Plan Commission Agenda

Sandra "Sandy" Frum Board Room
1225 Cedar Lane Northbrook, IL 60062
Tuesday, June 16, 2026

7:30 PM

1. **ROLL CALL**
2. **MINUTES APPROVAL**
   A. Minutes for Approval - May 19, 2026
   Review and approve May 19, 2026 Plan Commission meeting minutes.
3. **COMMUNITY PLANNING REPORT**
4. **PUBLIC COMMENT TIME**

   This agenda item is reserved for members of the public who desire to address the Public Body on a topic that is within purview and jurisdiction of the Public Body, 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. Anyone desiring to speak should fill out a written speaker form (located in the back of the meeting room) and submit it to the Staff Liaison. "Public Comment Time" is not a forum for open dialogue or engagement with members of the Public Body. Rather, it is intended as an opportunity for you to make comments to the Public Body. While the Public Body 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 Public Body 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. **PUBLIC HEARING**
   A. DOCKET NO. PCD-26-03: VILLAGE OF NORTHBROOK - AMENDMENT TO THE ZONING CODE (Public Hearing) - An Application by the President and Board of Trustees of the Village of Northbrook to consider an amendment to Table 10-108-B-2(a) of Article 10 General Development Standards of the Village of Northbrook Zoning Code.
   Plan Commission will consider an amendment to Table 10-108-B-2(a) of Article 10 General Development Standards of the Northbrook Zoning Code addressing a typographical error and inclusion of language that was inadvertently omitted from the new Zoning Code.
6. **REVIEW OF DRAFT RESOLUTIONS**
   A. DOCKET NO. PCD-26-02: 1825 SHERMER ROAD - NORTHBROOK ROW (Public Meeting) - An application filed by 1825 Shermer Road, LLC, an affiliate of Lexington Homes as owner of the property commonly known as 1825 Shermer Road.
   The Applicant is seeking a final plat and final planned development approval for the proposed townhome subdivision with 53 units in the RLC Residential and Limited Commercial District.

7. DISCUSSION TOPICS

8. REMARKS FOR THE GOOD OF THE ORDER

9. ADJOURN

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

MEMORANDUM

To: Plan Commission
From: Deputy Director Michaela Kohlstedt
Date: 2026-06-16
Subject: Minutes for Approval - May 19, 2026

Overview
Review and approve May 19, 2026 Plan Commission meeting minutes.

Fiscal Impact
N/A.

Recommendation
Review and Approval.

Strategic Priority
N/A.

Background

MEMORANDUM

To: Plan Commission
From: Deputy Director of Development & Planning Services Michaela Kohlstedt
Date: 2026-06-16
Subject: DOCKET NO. PCD-26-03: VILLAGE OF NORTHBROOK - AMENDMENT TO THE ZONING CODE (*Public Hearing*) - An Application by the President and Board of Trustees of the Village of Northbrook to consider an amendment to Table 10-108-B-2(a) of Article 10 General Development Standards of the Village of Northbrook Zoning Code.

Overview
Plan Commission will consider an amendment to Table 10-108-B-2(a) of Article 10 General Development Standards of the Northbrook Zoning Code addressing a typographical error and inclusion of language that was inadvertently omitted from the new Zoning Code.

Fiscal Impact
N/A.

Recommendation
Review and Approval.

Strategic Priority
N/A.

Background
See attachments.

Plan Commission Staff Report - 6-13-26
Draft Plan Commission Resolution for Zoning Code Amendment

MEMORANDUM

To: Plan Commission
From: Deputy Director of Development & Planning Services Michaela Kohlstedt
Date: June 16, 2026
Subject: PCD-26-03: Amendments to the Zoning Code and Comprehensive Plan

Requested Action

On June 16, 2026 the Plan Commission will conduct a public hearing on an application filed by the Village President and Board of Trustees of Northbrook to consider an amendment to Article 10 General Development Standards of the Village of Northbrook Zoning Code addressing a typographical error and inclusion of language that was inadvertently omitted from Table 10-108-B-2(a) of the Zoning Code.

This amendment was not included in the series of amendments presented previously on May 19, 2026 for consideration. Following consideration by the Plan Commission, the item will be included with the May 19 recommendation of approval for amendments to the Zoning Code for Board of Trustees consideration.

Proposed Zoning Code Amendment:

In the prior Zoning Code, language was included that allowed corner side yard lots abutting another corner side yard to have a greater fence height. The language excerpt from the previous Zoning Code is shown below highlighted. That language was inadvertently omitted from the recently adopted Zoning Code.

Location	Maximum Height of Fence
Single Family Residential Districts:	
Front and corner side yards, except as provided below:	3 feet
That particular yard of a through lot that abuts any of the following streets (unless said yard is adjacent to the front yard of a lot other than a through lot): Willow, Sanders, Waukegan, Dundee, Walters west of Crestwood, Landwehr, Pfingsten, Techny, Voltz, Grant and Sunset Ridge	6 feet
The corner side yard of a lot immediately adjacent to and abutting another lot with a corner side yard	6 feet
All other yards when abutting a residential use	6 feet
All other yards when abutting a nonresidential use	8 feet

The highlighted area below is the proposed amendment for consideration to include the exact language from the prior Zoning Code.

Table 10-108-AB-2(a) Maximum Fence and Wall Height						
Property Line	**District**					
	R-1, R-2 Districts	*R-3, R-4, R-5 Districts*	*R-6, R-7, R-8, RS, MFRC, RLC, VGRC Districts*	*O-1, O-2, O-3, O-4, C-2, C-3, C-4, C-5 Districts*	*ICS, I-1, I-2 Districts*	*I-B, OS Districts*
Front [1]	5 feet [~~23~~]	4 feet	4 feet	prohibited	6 feet ~~[3]~~	6 feet [4]
Corner Side [~~1~~2]	5 feet [~~23~~]	4 feet	4 feet	prohibited	6 feet ~~[3]~~	6 feet [4]
Interior Side	6 feet [4]	6 feet [4]	6 feet	8 feet	8 feet	8 feet ~~[3]~~ [4]
Rear	6 feet [4][5]	6 feet [4] [5]	6 feet [5]	8 feet	8 feet	8 feet ~~[3]~~ [4]
Notes						
[1] Through lot fences on Willow, Sanders, Waukegan, Dundee, Walters (west of Crestwood), Landwehr, Pfingsten, Techny, Voltz, Grant, or Sunset Ridge may have a height up to 6 feet.						
[~~1~~2] ~~If facing the front yard of a residential lot(s) across the street, front yard standards shall apply.~~The corner side yard of a lot immediately adjacent to and abutting another lot with a corner side yard may have a height up to 6 feet.						
[~~23~~] Driveway gates installed within the fence may be up to 8 feet in height.						
~~[3] Fence or wall shall be setback a minimum of five feet from the property line and materials shall be restricted to architectural block, masonry, stone, or stucco on masonry only.~~						
[4] The Village Manager may approve, as an Administrative Adjustment (Section 2-104) an increase in fence height up to 12 feet to accommodate outdoor recreation areas. Sport courts with a 12 foot fence shall be set back a minimum of 10 feet from all lot lines.						
[5] Residential zoned properties adjacent to non-residential zoned properties shall be permitted a fence height up to 8 feet in rear yards.						

The above highlighted language is the only amendment being considered in this public notice as all other tracked edits already underwent a public hearing process on May 19 whereupon the Plan Commission found the proposed amendments appropriate and recommended approval.

Included with the proposed amendment documents for consideration is a draft resolution recommending approval of the proposed amendment as presented should the Plan Commission wish to make a recommendation following the public hearing. If the Commission should vote on the draft resolution, it would be **Resolution No. 26-PC-06** recommending approval of Docket No. PCD-26-03.

DRAFT

RESOLUTION NO. 26-PC-__

VILLAGE OF NORTHBROOK PLAN COMMISSION
DOCKET NO. PCD-26-03
PROPOSED AMENDMENTS TO THE ZONING CODE AND COMPREHENSIVE PLAN

WHEREAS, an application has been filed by the President and Board of Trustees of the Village of Northbrook (the "Applicant") to consider an amendment to Table 10-108-B-2(a) of Article 10 General Development Standards of the Village of Northbrook Zoning Code (2025);

WHEREAS, the Applicant has filed an application (Docket No. PCD-26-03) with the Village of Northbrook requesting the amendment to the current Zoning Code of the Village of Northbrook and Comprehensive Plan; and

WHEREAS, a public notice for this docket was duly published on May 29, 2026 on the *Village of Northbrook Public Notice Webpage* and a public hearing was held at the Plan Commission's regular meetings on June 16, 2026; and

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

1. Staff reports prepared by the Village of Northbrook Development and Planning Services Department submitted for the June 16, 2026 Plan Commission meeting;
2. Testimony on behalf of the Applicant; and
3. All written and oral testimony concerning the application and the proposed Comprehensive Amendment.

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

1. **Findings:** With respect to Docket No. PCD-26-03, the Plan Commission hereby finds that amendment to the current Zoning Code of the Village of Northbrook **is consistent** and meets the standards in Article 2-117.D. of the Northbrook Zoning Code.

2. **Recommendations:** The Northbrook Plan Commission does hereby recommend to the President and Board of Trustees of the Village of Northbrook **approval** of Docket No. PCD-26-03 based on the findings established herein.

ADOPTED THIS __ day of June 2026.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

_____
Steven Elisco, Chairman
Northbrook Plan Commission

ATTEST:

_____
Amy McEwan, Director
Development and Planning Services

MEMORANDUM

To: Plan Commission
From: Deputy Director of Development and Planning Services Michaela Kohlstedt
Date: 2026-06-16
Subject: DOCKET NO. PCD-26-02: 1825 SHERMER ROAD - NORTHBROOK ROW (*Public Meeting*) - An application filed by 1825 Shermer Road, LLC, an affiliate of Lexington Homes as owner of the property commonly known as 1825 Shermer Road.

Overview
The Applicant is seeking a final plat and final planned development approval for the proposed townhome subdivision with 53 units in the RLC Residential and Limited Commercial District.

Fiscal Impact
N/A.

Recommendation
Review the final plan for a requested planned development and final plat and consider a draft Resolution recommending approval.

Strategic Priority
N/A.

Background
See attachments.

1825 Shermer - Staff Report 6-16-26
1825 Shermer - Sustainability Addendum
1825 Shermer - Draft Plan Commission Resolution
1825 Shermer - PC Resolution, Minutes, Staff Report - Concept Plan
1825 Shermer - Concept Plan BOT Minutes & Staff Report
1825 Shermer - Concept Plan Approval Documents
1825 Shermer - Staff Review Comments
1825 Shermer - Formal Application
1825 Shermer - Narrative & Letters
1825 Shermer - Final Affordable Housing Compliance Plan
1825 Shermer - Declaration for Northbrook Row
1825 Shermer - Traffic Study
1825 Shermer - Final Stormwater Report & Engineering Reports
1825 Shermer - Final Plat of Subdivision & Plat of Survey

1825 Shermer - Engineering Plans
1825 Shermer - Final PUD Plan & Site Plan Exhibits
1825 Shermer - Landscape Plans
1825 Shermer - Architectural Plans

MEMORANDUM

To: Plan Commission
From: Senior Planner Swati Pandey
CC: Deputy Director Michaela Kohlstedt
Date: June 16, 2026
Subject: PCD-26-02: 1825 Shermer Road – Final Plan Approval for Northbrook Row

INTRODUCTION

On June 16, 2026, the Plan Commission will consider a resolution recommending approval of an application submitted by 1825 Shermer Road, LLC, an affiliate of Lexington Homes (the "Applicant") as owner of the property commonly known as 1825 Shermer Road (the "Subject Property"). The Applicant is seeking a final plat and final planned development approval for the proposed townhome subdivision with 53 units in the RLC Residential and Limited Commercial District. The Plan Commission should note that a review of a final plan for a planned development does not require a public hearing or notice.

The applicant has requested to transfer the approvals to a new legal entity (Northbrook Row LLC), which will also be an affiliate of Lexington Homes. The ownership structure of both legal entities would remain the same. The transfer request would be considered by the Board of Trustees, and no public hearing is required.

The application was filed prior to the adoption of the new Zoning Code on September 9, 2025, and therefore, this application has been reviewed and is seeking relief per the requirements of the Northbrook Zoning Code adopted in 1988 as amended.

PROPERTY DESCRIPTION

The Subject Property is:

- is zoned I-1 Restricted Industrial District;
- is located on the northeast corner of Shermer Road and Stanley Street;
- the Subject Property is 4.69 acres in size;
- is surrounded by:
    - North: RLC Residential and Limited Commercial District (the Shermer Place subdivision)
    - East: I-1 Restricted Industrial
    - South: I-1 Restricted Industrial
    - West: R-3 Single Family Residential and IB Institutional Buildings (a fire station) to the west of Shermer Road
- is designated as appropriate for Major Corridor Multi-Use in the Comprehensive Plan; the purpose of which is to accommodate a mixture of higher density multi-family housing as well as retail and business services;
- is not located within the 100-year flood plain;
- is not located within a stormwater project area as identified in the Master Stormwater Management Plan;
- The Master Bicycle and Pedestrian Plan designate Shermer Road in front of the Subject Property as appropriate for a side path.

BACKGROUND INFORMATION

As Commission members will recall, per the 1988 Northbrook Zoning Code, the planned development process consists of a two-step process: 1) development concept plan approval and 2) final plan approval. This two-step process is similar to the subdivision process, which includes tentative and final plat approvals. The concept plan approval stage is intended to provide the applicant an opportunity to submit a plan showing the basic scope, character and nature of the entire proposed planned development. The final plan approval stage is intended to refine and implement the development concept plan and to serve as a complete, thorough and permanent public record of the planned development.

The Plan Commission's review of the final plan and final plat submittal is to determine if the refinements of the plan and plat are in substantial conformity with the concept plan and tentative plat approved by the Village Board. As is standard with final plan and final plat applications without significant issues, staff has prepared a draft resolution for the Plan Commission's consideration.

Plan Commission Consideration. The Plan Commission held two public hearings on the requested zoning and subdivision relief for the proposed concept planned development as depicted below:

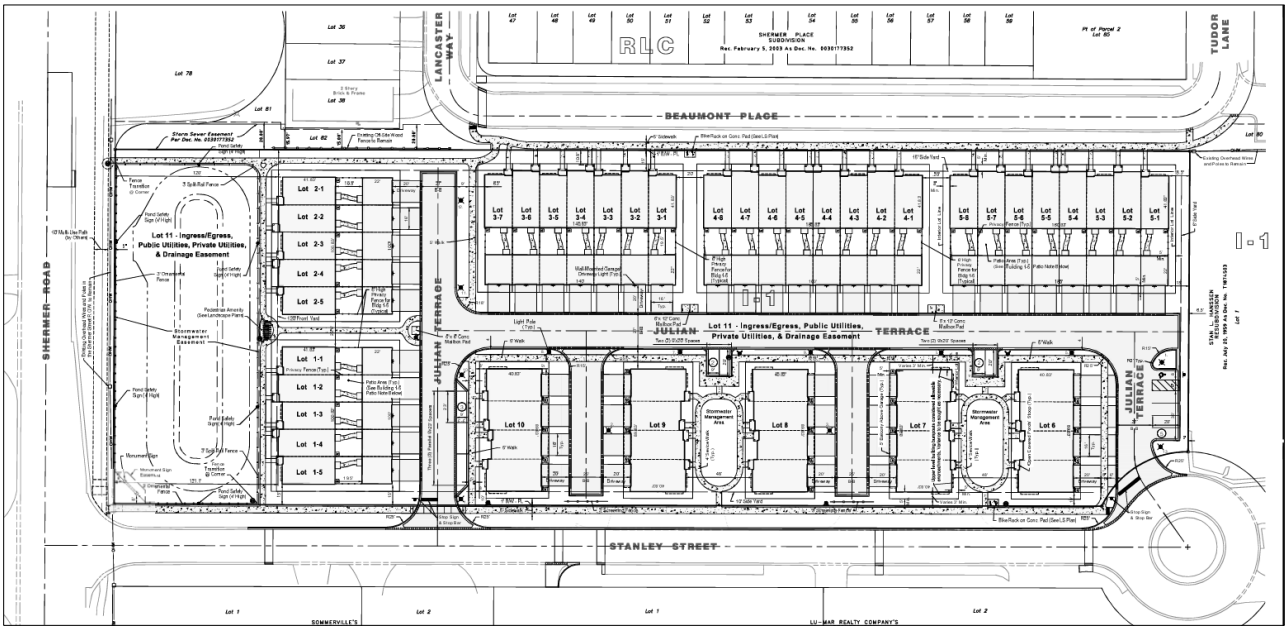


Figure 1: Site Plan - Concept Planned Development (Previously Approved)

On October 21, 2025 the Commission voted 8-0 (with one vacancy) on Resolution No. 25-PC-22 (attached for reference) to recommend approval of the proposed townhome development subject to conditions noted in the approved Plan Commission Resolution.

Board of Trustees Consideration. The Plan Commission recommendation, along with the Architectural Control Commission, and Housing Committee of the Village Board comments, was then forwarded on to the Board of Trustees for consideration.

On November 11, 2025, the Board adopted the following approval documents (attached for reference) approving the Concept Plan and Tentative Plat along with the other requested relief:

1) Ordinance No. 2025-75: An Ordinance Rezoning the property at 1825 Shermer Road and Amending the District Zoning Map;

2) Ordinance No. 2025-76: An Ordinance Granting a Special Permit for a Residential Planned Development;

3) Resolution No. 2025-R-187: A Resolution Approving a Development Concept Plan, a Tentative Plat of Subdivision, and Providing Conceptual Development Approvals

FINAL DEVELOPMENT PLAN SUBMITTAL

The Applicant has submitted an application for final plan approval for the planned development. Staff has reviewed the final plans for the proposed development and determined that they are in substantial conformance with the approved concept plan. All plans including final engineering plans have been reviewed and approved by staff. Any minor outstanding items will be addressed at the time of permitting.

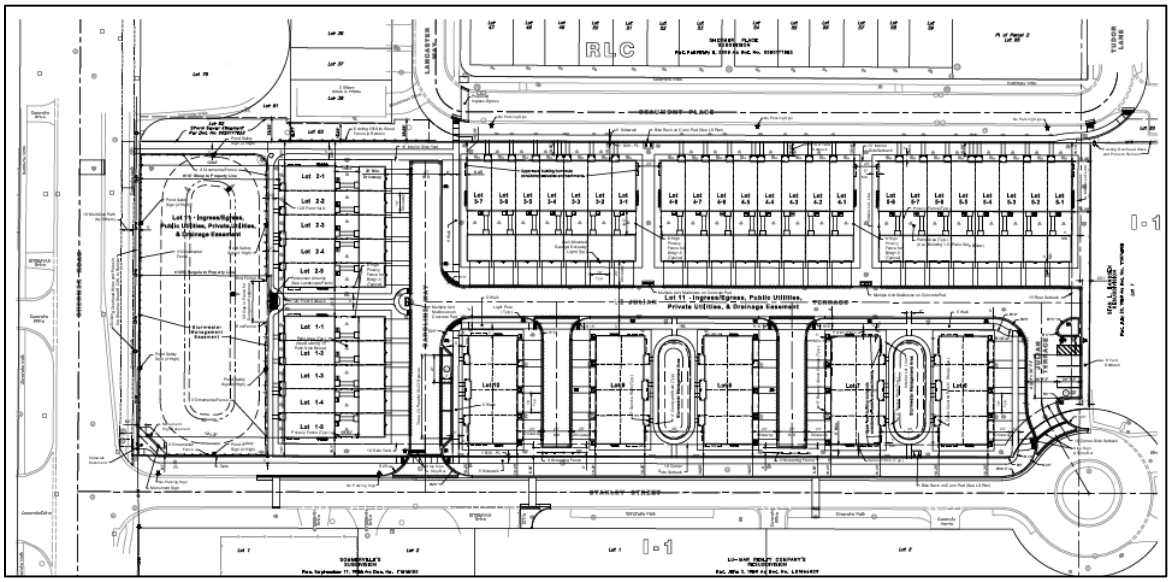


Figure 2: Proposed Site Plan - Final Planned Development

Site Plan: The site plan submitted for final plan approval is in substantial conformance with the plan approved for concept plan approval. There are two deviations on the final plan as noted below.

- *Guest Parking* - The concept site plan was approved with four perpendicular guest parking spaces on Julian Terrace adjacent to the stormwater management area. These four parking spaces have been removed in the final plan after a discussion at the Board of Trustees meeting discussing approval for the concept plan. The Board considered that reducing stormwater management area/open space was a greater concern than adding four guest parking spaces. The Board of Trustees minutes are attached.

- *Stormwater Management Area Fence* - The applicant has altered the fence design along the east side of the stormwater basin along Shermer Road from three-foot split rail to ornamental black aluminum fence for consistency with the rest of the fencing material around that basin. In addition, the applicant would like to provide a 34' wide break in fence on the east side of the basin (in front of the pergola) and install evergreen shrubs in lieu of the fence to allow unobstructed views overlooking the seating area. The landscape plan depicts the design details.

Elevations: The Applicant has submitted elevation plans for the proposed townhome buildings. The design, height, and materials are similar as presented to the Plan Commission earlier, with one minor deviation. The rear elevations of the Row Homes have been updated to incorporate a panel and trim detailing between gables, in response to feedback received from the Architectural Control Commission (ACC) during concept plan approval. The maximum height noted on the front façade of the townhome buildings remain in compliance with the Zoning Code as previously presented. Attached are the proposed architectural plans.

Landscape Plan: The landscape plan is in substantial conformance with the previously approved plan. Additional details of plantings, site furnishings and hardscape are provided with the final landscape plan in addition to foundation landscaping. A minor deviation is the change in design for the safety fence near the detention area as stated earlier. The new design is included in the landscape plans.

Signage: The proposed multi-family development is permitted one development sign, the Applicant is proposing this sign at the corner of Shermer Road and Stanley Street, and the sign is in compliance with the design and details presented during the concept plan approval process. A sign permit will be required prior to installation.

SUSTAINABILITY
Following the adoption of the Climate Action Plan (CAP), it is important to reference action items found in the CAP as they relate to development proposals. The Village's Sustainability Coordinator has drafted a Sustainability Addendum attached to this report, which goes into further detail on CAP items that are relevant to the Subject Property and the proposed plan.

AFFORDABLE HOUSING
The Applicant is providing eight (8) affordable units located in five Mews buildings on the Subject Property. The attached final affordable housing compliance plan submitted by the Applicant is in substantial compliance with the plan reviewed and approved by the Village Board at the Concept Plan approval. Village Staff and Community Partners for Affordable Housing (CPAH) have both reviewed and approved the final plan for consideration by the Village Board. Attached is the final review letter from CPAH.

STAFF REVIEW
Staff has reviewed and approved the plans for details as well as substantial compliance with the Concept Planned Development. Minor technical issues and other requirements will be reviewed at the time of site work and building permits. Staff review comments are attached.

SUMMARY
As previously mentioned, the Plan Commission's review of the proposed final plan and final plat is to determine if the Applicant's further refinement of the final development plan and final plat are in substantial conformity with the concept plan and tentative plat approved by the Village Board. Given that this is final plan approval, staff has provided a draft resolution recommending approval of the application with conditions for the Plan Commission's consideration. If the Commission should vote on the draft resolution, it would be **Resolution No. 26-PC-05** recommending approval of Docket No. PCD-26-02.

Staff and the Applicant will be present for the June 16, 2026 Plan Commission meeting to answer any questions that may arise.

MEMORANDUM

To: Plan Commission
From: Kate Carney, Sustainability Coordinator
cc: Amy McEwan, DPS Director
Date: June 16, 2026
Subject: PCD-26-02: 1825 Shermer Road – Townhomes – Sustainability Addendum

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

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

Of the items presented to the Applicant 84% were fully realized according to CAP standards, to the extent detailed below in italics. **Staff comments below in bold**.

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

TL 3-1 Identify locations where bike parking could be installed.

Applicant response: Lexington action item: We will construct dwelling unit garages that are large enough to accommodate bicycle parking and provide exterior bike racks for resident and guest use in the locations depicted on the site development plans.

TL 5-2 Consider including wiring capacity to charge electric vehicles.

Applicant response: Lexington action item: We will include capabilities for future electric vehicle charging installation, including conduit and junction boxes in each dwelling unit garage. Installation of wiring, EV charging ports and outlets will be offered as purchase options to homebuyers.

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

Applicant response: Lexington action item: Once Northbrook Row is ready for landscape maintenance, we will advise our landscape contractors that they are not to use gas powered leaf blowers. We will also include provisions in the Northbrook Row Homeowners Association Declaration which informs homeowners of this Village regulation and prohibits the use of such equipment.

TL 2- 1 Advance improved mobility options with the promotion of services such as the PACE dial-a-ride, PACE Paratransit, and Senior Cap services.

Applicant response: Lexington action items: Our marketing materials for Northbrook Row will highlight the proximity of the community to the downtown Metra Station and the public transportation opportunity it affords residents. We will construct sidewalks in the community and to the north of the community south of Beaumont Place which will connect to presently existing sidewalks on Shermer Road and in the adjacent Shermer Place residential community which will encourage pedestrian travel to the Metra Station.

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

BE 2- 1 Consider including a Solar PV Site Assessment as a part of building permit submission. Assessment should include estimated installation cost, and projections for both energy generation potential and economic payback potential over a minimum 20-year timeframe.

Applicant response: Lexington action item: We will provide electrical "rough-ins" in each dwelling which will make it possible to install solar panels in the future.

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

Applicant response: Lexington action item: We will provide electrical "rough-ins" in each dwelling which will make it possible to install solar panels in the future.

BE 4- 1 Promote green power purchase options such as those provided by ComEd and Nicor for future residents.

Applicant response: Lexington action items: Lexington will promote green power purchase options such as those provided by ComEd and Nicor.

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

Applicant response: We will install LED ceiling light fixtures in each dwelling unit and LED exterior light fixtures on the exterior of each unit and in the common areas of Northbrook Row.

BE 5- 4 Provide ENERGY STAR appliances for all residences when possible.

Applicant response: Each dwelling unit will include an energy efficient HVAC system, water heater and washer and dryer, and a full ENERGY STAR electric kitchen appliance package. All gas furnaces will be 96% efficient.

BE 6- 1 Consider establishing operation and maintenance practices that improve affordability, comfort, indoor air quality, energy efficiency, and smart metering in development.

Applicant response: We will prioritize the use of sustainable materials throughout the development and maximize recycled content, domestic production, and lower embodied carbon costs of materials, including utilizing warm mix asphalt and low or zero-VOC paints.

BE 6- 3 Identify and promote available energy efficiency and weatherization programs serving under-resourced households.

Applicant response: Each building envelope will be held to the standard of under four air exchanges per hour. All dwelling unit windows will be at 0.30 or below for their U-factor. All dwelling unit water closets will utilize a gallon per flush rate of 1.6.

Staff understands that these design decisions and actions will reduce the need for access to energy efficiency and weatherization programs.

BE 7- 2 Consider the benefits of replacing fossil fuel burning heating equipment and with air-source heat-pumps, or other efficient electric heating options in development. Strive for zero on-site fossil fuel combustion with air-source heat-pumps, geo-thermal systems, solar thermal, electric cooktops, etc.

Applicant response: Each dwelling unit will include an energy efficient HVAC system, water heater and washer and dryer, and a full ENERGY STAR electric kitchen appliance package. All gas furnaces will be 96% efficient.

BE 8- 1 Provide interior LED lighting development-wide if possible. Promote and distribute education and information to residents on advantages of and options for LED technology. In addition to energy cost savings, maintenance costs are greatly reduced.

Applicant response: We will install LED ceiling light fixtures in each dwelling unit and LED exterior light fixtures on the exterior of each unit and in the common areas of Northbrook Row.

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

WM 2- 3 Reduce construction and demolition waste by ensuring that strong recycling and reuse requirements are met. Compliance with Cook County's construction and demolition requirements to divert 70% of construction debris through recycling is required.

Applicant response: Lexington action item: We will be complying with Cook County requirements for construction waste management as construction activities at Northbrook Row are occurring.

WM 2- 7 Consider offering recycling and compost collection services to all residences in development.

Applicant response: All residents of Northbrook Row will be provided with recycling containers for use in weekly pickup. Once the community is ready for landscape maintenance to commence, the developer will work with the landscape contractor to explore opportunities to utilize compost collection for landscape debris, further diverting unnecessary waste to landfills.

Please note: The Village of Northbrook has an All-In Composting program for residences participating in the Village franchise agreement with LRS. Accommodations may be needed for the 35-gallon composting cart in addition to the refuse and recycling carts. Refer to https://www.northbrook.il.us/829/Recycling-Refuse-Services for further details.

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

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

Applicant response: We will install plant materials that are conducive to the area's climate zone and are largely drought-tolerant, eliminating the need for permanent irrigation and reducing overall water consumption.
Applicant states that the developer will coordinate potential opportunities to promote the Village's discounted rain barrels.

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

Applicant response: We will install plant materials that are conducive to the area's climate zone and largely drought-tolerant, eliminating the need for permanent irrigation and reducing overall water consumption.
Applicant states native wetland species will be utilized in all stormwater management areas.

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

Applicant response: Lexington action items: We will control stormwater runoff by implementing forward thinking detention and infiltration strategies which satisfy the Village's release rate and design requirements. Our system prioritizes managing stormwater flows, encourages infiltration and will improve water quality before it enters the Village's storm sewer system.
Our plans contemplate the use of native species in all stormwater detention facilities and bioswales in the manner depicted on our site development plans. These native plantings will absorb water and aid in water purification.
Applicant states that two bioswales will be utilized for stormwater management. All areas will be naturalized with native plantings.

WW 2- 3 Adopt policies to incentivize building owners and developers to explore revegetation, tree preservation planting and maintenance, de-paving and porous pavement, green infrastructure like bioswales and Eco-roofs and site development performance standards.

Applicant response: Bioswales have been incorporated into our engineering plans for Northbrook Row between Buildings 6 and 7 and Buildings 8 and 9, which will function as an alternative to turf grass. A bioswale will also be created in the bottom of the detention basin we will be constructing at the west end of the community. These bioswales and the plantings described above will provide plant material that is conducive to creating pollinator habitat.
Lexington action item: Our site development plans contemplate the planting of 98 new trees. This is an increase of 53 trees over the number of trees that previously existed on-site and in adjacent rights-of-way. These new tree plantings will increase the overall tree coverage of the site, offering beneficial shade and carbon dioxide sequestration.
Finally, we will use light-colored pavement in constructing the sidewalks depicted on our site development plans and install permeable pavers in the area surrounding the enhanced common area amenity depicted on those plans.

WW 3- 1 Conduct a stormwater management study exploring full range of methods of stormwater management including permeable pavements, bioswales, rain gardens, biochar amendments in soils with high clay content, and flood-tolerant plantings. Establish a recommended percentage goal of stormwater from Village-controlled impervious surfaces with sustainable stormwater strategies by 2030. Findings of study to be integrated into updated Village Master Stormwater Management Plan with recommended implementation projects.

Applicant response: We will incorporate native and nativar plant species into the proposed plant palette for the community which will add to the biodiversity of the site. The plant palette will contain no more than 30% of any one species.
Finally, we will use light-colored pavement in constructing the sidewalks depicted on our site development plans and install permeable pavers in the area surrounding the enhanced common area amenity depicted on those plans.
Applicant states one enhanced common area will utilize permeable pavers and all areas will be naturalized with native plantings.

WW 3- 3 The Climate Action Plan states: Reduce or offset impervious surfaces where possible and use lighter colored pavements and building materials to lessen the impact of urban heat island effect.

Applicant response: Finally, we will use light-colored pavement in constructing the sidewalks depicted on our site development plans and install permeable pavers in the area surrounding the enhanced common area amenity depicted on those plans
Applicant states all sidewalks will consist of light-colored concrete pavement. One enhanced common area will utilize permeable pavers.

CLIMATE HEALTH AND SAFETY
The CAP's section on Climate Health and Safety outlines how development planning may shape comfort and quality of life:

HS 3- 7 In project design, consider plantings and infrastructure specifications and materials that will be resilient to heat-related climate change impacts and be cost-effective over the lifetime of the asset.

Applicant response: Lexington action items: Our site development plans contemplate naturalizing all stormwater management improvements with native plantings and the planting of native and nativar plant species throughout the community. The variety of plant species noted on these plans will add to the biodiversity of the site. These plantings will be deep rooted and tolerant of wet and dry climate cycles. Many of the shade trees mentioned above will be planted in the townhome alleyways to reduce heat island effect from the alleyway driveway pavements.

GREENSPACE

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

GS 1- 12 Promote diversity of native tree cover and performance-based tree island within parking lots with goals on percentage of pavement shaded. Utilize a mix of canopy trees, shrubs, groundcovers, and raingarden components appropriate to the lot and its surroundings.

Applicant response: Lexington action items: Our site development plans contemplate naturalizing all stormwater management improvements with native plantings and the planting of native and nativar plant species throughout the community. The variety of plant species noted on these plans will add to the biodiversity of the site. These plantings will be deep rooted and tolerant of wet and dry climate cycles. Applicant states 82 new trees proposed, increasing existing tree total by 37 trees. New trees/shrubs will include a variety of native, shade, ornamental and other trees.

GS 1- 14 Contribute to village-wide tree canopy coverage goals (village wide average 40.8% by 2040) as well as consideration of on-site solar utilization in a manner that minimizes conflict between solar and trees.

Applicant response: Lexington action item: Our site development plans contemplate the planting of 98 new trees. This is an increase of 53 trees over the number of trees that previously existed on-site and in adjacent rights-of-way. These new tree plantings will increase the overall tree coverage of the site, offering beneficial shade and carbon dioxide sequestration.
Applicant states shade trees will be incorporated into the townhome alleyways to reduce head island effect from driveway pavement; proses 82 new trees, increasing existing trees total by 37 trees. New trees/shrubs will include a variety of native, shade, ornamental and other trees.

GS 2- 1 Implement invasive species control programs including Integrated Pest Management, Protect the Best, Early Detection and Rapid Response and public and private invasive species identification and control.

Applicant response: The majority of the trees, shrubs and open space in Northbrook Row will be under the care of a professional landscape maintenance contractor that is employed either by Lexington Home or the Northbrook Row Homeowners Association.

Applicant states that when the community is ready for landscape maintenance to commence, the developer will work with the landscape contractor to explore utilization of non-gas-powered lawn equipment and integrated pest management.

GS 2- 2 Increase the ability of green space to withstand drought conditions through replacement of turf with native prairie, wildflower, and native savanna plantings where applicable.

Applicant response: Lexington action items: Our site development plans contemplate naturalizing all stormwater management improvements with native plantings and the planting of native and nativar plant species throughout the community. The variety of plant species noted on these plans will add to the biodiversity of the site. These plantings will be deep rooted and tolerant of wet and dry climate cycles. Applicant states all areas will be naturalized with native plantings.

GS 2- 3 Establish and effectively manage native-habitat corridors along sidewalks, trails and utility easement areas to restore and maintain landscape connectivity.

Applicant response: Lexington response: Approximately 37% of the Northbrook Row site will be open space, approximately 31% of which will be common open space and approximately 6% of which will be private open space.
Applicant states all areas will be naturalized with native plantings.

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

Applicant response: All external light fixtures at Northbrook Row will offer components of Dark Sky compliance improving night sky quality.

GS 3- 2 Promote “Carbon Gardening” and "landscaping for absorption" practices among residents for lawns, ornamental gardens, and produce gardens. Strategies include native moisture tolerant perennial plantings and shrubs, elimination of synthetic fertilizer and pesticide use, high mow deck settings, use of biochar amendments, and polyculture lawn mixture.

Applicant response: Lexington action items: Our site development plans contemplate naturalizing all stormwater management improvements with native plantings and the planting of native and nativar plant species throughout the community. The variety of plant species noted on these plans will add to the biodiversity of the site. These plantings will be deep rooted and tolerant of wet and dry climate cycles. Applicant states that when the community is ready for landscape maintenance to commence, the developer will work with the landscape contractor to explore potential opportunities to utilize non-gas-powered lawn equipment and integrated pest management.

GS 3- 4 Develop or promote existing guidelines and recommendations for types of vegetation for particular areas, such as parks, other open areas, and household backyards.

Applicant response: Lexington response: Approximately 37% of the Northbrook Row site will be open space, approximately 31% of which will be common open space and approximately 6% of which will be private open space.
Lexington response: The bioswales mentioned above will function as an alternative to turf grass (i.e., lawn). Applicant states native wetland species will be utilized in all stormwater management areas; native and nativar plant species will be incorporated into the plant palette for the community.

GS 4- 7 Explore inclusion of cool roofs in development.

Applicant response: Lexington response: Approximately 37% of the Northbrook Row site will be open space, approximately 31% of which will be common open space and approximately 6% of which will be private open space. Many of the shade trees mentioned above will be planted in the townhome alleyways to reduce heat island effect from the alleyway driveway pavements.

DRAFT

RESOLUTION NO. 26-PC-__
VILLAGE OF NORTHBROOK PLAN COMMISSION

DOCKET NO. PCD-26-02
(1825 SHERMER ROAD – NORTHBROOK ROW)

WHEREAS, an application has been filed by 1825 Shermer Road, LLC (the "Applicant") as owner of the property commonly known as 1825 Shermer Road (the "Subject Property"), and

WHEREAS, the Applicant desires to develop the Subject Property as a 53-unit townhome planned development inclusive of eight (8) affordable units *("**Planned Development**"*); and

WHEREAS, 1825 Shermer Road is designated as appropriate for Major Corridor Multi-Use uses in the Village of Northbrook Comprehensive Plan;

WHEREAS, the Applicant previously submitted Docket No. PCD-24-06 which was reviewed by the Plan Commission and which the Commission adopted Plan Commission Resolution No. 25-PC-22 recommending approval of a zoning map amendment for the Subject Property (changing the zoning from I-1 to RLC), as well as special permit, zoning variations, subdivision variations, and concept plan/tentative plat approval of a proposed **53-unit townhome development**; and

WHEREAS, on November 11, 2025, the Board of Trustees approved Docket No. PCD-24-06, including a development concept plan for the Planned Development on the Subject Property, through the adoption of the following ordinances and resolution:

1) Ordinance No. 2025-75: An Ordinance Rezoning the property at 1825 Shermer Road and Amending the District Zoning Map;

2) Ordinance No. 2025-76: An Ordinance Granting a Special Permit for a Residential Planned Development;

3) Resolution No. 2025-R-187: A Resolution Approving a Development Concept Plan, a Tentative Plat of Subdivision, and Providing Conceptual Development Approvals

WHEREAS, the Applicant has applied for Final Development Plan and Final Plat of Subdivision approval for the Development in a manner consistent with a previously approved concept plan for the Subject Property; and

WHEREAS, at the June 16, 2026, Plan Commission meeting, the Commission reviewed the 53-unit townhome Planned Development Final Plan and Final Plat application and determined that it complies with the Village of Northbrook 1988 Zoning Code, as amended, Village of Northbrook Subdivision and Development Code, and the approved Planned Development Concept Plan, and

WHEREAS, the Plan Commission has considered all the evidence presented to it, including, but not limited to, all testimony and written materials from the Applicant and members of the general public concerning this matter, including:

1. Village of Northbrook Plan Commission Application form & attachments received March 3, 2026, and all subsequent additions and revisions to these application materials and attachments.
2. All staff reports and attachments regarding this application.
3. All written and oral testimony concerning the application.

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

1. Findings:

A. Final Plan Compliance with Concept Plan. With respect to Docket No. PCD-26-02, the Plan Commission finds that the proposed final plan for the Planned Development is in substantial conformity with the approved concept plan for the Planned Development per the standards established in Subparagraph 11-603 D4(f)(2) of the Zoning Code.

B. Final Plat in Compliance with Tentative Plat. With respect to Docket No. PCD-26-02, the Plan Commission finds that the proposed final plat of subdivision is in substantial compliance with the approved tentative plat of subdivision and satisfies the criteria established in the Village of Northbrook Subdivision and Development Code for approval of a final plat in the RLC Residential and Limited Commercial District.

2. Recommendations: The Northbrook Plan Commission does hereby recommend to the President and Board of Trustees of the Village of Northbrook **approval** of Docket No. PCD-26-02 based on the findings established herein, subject to the following conditions:

A. Final Plan Approval. The Final Development Plan for the Subject Property, consisting of the following plans on file with the Development & Planning Services Department of Northbrook should be approved:
   1) Final PUD Plan, prepared by Haeger Engineering, with most recent revision date of May 7, 2026;
   2) Final Engineering Plans, prepared by Haeger Engineering, with most recent revision date of April 13, 2026;
   3) Final Landscape Plans, Dickson Design Studio, with most recent revision date of April 10, 2026;
   4) Building Elevation Plans, BSB Design, with most recent revision date of March 4, 2026.

