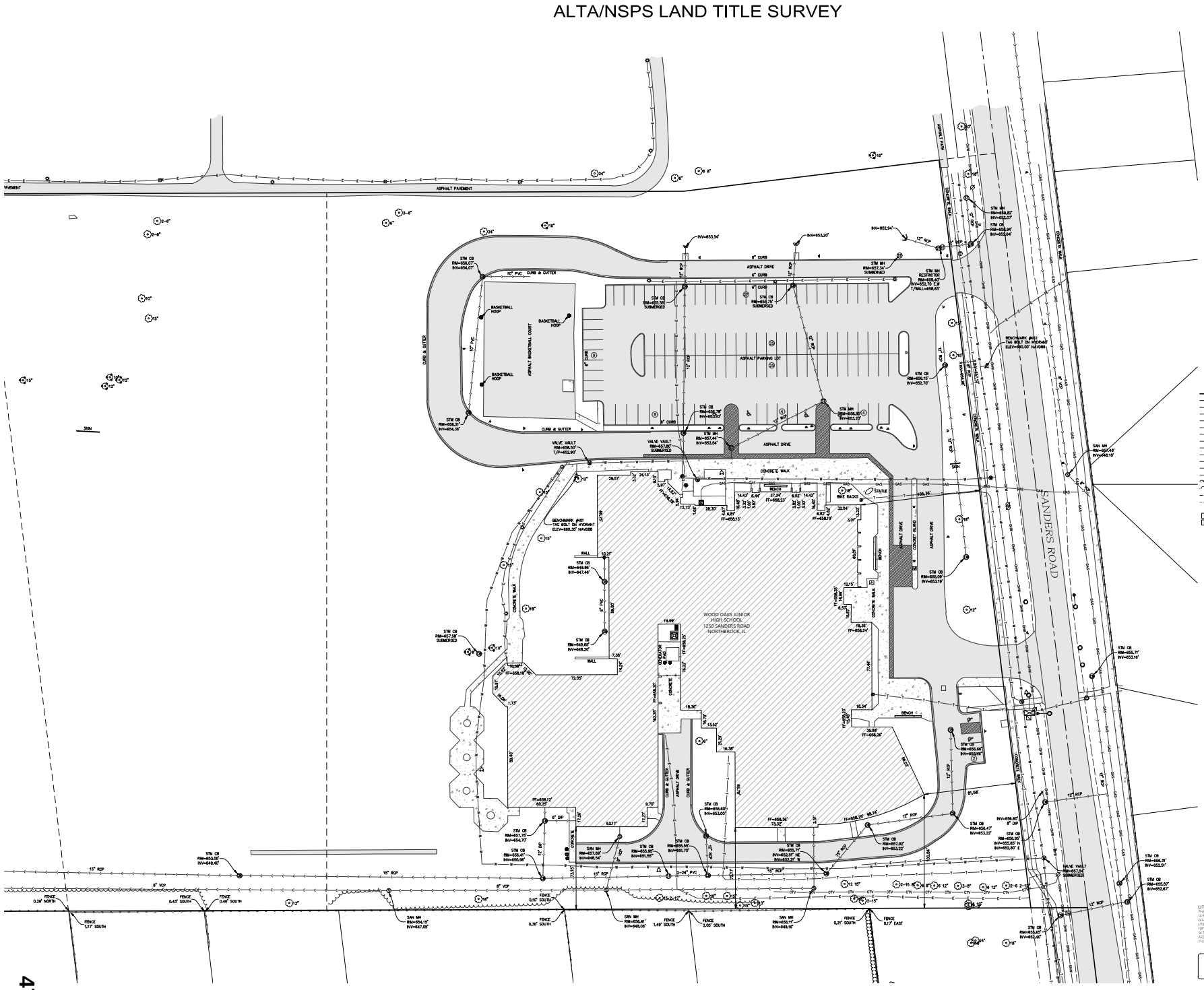
REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

NO.	DESCRIPTION	DATE
1	ADDED TITLE COMMITMENT INFO	12/16/2025
2	ADDED TOPO	12/16/2025
3	ADDED UTILITIES	12/16/2025
4	ADDED ADDITIONAL TOPO	12/16/2025
5	ADDED ADDITIONAL TOPO	12/16/2025

DRAWN BY: RSH
CHECKED BY: MPD
SCALE: 1" = 30'
FIELD BOOK: N/A
JOB NUMBER: 220116
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

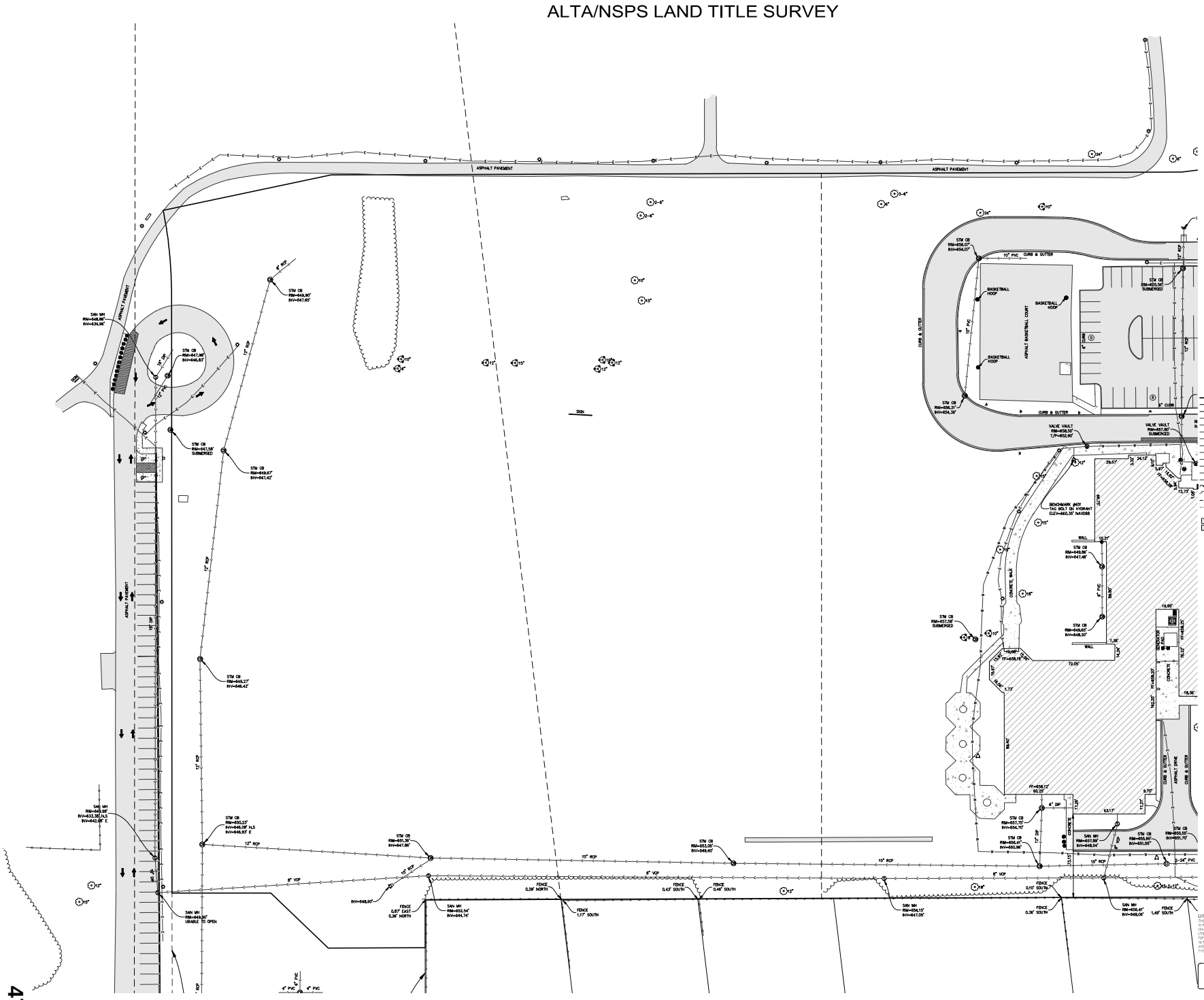


CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 586-0007

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

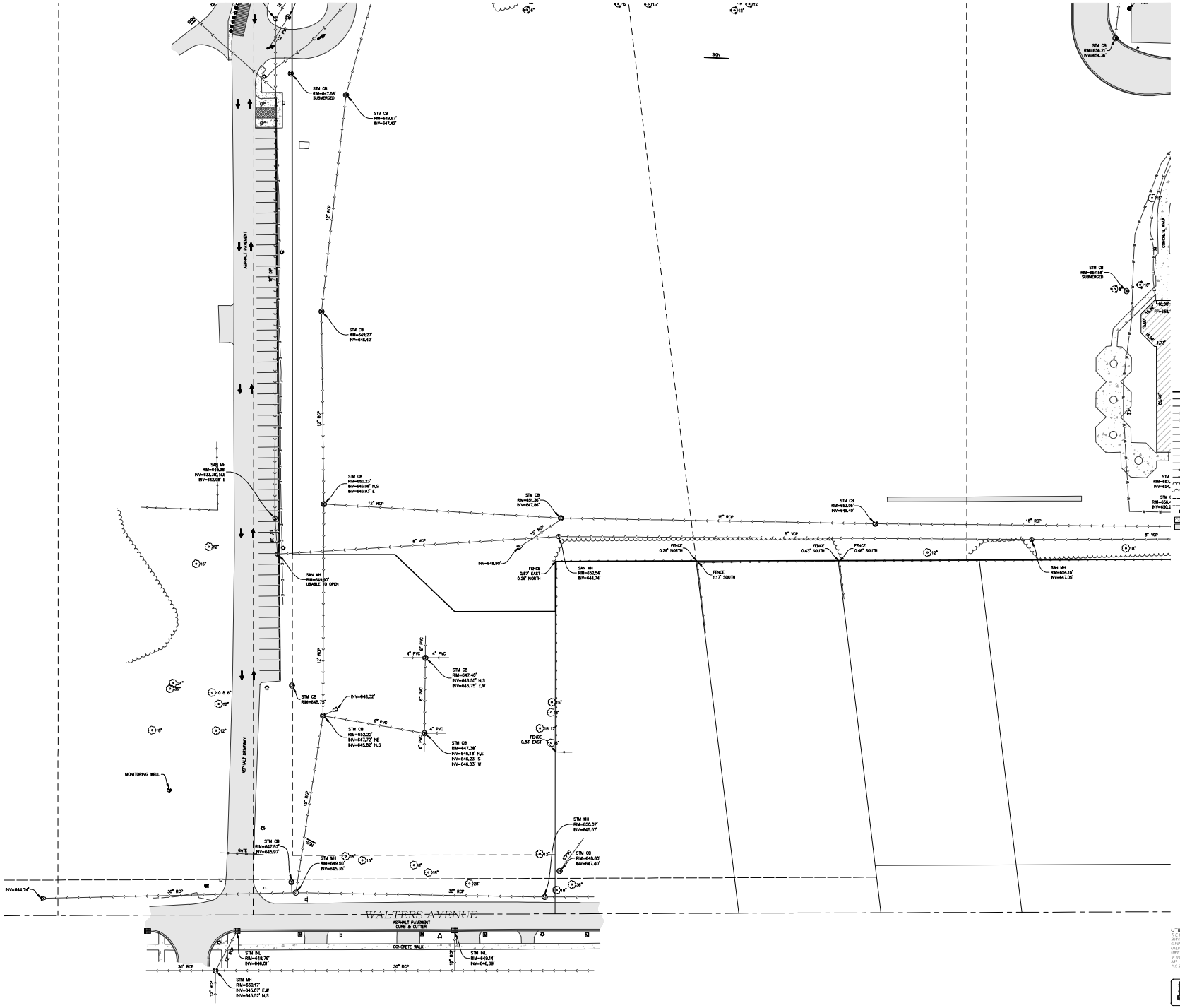


CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 388-0007

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

PROJECT NUMBER: 220116
DATE: 12/16/2025
SHEET: 4 OF 5
DRAWING NUMBER: ALTA

ALTA/NSPS LAND TITLE SURVEY



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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. SURVEYOR'S OPINION OF TITLE MUST ARE REGIONAL
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CLIENT:
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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: 5 OF 5
DRAWING NUMBER: ALTA

NO.	DESCRIPTION	DATE
1	REVISED PER CLIENT COMMENTS	12/16/25

DRAWN BY: KEITH
CITY: DOWNERS GROVE
CHECKED BY: MATT
SCALE: 1" = 30'
DRAWING NAME: 220116 ALTA
PROJECT NAME: 1305 SAUNDERS ROAD
NORTHBROOK, IL 60062

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.

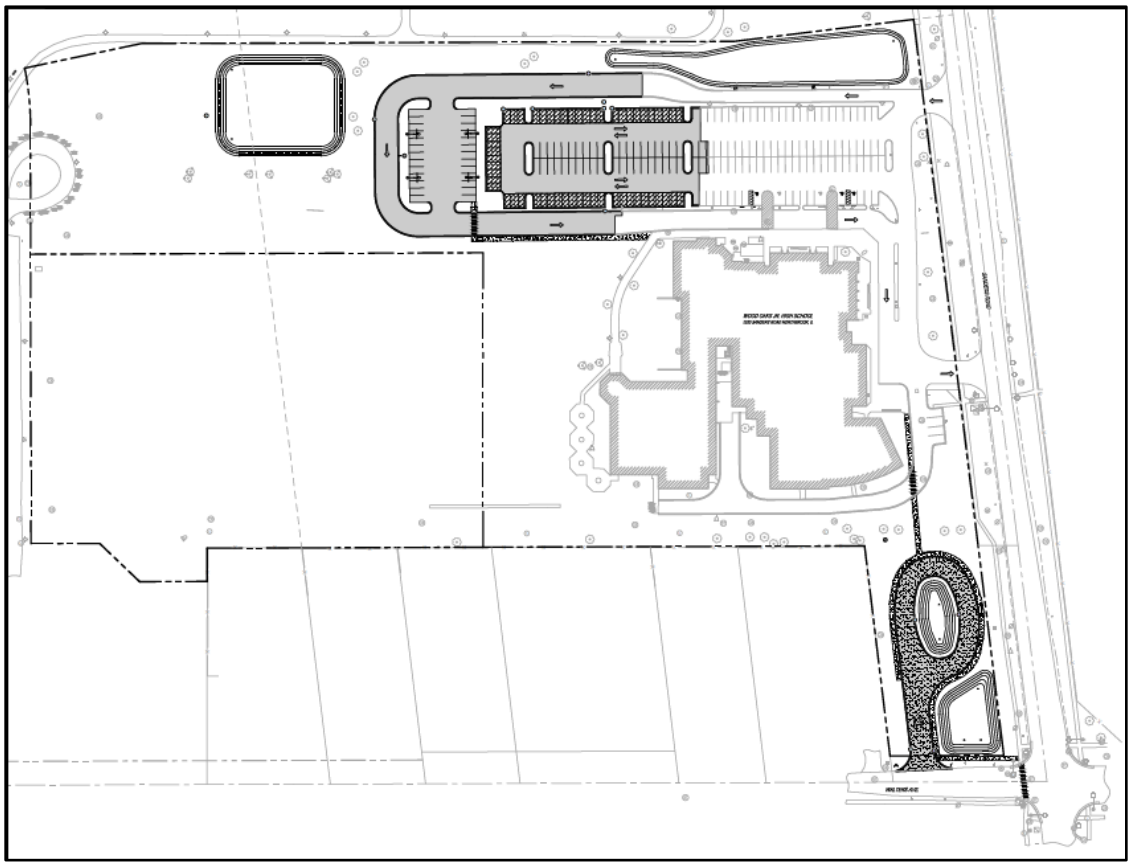


Figure 1: Overall Site Plan showing proposed improvements

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

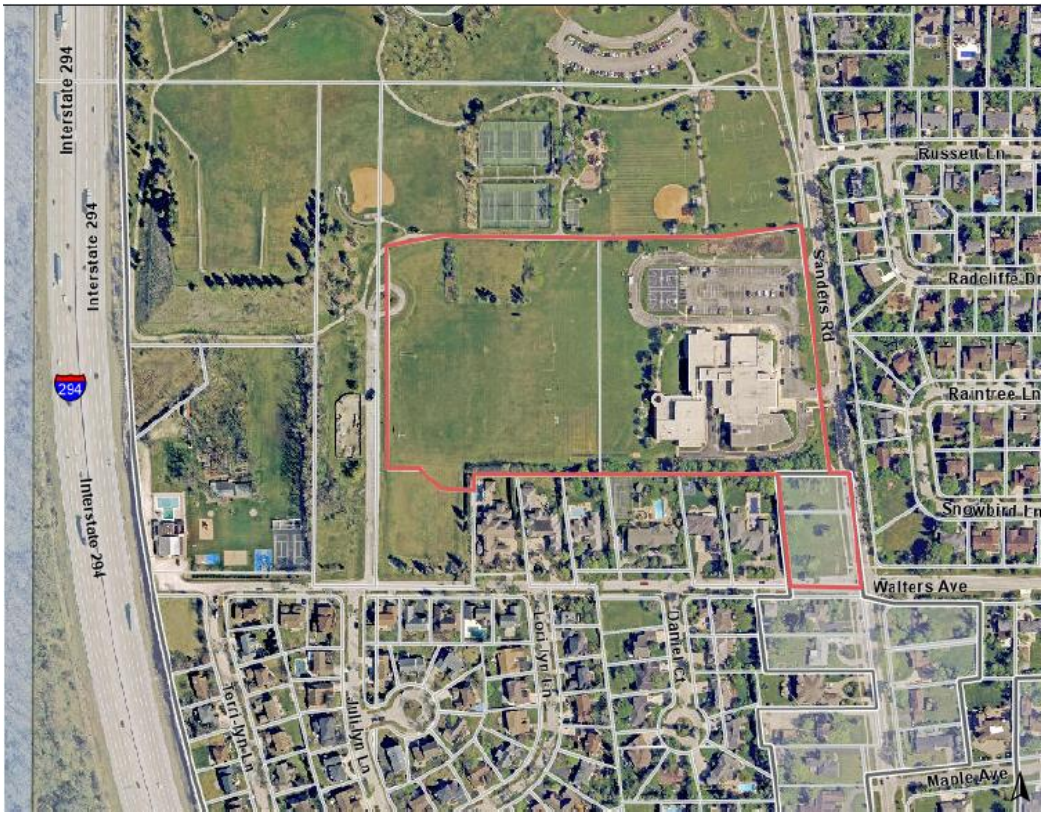
to the sidewalk on Sanders Road and the pedestrian access on the site.

- 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

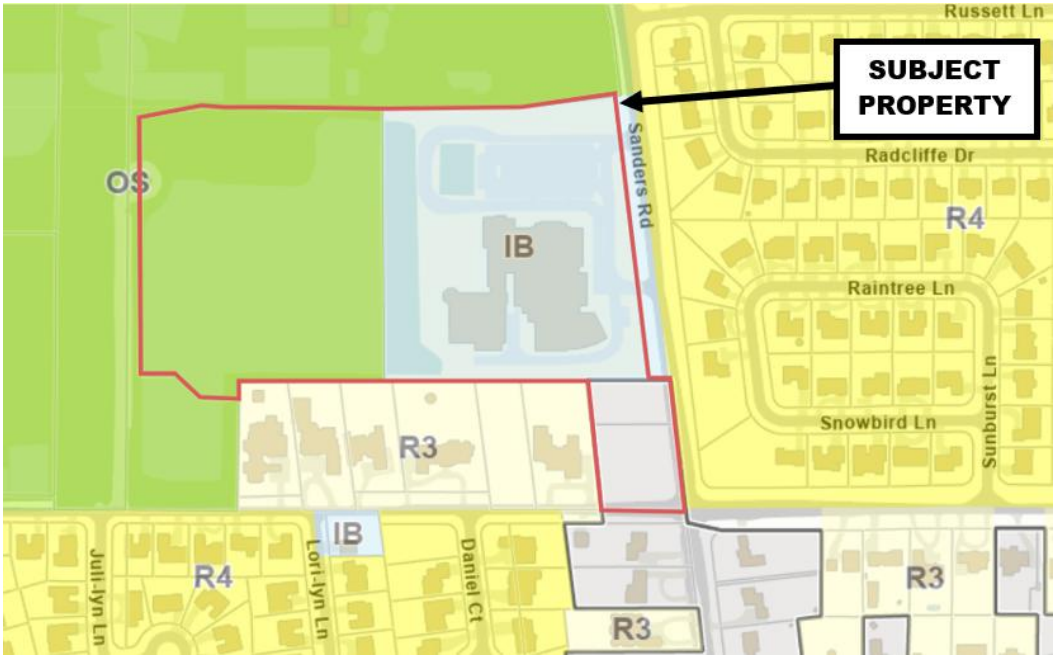
The Subject Property is identified as being:

- 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: 2026-06-23
Subject: An Ordinance Amending the Comprehensive Plan of the Village of Northbrook (1250 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
Economic Vitality. Promote Northbrook as a thriving community and economic lea der.

Background

On June 23, 2026, the Board of Trustees will review a revised request by the applicant, Northbrook School District 27, as owner of the property commonly known as 1250 Sanders Road, requesting the following zoning relief to allow an extension of the existing parking lot on the north side of the school building (Wood Oaks Jr. High School):

A. Final Plat of Subdivision of two existing parcels into two reconfigured new lots as Lot 1 and Lot 2;
B. Comprehensive Plan Amendment of subdivided lots to Institutional Facility (Lot 1), and Open Space & Outdoor Recreation (Lot 2);
C. Rezoning of Lot 1 to IB Institutional Building District, and Lot 2 to Open Space District;
D. 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.

On June 15, 2026, the applicant submitted a revised Plat of Subdivision and Site Plan, which eliminates the request to annex two single family parcels at the corner of Sanders Road and Walters Avenue. The applicant has submitted a letter (attached) stating that they do not wish to proceed with their plans for a bus circulation lane at this time. The request is limited to

extension of the existing parking lot further west as depicted on the new plans submitted on June 15, which are attached.

All the documents, including the memo to the Board submitted and presented until June 9, 2026 are attached for reference as well.

On June 23, 2026, the Board will consider the following revised approval documents on the agenda; limiting the scope of approval to the revised plans submitted on June 15, 2026. 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. Staff has determined that no further public hearing at the Plan Commission is required since the scope of requested relief is reduced in intensity.

1. A Resolution Approving a Final Plat of Subdivision;
2. An Ordinance Amending the Comprehensive Plan of the Village of Northbrook; and
3. An Ordinance Rezoning the Property at 1250 Sanders Road, and Amending the District Zoning Map.

The Applicant and staff will attend the June 23, 2026 meeting in case there are any questions.

Comprehensive Plan Ordinance - 1250 Sanders
Ordinance Exhibits A-B - 1250 Sanders
Supplemental - Applicant Revised Information 6-15-26 - 1250 Sanders
Supplemental - Public Comment prior to 6-9-26 - 1250 Sanders
Supplemental - Plat of Survey - 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)
(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 (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 two parcels of the Property into two new 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.

The entirety of the Property is currently designated as Institutional Facility, and Open Space & Outdoor Recreation 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 Article 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 June, 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

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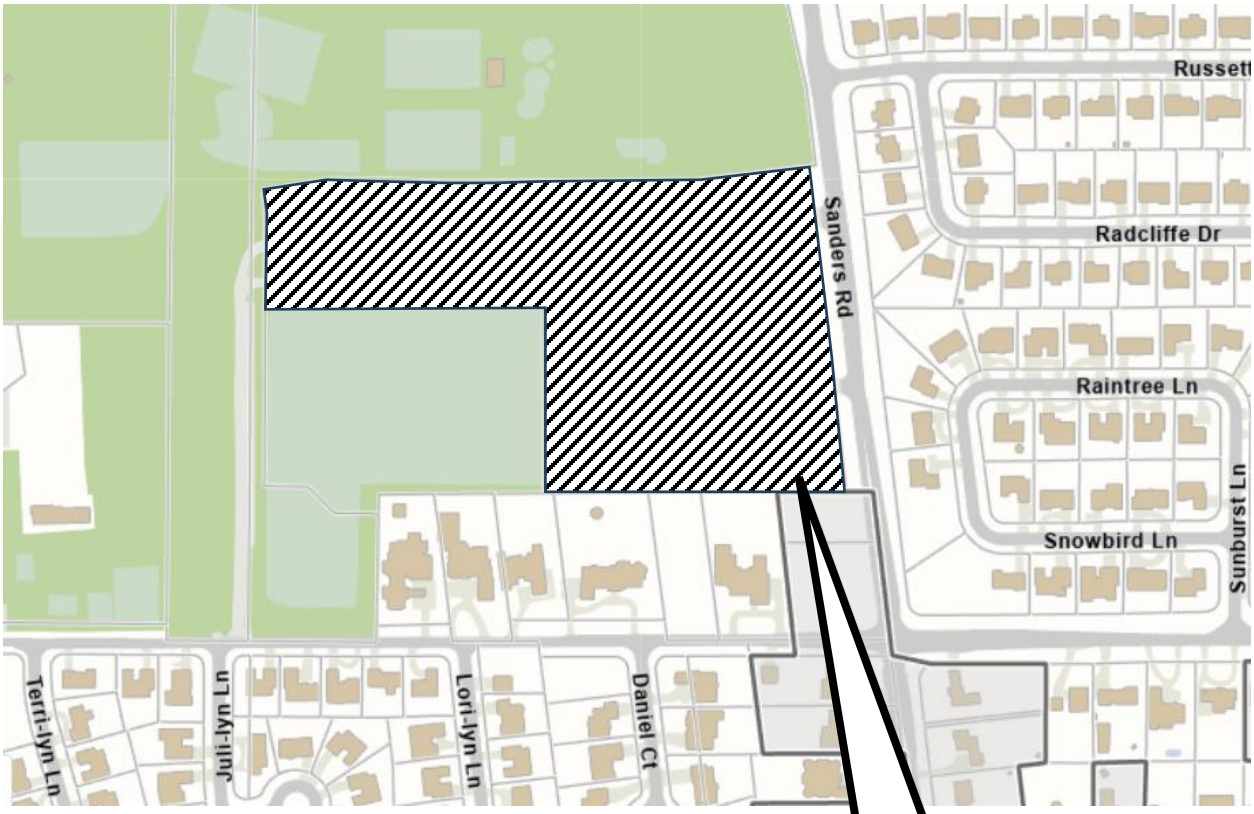
PARCEL 4: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER AFORESAID, 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF; 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.

PERMANENT INDEX NUMBER: 04-07-300-026-0000; AND 04-07-300-027-0000

Commonly known as 1250 Sanders Road, Northbrook, Illinois, 60062.

EXHIBIT B

DEPICTION OF PROPERTY



June 12, 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 Plan Change

Dear Swati,

On behalf of Northbrook School District 27 and Wood Oaks Junior High School, we are submitting a revised plan for the proposed parking lot expansion project. Enclosed are the updated Overall Site Plan, Parking Lot Expansion Plan, Revised Plat of Subdivision, and corresponding Legal Descriptions reflecting these changes.

As part of the revised proposal, the District no longer intends to construct a new bus loop as part of this project. The proposed improvements are now limited to the parking lot expansion and associated site improvements. The project will continue to meet applicable landscape requirements, including the required landscape buffers. An updated landscape plan will be provided for Village review as well as a full detailed engineering plan set as part of the permit process.

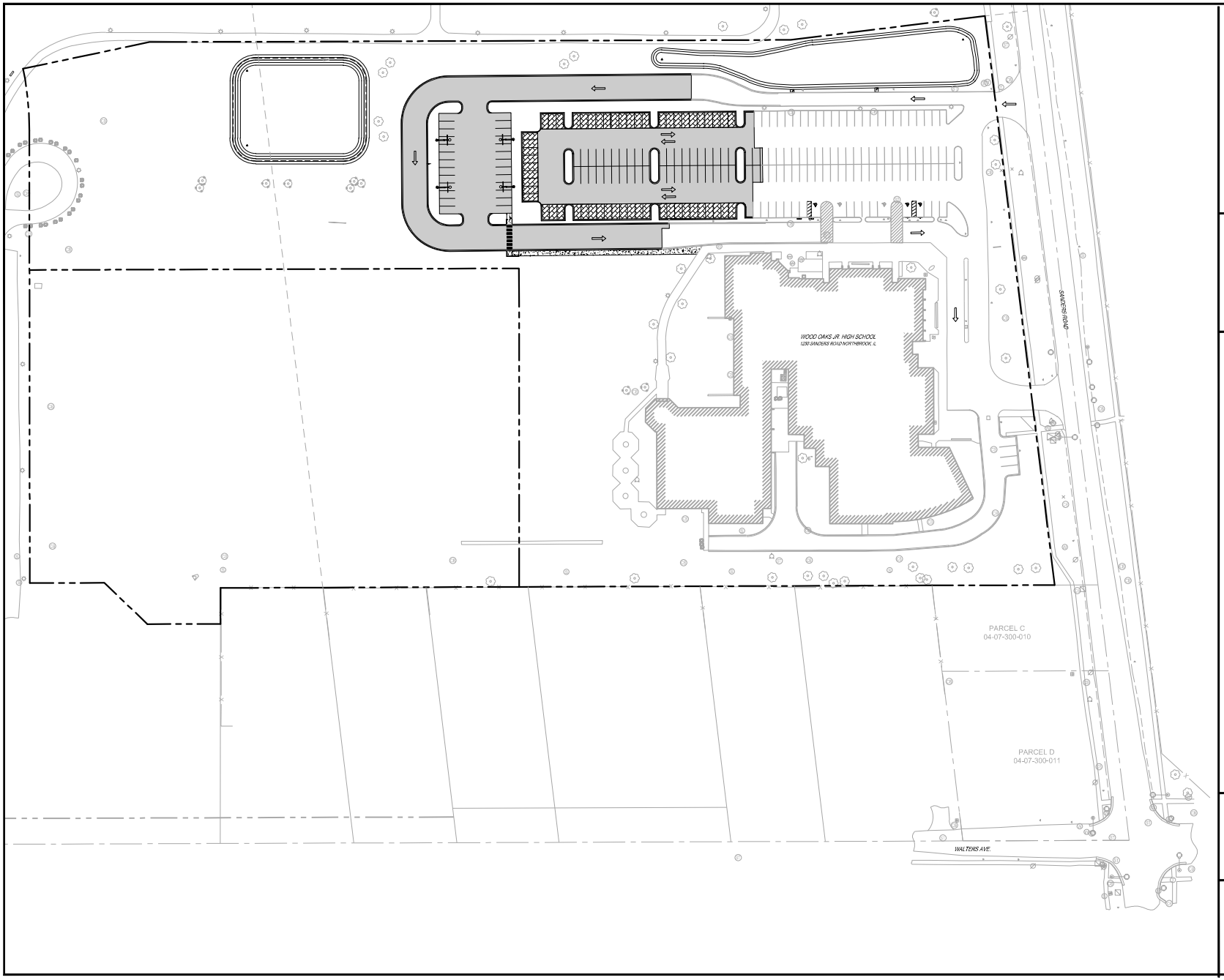
In addition, the District is no longer requesting annexation or rezoning of the properties located at 1370 and 1390 Sanders Road. Accordingly, we respectfully request that the application for annexation and rezoning of 1370 and 1390 Sanders Road be removed from the application.

We believe these revisions address the primary concerns raised during the review process and respectfully request Village Board consideration and approval of the proposed parking lot expansion project. We appreciate the Village's continued partnership and look forward to working collaboratively through the remainder of the review process.

Should you have any questions or comments, please do not hesitate to contact me at 630.598.0007 or cwelp@cagecivil.com.

Sincerely,
CAGE ENGINEERING, INC.

Claudia Welp
Director of Operations - Illinois



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)

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

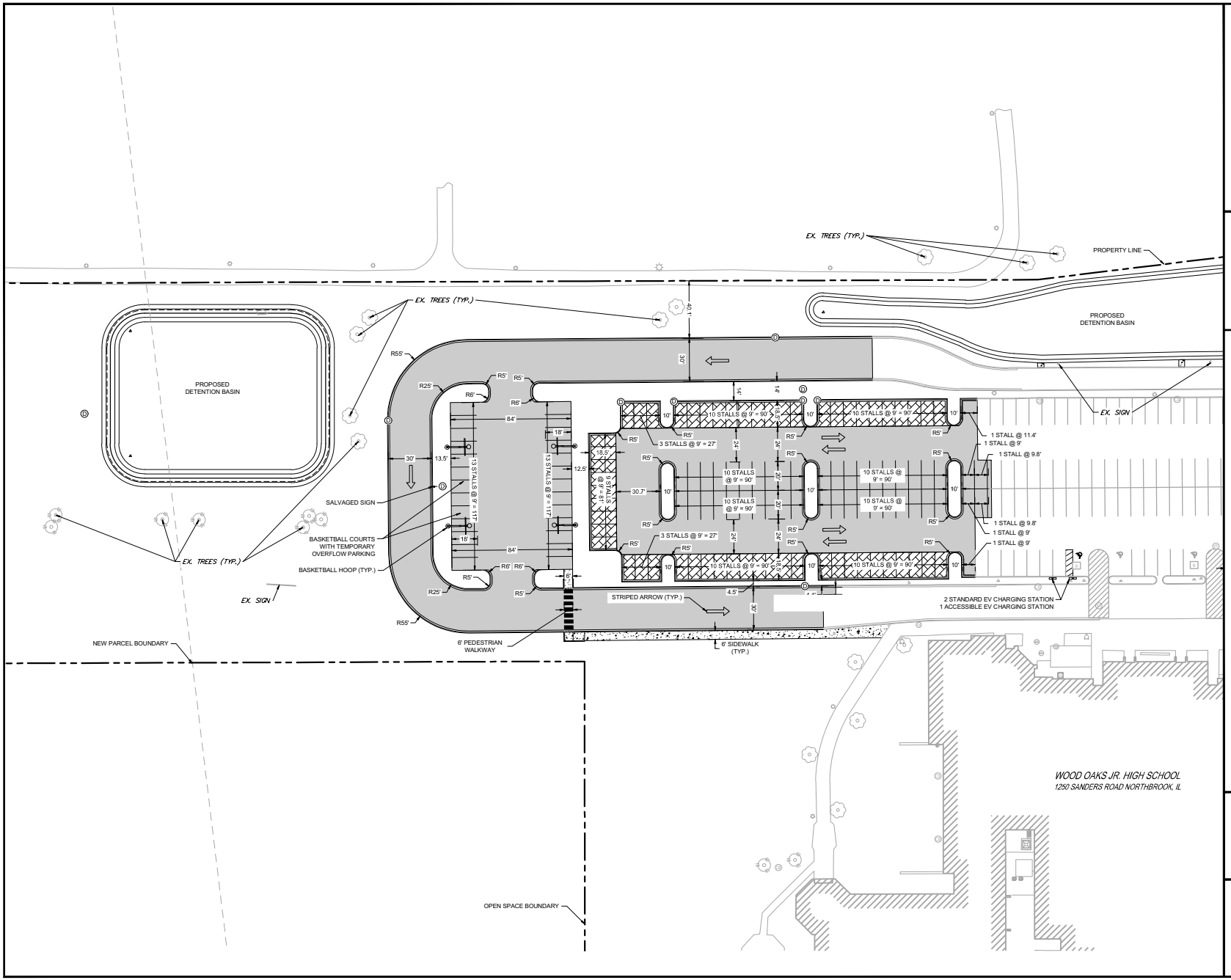
WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS

1259 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: CW / LES
DATE: 06/12/2026

SHEET TITLE
SITE LAYOUT PLAN - OVERALL

SHEET NUMBER
C2.0
6 OF 16



PAVEMENT LEGEND

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3 EV CHARGING STATIONS INCLUDED

JULIE CALL BEFORE YOU DIG 811

0 30' 60'
1" = 30' (HORIZONTAL)

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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: 06/12/2026

SHEET TITLE
SITE LAYOUT PLAN - NORTH

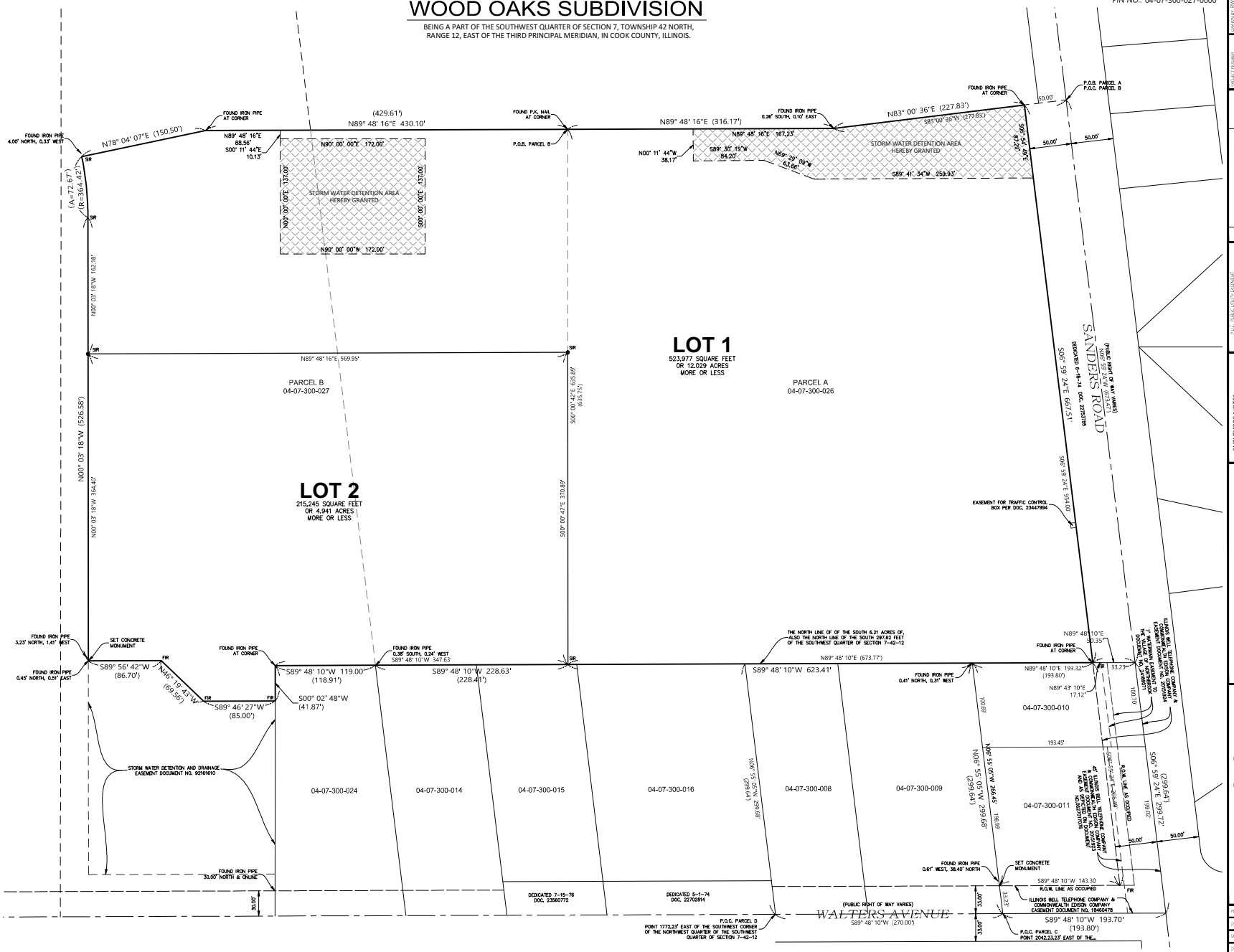
SHEET NUMBER
C2.1
7 OF 16

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



SURVEYOR'S NOTES:
1) ALL MONUMENTS SHOWN HEREON ARE EXISTING AND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
2) BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATES, ZONE EAST, NAD 83 (2011 ADJUSTMENT).
3) REFER TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS THAT MAY AFFECT YOUR PROPERTY.
4) DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF. DISTANCES ON CURVES ARE ARC DISTANCES UNLESS OTHERWISE NOTED.