B. Final Plat Approval. The Final Plat of Subdivision prepared by prepared by Haeger Engineering, with most recent revision date of April 13, 2026, should be approved.

3. Conditions: The relief recommended above should be conditioned upon the satisfaction of the following recommended conditions:

A. Compliance with all Village Codes & Regulations. The proposed Development shall be required to meet all Village codes and regulations, including but not limited to the Zoning Code, the Village of Northbrook Subdivision and Development Code (1988), as amended, the Standards and Specifications for Public and Private Improvements Manual (2023), as amended, and all building, fire, and life-safety code requirements.

B. Final Plan Approval. Prior to final plan approval of the Development by the Board of Trustees, the Director of Development and Planning Services and the Village Engineer must approve the documents in a form such that they are ready for Board of Trustees approval.

C. Development Agreement. Prior to final plan approval of the Development by the Board of Trustees, the Village Attorney shall prepare a development agreement outlining the sequencing of the construction of necessary public and private improvements (including stormwater management measures), the obligation to pay all applicable school, park and library impact fees and the posting of all requisite performance guarantees for the development of the Subject Property as proposed. Such agreement shall be approved by the Board of Trustees and recorded prior to the commencement of construction on the Subject Property.

D. Affordable Unit Declaration. Upon final plan approval of the Development by the Board of Trustees, the Village Attorney shall prepare an Affordable Unit Declaration for each of the eight (8) affordable units, stating compliance with the requirements of Part III of Article IX of the Zoning Code, entitled "Affordable Housing in New Developments", which is to be recorded with the Cook County Clerk's Office.

E. Declaration and Covenants. Building permits for the Subject Property shall not be granted until the declaration and covenants for the Subject Property have been approved by the Village Attorney and recorded with the Cook County Clerk's Office.

ADOPTED THIS __ day of June 2026.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

_____
Steven Elisco, Chairman
Northbrook Plan Commission

ATTEST:

_____
Amy McEwan, Director
Development and Planning Services

APPROVED
RESOLUTION NO. 25-PC-22
VILLAGE OF NORTHBROOK PLAN COMMISSION

DOCKET NO. PCD-24-06
(1825 SHERMER ROAD – NORTHBROOK ROW)

WHEREAS, an application has been filed by 1825 Shermer Road, LLC, an affiliate of Lexington Homes (the "Applicant") as owner of the property commonly known as 1825 Shermer Road (the "Subject Property"), and

WHEREAS, the Applicant has filed an application (Docket No. PCD-24-06) with the Village of Northbrook requesting:

A. Rezoning from the I-1 Restricted Industrial District to the RLC Residential and Limited Commercial District;
B. Special permit for Concept Plan for a Planned Development with 53 townhomes;
C. Special Permit for Townhomes (SIC 9862.00) in RLC District;
D. Approval of Tentative Plat of Subdivision;
E. Variation to reduce the required corner side (Stanley Street) yard from 100 feet to 10 feet and rear (East) yard from 25 feet to 6 feet;
F. Variation to reduce the required corner side (Stanley Street) setback from 100 feet to 10 feet and rear (East) setback from 25 feet to 15 feet;
~~G. Parking Variation to reduce the requirement from 239 spaces to 217 spaces (9.21);~~ [*Note: relief is no longer required*]
H. Reduction in off-street parking as incentive for development of affordable housing units;
I. Variation of the Subdivision Code to allow a private road system;
J. Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development;
K. ~~Variation of the Subdivision Code to Waive the Requirement to Bury Overhead Utility Lines along the Shermer Road frontage of the Subject Property;~~ [*Note: relief not applicable for Plan Commission review*]
~~L. Exception from the Affordable Housing requirements to restrict all affordable units to a single income tier and location of affordable units on the Subject Property;~~ [*Note: relief not applicable for Plan Commission review*]
M. Site Plan Approval; and
N. Approval of any such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant.

WHEREAS, 1825 Shermer Road is zoned I-1 Restricted Industrial District in the Village of Northbrook; and

WHEREAS, 1825 Shermer Road is designated as appropriate for Major Corridor Multi-Use land uses in the Village of Northbrook Comprehensive Plan; and

WHEREAS, a public notice for this docket was duly published on September 18, 2025 in the *Northbrook Star* and a public hearing was held at the Plan Commission's regular meetings on October 7, 2025 and October 21, 2025; and

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

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

1. Village of Northbrook Plan Commission Application form & attachments received March 7, 2024, and all subsequent additions and revisions to these application materials and attachments.
2. All staff reports and attachments regarding this application.
3. Board of Trustees preliminary review minutes.
4. All written and oral testimony concerning the application.

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

1. Findings:

A. Comprehensive Plan Compliance. The Northbrook Plan Commission does hereby find that with respect to Docket No. PCD-24-06, the proposed application is in general compliance with the Northbrook Comprehensive Plan, and specifically in compliance with the Future Land Use Map.

B. Zoning Map Amendment. With respect to Docket No. PCD-24-06A, the Plan Commission hereby finds that the Applicant's request to rezone the Subject Property from I-1 Restricted Industrial to RLC Residential and Limited Commercial District is consistent with the Northbrook Comprehensive Plan, as amended, and does comply with the standards for approval of such rezoning requests as established in Subsection 11-301 E(8) of the Northbrook Zoning Code.

C. Special Permit for Concept Planned Development and Townhomes. With respect to Docket No. PCD-24-06B/C, the Plan Commission hereby finds that the requested special permit approval for concept plan approval of a planned development on the Subject Property, which includes 53 townhome units, satisfies the special permit standards established in Paragraph 11-602 E1 of the Zoning Code as follows:
    1. The planned development will be in harmony with the general and specific purposes for which the Zoning Code was enacted and for which the regulations of the RLC Residential and Limited Commercial District were adopted, and with the general purpose and intent of the Comprehensive Plan;
    2. The planned development will not have a substantial or undue adverse effect upon adjacent property and the character of the area or the public health, safety and general welfare;
    3. The special permit uses will be arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property;
    4. The planned development will be served adequately by essential public facilities and services;
    5. The planned development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
    6. The planned development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance; and
    7. The planned development complies with all additional standards imposed on it by the particular provisions of the Zoning Code authorizing such uses.

D. Tentative Plat of Subdivision. With respect to Docket No. PCD-24-06D, a request for tentative plat approval for a 53-unit townhome subdivision, the Plan Commission hereby finds that the requested tentative plat satisfies the criteria established in Article II of the Village of Northbrook Subdivision and Development Code for approval of a subdivision in the RLC Residential and Limited Commercial District.

E. Zoning Code Variations. With respect to Docket No. PCD-24-06E/F/G a request to reduce the required corner side yard and setback on the south and rear yard and setback on the east side of the Planned Development, and parking variation; the Plan Commission finds that the following variations **are consistent** with the standards for variations established in Subsection 11-503F of the Zoning Code:

1) Variation to reduce the required corner side (Stanley Street) yard from 100 feet to 10 feet and rear (East) yard from 25 feet to 6 feet; and
2) Variation to reduce the required corner side (Stanley Street) setback from 100 feet to 10 feet and rear (East) setback from 25 feet to 15 feet.

F. Subdivision Code Variations. With respect to Docket No. 24-06H/I, a request for variations of the Subdivision Code, the Plan Commission hereby finds that the evidence presented satisfies the standards of the Northbrook Subdivision Code for authorizing the following variations:
1) Variation of the Subdivision Code to allow a private road system;
2) Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development;

G. Site Plan Approval. With respect to Docket No. PCD-24-06L, the Plan Commission does hereby find that the proposed improvements on the Subject Property comply with the standards for such approvals as established in Section 11-604 of the Zoning Code.

H. Off-Street Parking. The Plan Commission does hereby find that the request for an off-street parking reduction due to the inclusion of the required number of affordable housing units is consistent with the standards and requirements of Section 9-307.B of the Zoning Code.

I. Other Relief Necessary. With respect to Docket No. PCD-24-06M, the Plan Commission finds no other zoning or subdivision relief necessary for this application.

2. Recommendations: The Northbrook Plan Commission does hereby recommend to the Board of Trustees of the Village of Northbrook **approval** of Docket No. PCD-24-06A/B/C/E/F/G/H/I//L based on the findings established herein, subject to the following conditions:

A. Zoning Map Amendment. The Subject Property shall be rezoned RLC Residential and Limited Commercial District as illustrated in ***Exhibit A***, attached here to and made a part of this resolution, and shall comply with all requirements of the RLC District.

B. Special Permit for Concept Planned Development and Townhomes. A special permit for a Planned Development Concept Plan for a 53-unit townhome subdivision on the Subject Property, consisting of the following plans, shall be approved:

1. Site Plan, prepared by Haeger Engineering, with the latest revised date of October 13, 2025, consisting of one page as ***Exhibit B***.

2. Landscape Plan, prepared by Dickson Design Studio, with latest revised date of October 13, 2025, consisting of four pages as ***Exhibit C***.
3. Elevations, prepared by BSB Design, dated March 25, 2025, consisting of eleven pages as ***Exhibit D***.

C. Tentative Plat Approval. The Preliminary Plat for Northbrook Row, prepared by Haeger Engineering, with the latest revised date of June 20, 2025, consisting of one page as ***Exhibit E***; including the following variations of the Subdivision Code (1) to allow a private road system; and (2) to allow a sidewalk on only one side of the proposed private street within the development; subject to the tentative plat being approved in a form acceptable by the Village Engineer and Village Attorney prior to the Board of Trustees approving this Docket No. PCD-24-06.

D. Off-Street Parking. An off-street parking reduction is allowed in conjunction with the construction of on-site affordable housing units with a proposed reduction of 15 spaces, from 239 spaces to 224 spaces within the townhome development.

E. Site Plan Approval. The Subject Property shall be constructed and operated in general conformance with the site plans, engineering plans, landscape plans, building elevations, and signage plans reviewed by the Plan Commission.

F. Final Plan Approval. Prior to final plan approval of the development by the Board of Trustees, the Applicant shall also:

a) Submit a final plan and final plat for Village staff review and approval pursuant to all Village ordinances and regulations.

b) Submit Final Affordable Housing Compliance Plan.

c) Submit for Village Attorney approval all covenants, conditions and restrictions for the maintenance of all common elements of the planned development.

ADOPTED THIS 21st day of October 2025.

AYES: (8) Braiman, Halperin, Karavitis, Melnick, Morgen, Pipito, Walden, Elisco

NAYS: (0)

ABSENT: (0)

ABSTAIN: (0)

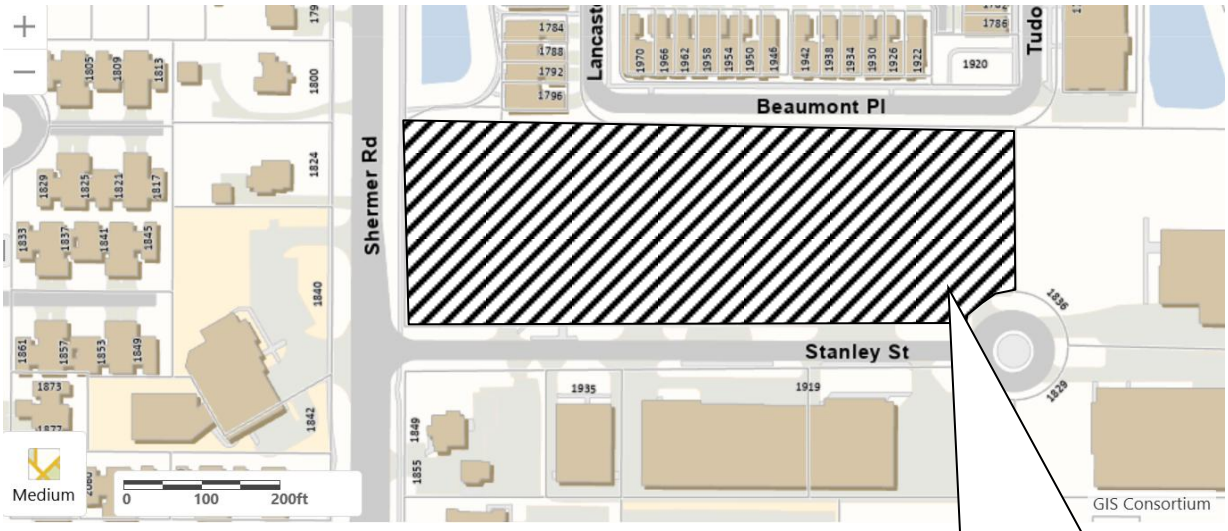
____/s/ Steven Elisco _____
Steven Elisco, Chairman
Northbrook Plan Commission

ATTEST:

__/s/ Amy McEwan_____
Amy McEwan, Director
Development and Planning Services

Exhibit A

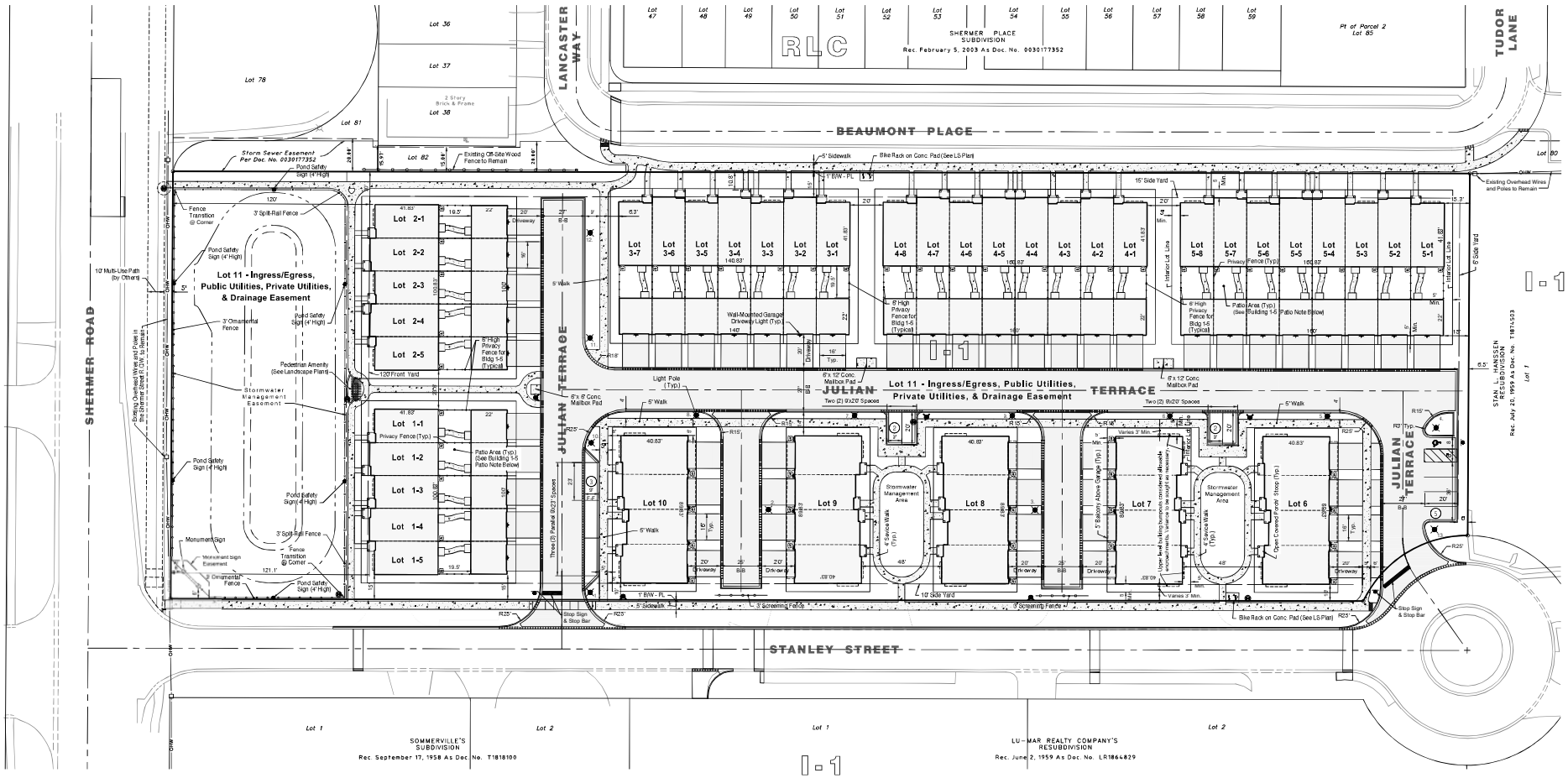
Zoning Map Amendment

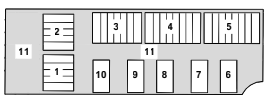


Rezone from I-1 Restricted Industrial District to RLC Residential and Limited Commercial District

Exhibit B

Site Plan





LOT 11 - Easement for Ingress/Egress, Public Utilities, Private Utilities, & Drainage Easement

Lot Key Map
Not to Scale

Building 1 - 5 Patio Note
All the areas between the garages and residential units have been accounted for as 100% impervious to allow for optional/ future patios.

Site Data		
Gross Site Area	4.69 Ac.	
Row Home Units	33	62%
Rear-Load Mews Townhome Units	20	38%
Total Dwelling Units	**53**	**100%**
Density	**11.3 DU/Ac.**	
Parking Summary		
Garage Stalls	106 @ 2.0:1	
Driveway Stalls	106 @ 2.0:1	
Guest Stalls On-Site	12 @ 0.23	
Total	**224 @ 4.23:1**	

Bulk, Space and Yard Requirements[1]	Required/ Permitted	Proposed
Building Height - Stories	4	3
Building Height - Feet[2]	65'	36' - 10"
Minimum Lot Area (s.f.)	100,000	204,081
Lot Area per Dwelling (s.f.)	4,150	3,851
Yard Summary		
Front (Shermer Road)	100	120
Corner Side (Stanley Street)	100	10
Interior Side (North)	6	15
Rear (East)	25	6
Floor Area Ratio	65%	61%
Lot Coverage	70%	48%

Notes:
1. Existing zoning is I-1 (Restricted Industrial); Proposed zoning is Planned Development R-C (Residential and Limited Commercial.) The Required/ Permitted values listed in the table reference that zoning.
2. The taller, Rowhome (Buildings 1-5) height, is listed in the above table. The Mews Townhome (Buildings 6-10) height is 35' - 3".

NORTH
Scale: 1" = 30'

No.	Date	
4	10.13.2025	Per Village Review & Coordination
3	8.28.2025	Per Village Review
2	5.28.2025	Per Village Review
1	9.26.2024	Stanley Street Parking Removed

HAEGER ENGINEERING
consulting engineers | land surveyors
150 East Palatine Road, Suite 175 • Tel. 847.394.6600 • Fax 847.394.6608
Illinois Professional Design Firm License No. 184-001132
www.haegerengineering.com

PRELIMINARY PD SITE PLAN

NORTHBROOK ROW

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

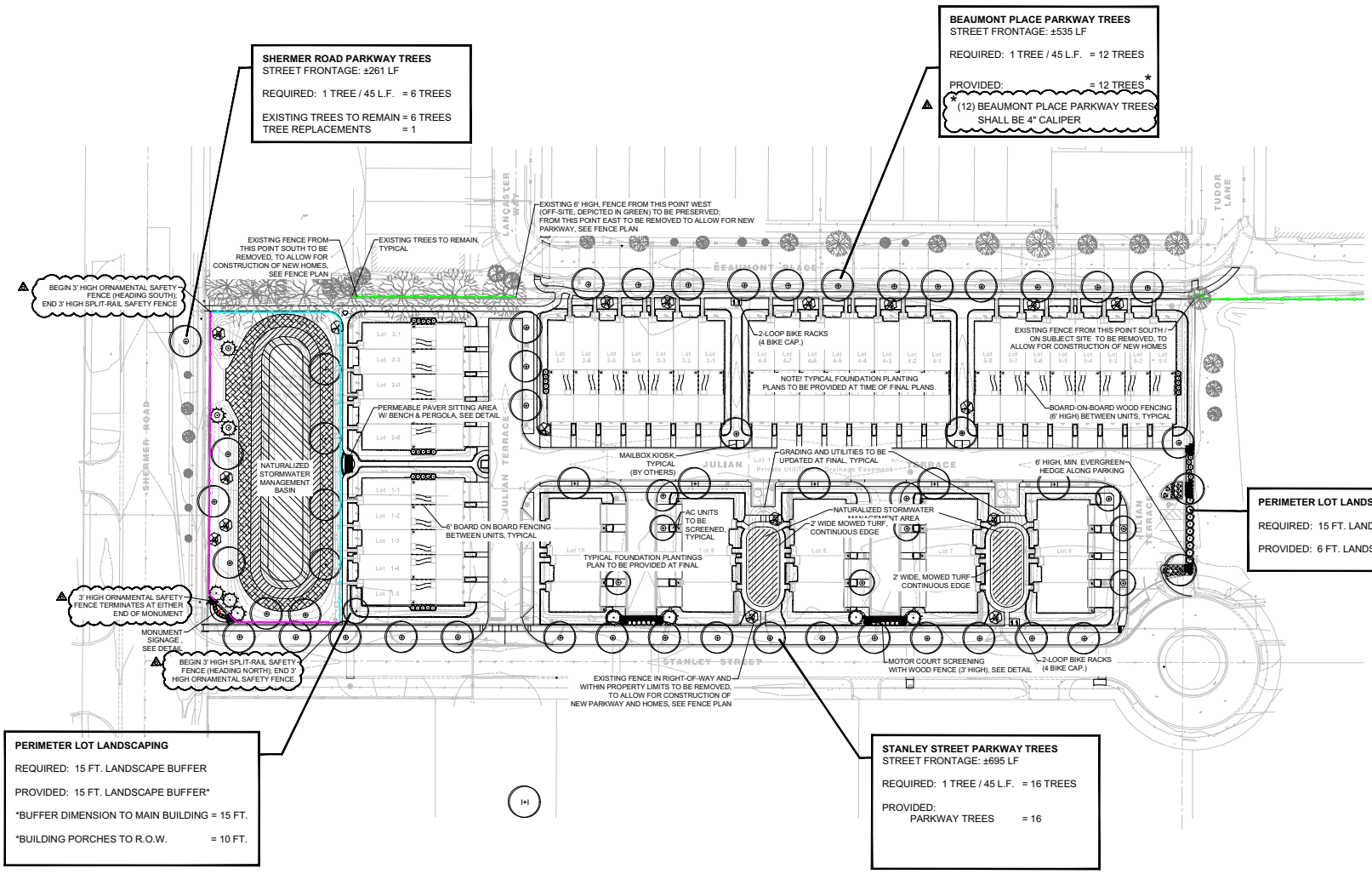
Project Manager:	T A S
Engineer:	P A C
Date:	6-6-2024
Project No.	20122
Sheet	1/1

© Haeger Engineering, LLC

Plot Date: Oct 13, 2025 - 7:09am Plotted By: tsd5
File Name: P:\2020\20122\Drawings\Preliminary\20122-SP (Alternate for PC).dwg

Exhibit C

Landscape Plan



LANDSCAPE PLAN

SCALE: 1" = 40'-0"

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

AUGUST 26, 2022

REVISIONS

1.	10/3/22 FOR VILLAGE SUBMITTAL
2.	8/21/24 PER STAFF COMMENTS
3.	9/16/24 PER STAFF COMMENTS
4.	4/10/25 PER STAFF COMMENTS
5.	6/13/25 PER STAFF COMMENTS
6.	10/13/25 PER STAFF COMMENTS
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

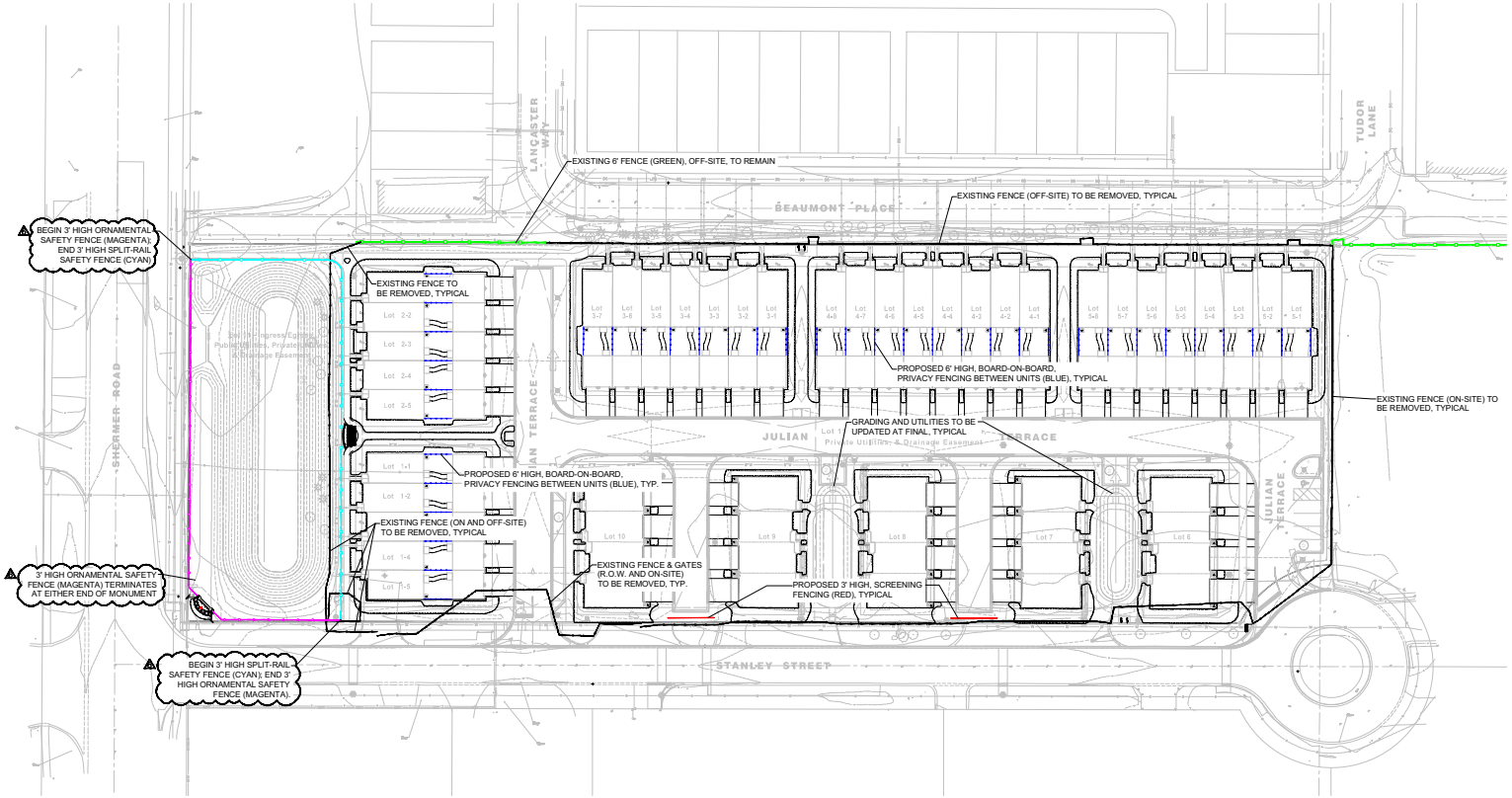
PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

L1.1

LEGEND: FENCE TYPES

- EXISTING FENCE TO BE REMOVED
- EXISTING OFF-SITE FENCE TO REMAIN
- PROPOSED 3 FT. HIGH MOTOR COURT TERMINUS FENCING
- PROPOSED 3 FT. HIGH ORNAMENTAL SAFETY FENCING
- PROPOSED 3 FT. HIGH SPLIT RAIL SAFETY FENCING
- PROPOSED 6 FT. HIGH PRIVACY FENCE



NORTH

FENCE PLAN

SCALE: 1" = 40'-0"

0 20' 40' 80'

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

AUGUST 26, 2022

REVISIONS

1.	10/3/22 FOR VILLAGE SUBMITTAL
2.	8/21/24 PER STAFF COMMENTS
3.	9/16/24 PER STAFF COMMENTS
4.	4/10/25 PER STAFF COMMENTS
5.	6/13/25 PER STAFF COMMENTS
6.	10/13/25 PER STAFF COMMENTS
7.	
8.	
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10.	

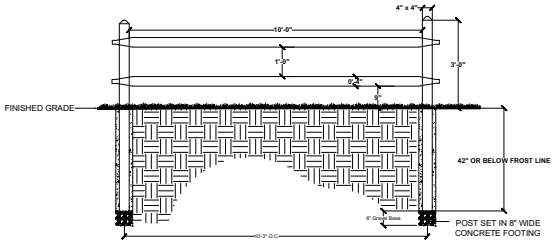
PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

PRELIMINARY LANDSCAPE PLAN - FENCING PLAN

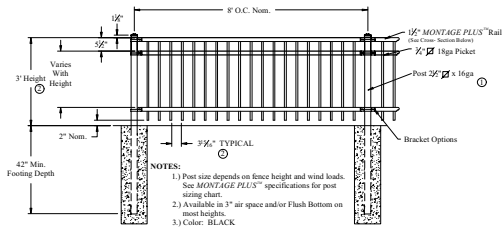
SHEET NUMBER

L2.0



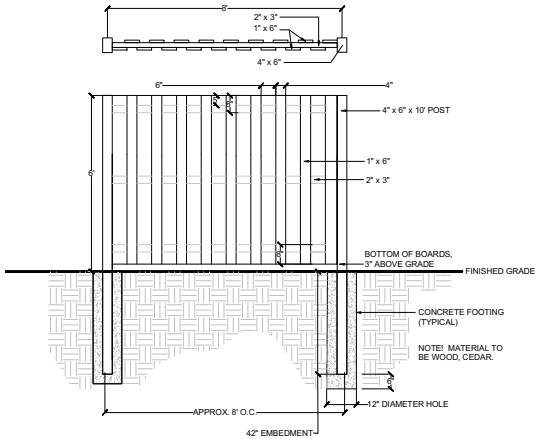
FENCE DETAIL: SPLIT RAIL SAFETY FENCE

SCALE: 1/2" = 1'-0"



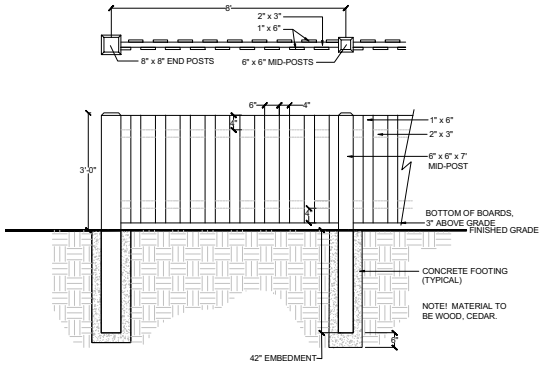
FENCE DETAIL: ORNAMENTAL SAFETY FENCE

SCALE: 1/2" = 1'-0"



FENCE DETAIL, PRIVACY FENCE FOR ROWHOME REAR YARDS

SCALE: 1/2" = 1'-0"



FENCE DETAIL: MOTORCOURT TERMINUS

SCALE: 1/2" = 1'-0"

dickson design
STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

AUGUST 26, 2022

REVISIONS

1.	10/3/22 FOR VILLAGE SUBMITTAL
2.	8/21/24 PER STAFF COMMENTS
3.	9/16/24 PER STAFF COMMENTS
4.	4/10/25 PER STAFF COMMENTS
5.	6/13/25 PER STAFF COMMENTS
6.	10/13/25 PER STAFF COMMENTS
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

PRELIMINARY LANDSCAPE PLAN - DETAILS: FENCING

SHEET NUMBER

L3.0



SPECIFICATION - ORION SQUARE (LOOP) BIKE RACK

SHALL BE:

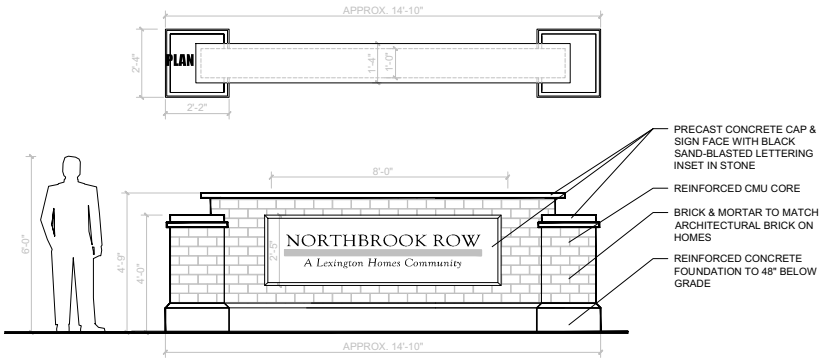
- QUANTITY: 4
- NAME: ORION SQUARE RACK
- MODEL #: ORNS-2-SF-P
- MATERIAL: POWDER COATED STEEL
- COLOR: BLACK
- DIMENSIONS: 26" L X 33" H

- SHALL BE SURFACE MOUNTED PER MANUFACTURER'S SPECIFICATIONS.

- AVAILABLE THRU (OR APPROVED EQUAL:
  GRABER MANUFACTURING, INC.
  THOMAS STEELE, MADRAX
  CONTACT: LARRY SEIPLE
  LSEIPLE@MADRAX.COM

BIKE RACK DETAIL - ORION SQUARE (LOOP)

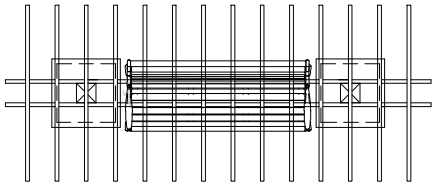
NOT TO SCALE



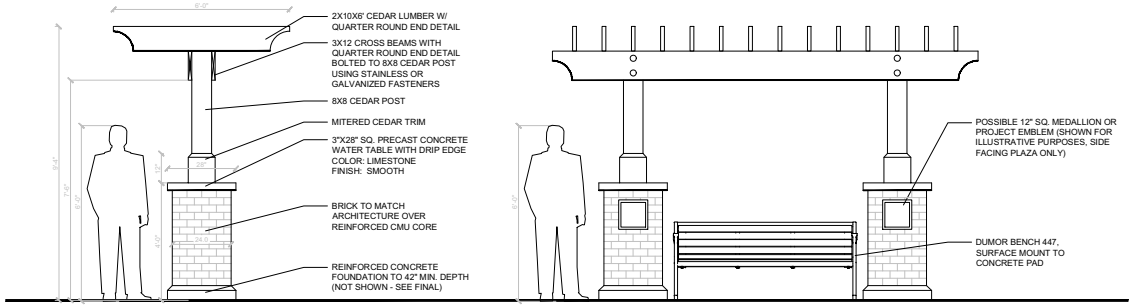
ELEVATION

ENTRY MONUMENT DETAIL

SCALE: 1/2" = 1'-0"



PLAN



ELEVATION - SIDE

ELEVATION

PERGOLA DETAIL

SCALE: 1/2" = 1'-0"

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

AUGUST 26, 2022

REVISIONS

1.	10/3/22 FOR VILLAGE SUBMITTAL
2.	8/21/24 PER STAFF COMMENTS
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5.	6/13/25 PER STAFF COMMENTS
6.	10/13/25 PER STAFF COMMENTS
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

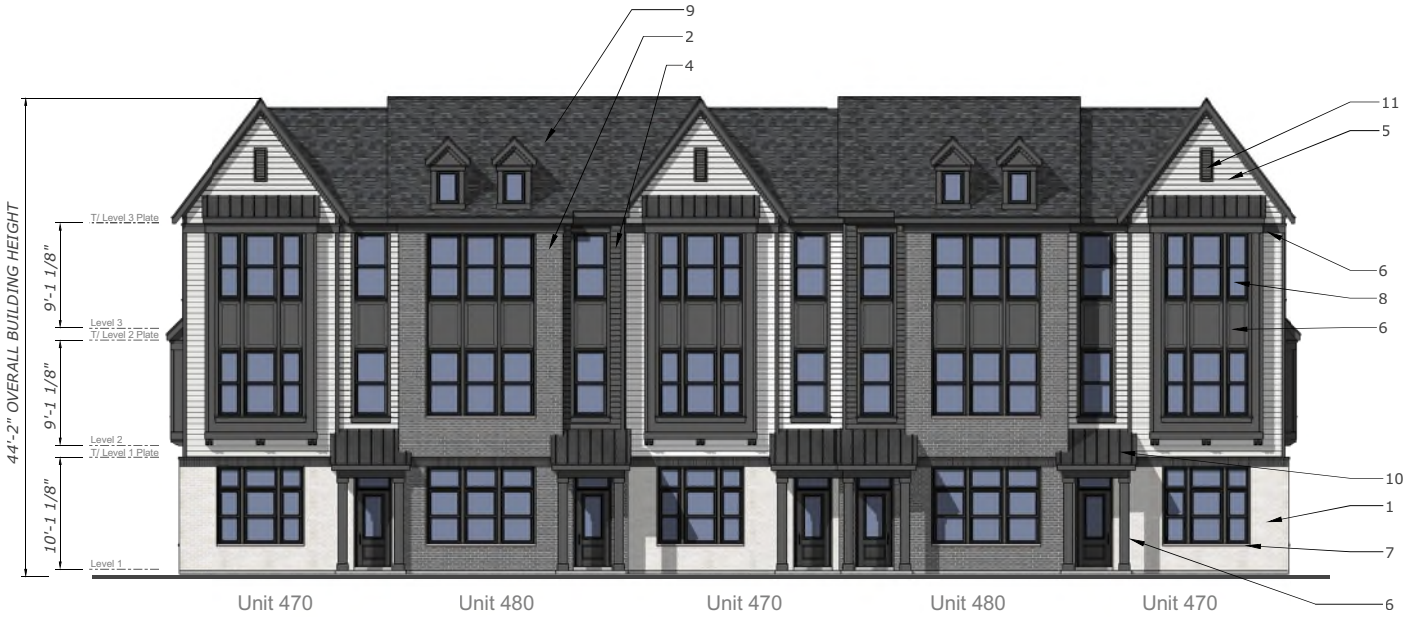
PRELIMINARY LANDSCAPE PLAN - DETAILS: AMENITIES

SHEET NUMBER

L3.1

Exhibit D

Elevations



Front Elevation

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

Exterior Finish Schedule			
1	Brick Veneer	ACME	White Bluff
2	Brick Veneer	General Shale	Slate Gray
3	Brick Soldier Course	Glen-Gery	Iron Vineyard
4	Engineered Lap Siding	LP SmartSide	Midnight Shadow
5	Engineered Lap Siding	LP SmartSide	Snowscape White
6	Engineered Trim & Panel	LP SmartSide	SW 7625 "Mount Edna"
7	Cast Stone Sill	Limestone	Gray
8	Vinyl Windows	Midway	Black-By-White
9	Asphalt Shingles	Certainteed	Landmark "Moire Black"
10	Standing Seam Metal Roof	Pac-Clad	Matte Black
11	Decorative Louver	Fypon	Black
12	Steel Garage Door	Clopay	SW 7625 "Mount Edna"

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2023 BSB Design, Inc.



Rear Elevation
scale: 3/16" = 1'-0"



Side Elevation
scale: 3/16" = 1'-0"

Side Elevation
scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

5-Unit Building Assembly

Northbrook Row
Northbrook, IL

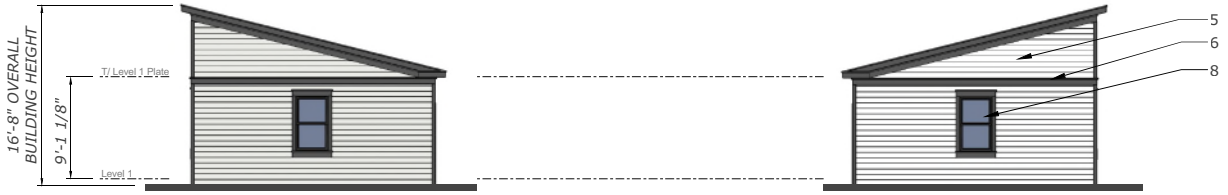
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March 25, 2025 | SF210505.00

BSB DESIGN
BSBDesign.com



Rear Elevation
scale: 3/16" = 1'-0"



Side Elevation
scale: 3/16" = 1'-0"

Side Elevation
scale: 3/16" = 1'-0"



Front Elevation
scale: 3/16" = 1'-0"

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Front Elevation

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

Exterior Finish Schedule			
1	Brick Veneer	ACME	White Bluff
2	Brick Veneer	General Shale	Slate Gray
3	Brick Soldier Course	Glen-Gery	Iron Vineyard
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5	Engineered Lap Siding	LP SmartSide	Snowscape White
6	Engineered Trim & Panel	LP SmartSide	SW 7625 "Mount Edna"
7	Cast Stone Sill	Limestone	Gray
8	Vinyl Windows	Midway	Black-By-White
9	Asphalt Shingles	Certainteed	Landmark "Moire Black"
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Rear Elevation
scale: 3/16" = 1'-0"



Side Elevation
scale: 3/16" = 1'-0"

Side Elevation
scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

7-Unit Building Assembly

Northbrook Row
Northbrook, IL

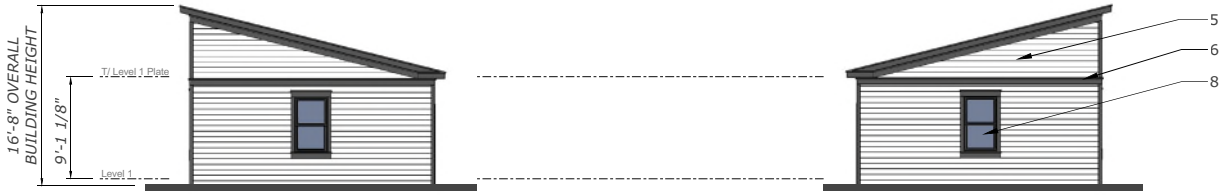
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March 25, 2025 | SF210505.00

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BSBDesign.com

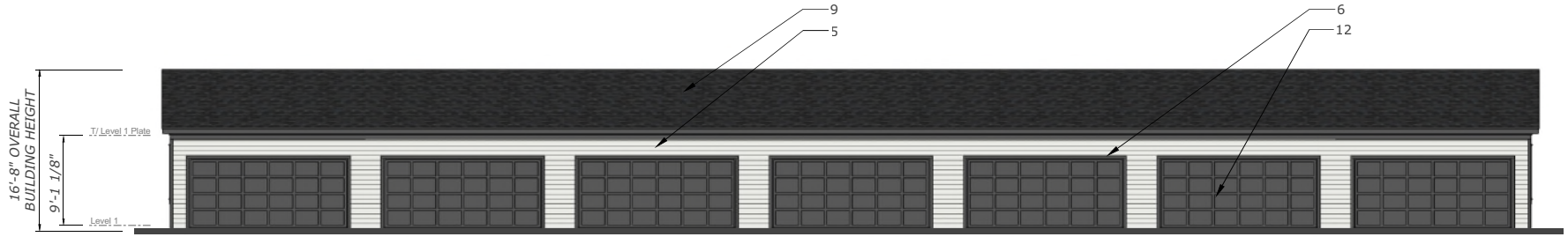


Rear Elevation
scale: 3/16" = 1'-0"



Side Elevation
scale: 3/16" = 1'-0"

Side Elevation
scale: 3/16" = 1'-0"



Front Elevation
scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

7-Unit Garage Assembly

Northbrook Row
Northbrook, IL

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March 25, 2025 | SF210505.00

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BSBDesign.com



Front Elevation

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

Exterior Finish Schedule			
1	Brick Veneer	ACME	White Bluff
2	Brick Veneer	General Shale	Slate Gray
3	Brick Soldier Course	Glen-Gery	Iron Vineyard
4	Engineered Lap Siding	LP SmartSide	Midnight Shadow
5	Engineered Lap Siding	LP SmartSide	Snowscape White
6	Engineered Trim & Panel	LP SmartSide	SW 7625 "Mount Edna"
7	Cast Stone Sill	Limestone	Gray
8	Vinyl Windows	Midway	Black-By-White
9	Asphalt Shingles	Certainteed	Landmark "Moire Black"
10	Standing Seam Metal Roof	Pac-Clad	Matte Black
11	Decorative Louver	Fypon	Black
12	Steel Garage Door	Clopay	SW 7625 "Mount Edna"

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Rear Elevation

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



Unit 470

Side Elevation

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

Unit 470

Side Elevation

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

LEXINGTON HOMES
Chicago, Illinois

8-Unit Building Assembly

Northbrook Row
Northbrook, IL

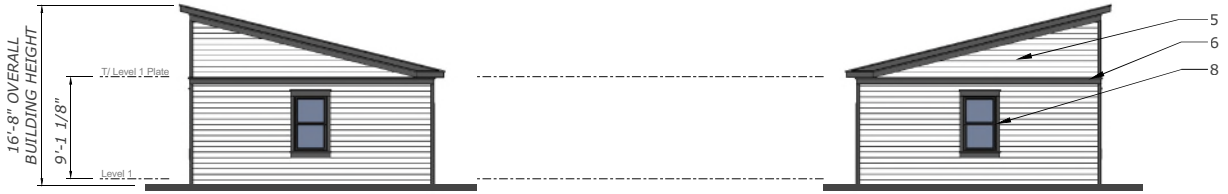
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March 25, 2025 | SF210505.00

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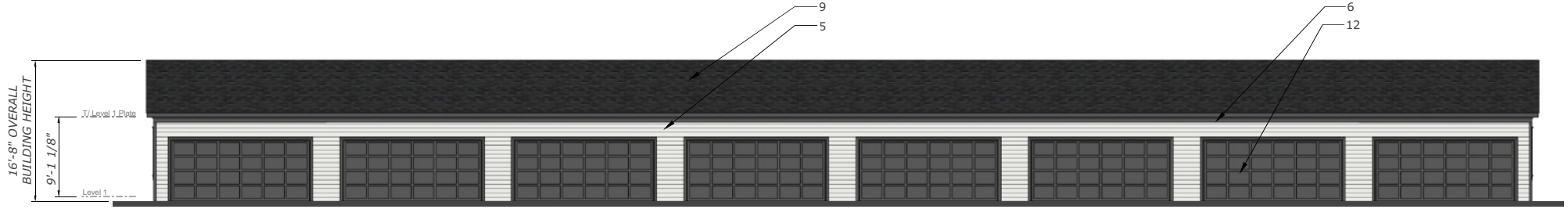


Rear Elevation
scale: 3/16" = 1'-0"



Side Elevation
scale: 3/16" = 1'-0"

Side Elevation
scale: 3/16" = 1'-0"



Front Elevation
scale: 3/16" = 1'-0"

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Front Elevation

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

Exterior Finish Schedule			
1	Brick Veneer	ACME	White Bluff
2	Brick Veneer	General Shale	Slate Gray
3	Brick Soldier Course	Glen-Gery	Iron Vineyard
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Rear Elevation

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



Side Elevation

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

Side Elevation

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

LEXINGTON HOMES
Chicago, Illinois

4-Unit Building Assembly

Northbrook Row
Northbrook, IL

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March 25, 2025 | SF210505.00

BSB DESIGN
BSBDesign.com

Exhibit E

Tentative Plat of Subdivision

P.I.N. 04-15-102-002
04-15-102-003

MAIL PLAT TO:

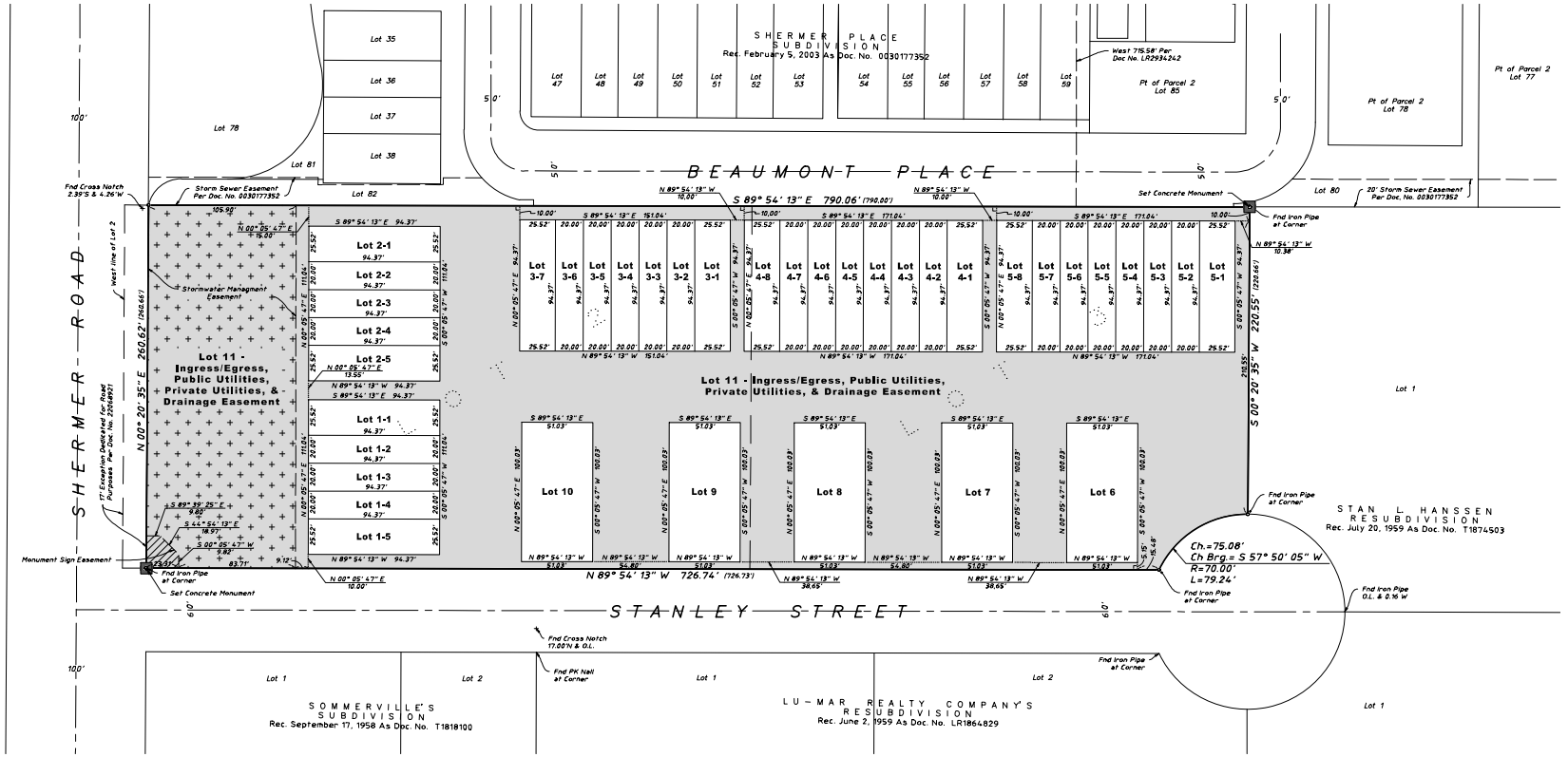
HAEGER ENGINEERING LLC
CONCULTING ENGINEERS AND LAND SURVEYORS
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173

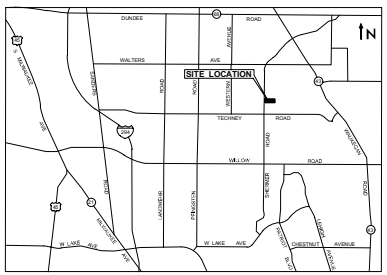
PRELIMINARY PLAT
OF
NORTHBROOK ROW

SHEET 1 OF 1

SCALE: 1" = 40'

Lot Area Summary	Area (ac.)	Area (sf)
Townhome Lots		
Lot 1-1	0.05528	2,408
Lot 1-2	0.04333	1,887
Lot 1-3	0.04333	1,887
Lot 1-4	0.04333	1,887
Lot 1-5	0.05528	2,408
Lot 2-1	0.05528	2,408
Lot 2-2	0.04333	1,887
Lot 2-3	0.04333	1,887
Lot 2-4	0.04333	1,887
Lot 2-5	0.05528	2,408
Lot 3-1	0.05528	2,408
Lot 3-2	0.04333	1,887
Lot 3-3	0.04333	1,887
Lot 3-4	0.04333	1,887
Lot 3-5	0.04333	1,887
Lot 3-6	0.04333	1,887
Lot 3-7	0.05528	2,408
Lot 4-1	0.05528	2,408
Lot 4-2	0.04333	1,887
Lot 4-3	0.04333	1,887
Lot 4-4	0.04333	1,887
Lot 4-5	0.04333	1,887
Lot 4-6	0.04333	1,887
Lot 4-7	0.04333	1,887
Lot 4-8	0.05528	2,408
Lot 5-1	0.05528	2,408
Lot 5-2	0.04333	1,887
Lot 5-3	0.04333	1,887
Lot 5-4	0.04333	1,887
Lot 5-5	0.04333	1,887
Lot 5-6	0.04333	1,887
Lot 5-7	0.04333	1,887
Lot 5-8	0.05528	2,408
Lot 6	0.11720	5,105
Lot 7	0.11720	5,105
Lot 8	0.11720	5,105
Lot 9	0.11720	5,105
Lot 10	0.11720	5,105
Subtotal: Lots 1-1 - 10	2.13529	93,013
Common Area		
Lot 11	2.54977	111,068
Total	4.68505	204,081





LOCATION MAP
Not To Scale

Legal Description

PARCEL 1:
LOT 2 (EXCEPT THE WEST 17 FEET DEDICATED FOR PUBLIC RIGHT OF WAY RECORDED AS DOCUMENT 22068921 ON SEPTEMBER 29, 1972) AND LOT 3 IN STANLEY SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 15, 1956 AS DOCUMENT LR1650762, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
NON-EXCLUSIVE, PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS GRANTED IN GRANT OF STORMWATER DRAINAGE
EASEMENT AND AGREEMENT RECORDED SEPTEMBER 26, 2003 AS DOCUMENT 0326945070 FOR THE RIGHT TO CONNECT TO AND USE THE STORMWATER MANAGEMENT FACILITIES FOR THE FLOW OF RUN-OFF WATER OVER AND UPON A PORTION OF LOTS 77, 78, 79, 80, 81, 82, 85, 88, 93 AND 94 IN SHERMER PLACE SUBDIVISION DESCRIBED ON EXHIBIT 'A' ATTACHED THERETO.

Private Street Covenant:
All streets located with Lot 11 shall be Private Streets owned and maintained by the Northbrook Row Townhome Owners Association, LLC. The Village of Northbrook shall at no time be under any obligation to provide maintenance for or accept dedication of any Private Streets.

Village of Northbrook - Form Restrictive Covenants and Easement for Storm Water Detention Area

1. THE AREA OF THE PROPERTY DESIGNATED ON THIS PLAT AS "STORM WATER DETENTION AREA" SHALL BE CONTINUOUSLY MAINTAINED IN A FIRST RATE MANNER BY OWNER OF [INSERT DESIGNATION OF ENCUMBERED PROPERTY] (THE "PLANNED DEVELOPMENT") AND AN EASEMENT ON, UNDER AND ABOVE THE STORM WATER DETENTION AREA IS HEREBY GRANTED TO, AND FOR THE USE AND BENEFIT OF, THE PLANNED DEVELOPMENT FOR THE SOLE PURPOSE OF STORM WATER DETENTION AND DRAINAGE.
2. NO CHANGE SHALL BE MADE IN THE FINISHED GRADE OF THE LAND WITHIN THE STORM WATER DETENTION AREA, NOR SHALL ANY CONSTRUCTION OF ANY KIND WHATSOEVER BE ERECTED OR PERMITTED TO EXIST WITHIN THE STORM WATER DETENTION AREA THAT MIGHT MATERIALLY IMPEDE STORM WATER DRAINAGE THEREIN OR MATERIALLY REDUCE THE STORM WATER DETENTION CAPACITY THEREOF. TREES, SHRUBS, FENCES AND NORMAL LANDSCAPE PLANTING SHALL BE PERMITTED WITHIN THE STORM WATER DETENTION AREA ONLY WITH THE PRIOR WRITTEN APPROVAL OF THE VILLAGE MANAGER OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS (THE "VILLAGE"). THE OWNER OF THE PLANNED DEVELOPMENT SHALL MAINTAIN A GRASS COVER ON THE SURFACE OF THE STORM WATER DETENTION AREA AND SHALL KEEP SUCH GRASS IN A NEAT AND TRIMMED CONDITION.
3. IN THE EVENT THE VILLAGE DETERMINES, IN ITS SOLE AND ABSOLUTE DISCRETION, THAT PRIOR MAINTENANCE OF THE STORM WATER DETENTION AREA IS NOT PERFORMED AT ANY TIME, THE VILLAGE, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE OWNERS OF THE PLANNED DEVELOPMENT, MAY, BUT SHALL NOT BE OBLIGATED TO, ENTER UPON ANY OR ALL OF THE PLANNED DEVELOPMENT FOR THE PURPOSE OF PERFORMING MAINTENANCE WORK ON AND TO THE STORM WATER DETENTION AREA.
4. IN THE EVENT THAT THE VILLAGE SHALL CAUSE TO BE PERFORMED ANY WORK PURSUANT TO THESE PARAGRAPHS, THE VILLAGE SHALL HAVE THE RIGHT TO CHARGE THE OWNER OF THE PLANNED DEVELOPMENT AN AMOUNT SUFFICIENT TO DEFRAY THE ENTIRE COST OF SUCH WORK OR ACTION, INCLUDING ADMINISTRATIVE COSTS, EITHER BEFORE OR AFTER SUCH COST IS INCURRED. IF THE AMOUNT SO CHARGED IS NOT PAID BY THE OWNER OF THE PLANNED DEVELOPMENT WITHIN THIRTY (30) DAYS FOLLOWING A DEMAND IN WRITING BY THE VILLAGE FOR SUCH PAYMENT, SUCH CHARGE, TOGETHER WITH INTEREST AND COSTS OF COLLECTION, SHALL BECOME A LIEN UPON THE PLANNED DEVELOPMENT AND THE VILLAGE SHALL HAVE THE RIGHT TO COLLECT SUCH CHARGE, WITH INTEREST AND COSTS, AND TO ENFORCE SUCH LIEN AS IN FORECLOSURE PROCEEDINGS AS PERMITTED BY LAW. 4887-6814-6096, v. 1
5. NOTHING IN THESE PARAGRAPHS SHALL BE CONSTRUED TO CONSTITUTE A DEDICATION OF ANY PORTION OF THE STORM WATER DETENTION AREA OR OF THE PLANNED DEVELOPMENT TO, OR AN ACCEPTANCE THEREOF BY, THE VILLAGE.
6. THE VILLAGE SHALL BE UNDER NO OBLIGATION TO EXERCISE THE RIGHTS GRANTED IN THESE PARAGRAPHS EXCEPT AS IT SHALL DETERMINE TO BE IN ITS BEST INTEREST. NO FAILURE TO EXERCISE AT ANY TIME ANY RIGHT HEREIN GRANTED TO THE VILLAGE SHALL BE CONSTRUED AS A WAIVER OF THAT OR ANY OTHER RIGHTS.
7. THESE COVENANTS SHALL RUN WITH THE LAND IN THE PLANNED DEVELOPMENT, AND SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE OWNER OF THE PLANNED DEVELOPMENT, THEIR RESPECTIVE SUCCESSORS, ASSIGNS AND GRANTEES AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM. ENFORCEMENT OF THESE COVENANTS MAY BE SOUGHT BY THE OWNER OF THE PLANNED DEVELOPMENT, ANY PERSON WITH AN INTEREST IN ANY OF SAID LOTS OF RECORD, OR THE VILLAGE OF NORTHBROOK BY ANY PROCEEDING AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION, TO COMPEL AFFIRMATIVE ACTION, OR TO RECOVER DAMAGES, AND AGAINST THE LAND TO ENFORCE ANY LIEN CREATED BY THESE COVENANTS.

Notes:
1. The basis of bearing shown heron is based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
2. Underground utilities are not shown hereon.
3. Based on information provided on the Flood Insurance Rate Map Community - Panel No. 17031C0227J dated August 19, 2008, produced by the Federal Emergency Management Agency (FEMA) for Cook County, Illinois, the property shown and described hereon is located within Zone X, which is defined by FEMA as "Areas determined to be outside the 0.2% annual chance floodplain."
4. In the preparation of this survey reference was made to Chicago Title Insurance Company Commitment for Title Insurance Order No. CCH11801099LD with an Effective Date of February 18, 2021.
5. Lot 11 is a "Common Area / Blanket Easement for Ingress / Egress, Public Utilities, Private Utilities and Drainage" benefiting Lots 1 to 10.

Originally Prepared: 3/31/2025 Project No. 20-122

No.	Date	Revision
1	6-20-2025	Per Village Review

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

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Plot Date: Jun 16, 2025 - 2:25pm Plotted By: jenny-h Layout: Prelim Plat
File Name: P:\2020\20122\Drawings\Preliminary\20122-PRELIM PLAT.dwg

Plan Commission Minutes - APPROVED

Sandra "Sandy" Frum Board Room
1225 Cedar Lane Northbrook, IL 60062
Tuesday, October 21, 2025

PLAN COMMISSION

1) Roll Call

Attendee Name	Title	Status	Arrived
Steven Elisco	Chairman	Present	
Jeff Braiman	Commissioner	Present	
Keri Halperin	Commissioner	Present	
Nikos Karavitis	Commissioner	Present	7:33PM
Jeremy Melnick	Commissioner	Present	
Allen Morgen	Commissioner	Present	
Andrea Pipito	Commissioner	Present	7:32PM
Ken Walden	Commissioner	Present	
Amy McEwan	Director	Present	
Michaela Kohlstedt	Deputy Director	Present	
Swati Pandey	Senior Planner	Present	
Caitlyn Culbertson	Village Attorney	Present	

2) Minutes Approval

2.A) Minutes for Approval - September 30, 2025

Commissioner Braiman moved, Commissioner Walden seconded the motion to approve the regular meeting minutes for September 30, 2025, as amended. On voice vote, all were in favor.

Commissioner Melnick abstained.

2.B) Minutes for Approval - October 7, 2025

Commissioner Halperin moved, Commissioner Walden seconded the motion to approve the regular meeting minutes for October 7, 2025. On voice vote, all were in favor.

Chairman Elisco noted changes to the minutes.

Commissioner Halperin moved, Commissioner Morgen seconded the motion to approve the regular meeting minutes for October 7, 2025, as amended. On voice vote, all were in favor.

Commissioner Melnick abstained.

3) Community Planning Report

Michaela Kohlstedt, Deputy Director, reported the Village Board had one applicant waive the preliminary review under the new Zoning Code; the formal application will come before the Plan Commission in November. Furthermore, she educated the Commission on how to properly use the newly installed microphones.

Commissioner Pipito arrived at 7:32 pm.

Commissioner Karavitis arrived at 7:33 pm.

4) Public Comment Time

5) Public Hearing

5.A) DOCKET NO. PCD-24-06: 1825 SHERMER ROAD - NORTHBROOK ROW (Public Hearing) - An application by 1825 Shermer Road, LLC, an affiliate of Lexington Homes as owner of the property commonly known as 1825 Shermer Road, is requesting the following zoning relief: (A) Rezoning from the I-1 Restricted Industrial District to the RLC Residential and Limited Commercial District; (B) Special Permit for Concept Plan for a Planned Development with 53 townhomes; (C) Special Permit for Townhomes (SIC 9862.00) in RLC District; (D) Approval of Tentative Plat of Subdivision; (E) Variation to reduce the required corner side (Stanley Street) yard from 100 feet to 10 feet and rear (East) yard from 25 feet to 6 feet; (F) Variation to reduce the required corner side (Stanley Street) setback from 100 feet to 10 feet and rear (East) setback from 25 feet to 15 feet; (G) Parking Variation to reduce the requirement from 239 spaces to 217 spaces (9.21%); [NOTE: Relief is no longer required, details discussed later in the report]; (H) Variation of the Subdivision Code to allow a private road system; (I) Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development; (J) Variation of the

Subdivision Code to Waive the Requirement to Bury Overhead Utility Lines along the Shermer Road frontage of the Subject Property; (Not subject to Plan Commission review); (K) Exception from the Affordable Housing requirements to restrict all affordable units to a single income tier and location of affordable units on the Subject Property (Not subject to Plan Commission review); (L) Site Plan Approval; and (M) Approval of any such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant.

Senior Planner Swati Pandey discussed an application submitted by 1825 Shermer Road, LLC, for the property located at 1825 Shermer Road. The applicant is requesting to construct a new multi-family residential development consisting of fifty-three townhomes. She provided a brief overview of the following: property's history, zoning, and site plan modifications. She noted the requested relief/primary issues the Plan Commission should consider.

Michaela Kohlstedt, Deputy Director, clarified staff's recommendation and process for changing parking restrictions. Furthermore, she confirmed the Village Engineer reviewed the stormwater plan.

Nate Wynsma, Vice President, Lexington Homes, 1731 N Marcey, Chicago, IL, clarified site plan changes with the Commission.

Chairman Elisco opened public comment.

Todd Daniels, President, Shermer Place Master Association, 1914 Farnsworth, Northbrook, IL, spoke in opposition of the proposed development project. He expressed concern regarding lack of parking. He requested the Commission authorize additional parking on Stanley to avoid parking impacts for residents in the community.

Cheryl Wickrema, 1914 Farnsworth Lane, Northbrook, IL, spoke in opposition of the proposed development project. She expressed concern regarding the following: traffic impacts and lack of parking.

Tim Hendricks, 1792 Lancaster Way, Northbrook, IL, spoke in opposition of the proposed development project. He expressed concern regarding the following: private street dimensions, removal of historic trees, loss of green space, lack of parking, and snow removal.

Carol Karton, 1788 Lancaster Way, Northbrook, IL, spoke in opposition of the proposed development project. She expressed concern regarding the following: traffic impacts, lack of parking, and increased density.

Stephanie Denenberg, 1934 Beaumont Place, Northbrook, IL, spoke in opposition of the proposed development project. She expressed concern regarding the following: loss of green space, removal of historic trees, lack of parking, traffic impacts, placement of bike racks, and snow removal.

Mr. Wynsma addressed concerns expressed by residents. He provided a brief overview of the modified site plan and clarified the removal of historic trees for developmental purposes. He confirmed excessive snow will be hauled off the premises.

Commissioner Halperin made a motion to close the public hearing; seconded by Commissioner Melnick. On roll call vote, all were in favor. (8 Yes Votes, 0 No Votes)

Commissioner Morgen spoke in favor of sending the application to the Village Board.

Commissioner Walden concurs with Commissioner Morgen. He expressed concern regarding staff's position on additional parking. Furthermore, he recognized the applicant for incorporating affordable housing.

Commissioner Braiman spoke in favor of the application. He expressed concern regarding private streets; however, he favors the following: additional parking spaces, sidewalks, and affordable housing.

Commissioner Melnick favors the additional parking spaces in the modified site plan. Furthermore, he recommends the Village consider increasing parking on Stanley.

Commissioner Halperin spoke in favor of the application. Furthermore, she recognized the applicant for incorporating affordable housing.

Commissioner Karavitis spoke in favor of the modified site plan.

Commissioner Pipito recognized the applicant for taking into consideration feedback from the last meeting to modify the proposed site plan. Furthermore, she recognized the applicant for incorporating affordable housing.

Chairman Elisco recognized the applicant for incorporating Climate Action Plan items to support sustainability initiatives and increasing guest parking. Furthermore, he concurs with his fellow Commissioners. He expressed concern regarding the following: lack of sidewalks and loss of green space.

The Commission unanimously agreed to include the four additional parking spaces.

Ms. Kohlstedt clarified the typo in the resolution.

Commissioner Morgen made a motion to approve a resolution for Docket No. PCD-24-06, 1825 Shermer Road - Northbrook Row and subject to conditions, as prepared and submitted by staff; seconded by Commissioner Braiman. On roll call vote, all were in favor. (8 Yes Votes, 0 No Votes)

6) Review of Draft Resolutions

Plan Commission Minutes - APPROVED

Sandra "Sandy" Frum Board Room
1225 Cedar Lane Northbrook, IL 60062
Tuesday, October 7, 2025

PLAN COMMISSION

1) Roll Call

Attendee Name	Title	Status
Steven Elisco	Chairman	Present
Jeff Braiman	Commissioner	Present
Keri Halperin	Commissioner	Present
Nikos Karavitis	Commissioner	Present
Jeremy Melnick	Commissioner	Absent
Allen Morgen	Commissioner	Present
Andrea Pipito	Commissioner	Absent
Ken Walden	Commissioner	Present
Amy McEwan	Director	Present
Swati Pandey	Senior Planner	Present
Caitlyn Culbertson	Village Attorney	Present

2) Minutes Approval

3) Community Planning Report

Senior Planner Swati Pandey reviewed the proper use of microphones. Furthermore, the applications the Plan Commission is considering tonight were submitted under the previous Zoning Code (1988).

4) Public Comment Time

5) Public Hearing

5.A) DOCKET NO. PCD-25-14: 755 HUEHL ROAD - CHILD DAY CARE FACILITY (Public Hearing) - An application filed by Little Einsteins Academy & Daycare Inc. as lessee of the property commonly known as 755 Huehl Road (the "Subject Property"), which is owned by Center on Deafness, for the purposes of: (A) Repeal the existing special permit from 2012 and 2017 for the previous user; (B) Special Permit for Child Day Care Services (SIC No. 8351.00) in the IB Institutional Building District; and (C) Approval of any such variations, waivers, and zoning relief as may be necessary.

Commissioner Halperin made a motion to waive staff presentation; seconded by Commissioner Morgen. On roll call vote, all were in favor. (6 Yes Votes, 0 No Votes)

Commissioner Halperin made a motion to approve a resolution for Docket No. PCD-25-14, 755 Huehl Road - child day care facility, as prepared and submitted by staff; seconded by Commissioner Morgen. On roll call vote, all were in favor. (6 Yes Votes, 0 No Votes)

5.B) DOCKET NO. PCD-25-15: 40 SKOKIE BOULEVARD - HUNTINGTON NATIONAL BANK (Public Hearing) - An application filed by Huntington National Bank as lessee of 40 Skokie Boulevard, which is owned by 40 Skokie Property, LLC for the purpose of authorizing the following zoning relief: (A) Special Permit for Accessory Drive-Through Facility (SIC No. 9980.00) in O-3 General Office District; (B) Site Plan Approval; and (C) Approval of such other zoning relief as may be necessary.

Commissioner Karavitis made a motion to waive staff presentation; seconded by Commissioner Walden. On roll call vote, all were in favor. (6 Yes Votes, 0 No Votes)

Commissioner Morgen made a motion to approve a resolution for Docket No. PCD-25-15, 40 Skokie Boulevard – Huntington National Bank, as prepared and submitted by staff; seconded by Commissioner Halperin. On roll call vote, all were in favor. (6 Yes Votes, 0 No Votes)

5.C) DOCKET NO. PCD-24-06: 1825 SHERMER ROAD - NORTHBROOK ROW (Public Hearing) - An application by 1825 Shermer Road, LLC, an affiliate of Lexington Homes as owner of the property commonly known as 1825 Shermer Road, is requesting the following zoning relief: (A) Rezoning from the I-1 Restricted Industrial District to the RLC Residential and Limited Commercial District; (B) Special permit for Concept Plan for a Planned Development with 53 townhomes; (C) Special Permit for Townhomes (SIC 9862.00) in RLC District; (D) Approval of Tentative Plat of Subdivision; (E) Variation to reduce the required corner side (Stanley Street) yard from 100 feet to 10 feet and rear (East) yard from 25 feet to 6 feet; (F) Variation to reduce the required corner side (Stanley Street) setback from 100 feet to 10 feet and rear (East) setback from 25 feet to 15 feet; (G) Parking Variation to reduce the requirement from 239 spaces to 217 spaces (9.21%); (H) Variation of the Subdivision Code to allow a private road system; (I) Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development; (J)

Variation of the Subdivision Code to Waive the Requirement to Bury Overhead Utility Lines along the Shermer Road frontage of the Subject Property; (K) Exception from the Affordable Housing requirements to restrict all affordable units to a single income tier and location of affordable units on the Subject Property; (L) Site Plan Approval; and (M) Approval of any such variations, waivers, and zoning relief as may be necessary.

Senior Planner Swati Pandey discussed an application submitted by 1825 Shermer Road, LLC, for the property located at 1825 Shermer Road. The applicant is requesting to construct a new multi-family residential development consisting of fifty-three townhomes. She provided a brief overview of the following: property's history, zoning, and site plan. She noted the requested relief/primary issues the Plan Commission should consider.

Nate Wynsma, Vice President, Lexington Homes, 1731 N Marcy Street, Chicago, IL, introduced his team to the Commission. Furthermore, he provided a brief overview of the following: business operations, surveys, roadway configuration, density, parking, and development plans.

Sharon Dickson, Landscape Architect, Dickson Design Studio, 9 Crystal Lake Road, Suite 110, Lincoln Hills, IL, discussed the proposed landscape architecture.

Mr. Wynsma clarified the base sale price range of the units and location of affordable units.

David Miller, Johnson Research Group, 105 W Madison, Suite 406, Chicago, IL, discussed the tax impact study.

Mr. Wynsma clarified the following: parking, construction phases, improvements, number of units, affordable housing units, studies, and site plan.

Todd Shaffer, Principal, Haeger Engineering, 100 E State Parkway, Schaumburg, IL 60173, clarified the Village standards for roadways.

Commissioner Braiman expressed concern regarding increased density and lack of sidewalks.

Mr. Shaffer clarified lighting details and confirmed no right-of-way was proposed.

Chairman Elisco expressed concern regarding the lack of guest parking.

Mr. Wynsma stated they are willing to modify the proposed design to include sidewalk on south side of Julian Terrace. Furthermore, he clarified the townhouse design and parking.

Chairman Elisco opened public comment.

Cheryl Wickrema, 1914 Farnsworth Lane, Northbrook, IL, spoke in opposition of the proposed development project. She expressed concern regarding the following: school impacts, lack of development feasibility studies, traffic impacts, increased density, and lack of buffering.

Ansheesh Lal, 1966 Beaumont Place, Northbrook, IL, spoke in opposition of the proposed development project. He expressed concern regarding the lack of parking.

Michael D'Souza, 1740 Lancaster Way, Northbrook, IL, spoke in opposition of the proposed development project. He expressed concern regarding the following: lack of parking, exposed power lines, and traffic impacts.

Patty Dryer, 1922 Beaumont Place, Northbrook, IL, spoke in opposition of the proposed development project. She expressed concern regarding the following: loss of greenspace, traffic impacts, loss of historic trees, pedestrian safety, ADA (Americans with Disabilities Act) impacts, and lack of parking.

Stacy Hendricks, 1792 Lancaster Way, Northbrook, IL, spoke in opposition of the proposed development project. She expressed concern regarding the following: building height, stormwater flooding, lack of parking, and pedestrian safety.

Stephanie Geitner, 1934 Beaumont Place, Northbrook, IL, spoke in opposition of the proposed development project. She expressed concern regarding the following: loss of greenspace, lack of parking, loss of historic trees, pedestrian safety, and loss of privacy.

Carol Karton, 1788 Lancaster Way, Northbrook, IL, spoke in opposition of the proposed development project. She expressed concern regarding the following: traffic impacts, lack of parking, and increased density.

Sally Stone, 2010 Plymouth Lane, Northbrook, IL, spoke in opposition of the proposed development project. She expressed concern regarding the following: increased density, traffic impacts, and lack of green space.

Todd Daniels, Shermer Place Master Association President, 1914 Farnsworth Lane, Northbrook, IL, spoke in opposition of the proposed development project. He expressed concern regarding the following: increased density, traffic impacts, and lack of parking, and stormwater plan.

Mr. Wynsma assured the Commission that the proposed design integrates perfectly with the surrounding residential uses. Furthermore, he provided a brief overview the following: handicap parking, property's history, fencing, bike rack compliance, removal of historic trees, and neighborhood parking observations.

Mr. Shaffer and Ms. Dickson confirmed the historic trees will need to be removed for elevation/grading purposes.

Commissioner Morgen expressed concern regarding lack of parking.

Mr. Shaffer assured the Commission that they are incompliance with the Village standards for parking.

Chairman Elisco asked if the petitioner studied other options such as switching the placement of The Mews units with the norther Row units.

Mr. Wynsma clarified the proposed design with the Commission.

Commissioner Halperin made a motion to close the public hearing; seconded by Commissioner Morgen. On roll call vote, all were in favor. (6 Yes Votes, 0 No Votes)

Commissioner Halperin expressed concern regarding the following: school impacts, traffic impacts, and lack of parking. Furthermore, she recognized the applicant for incorporating affordable housing.

Commissioner Karavitis spoke in favor of the proposed development project. He expressed concern regarding the following: lack of parking, school impacts, exposed utility lines, and bike racks.

Commissioner Morgen spoke in favor of the proposed development project. He expressed concern regarding the following: lack of guest parking and increased density.

Commissioner Walden recognized that there could be an impact on area schools. Furthermore, he requested a commitment from the developer regarding the number of bedrooms for affordable housing units. Lastly, he recognized the applicant for incorporating affordable housing.

Commissioner Braiman spoke in favor of the proposed development project. He expressed concern regarding the following: lack of sidewalks, school impact, increased density, private streets, and lack of parking. Furthermore, he requested the applicant modify the site plan to decrease density.

Chairman Elisco concurs with his fellow Commissioners. He recommended the following: address guest parking issues, underground utility lines along Shermer Road, establishing public sidewalks (southside of Julian Terrace), 3-4” caliber parkway trees along Beaumont Place, and clarifying the stormwater detention labels on plans. Furthermore, he recognized the Applicant for incorporating affordable housing and Climate Action Plan items.

Commissioner Morgen made a motion to open the public hearing; seconded by Commissioner Halperin. On roll call vote, all were in favor. (6 Yes Votes, 0 No Votes)

Hal Francke, Applicant’s Attorney, advised the Commission that the Applicant is complying with multiple Village ordinances.

Amy McEwan, Director of Development & Planning Services, clarified the parking relief for affordable housing and density for developments in the surrounding area.

Chairman Elisco explained how the Commission plays a critical role in evaluating applications to determine what level of density is appropriate.

Mr. Francke discussed modifying the site plan to incorporate public parking.

Commissioner Halperin anticipates the development will have a high number of students.

Mr. Wynsma clarified snow removal maintenance with the Commission.

Commissioner Morgen made a motion to continue the public hearing to the next meeting scheduled on October 21, 2025; seconded by Commissioner Walden. On roll call vote, all were in favor. (6 Yes Votes, 0 No Votes)

6) Review of Draft Resolutions

7) Discussion Topics

Chairman Elisco spoke on how the Commission plays a critical role in evaluating applications.

Amy McEwan, Director of Development & Planning Services, clarified the Village ordinances.

8) Remarks for the Good of the Order

Chairman Elisco congratulated the Board and staff on the Downtown streetscape that looks good.

9) Adjourn

Commissioner Halperin made a motion, seconded by Commissioner Karavitis to adjourn. On voice vote, a motion to adjourn passed unanimously. Adjourned at 10:33 p.m.

MEMORANDUM

To: Plan Commission
From: Senior Planner Swati Pandey
Cc: Deputy Director Michaela Kohlstedt
Date: October 21, 2025
Subject: PCD-24-06: 1825 Shermer Road – Concept Plan Approval for Lexington Townhomes

INTRODUCTION

On October 21, 2025, the Plan Commission has continued the public hearing to a second meeting for an application submitted by 1825 Shermer Road, LLC, an affiliate of Lexington Homes (the "Applicant") as owner of the property commonly known as 1825 Shermer Road (the "Subject Property"). The applicant proposes to construct a new multi-family residential development consisting of 53 townhomes inclusive of 8 affordable units. The Applicant has modified the plan to address comments from the Plan Commission during the public hearing on October 7, 2025. Based upon staff's review of the application, the application has been noticed for the following relief:

A. Rezoning from the I-1 Restricted Industrial District to the RLC Residential and Limited Commercial District;

B. Special Permit for Concept Plan for a Planned Development with 53 townhomes;

C. Special Permit for Townhomes (SIC 9862.00) in RLC District;

D. Approval of Tentative Plat of Subdivision;

E. Variation to reduce the required corner side (Stanley Street) yard from 100 feet to 10 feet and rear (East) yard from 25 feet to 6 feet;

F. Variation to reduce the required corner side (Stanley Street) setback from 100 feet to 10 feet and rear (East) setback from 25 feet to 15 feet;

~~G. Parking Variation to reduce the requirement from 239 spaces to 217 spaces (9.21%);~~ [NOTE: Relief is no longer required, details discussed later in the report]

H. Variation of the Subdivision Code to allow a private road system;

I. Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development;

J. Variation of the Subdivision Code to Waive the Requirement to Bury Overhead Utility Lines along the Shermer Road frontage of the Subject Property; (Not subject to Plan Commission review)

K. Exception from the Affordable Housing requirements to restrict all affordable units to a single income tier and location of affordable units on the Subject Property (Not subject to Plan Commission review);

L. Site Plan Approval; and

M. Approval of any such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant.

SUMMARY OF OCTOBER 7, 2025 PLAN COMMISSION PUBLIC HEARING

One written public comment was received prior to the meeting and was provided to the Plan Commission. On October 7, 2025, a public hearing was held regarding the requested zoning relief and the proposed plan. Presentations were provided by staff and the Applicant. At the public hearing, members of the public raised

concerns related to density and parking; increase in traffic; landscape screening and removal of existing fence and mature trees on Beaumont Place; bike rack locations; and burial of utility lines. The Applicant responded to questions from the public and the Plan Commission. The public hearing was then closed to discuss the application.