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: 05/10/2026
SHEET: 1 OF 2
DRAWING NUMBER: PLAT

505

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.

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 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.

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 170148, EFFECTIVE DATE AUGUST 19, 2008, UNSHADED ZONE C (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

SURVEYOR'S NOTES:
1) ALL DISTANCES ARE MEASURED AND CALCULATED UNLESS OTHERWISE NOTED.
2) BEARINGS ARE BASED ON ASSUMED BEARINGS.
3) REFER TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES FOR ADDITIONAL RESTRICTIONS NOT SHOWN HEREON.
4) COMPARE ALL POINTS BEFORE BUILDING, AND REPORT ANY DIFFERENCES IMMEDIATELY.
5) DIMENSIONS SHOWN ALONG CURVED BOUNDARIES ARE RECORDED.
6) DIMENSIONS ABBREVIATED AS: (R) = RECORDED, (M) = MEASURED

REV'S	DATE	DESCRIPTION
0	12/12/2025	ORIGINAL
1	01/15/2026	ADDED ROCHELLE ADDRESS
2	01/16/2026	ADDED ROCHELLE ADDRESS
3	01/19/2026	ADDED ROCHELLE ADDRESS
4	01/20/2026	ADDED ROCHELLE ADDRESS
5	01/21/2026	ADDED ROCHELLE ADDRESS
6	01/22/2026	ADDED ROCHELLE ADDRESS
7	01/23/2026	ADDED ROCHELLE ADDRESS
8	01/26/2026	ADDED ROCHELLE ADDRESS
9	01/27/2026	ADDED ROCHELLE ADDRESS
10	01/28/2026	ADDED ROCHELLE ADDRESS
11	01/29/2026	ADDED ROCHELLE ADDRESS
12	01/30/2026	ADDED ROCHELLE ADDRESS
13	02/02/2026	ADDED ROCHELLE ADDRESS
14	02/03/2026	ADDED ROCHELLE ADDRESS
15	02/04/2026	ADDED ROCHELLE ADDRESS
16	02/05/2026	ADDED ROCHELLE ADDRESS
17	02/06/2026	ADDED ROCHELLE ADDRESS
18	02/09/2026	ADDED ROCHELLE ADDRESS
19	02/10/2026	ADDED ROCHELLE ADDRESS
20	02/11/2026	ADDED ROCHELLE ADDRESS
21	02/12/2026	ADDED ROCHELLE ADDRESS
22	02/13/2026	ADDED ROCHELLE ADDRESS
23	02/16/2026	ADDED ROCHELLE ADDRESS
24	02/17/2026	ADDED ROCHELLE ADDRESS
25	02/18/2026	ADDED ROCHELLE ADDRESS
26	02/19/2026	ADDED ROCHELLE ADDRESS
27	02/20/2026	ADDED ROCHELLE ADDRESS
28	02/23/2026	ADDED ROCHELLE ADDRESS
29	02/24/2026	ADDED ROCHELLE ADDRESS
30	02/25/2026	ADDED ROCHELLE ADDRESS
31	02/26/2026	ADDED ROCHELLE ADDRESS
32	02/27/2026	ADDED ROCHELLE ADDRESS
33	03/02/2026	ADDED ROCHELLE ADDRESS
34	03/03/2026	ADDED ROCHELLE ADDRESS
35	03/04/2026	ADDED ROCHELLE ADDRESS
36	03/05/2026	ADDED ROCHELLE ADDRESS
37	03/06/2026	ADDED ROCHELLE ADDRESS
38	03/09/2026	ADDED ROCHELLE ADDRESS
39	03/10/2026	ADDED ROCHELLE ADDRESS
40	03/11/2026	ADDED ROCHELLE ADDRESS
41	03/12/2026	ADDED ROCHELLE ADDRESS
42	03/13/2026	ADDED ROCHELLE ADDRESS
43	03/16/2026	ADDED ROCHELLE ADDRESS
44	03/17/2026	ADDED ROCHELLE ADDRESS
45	03/18/2026	ADDED ROCHELLE ADDRESS
46	03/19/2026	ADDED ROCHELLE ADDRESS
47	03/20/2026	ADDED ROCHELLE ADDRESS
48	03/23/2026	ADDED ROCHELLE ADDRESS
49	03/24/2026	ADDED ROCHELLE ADDRESS
50	03/

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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.

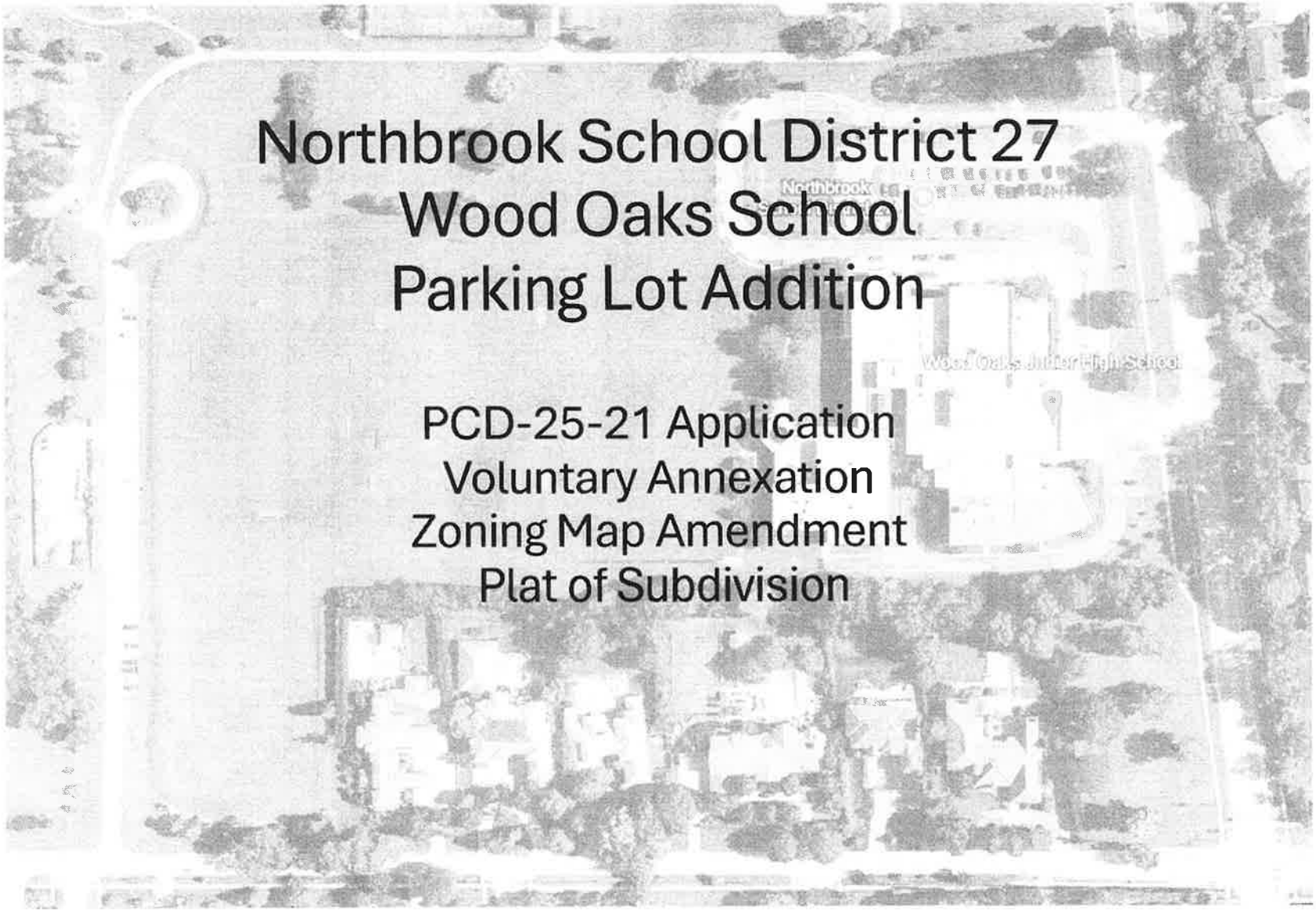
It would make sense to know who owns the driveway going north of Walters behind the school.

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

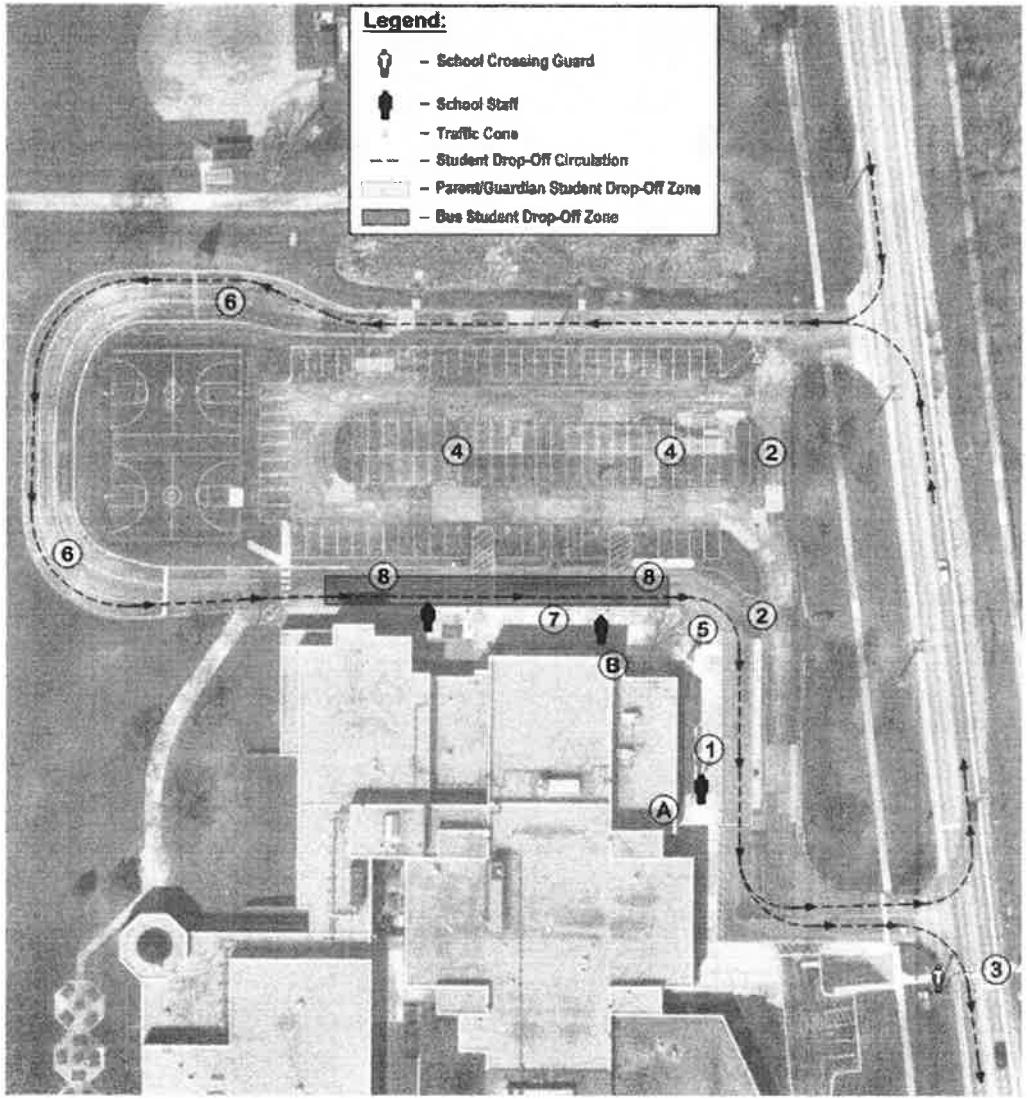

Northbrook School District 27
Wood Oaks School
Parking Lot Addition
PCD-25-21 Application
Voluntary Annexation
Zoning Map Amendment
Plat of Subdivision