The Plan Commission discussed the application and requests for relief and asked the Applicant to consider redesigning some aspects of the plan and provide additional information on the following:

- Add guest parking;
- Add sidewalk along the south side of Julian Terrace;
- Add fence and safety signs near stormwater management area along Shermer Road;
- Increase in the caliper of parkway trees along Beaumont Place;
- Burial of overhead utility lines along Shermer Road.

The Plan Commission reopened the public hearing and continued it to October 21, 2025 at 7:30 p.m. The approved minutes for the public hearing held on October 7, 2025, were not available at the drafting of this report.

RESPONSE TO QUESTIONS RAISED BY PLAN COMMISSION

The Applicant has submitted additional information and revised plans in response to the questions and comments from the Commission and letters received on October 14, 2025 (see attached).

Staff have attached one public comment which was received following the public hearing. The concerns include parking, fence and screening on Beaumont Place, and location of bike racks near north property line.

The following is an overview of the questions asked by the Commission, the Applicant's response and staff comments.

1) **The Commission requested the developer provide additional guest parking spaces for future residents.**
   - ***Applicant Response:*** *The Applicant has submitted a revised site plan showing seven additional guest parking spaces within the development. The previous plan showed five guest parking spaces, and with the new spaces, the total would be twelve guest parking spaces on the Subject Property. Two spaces each have been added on the south side of Julian Terrace with an indent near the Stormwater Management Area and three parallel spaces will be added on the east side of Building 10 (Mews Home).*

Table 1: Applicant Proposal

PROVIDED PARKING	
Townhome Garages	106
Garage Driveway Pads	106
Guest Parking Spaces	12
Total Parking Provided	224
Total Parking Required	239
Parking Deficit	15 (6.2%)

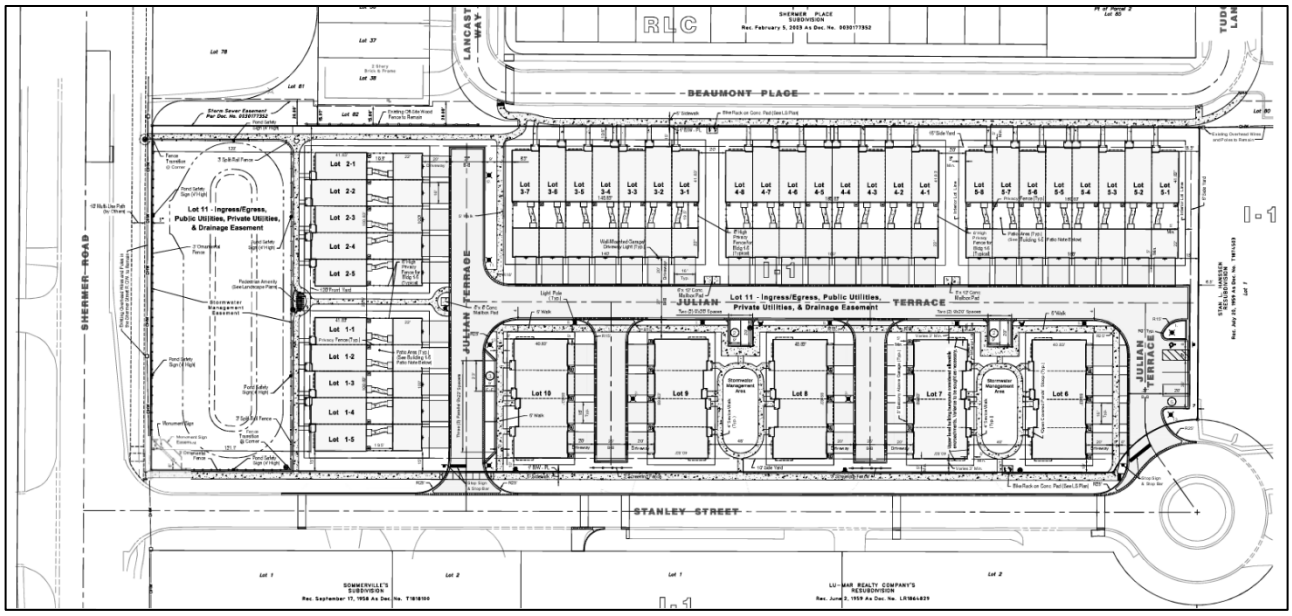


Figure 1: Proposed Site Plan

- ***Staff Comments:*** *The proposed parking spaces are in compliance with the Zoning Code in terms of location and dimensional requirements. The Applicant continues to request the incentive offered in Paragraph 9-307 B7 to reduce the required number of off-street parking spaces on the Subject Property, from the required 4.5 spaces per unit (total of 239 spaces) for 53 townhomes to 4.23 spaces per unit (total of 224 spaces).*

  This is a request for implementation of Paragraph 9-307 B7 of Article 9: Affordable Housing in New Developments. It should be noted that the original legal notice was incorrect to state that the application includes a request for a parking variation since Subsection 9-307 B states:

  > *Any governed development providing the minimum number of affordable housing units pursuant to this Part will be eligible to obtain greater flexibility in development design through application of the following options without need for special zoning relief, but only if such flexibility is necessary to accommodate the required affordable units within the physical envelope of the governed development:*
  >
  > *…*
  >
  > *7. Reduced Off-street Parking Minimums. In considering a proposed governed development with affordable housing units, the Plan Commission may recommend and the Board of Trustees may approve a reduction in the otherwise applicable off-street parking minimums for the affordable housing units. In considering the merits of such a reduction, the Village shall consider the availability of alternative means of transportation, including mass transit and bicycle facilities in the vicinity of the governed development and any unique transportation needs of the expected residents…*

  The above-mentioned excerpt indicates that when a development is providing affordable housing units on site the applicant can request to reduce the off-street parking minimum without requiring additional zoning relief such as a variation. This relief request has been eliminated from the list and should be reviewed as an incentive for construction of affordable housing units on site. In addition, the Powers and Duties of the Plan Commission per the Northbrook Municipal Code includes *"…promoting appropriate affordable housing initiatives as directed by the Village Board…"* of which this request would fall within.

Staff does not support the inclusion of the proposed four perpendicular spaces on the south side of Julian Terrace as it reduces native landscaped space and stormwater management area which can be beneficial, and the additional impervious surface in lieu of landscaping contradicts the goals of the Climate Action Plan, including best stormwater management practices. Staff supports the addition of three parallel spaces on the east side of Julian Terrace in addition to the originally proposed 5 guest spaces on the east side of the lot. Village staff met to discuss on street parking along Stanley and if there is a need for additional guest parking, there is a process in place to request consideration for on-street parking on Stanley, or to request to amend the approved development plan and construct the four additional spaces proposed as depicted below, as well as any other spaces as may be accommodated.

Table 2: Staff Proposal

PROVIDED PARKING	
Townhome Garages	106
Garage Driveway Pads	106
Guest Parking Spaces	8
Total Parking Provided	220
Total Parking Required	239
Parking Deficit	19 (7.9%)

2) **The Commission stated that a sidewalk should be added on the south side of Julian Terrace.**

- ***Applicant Response:*** *The Applicant has provided a revised site plan showing a five-foot sidewalk along the south side of Julian Terrace (which runs east-west across the development). The sidewalk jogs around the new guest parking spaces that have been added in this area. The proposed sidewalk connects to the previously proposed sections of the sidewalk within and adjacent to the development on the north and south side of the property.*
- ***Staff Comments:*** *The Applicant is requesting a subdivision variation to allow sidewalk on one side of the street. However, the Applicant has responded to sidewalk related comment and improved upon the previous plan.*

  An increase in impervious coverage due to additional parking spaces and sidewalk has been assessed by the Village Engineer and stated that the design change is acceptable, which will be further reviewed at the time of site work permit application.

3) **The Commission requested that the Applicant install a fence and safety related signage near the stormwater management area along Shermer Road.**

- ***Applicant Response:*** *The Applicant has provided a revised site plan showing a three-foot high metal picket fence along the west and south side of the stormwater management area. A three-foot high split rail fence is proposed on the north and east side of the stormwater management area along Shermer Road. The Applicant has also proposed six 4-foot high (from grade) safety message signs around this area.*
- ***Staff Comments:*** *The proposed fences comply with the permitted fence height in the front yard. The safety message signs comply with the Zoning Code.*

4) **The Commission requested that the Applicant install parkway trees along the south side of Beaumont Place, higher in caliper size than previously proposed.**

- ***Applicant Response:*** *The Applicant has submitted a revised Landscape Plan showing that the caliper size of parkway trees along Beaumont Place would increase from 2" to 4". The Landscape Plan is attached.*
- ***Staff Comments:*** *The proposed Landscape Plan has been reviewed by the Tree Preservation*

Officer and found to be acceptable. The details of plantings will be addressed during the site work permit review process.

5) **The Commission requested that the Applicant bury the overhead utility lines along Shermer Road.**

- ***Applicant Response:*** *The Applicant has stated that they continue to request the waiver and state that within half-mile radius of the property, there are overhead utility lines that have not been buried, and that it is a feasibility challenge for the Applicant to bury the utility lines.*
- ***Staff Comments:*** *The Applicant has requested a waiver and the Board of Trustees has the authority to waive the requirement.*

SUMMARY

In reviewing this request, staff suggests the Plan Commission consider the following policy questions:

1) Is it appropriate to rezone the Subject Property from the I-1 to the RLC District?
2) If the rezoning is appropriate, then is it also appropriate to grant special permit approval for concept planned development and townhomes for the 53-unit townhome development?
3) Is it appropriate to grant tentative plat approval for the proposed residential development?
4) Is it appropriate to grant the following zoning code variations:
   a) Variation to reduce the required corner side (Stanley Street) yard from 100 feet to 10 feet and rear (East) yard from 25 feet to 6 feet; and
   b) Variation to reduce the required corner side (Stanley Street) setback from 100 feet to 10 feet and rear (East) setback from 25 feet to 15 feet?
5) Is it appropriate to grant the following subdivision variations:
   a) Variation of the Subdivision Code to allow a private road system;
   b) Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development;
6) Is the proposed site access and interior circulation of the Subject Property appropriate?
7) Is there adequate green space and buffering around the Subject Property?

Consistent with the recent request by the Plan Commission that applications are presented with draft resolutions at the time of the first public hearing, staff has prepared the attached draft resolution for consideration. If action is taken during the meeting, this would be **Resolution No. 25-PC-22**.

The Applicant and staff will attend the October 21, 2025 Plan Commission meeting to answer any questions.

MEMORANDUM

To: Plan Commission
From: Senior Planner Swati Pandey
Cc: Deputy Director Michaela Kohlstedt
Date: October 7, 2025
Subject: PCD-24-06: 1825 Shermer Road – Concept Plan Approval for Lexington Townhomes

INTRODUCTION

On October 7, 2025, the Plan Commission will conduct a public hearing for an application submitted by 1825 Shermer Road, LLC, an affiliate of Lexington Homes (the "Applicant") as owner of the property commonly known as 1825 Shermer Road (the "Subject Property"). The applicant wants to construct a new multi-family residential development consisting of 53 townhomes on the Subject Property. Based upon staff's review of the application, the application has been noticed for the following relief:

A. Rezoning from the I-1 Restricted Industrial District to the RLC Residential and Limited Commercial District;

B. Special Permit for Concept Plan for a Planned Development with 53 townhomes;

C. Special Permit for Townhomes (SIC 9862.00) in RLC District;

D. Approval of Tentative Plat of Subdivision;

E. Variation to reduce the required corner side (Stanley Street) yard from 100 feet to 10 feet and rear (East) yard from 25 feet to 6 feet;

F. Variation to reduce the required corner side (Stanley Street) setback from 100 feet to 10 feet and rear (East) setback from 25 feet to 15 feet;

G. Parking Variation to reduce the requirement from 239 spaces to 217 spaces (9.21%);

H. Variation of the Subdivision Code to allow a private road system;

I. Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development;

J. Variation of the Subdivision Code to Waive the Requirement to Bury Overhead Utility Lines along the Shermer Road frontage of the Subject Property;

K. Exception from the Affordable Housing requirements to restrict all affordable units to a single income tier and location of affordable units on the Subject Property;

L. Site Plan Approval; and

M. Approval of any such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant.

A sign has been posted on the Subject Property indicating the time and date of the Plan Commission public hearing. The Applicant has submitted evidence that the mailed notice requirements of the Zoning Code have been satisfied. The Plan Commission hearing was properly noticed in the September 18, 2025 edition of the *Northbrook Star*. To date staff has received one written comment stating concerns regarding traffic, property maintenance, parking, etc.; the comment is attached.

PROPERTY DESCRIPTION

The Subject Property is:

- is zoned I-1 Restricted Industrial District;
- is located on the northeast corner of Shermer Road and Stanley Street;
- the Subject Property is 4.69 acres in size ;
- is surrounded by:
    - North: RLC Residential and Limited Commercial District (the Shermer Place subdivision)
    - East: I-1 Restricted Industrial
    - South: I-1 Restricted Industrial
    - West: R-3 Single Family Residential and IB Institutional Buildings (a fire station) to the west of Shermer Road
- is designated as appropriate for Major Corridor Multi-Use in the Comprehensive Plan; the purpose of which is to accommodate a mixture of higher density multi-family housing as well as retail and business services;
- is not located within the 100-year flood plain;
- is not located within a stormwater project area as identified in the Master Stormwater Management Plan;
- The Master Bicycle and Pedestrian Plan designate Shermer Road in front of the Subject Property as appropriate for a side path.

BACKGROUND INFORMATION

Previously, there was a single story, 106,000 square feet concrete block and metal frame industrial building which was demolished in the past two years by the Owner.

Preliminary Review

On February 13, 2024 the Board of Trustees conducted a preliminary review of the request for a residential planned development on the Subject Property. The majority of the Board found the request to be appropriate as presented. Some members of the Board requested that the Plan Commission closely review the requested right of way width reductions and the proposal for sidewalks to be on only one side of the street.

A copy of the Board of Trustees minutes is attached for reference, and the meeting can be viewed on the Village website as well to hear the full commentary from the Trustees. The following is a table of the comments made by members of the Board of Trustees:

Trustee	Title	Status	Comments
Kathryn Ciesla	Village President	Present	Private street to be reviewed by PC
Robert Israel	Trustee	Absent	N/A
Heather Ross	Trustee	Absent	N/A
Daniel Pepoon	Trustee	Present	provide on-site affordable housing units; ACC review req.; parking should be reviewed
Johannah Hebl	Trustee	Present	Rezoning to RLC is acceptable; private street not desirable but to be reviewed by PC; parking variation is acceptable; green space should be provided as an amenity; ACC review required; provide on-site affordable housing units.

Joy Ebhomielen	Trustee	Present	Sustainability items should be addressed; green space should be emphasized; Affordable housing should be provided.
Michelle Kohler	Trustee	Present	Affordable housing should be built on-site; impact on schools should be assessed; parking should be reviewed.

Following the preliminary review, the Applicant submitted a formal application. The formal application submitted is similar to that which underwent preliminary review.

Staff Review

Prior to scheduling a public hearing the application underwent the standard review process and was reviewed by the following departments/entities:

- Development and Planning Services (Planning & Zoning)
- Sustainability
- Public Works (Engineering and Tree Preservation)
- Fire
- Police
- Village Attorney
- Community Partners for Affordable Housing (CPAH), the Village's affordable housing consultant
- Village Traffic Consultant
- Village Engineering Consultant
- Northbrook Taxing Districts (Library, Park District, and School Districts 30 and 225)

At this time all of the reviewers have approved or conditionally approved the proposed concept plan as presented.

Compliance with Village Plans

- Comprehensive Plan: The Comprehensive Plan identifies the property for Major Corridor Multi-Use which is intended to accommodate a mixture of higher density multi-family housing, retail, restaurant, business and professional offices.
- Master Bicycle and Pedestrian Plan: The Master Bicycle and Pedestrian Plan designates Shermer Road in front of the Subject Property as appropriate for a side path. A sidepath is a path used for bicyclists and pedestrians adjacent to a roadway. This pedestrian and bicycle infrastructure is currently under construction.

Architectural Control Commission (ACC):

On September 11, 2025, the ACC reviewed the application from design perspective and found the overall proposal acceptable. The Commission members asked about the color scheme of the buildings. The Commission stated that they liked the layout and the water feature (detention) aligned with Shermer Place; separation between buildings; break in rooflines; and elevation design. The members recommended decorative panels on the rear façade of the Row Homes and metal seam roof above entrances for the units – the Applicant has stated that they would consider these changes when submitting the Final Plan application, as recommended by the ACC. The ACC recommended approval for the Concept Plan application as presented. The approved minutes from this meeting were not available at the time of drafting of this report.

Housing Committee:

On September 9, 2025, the Housing Committee of the Board of Trustees reviewed a request for exceptions from the Affordable Housing Ordinance for a proposed 53-unit townhome development. The Applicant's Affordable Housing Compliance Plan proposes the required eight units (15%) on-site, however, the plan is requesting an exception from the Affordable Housing requirements to restrict all affordable units to a single income tier (required to be split 50/50 between Eligible Income Tier I and Tier II) and location of affordable units (required to be distributed throughout the development) on the Subject Property. The Board of Trustees

upon recommendation from the Housing Committee will take the final decision regarding the requested exceptions for Affordable Housing.

PROPOSED PROJECT

The Applicant is proposing to construct a planned development which consists of three-story townhome buildings with a total of 53 units on an existing 4.69 acre Subject Property. The development will be accessed off of Stanley Street, with an on-site detention pond and additional common area. The proposal consists of two styles of townhomes, one inclusive of detached garages with private backyard spaces (Row Homes), and the other model consisting of attached garages on the first floor with living quarters above the garage (Mews Homes). Both types of townhomes will be three-story, consisting of 2-4 bedrooms ranging in size between 1,600 – 2,500 square feet. Additional details regarding the proposed development are outlined in the attached material submitted by the Applicant.

Site Design: The development will be located at the corner of Shermer Road and Stanley Street, with access provided solely off of Stanley Street through two curb-cuts. Both would be a two-way access to a private street (called Julian Terrace). The Row Homes garages would have access onto the private street, while the Mews Homes garages would be accessed off of shared driveways.

There is an existing sidewalk in front of the Subject Property along Shermer Road. The Applicant is proposing to install a sidewalk within the public right-of-way along Stanley Street to the south, and on the north side along Beaumont Place, connecting to the sidewalk on Tudor Lane and Beaumont Place within the Shermer Place Subdivision. These sidewalks will be connected to a system of proposed walkways to the individual proposed townhome units. The maximum width of Julian Terrace (private road) will be 27' back-of-curb to back-of-curb. The Applicant is requesting variations of the Subdivision Code to allow private road; and sidewalk on one side of the street.

The proposed Row Homes townhome units are facing Shermer Road and Beaumont Place, while Mews Homes are perpendicular to Stanley Street. There are five off-street guest parking proposed at the southeast corner of the site. The Applicant is proposing a six-foot tall privacy fence between the Row Homes rear yards. A small portion of an existing fence along the north property line would be retained. A three-foot tall fence will be installed along Stanley Street to screen the motor court terminus for the Mews townhomes. The location for all the fences have been identified on a fence plan with details, which is attached. There is no perimeter fence proposed for the development. Mailbox pads are shown on the site plan in between buildings for convenient access. The proposed site plan complies with the RLC district yard and setback requirements along Shermer Road and north property line; however it requires variation along Stanley Street and east property line.

Parking. As noted earlier in the report, the townhomes will all have two car garages and driveway space to park two additional cars. The driveways are a minimum of 20 feet deep. There are also five guest parking stalls along the east property line including one ADA parking stall. The total number of required parking spaces for 53 townhomes would be 239 spaces (4.50 space per unit). The total number of parking spaces provided is 217 (4.09 space per unit), with a deficit of 22 spaces. The Applicant is requesting a parking variation to reduce the required parking by 9.21%; where 25% maximum can be requested. There is no on-street public parking available on Shermer Road or Stanley Street.

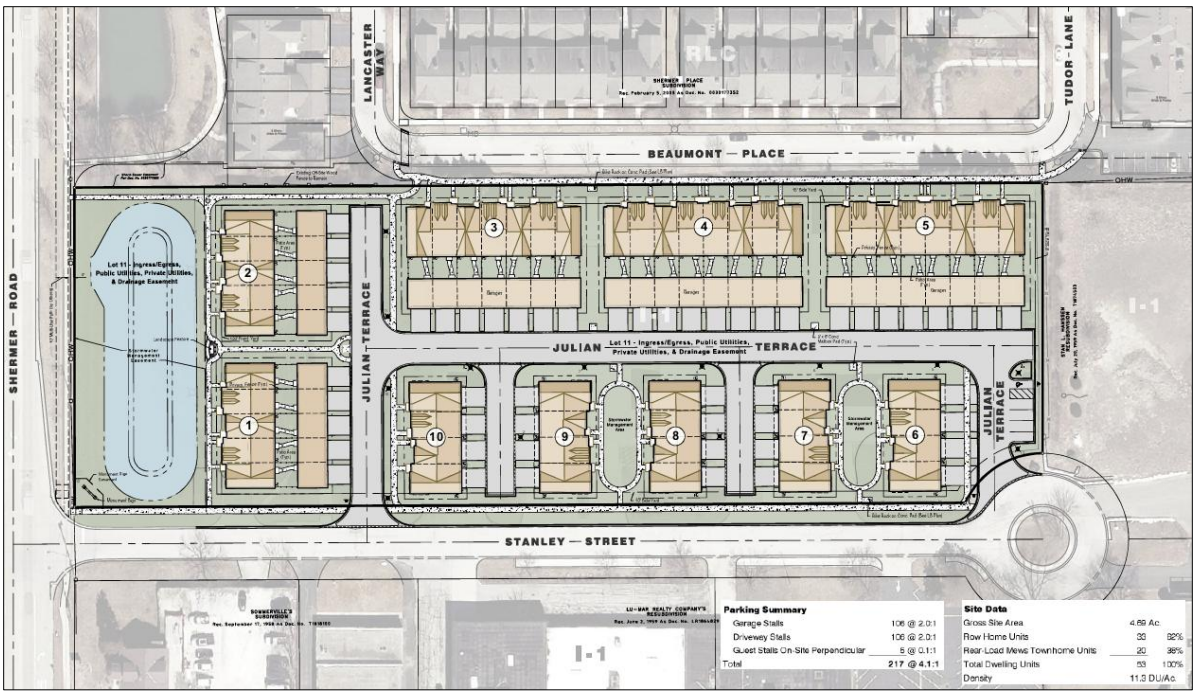


Figure 1: Proposed Site Plan

Townhomes: As stated earlier, there are two styles of townhomes proposed:

Row Homes: The proposed Row Homes will be three stories with a total height of 44'2", in compliance with the RLC district. There would be five Row Homes buildings with 5 to 7 units each. The front door for the townhomes connect to the sidewalk with detached garage and a private backyard.

Mews Homes: The proposed Mews Homes will be three stories with a total height of 39'8", in compliance with the RLC district. There would be five Mews Homes buildings with four units each.

The architectural characteristics including material are consistent on all sides of the buildings. The primary exterior materials for the buildings are brick, siding, cast stone sill, asphalt shingle roof, and steel garage doors for both building types. The elevation plans also show projecting second story windows. Mews Homes would also have a balcony overhanging the garage. The design for the buildings follows a pattern to keep a unified look for the entire subdivision. Attached are the proposed architectural plans and renderings, which include the color and building material details.



Figure 2: Row Homes Elevations



Figure 3: Mews Homes Elevations

Landscaping: The Applicant has submitted a Preliminary Landscape Plan showing proposed landscaping for the private property as well as trees within the public right-of way adjacent to proposed development. A mix of trees and plantings are proposed to assist in creating a landscaped buffer around the site to the extent there is available open space; which includes parkway trees. There will be a naturalized detention basin with native plantings, which is located along Shermer Road; including a pergola with a bench adjacent to the detention basin. The pergola will be a nine-foot tall cedar canopy mounted over concrete and brick piers that will match the brick of the buildings. There will be two bike racks installed along the north property line as shown on the landscape plan.

There will be two smaller detention basins adjacent to Mews Homes that would be naturalized as well. The individual buildings will also have foundation landscaping. Details will be provided at the time of final plan submittal.

Signage: The Applicant has proposed a development sign located at the corner of Shermer Road and Stanley Street. The sign is a concrete base with a brick and mortar structure to match the brick on the buildings. There will be landscaping around the base of the ground sign. The sign will be in compliance with the zoning code requirements. A sign permit will be required prior to installation.



Figure 4: Development Sign

SUSTAINABILITY

Following the adoption of the Climate Action Plan (CAP), it is important to reference action items found in the CAP as they relate to development proposals. The Village's Sustainability Coordinator has drafted a Sustainability Addendum attached to this report, which goes into further detail on CAP items that are relevant to the Subject Property and the proposed plan.

REQUIRED ZONING RELIEF

The application was filed prior to the adoption of the new Zoning Code on September 9, 2025, and therefore, this application has been reviewed and is seeking relief per the requirements of the Northbrook Zoning Code adopted in 1988 as amended.

Rezoning

The Applicant is requesting that the Subject Property be rezoned from the I-1 Restricted Industrial District to the RLC Residential and Limited Commercial District. The RLC district is predominantly intended "*to provide a diversity of residential uses and certain limited community-based commercial uses that complement the Village's Central Business District*". As proposed, the 53 units situated on 4.69 acres of land would result in a density of 11.30 units per acre. The Comprehensive Plan identifies the property for Major Corridor Multi-Use which is intended for higher density multi-family housing and commercial activity.

The table on the following page compares the proposed development with the RLC districts' bulk, space, and yard requirements. The townhouse dwellings are a special permit in the RLC District.

Tentative Plat of Subdivision

The Subject Property currently consists of two parcels. The Applicant proposes resubdividing the property and creating a lot for each Row townhome, each Mew townhome building, and the remainder for the common areas including the detention ponds.

There are overhead utility lines running along the frontage of the property on Shermer Road. The Applicant is requesting a waiver from the requirement to bury the overhead utility lines. This relief will be opined upon by the Board of Trustees, but the Applicant has included a statement of justification in their application materials for the requested relief.

The Applicant is requesting three Subdivision Code variations for the development:

- Variation of the Subdivision Code to allow a private road system;
- Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development;
- Variation of the Subdivision Code to Waive the Requirement to Bury Overhead Utility Lines along the Shermer Road frontage of the Subject Property.

It is not uncommon for planned developments to request the above listed variation of the Subdivision Code. The items have been reviewed by the Village Engineer and has been conditionally approved as presented for concept plan approval.

As depicted in the below table, the proposed development is compliant with the bulk standards in the RLC

Residential and Limited Commercial District.

BULK, SPACE AND YARD REQUIREMENTS	RLC	PROPOSED
A. Maximum Height (whichever is less)		
1. Feet		
a. Townhouse Dwelling	65	44'2"
2. Stories		
a. Townhouse Dwelling	4	3
B. Minimum Lot Area and Dimensions (1) (2) (3) (4) (10)		
1. Total Lot Area (square feet)		
a. Planned Development	100,000	204,081
2. Lot Area Per Dwelling Unit (sq. ft.) (2) (11)		
a. Townhouse Dwelling	4,150	4,342
3. Lot Depth (feet)		
All Uses	N/A	N/A
4. Lot Width (feet)		
a. Townhouse Dwelling	N/A	N/A
C. Minimum Yard and Setback Requirements (feet) (1) (3) (4) (5) (6) (7) (8) (9) (12)		
1. Front (Shermer) and Corner Side (Stanley)		
a. Front Yard	100	109
b. Front Setback	100	120
a. Corner Side Yard	100	***10***
b. Corner Side Setback	100	***10***
2. Interior Side (North)		
a. Yard	6	10.8
b. Setback	6	15
3. Rear (East)		

BULK, SPACE AND YARD REQUIREMENTS	RLC	PROPOSED
a. Yard	25	***6***
b. Setback	25	***15***
D. Maximum Floor Area Ratio (11)		
1. Planned Development	65%	63%
E. Maximum Lot Coverage (% of Lot)		
1. Townhouse Dwelling	70%	46%

Special Permit for Concept Planned Development and Townhomes

As previously stated the Applicant is requesting special permit approval of the planned development concept plan and townhomes in the RLC district. The planned development process consists of a two-step process: 1) development concept plan approval and 2) final plan approval. This two-step process is similar to the subdivision process which includes tentative and final plat approvals. The concept plan approval stage is intended to provide the applicant an opportunity to submit a plan showing the basic scope, character and nature of the entire proposed planned development. The final plan approval stage is intended to refine and implement the development concept plan and to serve as a complete, thorough and permanent public record of the planned development.

As a reminder to the Plan Commission, the planned development technique is intended to allow the relaxation of certain standard Zoning Code regulations to help achieve other important community objectives, such as design and protection of open space or other natural resources. In a standard subdivision, each residential lot must comply with the bulk, space, and yard requirements of its designated zoning district. However, in a planned development, these standards are applied across the entire property. This means that when applying the minimum lot area, minimum lot width, and minimum yards for the proposed planned development, the Village uses the perimeter property lines of the entire site when determining these minimum development standards.

The maximum gross floor area, maximum lot coverage, and maximum building coverage area are also spread across the entire site in a planned development. By relaxing these regulations, the developer is given the tools to provide the public benefits mentioned above. With the proposed development, the Commission will need to determine if the size and placement of townhomes, both the distance between the homes and proximity to the street, on the site is appropriate.

To approve the special permit requests, the Village Plan Commission and Board of Trustees must consider the general standards for such special permits established in Paragraph 11-602 E1 of the Zoning Code. These standards include the following:

1) Is the proposal in compliance with the Zoning Code and Official Comprehensive Plan?
2) Will there be any adverse impact upon adjacent properties?
3) Will the proposed use interfere with the orderly development of adjacent properties?
4) Are there adequate public facilities to serve the development?
5) Will the use cause undue traffic congestion?
6) Will the development cause loss of significant environmental or historical features?
7) Will the use comply with other applicable Village standards?

All of the above criteria are relevant in considering whether or not the requested special permit should be granted for the proposed use. The Applicant's response to all of the standards is included in their attached submittal.

As the Plan Commission reviews the proposed plan, they will want to evaluate how the development complies

with the special permit standards, as well as how the development relates to its surroundings. Below are some items to pay particular attention to while assessing the planned development as it relates to the surrounding uses.

- On-Site Vehicular and Pedestrian Access.
- Off-Site Vehicular and Pedestrian Access
- Density, Layout and Spacing of Homes
- Architectural Design
- Parking
- Open Space and Perimeter Buffer

Zoning Code Variations

In addition to the above noted relief, the Applicant would also need to secure variations to accommodate the existing development on the Subject Property in the RLC District. These requested variations, include the following:

A. Variation to reduce the required corner side (Stanley Street) yard from 100 feet to 10 feet and rear (East) yard from 25 feet to 6 feet; (to accommodate townhome buildings and guest parking lot);

B. Variation to reduce the required corner side (Stanley Street) setback from 100 feet to 10 feet and rear (East) setback from 25 feet to 15 feet; (to accommodate townhome buildings); and

C. Variation to reduce the parking requirement for 239 spaces to 217 spaces (9.21%).

The Applicant is requesting a variation to reduce the required number of off-street parking spaces on the Subject Property from 239 to 217; 9.21% parking. The total minimum required is 4.5 spaces per unit requirement. As noted earlier in this report, all units have two garage spaces, and all units are supposed to accommodate two cars in the driveway apron. The additional off-street guest spaces, bringing the total off-street parking to 217. There the Applicant is requesting a variation for the deficit of 22 spaces.

The Applicant has stated that the shape and size of the parcel creates a hardship and does not allow for an expansion of parking on the property. The Applicant has also stated that as part of the Affordable Housing ordinance, the proposal can request to reduce the parking minimum given the proximity to public transportation.

PROVIDED PARKING	
Townhome Garages	106
Garage Driveway Pads	106
Guest Parking Spaces	5
Total	239

AFFORDABLE HOUSING

As noted earlier in this report, the Applicant is providing eight affordable units located in four different Mews buildings. The attached affordable housing compliance plan submitted by the Applicant includes a location map depicting the location of the affordable units. The restriction of eligible income tier and locating the units clustered in only Mews buildings requires the Applicant to request an exception for Affordable Housing.

Besides the exceptions, the overall design of the affordable units will be the same in appearance on the exterior as the market rate units. The affordable units will pay reduced HOA fees while maintaining the same access to the open space areas in the development as the market rate units. The Applicant has requested a waiver all fees associated with affordable units, including development impact fees.

Village Staff and Community Partners for Affordable Housing (CPAH) have both reviewed the Affordable Housing Compliance Plan and the requested exceptions. As stated earlier, the Housing Committee and Board of Trustees would review and consider the request.

IMPACTS ON SCHOOL DISTRICTS & MUNICIPAL SERVICES

As noted at the beginning of the staff report, the application underwent review by the Park District, Library, and both School Districts 30 and 225. Attached to this report are the responses from the Park District and School District 30. The Park District found the proposal acceptable while District 30 has concerns regarding impact on enrollment. The Library and High School District 225 did not respond with any questions or concerns. The proposed development will comply with the Village of Northbrook Impact Fees noted in the below table.

Village of Northbrook

Park, School & Library Impact Fees

for New Subdivisions & Developments

	Single Family Detached				2-Family & Townhome		Condominium/Apartment		
	5 BR	4 BR	3 BR	2 BR	4 BR	3 BR	3 BR	2 BR	1 BR
Northbrook Park District	$ 9,425.00	$ 9,410.00	$ 7,222.50	$ 5,042.50	$ 7,862.50	$ 5,980.00	$ 7,632.50	$ 4,785.00	$ 4,395.00
Elementary School District	$ 4,612.22	$ 6,440.00	$ 4,215.56	$ 1,431.11	$ 3,702.22	$ 2,271.11	$ 2,776.67	$ 995.56	$ 23.33
High School District	$ 4,125.00	$ 4,950.00	$ 2,530.00	$ 275.00	$ 2,378.75	$ 811.25	$ 1,622.50	$ 632.50	$ 13.75
Northbrook Public Library	$ 378.24	$ 377.64	$ 289.85	$ 202.37	$ 315.54	$ 239.99	$ 306.31	$ 192.03	$ 176.38

Note: Impact fees are paid on the net increase in the number of lots as a result of the subdivision.

SUMMARY

In reviewing this request, staff suggests the Plan Commission consider the following policy questions:

1) Is it appropriate to rezone the Subject Property from the I-1 to the RLC District?
2) If the rezoning is appropriate, then is also appropriate to grant special permit approval for concept planned development and townhomes for the 53-unit townhome development?
3) Is it appropriate to grant tentative plat approval for the proposed residential development?
4) Is it appropriate to grant the following zoning code variations:
   a) Variation to reduce the required corner side (Stanley Street) yard from 100 feet to 10 feet and rear (East) yard from 25 feet to 6 feet;
   b) Variation to reduce the required corner side (Stanley Street) setback from 100 feet to 10 feet and rear (East) setback from 25 feet to 15 feet;
   c) Parking Variation to reduce the requirement from 239 spaces to 217 spaces (9.21%);
5) Is it appropriate to grant the following subdivision variations:
   a) Variation of the Subdivision Code to allow a private road system;
   b) Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development;
   c) Variation of the Subdivision Code to Waive the Requirement to Bury Overhead Utility Lines along the Shermer Road frontage of the Subject Property;
6) Is the proposed site access and interior circulation of the Subject Property appropriate?
7) Is there adequate green space and buffering around the Subject Property?
8) Is it appropriate to grant an exception from the Affordable Housing requirements to restrict all affordable units to a single income tier and location of affordable units on the Subject Property?

Consistent with the recent request by the Plan Commission that applications are presented with draft resolutions at the time of the first public hearing, staff has prepared the attached draft resolution for consideration. If action is taken during the meeting, this would be **Resolution No. 25-PC-22**.

The Applicant and staff will attend the October 7, 2025 Plan Commission meeting to answer any questions.

Village Board of Trustees Minutes

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

Village President Kathryn Ciesla called the meeting to order at 7:31 PM

1. **ROLL CALL**

Attendee Name	Title	Status
Kathryn Ciesla	Village President	Present
Robert Israel	Trustee	Present
Heather Ross	Trustee	Absent
Johannah Hebl	Trustee	Present
Joy Ebhomielen	Trustee	Present
Michelle Kohler	Trustee	Absent
Matt Cassidy	Trustee	Present

2. **PLEDGE OF ALLEGIANCE**

Village President Ciesla read a statement regarding recent immigration enforcement activity in incorporated and unincorporated areas in Northbrook and surrounding communities.

3. **MINUTES APPROVAL**
   A. October 28, 2025 Regular Board Meeting Minutes for Approval

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

4. **PUBLIC COMMENT TIME** - None

5. **MANAGER'S REPORT**
   A. Notice of receipt of a request to waive a preliminary review for amending the duties of the Architectural Control Commission and the Zoning Board of Appeals in the Zoning Code

   B. Weekly Village Manager Report
      - Week Ending October 31
      - Week Ending November 7

RESULT:	**MOTION TO RESERVE TO THE BOARD OF TRUSTEES TO CONDUCT A PUBLIC HEARING [4 – 0]**
MOVER:	Robert Israel, Trustee
SECONDER:	Joy Ebhomielen, Trustee
AYES:	Israel, Hebl, Ebhomielen, Cassidy
NAYES:	None
ABSTAIN:	Kathryn Ciesla, President
ABSENT:	Heather Ross, Trustee & Michelle Kohler, Trustee

B. Ordinance 2025-75 Rezoning the Property at 1825 Shermer Road and Amending the District Zoning Map (1825 Shermer Road) (Plan Commission Docket No. PCD-24-06)

Amy McEwan, Director of Development and Planning Services provided an overview of an application submitted by 1825 Shermer Road, LLC, an affiliate of Lexington Homes for the property located at 1825 Shermer Road.

The applicant is requesting approval of a rezoning from the I-1 Restricted Industrial District to the RLC Residential and Limited Commercial District to accommodate a residential planned development.

She noted the request relief/primary issues the Village Board should consider.

Trustees Hebl, Israel, Ebhomielen, and Cassidy spoke in favor of the application, but wanted more affordable housing.

There was consensus to remove the four additional parking spots near the stormwater retention area and to include two units of Tier 1 affordable housing.

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

C. Ordinance 2025-76 Granting a Special Permit for a Residential Planned Development (Northbrook Row - 1825 Shermer Road) (Plan Commission Docket No. 24-06)

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

D. Resolution 2025-R-187 Approving a Development Concept Plan, a Tentative Plat of Subdivision, and Providing Conceptual Development Approvals (Northbrook Row - 1825 Shermer Road) (Plan Commission Docket No. PCD-24-06)

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

E. Resolution 2025-R-188 Approving a Plat of Easement For 1657 Shermer Road

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

11. COMMUNITY AND SUSTAINABILITY – None

12. HOUSING – None

13. LABOR RELATIONS – None

14. PUBLIC WORKS AND FACILITIES

A. Resolution 2025-R-189 Amending the Master Construction Manager Agreement for the Second/Final Guaranteed Maximum Price for Construction of the Fleet Maintenance Garage with Leopardo Construction, Inc. of Hoffman Estates, Illinois

Kelly Hamill, Director of Public Works noted that the Resolution has been amended to reflect a reduced contract amount of $391,463 attributed to value engineering undertaken by Public Works Director Hamill, his staff, and Leopardo.

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

15. PUBLIC SAFETY – None

16. COMMUNICATIONS AND OUTREACH – None

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Senior Planner of DPS Swati Pandey
CC: Director of DPS Amy McEwan
Date: November 11, 2025
Subject: PCD-24-06: 1825 Shermer Road – Concept Planned Development – Northbrook Row Townhomes

The applicant, 1825 Shermer Road, LLC, an affiliate of Lexington Homes, as owner of the property commonly known as 1825 Shermer Road, proposes to develop a new townhome subdivision with 53 units in a planned development requiring the following relief:

A. Rezoning from the I-1 Restricted Industrial District to the RLC Residential and Limited Commercial District;

B. Special Permit for Concept Plan for a Planned Development with 53 townhomes;

C. Special Permit for Townhomes (SIC 9862.00) in RLC District;

D. Approval of Tentative Plat of Subdivision;

E. Variation to reduce the required corner side (Stanley Street) yard from 100 feet to 10 feet and rear (East) yard from 25 feet to 6 feet;

F. Variation to reduce the required corner side (Stanley Street) setback from 100 feet to 10 feet and rear (East) setback from 25 feet to 15 feet;

G. ~~Parking Variation to reduce the requirement from 239 spaces to 217 spaces (9.21)~~; [*Note: relief is no longer required*]

H. Reduction in off-street parking as incentive for development of affordable housing units;

I. Variation of the Subdivision Code to allow a private road system;

J. Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development;

K. Variation of the Subdivision Code to Waive the Requirement to Bury Overhead Utility Lines along the Shermer Road frontage of the Subject Property;

L. Exception from the Affordable Housing requirements to restrict all affordable units to a single income tier and location of affordable units on the Subject Property;

M. Site Plan Approval; and

N. Approval of any such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant.

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

a) An Ordinance Rezoning the Property at 1825 Shermer Road and Amending the District Zoning Map;
b) An Ordinance Granting a Special Permit for a Residential Planned Development; and
c) A Resolution Approving a Development Concept Plan, a Tentative Plat of Subdivision, and Providing Conceptual Development Approvals.

While the development received a unanimous recommendation of approval from the Plan Commission, the

draft approval documents have not been placed on the consent portion of the agenda considering the Village Board is required to opine on the requests regarding a waiver from the requirements to bury the overhead utility lines per the Subdivision Code, and an exception from the affordable housing requirements per Zoning Code.

The Plan Commission conducted two public hearings on the application during its regular meetings on October 7 (the minutes of that meeting are attached) and October 21. During the first public hearing, following a presentation from staff, and the applicant, the Commission heard comments from several members of the public, primarily residents from the adjacent Shermer Place neighborhood. The members of the public that spoke had concerns regarding overflow of parking; increase in traffic; landscape screening and removal of existing fence and mature trees on Beaumont Place. The Plan Commission discussed the application and asked the applicant to consider redesigning some aspects of the plan. The public hearing was continued to the October 21 Plan Commission meeting.

On October 21, 2025, the applicant presented a revised site plan accounting for the following changes, which were acceptable to the Plan Commission:

- Seven additional guest parking spaces on-site;
- Sidewalk added along the south side of Julian Terrace (east-west section);
- Add fence and safety signs near stormwater management area along Shermer Road; and
- Increase in the caliper of parkway trees along Beaumont Place.

During the second public hearing the Plan Commission adopted, by a vote of 8-0 (with one vacancy), the attached Resolution No. 25-PC-22 recommending approval of the zoning relief noted above. The approved minutes of this meeting were not available yet. There were three written public comments received for this application, which are attached for review.

On September 11, 2025 the Architectural Control Commission reviewed the application and found the proposed plan to be appropriate as presented and unanimously recommended approval of the project as presented. The members recommended decorative panels on the rear façade of the Row Homes and metal seam roof above entrances for the units – the Applicant has stated that they would consider these changes when submitting the Final Plan application, as recommended by the ACC. The approved minutes from this meeting were not available at the time of drafting of this report, however, the staff report is attached.

On September 9, 2025, the Housing Committee of the Board of Trustees reviewed a request for exceptions from the Affordable Housing Ordinance for a proposed 53-unit townhome development. The Applicant's Affordable Housing Compliance Plan proposes the required eight units (15%) on-site, however, the plan presented at the September 9 meeting included a request of an exception from the Affordable Housing requirements to allow all affordable units to be placed in the income Tier II (required to be split 50/50 between Eligible Income Tier I and Tier II) and to locate all eight affordable units within the Mews building types distributed between a minimum of 4 buildings (required to be distributed throughout the development) on the Subject Property. The Housing Committee of the Board found the distribution of the affordable units throughout the Mews buildings to be appropriate, but requested that the applicant further assess the ability to place any units within Tier I of the two tiered system for affordability.

Following the September 9 meeting, the Applicant submitted a letter stating that they propose one unit to be allocated in Tier I, while the remaining seven units will be allocated in Tier II.

The Board of Trustees will need to opine on the revised Affordable Housing Compliance Plan and make the final decision regarding the requested exceptions for Affordable Housing.

Similarly, the Village of Northbrook Subdivision Code requires that all utility facilities shall be installed underground in accordance with Village standards, unless a waiver is granted by the Board of Trustees upon a written request from the applicant and analysis of the listed factors within the Subdivision Code. The applicant is requesting a waiver from this requirement and their response to the factors are attached.

The Board will want to determine if the waiver for the burial of utility lines and exceptions for the Affordable Housing requests should be granted. In addition to these requests and the Plan Commission

recommendation, if the Board concurs, it will then consider the approval documents as drafted, or amend as necessary.

The Plan Commission and Architectural Control Commission staff reports, sustainability memo, and the applicant submittal items are included for reference. Also attached are the approved minutes from the February 13, 2024 preliminary review meeting for reference.

Staff and the applicant will be in attendance at the November 11, 2025 Board of Trustees meeting to answer any questions.

Resolution 2025-R-187

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 Development Concept Plan, a Tentative Plat of Subdivision, and Providing Conceptual Development Approvals (Northbrook Row - 1825 Shermer Road) (Plan Commission Docket No. PCD-24-06)

is hereby adopted, as follows:

Section 1. RECITALS

1825 Shermer Road LLC, an affiliate of Lexington Homes ("***Applicant***"), as owner of the property commonly known as 1825 Shermer Road, Northbrook, IL ("***Property***"), has submitted an application (Plan Commission Docket PCD-24-06) to develop the Property as a planned development for 53 townhome units ("***Planned Development***").

On November 11, 2025, the Board of Trustees approved the Applicant's requests (i) to rezone the Property from the I-1 Restricted Industrial District to the RLC Residential and Limited Commercial District pursuant to Ordinance No. 2025-75; and (ii) for a Special Permit for a Planned Development pursuant to Ordinance No. 2025-76.

The Applicant has requested, pursuant to Section 11-603 of the Northbrook Zoning Code (1988), as amended ("***Zoning Code***"), approval of a development concept plan for the Planned Development on the Property. The Applicant has also requested, pursuant to Section 3-201 of the Northbrook Subdivision Code, as amended ("***Subdivision Code***"), approval of a tentative plat of subdivision for the Property to allow for subdivision of the existing lots of record on the Property into residential lots and common area lot ("***Requested Relief***"). The Corporate Authorities have determined that the applicable standards and requirements for granting development concept plan approval and tentative plat of subdivision approval have been satisfied, and that approval of the Requested Relief should be granted, subject to and contingent upon the conditions, restrictions, and provisions set forth in this Resolution.

The Applicant has also requested that the Corporate Authorities provide conceptual approval of a variation to allow a private road; variation for sidewalk on one side of the private road; a waiver from the requirement to bury the overhead utility lines; variation to reduce the required corner side and rear setback and yard requirement; an exception from the Affordable Housing requirements to restrict all affordable units to a single income tier and location of affordable units on the Property; and an off-street parking reduction as an incentive for development of affordable housing units ("***Requested Conceptual Relief***"). The Board of Trustees have determined that such conceptual approvals should be provided subject to and contingent upon the conditions, restrictions, and provisions set forth in this Resolution.

The Board of Trustees hereby finds that it is in the best interest of the Village and the public to grant the Requested Relief and Requested Conceptual Relief in accordance with the Zoning Code and Subdivision Code, and pursuant to the Village's home rule powers.

Section 2. DESCRIPTION OF PROPERTY

The Property consists of approximately 4.69 acres and is legally described in ***Exhibit A***, attached to and, by this reference, made a part of this Ordinance.

Section 3. PUBLIC HEARING

A public hearing to consider the Requested Relief and Requested Conceptual Relief was duly advertised on September 18, 2025 in the *Northbrook Star* and was held at the Plan Commission's regular meetings on October 7, 2025 and October 21, 2025. On October 21, 2025, the Plan Commission formally adopted Resolution No. 25-PC-22 recommending approval of the Requested Relief and Requested Conceptual Relief.

Section 4. APPROVAL OF THE DEVELOPMENT CONCEPT PLAN

Subject to and contingent upon the conditions, restrictions, and provisions set forth in this Resolution, including specifically, but without limitation, the "***Effect of Development Concept Plan and Tentative Plat Approval***" provision in Section 7.A of this Resolution, the development concept plan for the Planned Development on the Property consisting of the following documents (collectively, the "***Development Concept Plan***"), shall be, and is hereby, approved in accordance with and pursuant to Section 11-603 of the Zoning Code:

A. Site Plan, prepared by Haeger Engineering, with the latest revised date of October 13, 2025, consisting of one page attached as ***Exhibit B***.

B. Landscape Plan, prepared by Dickson Design Studio, with latest revised date of October 13, 2025, consisting of four pages attached as ***Exhibit C***.

C. Elevations, prepared by BSB Design, dated March 25, 2025, consisting of eleven pages attached as ***Exhibit D***.

Section 5. APPROVAL OF TENTATIVE PLAT OF SUBDIVISION

Subject to and contingent upon the conditions, restrictions, and provisions set forth in this Resolution, including specifically, but without limitation, the "***Effect of Development Concept Plan and Tentative Plat Approval***" provision in Section 7.A of this Resolution, the tentative plat of subdivision for the Property contemplating a subdivision of the existing lots of record, prepared by Haeger Engineering and consisting of one sheet titled "Preliminary Plat of Northbrook Row", with the most recent revision date of June 20, 2025, ("***Tentative Plat***"), a copy of which is attached as ***Exhibit E***, is hereby approved.

Section 6. CONCEPTUAL RELIEF

At the request of the Applicant, and as part of the development concept plan approval process, the Plan Commission has recommended approval of, and the Corporate Authorities have considered, on a conceptual and preliminary basis, variations, exceptions, reductions and waivers of the following otherwise applicable zoning and subdivision regulations on the Property as part of the Planned Development ("***Conceptual Relief***"):

A. a variation to allow a private road within the development;

B. a variation to allow sidewalks on one side of a private road;

B. a waiver from the requirements to bury all overhead utilities;

C. a variation to reduce the required corner side (Stanley Street) yard from 100 feet to 10 feet and rear (East) yard from 25 feet to 6 feet;

D. a variation to reduce the required corner side (Stanley Street) setback from 100 feet to 10 feet and rear (East) setback from 25 feet to 15 feet;

E. an exception from the Affordable Housing requirements pertaining to the Tier I and Tier II allocations and location of affordable units on the Property; and

F. an off-street parking reduction as an incentive for development of affordable housing units with a reduction of 15 spaces, from 239 spaces to 224 spaces within the Planned Development. Subject to and contingent upon the conditions, restrictions, and provisions set forth in this Resolution, including specifically, but without limitation, the "***Effect of Approval of Conceptual Relief***" provision in Section 7.B of this Resolution, the Corporate Authorities do hereby provide their preliminary and conceptual approval of the Conceptual Relief.

Section 7. EFFECT OF APPROVALS

A. Effect of Development Concept Plan and Tentative Plat Approval. The approval of the Development Concept Plan in Section 4 of this Resolution and the approval of the Tentative Plat in Section 5 of this Resolution shall not be deemed or interpreted as authorizing or entitling the development or the improvement of the Property in any manner whatsoever unless and until the Corporate Authorities approve, by resolutions duly adopted, (1) a final plan for the Planned Development on the Property in accordance with and pursuant to the procedures and provisions in Paragraph 11-603 D4 of the Zoning Code ("***Final Plan***") and (2) a final plat of Subdivision for the Property in accordance with and pursuant to the procedures and provisions in Section 3-203 of the Subdivision Code ("***Final Plat***"). The Corporate Authorities shall have no obligation to approve either the Final Plan or the Final Plat unless and until the Applicant:

1. complies with the applicable procedures for submission, review, and approval of the Final Plan and the Final Plat;

2. prepares and submits for review and approval a Final Plan that is in substantial conformance with the Development Concept Plan;

3. submits for Village Attorney approval all covenants, conditions and restrictions for the maintenance of all common elements of the planned development; and

4. executes a subdivision and development agreement with the Village prepared and approved by the Village Attorney providing for the use and development of the Property in accordance with the Final Plan and other specified conditions and restrictions set forth in the development agreement ("***Development Agreement***"). The Development Agreement may be executed by the Applicant or its successor entities or direct affiliates.

B. Effect of Approval of Conceptual Relief. The preliminary approval of the Conceptual Relief by the Corporate Authorities in Section 6 of this Resolution shall not be deemed or interpreted as authorizing or allowing any of Conceptual Relief on the Property unless and until the Corporate Authorities adopt an ordinance approving the Conceptual Relief. Without limitation of the foregoing, the Corporate Authorities shall have no obligation to grant final approval of the Conceptual Relief unless and until the Final Plan for the Planned Development has been approved by the Corporate Authorities in the manner set forth in this Resolution, at which time the Corporate Authorities will concurrently approve the Conceptual Relief by ordinance duly adopted.

The Corporate Authorities acknowledge that the Applicant may, concurrent with and subsequent to, approval of the Final Plan, apply for variations that are not contemplated in this Resolution. Nothing in this Resolution shall be deemed or interpreted as prohibiting such applications, or the Village consideration of such applications, in accordance with all applicable procedures in the Zoning Code.

Section 8. REFERRAL TO PLAN COMMISSION

A. Review and Recommendation for the Final Plan. Pursuant to and in accordance with Subsection 11-603 D of the Zoning Code, this matter shall be, and is hereby, referred to the Plan Commission for processing of the Final Plan.

B. Review and Recommendation for the Final Plat. Pursuant to and in accordance with Subsection 3-203 D of the Subdivision Code, this matter shall be, and is hereby, referred to the Plan Commission for processing of the Final Plat.

Section 9. EFFECTIVE DATE

This Resolution shall be effective upon passage by the Board of Trustees in accordance with applicable law.

Approved: 11/11/25

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

/s/ Kathryn Ciesla
Village President

ATTEST:

/s/ Derek Gau
Village Clerk

EXHIBIT A

CURRENT LEGAL DESCRIPTION

PARCEL 1:
LOT 2 (EXCEPT THE WEST 17 FEET DEDICATED FOR PUBLIC RIGHT OF WAY RECORDED AS DOCUMENT 22068921 ON SEPTEMBER 29, 1972) AND LOT 3 IN STANLEY SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 15, 1956 AS DOCUMENT LR1650762, IN COOK COUNTY, ILLINOIS.

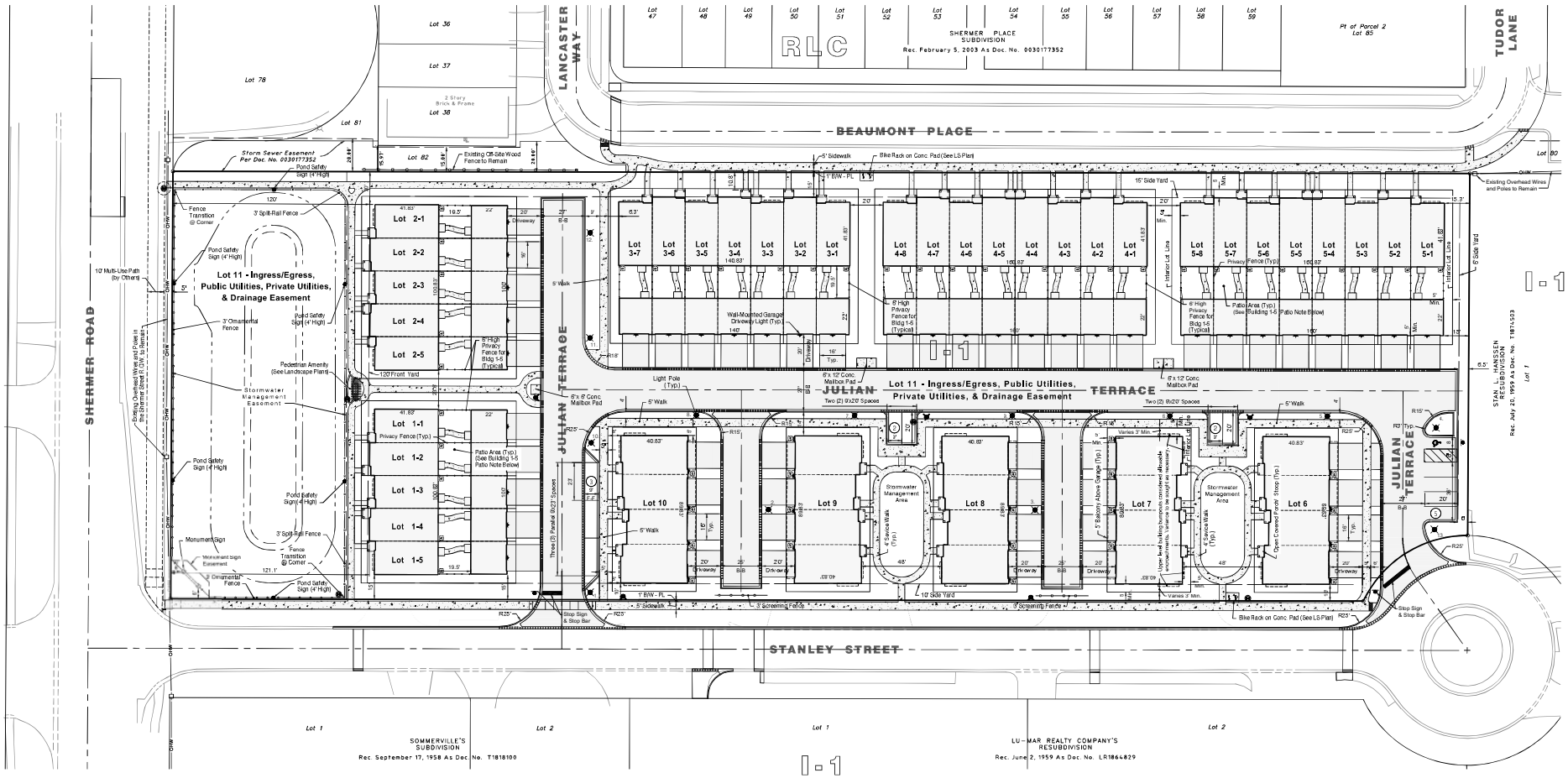
PARCEL 2:
NON-EXCLUSIVE, PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS GRANTED IN GRANT OF STORMWATER DRAINAGE EASEMENT AND AGREEMENT RECORDED SEPTEMBER 26, 2003 AS DOCUMENT 0326945070 FOR THE RIGHT TO CONNECT TO AND USE THE STORMWATER MANAGEMENT FACILITIES FOR THE FLOW OF RUN-OFF WATER OVER AND UPON A PORTION OF LOTS 77, 78, 79, 80, 81, 82, 85, 88, 93 AND 94 IN SHERMER PLACE SUBDIVISION DESCRIBED ON EXHIBIT 'A' ATTACHED THERETO.

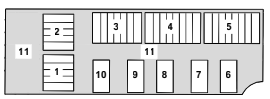
PERMANENT INDEX NUMBER: 04-15-102-002-0000 and 04-15-102-003-0000

Commonly known as 1825 Shermer Road, Northbrook, Illinois 60062

EXHIBIT B

SITE PLAN





LOT 11 - Easement for Ingress/Egress, Public Utilities, Private Utilities, & Drainage Easement

Lot Key Map
Not to Scale

Building 1 - 5 Patio Note
All the areas between the garages and residential units have been accounted for as 100% impervious to allow for optional/ future patios.

Site Data		
Gross Site Area	4.69 Ac.	
Row Home Units	33	62%
Rear-Load Mews Townhome Units	20	38%
Total Dwelling Units	**53**	**100%**
Density	**11.3 DU/Ac.**	
Parking Summary		
Garage Stalls	106 @ 2.0:1	
Driveway Stalls	106 @ 2.0:1	
Guest Stalls On-Site	12 @ 0.23	
Total	**224 @ 4.23:1**	

Bulk, Space and Yard Requirements[1]	Required/ Permitted	Proposed
Building Height - Stories	4	3
Building Height - Feet[2]	65'	35' - 10"
Minimum Lot Area (s.f.)	100,000	204,081
Lot Area per Dwelling (s.f.)	4,150	3,851
Yard Summary		
Front (Shermer Road)	100	120
Corner Side (Stanley Street)	100	10
Interior Side (North)	6	15
Rear (East)	25	6
Floor Area Ratio	65%	61%
Lot Coverage	70%	48%

Notes:
1. Existing zoning is I-1 (Restricted Industrial). Proposed zoning is Planned Development R-C (Residential and Limited Commercial.) The Required/ Permitted values listed in the table reference that zoning.
2. The taller, Rowhome (Buildings 1-5) height, is listed in the above table. The Mews Townhome (Buildings 6-10) height is 35' - 3".

NORTH
Scale: 1" = 30'

No.	Date	
4	10.13.2025	Per Village Review & Coordination
3	8.28.2025	Per Village Review
2	7.29.2025	Per Village Review
1	9.26.2024	Stanley Street Parking Removed

HAEGER ENGINEERING
consulting engineers | land surveyors
100 South Main Street, Suite 273 • Tel. 847.754.4068 • Fax 847.294.6068
Illinois Professional Design Firm License No. 184-001132
www.haegerengineering.com

PRELIMINARY PD SITE PLAN

NORTHBROOK ROW

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

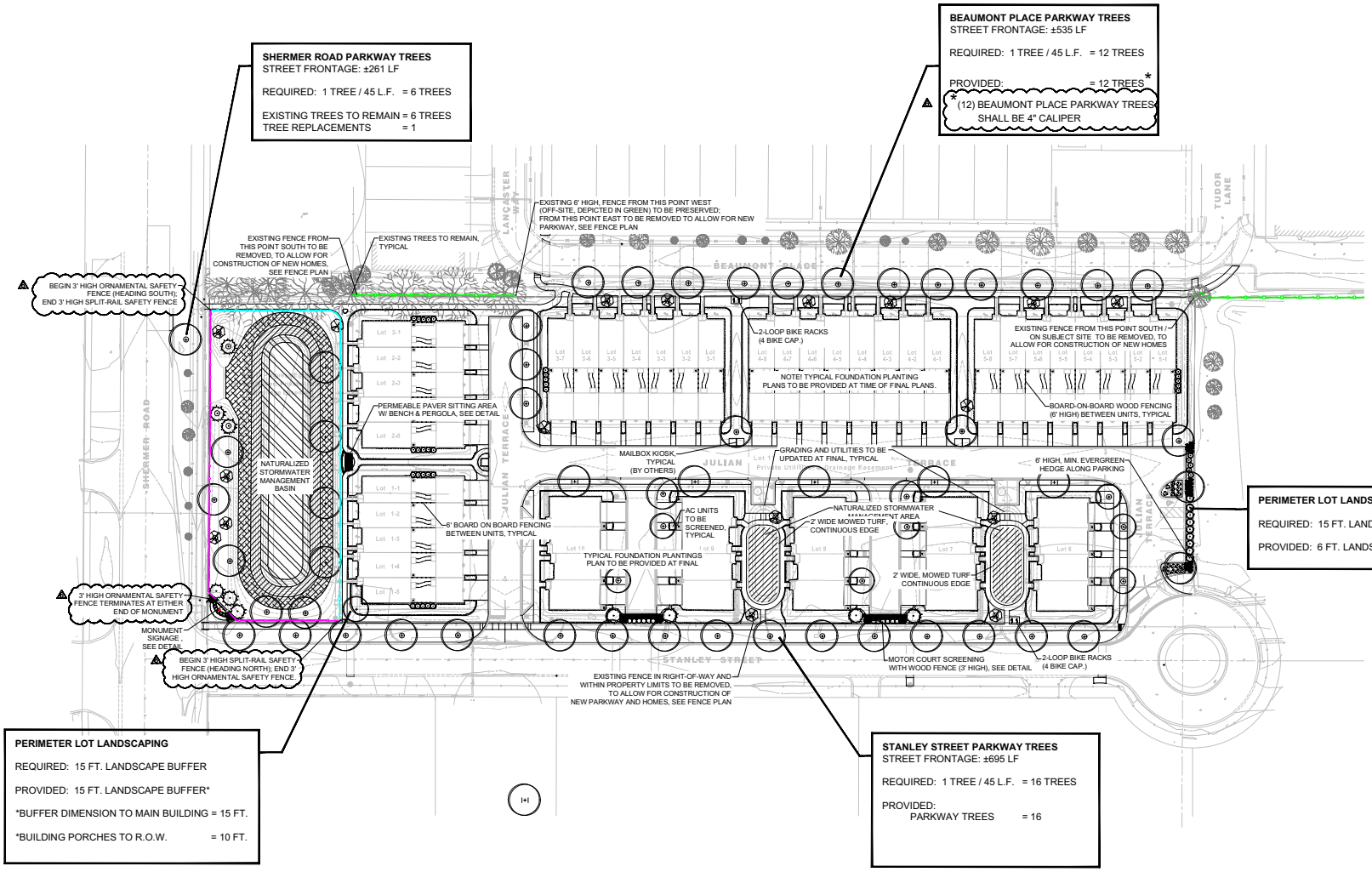
Project Manager:	T A S
Engineer:	P A C
Date:	6-6-2024
Project No.	20122
Sheet	1/1

© Haeger Engineering, LLC

Plot Date: Oct 13, 2025 - 7:09am Plotted By: tsdS
File Name: P:\2020\20122\Drawings\Preliminary\20122-SP (Alternate for PC).dwg

EXHIBIT C

LANDSCAPE PLAN



LANDSCAPE PLAN

SCALE: 1" = 40'-0"

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

AUGUST 26, 2022

REVISIONS

1.	10/3/22 FOR VILLAGE SUBMITTAL
2.	8/21/24 PER STAFF COMMENTS
3.	9/16/24 PER STAFF COMMENTS
4.	4/10/25 PER STAFF COMMENTS
5.	6/13/25 PER STAFF COMMENTS
6.	10/13/25 PER STAFF COMMENTS
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PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

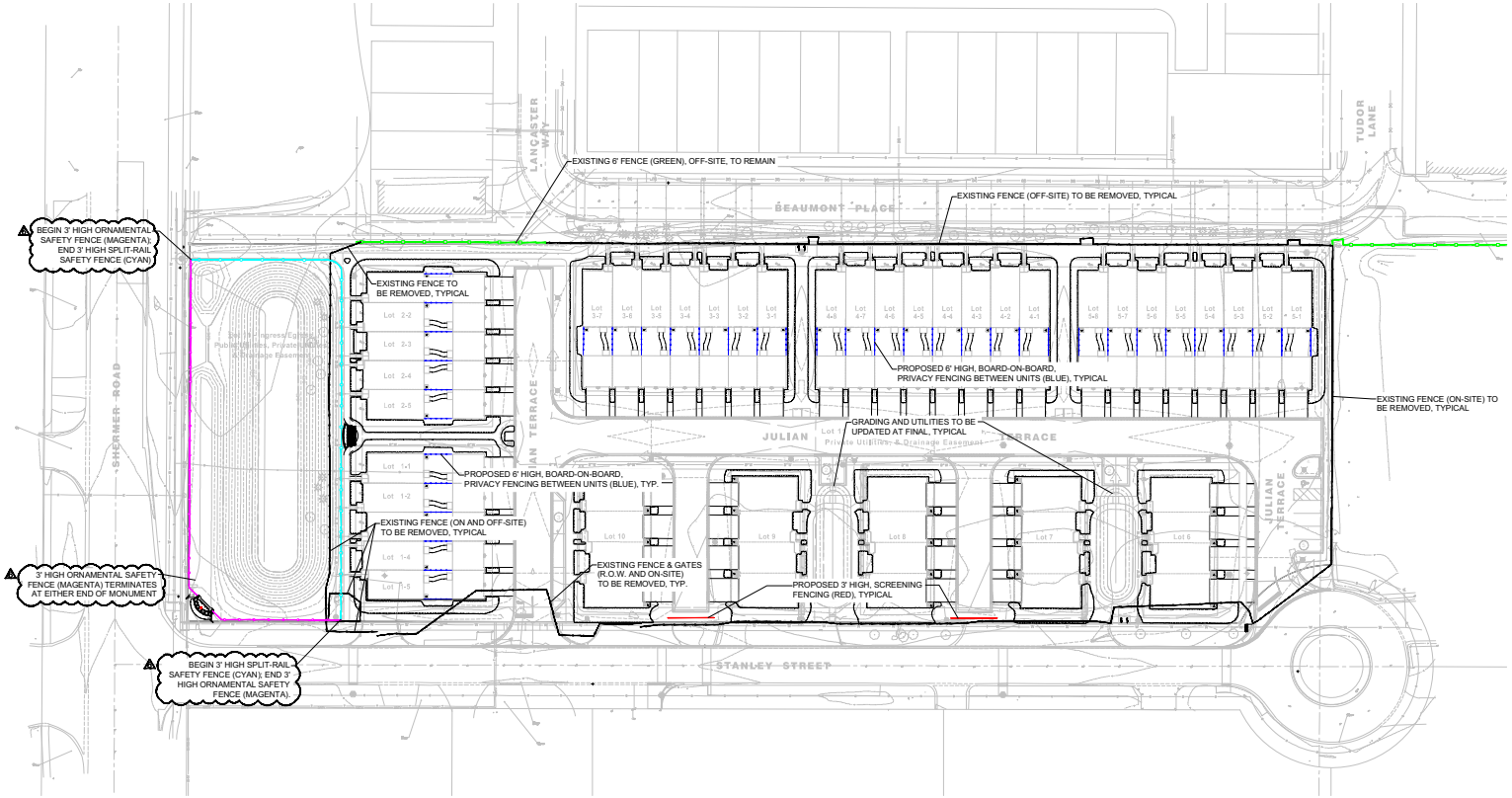
PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

L1.1

LEGEND: FENCE TYPES

- EXISTING FENCE TO BE REMOVED
- EXISTING OFF-SITE FENCE TO REMAIN
- PROPOSED 3 FT. HIGH MOTOR COURT TERMINUS FENCING
- PROPOSED 3 FT. HIGH ORNAMENTAL SAFETY FENCING
- PROPOSED 3 FT. HIGH SPLIT RAIL SAFETY FENCING
- PROPOSED 6 FT. HIGH PRIVACY FENCE



NORTH

FENCE PLAN

SCALE: 1" = 40'-0"

0 20' 40' 80'

dickson design STUDIO
9 CRYSTAL LAKE ROAD
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PROJECT NAME AND SHEET TITLE

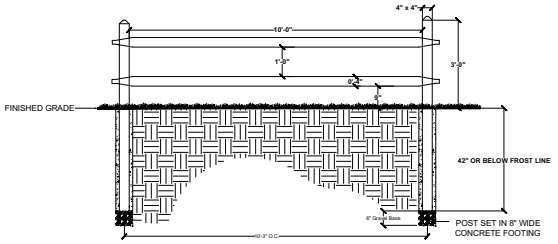
NORTHBROOK ROW

NORTHBROOK, IL

PRELIMINARY LANDSCAPE PLAN - FENCING PLAN

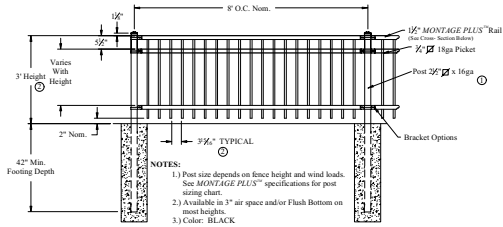
SHEET NUMBER

L2.0



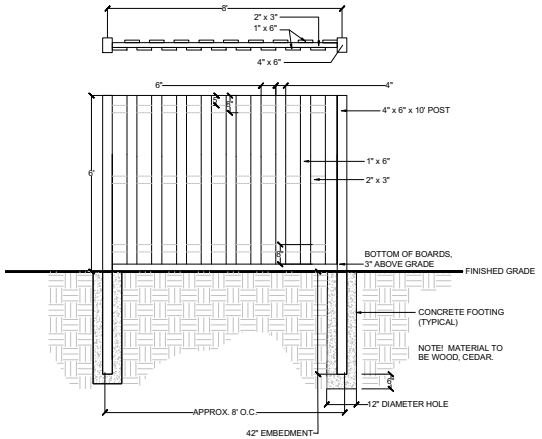
FENCE DETAIL: SPLIT RAIL SAFETY FENCE

SCALE: 1/2" = 1'-0"



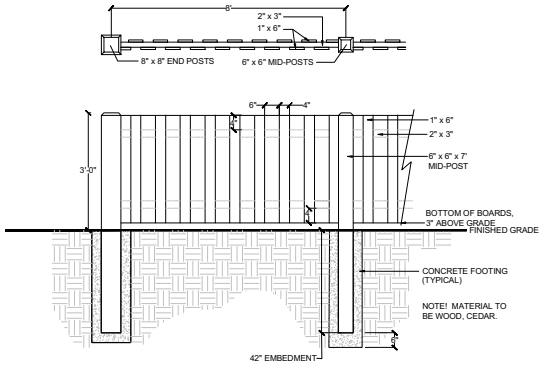
FENCE DETAIL: ORNAMENTAL SAFETY FENCE

SCALE: 1/2" = 1'-0"



FENCE DETAIL, PRIVACY FENCE FOR ROWHOME REAR YARDS

SCALE: 1/2" = 1'-0"



FENCE DETAIL: MOTORCOURT TERMINUS

SCALE: 1/2" = 1'-0"

dickson design
STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

AUGUST 26, 2022

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PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

PRELIMINARY LANDSCAPE PLAN - DETAILS: FENCING

SHEET NUMBER

L3.0



SPECIFICATION - ORION SQUARE (LOOP) BIKE RACK

SHALL BE:

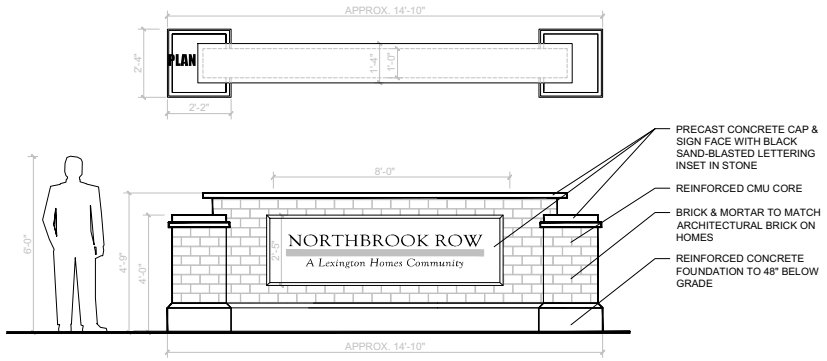
- QUANTITY: 4
- NAME: ORION SQUARE RACK
- MODEL #: ORNS-2-SF-P
- MATERIAL: POWDER COATED STEEL
- COLOR: BLACK
- DIMENSIONS: 26" L X 33" H

- SHALL BE SURFACE MOUNTED PER MANUFACTURER'S SPECIFICATIONS.

- AVAILABLE THRU (OR APPROVED EQUAL:
  GRABER MANUFACTURING, INC.
  THOMAS STEELE, MADRAX
  CONTACT: LARRY SEIPLE
  LSEIPLE@MADRAX.COM

BIKE RACK DETAIL - ORION SQUARE (LOOP)

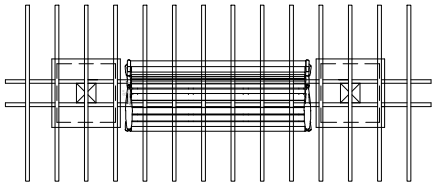
NOT TO SCALE



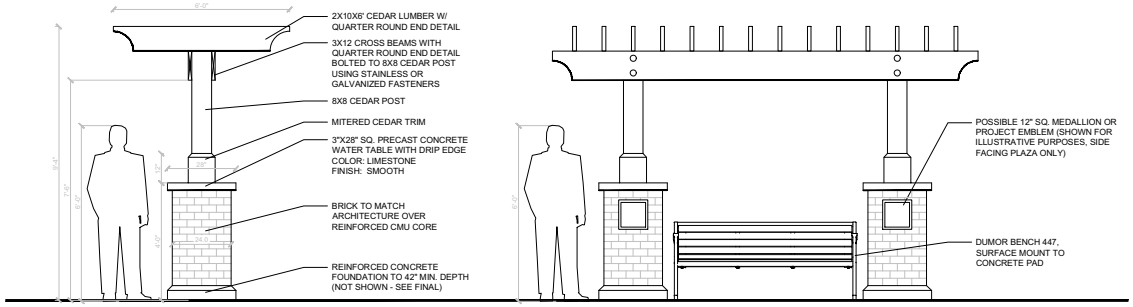
ELEVATION

ENTRY MONUMENT DETAIL

SCALE: 1/2" = 1'-0"



PLAN



ELEVATION - SIDE

ELEVATION

PERGOLA DETAIL

SCALE: 1/2" = 1'-0"

dickson design STUDIO
9 CRYSTAL LAKE ROAD
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PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW

NORTHBROOK, IL

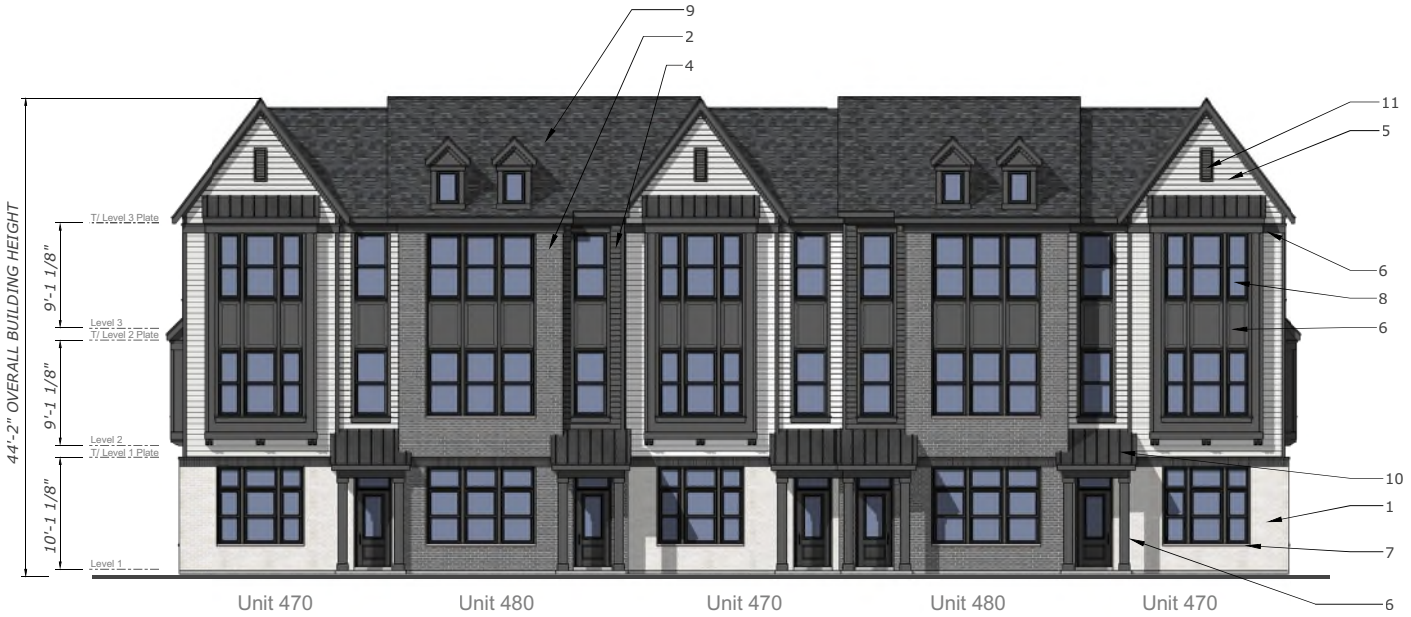
PRELIMINARY LANDSCAPE PLAN - DETAILS: AMENITIES

SHEET NUMBER

L3.1

EXHIBIT D

ELEVATIONS



Front Elevation

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

Exterior Finish Schedule			
1	Brick Veneer	ACME	White Bluff
2	Brick Veneer	General Shale	Slate Gray
3	Brick Soldier Course	Glen-Gery	Iron Vineyard
4	Engineered Lap Siding	LP SmartSide	Midnight Shadow
5	Engineered Lap Siding	LP SmartSide	Snowscape White
6	Engineered Trim & Panel	LP SmartSide	SW 7625 "Mount Edna"
7	Cast Stone Sill	Limestone	Gray
8	Vinyl Windows	Midway	Black-By-White
9	Asphalt Shingles	Certainteed	Landmark "Moire Black"
10	Standing Seam Metal Roof	Pac-Clad	Matte Black
11	Decorative Louver	Fypon	Black
12	Steel Garage Door	Clopay	SW 7625 "Mount Edna"

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2023 BSB Design, Inc.