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

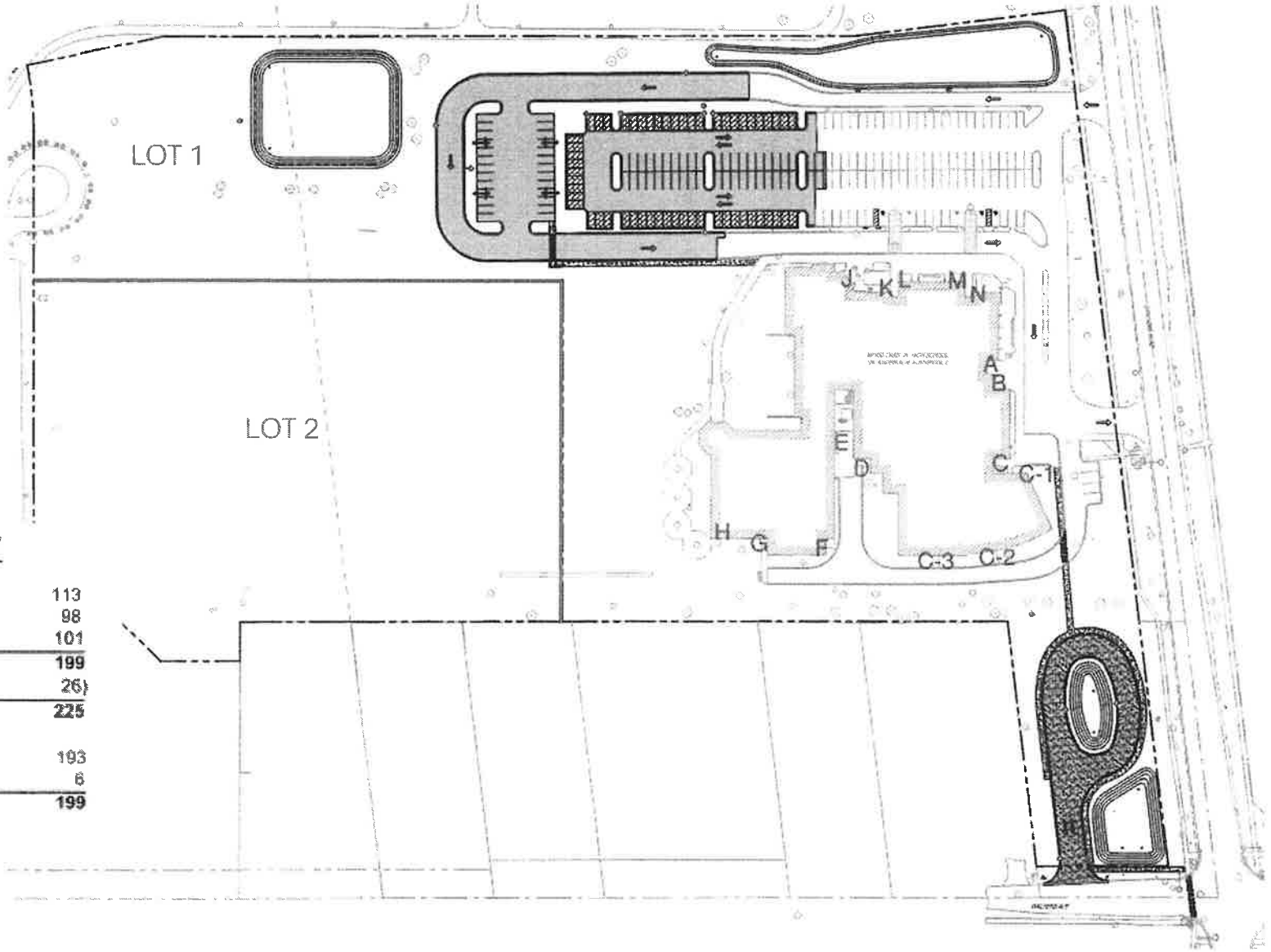
C
- 90+ daily staff members + visitors

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



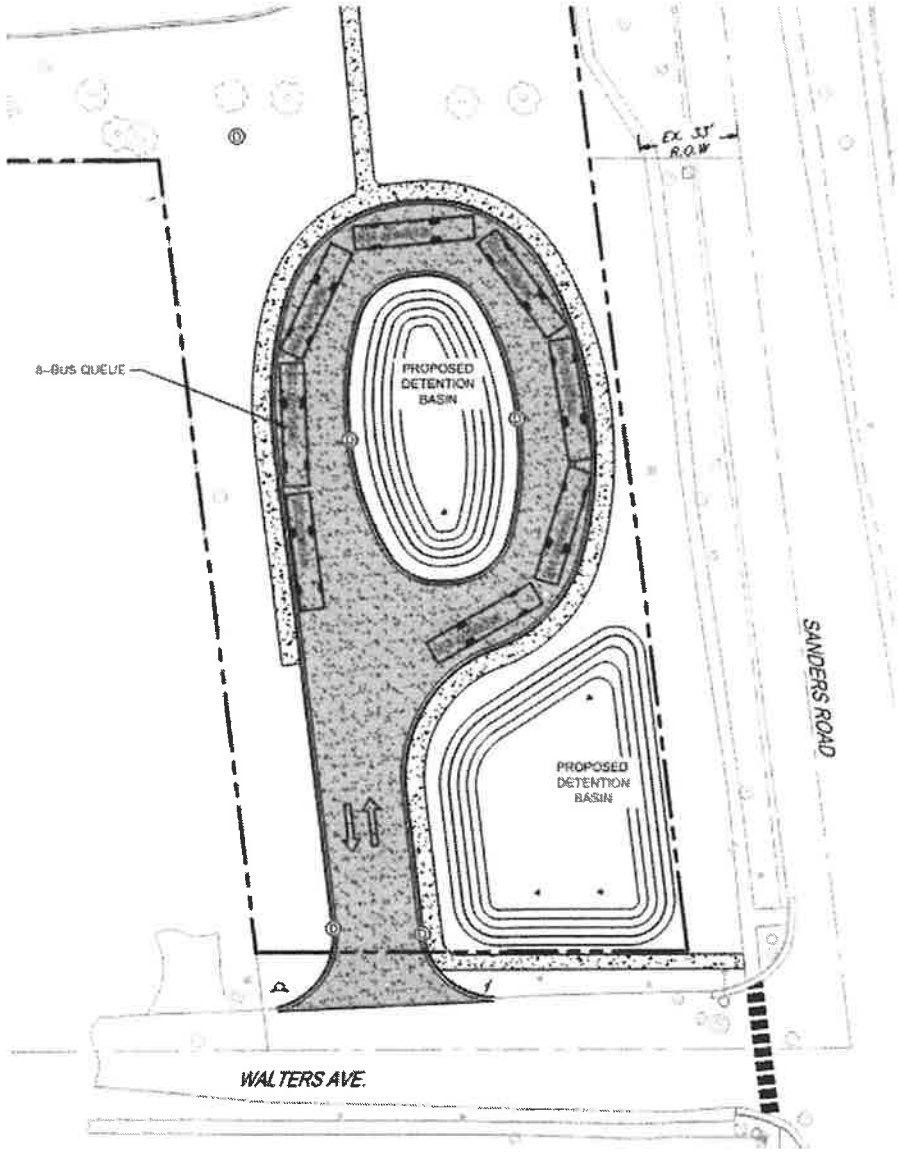
PARKING SUMMARY

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

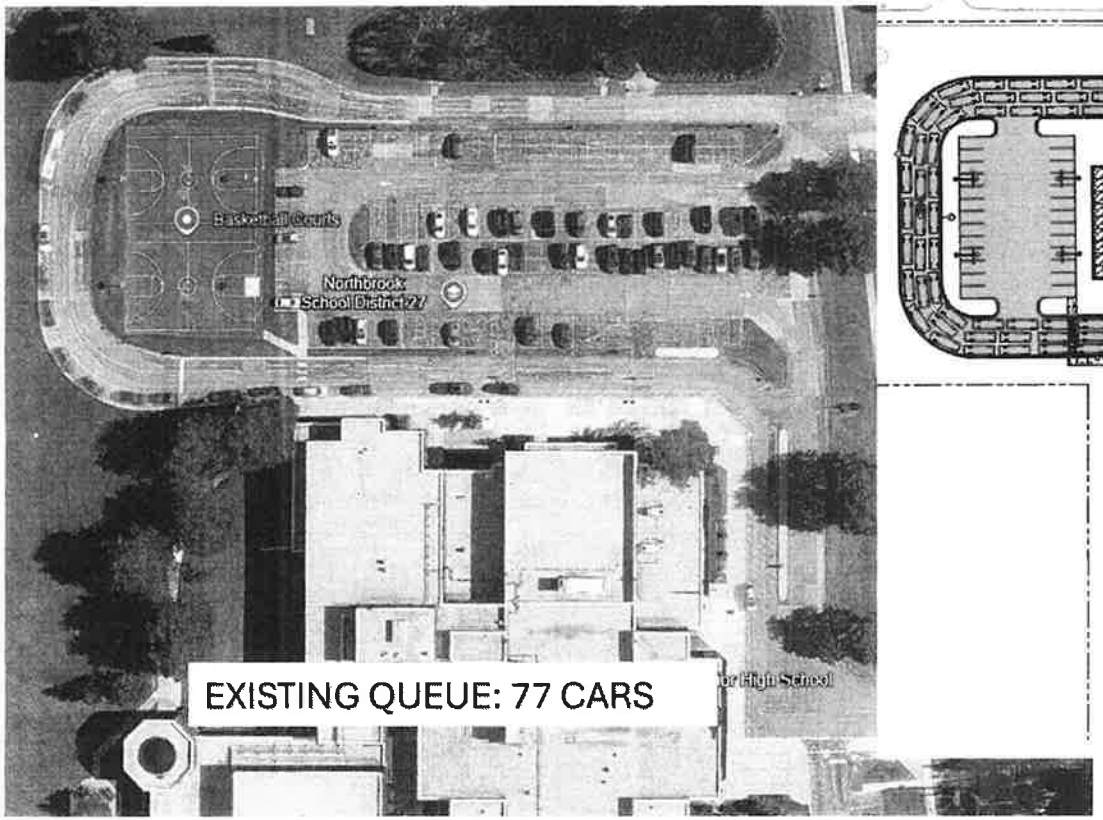
#4

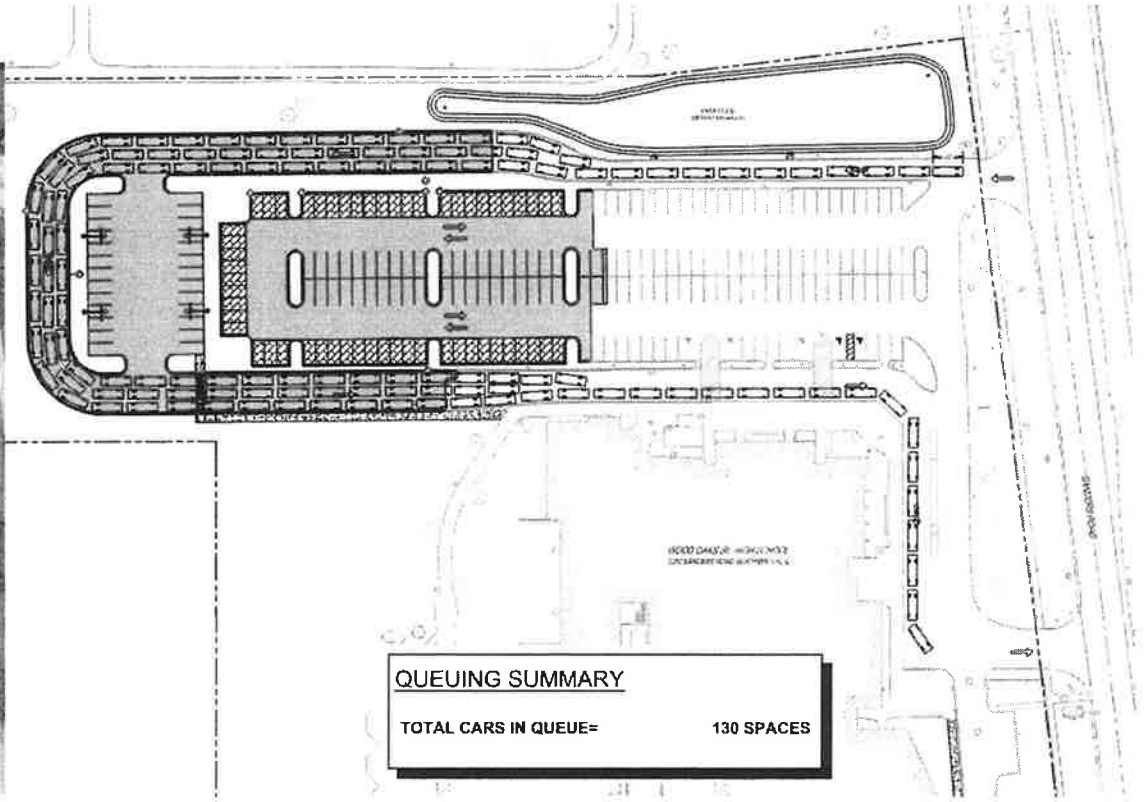
Bus Loop


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.

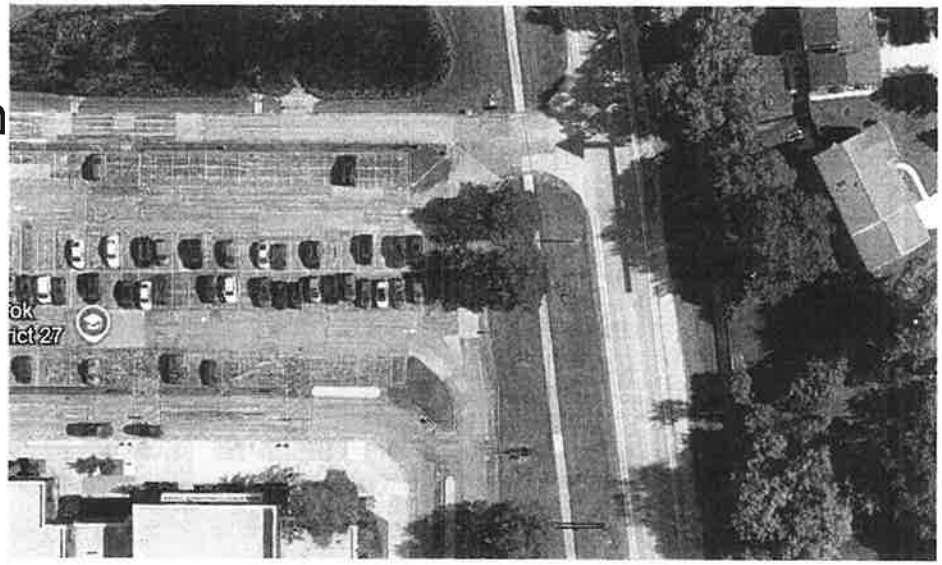
- Signage would be provided at bus loop to ensure when busses exit, they do not block any westbound drives on Walters Ave.
- Approximately 2-3 busses can be queued at the signal between the loop and Sanders Road.

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, 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 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 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 297.62 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 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 13526275 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 TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, THENCE WEST OF A LINE PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, 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 13526275, 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.

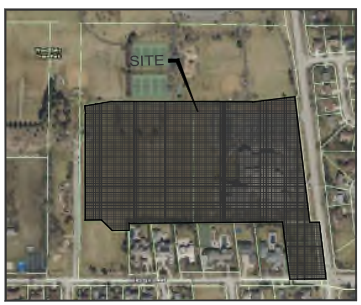
BASIS OF BEARINGS
BEARINGS SHOWN HEREON (N 42°E) ON ILLINOIS STATE PLANE COORDINATES (ONE UNIT = 1.0)

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 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 MAILBOX
EXISTING WATER MANHOLE
EXISTING WATER VALVE
EXISTING WATER VALVE & VAULT
EXISTING BUILDING (LOW RISE) (BRICK)
EXISTING CONCRETE BLOCK (NON-LOAD BEARING)
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 CONCRETE CURBS
EXISTING CONCRETE SWALE
EXISTING CONTOUR MAJOR (1.00)
EXISTING CONTOUR MINOR (1.00)
EXISTING BUILDING
EXISTING CONCRETE PAVEMENT
EXISTING ASPHALT PAVEMENT

SURVEYOR'S NOTES:
A. ACCORDING TO FLOOD INSURANCE RATE MAP NO. 17031C0091J, EFFECTIVE DATE OF AUGUST 19, 2008, IT APPEARS THAT THE PROPERTY SHOWN HEREON WOULD LINE IN "ZONE X" AREA OF MINIMAL FLOOD HAZARD.
B. THE FIELD WORK WAS COMPLETED ON DECEMBER 12, 2025.
C. THE BASIS OF BEARINGS IS ILLINOIS STATE PLANE COORDINATES (ONE UNIT = 1.0) AS DETERMINED BY GPS OBSERVATIONS.
D. THE DISTANCES SHOWN ARE MEASURED UNLESS OTHERWISE NOTED.
E. THE PROPERTY SHOWN HEREON IS THE SAME AS DESCRIBED IN THE LEGAL DESCRIPTION.
F. THE PROPERTY SHOWN HEREON HAS ACCESS TO SANDERS ROAD, EDWARD R. HYDE ROAD AND WALTERS AVENUE, ALL DULY DEDICATED PUBLIC WAYS.
G. THE PROPERTY SHOWN HEREON CONTAINS 796,813 SQUARE FEET OR 18.292 ACRES, MORE OR LESS.
H. THERE ARE NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THE PROPERTY.
I. THERE ARE NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
J. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES HAVE BEEN DISCOVERED.
K. THERE ARE NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
L. THERE ARE NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
M. THERE ARE NO WETLAND MARKERS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

UTILITY STATEMENT
THE UNDERSIGNED REPRESENTS THAT THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD INFORMATION AND AVAILABLE DRAWINGS. THE UNDERSIGNED DOES NOT GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE UNDERSIGNED FURTHER DOES NOT WARRANT THAT THE LOCATIONS SHOWN ARE NECESSARILY THE EXACT LOCATIONS IN THE FIELD. BEFORE ANY EXCAVATION IS BEGUN, THE UNDERSIGNED REQUIRES THAT THE APPROPRIATE UTILITY COMPANIES BE CONTACTED FOR EXACT FIELD LOCATIONS. ALL UTILITIES ARE SUBJECT TO FIELD VERIFICATION AND ADJUSTMENT BY UTILITY COMPANIES.

Know what's below. Call before you dig. 1-(800) 6400-(811) DIG NO HOURS (NOTICE 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 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 17031C0091J 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	ALTA	12/16/25

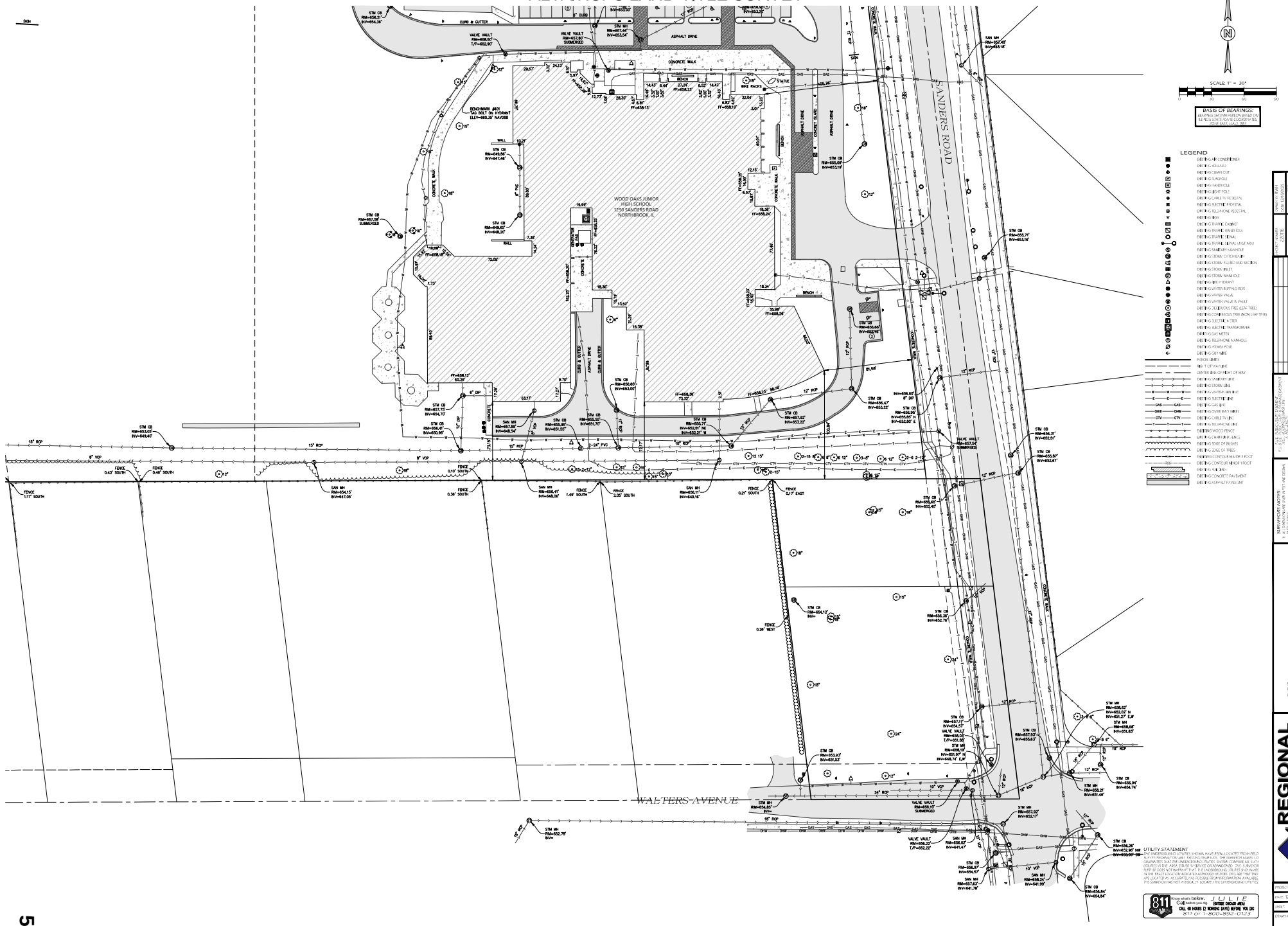
DRAWN BY: JAMES
DATE: 12/16/25
SCALE: 1" = 50'
DESIGNED BY: RPD
CHECKED BY: RPD
DATE: 12/16/25

SURVEYOR:
REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 586-0007

PROJECT NUMBER: 220178
DATE: 12/16/2025
SHEET: 1 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. (811 OR 1-800-892-0123) FOR FIELD LOCATION OF UTILITIES.
3. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.
4. ALL DISTANCES ARE MEASURED TO THE NEAREST 0.01 FOOT.
5. ALL BEARINGS ARE BASED ON ILLINOIS STATE PLANE COORDINATES, NAD 83(2011) U.S. SURVEY FEET.
6. ALL ANGULAR MEASUREMENTS ARE TO BE TURNED TO THE NEAREST 1 SECOND.
7. ALL DIMENSIONS ARE MEASURED UNLESS OTHERWISE NOTED.
8. ALL DISTANCES ARE MEASURED TO THE NEAREST 0.01 FOOT.
9. ALL BEARINGS ARE BASED ON ILLINOIS STATE PLANE COORDINATES, NAD 83(2011) U.S. SURVEY FEET.
10. ALL ANGULAR MEASUREMENTS ARE TO BE TURNED TO THE NEAREST 1 SECOND.

CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 586-0007

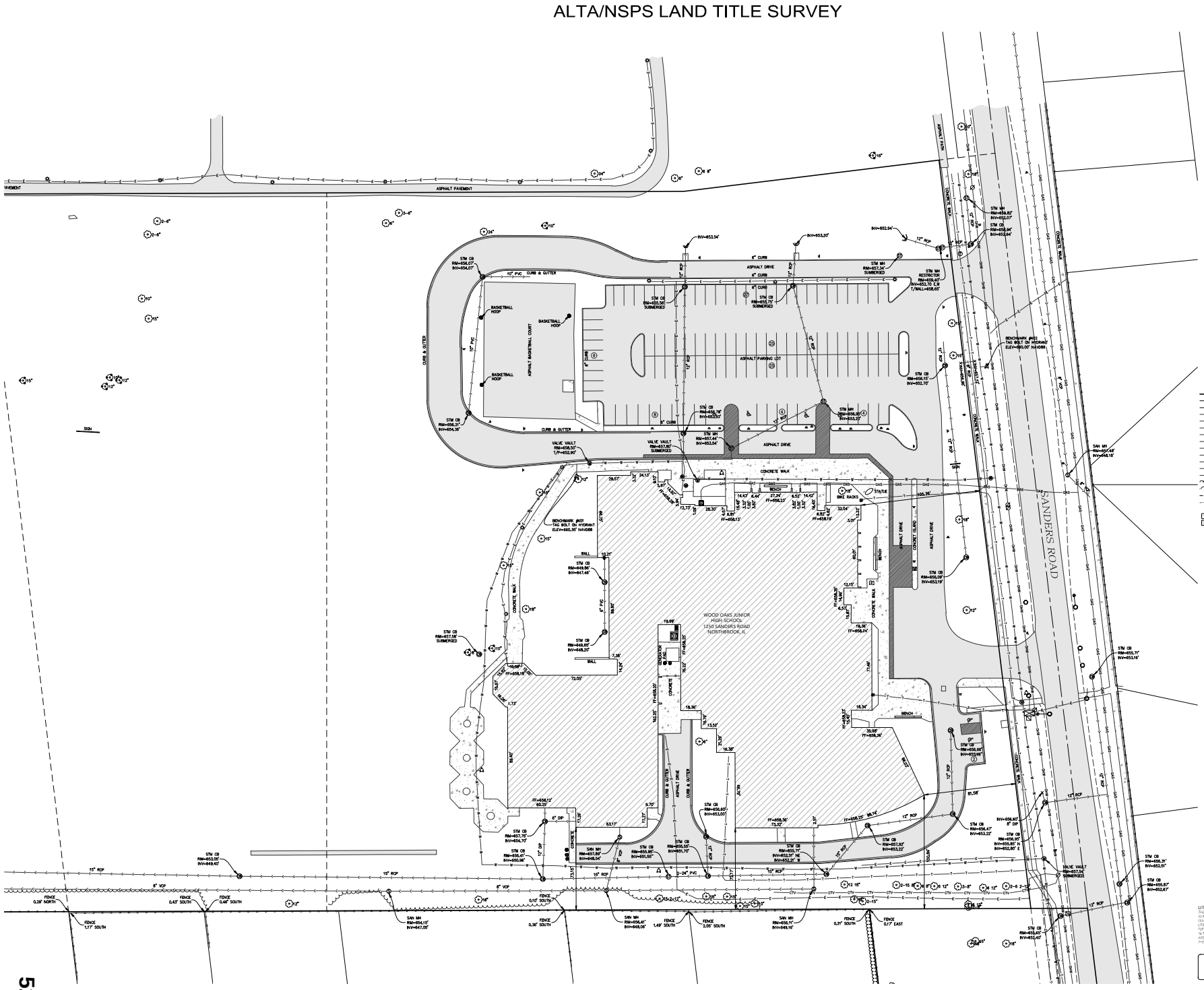
REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

NO.	DESCRIPTION	DATE
1	ADDED TOPO	12/16/25
2		
3		
4		
5		

DRAWN BY: RSH
CHECKED BY: MTD
SCALE: 1" = 30'
DRAWING NO.: 220116
ALTA/NSPS LAND TITLE SURVEY
150 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 LOT LINES SHOULD BE ESTABLISHED BY A SURVEYOR.
3. ONLY VISIBLE UTILITIES ARE SHOWN.
4. NO EASEMENTS, RESTRICTIONS, BUILDING LINES OR OTHER AGREEMENTS ARE SHOWN UNLESS SPECIFICALLY REQUESTED BY CLIENT.
5. UNDERGROUND UTILITIES SHOWN ARE FROM FIELD LOCATIONS AND/OR PLANS PROVIDED BY OTHERS. CONTACT J.U.L.I.E. AT 811 OR 1-800-892-0123 FOR FIELD LOCATIONS.
6. ONLY THOSE RECORDED EASEMENTS AND AGREEMENTS PROVIDED TO THE SURVEYOR BY THE CLIENT OR CLIENT'S REPRESENTATIVE ARE SHOWN.
7. THE SURVEYOR HAS NOT ABSTRACTED THE TITLE FOR EASEMENTS OR OTHER ENCUMBRANCES WHICH MAY AFFECT THE USE OF THIS PROPERTY.
8. THE SURVEYOR HAS NOT PERFORMED ANY ENVIRONMENTAL INVESTIGATION OR SURVEY OF THIS PROPERTY.
9. THE SURVEYOR HAS NOT PERFORMED ANY INVESTIGATION TO DETERMINE THE EXISTENCE OF WETLANDS ON THIS PROPERTY.
10. THE SURVEYOR HAS NOT PERFORMED ANY INVESTIGATION TO DETERMINE THE EXISTENCE OF UNDERGROUND STORAGE TANKS ON THIS PROPERTY.

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 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

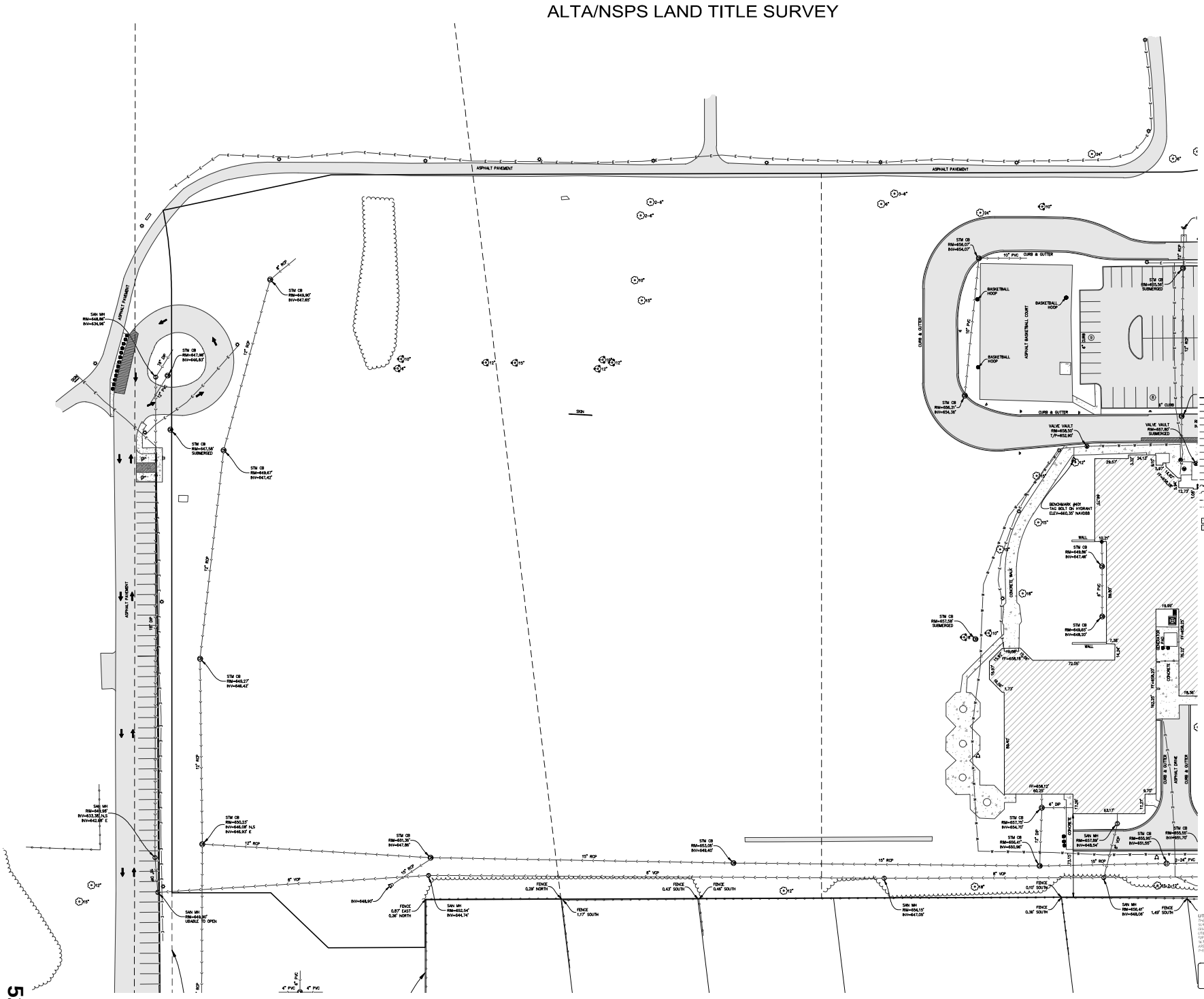
REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

PROJECT NUMBER: 220116
DATE: 12/16/2025
SHEET: 3 OF 5
DRAWING NUMBER: ALTA

NO.	DESCRIPTION	DATE
1	ADDED TITLE COMMITMENT	10/30/25
2	ADDED TOPO	12/16/25

DRAWN BY: RSH
CERT. NO.: 035-006285
CHECKED BY: BPD
CERT. NO.: 035-006285
SCALE: 1" = 30'
DRAWING NO.: 220116-ALTA
PROJECT NO.: 220116
DATE: 12/16/2025
CLIENT: CAGE CIVIL ENGINEERING
ADDRESS: 1250 SANDERS ROAD NORTHBROOK, IL 60062

ALTA/NSPS LAND TITLE SURVEY

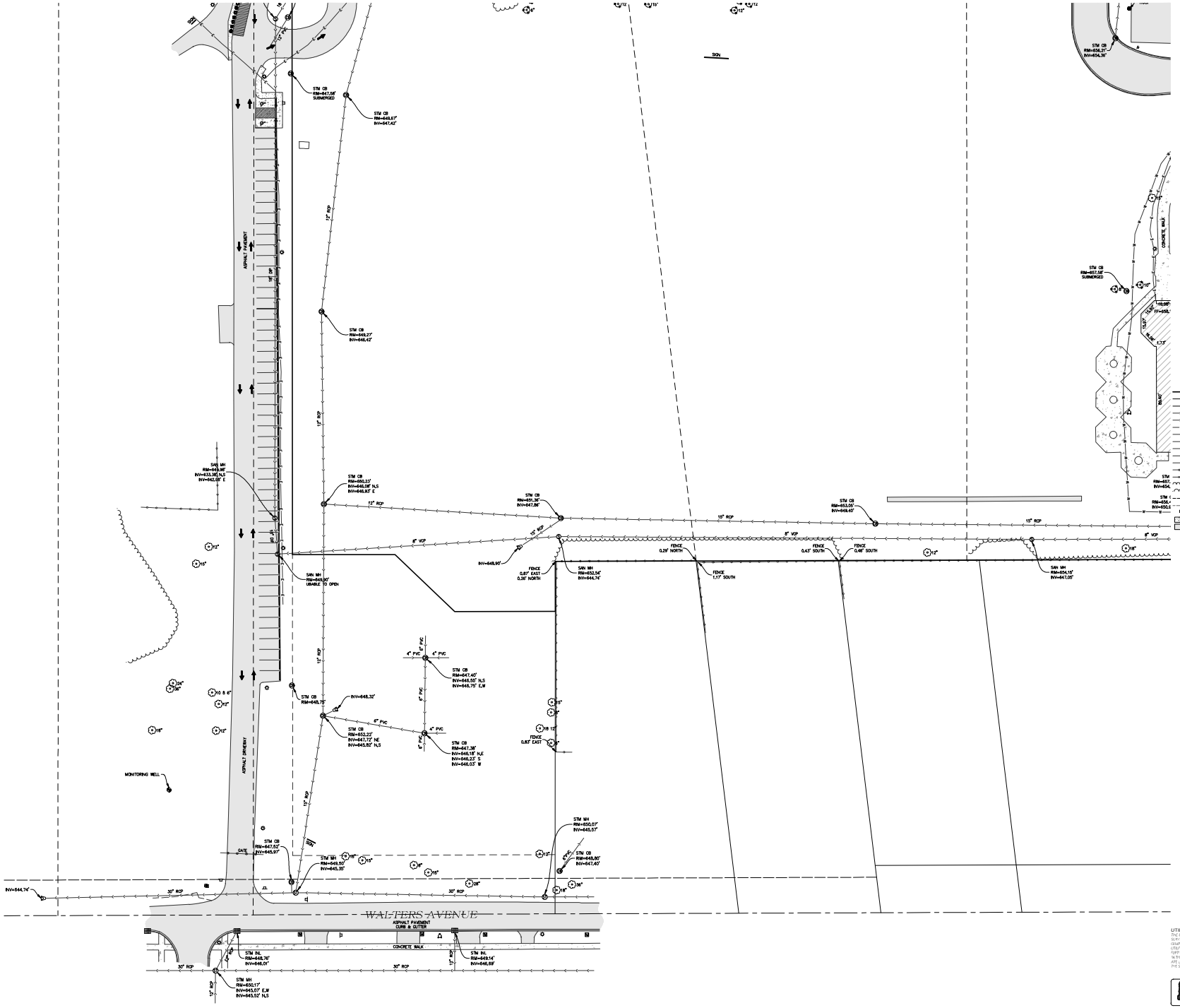


CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 388-0007

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

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 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

SURVEYOR'S NOTES:
1. SURVEYOR'S REPORT DATED DECEMBER 2025 ARE REQUIRED TO BE READ IN CONJUNCTION WITH THIS PLAT.
2. BEFORE STARTING ANY CONSTRUCTION LOT STAKES SHOULD BE CHECKED BY A REGISTERED LAND SURVEYOR.
3. ALL DISTANCES ARE MEASURED AND RECORDED DISTANCES UNLESS OTHERWISE NOTED.
4. ALL BEARINGS ARE BASED ON ILLINOIS STATE PLANE COORDINATES.
5. ONLY THOSE EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS OF RECORD SHOWN ON THE ATTACHED TITLE COMMITMENT ARE SHOWN ON THIS PLAT.
6. UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD LOCATIONS OF VISIBLE APPURTENANCES AND ARE APPROXIMATE ONLY. 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.
7. ALL CALCULATED CORNERS ARE SET 1/2" REBAR WITH CAP STAMPED "REGIONAL LAND SERVICES" UNLESS OTHERWISE NOTED.
8. ALL MONUMENTS FOUND OR SET ARE FLUSH WITH THE GROUND UNLESS OTHERWISE NOTED.
9. ONLY THOSE EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS OF RECORD SHOWN ON THE ATTACHED TITLE COMMITMENT ARE SHOWN ON THIS PLAT.

NO.	DESCRIPTION	DATE
1	REVISED PER CLIENT COMMENTS	12/16/25

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: 5 OF 5
DRAWING NUMBER: ALTA

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Development & Planning Services Amy McEwan
Date: 2026-06-23
Subject: An Ordinance Rezoning the Property at 1250 Sanders Road and Amending the District Zoning Map (1250 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
Economic Vitality. Promote Northbrook as a thriving community and economic leader.

Background

On June 23, 2026, the Board of Trustees will review a revised request by the applicant, Northbrook School District 27, as owner of the property commonly known as 1250 Sanders Road, requesting the following zoning relief to allow an extension of the existing parking lot on the north side of the school building (Wood Oaks Jr. High School):

A. Final Plat of Subdivision of two existing parcels into two reconfigured new lots as Lot 1 and Lot 2;
B. Comprehensive Plan Amendment of subdivided lots to Institutional Facility (Lot 1), and Open Space & Outdoor Recreation (Lot 2);
C. Rezoning of Lot 1 to IB Institutional Building District, and Lot 2 to Open Space District;
D. 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.

On June 15, 2026, the applicant submitted a revised Plat of Subdivision and Site Plan, which eliminates the request to annex two single family parcels at the corner of Sanders Road and Walters Avenue. The applicant has submitted a letter (attached) stating that they do not wish to proceed with their plans for a bus circulation lane at this time. The request is limited to

extension of the existing parking lot further west as depicted on the new plans submitted on June 15, which are attached.

All the documents, including the memo to the Board submitted and presented until June 9, 2026 are attached for reference as well.

On June 23, 2026, the Board will consider the following revised approval documents on the agenda; limiting the scope of approval to the revised plans submitted on June 15, 2026. 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. Staff has determined that no further public hearing at the Plan Commission is required since the scope of requested relief is reduced in intensity.

1. A Resolution Approving a Final Plat of Subdivision;
2. An Ordinance Amending the Comprehensive Plan of the Village of Northbrook; and
3. An Ordinance Rezoning the Property at 1250 Sanders Road, and Amending the District Zoning Map.

The Applicant and staff will attend the June 23, 2026 meeting in case there are any questions.

Rezoning Ordinance - 1250 Sanders
Ordinance Exhibits A-B - 1250 Sanders
Supplemental - Applicant Revised Information 6-15-26 - 1250 Sanders
Supplemental - Public Comment prior to 6-9-26 - 1250 Sanders
Supplemental - Plat of Survey - 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 and Amending the District Zoning Map

(1250 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 (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 two parcels of the Property into two new 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, and OS Open Space District. 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 June, 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.

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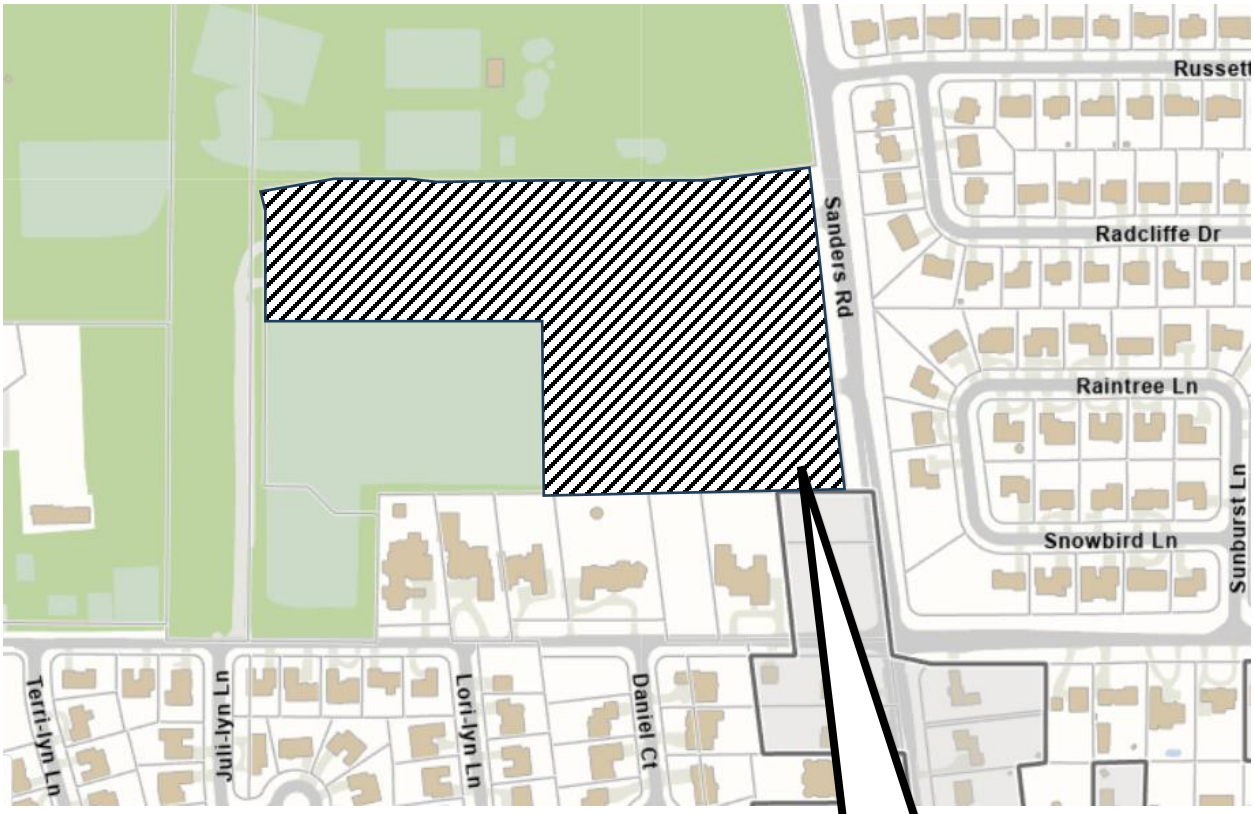
PARCEL 4: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER AFORESAID, 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF; 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.

PERMANENT INDEX NUMBER: 04-07-300-026-0000; AND 04-07-300-027-0000

Commonly known as 1250 Sanders Road, Northbrook, Illinois, 60062.

EXHIBIT B

DEPICTION OF REZONED PROPERTY



June 12, 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 Plan Change

Dear Swati,

On behalf of Northbrook School District 27 and Wood Oaks Junior High School, we are submitting a revised plan for the proposed parking lot expansion project. Enclosed are the updated Overall Site Plan, Parking Lot Expansion Plan, Revised Plat of Subdivision, and corresponding Legal Descriptions reflecting these changes.

As part of the revised proposal, the District no longer intends to construct a new bus loop as part of this project. The proposed improvements are now limited to the parking lot expansion and associated site improvements. The project will continue to meet applicable landscape requirements, including the required landscape buffers. An updated landscape plan will be provided for Village review as well as a full detailed engineering plan set as part of the permit process.