Rear Elevation
scale: 3/16" = 1'-0"



Side Elevation
scale: 3/16" = 1'-0"

Side Elevation
scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

5-Unit Building Assembly

Northbrook Row
Northbrook, IL

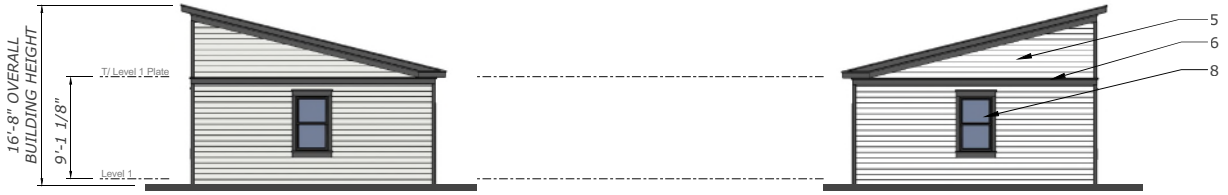
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March 25, 2025 | SF210505.00

BSB DESIGN
BSBDesign.com



Rear Elevation
scale: 3/16" = 1'-0"



Side Elevation
scale: 3/16" = 1'-0"

Side Elevation
scale: 3/16" = 1'-0"



Front Elevation
scale: 3/16" = 1'-0"

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Front Elevation

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

Exterior Finish Schedule			
1	Brick Veneer	ACME	White Bluff
2	Brick Veneer	General Shale	Slate Gray
3	Brick Soldier Course	Glen-Gery	Iron Vineyard
4	Engineered Lap Siding	LP SmartSide	Midnight Shadow
5	Engineered Lap Siding	LP SmartSide	Snowscape White
6	Engineered Trim & Panel	LP SmartSide	SW 7625 "Mount Edna"
7	Cast Stone Sill	Limestone	Gray
8	Vinyl Windows	Midway	Black-By-White
9	Asphalt Shingles	Certainteed	Landmark "Moire Black"
10	Standing Seam Metal Roof	Pac-Clad	Matte Black
11	Decorative Louver	Fypon	Black
12	Steel Garage Door	Clopay	SW 7625 "Mount Edna"

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Rear Elevation

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



Side Elevation

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

Side Elevation

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

LEXINGTON HOMES
Chicago, Illinois

7-Unit Building Assembly

Northbrook Row
Northbrook, IL

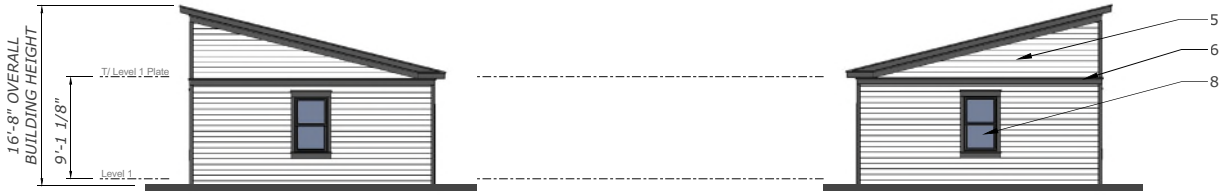
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March 25, 2025 | SF210505.00

BSB DESIGN
BSBDesign.com

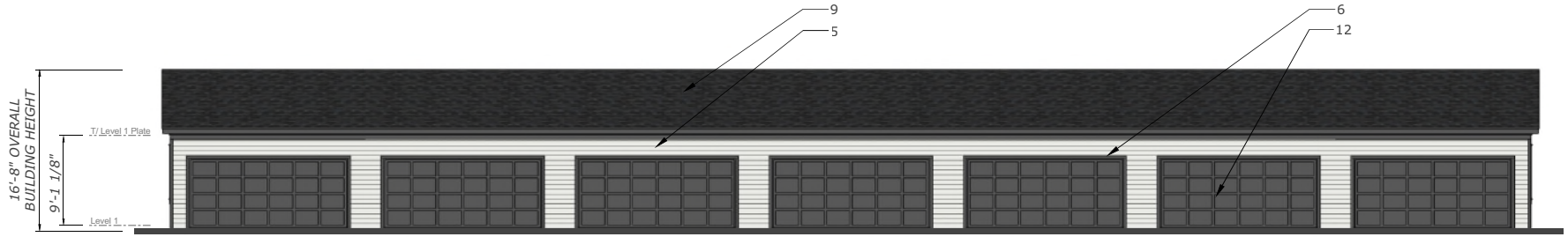


Rear Elevation
scale: 3/16" = 1'-0"



Side Elevation
scale: 3/16" = 1'-0"

Side Elevation
scale: 3/16" = 1'-0"



Front Elevation
scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

7-Unit Garage Assembly

Northbrook Row
Northbrook, IL

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March 25, 2025 | SF210505.00

BSB DESIGN
BSBDesign.com



Front Elevation

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

Exterior Finish Schedule			
1	Brick Veneer	ACME	White Bluff
2	Brick Veneer	General Shale	Slate Gray
3	Brick Soldier Course	Glen-Gery	Iron Vineyard
4	Engineered Lap Siding	LP SmartSide	Midnight Shadow
5	Engineered Lap Siding	LP SmartSide	Snowscape White
6	Engineered Trim & Panel	LP SmartSide	SW 7625 "Mount Edna"
7	Cast Stone Sill	Limestone	Gray
8	Vinyl Windows	Midway	Black-By-White
9	Asphalt Shingles	Certainteed	Landmark "Moire Black"
10	Standing Seam Metal Roof	Pac-Clad	Matte Black
11	Decorative Louver	Fypon	Black
12	Steel Garage Door	Clopay	SW 7625 "Mount Edna"

LEXINGTON HOMES
Chicago, Illinois

8-Unit Building Assembly

Northbrook Row
Northbrook, IL

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March 25, 2025 | SF210505.00



Rear Elevation

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



Unit 470

Side Elevation

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

Unit 470

Side Elevation

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

LEXINGTON HOMES
Chicago, Illinois

8-Unit Building Assembly

Northbrook Row
Northbrook, IL

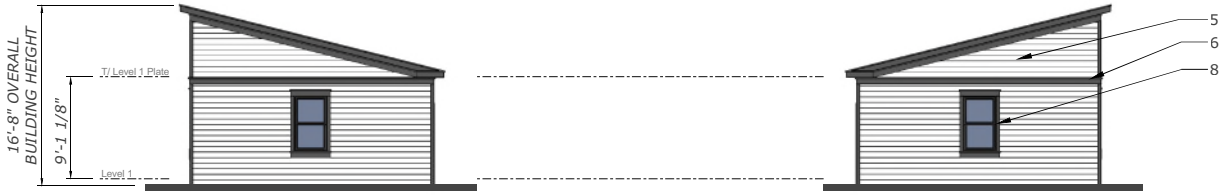
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March 25, 2025 | SF210505.00

BSB DESIGN
BSBDesign.com

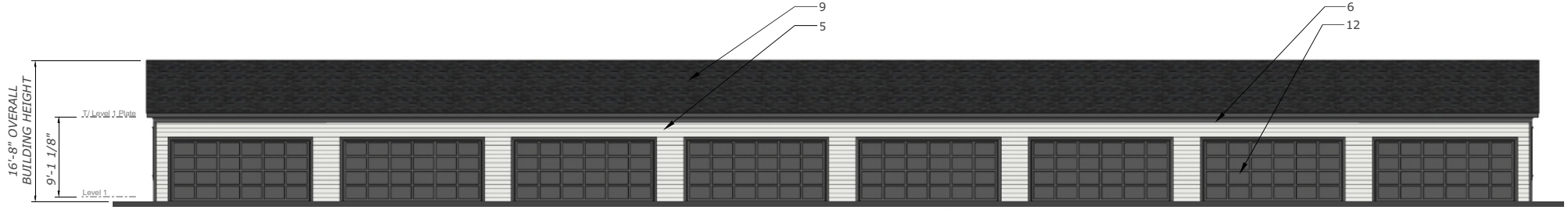


Rear Elevation
scale: 3/16" = 1'-0"



Side Elevation
scale: 3/16" = 1'-0"

Side Elevation
scale: 3/16" = 1'-0"



Front Elevation
scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

8-Unit Garage Assembly

Northbrook Row
Northbrook, IL

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March 25, 2025 | SF210505.00

BSB DESIGN
BSBDesign.com



Front Elevation

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

Exterior Finish Schedule			
1	Brick Veneer	ACME	White Bluff
2	Brick Veneer	General Shale	Slate Gray
3	Brick Soldier Course	Glen-Gery	Iron Vineyard
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Rear Elevation

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



Side Elevation

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

Side Elevation

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

LEXINGTON HOMES
Chicago, Illinois

4-Unit Building Assembly

Northbrook Row
Northbrook, IL

BSB DESIGN
BSBDesign.com

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March 25, 2025 | SF210505.00

EXHIBIT E

TENTATIVE PLAT

P.I.N. 04-15-102-002
04-15-102-003

MAIL PLAT TO:

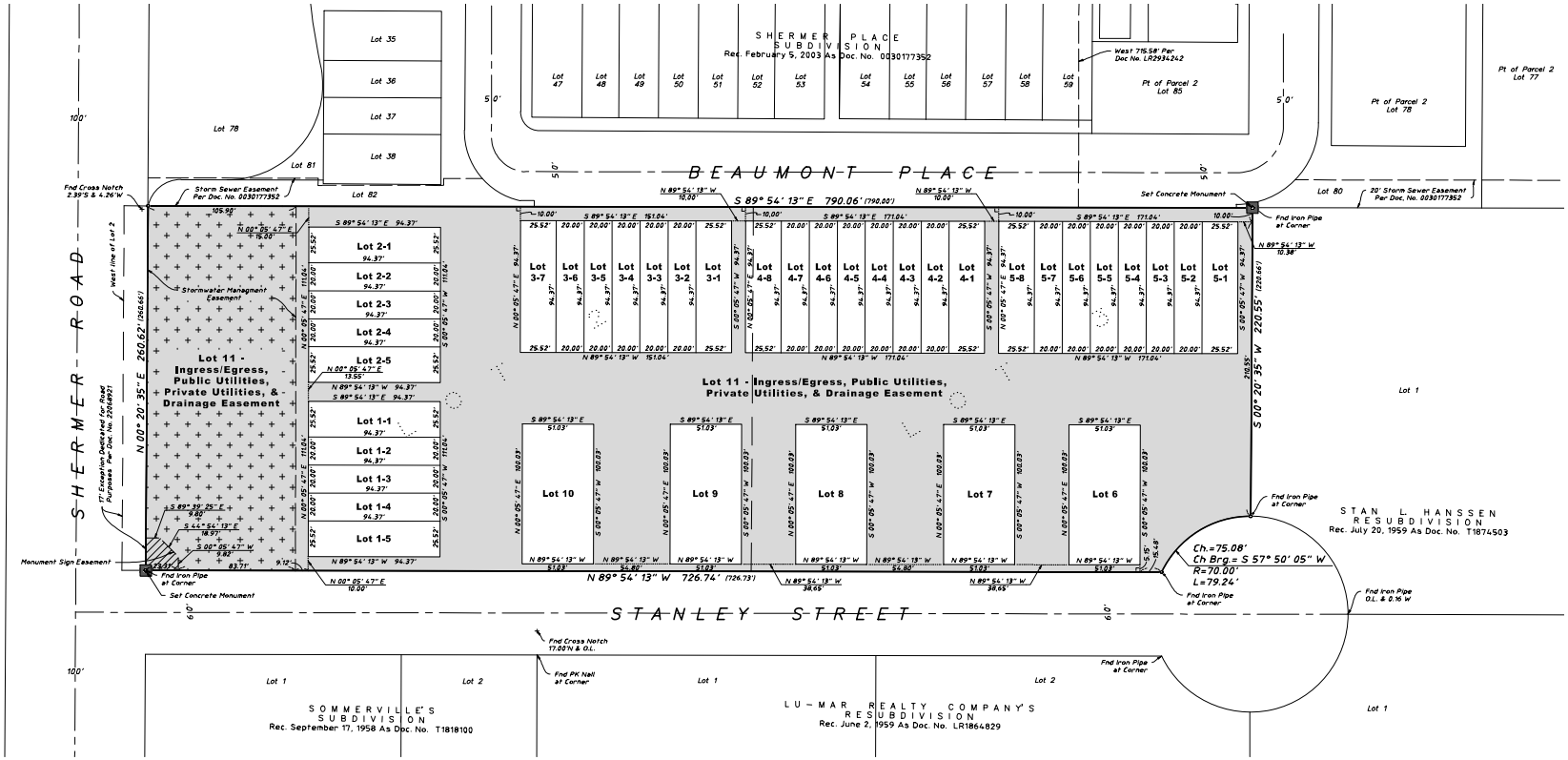
HAEGER ENGINEERING LLC
CONCULTING ENGINEERS AND LAND SURVEYORS
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173

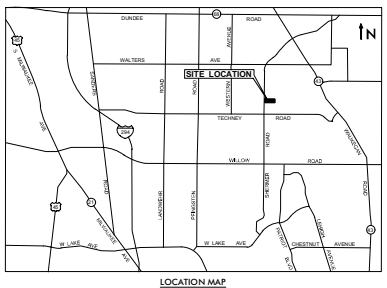
PRELIMINARY PLAT
OF
NORTHBROOK ROW

SHEET 1 OF 1

SCALE: 1" = 40'

Lot Area Summary	Area (ac.)	Area (sf)
Townhome Lots		
Lot 1-1	0.05528	2,408
Lot 1-2	0.04333	1,887
Lot 1-3	0.04333	1,887
Lot 1-4	0.04333	1,887
Lot 1-5	0.05528	2,408
Lot 2-1	0.05528	2,408
Lot 2-2	0.04333	1,887
Lot 2-3	0.04333	1,887
Lot 2-4	0.04333	1,887
Lot 2-5	0.05528	2,408
Lot 3-1	0.05528	2,408
Lot 3-2	0.04333	1,887
Lot 3-3	0.04333	1,887
Lot 3-4	0.04333	1,887
Lot 3-5	0.04333	1,887
Lot 3-6	0.04333	1,887
Lot 3-7	0.05528	2,408
Lot 4-1	0.05528	2,408
Lot 4-2	0.04333	1,887
Lot 4-3	0.04333	1,887
Lot 4-4	0.04333	1,887
Lot 4-5	0.04333	1,887
Lot 4-6	0.04333	1,887
Lot 4-7	0.04333	1,887
Lot 4-8	0.05528	2,408
Lot 5-1	0.05528	2,408
Lot 5-2	0.04333	1,887
Lot 5-3	0.04333	1,887
Lot 5-4	0.04333	1,887
Lot 5-5	0.04333	1,887
Lot 5-6	0.04333	1,887
Lot 5-7	0.04333	1,887
Lot 5-8	0.05528	2,408
Lot 6	0.11720	5,105
Lot 7	0.11720	5,105
Lot 8	0.11720	5,105
Lot 9	0.11720	5,105
Lot 10	0.11720	5,105
Subtotal: Lots 1-1 - 10	2.13529	93,013
Common Area		
Lot 11	2.54977	111,068
Total	4.68505	204,081





LOCATION MAP
Not To Scale

Legal Description

PARCEL 1:
LOT 2 (EXCEPT THE WEST 17 FEET DEDICATED FOR PUBLIC RIGHT OF WAY RECORDED AS DOCUMENT 22068921 ON SEPTEMBER 29, 1972) AND LOT 3 IN STANLEY SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 15, 1956 AS DOCUMENT LR1650762, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
NON-EXCLUSIVE, PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS GRANTED IN GRANT OF STORMWATER DRAINAGE
EASEMENT AND AGREEMENT RECORDED SEPTEMBER 26, 2003 AS DOCUMENT 0326945070 FOR THE RIGHT TO CONNECT TO AND USE THE STORMWATER MANAGEMENT FACILITIES FOR THE FLOW OF RUN-OFF WATER OVER AND UPON A PORTION OF LOTS 77, 78, 79, 80, 81, 82, 85, 88, 93 AND 94 IN SHERMER PLACE SUBDIVISION DESCRIBED ON EXHIBIT 'A' ATTACHED THERETO.

Private Street Covenant:
All streets located with Lot 11 shall be Private Streets owned and maintained by the Northbrook Row Townhome Owners Association, LLC. The Village of Northbrook shall at no time be under any obligation to provide maintenance for or accept dedication of any Private Streets.

Village of Northbrook - Form Restrictive Covenants and Easement for Storm Water Detention Area

1. THE AREA OF THE PROPERTY DESIGNATED ON THIS PLAT AS "STORM WATER DETENTION AREA" SHALL BE CONTINUOUSLY MAINTAINED IN A FIRST RATE MANNER BY OWNER OF [INSERT DESIGNATION OF ENCUMBERED PROPERTY] (THE "PLANNED DEVELOPMENT") AND AN EASEMENT ON, UNDER AND ABOVE THE STORM WATER DETENTION AREA IS HEREBY GRANTED TO, AND FOR THE USE AND BENEFIT OF, THE PLANNED DEVELOPMENT FOR THE SOLE PURPOSE OF STORM WATER DETENTION AND DRAINAGE.
2. NO CHANGE SHALL BE MADE IN THE FINISHED GRADE OF THE LAND WITHIN THE STORM WATER DETENTION AREA, NOR SHALL ANY CONSTRUCTION OF ANY KIND WHATSOEVER BE ERECTED OR PERMITTED TO EXIST WITHIN THE STORM WATER DETENTION AREA THAT MIGHT MATERIALLY IMPEDE STORM WATER DRAINAGE THEREIN OR MATERIALLY REDUCE THE STORM WATER DETENTION CAPACITY THEREOF. TREES, SHRUBS, FENCES AND NORMAL LANDSCAPE PLANTING SHALL BE PERMITTED WITHIN THE STORM WATER DETENTION AREA ONLY WITH THE PRIOR WRITTEN APPROVAL OF THE VILLAGE MANAGER OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS (THE "VILLAGE"). THE OWNER OF THE PLANNED DEVELOPMENT SHALL MAINTAIN A GRASS COVER ON THE SURFACE OF THE STORM WATER DETENTION AREA AND SHALL KEEP SUCH GRASS IN A NEAT AND TRIMMED CONDITION.
3. IN THE EVENT THE VILLAGE DETERMINES, IN ITS SOLE AND ABSOLUTE DISCRETION, THAT PRIOR MAINTENANCE OF THE STORM WATER DETENTION AREA IS NOT PERFORMED AT ANY TIME, THE VILLAGE, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE OWNERS OF THE PLANNED DEVELOPMENT, MAY, BUT SHALL NOT BE OBLIGATED TO, ENTER UPON ANY OR ALL OF THE PLANNED DEVELOPMENT FOR THE PURPOSE OF PERFORMING MAINTENANCE WORK ON AND TO THE STORM WATER DETENTION AREA.
4. IN THE EVENT THAT THE VILLAGE SHALL CAUSE TO BE PERFORMED ANY WORK PURSUANT TO THESE PARAGRAPHS, THE VILLAGE SHALL HAVE THE RIGHT TO CHARGE THE OWNER OF THE PLANNED DEVELOPMENT AN AMOUNT SUFFICIENT TO DEFRAY THE ENTIRE COST OF SUCH WORK OR ACTION, INCLUDING ADMINISTRATIVE COSTS, EITHER BEFORE OR AFTER SUCH COST IS INCURRED. IF THE AMOUNT SO CHARGED IS NOT PAID BY THE OWNER OF THE PLANNED DEVELOPMENT WITHIN THIRTY (30) DAYS FOLLOWING A DEMAND IN WRITING BY THE VILLAGE FOR SUCH PAYMENT, SUCH CHARGE, TOGETHER WITH INTEREST AND COSTS OF COLLECTION, SHALL BECOME A LIEN UPON THE PLANNED DEVELOPMENT AND THE VILLAGE SHALL HAVE THE RIGHT TO COLLECT SUCH CHARGE, WITH INTEREST AND COSTS, AND TO ENFORCE SUCH LIEN AS IN FORECLOSURE PROCEEDINGS AS PERMITTED BY LAW. 4887-6814-6096, v. 1
5. NOTHING IN THESE PARAGRAPHS SHALL BE CONSTRUED TO CONSTITUTE A DEDICATION OF ANY PORTION OF THE STORM WATER DETENTION AREA OR OF THE PLANNED DEVELOPMENT TO, OR AN ACCEPTANCE THEREOF BY, THE VILLAGE.
6. THE VILLAGE SHALL BE UNDER NO OBLIGATION TO EXERCISE THE RIGHTS GRANTED IN THESE PARAGRAPHS EXCEPT AS IT SHALL DETERMINE TO BE IN ITS BEST INTEREST. NO FAILURE TO EXERCISE AT ANY TIME ANY RIGHT HEREIN GRANTED TO THE VILLAGE SHALL BE CONSTRUED AS A WAIVER OF THAT OR ANY OTHER RIGHTS.
7. THESE COVENANTS SHALL RUN WITH THE LAND IN THE PLANNED DEVELOPMENT, AND SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE OWNER OF THE PLANNED DEVELOPMENT, THEIR RESPECTIVE SUCCESSORS, ASSIGNS AND GRANTEES AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM. ENFORCEMENT OF THESE COVENANTS MAY BE SOUGHT BY THE OWNER OF THE PLANNED DEVELOPMENT, ANY PERSON WITH AN INTEREST IN ANY OF SAID LOTS OF RECORD, OR THE VILLAGE OF NORTHBROOK BY ANY PROCEEDING AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION, TO COMPEL AFFIRMATIVE ACTION, OR TO RECOVER DAMAGES, AND AGAINST THE LAND TO ENFORCE ANY LIEN CREATED BY THESE COVENANTS.

Notes:
1. The basis of bearing shown heron is based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
2. Underground utilities are not shown hereon.
3. Based on information provided on the Flood Insurance Rate Map Community - Panel No. 17031C0227J dated August 19, 2008, produced by the Federal Emergency Management Agency (FEMA) for Cook County, Illinois, the property shown and described hereon is located within Zone X, which is defined by FEMA as "Areas determined to be outside the 0.2% annual chance floodplain."
4. In the preparation of this survey reference was made to Chicago Title Insurance Company Commitment for Title Insurance Order No. CCH11801099LD with an Effective Date of February 18, 2021.
5. Lot 11 is a "Common Area / Blanket Easement for Ingress / Egress, Public Utilities, Private Utilities and Drainage" benefiting Lots 1 to 10.

Originally Prepared: 3/31/2025 Project No. 20-122

No.	Date	Revision
1	6-20-2025	Per Village Review

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

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Plot Date: Jun 16, 2025 - 2:25pm Plotted By: jenny-h Layout: Prelim Plat
File Name: P:\2020\20122\Drawings\Preliminary\20122-PRELIM PLAT.dwg

Ordinance 2025-75

An Ordinance Rezoning the Property at 1825 Shermer Road and Amending the District Zoning Map (1825 Shermer Road) (Plan Commission Docket No. PCD-24-06)

Passed by the Board of Trustees, 11/11/2025
Printed and Published 11/12/2025

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

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

/s/ Derek Gau
Village Clerk

Ordinance 2025-75

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

An Ordinance Rezoning the Property at 1825 Shermer Road and Amending the District Zoning Map (1825 Shermer Road) (Plan Commission Docket No. PCD-24-06)

shall be and is hereby adopted as follows:

Section 1. BACKGROUND

1825 Shermer Road LLC, an affiliate of Lexington Homes ("***Applicant***"), as the owner of the property commonly known as 1825 Shermer Road, Northbrook, IL ("***Property***"), has filed an application requesting that the Property be rezoned.

The Property is currently zoned I-1 Restricted Industrial District. The Applicant has requested an amendment to the District Zoning Map to rezone the Property from the I-1 Restricted Industrial District to the RLC Residential and Limited Commercial District ("***Amendment***").

The Board of Trustees hereby finds that it is in the best interest of the Village and the public to adopt the Amendment in accordance with the Northbrook Zoning Code (1988), as amended ("***Zoning Code***") and pursuant to the Village's home rule powers.

Section 2. PUBLIC HEARING

A public hearing to consider the Amendment was duly advertised on September 18, 2025 in the *Northbrook Star* and was held at the Plan Commission's regular meetings on October 7, 2025 and October 21, 2025. On October 21, 2025, the Plan Commission formally adopted Resolution No. 25-PC-22 recommending approval of the Amendment.

Section 3. AMENDMENT TO THE DISTRICT ZONING MAP

The District Zoning Map shall be, and is hereby, amended to rezone the Property, as legally described in ***Exhibit A*** and depicted in ***Exhibit B***, attached to and by this reference made a part of this Ordinance, from the I-1 Restricted Industrial District to the RLC Residential and Limited Commercial District, in accordance with Section 11-601 of the Zoning Code and pursuant to the Village's home rule powers.

Section 4. EFFECTIVE DATE

This Ordinance shall be effective only upon the occurrence of all of the following events::

A. its passage and publication in the manner required by law;

B. approval of a final planned development plan for the Property ("***Final Plan***"), and a Final Plat of Subdivision for the Property by the Board of Trustees by resolution duly adopted; and

C. the execution by the Applicant, or its successor entities or direct affiliates, of a development agreement with the Village prepared and approved by the Village Attorney providing for the use and development of the Property in accordance with the Final Plan and other specified conditions and restrictions set forth in the development agreement.

Adopted: 11/11/25

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

/s/ Kathryn Ciesla
Village President

ATTEST:

/s/ Derek Gau
Village Clerk

EXHIBIT A

CURRENT LEGAL DESCRIPTION

PARCEL 1:
LOT 2 (EXCEPT THE WEST 17 FEET DEDICATED FOR PUBLIC RIGHT OF WAY RECORDED AS DOCUMENT 22068921 ON SEPTEMBER 29, 1972) AND LOT 3 IN STANLEY SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 15, 1956 AS DOCUMENT LR1650762, IN COOK COUNTY, ILLINOIS.

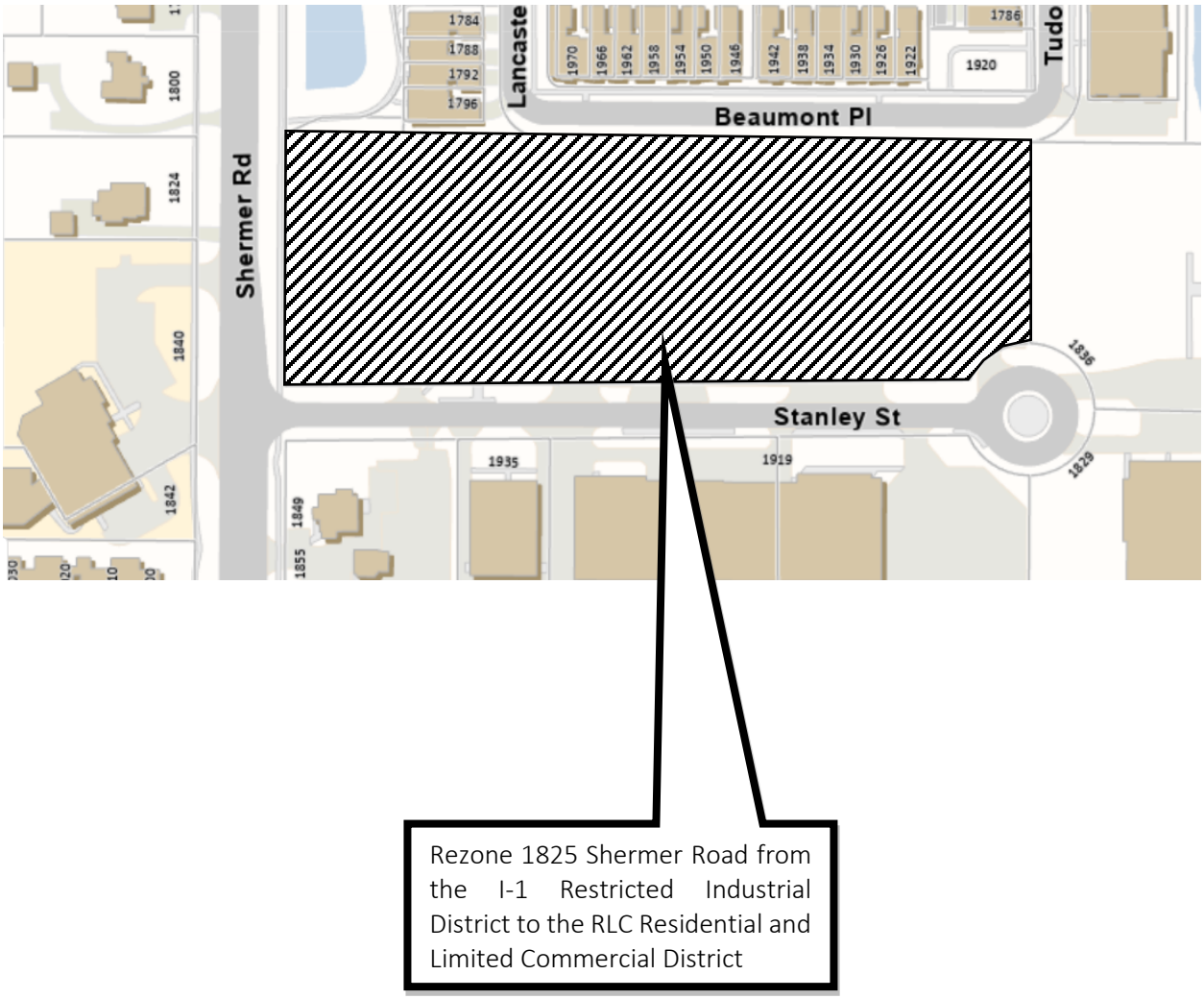
PARCEL 2:
NON-EXCLUSIVE, PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS GRANTED IN GRANT OF STORMWATER DRAINAGE EASEMENT AND AGREEMENT RECORDED SEPTEMBER 26, 2003 AS DOCUMENT 0326945070 FOR THE RIGHT TO CONNECT TO AND USE THE STORMWATER MANAGEMENT FACILITIES FOR THE FLOW OF RUN-OFF WATER OVER AND UPON A PORTION OF LOTS 77, 78, 79, 80, 81, 82, 85, 88, 93 AND 94 IN SHERMER PLACE SUBDIVISION DESCRIBED ON EXHIBIT 'A' ATTACHED THERETO.

PERMANENT INDEX NUMBER: 04-15-102-002-0000 and 04-15-102-003-0000

Commonly known as 1825 Shermer Road, Northbrook, Illinois 60062

EXHIBIT B

DEPICTION OF REZONED PROPERTY



Ordinance 2025-76

An Ordinance Granting a Special Permit for a Residential Planned Development (Northbrook Row – 1825 Shermer Road) (Plan Commission Docket No. 24-06)

Passed by the Board of Trustees, 11/11/2025
Printed and Published 11/12/2025

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

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

/s/ Derek Gau
Village Clerk

Ordinance 2025-76

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

An Ordinance Granting a Special Permit for a Residential Planned Development (Northbrook Row – 1825 Shermer Road) (Plan Commission Docket No. 24-06)

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND

1825 Shermer Road LLC, an affiliate of Lexington Homes ("***Applicant***"), is the owner of the property located at 1825 Shermer Road, Northbrook, IL ("***Property***"). The Applicant desires to develop the Property as a planned development consisting of 53 townhome residences ("***Planned Development***").

The Applicant has submitted an application to the Village requesting, among other relief, a special permit for a planned development and site plan approval ("***Requested Relief***"). The Property is currently located within the Village's I-1 Restricted Industrial District.

On November 11, 2025 the Board of Trustees of the Village ("***Corporate Authorities***") adopted Ordinance No. 25-75, rezoning the Property to the RLC Residential and Limited Commercial District, contingent upon the approval of a Final Planned Development Plan and Final Plat of Subdivision, and execution of a Subdivision and Development Agreement with the Village. The Corporate Authorities have determined that granting the Applicant the Requested Relief in accordance with the terms of this Ordinance is in the best interest of the Village and its residents.

The Architectural Control Commission ("***ACC***") reviewed the plans for the proposed construction of the Planned Development and recommended approval during its regular meeting on September 11, 2025.

The Board of Trustees hereby finds that it is in the best interest of the Village and the public to grant the Requested Relief in accordance with the Northbrook Zoning Code (1988), as amended ("***Zoning Code***"), and pursuant to the Village's home rule powers.

Section 2. DESCRIPTION PROPERTY

The Property consists of approximately 4.69 acres and is legally described in ***Exhibit A***, attached to and, by this reference, made a part of this Ordinance.

Section 3. PUBLIC HEARING

A public hearing to consider the Requested Relief was duly advertised on September 18, 2025 in the *Northbrook Star* and was held at the Plan Commission's regular meetings on October 7, 2025 and October 21, 2025. On October 21, 2025, the Plan Commission formally adopted Resolution No. 25-PC-22 recommending approval of the Requested Relief.

Section 4. SPECIAL PERMIT FOR PLANNED DEVELOPMENT

Subject to and contingent upon the conditions, restrictions, and provisions set forth in Section 5 of this Ordinance, a Special Permit shall be, and is hereby, granted to the Applicant for a Residential Planned Development (SIC No. 9820.00) consisting of 53 townhome units in accordance with and pursuant to Sections 11-602 and 11-603 of the Zoning Code and the home rule powers of the Village of Northbrook.

Section 5. CONDITIONS

The special permit granted in Section 4 of this Ordinance shall be and is expressly conditioned upon the following. The special permit granted in Section 4 shall not be deemed or interpreted as authorizing or entitling the development or the improvement of the Property in any manner whatsoever unless and until the conditions set forth in Sections 5.A through 5.C are satisfied:

A. Approval of Development Concept Plan. Adoption by the Corporate Authorities, after the adoption of this Ordinance, of a Resolution approving the Development Concept Plan for the Planned Development.

B. Approval of Final Plan. Adoption by the Corporate Authorities of a Resolution approving a Final Plan for the Planned Development ("***Final Plan***") in accordance with and pursuant to Paragraph 11-603 D4 of the Zoning Code.

C. Execution of Subdivision and Development Agreement. Execution by the Applicant, or its successor entities or direct affiliates, upon approval of the Final Plan, of a subdivision and development agreement prepared by the Village and approved by the Village Attorney providing for the use and development of the Property in accordance with the Final Plan and other specified conditions and restrictions set forth in the subdivision and development agreement ("***Development Agreement***").

D. Compliance with Approvals. Development, use, and maintenance of the Property being in substantial compliance with the Final Plan and the Development Agreement, except for minor changes and site work approved by the Director of Development and Planning Services or the Village Engineer (for matters within their respective permitting authorities) in accordance with all applicable Village standards.

E. Affordable Housing. The Planned Development must be developed, operated, and maintained in accordance with and in compliance with the requirements of Part III of Article IX of the Zoning Code, entitled "Affordable Housing in New Developments," ("***Affordable Housing Requirements***"), including specifically:

1. Developing and offering eight affordable townhome units, one at Tier I and seven at Tier II, within the Planned Development as required by Section 9-304 of the Affordable Housing Requirements and as set forth in the Affordable Housing Compliance Plan approved by the Village for the Planned Development ("***Affordable Units***").
2. Marketing and management of the Affordable Units in accordance with the Affordable Housing Compliance Plan approved by the Village for the Planned Development, which Plan shall be incorporated into a restrictive covenant, in a form acceptable to the Village Attorney, to be recorded against the Property prior to the issuance of a certificate of occupancy for any townhome within the Planned Development ("***Affordable Housing Covenant***").

Section 6. FAILURE TO COMPLY WITH CONDITIONS

Upon failure or refusal of the Applicant or its successors in interest to the Property to comply with any or all of the conditions, restrictions or provisions of this Ordinance, the special permit granted in Section 4 of this Ordinance shall, at the sole discretion of the Corporate Authorities, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Corporate Authorities may not so

revoke the special permit unless it shall first provide the Applicant, or its successors in interest to the Property, with two months advance written notice of the reasons for revocation, an opportunity to be heard at a regular meeting of the Corporate Authorities; and provided further that the Applicant or its successors in interest shall have 30 days after written notice of the reasons for revocation to cure the non-compliance or commence and diligently pursue appropriate measures to remedy the non-compliance if such non-compliance cannot be cured within said 30 days. In the event of revocation, the development and use of the Property shall be governed solely by the regulations of the RLC Residential and Limited Commercial District, as the same may, from time to time, be amended. Further, in the event of such revocation of the special permit, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances. The Applicant acknowledges on behalf of itself and its successors in interest to the Property that public notices and hearings have been held with respect to the adoption of this Ordinance, has considered the possibility of the revocation provided for in this Section, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice and opportunity to cure required by this Section is given.

Section 7. AMENDMENT TO SPECIAL PERMIT

Any amendment to the special permit granted in Section 4 of this Ordinance that may be requested after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Code for amendment of special permit uses.

Section 8. EFFECTIVE DATE

This Ordinance shall be effective only upon the occurrence of all of the following events:

A. passage by the Corporate Authorities by a majority vote in the manner required by law;

B. publication in pamphlet form in the manner required by law; and

C. the effective date of an Ordinance Rezoning the Property at 1825 Shermer Road and Amending the District Zoning Map (1825 Shermer Road) (Plan Commission Docket No. PCD-24-06).

Adopted: 11/11/25

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

/s/ Kathryn Ciesla
Village President

ATTEST:

/s/ Derek Gau
Village Clerk

EXHIBIT A

CURRENT LEGAL DESCRIPTION

PARCEL 1:
LOT 2 (EXCEPT THE WEST 17 FEET DEDICATED FOR PUBLIC RIGHT OF WAY RECORDED AS DOCUMENT 22068921 ON SEPTEMBER 29, 1972) AND LOT 3 IN STANLEY SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 15, 1956 AS DOCUMENT LR1650762, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
NON-EXCLUSIVE, PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS GRANTED IN GRANT OF STORMWATER DRAINAGE EASEMENT AND AGREEMENT RECORDED SEPTEMBER 26, 2003 AS DOCUMENT 0326945070 FOR THE RIGHT TO CONNECT TO AND USE THE STORMWATER MANAGEMENT FACILITIES FOR THE FLOW OF RUN-OFF WATER OVER AND UPON A PORTION OF LOTS 77, 78, 79, 80, 81, 82, 85, 88, 93 AND 94 IN SHERMER PLACE SUBDIVISION DESCRIBED ON EXHIBIT 'A' ATTACHED THERETO.

PERMANENT INDEX NUMBER: 04-15-102-002-0000 and 04-15-102-003-0000

Commonly known as 1825 Shermer Road, Northbrook, Illinois 60062

Community Partners for Affordable Housing

May 22, 2026

Swati Pandey
Senior Planner
Development & Planning Services
Village of Northbrook
1225 Cedar Lane
Northbrook, IL 60062
Ref: Northbrook Row/Lexington Homes

Dear Swati,

Thank you for forwarding Applicant Lexington Homes May 7, 2026, Affordable Housing Compliance Plan for Northbrook Row. This is a final review of Applicant's Plan.

The most recent version of Applicant's Affordable Housing Compliance Plan is nearly identical to the earlier version we reviewed in April, with a few changes.

The concerns that remain are the following:

- Only 2 of the 8 affordable on-site units will be priced for the Tier 1 80% income tier, rather than 4 as required by the Village's Inclusionary Housing Ordinance.

- The HOA fees as proposed are disproportionately high for the inclusionary homeowners relative to their market rate neighbors. If Applicant wants to designate HOA fees as a percentage, we strongly urge the percentage be based on relative purchase prices or similar metric. In addition, the resale restrictions limit the appreciation that can be captured by the inclusionary homeowners so they will not receive the same benefit (or return) from the HOA as their market rate neighbors.

- The purchase price that is being proposed by Applicants are the highest for any inclusionary homes across communities to date. In addition, the maximum prices in the Tech Guide are based on the income limit for a household size that is "number of bedroom plus one" for modeling purposes. Smaller households are unlikely to qualify for the maximum price for a larger household. This will restrict the size of the pool of qualified applicants. A lower price will allow smaller and larger households to qualify. (Demographic data shows that households are getting smaller, and that is CPAH's experience as well.)

- The Plan does not include a construction schedule for the affordable units.

- The number of bedrooms for the affordable units as proposed seem to be 3 or 4 bedrooms, though there are references to 2 – 4 bedrooms in the plan as well. The market units offer 2 – 4 bedrooms. Including 2-bedroom units in the affordable mix, like the market units, allows the units to serve a broader range of household incomes.

Please let me know if you have questions or would like to discuss any of this further. Below is the previously prepared review of the criteria, for ease of reference.

Sincerely,

Amy Kaufman
Vice President, Community Relations

Northbrook Inclusionary Housing

Standards for Village staff and elected officials to consider when evaluating developer requests for alternative means of compliance.

The inclusionary housing ordinance provides specific alternatives to the production of on-site affordable housing units. However, the intent and preference of the ordinance is for the provision of affordable housing units constructed on-site and privately produced, owned, and managed. Any deviation from the minimum on-site affordable housing requirement for governed developments may only be approved as part of the Village's review of the affordable housing compliance plan submitted for a governed development. None of the alternative methods for providing affordable housing units may be incorporated into a governed development unless such methods are first included in the approved final affordable housing compliance plan for the development and approved by the Village Board by resolution duly adopted.