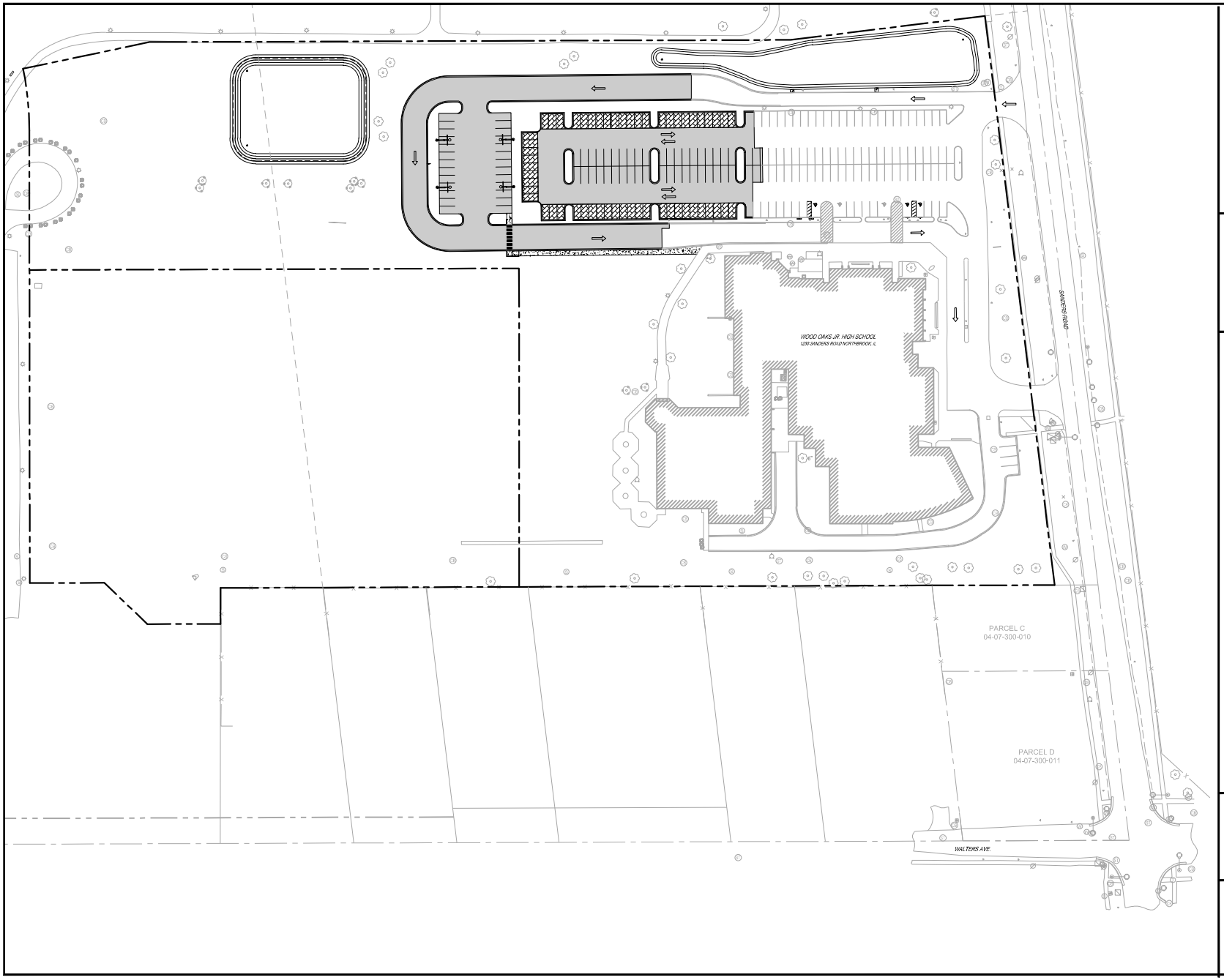
In addition, the District is no longer requesting annexation or rezoning of the properties located at 1370 and 1390 Sanders Road. Accordingly, we respectfully request that the application for annexation and rezoning of 1370 and 1390 Sanders Road be removed from the application.

We believe these revisions address the primary concerns raised during the review process and respectfully request Village Board consideration and approval of the proposed parking lot expansion project. We appreciate the Village's continued partnership and look forward to working collaboratively through the remainder of the review process.

Should you have any questions or comments, please do not hesitate to contact me at 630.598.0007 or cwelp@cagecivil.com.

Sincerely,
CAGE ENGINEERING, INC.

Claudia Welp
Director of Operations - Illinois



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)

CAGE
2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM

REVISIONS
01/21/2026 VILLAGE REVIEW
12/05/2025 VILLAGE REVIEW

NORTHBROOK SCHOOL DISTRICT 27

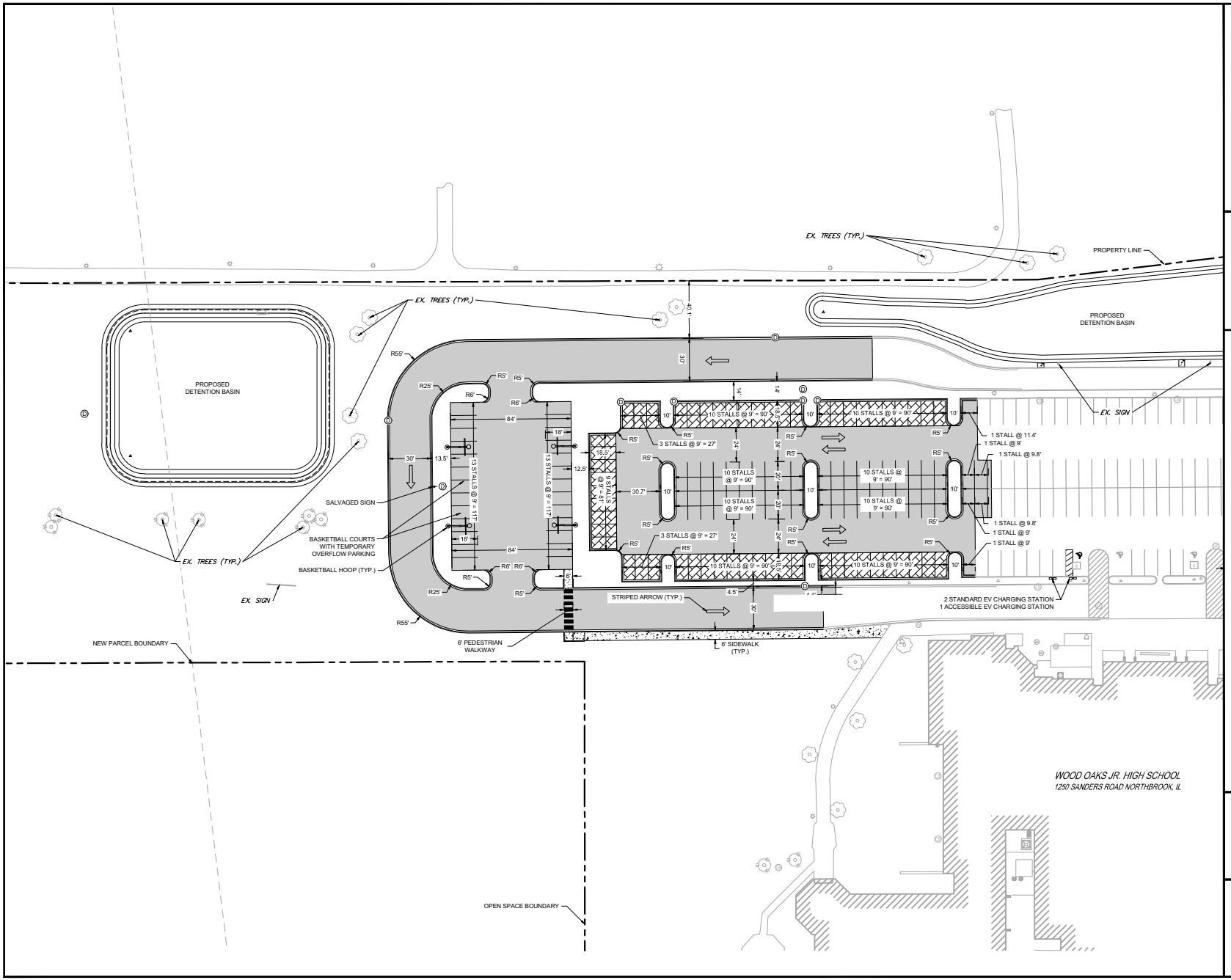
WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS

1259 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: CW / LES
DATE: 06/12/2026

SHEET TITLE
SITE LAYOUT PLAN - OVERALL

SHEET NUMBER
C2.0
6 OF 16



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3 EV CHARGING STATIONS INCLUDED

JULIE CALL BEFORE YOU DIG 811

1" = 30' (HORIZONTAL)

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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: 06/12/2026

SHEET TITLE
SITE LAYOUT PLAN - NORTH

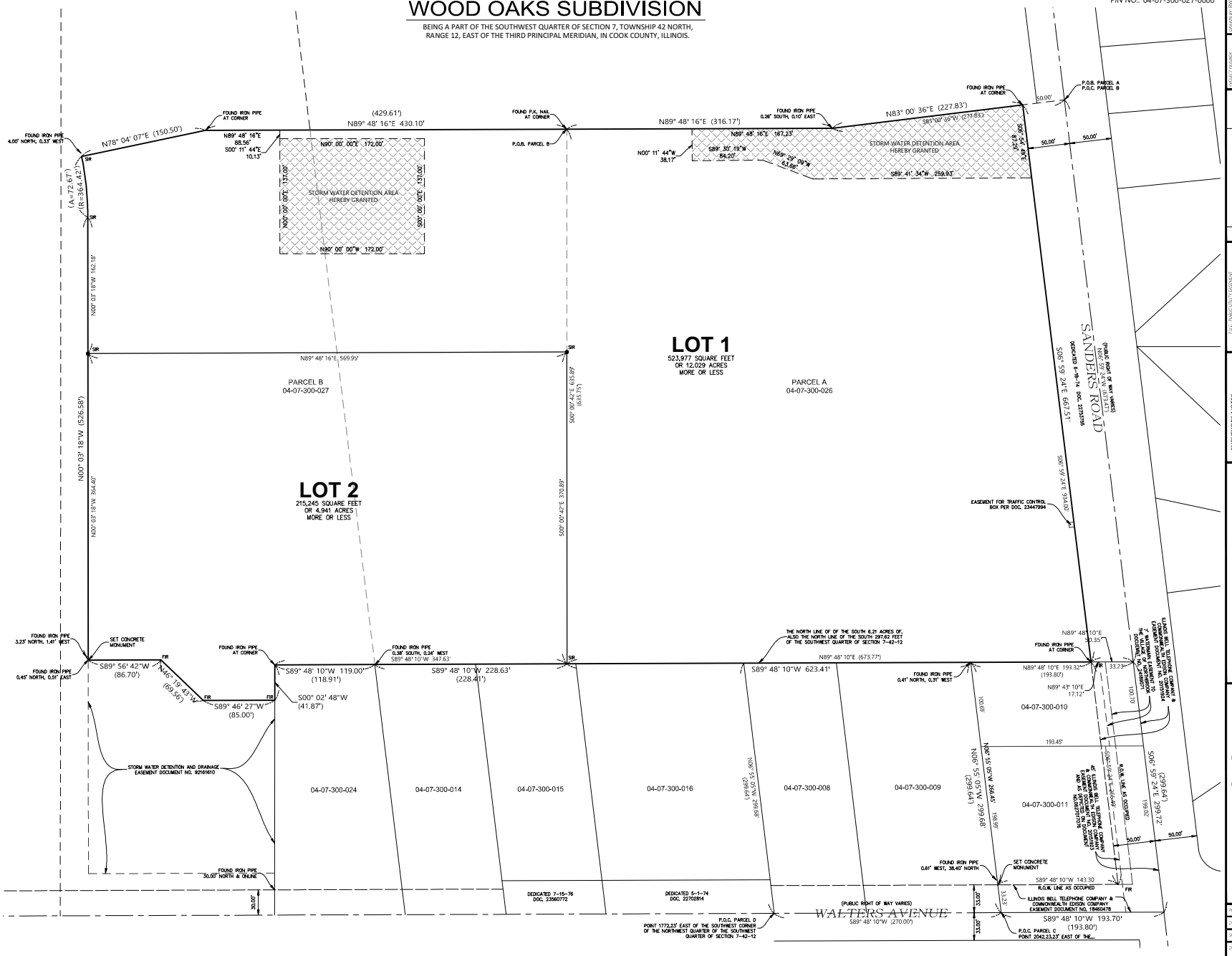
SHEET NUMBER
C2.1
7 OF 16

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



SURVEYOR'S NOTES:
1) ALL MONUMENTS SHOWN HEREON ARE EXISTING AND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
2) BEARINGS SHOWN HEREON ARE BASED ON ILLINOIS STATE PLANE COORDINATES, ZONE EAST, N.A.D. 1983.
3) REFER TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES FOR ADDITIONAL RESTRICTIONS THAT MAY AFFECT THIS PROPERTY.
4) DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF. ALL ANGULAR AND LINEAR MEASUREMENTS SHOWN HEREON ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.

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: 05/10/2026
SHEET: 1 OF 2
DRAWING NUMBER: PLAT

REV'S	DATE	DESCRIPTION
0	05/10/2026	ISSUED
1	05/15/2026	PER VILLAGE COMMENTS
2	05/19/2026	PER VILLAGE COMMENTS
3	05/20/2026	PER VILLAGE COMMENTS
4	05/21/2026	PER VILLAGE COMMENTS

DRAFTED BY: DK
CHECKED BY: MS
SURVEYED BY: MATT SCHUMACHER
FIELD BOOK: 1 PG 1
PROJECT ADDRESS:
1250 SANDERS ROAD
NORTHBROOK, IL 60062

PROJECT NUMBER: 220116
SCALE: 1" = 50'
DRAWN BY: DK
DATE: 05/10/2026

540

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 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.

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 170148, 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

SURVEYOR'S NOTES:
1) ALL DISTANCES ARE MEASURED AND CALCULATED UNLESS OTHERWISE NOTED.
2) BEARINGS ARE BASED ON ASSUMED BEARINGS WITH THE EAST LINE OF SANDERS ROAD BEING S 6°E.
3) REFER TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES FOR EASEMENTS, RESTRICTIONS AND SETBACKS NOT SHOWN HEREON.
4) COMPARE ALL POINTS BEFORE BUILDING, AND ADJOIN BEFORE ANY DIMENSIONS OR CONSTRUCTION ARE MADE. NOTIFY SURVEYOR IMMEDIATELY OF ANY DISCREPANCIES. DO NOT SCALE DIMENSIONS.
5) ABBREVIATIONS AND SYMBOLS USED ARE DEFINED BY THE LATEST EDITION OF THE ILLINOIS PLAT ACT STATUTES.
6) THE TERMINOLOGY USED IN THIS SURVEY REPRESENTS THE CLIENT'S INTERPRETATION OF THE RECORD INFORMATION (DEED, PLAT, ETC.) AND/OR AGREEMENTS BETWEEN THE CLIENT AND THE SURVEYOR. THE TERMINOLOGY DOES NOT NECESSARILY REFLECT THE SURVEYOR'S CONCLUSIVE INTERPRETATION OF THE LEGAL OWNERSHIP OF THE PROPERTY.
7) THE SURVEYOR MAKES NO GUARANTEE THAT THE TITLE, SOLIDITY AND/OR DISPOSITION OF ANY MONUMENT INDICATED ON THIS PLAT REFLECTS TITLE OWNERSHIP LINES. THE SURVEYOR ASSUMES NO LIABILITY FOR THE VARIANCE THAT MAY EXIST BETWEEN THE POSITION OF ANY MONUMENT INDICATED ON THIS PLAT AND THE TITLE OWNERSHIP LINES.

REV'S	DATE	DESCRIPTION
0	12/15/2025	INITIAL SUBMITTAL
1	01/15/2026	ADDED PARCEL A, B
2	02/13/2026	ADDED EASEMENT BLOCK
3	03/13/2026	ADDED PARCEL 4
4	04/13/2026	ADDED PERMISSION TO RECORD
5	05/13/2026	ADDED DRAINAGE STATEMENT
6	06/13/2026	REVISED PER VILLAGE COMMENTS

PROPERTY ADDRESS:
1250 SANDERS ROAD
NORTHBROOK, IL 60062

DRAWN BY: JDW
DATE: 05/13/2026
CHECKED BY: RPD
DATE: 05/13/2026
SCALE: 1" = 50'
DRAWING No.: 22016-PLAT
FILE: 12/12/2025

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (618) 559-2260

CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE, DOWNERS GROVE, IL 60515
PHONE: (630) 598-0007

PROJECT NUMBER: 22016
DATE: 05/20/2026
SHEET: 2 OF 2
DRAWING NUMBER: PLAT

-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.

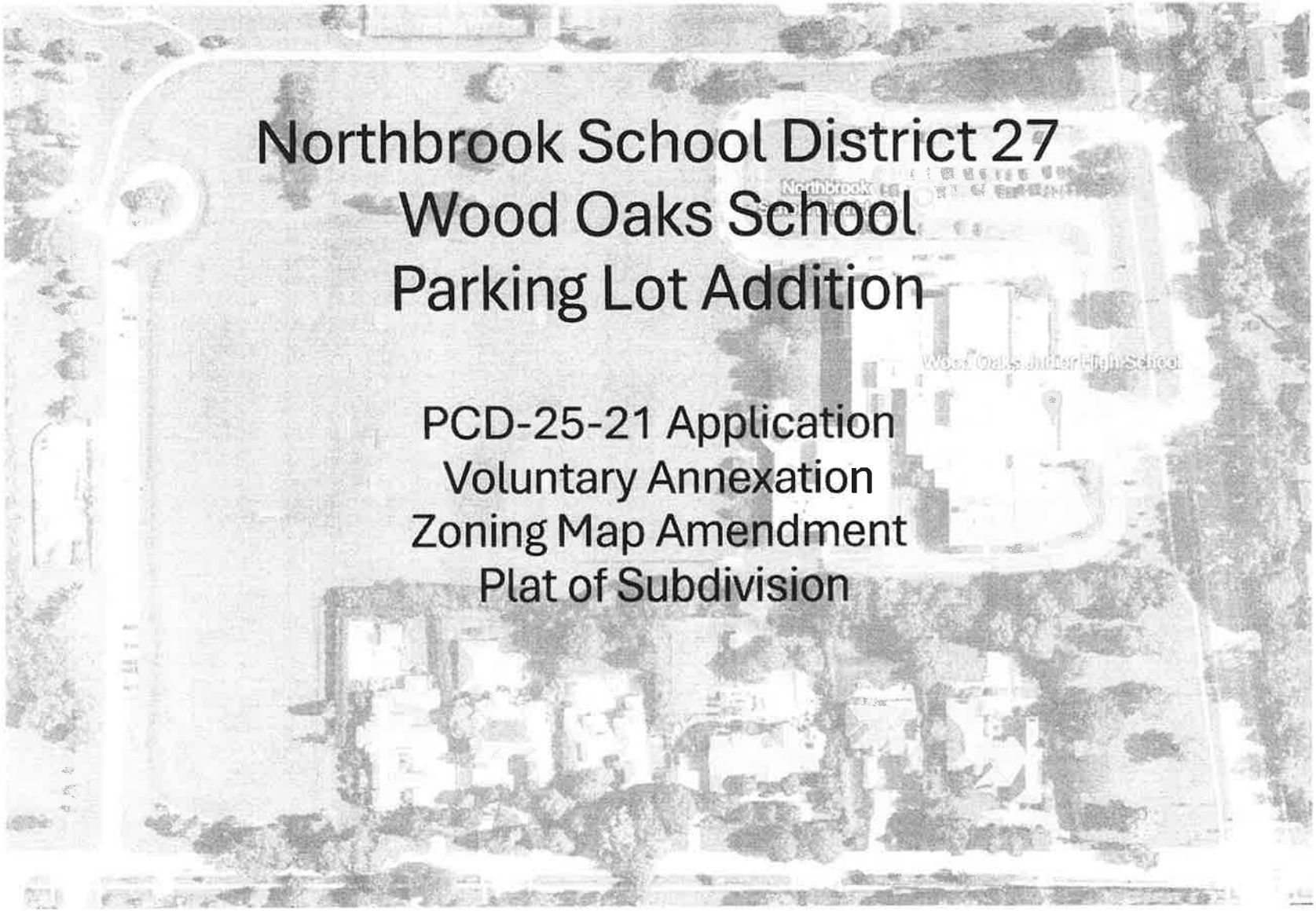
It would make sense to know who owns the driveway going north of Walters behind the school.

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

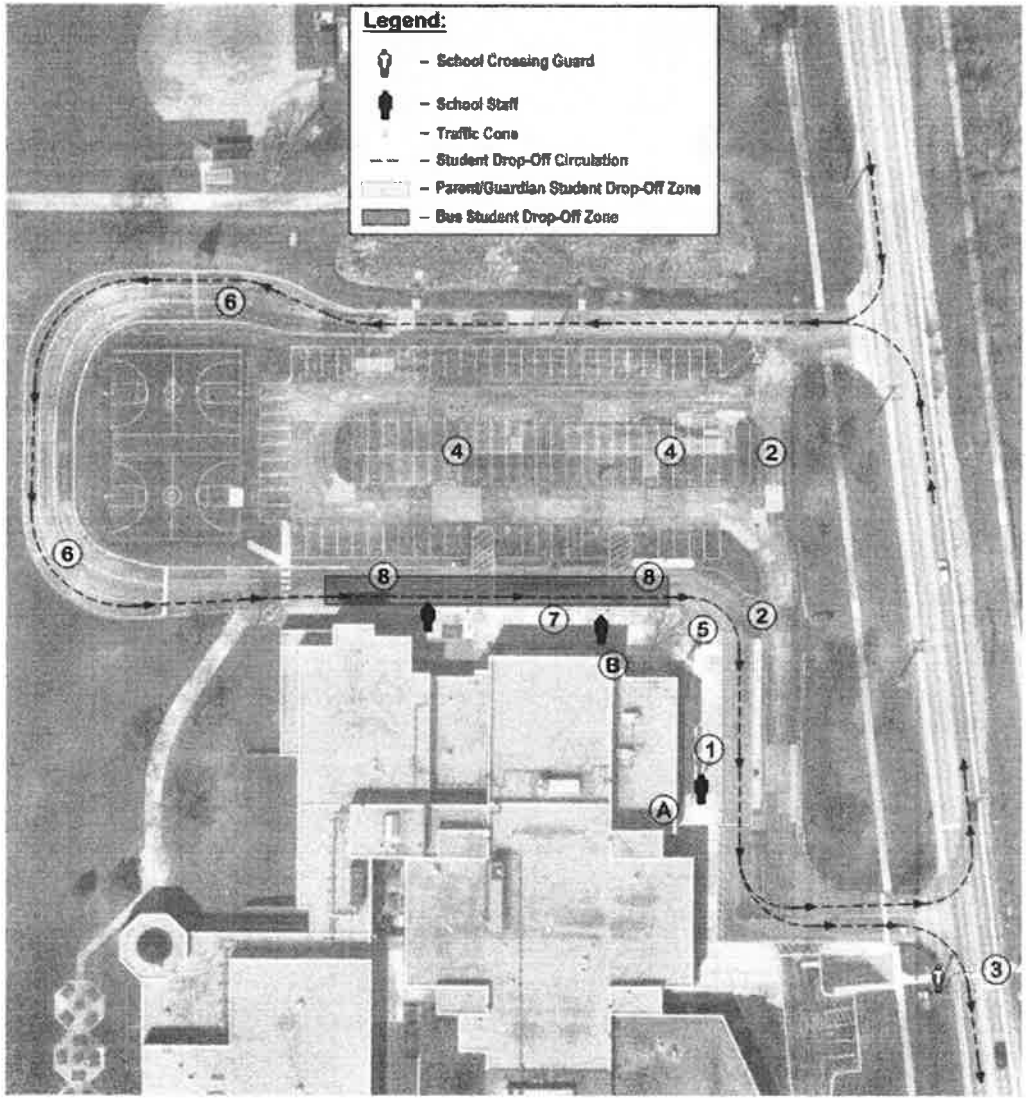

Northbrook School District 27
Wood Oaks School
Parking Lot Addition
PCD-25-21 Application
Voluntary Annexation
Zoning Map Amendment
Plat of Subdivision

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

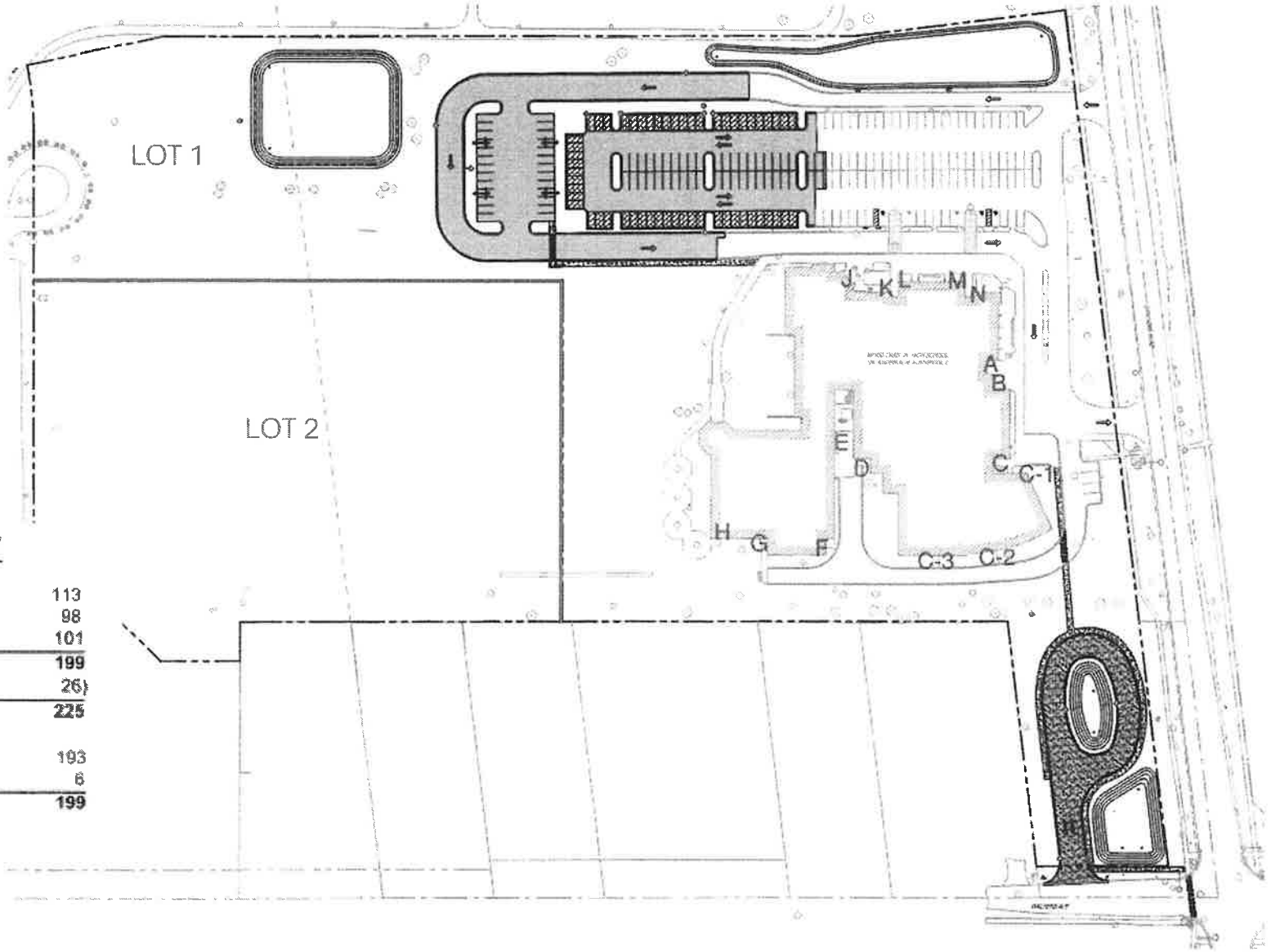
C
- 90+ daily staff members + visitors

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



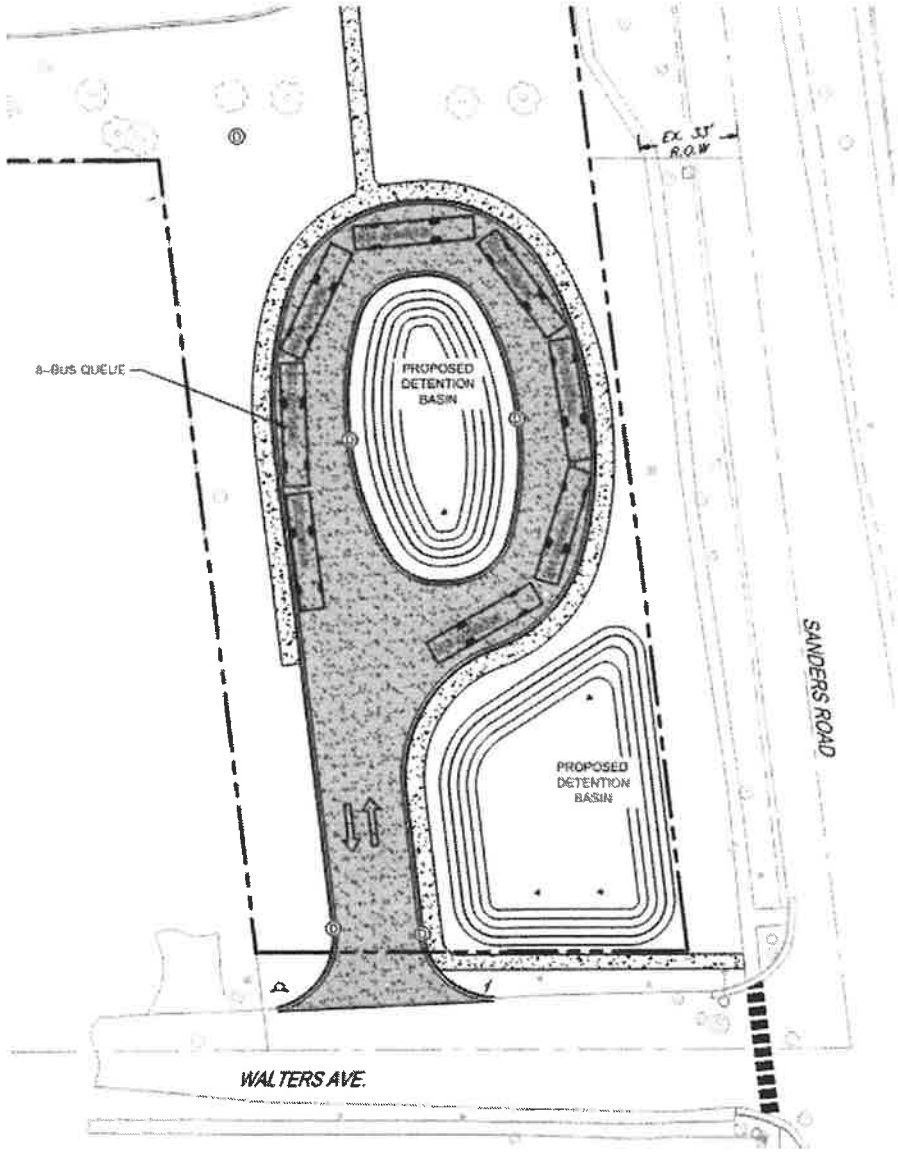
PARKING SUMMARY

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

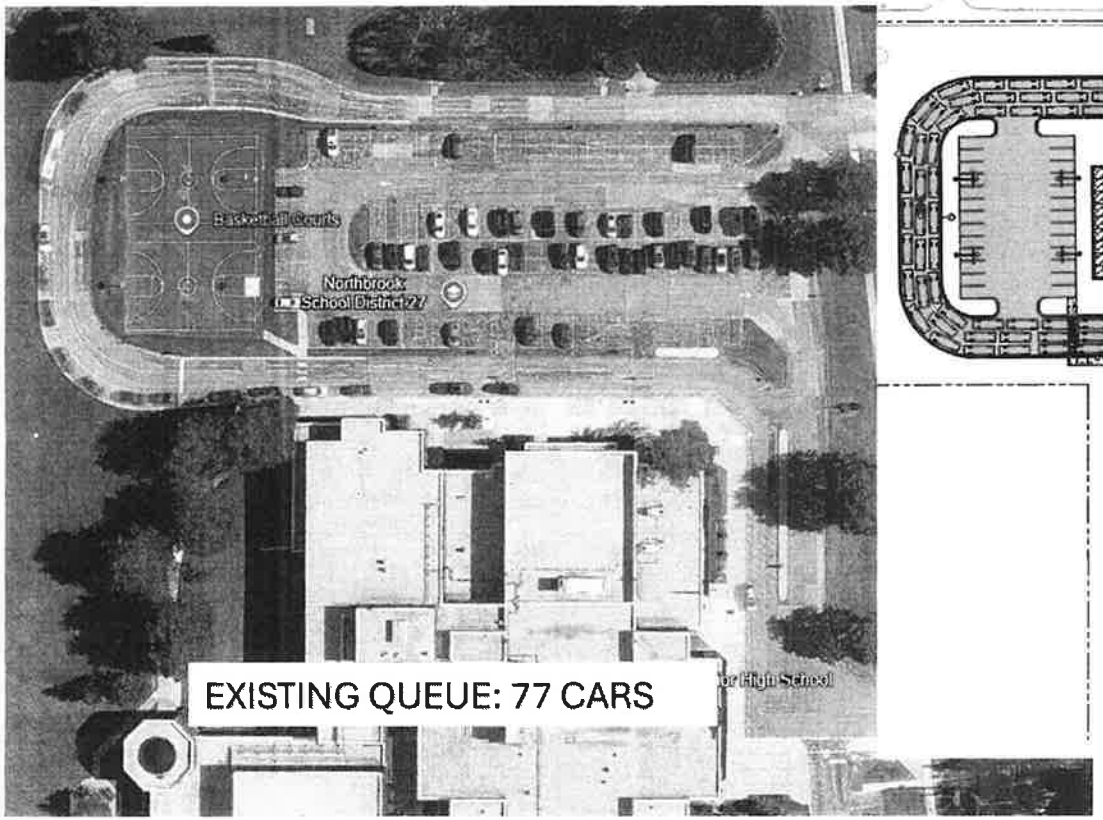
#4

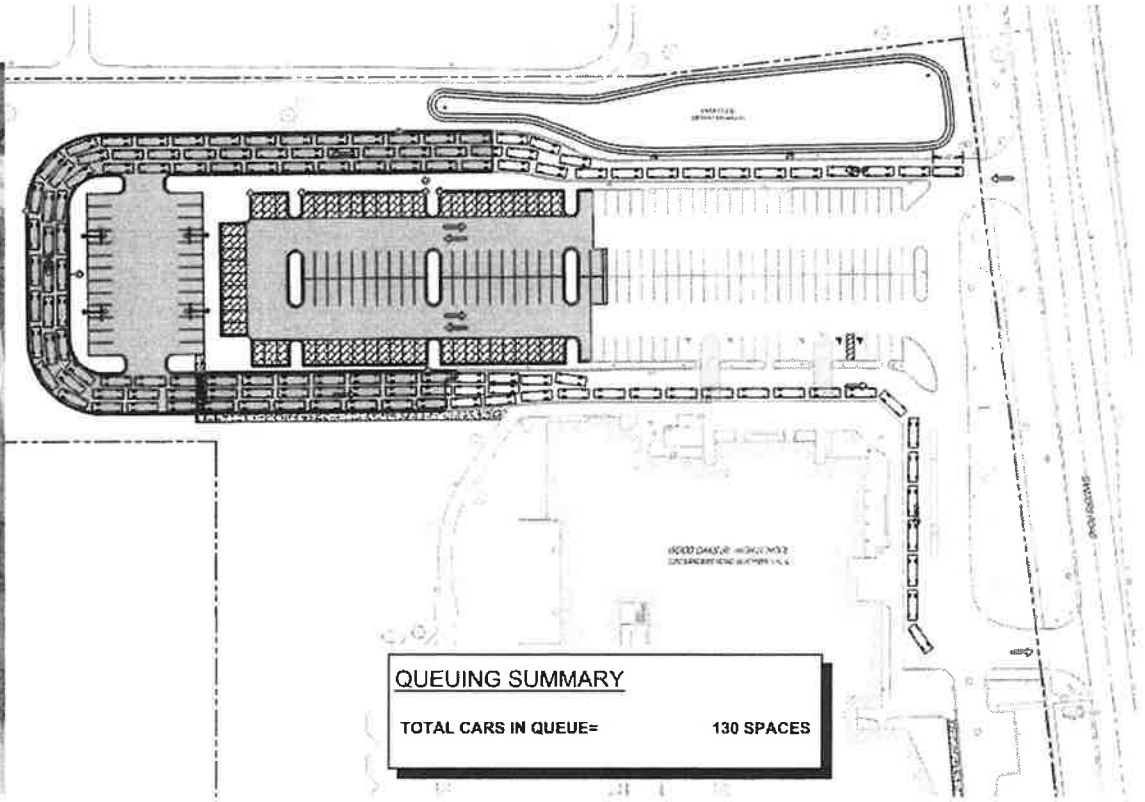
Bus Loop


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.

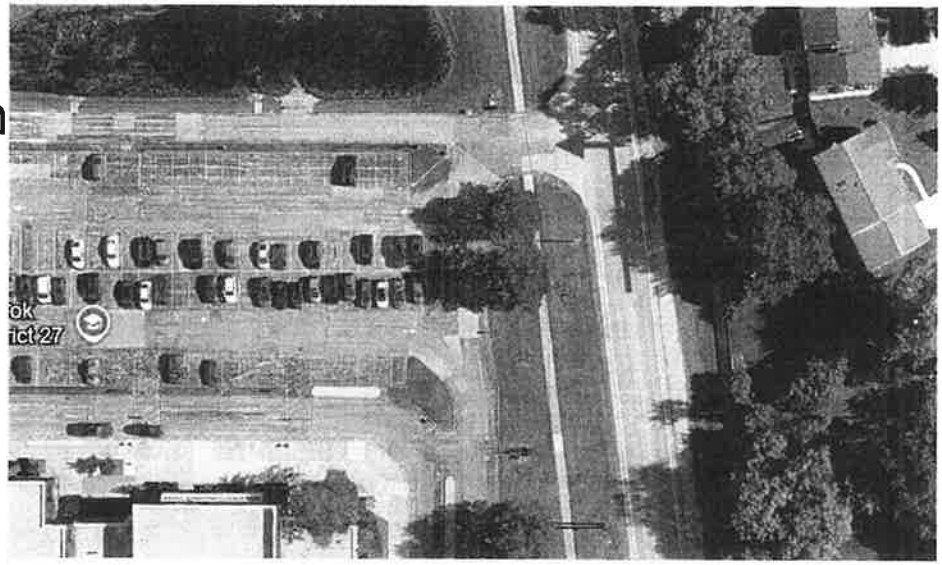
- Signage would be provided at bus loop to ensure when busses exit, they do not block any westbound drives on Walters Ave.
- Approximately 2-3 busses can be queued at the signal between the loop and Sanders Road.

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, 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 SAID SECTION 7, THENCE NORTH 7 DEGREES EAST, 80 RODS AND 3 LINKS TO THE CENTER OF THE ROAD; THENCE SOUTH 6 DEGREES EAST, 80 RODS AND 7 LINKS TO THE CENTER OF THE ROAD; THENCE NORTH 84 DEGREES WEST, 41 RODS ALONG THE CENTER OF ROAD; THENCE SOUTH 7 DEGREES EAST 160 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 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 HANDHOLE
EXISTING TRAFFIC SIGNAL MAST ARM
EXISTING SANITARY MANHOLE
EXISTING STORM CATCH BASIN
EXISTING STORM PIPED END SECTION
EXISTING STORM INLET
EXISTING STORM MANHOLE
EXISTING UTILITY MONUMENT
EXISTING WATER RETAINING DITCH
EXISTING WATER VAULT
EXISTING WATER VALVE & VAULT
EXISTING BUILDING (FOUND FULL CLEAR HEAD)
EXISTING DOUBLE TREE (NON-LEAF TREE)
EXISTING ELECTRIC METER
EXISTING ELECTRIC TRANSFORMER
EXISTING GAS METER
EXISTING TELEPHONE MANHOLE
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 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 UNDERSIGNED DECLARES THAT THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD INFORMATION AND AVAILABLE DRAWINGS. THE UNDERSIGNED DOES NOT GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN OPERATION OR ABANDONED. THE UNDERSIGNED FURTHER DOES NOT WARRANT THAT THE LOCATIONS SO SHOWN ARE EXACT OR ACCURATE AND ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF INDICATIONS SHOWN OR THE OMISSION FROM THE PLAN OF ANY UTILITY FACILITY NOT BROUGHT TO THE ATTENTION OF THE UNDERSIGNED BY THE UTILITY COMPANY IN RESPONSE TO THE REQUEST FOR INFORMATION. IN ADDITION, THE UNDERSIGNED HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES AS SUCH WORK WAS NOT PERFORMED BY THE UNDERSIGNED.