The following criteria should be carefully evaluated whenever Village staff or elected officials consider a developer's request for alternative means of compliance.

1. Does the alternative method of compliance create affordable housing opportunities in the Village to an equal or greater extent than including affordable units within the governed development?
   Applicant has included the required units within the governed development. However, additional Inclusionary Housing Ordinance criteria are not being met in Applicant's Affordable Housing Compliance Plan. Applicant's request to sell 6 out of 8 unit at the higher income tier does not comply with the Inclusionary Housing Ordinance.
2. Does the alternative method of compliance create affordable housing opportunities that are comparable to the quality, design, condition, and general appearance of the units that would have been provided within the governed development?
   N/A
3. Does the alternative method of compliance promote an undue concentration of affordable housing units in any one area?
   Yes. All 8 of the affordable units are located in buildings 6 -10 and not "dispersed" (9-308 A) throughout the development. However, Applicant has previously provided an explanation that supports the proposed location which meets the intention of the Ordinance.
4. Does the alternative method of compliance create the same number, or an increased number, of affordable units compared to providing the units within the governed development?
   All the required units are provided within the governed development.
5. Has the developer shown evidence of unique circumstances that would prevent him/her from being able to include the affordable units within the governed development?
   Developer has not shown evidence of unique circumstances that would prevent him/her from being able to sell the affordable units to the required income tiers.
6. If a payment in lieu is being considered, is the payment large enough to create comparable units off-site? Are alternate sites available within the Village?
   N/A.
7. Does the alternative method of compliance offer the same amenities and proximity to transportation and services that would have been provided within the governed development?
   The affordable units will have the same amenities as the market units.
8. Does the alternative method of compliance ensure the units will remain affordable in perpetuity?
   Yes. The proposed affordable units will remain affordable in perpetuity.
9. Does the alternative method of compliance provide the same size units that would have been provided within the governed development?
   The size of the affordable units are not "generally representative" (9-308 B) of the market units, though the proposed unit size meets the intention of the Inclusionary Housing Ordinance.
10. Does the alternative method of compliance assist the same income ranges that would have been provided within the governed development?
    The income ranges being proposed are not in compliance with the requirements of the Inclusionary Housing Ordinance (9-305 B) and would not assist the same income ranges that is required by the Ordinance.
11. Does the alternative method of compliance promote inclusivity and advance racial equity?
    Providing only 2 units at the lower income tier is likely to undermine inclusivity and the promotion of racial equity.

MEMORANDUM

To: 1825 SHERMER ROAD LLC
From SWATI PANDEY, SENIOR PLANNER
Date: APRIL 23, 2026
Subject: PCD-26-02 – 1825 SHERMER ROAD – NORTHBROOK ROW

Below are the comments generated by the Development & Planning Services Department from the SECOND review of your application.

1. The Concept Plan approval for Northbrook Row was granted to "1825 Shermer Road LLC, an affiliate of Lexington Homes". The legal entity granted approval documents is who will receive Final approval of the Planned Development. The Owner's certificate on the Plat and other documents such as the Declaration show "Northbrook Row LLC" as the Owner. When will this new entity be created? Are you intending to have the approval granted to this entity?

2. Final PD Site Plan & Engineering Geometric Plan – What does the "Interior Lot Line" around the buildings denote, considering each Row home unit and Mews building is located on its own lot as identified on the Plat? There is an additional box around each building that is labeled as "Interior Lot Line" – what is the significance? The previous response explains what is depicted on the Plat, however, it is unclear what is the purpose of "Interior Lot Line"? If this line is unnecessary, please remove.

3. Submit a photometric plan – clearly depicting the property line and label the foot-candle data on the property line and five feet beyond. The previous submitted plan does not show data on the property line.

4. Submit a revised Final Affordable Housing Compliance Plan per comments below.
    a. There appears to be a typo in the last paragraph of the first page of the 'Plan' where it is referring to the monthly assessment that will be applicable to each income level. Revise.
    b. Number of bedrooms – The affordable housing plan should state the number of bedroom that each affordable unit would be. The Plan currently states a range of 2-4 bedrooms. Per the attached email from April 8, the affordable units shall be three bedroom or less, which should be noted as such in the Plan.
    c. Floor Plan – Attach the affordable unit floor plans to the Plan
    d. Construction Schedule – provide a breakdown of the phasing and construction schedule for each market rate and affordable unit.

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www.civiltechinc.com

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Transportation Design

Traffic Engineering

Civil Engineering

Construction Engineering

Environmental Studies

Water Resources

Structural Design

Right of Way

Urban Design

Transportation Planning

Program Management

Landscape Architecture

Nature-based Solutions

Technical Memorandum

Date: April 24, 2026

To: Swati Pandey, AICP
Senior Planner

From: Steve Pautsch, P.E., PTOE
Civiltech Engineering, Inc.

Re: 1825 Shermer TIS Review

Civiltech has reviewed the Traffic Impact Study dated April 2, 2026 prepared by KLOA, Inc., and the associated site plan for the proposed 53-unit residential development in the Village of Northbrook. We offer the following transportation-related comments on this development proposal.

1. On page 7 of the traffic study, the crash data was updated. However, the years in the first sentence of the Crash Data Summary section were not updated to 2020 through 2024. Correct this typo.

Community Partners for Affordable Housing

April 29, 2026

Swati Pandey
Senior Planner
Development & Planning Services
Village of Northbrook
1225 Cedar Lane
Northbrook, IL 60062
Ref: Northbrook Row/Lexington Homes

Dear Swati,

Thank you for forwarding Applicant Lexington Homes April 13, 2026, Affordable Housing Compliance Plan for Northbrook Row.

Much of the most recent version of Applicant's Affordable Housing Compliance Plan is the same as the earlier version we reviewed in March, with a few additional details.

As noted in our March 25, 2026 Response, CPAH concluded that Applicants Affordable Housing Compliance Plan does not meet the requirements of the Village's Inclusionary Housing Ordinance. While the Applicant has now designated 2 (increased from 1) of the 8 on-site affordable units at the lower 80% income tier, that is fewer than is required by the IHO, which in this instance would require at least 4 of the 8 units at the lower income tier.

The additional information in Applicant's Plan is about Special Assessments and HOA fees for inclusionary unit homeowners, and we appreciate the additional information. We agree that limiting Special Assessment for owners of inclusionary units to " maintain or repair structural improvements, parking areas, private roads and common areas" is appropriate. We do not agree that the proposal that HOA fees be limited to 50% of what the market unit owners pay for units in Tier 1, and 70% in Tier 2 is appropriate because it is not proportional to the investment of the inclusionary unit purchaser. We have seen a designated percentage for HOA fees before, but they are tied to the percentage of the purchase price relative to the comparable market rate unit. We suggest exploring that option, so the HOA fees do not become overly burdensome for the inclusionary homeowner, as well as disproportionate relative to their home value (and equity in their home) relative to their market rate neighbors.

In addition, the purchase price that the Applicant is proposing is the maximum in the pricing schedule in the Village's July 2025 Tech Guide. However, the prices in the Tech Guide are models that are based on assumptions, including a $200/month HOA fee. The maximum allowable price will be calculated using actual costs related to the sale at the time. The Tech Guide states on Pages 3-5 as part of "Calculation of Sales Price for Owner Occupied Affordable Housing Units" and in the "Village of Northbrook Affordable Ownership Unit Pricing Schedule":

> "Please note that these calculations depend on assumptions made for the purpose of example, and the maximum allowable sales price will change when inserting numbers that reflect actual costs related to the sale." Page 3.
>
> "Table 4 below displays the maximum allowable initial sales prices for affordable owner-occupied units based on the assumptions shown. The actual maximum allowable initial sales prices for any particular affordable housing unit will be calculated by the Village based on the interest rates at the time of initial marketing and the particulars of the development. Page 4.

Per the above, the maximum price should be recalculated at the time to include the actual HOA fee which will affect the maximum allowable price. (Naturally, higher HOA fees result in lower maximum compliant purchase price, for instance.) In addition, CPAH recommends that the Applicant include the Village or CPAH in discussion of price at that time to discuss market conditions, and the potential qualified applicant pool which is dependent on price, HOA fee and other factors.

Finally, as noted in our response on March 25, 2026, Applicant has not provided information about the construction schedule for Buildings 6 -10, so we do know whether construction of the affordable units will be phased proportionately to the market units, as is required by 9-308 C of the IHO. CPAH would be happy to review this information if it is provided by the Applicant.

The analysis below has been updated to reflect the additional Tier 1 unit being proposed by Applicant.

Please let me know if you have questions or would like to discuss any of this further.

Sincerely,

Amy Kaufman
Vice President, Community Relations

Northbrook Inclusionary Housing

Standards for Village staff and elected officials to consider when evaluating developer requests for alternative means of compliance.

The inclusionary housing ordinance provides specific alternatives to the production of on-site affordable housing units. However, the intent and preference of the ordinance is for the provision of affordable housing units constructed on-site and privately produced, owned, and managed. Any deviation from the minimum on-site affordable housing requirement for governed developments may only be approved as part of the Village's review of the affordable housing compliance plan submitted for a governed development. None of the alternative methods for providing affordable housing units may be incorporated into a governed development unless such methods are first included in the approved final affordable housing compliance plan for the development and approved by the Village Board by resolution duly adopted.

The following criteria should be carefully evaluated whenever Village staff or elected officials consider a developer's request for alternative means of compliance.

1. Does the alternative method of compliance create affordable housing opportunities in the Village to an equal or greater extent than including affordable units within the governed development?
   Applicant has included the required units within the governed development. However, additional Inclusionary Housing Ordinance criteria are not being met in Applicant's Affordable Housing Compliance Plan. Applicant's request to sell 6 out of 8 unit at the higher income tier does not comply with the Inclusionary Housing Ordinance.
2. Does the alternative method of compliance create affordable housing opportunities that are comparable to the quality, design, condition, and general appearance of the units that would have been provided within the governed development?
   N/A
3. Does the alternative method of compliance promote an undue concentration of affordable housing units in any one area?
   Yes. All 8 of the affordable units are located in buildings 6 -10 and not "dispersed" (9-308 A) throughout the development. However, Applicant has previously provided an explanation that supports the proposed location which meets the intention of the Ordinance.
4. Does the alternative method of compliance create the same number, or an increased number, of affordable units compared to providing the units within the governed development?
   All the required units are provided within the governed development.
5. Has the developer shown evidence of unique circumstances that would prevent him/her from being able to include the affordable units within the governed development?
   Developer has not shown evidence of unique circumstances that would prevent him/her from being able to sell the affordable units to the required income tiers.
6. If a payment in lieu is being considered, is the payment large enough to create comparable units off-site? Are alternate sites available within the Village?
   N/A.
7. Does the alternative method of compliance offer the same amenities and proximity to transportation and services that would have been provided within the governed development?
   The affordable units will have the same amenities as the market units.
8. Does the alternative method of compliance ensure the units will remain affordable in perpetuity?
   Yes. The proposed affordable units will remain affordable in perpetuity.
9. Does the alternative method of compliance provide the same size units that would have been provided within the governed development?
   The size of the affordable units are not "generally representative" (9-308 B) of the market units, though the proposed unit size meets the intention of the Inclusionary Housing Ordinance.
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    The income ranges being proposed are not in compliance with the requirements of the Inclusionary Housing Ordinance (9-305 B) and would not assist the same income ranges that is required by the Ordinance.
11. Does the alternative method of compliance promote inclusivity and advance racial equity?
    Providing only 2 units at the lower income tier is likely to undermine inclusivity and the promotion of racial equity.

MEMORANDUM

To: 1825 SHERMER ROAD LLC
From SWATI PANDEY, SENIOR PLANNER
Date: MARCH 25, 2026
Subject: PCD-26-02 – 1825 SHERMER ROAD – NORTHBROOK ROW

Below are the comments generated by the Development & Planning Services Department from the FIRST review of your application.

1. The Owner's certificate on Plat (Northbrook Row LLC) does not match the legal entity noted on the Title Policy showing ownership of the property (1825 Shermer LLC). Confirm ownership status of the property and provide documents as applicable. Will ownership change? Explain.

2. The Concept Plan was approved with a three-foot split rail fence along the east side of the detention pond (along Shermer Road). Show the previously approved three-foot fence in this location on all applicable plans.

3. Final PD Site Plan & Engineering Geometric Plan –

    a. Remove the label "Variance to be sought as necessary". There is no variance required or granted for the upper-level bump-out without a foundation or footing.

    b. What does the "Interior Lot Line" around the buildings denote, especially around Row Homes considering each unit is located on its own lot?

    c. Remove 'Note' number 4 on the plan. [*The Preliminary PUD noted…*]

4. Landscape Plan: Provide a Plant Schedule for the landscape material shown on Sheet L2.1 and L2.2. Confirm that the Beaumont Place trees are a minimum of four-inch caliper.

5. Confirm that the A/C units for the Mews Homes would be fully screened by the proposed landscape material around the unit. Would the landscape material provide a year-round screening for the A/C units? Revise the landscape plan as required.

6. Confirm all exterior lighting fixtures shall be so designed, arranged and operated as to prevent direct rays of light from being cast onto any adjacent property or street and so as not to produce excessive sky-reflected glare with a cut-off shield.

7. Submit a Final Affordable Housing Compliance Plan per the details/requirements of the Zoning Code (excerpt below). Incorporate all required information (schedules, maps, drawing, etc.) into the document.

(b) Final Plan.

i. All of the information required for the preliminary affordable housing compliance plan pursuant to paragraph (B)(1)(a), of this Section 9-313;

ii. A phasing and construction schedule for each market rate unit and each affordable unit;

iii. Documentation and plans regarding exterior and interior appearances, materials, and finishes of the development and each of its individual units;

iv. A description of the development marketing plan to promote the sale or rental of the Affordable Housing Units within the development; and

v. A description of the efforts that the developer will undertake to provide affordable housing units to eligible households pursuant to the priorities set forth in this Part.

8. The Village Board meeting for Concept Plan approval was held on November 11, 2025. The Board stated that the applicant should provide two affordable units in Tier I and six units in Tier II of the Eligible Income Tier. If the Applicant is proposing one unit in Tier I, explain the reasons for the proposal (provide data if applicable).

9. Address Plan – Staff continues to review the address plan and will forward any comments, if received.

10. Please be advised that a Subdivision and Development Agreement would be prepared by the Village Attorney and required to be executed by the legal entities prior to final Village Board approval.

11. Please be advised that each affordable housing unit/lot is required to record an Affordable Unit Declaration (AUD). The Declaration will include address, PIN, legal description, and income tier/AMI information. The developer must provide this information to the Village when filing the building permit application (for a building that will include an affordable unit). At that time, the document will be drafted, executed, and recorded with Cook County. A recorded AUD is required prior to issuing a certificate of occupancy for the unit.

MEMORANDUM

To: Swati Pandey
From: Mark Cacioppo
Date: 3/11/26
Subject: PCD-26-02 1825 Shermer – Townhomes Final Planned Development
Tree Preservation Review 1

1. Replace the following over-planted trees with trees off the Village's Approved Tree Replacement List. Autum Blaze Freeman Maple, Crimson King Norway Maple, Sugar Maple, Little Leaf Linden, Crimson Sentry Norway Maple.

2. Evergreen trees should be a minimum of 8-feet in height. Ornamental trees should be a minimum of 2.5-inch in caliper or 8-feet in height.

3. The proposed crabapples in front of the buildings should be replaced with more columnar varieties to avoid future conflicts with the buildings and walks. Consider using Raspberry Spear Crabapple or Ivory Spear Crabapple.

4. Above comments can be handled at time of permit submittal. This plan has approval to proceed to the plan commission.

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Transportation Design

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Right of Way

Urban Design

Transportation Planning

Program Management

Landscape Architecture

Nature-based Solutions

Technical Memorandum

Date: March 20, 2026

To: Swati Pandey, AICP
Senior Planner

From: Steve Pautsch, P.E., PTOE
Civiltech Engineering, Inc.

Re: 1825 Shermer TIS Review

Civiltech has reviewed the Traffic Impact Study dated February 26, 2026 prepared by KLOA, Inc., and the associated site plan for the proposed 53 unit residential development in the Village of Northbrook. We offer the following transportation-related comments on this development proposal.

1. On page 8 of the traffic study, update the crash date with the latest available data.
2. On page 24 of the traffic study, update the railroad crossing information with the latest available data.

Elrod Friedman LLP

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312-528-5200
www.elrodfriedman.com

Caitlyn R. Culbertson
312.528.5206
Caitlyn.culbertson@elrodfriedman.com

March 25, 2026

Swati Pandey
Senior Planner
Village of Northbrook
Swati.Pandey@northbrook.il.us

Re: Village Attorney Comments – First Submittal
DOCKET NO. PCD-26-02
Lexington Townhome - 1825 Shermer Road

Dear Swati,

We have reviewed the first submission from 1825 Shermer Road, LLC ("***Developer***") for the proposed 53 townhome subdivision at 1825 Shermer Road. Our comments are as follows:

- **Ownership**: The Final Plat lists Northbrook Row LLC as the owner of the property. The property is currently owned by 1825 Shermer Road LLC. When will the property be transferred and is there a request to change the entity listed in the approval documents and required Subdivision and Development Agreement?
- **Final Plat**: The Final Plat includes most of the required stormwater detention easement language but does not include items 6-7 of the Village's form language. We have included the Village's draft form language with this letter.
- **Subdivision and Development Agreement**: The Village will require Developer to enter into a Subdivision and Development Agreement with the Village. The Village will provide more information on this as the review of the application continues.

Sincerely,

Caitlyn R. Culbertson

cc: Michael Kohlstedt, Director of Development and Planning Services

VILLAGE OF NORTHBROOK - FORM RESTRICTIVE COVENANTS AND EASEMENT FOR STORM WATER DETENTION AREA

1. THE AREA OF THE PROPERTY DESIGNATED ON THIS PLAT AS "STORM WATER DETENTION AREA" SHALL BE CONTINUOUSLY MAINTAINED IN A FIRST RATE MANNER BY OWNER OF [***INSERT DESIGNATION OF ENCUMBERED PROPERTY***] (THE "***PLANNED DEVELOPMENT***") AND AN EASEMENT ON, UNDER AND ABOVE THE STORM WATER DETENTION AREA IS HEREBY GRANTED TO, AND FOR THE USE AND BENEFIT OF, THE PLANNED DEVELOPMENT FOR THE SOLE PURPOSE OF STORM WATER DETENTION AND DRAINAGE.

2. NO CHANGE SHALL BE MADE IN THE FINISHED GRADE OF THE LAND WITHIN THE STORM WATER DETENTION AREA, NOR SHALL ANY CONSTRUCTION OF ANY KIND WHATSOEVER BE ERECTED OR PERMITTED TO EXIST WITHIN THE STORM WATER DETENTION AREA THAT MIGHT MATERIALLY IMPEDE STORM WATER DRAINAGE THEREIN OR MATERIALLY REDUCE THE STORM WATER DETENTION CAPACITY THEREOF. TREES, SHRUBS, FENCES AND NORMAL LANDSCAPE PLANTING SHALL BE PERMITTED WITHIN THE STORM WATER DETENTION AREA ONLY WITH THE PRIOR WRITTEN APPROVAL OF THE VILLAGE MANAGER OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS (THE "***VILLAGE***"). THE OWNER OF THE PLANNED DEVELOPMENT SHALL MAINTAIN A GRASS COVER ON THE SURFACE OF THE STORM WATER DETENTION AREA AND SHALL KEEP SUCH GRASS IN A NEAT AND TRIMMED CONDITION.

3. IN THE EVENT THE VILLAGE DETERMINES, IN ITS SOLE AND ABSOLUTE DISCRETION, THAT PRIOR MAINTENANCE OF THE STORM WATER DETENTION AREA IS NOT PERFORMED AT ANY TIME, THE VILLAGE, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE OWNERS OF THE PLANNED DEVELOPMENT, MAY, BUT SHALL NOT BE OBLIGATED TO, ENTER UPON ANY OR ALL OF THE PLANNED DEVELOPMENT FOR THE PURPOSE OF PERFORMING MAINTENANCE WORK ON AND TO THE STORM WATER DETENTION AREA.

4. IN THE EVENT THAT THE VILLAGE SHALL CAUSE TO BE PERFORMED ANY WORK PURSUANT TO THESE PARAGRAPHS, THE VILLAGE SHALL HAVE THE RIGHT TO CHARGE THE OWNER OF THE PLANNED DEVELOPMENT AN AMOUNT SUFFICIENT TO DEFRAY THE ENTIRE COST OF SUCH WORK OR ACTION, INCLUDING ADMINISTRATIVE COSTS, EITHER BEFORE OR AFTER SUCH COST IS INCURRED. IF THE AMOUNT SO CHARGED IS NOT PAID BY THE OWNER OF THE PLANNED DEVELOPMENT WITHIN THIRTY (30) DAYS FOLLOWING A DEMAND IN WRITING BY THE VILLAGE FOR SUCH PAYMENT, SUCH CHARGE, TOGETHER WITH INTEREST AND COSTS OF COLLECTION, SHALL BECOME A LIEN UPON THE PLANNED DEVELOPMENT AND THE VILLAGE SHALL HAVE THE RIGHT TO COLLECT SUCH CHARGE, WITH INTEREST AND COSTS, AND TO ENFORCE SUCH LIEN AS IN FORECLOSURE PROCEEDINGS AS PERMITTED BY LAW.

5. NOTHING IN THESE PARAGRAPHS SHALL BE CONSTRUED TO CONSTITUTE A DEDICATION OF ANY PORTION OF THE STORM WATER DETENTION AREA OR OF THE PLANNED DEVELOPMENT TO, OR AN ACCEPTANCE THEREOF BY, THE VILLAGE.

6. THE VILLAGE SHALL BE UNDER NO OBLIGATION TO EXERCISE THE RIGHTS GRANTED IN THESE PARAGRAPHS EXCEPT AS IT SHALL DETERMINE TO BE IN ITS BEST INTEREST. NO FAILURE TO EXERCISE AT ANY TIME ANY RIGHT HEREIN GRANTED TO THE VILLAGE SHALL BE CONSTRUED AS A WAIVER OF THAT OR ANY OTHER RIGHTS.

7. THESE COVENANTS SHALL RUN WITH THE LAND IN THE PLANNED DEVELOPMENT, AND SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE OWNER OF THE PLANNED DEVELOPMENT, THEIR RESPECTIVE SUCCESSORS, ASSIGNS AND GRANTEES AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM. ENFORCEMENT OF THESE COVENANTS MAY BE SOUGHT BY THE OWNER OF THE PLANNED DEVELOPMENT, ANY PERSON WITH AN INTEREST IN ANY OF SAID LOTS OF RECORD, OR THE VILLAGE OF NORTHBROOK BY ANY PROCEEDING AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION, TO COMPEL AFFIRMATIVE ACTION, OR TO RECOVER DAMAGES, AND AGAINST THE LAND TO ENFORCE ANY LIEN CREATED BY THESE COVENANTS.

Community Partners for Affordable Housing

March 25, 2026

Swati Pandey
Senior Planner
Development & Planning Services
Village of Northbrook
1225 Cedar Lane
Northbrook, IL 60062
Ref: Northbrook Row/Lexington Homes

Dear Swati,

Thank you for forwarding Applicant Lexington Homes March 2, 2026, Affordable Housing Compliance Plan for Northbrook Row.

We appreciate that the Applicant is proposing to include the 8 affordable units required by the Village's Inclusionary Housing Ordinance (IHO) on site, and that the Village has previously reviewed Applicant's requests related to the IHO. Much of the most recent version of Applicant's Affordable Housing Compliance Plan is the same as the earlier version, with a few additional details.

CPAH has reviewed the most current Affordable Housing Compliance Plan and concluded that it does not meet the requirements of the Village's Inclusionary Housing Ordinance. The reasons include that Applicant proposes 1 affordable unit at the lower 80% income tier, and 7 at the higher 120% income tier. The IHO calls for at least half, or in the case 4, at the lower income tier. (An additional note related to the 7 units at the higher income tier--- those units are tentatively priced at the maximum price currently allowable, per the Northbrook Tech Guide. While the $380,000 price complies, it will affect the size of the pool of qualified applicants and the range of household incomes that can be served by the program for this development. CPAH is happy to provide further information about pricing and identifying qualified households if needed.)

In addition, Applicant has not provided information to support their proposal to sell the affordable units at income tiers that do not comply with the IHO. Applicant has also not provided information about the construction schedule for Buildings 6 -10, so we do not have enough information to know whether construction of the affordable units will be phased proportionately to the market units, as is required by 9-308 C of the IHO. (Location and size of the units are also not compliant with the IHO but as you will see below, those features, in our opinion, do not undermine the intention of the IHO.)

Finally, CPAH would welcome some additional information about how the Applicant will address the HOA fees (initially and over time) and special assessments for the affordable units.

Based on the above as well as the analysis that follows (responses follow the same criteria used to evaluate alternative method of compliance), we conclude that the Applicant's Affordable Housing Compliance Plan does not comply with the Village's Inclusionary Housing Ordinance.

Please let us know if you have questions or would like to discuss any of this further.

Sincerely,

Amy Kaufman
Vice President, Community Relations

Northbrook Inclusionary Housing

Standards for Village staff and elected officials to consider when evaluating developer requests for alternative means of compliance.

The inclusionary housing ordinance provides specific alternatives to the production of on-site affordable housing units. However, the intent and preference of the ordinance is for the provision of affordable housing units constructed on-site and privately produced, owned, and managed. Any deviation from the minimum on-site affordable housing requirement for governed developments may only be approved as part of the Village's review of the affordable housing compliance plan submitted for a governed development. None of the alternative methods for providing affordable housing units may be incorporated into a governed development unless such methods are first included in the approved final affordable housing compliance plan for the development and approved by the Village Board by resolution duly adopted.

The following criteria should be carefully evaluated whenever Village staff or elected officials consider a developer's request for alternative means of compliance.

1. Does the alternative method of compliance create affordable housing opportunities in the Village to an equal or greater extent than including affordable units within the governed development?
   Applicant has included the required units within the governed development. However, additional Inclusionary Housing Ordinance criteria are not being met in Applicant's Affordable Housing Compliance Plan. Applicant's request to sell 7 out of 8 unit at the higher income tier does not comply with the Inclusionary Housing Ordinance.
2. Does the alternative method of compliance create affordable housing opportunities that are comparable to the quality, design, condition, and general appearance of the units that would have been provided within the governed development?
   N/A
3. Does the alternative method of compliance promote an undue concentration of affordable housing units in any one area?
   Yes. All 4 of the affordable units are located in buildings 6 -10 and not "dispersed" (9-308 A) throughout the development. However, Applicant has previously provided an explanation that supports the proposed location which meets the intention of the Ordinance.
4. Does the alternative method of compliance create the same number, or an increased number, of affordable units compared to providing the units within the governed development?
   All the required units are provided within the governed development.
5. Has the developer shown evidence of unique circumstances that would prevent him/her from being able to include the affordable units within the governed development?
   Developer has not shown evidence of unique circumstances that would prevent him/her from being able to sell the affordable units to the required income tiers.
6. If a payment in lieu is being considered, is the payment large enough to create comparable units off-site? Are alternate sites available within the Village?
   N/A.
7. Does the alternative method of compliance offer the same amenities and proximity to transportation and services that would have been provided within the governed development?
   The affordable units will have the same amenities as the market units.
8. Does the alternative method of compliance ensure the units will remain affordable in perpetuity?
   Yes. The proposed affordable units will remain affordable in perpetuity.
9. Does the alternative method of compliance provide the same size units that would have been provided within the governed development?
   The size of the affordable units are not "generally representative" (9-308 B) of the market units, though the proposed unit size meets the intention of the Inclusionary Housing Ordinance.
10. Does the alternative method of compliance assist the same income ranges that would have been provided within the governed development?
    The income ranges being proposed are not in compliance with the requirements of the Inclusionary Housing Ordinance (9-305 B) and would not assist the same income ranges that is required by the Ordinance.
11. Does the alternative method of compliance promote inclusivity and advance racial equity?
    Providing only 1 unit at the lower income tier is likely to undermine inclusivity and the promotion of racial equity.

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 1825 Shermer Road LLC

Company c/o Lexington Homes Illinois Inc.

Address 1731 N. Marcey Street, Ste. 200

City, State, Zip Chicago, Illinois 60614

Phone No.

Email

Primary Contact Person

Name Nate Wynsma - VP, Lexington Homes

Company Lexington Homes Illinois Inc.

Address 1731 N. Marcey Street, Ste. 200

City, State, Zip Chicago, Illinois 60614

Phone No. 773-598-8407

Email nwynsma@lexingtonchicago.com

Consultants *(as applicable)*

Attorney

Name Harold W. Francke

Company Meltzer, Purtill & Stelle LLC

Address 1450 American Lane, Ste. 1900

City, State, Zip Schaumburg, Illinois 60173

Phone No. 847-330-6068

Email hfrancke@mpslaw.com

Architect/Planner

Name Jeff Mulcrone

Company BSB Design, Inc.

Address 220 N. Smith Street, Ste. 210

City, State, Zip Palatine, Illinois 60067

Phone No. 847-776-3288

Email jmulcrone@bsbdesign.com

Civil Engineer

Name Todd Shaffer

Company Haeger Engineering LLC

Address 100 E. State Pkwy

City, State, Zip Schaumburg, Illinois 60173

Phone No. 847-230-3180

Email todd-s@haegerengineering.com

Other

Name Sharon L. Dickson (Landscape Architect)

Company Dickson Design Studio

Address 9 Crystal Lake Rd., Ste. 110

City, State, Zip Lake in the Hills, Illinois 60156

Phone No. 224-241-8181

Email sdickson@dicksondesignstudio.com

Property Information *(if more than one parcel is involved in the request please include the information for all parcels)*

Site Location/Address: 1825 N. Shermer Road

Property Index Numbers: 04-15-102-002 and 04-15-102-003

Size of Property: 4.69 acres (square feet/acres)

Size of Building Space, if applicable: N/A - Vacant (square feet)

Comprehensive Plan Land Use Designation[1]: Community Retail (CR)

Current Zoning: RLC Residential and Limited Commercial District

Current Use of the Property: Currently Vacant Land

Is any portion of the property within the 100-year floodplain?[1] Yes: _____ No: x

Requested Action(s) *(check all that are applicable)*

- ☐ Comprehensive Plan Amendment
- ☐ Annexation (*separate form required*)
- ☐ Rezoning from _____ to _____
- ☐ Special Permit for _____
- ☐ 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: 1825 Shermer Road LLC
Primary Contact: Nate Wynsma
Address 1731 N. Marcey Street, Ste. 200
City, State, Zip Chicago, Illinois 60614
Phone No. 773-598-8407
Email nwynsma@lexingtonchicago.com

Proposed Property Owner Information

Legal Name: N/A
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

Previously provided to Village staff.

☑ **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.

$ 300.00 Amount of Non-Refundable Fee

$ 22,000.00 Amount of Escrow

$ 22,300 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:** X

Repeat Application

Has any other application for this property been submitted to the Village and denied within the last two years?
___ yes X no (check one)
If yes, attach a statement of the grounds justifying reconsideration.

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** 3/2/26
Print Name & Title: Nate Wynsma, authorized agent for Owner/Applicant

Signatures of Property Owner(s): _____ **Date** _____
Print Name & Title: Nate Wynsma, authorized agent for Owner/Applicant **Property Address:** 1825 N. Shermer Road

****If more than one applicant or property owner, please copy this page and have additional applicants/property owners sign form.**

***Note:** Village review and approval of rezoning, special permit, and subdivision applications may be dependent upon the Applicant first receiving necessary approvals from State and County regulatory agencies such as, but not limited to, the Illinois Department of Transportation, Illinois Environmental Protection Agency, the Metropolitan Water Reclamation District of Greater Chicago, & the Cook County Highway Department.*

ATTACHMENT A: Current Property Owner – Beneficial Interest

Please check which of the following describes the current property owner's beneficial interest in the property and complete this sheet as instructed for each type of beneficial interest:

❑ Corporation	If **current property owner** is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
☑ Partnership or LLC	If **current property owner** is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
❑ Trust	If **current property owner** is a trust, please provide the trust number _____ and name and address of the Trustee _____ _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the **current property owner** in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: Ronald J. Benach Trust

Address: c/o Lexington Homes

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: _____ %

PLANNED DEVELOPMENT FINAL PLAN APPROVAL WORKSHEET

In addition to submitting the *Formal Application* form for a planned development final plan approval application, the Applicant must include the following information with your application. A Plan Commission public hearing for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. All of the required application materials must be submitted to the Department of Development and Planning Services.

The initial submittal MUST contain:

- ☐ **5 collated copies of complete sets** of all application materials including the application form, required attachments, and folded full size plat/plan sheets
- ☑ **1 electronic version (PDF)** of all application materials submitted in a format as described on the last page of the Formal Application form.

This worksheet summarizes the planned development final plan requirements of the Village of Northbrook. An applicant is responsible for referring to the Northbrook Zoning Code and other Village Codes to ensure that the application is complete and in compliance with all regulations.

REQUIRED MATERIALS FOR SUBMISSION

☑ **Date of Concept Plan Approval:**
November 11, 2025

☑ **Copy of Resolution Approving Planned Development Concept Plan for Project**

☑ **Site Plan Approval Worksheet**

☑ **Final Plat of Subdivision**

☑ **Final Engineering Plans as Required with the Final Plat of Subdivision Application**

☑ **Summary Statement of Changes to the Plan**
If any changes are made to the plan that deviates from the previously approved plans than a statement must be submitted summarizing the changes that occurred. In addition to the statement, you must also submit a revised copy of any documents and plans that were changed.

☑ **Written Statement and Plan for Perimeter Landscaping Treatment**
This statement and plan should include the details of the planting and screening materials and techniques to be used.

☑ **Maintenance of Open Space Statement** See Declaration.
When the proposed plan includes provision for public or common open space, provide a statement describing the provision made for the dedication or care and maintenance of such open space. If it is proposed that such open space be owned or maintained by any entity other than a governmental authority, copies of the proposed articles of incorporation and by-laws of such entity shall be submitted. When the property is to be dedicated, a draft of the instrument of dedication shall be submitted.

☑ **Copies of All Restrictive Covenants to be Recorded with Respect to the Property**

☑ **Proof of Payment for All Taxes, Special Assessments, & Levies for the Subject Property**

March 2, 2026; **Updated April 13, 2026**

NORTHBROOK ROW

PROJECT DESCRIPTION - FINAL PLAN APPROVAL

Lexington Homes is pleased to submit to the Village of Northbrook its application for final plan and final plat of subdivision approval for *Northbrook Row*, a 53-unit attached single-family home development it intends to construct at the northeast corner of the intersection of Shermer Road and Stanley Street.

Northbrook Row will consist of 10 buildings, each of which sits on its own legal lot of record (Lots 1 through 10). An eleventh lot (Lot 11) will contain two on-site private streets (Julian Terrace & Caroline Way) with two points of ingress and egress, an on-site detention pond and additional common area. The buildings will contain 33 attached single-family Row Homes, with detached two-car garages and private rear yards, and 20 attached single-family Mews Homes, with attached two-car garages that are accessed by motor courts. Off-street parking will be provided by way of 220 total spaces, including one ADA-compliant space (4.15 parking stalls per unit). In addition, new sidewalks will be constructed which create connectivity to Shermer Place and enhance pedestrian mobility in the area.

On November 11, 2025, the Village Board of Trustees adopted Ordinance 2025-75 amending the district zoning map and rezoning the subject property from the I-1 Restricted Industrial District to the RLC Residential and Limited Commercial District and Ordinance 2025-76 (the "PD Ordinance") granting a special permit for a residential planned development subject to certain conditions set forth in that Ordinance. It also approved Resolution 2025-R-187, approving a Development Concept Plan, a Tentative Plat of Subdivision, and providing Conceptual Development Approvals for *Northbrook Row*.

In accordance with the provisions of the PD Ordinance and pursuant to Section 11-603.D of the Village's former Zoning Code, which still controls with respect to this request, the final plans and final plat of subdivision included with this application substantially conform to the approved development concept plan and preliminary plat of subdivision, with minor changes that are set forth in the Memorandum Summarizing Plan Changes prepared by Haeger Engineering LLC and attached hereto as **Exhibit A**. Perimeter landscaping treatment and the maintenance of landscape open space will be provided in accordance with the Final Landscape Plan Submittal Memorandum prepared by Dickson Design Studios that is attached hereto as **Exhibit B**.

Furthermore, in accordance with Section 5.E of the PD Ordinance, Lexington will satisfy the requirements of the Affordable Housing Ordinance by providing eight on-site affordable units in accordance with the Affordable Housing Compliance Plan submitted with our application. As set forth in such plan, six Mews Homes will be offered to Tier II Eligible Income families and two Mews Homes will be offered to Tier I Eligible Income families. Initial unit pricing will be limited by the Village's Technical Guide for Affordable Housing Pricing, as it may exist from time to time. We are also submitting a request for a partial waiver of the fees that would otherwise be payable to the Village for the affordable housing units, as contemplated by Section 9-307(C) of the Affordable Housing Ordinance.

Finally, we will soon be submitting to the Village a cooperation agreement we have negotiated with representatives of the Shermer Place Master Association which will facilitate our construction of certain utility, sidewalk and other improvements on common areas owned and managed by such association.

June 5, 2026

Department of Development & Planning Services
Village of Northbrook
1225 Cedar Lane
Northbrook, Illinois 60062
Attention: Michaela Kohlstedt, Deputy Director

RE: Applications for Rezoning, Subdivision, Plan Approval and Other Relief/1825 Shermer Road

Dear Ms. Kohlstedt,

This will confirm that, as of the Effective Date (hereinafter defined), 1825 Shermer Road, LLC, an Illinois limited liability company, which is the owner of the property situated at 1825 Shermer Road, and the applicant for rezoning, subdivision, plan approval and other relief for such property under several applications it has filed with the Village of Northbrook for the residential community that is to be known as *Northbrook Row*, has assigned its rights under said applications to Northbrook Row, LLC, an Illinois limited liability company, and said limited liability company has assumed all obligations under and related to such applications.

The "Effective Date" of this assignment will be the date the aforesaid property is conveyed by 1825 Shermer Road, LLC to Northbrook Row, LLC.

1825 SHERMER ROAD, LLC, an Illinois limited liability company

By: Ronald J. Benach Trust dated October 6, 1997, as amended and restated,
Its Manager

By: Fifth Third Bank, NA Successor by Merger to Comerica Bank and Trust, NA,
Successor Trustee of the Ronald J. Benach Trust DTD 10/6/97, as amended and restated

By: _____
Name: Adam Lauer
Its: Vice President

NORTHBROOK ROW, LLC, an Illinois limited liability company

By: Lexington Homes L.L.C., an Illinois limited liability company, its Manager

By: Lexington Homes Illinois, Inc., its Manager

By: _____
Name: _____
Its: _____

HAEGER ENGINEERING
consulting engineers · land surve
100 East State Parkway
Schaumburg, Illinois 60173-4546
tel: 847.394.6600
fax: 847.394.6608

EXHIBIT A
MEMORANDUM SUMMARIZING PLAN CHANGES
NORTHBROOK ROW

Date: April 13, 2026

Summary:
The plan for Northbrook Row has undergone some detailed refinements since Preliminary Approval was granted. The essential character, configuration and metrics, however, remain the same. The following list summarizes the changes that appear in the final engineering, architectural and landscape drawings (the "Final Drawings").