Know what's below. Call before you dig. 1-(800) 6420-1830 DIAL 48 HOURS (2 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 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. 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 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

CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 586-0007

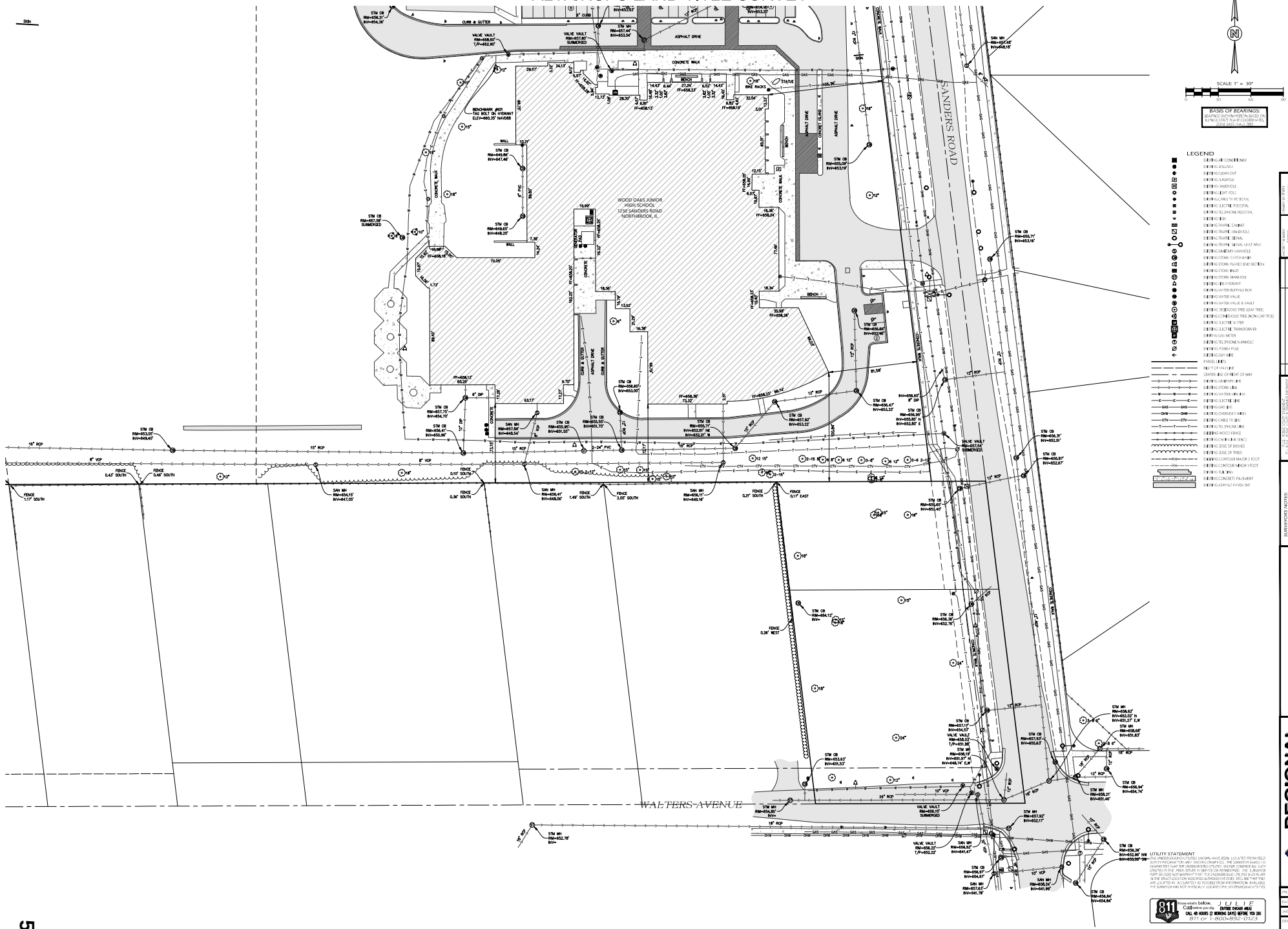
REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

REV	DESCRIPTION	DATE
0	INITIAL SURVEY	12/16/25

DRAWN: R. DIXON
DATE: 12/16/25
CHECKED: R. DIXON
DATE: 12/16/25
SCALE: 1" = 50'
DATE: 12/16/25
FIELD BOOK: N/A
PAGE: N/A
DATE: 12/16/25
PROJECT MANAGER: R. DIXON
DATE: 12/16/25
SHEET: 1 OF 5
DRAWING NUMBER: ALTA

559

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, THE EXACT LOCATION OF ALL PROPERTY LINES SHOULD BE ESTABLISHED.
3. ALL BUILDING SETBACKS ARE TO BE VERIFIED WITH APPROPRIATE GOVERNMENTAL AUTHORITIES BEFORE CONSTRUCTION.
4. ONLY VISIBLE UTILITIES ARE SHOWN. UNDERGROUND UTILITIES MAY EXIST.
5. FIELD WORK COMPLETED ON 12/15/2025.
6. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE LAND SURVEYOR.
7. THIS SURVEY IS SUBJECT TO ANY EASEMENTS OR AGREEMENTS NOT SHOWN OR LISTED IN THE TITLE COMMITMENT FURNISHED TO THIS SURVEYOR.

UTILITY STATEMENT
THE UNDERSIGNED STATES THAT 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 CERTIFY 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

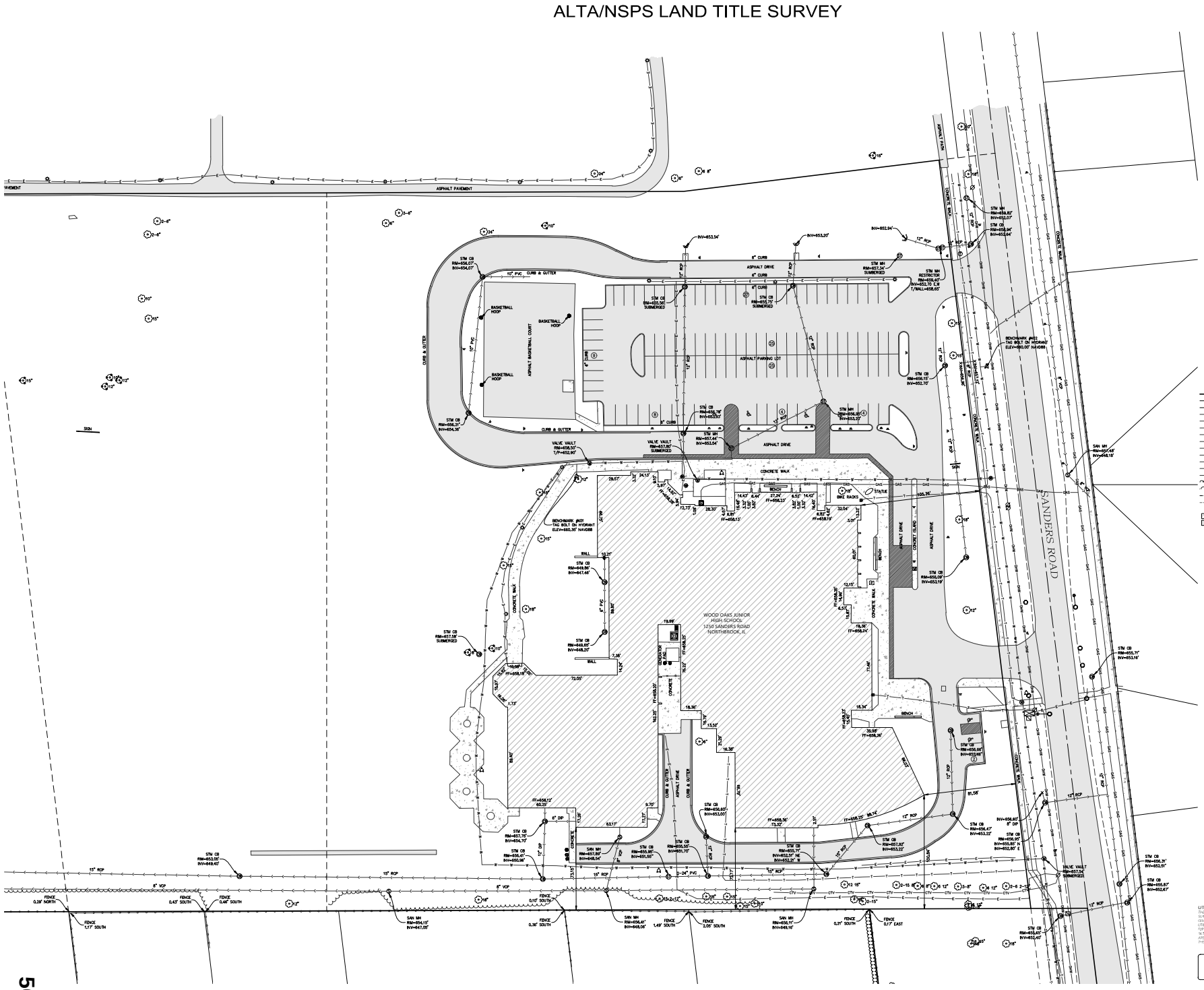
REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

NO.	DESCRIPTION	DATE
1	ADDED TOPO	12/16/25
2		
3		
4		
5		

DRAWN BY: RSH
CHECKED BY: RPD
SCALE: 1" = 30'
DRAWING NO: 220116
FIELD WORK COMPLETED ON: 12/15/2025

PROJECT NUMBER: 220116
DATE: 12/16/2025
SHEET: 2 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 ONLY 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.

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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 EXCAVATIONS OR BUILDING ARE TO BE PERFORMED WITHOUT RESTRICTIONS. BUILDING LINES AND EASEMENTS SHOWN ON PLAT.
4. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE 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 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

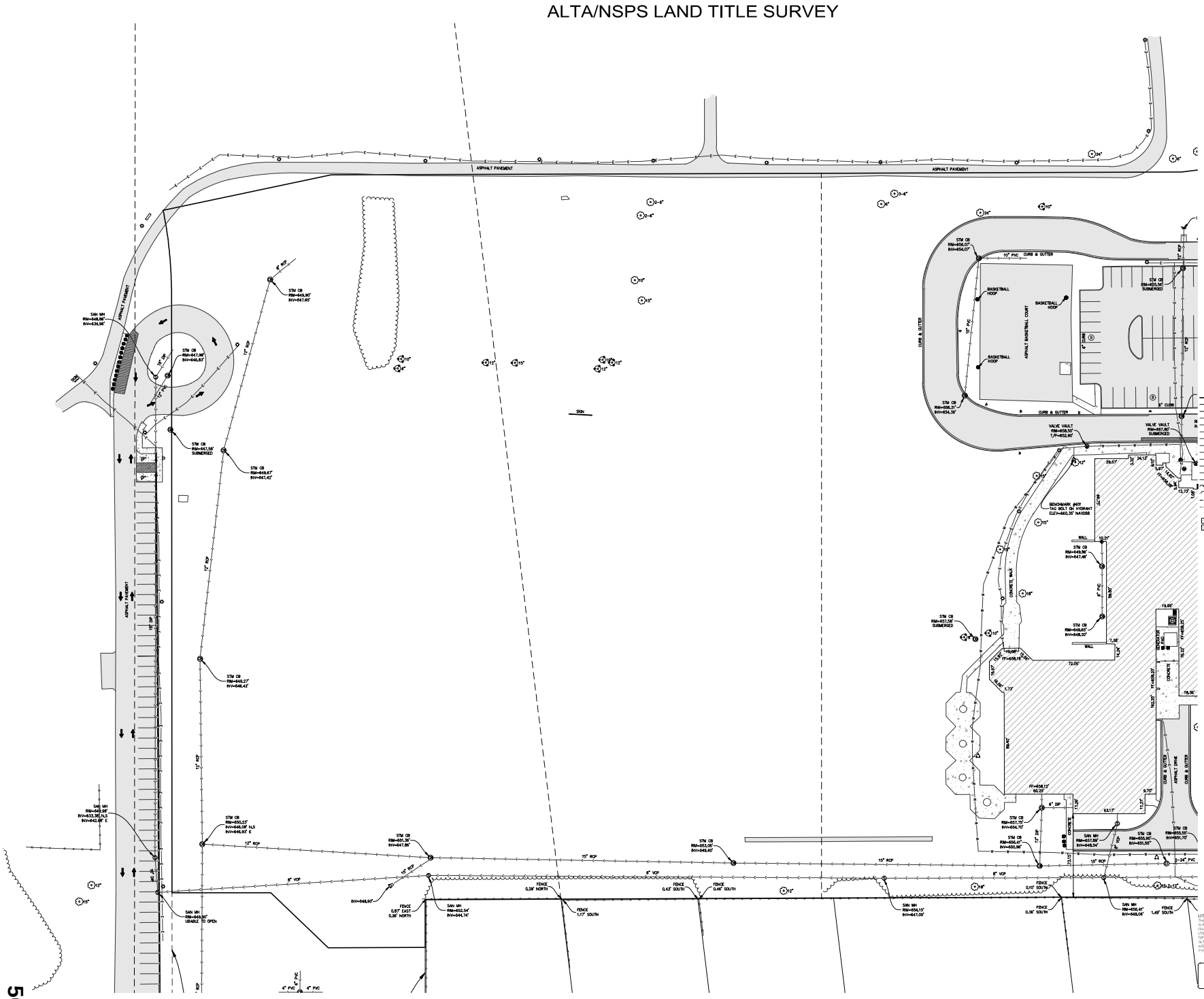
REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

NO.	DESCRIPTION	DATE
1	ADDED TITLE COMMITMENT	10/20/25
2	ADDED TITLE COMMITMENT	11/20/25
3	ADDED TITLE COMMITMENT	12/16/25

DRAWN BY: RWH
CHECKED BY: MATT SCHLAUCH
SCALE: 1" = 30'
DATE: 12/16/2025
PROJECT NUMBER: 220116
SHEET: 3 OF 5
DRAWING NUMBER: ALTA

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 NOW OF RECORD.
5. FIELD WORK COMPLETED ON 12/16/2025.

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

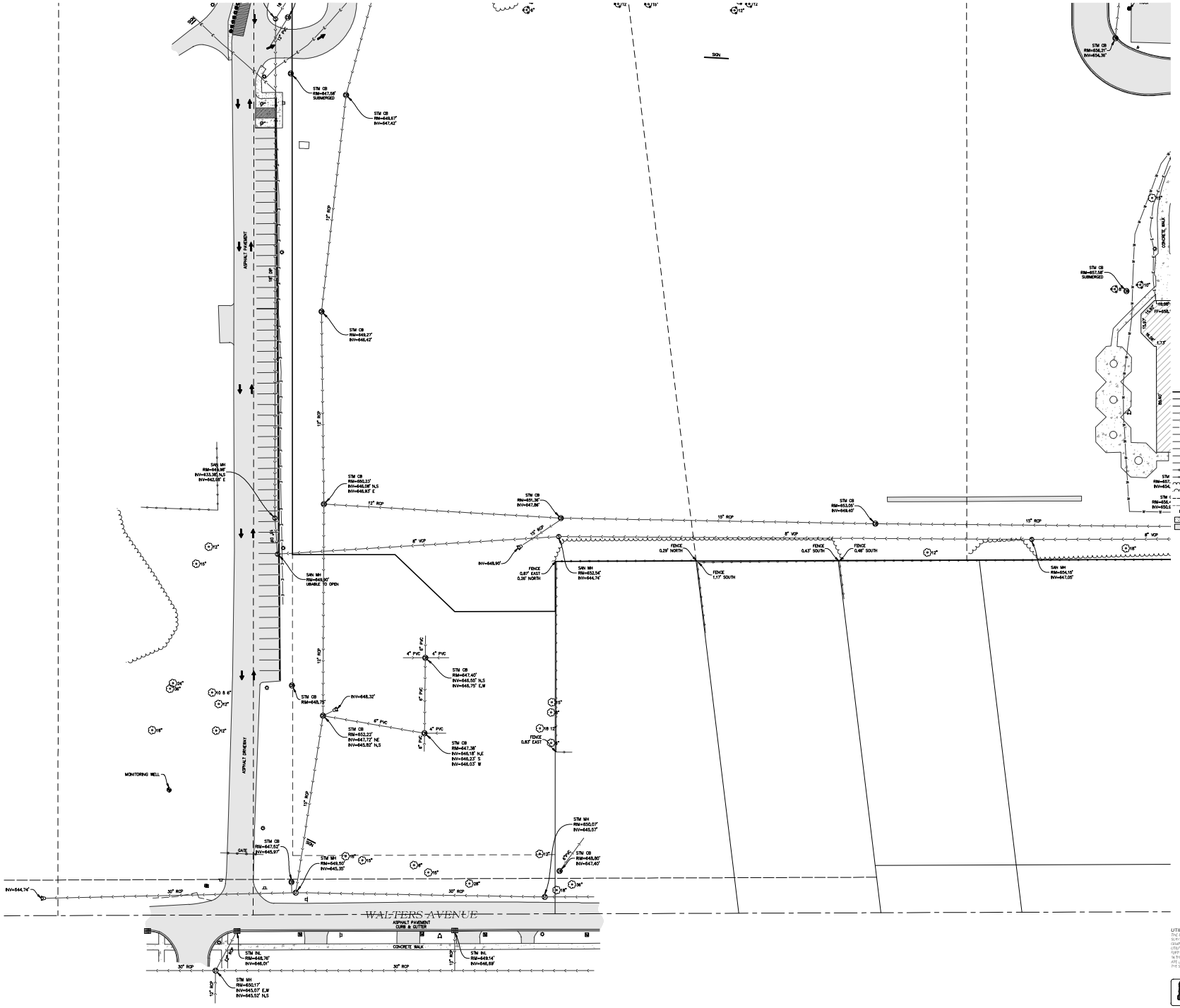
NO.	DESCRIPTION	DATE
1	ADDED TOPO	12/16/2025
2	ADDED ZONING	12/16/2025
3	ADDED ADDRESS	12/16/2025
4		
5		

DRAWN BY: RWH
CHECKED BY: MATT SCHLAUCH
SCALE: 1" = 30'
PROJECT #: 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



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 RESTRICTIONS.
3. BUILDING TIES ARE NOT TO BE USED FOR PROPERTY LINE CONSTRUCTION.
4. COMPARE ALL POINTS BEFORE BUILDING, AND REPORT ANY DISCREPANCIES IMMEDIATELY.

A. FIELD WORK COMPLETED ON 12/5/2025
B. ADDED TITLE COMMITMENT EXCEPTIONS
C. ADDED SURVEYOR'S NOTES
D. ADDED BASIS OF BEARINGS
E. ADDED LEGEND
F. ADDED UTILITY STATEMENT
G. ADDED SCALE BAR
H. ADDED SURVEYOR'S CERTIFICATE
I. ADDED FLOOD ZONE INFORMATION
J. ADDED ADJOINER INFORMATION
K. ADDED TABLE A ITEMS

NO.	DESCRIPTION	DATE
1	ADDED TITLE COMMITMENT EXCEPTIONS	12/16/2025
2	ADDED SURVEYOR'S NOTES	12/16/2025
3	ADDED BASIS OF BEARINGS	12/16/2025
4	ADDED LEGEND	12/16/2025
5	ADDED UTILITY STATEMENT	12/16/2025

DRAWN BY: RSH
CHECKED BY: MTD
SCALE: 1" = 30'
PROJECT #: 220116
DRAWING NAME: ALTA

CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 586-0017

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 REPORT 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 NUMBER: 220116
DATE: 12/16/2025
SHEET: 5 OF 5
DRAWING NUMBER: ALTA