Engineering Modifications:

1. Four perpendicular parking stalls have been removed from Julian Terrace adjacent to the courtyard areas between Buildings 6 and 7, and Buildings 8 and 9. This was done in accordance with guidance from the Plan Commission and at the direction of the Village Board.
2. Building footprints for both Row Homes and Mews Homes are shown in their largest state possible for the purpose of calculating impervious and coverage areas. Minor modifications to building lot lines to reflect the same were made.
3. Service walks and stoops have been modified (Mews Homes) and straightened (Row Homes) to account for the building footprints noted above.
4. The public sidewalk west of Row Home Lots 3-7, running northerly offsite to Lancaster Way, has been straightened (per Cooperation Agreement and easement with the adjacent Shermer Place Master Association).
5. A sidewalk connection from the east-west walk on the south side of Julian Terrace to the north adjacent to the courtyard areas between Buildings 6 and 7, and Buildings 8 and 9, has been added.
6. The sidewalks at all roadway crossings have been brought into compliance with ADA Standards. This includes the sidewalk at the northwest corner of Stanley Street and Shermer Road where a required Sidewalk Easement has been provided. This may be further refined pending completion of the Northbrook Bike Path as-built conditions that will be surveyed once the current Northbrook construction project is completed.
7. The detention pond limits have been adjusted to reflect the final engineering design.
8. The easterly access of Julian Terrace from the Stanley Street cul-de-sac has been more fully defined while providing the same level of vehicular access.
9. Storm sewer work in the Stanley Street right of way has been eliminated in the Final Engineering design. The storm sewer work in the Shermer Road right of way has been reduced.
10. Zoning references, where listed, have been revised to *Planned Development RLC* (Residential and Limited Commercial) reflecting the rezoning approved by Ordinance 2025-75.
11. Onsite light poles have been shifted slightly and renumbered.
12. Bulk, Space and Yard metrics were updated. (See below for comparison tables.)
13. Supporting documents to reflect the site plan revisions and revised final engineering plans were updated.
14. The traffic study was updated to reflect the final parking counts and updated site plan
15. An "Interim Site Plan for Sales & Model Homes", that includes a Sales Trailer, Construction Trailer, Temporary Parking Lot for Sales Trailer and two Temporary Sales Signs in the northwest and southwest corners of the site, has been provided.
16. The western north-south drive was renamed from Julian Terrace to Caroline Way

Architectural Modifications:

1. All cantilevered bay designs have been revised to extend fully to the floor system. Trim detailing has been slightly refined to enhance overall visual appeal.
2. Rear elevations of the 400 Series now incorporate panel and trim detailing between gables at Levels 2 and 3, in accordance with ACC review comments.
3. Window sizes above the front entry doors of the 400 Series have been updated to align with the corresponding floor plans.
4. An optional Bedroom 4 layout has been added to the 470 and 480 unit plan sets.
5. A new unit plan featuring an elevator has been introduced and is identified as Unit 485.
6. Ceiling heights in the 500 Series have been reconfigured: the lower level is now 8'-0" and the upper level is 9'-0" (previously shown as 9'-0" lower and 8'-0" upper). Elevations have been revised accordingly.
7. All plan sets have been updated to align with the construction drawings, with minor revisions throughout unless otherwise noted above.

Landscape Modifications:

1. The new parkway trees, along the south side of Beaumont Place, are now proposed to be 4" caliper in size, as depicted on the final landscape plan and schedule.
2. The stormwater management areas (the basin west of Lots 1 and 2, and the depressional areas in the courtyards between Lots 6 and 7, and Lots 8 and 9) have been fully designed and detailed by a professional ecologist.
3. All foundation planting designs, for both the proposed townhomes and rowhomes, have been fully designed and detailed by a professional landscape architect.
4. A 3' high, ornamental aluminum fence (color: black, style to match the neighboring *Shermer Place* fence) has been substituted for the previously proposed 3' high, wooden, split-rail fence. This fencing shall run along the west, north, east, and south sides of the basin. To maintain consistency and to complement the existing, *Shermer Place* fence, the fencing surrounding the *Northbrook Row* basin is proposed as a 3' high, ornamental aluminum fence, color black. Also, on the east side of the basin, to offer unobstructed views at the seating overlook, there is a 34' wide break in the fence; the break has been filled with an evergreen hedgerow.
5. The final plan set has been updated to align with the current civil engineering and architecture drawings, with minor revisions throughout unless otherwise noted above.

Bulk, Space and Yard Requirements Comparison

Metrics from Village Staff

Residential and Limited Commercial District.

BULK, SPACE AND YARD REQUIREMENTS	RLC	PROPOSED
A. Maximum Height (whichever is less)		
1. Feet		
a. Townhouse Dwelling	65	44'2"
2. Stories		
a. Townhouse Dwelling	4	3
B. Minimum Lot Area and Dimensions (1) (2) (3) (4) (10)		
1. Total Lot Area (square feet)		
a. Planned Development	100,000	204,081
2. Lot Area Per Dwelling Unit (sq. ft.) (2) (11)		
a. Townhouse Dwelling	4,150	4,342
3. Lot Depth (feet)		
All Uses	N/A	N/A
4. Lot Width (feet)		
a. Townhouse Dwelling	N/A	N/A
C. Minimum Yard and Setback Requirements (feet) (1) (3) (4) (5) (6) (7) (8) (9) (12)		
1. Front (Shermer) and Corner Side (Stanley)		
a. Front Yard	100	109
b. Front Setback	100	120
a. Corner Side Yard	100	***10***
b. Corner Side Setback	100	***10***
2. Interior Side (North)		
a. Yard	6	10.8
b. Setback	6	15
3. Rear (East)		

VILLAGE OF NORTHBROOK, ILLINOIS UPDATED 1/6/2023 1:05 PM PAGE 8

BULK, SPACE AND YARD REQUIREMENTS	RLC	PROPOSED
a. Yard	25	***6***
b. Setback	25	***15***
D. Maximum Floor Area Ratio (11)		
1. Planned Development	65%	63%
E. Maximum Lot Coverage (% of Lot)		
1. Townhouse Dwelling	70%	46%

Metrics on Final Plan

Bulk, Space and Yard Requirements[1]	Required/ Permitted	Proposed
Building Height - Stories	4	3
Building Height - Feet[2]	65'	44' - 2"
Minimum Lot Area (s.f.)	45,000	204,081
Lot Area per Dwelling (s.f.)[3]	4,150	4,535
Setback Summary		
Front (Shermer Road)	100	120
Corner Side (Stanley Street)	100	10
Interior Side (North)	6	15
Rear (East)	25	15
Yard Summary		
Front (Shermer Road)	100	109
Corner Side (Stanley Street)[4]	100	6
Interior Side (North)	6	10.8
Rear (East)	25	6
Floor Area Ratio (FAR)[5]	65%	63%
Lot Coverage	70%	47%

Notes:

1. Existing zoning is Planned Development RLC (Residential and Limited Commercial.) The Required/ Permitted values listed in the table reference that zoning.

2. The height for the taller Row Homes (Buildings 1-5) is listed in the above table. The Mews Homes (Buildings 6-10) height is 39' - 8".

*3. The Gross Lot Area per Dwelling Unit is calculated based on the "Total Dwelling Units" less "Affordable Housing Units" (53 - 8 = **45**).*

4. Floor Area Ratio (FAR) is based on the maximum SF for the Row Homes of 2,500 sf and the maximum SF for the Mews Homes of 2,300 sf.

EXHIBIT B

dickson design STUDIO

MEMORANDUM

Date: March 2, 2026

To: Mr. Brendan Penny | *Meltzer, Purtill & Stelle LLC (MPS Law)*
Email: bpenny@mpslaw.com

From: Sharon Dickson | *Dickson Design Studio*
Email: sdickson@dicksondesignstudio.com

RE: Lexington, *Northbrook Row,* Final Landscape Plan Submittal

Written Statement and Plan for Perimeter Landscaping Treatment

North: New parkway trees (4" caliper) will be planted along the south side of Beaumont Place, fronting the new rowhomes of *Northbrook Row*.

In order to construct *Northbrook Row*, existing fencing will be both retained and removed. All existing fencing within the right-of-way, along the south side of Beaumont Place, will be removed. Fencing outside of the right-of-way, on Shermer Place property, will be preserved.

West: One new parkway tree will be added, along with new plantings and a new 3' high, ornamental aluminum fence (color: black) will be installed along all sides of the proposed basin; fencing shall match *Shermer Place* fencing.

East: New plantings (trees and shrubs) will be installed.

South: New plantings (trees and shrubs) will be installed, along with new parkway trees along the north side of Stanley Street.

Maintenance of Open Space Statement

During construction and post-development and sale of the units to individual owners, all open space / common areas will be maintained in perpetuity by the Homeowner's Association ("HOA") of Northbrook Row, including:

- Management of turf and manicured plantings, and
- Management of naturalized plantings (detention basin and both bioretention areas).
    - Refer to Native Management Plan for the Detention and Bioretention Basins at Northbrook Row, Northbrook, IL (dated February 24, 2026, by Indigo Ecological Design). This written plan is included with the final landscape plan set and as a stand-alone document.

Enclosure

9 Crystal Lake Road Suite 110 | Lake in the Hills Illinois 60156 | 224 241 8181

dickson design
STUDIO

MEMORANDUM

Date: March 2, 2026

To: Mr. Brendan Penny | *Meltzer, Purtill & Steele, LLC (MPS Law)*
Email: bpenny@mpslaw.com

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    - Refer to Native Management Plan for the Detention and Bioretention Basins at Northbrook Row, Northbrook, IL (dated February 24, 2026, by Indigo Ecological Design). This written plan is included with the final landscape plan set and as a stand-alone document.

Sustainability Plan

As previously presented, another aspect of the proposed, final landscape plan for *Northbrook Row* is the incorporation of goals and initiatives of the Climate Action Plan for the Village of Northbrook:

- Proposed sidewalks link to existing and new pedestrian accessways, encouraging more pedestrian travel as opposed to vehicular. All sidewalks will consist of light-colored concrete pavement. The enhanced common area amenity will utilize permeable pavers surrounding the seating area and pergola.
- Native wetland species will be utilized in all stormwater management areas (for water absorption and to aid in water purification).
- Native and nativar plant species will be incorporated into the proposed plant palette for the community. A good variety of plant species will also add to the biodiversity of the site.
- Bioswales have been incorporated into the site plan, they will function as an alternative to turf grass, i.e. lawn. They and the stormwater basin offer plant material conducive to creating pollinator habitat.
- Expanded green space areas, reduce impervious coverage.
- Shade trees incorporated into the townhome alleyways reduce the heat island effect from driveway pavement.
- New trees will consist of evergreen trees, deciduous shade/canopy, and deciduous ornamental/understory, adding canopy coverage and offering beneficial shade and carbon dioxide sequestration.
- Once the community is ready for landscape maintenance to commence, the developer will work with the landscape contractor to explore potential opportunities to utilize non-gas-powered lawn equipment and integrated pest management.
- Once a unit is sold, the homeowner has the ability to take advantage of the Village's discounted rain barrels, for use in the rear yards of any row home. (Rain barrels aid in rooftop stormwater runoff collection and provide irrigation that is not dependent upon Village water.)

Enclosure

NORTHBROOK ROW

SUSTAINABILITY PLAN

March 2, 2026

(1) Introduction

In 2021, the Northbrook Village Board adopted a Climate Action Plan (CAP) with goals for community-wide greenhouse gas emission reduction and environmental sustainability. Set forth below are the actions Lexington Homes Illinois, Inc. is committed to taking as its Sustainability Plan for the *Northbrook Row* residential development to advance the strategies of the CAP. It should be noted that *Northbrook Row* will be replacing a previous industrial/manufacturing facility that generated a significant level of truck traffic. It should also be noted that, when that facility existed on the property, the majority of the property consisted of building improvements and other impervious areas. This plan incorporates comments and strategies discussed with staff, referenced in the Sustainability Memorandum prepared by Kate Carney and dated as of October 7, 2025.

(2) Section 02: TRANSPORTATION AND LAND USE

Strategy TL 2: Increase Public Transit Ridership.

Lexington action items: Our marketing materials for Northbrook Row will highlight the proximity of the community to the downtown Metra Station and the public transportation opportunity it affords residents. We will construct sidewalks in the community and to the north of the community south of Beaumont Place which will connect to presently existing sidewalks on Shermer Road and in the adjacent Shermer Place residential community which will encourage pedestrian travel to the Metra Station.

Strategy TL 3: Increase Walk/Bike Transportation and Expand Discretionary Walk/Bike Infrastructure.

Lexington action items: We will construct dwelling unit garages that are large enough to accommodate bicycle parking and provide exterior bike racks for resident and guest use in the locations depicted on the site development plans. Proposed sidewalks will connect to existing and new pedestrian accessways, encouraging more pedestrian travel rather than vehicular travel.

Strategy TL 5: Support and Encourage Alternative Fuel Vehicles.

Lexington action items: We will include capabilities for future electric vehicle charging installation, including conduit and junction boxes in each dwelling unit garage. Installation of wiring, EV charging ports and outlets will be offered as purchase options to homebuyers.

Strategy TL 7: Reduce village wide off-road and lawn equipment emissions [Note: The Village has enacted a 9-month ban on the use of gas powered leaf blowers].

Lexington action items: Once Northbrook Row is ready for landscape maintenance, we will coordinate with our landscape contractors to use gas powered leaf blowers only during permitted months pursuant to the Village Code. We will also include provisions in the Northbrook Row Homeowners Association Declaration which informs homeowners of this Village regulation and prohibits the use of such equipment.

(3) Section 02: BUILDING AND ENERGY

Strategy BE 2: Improve Renewable Energy Policy and Incentives.

Lexington action items: We will provide electrical "rough-ins" in each dwelling which will make it possible to install solar panels in the future.

Strategy BE 4: Increase Residential and Commercial green electricity purchasing.

Lexington action items: Lexington will promote green power purchase options such as those provided by ComEd and Nicor.

Strategy BE 5: Improve total Village owned building and operations energy efficiency.

Lexington action items: We will install LED ceiling light fixtures in each dwelling unit and LED exterior light fixtures on the exterior of each unit and in the common areas of Northbrook Row. Each dwelling unit will include an energy efficient HVAC system, water heater and washer and dryer, and a full ENERGY STAR electric kitchen appliance package. All gas furnaces will be 96% efficient.

Strategy BE 6: Improve total Community wide residential, commercial, and industrial building energy efficiency.

Lexington action items: Each building envelope will be held to the standard of under four air exchanges per hour. All dwelling unit windows will be at 0.30 or below for their U-factor. All dwelling unit water closets will utilize a gallon per flush rate of 1.6.

We will prioritize the use of sustainable materials throughout the development and maximize recycled content, domestic production, and lower embodied carbon costs of materials, including utilizing warm mix asphalt and low or zero-VOC paints.

Strategy BE 7: Achieve 2% natural gas "fuel switching" in community wide residential, commercial and industrial buildings.

Lexington action items: See response to Strategy BE 5 above.

Strategy BE 8: Improve Energy Efficient Policy and Incentives.

Lexington action items: See response to Strategy BE 5 above.

(4) Section 04: WASTE MANAGEMENT

Strategy WM 2: Increase landfill waste diversion.

Lexington action items: We will be complying with Cook County requirements for construction waste management as construction activities at Northbrook Row are occurring.

All residents of Northbrook Row will be provided with recycling containers for use in weekly pickup.

Once the community is ready for landscape maintenance to commence, the developer will work with the landscape contractor to explore opportunities to utilize compost collection for landscape debris, further diverting unnecessary waste to landfills.

(5) Section 05: WATER AND WASTEWATER

Strategy WW 1: Promote increased water conservation.

Lexington action items: Where possible and practical, we will install low-flow water fixtures in the dwelling units.

We will install plant materials that are conducive to the area's climate zone and largely drought-tolerant, eliminating the need for permanent irrigation and reducing overall water consumption.

We will coordinate potential opportunities to promote the Village's discounted rain barrels to future unit owners.

Strategy WW 2: Mitigate the projected increased flood hazards and impacts due to climate change.

Lexington action items: See below.

Strategy WW 3: Update design standards and plans to meet project climate change flood mitigation requirements.

Lexington action items: We will control stormwater runoff by implementing forward thinking detention and infiltration strategies which satisfy the Village's release rate and design requirements. Our system prioritizes managing stormwater flows, encourages infiltration and will improve water quality before it enters the Village's storm sewer system.

Our plans contemplate the use of native species in all stormwater detention facilities and bioswales in the manner depicted on our site development plans. These native plantings will absorb water and aid in water purification.

We will incorporate native and nativar plant species into the proposed plant palette for the community which will add to the biodiversity of the site. The plant palette will contain no more than 30% of any one species.

Bioswales have been incorporated into our engineering plans for Northbrook Row between Buildings 6 and 7 and Buildings 8 and 9 which will function as an alternative to turf grass. A bioswale will also be created at the bottom of the detention basin we will be constructing at the west end of the community. These bioswales and the plantings described above will provide plant material that is conducive to creating pollinator habitat.

Our site development plans contemplate the planting of 98 new trees. This is an increase of 37 trees over the number of trees that previously existed on-site and in adjacent rights-of-way. These new tree plantings will increase the overall tree coverage of the site and consist of evergreen trees deciduous shade/canopy and deciduous ornamental/understory, which will add canopy coverage and offer beneficial shade and carbon dioxide sequestration. Finally, we will use light-colored pavement in constructing the sidewalks depicted on our site development plans and install permeable pavers in the area surrounding the enhanced common area amenity depicted on those plans.

(6) Section 07: CLIMATE HEALTH AND SAFETY

Strategy HS 3: Include climate impacts and health risks in new updates to plans and policies.

Lexington action items: Our site development plans contemplate naturalizing all stormwater management improvements with native plantings and the planting of native and nativar plant species throughout the community. These plantings will be deep rooted and tolerant of wet and dry climate cycles. Many of the shade trees mentioned above will be planted in the townhome alleyways to reduce heat island effect from the alley driveway pavements.

(7) Section 08: GREENSPACE AND ECOSYSTEM

Strategy GS 1: Increase Tree Cover and Diversity.

Lexington action items: Our site development plans contemplate the planting of 98 new trees. This is an increase of 37 trees over the number of trees that previously existed on-site and in adjacent rights-of-way. These new tree plantings will increase the overall tree coverage of the site and consist of evergreen trees deciduous shade/canopy and deciduous ornamental/understory, which will add canopy coverage and offer beneficial shade and carbon dioxide sequestration.

All stormwater management improvements will be naturalized with native plantings and native and nativar plant species will be planted throughout the community. The variety of plant species noted on these plans will add to the biodiversity of the site and will be deep rooted and tolerant of wet and dry climate cycles.

All new trees and shrubs will include a variety of types, sizes, textures, and bloom times, greatly increasing the plant palette biodiversity of our site.

The majority of the trees, shrubs and open space in Northbrook Row will be under the care of a professional landscape maintenance contractor that is employed either by Lexington Home or the Northbrook Row Homeowners Association.

Strategy GS 2: Increase the resilience and use of Native Species and Pollinator Restorations Areas.

Lexington action items: See response above regarding planting of resilient native and nativar plant species and creation of bioswales conducive to creating a pollinator habitat.

The majority of trees, shrubs and open space in Northbrook Row will be under the care of a professional landscape maintenance contractor employed by either Lexington Homes or the Northbrook Row Homeowners Association, who will be informed of the Village's regulations and instructed to use gas powered leaf blowers as permitted by Village Code.

All external light fixtures at Northbrook Row will offer components of Dark Sky compliance improving night sky quality.

Strategy GS 3: Reduce, repurpose, and reimagine lawn space.

Lexington action items: The bioswales mentioned above will function as an alternative to turf grass (i.e., lawn).

Strategy GS 4: Reduce Heat Island Effect through Village Wide impervious surface reduction.

Lexington action items: Approximately 37% of the Northbrook Row site will be open space, approximately 31% of which will be common open space and approximately 6% of which will be private open space.

Many of the shade trees mentioned above will be planted in the townhome alleyways to reduce heat island effect from the alleyway driveway pavements.

For over 50 years
LexingtonHomes

April 25, 2025

Jack Bielak, Village Engineer
Village of Northbrook
1225 Cedar Lane
Northbrook, IL 60062

RE: Northbrook Row – 1825 Shermer Road –Maintenance of On-Site Sanitary Sewers, Storm Sewers, Watermains and Detention Areas

Mr. Bielak:

1825 SHERMER ROAD LLC, the owner and proposed developer of the captioned residential community, acknowledges that the maintenance of the on-site sanitary sewers, storm sewers, watermains and detention areas we are proposing to construct will be its responsibility until the date those maintenance responsibilities are turned over to the Northbrook Row Townhome Owners Association, LLC, an Illinois limited liability company, pursuant to the terms of the Declaration which has been included with our resubmittal to the Village.

Sincerely,

1825 Shermer Road, LLC

By: Nathan J Wynsma

Nathan Wynsma, it's representative

Northbrook Row Development Schedule

Date : March 2, 2026

Project Milestones:

Note :
The schedule is dependent on Municipal & Permitting Agency Approvals

1. Entitlements (Final): March 2026 to June 2026
   - Submittal for First Final Review:
     March 2, 2026
   - Public Hearings:
     April 2026 to June 2026
2. MWRD Permitting: April 2026 to July/August 2026
   (Assumes concurrent review by the Village & MWRD)
3. Start Construction: August/September 2026
   - Earthwork: August/September 2026 to October 2026
   - Utilities: September/October 2026 to November 2026
   - Sales Temporary Parking Lot: September/October 2026
   - Curbs & Paving: October/November 2026 to Spring 2027
     (Binder Only)
   - Surface Course: Fall 2029
4. Deliver Sales Pod: August/September 2026
5. Open Sales Pod: September/October 2026
6. Start Model Home Foundations to Complete Models: August/September 2026 to Sprig 2027
7. Start Production Foundation to Complete First Production: August/September 2026 to Sprig 2027
8. Deliver Last Production Units (Based on Sales & Market): Fall 2029

HAEGER ENGINEERING
consulting engineers · land surveyors

100 East State Parkway
Schaumburg, Illinois 60173-4546
tel: 847.394.6600
fax: 847.394.6608

Memorandum

Date: April 13, 2026
Project: Northbrook Row, 1825 Shermer Road, Northbrook, IL
Project No. 20-122

Subject: Responses to Village Development & Planning Services Department Comments dated 3/25/2026, Village Public Works Department Comments dated 3/11/2026, Civiltech Engineering Traffic Comments dated 3/20/2026, Village Attorney Comments dated 3/25/2026, and Community Partners for Affordable Housing Comments dated 3/25/2026.

DPS Comments:

1. *The Owner's certificate on Plat (Northbrook Row LLC) does not match the legal entity noted on the Title Policy showing ownership of the property (1825 Shermer LLC). Confirm ownership status of the property and provide documents as applicable. Will ownership change? Explain.*

   1825 Shermer LLC is the current owner of the property. Proof of ownership has been previously submitted. This entity intends to sell and convey the property to Northbrook Row, LLC prior to the commencement of construction. This entity will be the owner of the property at the time of recording of the plat of subdivision.

2. *The Concept Plan was approved with a three-foot split rail fence along the east side of the detention pond (along Shermer Road). Show the previously approved three-foot fence in this location on all applicable plans.*

   To maintain consistency and to complement the existing, Shermer Place fence, the fencing surrounding the Northbrook Row basin is proposed as a 3' high, ornamental aluminum fence, color black. Also, on the east side of the basin, to offer unobstructed views at the seating overlook, there is a 34' wide break in the fence; the break has been filled with an evergreen hedgerow. In addition, the two (2) added masonry piers were removed.

3. *Final PD Site Plan & Engineering Geometric Plan –*
   a. *Remove the label "Variance to be sought as necessary". There is no variance required or granted for the upper-level bump-out without a foundation or footing.*
      The words "Variance to be sought as necessary" was removed.

   b. *What does the "Interior Lot Line" around the buildings denote, especially around Row Homes considering each unit is located on its own lot?*
      As noted in our 05/06/2025 resubmittal.

      The Rowhomes are proposed to be platted one lot per unit (for expedited tax division purposes) and the Mews are proposed to be platted with one lot per building (because the unit widths may change).

      The Declaration has been drafted to reflect the following separate and distinct conveyance parcels:

      1. Townhome Lots – subdivided lots improved with the Rowhome product.
      2. Townhome Parcels – portions of subdivided lots which are improved with the Mews product.

      Building 1 through 5, inclusive, will be platted with one lot per unit, as indicated on the final plat of subdivision being submitted with this response.

      Buildings 6 through 10, inclusive, will be platted with one lot per building and the conveyance parcels will include a portion of the lot (e.g., the west 28' of Lot xx). Each subdivided lot will be

divided into four parcels that will be defined by party walls extended to the lot line. Each such parcel will consist of a townhome unit (including approximately one-half (1/2) of the party wall which divides the townhome unit from an adjacent townhome unit), landscaped areas, and portions of driveways and walkways. Each parcel will be legally described by metes and bounds in the deed which conveys the parcel to the first purchaser of the townhome unit that is constructed thereon.

c. *Remove 'Note' number 4 on the plan. [The Preliminary PUD noted…]*
Note #4 was removed and the previous Note 5 was renumbered to be Note 4.

4. *Landscape Plan: Provide a Plant Schedule for the landscape material shown on Sheet L2.1 and L2.2. Confirm that the Beaumont Place trees are a minimum of four-inch caliper.*
Refer to sheet L0.2 for the plant schedule related to sheets L2.1 and L2.2 (and sheets L2.3-L2.5 for building foundations, and sheet L4.2 for the basin and bio-infiltration areas) . Confirmed, all new parkway trees along the south side of Beaumont Place shall be 4" caliper at time of installation (this is indicated on the plan set & the corresponding schedule).

5. *Confirm that the A/C units for the Mews Homes would be fully screened by the proposed landscape material around the unit. Would the landscape material provide a year-round screening for the A/C units? Revise the landscape plan as required.*
The sides of all A/C units remain open for air flow and circulation needs of the units. The fronts of all units are proposed to be screened with a deciduous shrub(s) and ornamental grasses. With the positioning of the units between driveway pavement, evergreen plant material would not be conducive versus winter salting.

6. *Confirm all exterior lighting fixtures shall be so designed, arranged and operated as to prevent direct rays of light from being cast onto any adjacent property or street and so as not to produce excessive sky-reflected glare with a cut-off shield.*
Refer to the previously submitted photometric plan last revised 2/20/26 that identifies the lighting levels at the adjacent back of curb for Beaumont Place, Stanley Street Shermer Road and the est property line. Street Light 1-13 labeled "R3" have black covers to prevent vertical light spill. The decorative garage lights (cut sheet previously provided) noted as "W2" for the Rowhome detached garages are downlights only. The decorative garage lights (cut sheet previously provided) noted as "W1" for the Mews garages are both uplight and downlights for building accent.

7. *Submit a Final Affordable Housing Compliance Plan per the details/requirements of the Zoning Code (excerpt below). Incorporate all required information (schedules, maps, drawing, etc.) into the document.*

(b) Final Plan.

i. All of the information required for the preliminary affordable housing compliance plan pursuant to paragraph (B)(1)(a), of this Section 9-313;

ii. A phasing and construction schedule for each market rate unit and each affordable unit;

iii. Documentation and plans regarding exterior and interior appearances, materials, and finishes of the development and each of its individual units;

iv. A description of the development marketing plan to promote the sale or rental of the Affordable Housing Units within the development; and

v. A description of the efforts that the developer will undertake to provide affordable housing units to eligible households pursuant to the priorities set forth in this Part.

A final Affordable Housing Compliance Plan has been submitted.

8. *The Village Board meeting for Concept Plan approval was held on November 11, 2025. The Board stated that the applicant should provide two affordable units in Tier I and six units in Tier II of the Eligible Income Tier. If the Applicant is proposing one unit in Tier I, explain the reasons for the proposal (provide data if applicable).*

   The final Affordable Housing Compliance Plan now provides for two affordable housing units being made available to families in the Tier I Eligible Income Tier.

9. *Address Plan – Staff continues to review the address plan and will forward any comments, if received.*

   The Address Plan was revised per email received on 4/1/26 from the Village. The street name of the western north south drive was revied from Julian Terrace to Caroline Way. The revised street name was revised on the supporting documents.

10. *Please be advised that a Subdivision and Development Agreement would be prepared by the Village Attorney and required to be executed by the legal entities prior to final Village Board approval.*

    Understood

11. *Please be advised that each affordable housing unit/lot is required to record an Affordable Unit Declaration (AUD). The Declaration will include address, PIN, legal description, and income tier/AMI information. The developer must provide this information to the Village when filing the building permit application (for a building that will include an affordable unit). At that time, the document will be drafted, executed, and recorded with Cook County. A recorded AUD is required prior to issuing a certificate of occupancy for the unit.*

    Understood

Tree Comments:

1. *Replace the following over-planted trees with trees off the Village's Approved Tree Replacement List. Autum Blaze Freeman Maple, Crimson King Norway Maple, Sugar Maple, Little Leaf Linden, Crimson Sentry Norway Maple.*

   The following deciduous tree substitutions have been implemented:
   - Autumn Blaze Maple substituted with Katsura Tree
   - Crimson King Norway Maple substituted with Exclamation London Planetree
   - Sugar Maple substituted with 'Chicago Blue' Black Locust
   - Little Leaf Linden substituted with Dawn Redwood
   - Crimson Sentry Norway Maple substituted with Princeton Sentry Ginkgo

2. *Evergreen trees should be a minimum of 8-feet in height. Ornamental trees should be a minimum of 2.5-inch in caliper or 8-feet in height.*

   The schedule (listing of all proposed plants and materials), on sheet L0.2, has been updated to reflect all evergreen trees and ornamental trees to now be installed at 8' high.

3. *The proposed crabapples in front of the buildings should be replaced with more columnar varieties to avoid future conflicts with the buildings and walks. Consider using Raspberry Spear Crabapple or Ivory Spear Crabapple.*

   Crabapples along the fronts of homes facing Beaumont Place have been substituted with a mix of both Raspberry Spear and Ivory Spear Crabapples.

4. *Above comments can be handled at time of permit submittal. This plan has approval to proceed to the plan commission.*

   Understood, all tree comments have been addressed per this landscape plan re-submittal.

Traffic Comments:

1. *On page 8 of the traffic study, update the crash date with the latest available data.*

   The traffic study was updated to include the most recent available data.

2. *On page 24 of the traffic study, update the railroad crossing information with the latest available data.*

   The traffic study was updated to include the most recent available data.

Village Attorney Comments:

1. *Ownership: The Final Plat lists Northbrook Row LLC as the owner of the property. The property is currently owned by 1825 Shermer Road LLC. When will the property be transferred and is there a request to change the entity listed in the approval documents and required Subdivision and Development Agreement?*

   See above. Yes, approval documents should identify Northbrook Row, LLC as the developer. Conveyance of the property to this entity will occur soon after final plan approval.

2. *Final Plat: The Final Plat includes most of the required stormwater detention easement language but does not include items 6-7 of the Village's form language. We have included the Village's draft form language with this letter.*

   The Final Plat has been revised to include items 6-7 of the Village's form language that was inadvertently excluded from the prior submittal.

3. *Subdivision and Development Agreement: The Village will require Developer to enter into a Subdivision and Development Agreement with the Village. The Village will provide more information on this as the review of the application continues.*

   Understood

CPAH Comments:

1. *Does the alternative method of compliance create affordable housing opportunities in the Village to an equal or greater extent than including affordable units within the governed development?*

   Applicant has included the required units within the governed development. However, additional Inclusionary Housing Ordinance criteria are not being met in Applicant's Affordable Housing Compliance Plan. Applicant's request to sell 7 out of 8 unit at the higher income tier does not comply with the Inclusionary Housing Ordinance.

   Applicant's final Affordable Housing Compliance Plan has been updated to reflect prior Village Board approval.

2. *Does the alternative method of compliance create affordable housing opportunities that are comparable to the quality, design, condition, and general appearance of the units that would have been provided within the governed development?*

   N/A

   See Applicant's final Affordable Housing Compliance Plan.

3. *Does the alternative method of compliance promote an undue concentration of affordable housing units in any one area?*

   Yes. All 4 of the affordable units are located in buildings 6 -10 and not "dispersed" (9-308 A) throughout the development. However, Applicant has previously provided an explanation that supports the proposed location which meets the intention of the Ordinance.

   Applicant's final Affordable Housing Compliance Plan reflects a dispersal plan previously approved by the Village Board approval.

4. *Does the alternative method of compliance create affordable housing opportunities*

   Yes

5. *Does the alternative method of compliance create the same number, or an increased number, of affordable units compared to providing the units within the governed development?*

   All the required units are provided within the governed development.

   All required units are being provided within the governed development.

6. *Has the developer shown evidence of unique circumstances that would prevent him/her from being able to include the affordable units within the governed development?*

Developer has not shown evidence of unique circumstances that would prevent him/her from being able to sell the affordable units to the required income tiers.

N/A

7. *If a payment in lieu is being considered, is the payment large enough to create comparable units off- site? Are alternate sites available within the Village?*

   N/A

8. *Does the alternative method of compliance offer the same amenities and proximity to transportation and services that would have been provided within the governed development?*

   The affordable units will have the same amenities as the market units.

   See Applicant's final Affordable Housing Compliance Plan.

9. *Does the alternative method of compliance ensure the units will remain affordable in perpetuity?*

   Yes. The proposed affordable units will remain affordable in perpetuity.

   Agreed

10. *Does the alternative method of compliance provide the same size units that would have been provided within the governed development?*

    The size of the affordable units are not "generally representative" (9-308 B) of the market units, though the proposed unit size meets the intention of the Inclusionary Housing Ordinance.

    No comment required.

11. *Does the alternative method of compliance assist the same income ranges that would have been provided within the governed development?*

    The income ranges being proposed are not in compliance with the requirements of the Inclusionary Housing Ordinance (9-305 B) and would not assist the same income ranges that is required by the Ordinance.

    See Applicant's final Affordable Housing Compliance Plan. It is consistent with what the Village Board previously approved.

12. *Does the alternative method of compliance promote inclusivity and advance racial equity?*

    Providing only 1 unit at the lower income tier is likely to undermine inclusivity and the promotion of racial equity.

    See Applicant's final Affordable Housing Compliance Plan. It is consistent with what the Village Board previously approved.

HAEGER ENGINEERING
consulting engineers · land surveyors

100 East State Parkway
Schaumburg, Illinois 60173-4546
tel: 847.394.6600
fax: 847.394.6608

Memorandum

Date: May 7, 2026
Project: Northbrook Row, 1825 Shermer Road, Northbrook, IL
Project No. 20-122

Subject: Applicant Responses to Village Development & Planning Services Department Comments dated 4/23/2026, Civiltech Engineering Traffic Comments dated 4/24/2026, and Community Partners for Affordable Housing Comments dated 4/29/2026.

DPS Comments:

1. *The Concept Plan approval for Northbrook Row was granted to "1825 Shermer Road LLC, an affiliate of Lexington Homes". The legal entity granted approval documents is who will receive Final approval of the Planned Development. The Owner's certificate on the Plat and other documents such as the Declaration show "Northbrook Row LLC" as the Owner. When will this new entity be created? Are you intending to have the approval granted to this entity?*

   Response:
   The approval documents should run to the benefit of Northbrook Row LLC, an Illinois limited liability company, which was organized on March 4, 2026. The Manager of this company is Lexington Homes L.L.C.

2. *Final PD Site Plan & Engineering Geometric Plan – What does the "Interior Lot Line" around the buildings denote, considering each Row home unit and Mews building is located on its own lot as identified on the Plat? There is an additional box around each building that is labeled as "Interior Lot Line" – what is the significance? The previous response explains what is depicted on the Plat, however, it is unclear what is the purpose of "Interior Lot Line"? If this line is unnecessary, please remove.*

   Response:
   Per discussion with Northbrook, Note #5 was added to the lower right of the PD Site Plan:

   5. The lines labeled "Interior Lot Line" correspond to the subdivided lot lines illustrated on the Final Plat of Northbrook Row. Refer to the Final Plat of Northbrook Row for additional information on the subdivided lot lines.

3. *Submit a photometric plan – clearly depicting the property line and label the foot-candle data on the property line and five feet beyond. The previous submitted plan does not show data on the property line.*

   Response:
   The photometric plan was updated to highlight the property line, provide foot candles at the property line and provide foot candles 5-ft from the property line.

4. *Submit a revised Final Affordable Housing Compliance Plan per comments below.*
   a. *There appears to be a typo in the last paragraph of the first page of the 'Plan' where it is referring to the monthly assessment that will be applicable to each income level. Revise.*
   b. *Number of bedrooms – The affordable housing plan should state the number of bedroom that each affordable unit would be. The Plan currently states a range of 2-4 bedrooms. Per the attached email from April 8, the affordable units shall be three bedroom or less, which should be noted as such in the Plan.*
   c. *Floor Plan – Attach the affordable unit floor plans to the Plan*
   d. *Construction Schedule – provide a breakdown of the phasing and construction schedule for each market rate and affordable unit.*

Responses:

a. *The Affordable Housing Compliance Plan has been revised. An updated version is included with our submission.*

b. *The proposed Affordable Housing Compliance Plan the applicant submitted to the Village prior to the adoption of Ordinance 2025-76, entitled, "An Ordinance Granting a Special Permit for a Residential Planned Development (Northbrook Row – 1825 Shermer Road) (Plan Commission Docket No. 24-06)", stated that the developer intended to market affordable units as either three-bedroom or four-bedroom units. The applicant continues to believe that potential purchasers who qualify as either a Tier I Eligible purchaser or a Tier II Eligible purchaser should have the option of selecting the type of unit they want to live in based on what they can afford and the maximum pricing limits set forth in the Village's 2025 Technical Guide - Village of Northbrook Affordable Unit Pricing Schedule.*

c. *The affordable unit floor plans have been included in the updated version of the Plan*

d. *Northbrook Row will be constructed in a single phase. The developer intends to commence site work this fall and complete the construction and sale of all units by the end of the second quarter of 2029. Building 2, which will contain a model Row Home, will be the first building constructed. The developer may simultaneously commence the construction of Building 10. If it decides not to do that, the next buildings constructed will be Buildings 5 and 6. A model affordable Mews Home will be constructed in either Building 10 or Building 6. The developer will then construct Buildings 4, 7 and 8; then, Buildings 3, 9 and 10 (if Building 10 has not already been constructed); and finally, Building1.*

Traffic Comments:

1. *On page 7 of the traffic study, the crash data was updated. However, the years in the first sentence of the Crash Data Summary section were not updated to 2020 through 2024. Correct this typo.*

Response:
The typo has been corrected. An updated *version* of the Traffic Impact Study is included with our response.

CPAH Comments:

1. *Does the alternative method of compliance create affordable housing opportunities in the Village to an equal or greater extent than including affordable units within the governed development?*

Applicant has included the required units within the governed development. However, additional Inclusionary Housing Ordinance criteria are not being met in Applicant's Affordable Housing Compliance Plan. Applicant's request to sell 6 out of 8 unit at the higher income tier does not comply with the Inclusionary Housing Ordinance.

Response:
Applicant's affordable housing compliance plan is consistent with discussions Applicant had on September 9, 2025, with the Housing Committee of the Board of Trustees and a CPAH representative (*See* Village staff report to the Village Board prepared for November 11, 2025 Village Board meeting), and with the discussion regarding compliance Applicant had with the corporate authorities on November 12, 2025, the date the Village Board adopted Ordinance 2025-76, entitled, "An Ordinance Granting a Special Permit for a Residential Planned Development (Northbrook Row – 1825 Shermer Road).

2. *Does the alternative method of compliance create affordable housing opportunities that are comparable to the quality, design, condition, and general appearance of the units that would have been provided within the governed development?*
   N/A

   Response:
   No response required.

3. *Does the alternative method of compliance promote an undue concentration of affordable housing units in any one area?*
   Yes. All 8 of the affordable units are located in buildings 6 -10 and not "dispersed" (9-308 A) throughout the development. However, Applicant has previously provided an explanation that supports the proposed location which meets the intention of the Ordinance.

   Response:
   No response required.

4. *Does the alternative method of compliance create the same number, or an increased number, of affordable units compared to providing the units within the governed development?*
   All the required units are provided within the governed development.

   Response:
   No response required.

5. *Has the developer shown evidence of unique circumstances that would prevent him/her from being able to include the affordable units within the governed development?*
   Developer has not shown evidence of unique circumstances that would prevent him/her from being able to sell the affordable units to the required income tiers.

   Response:
   Applicant's affordable housing compliance plan is consistent with discussions Applicant had on September 9, 2025, with the Housing Committee of the Board of Trustees and a CPAH representative (*See* Village staff report to the Village Board prepared for November 11, 2025 Village Board meeting), and with the discussion regarding compliance Applicant had with the corporate authorities on November 12, 2025, the date the Village Board adopted Ordinance 2025-76, entitled, "An Ordinance Granting a Special Permit for a Residential Planned Development (Northbrook Row – 1825 Shermer Road).

6. *If a payment in lieu is being considered, is the payment large enough to create comparable units off- site? Are alternate sites available within the Village?*
   N/A

   Response:
   No response required.

7. *Does the alternative method of compliance offer the same amenities and proximity to transportation and services that would have been provided within the governed development?*
   The affordable units will have the same amenities as the market units.

   Response:
   No response required.

8. *Does the alternative method of compliance ensure the units will remain affordable in perpetuity?*
   Yes. The proposed affordable units will remain affordable in perpetuity.

   Response:
   No response required.

9. *Does the alternative method of compliance provide the same size units that would have been provided within the governed development?*
   The size of the affordable units are not "generally representative" (9-308 B) of the market units, though the proposed unit size meets the intention of the Inclusionary Housing Ordinance.

   Response:
   The size of the affordable units was included in the affordable housing compliance considered by the corporate authorities when the Village Board adopted Ordinance 2025-76, entitled, "An Ordinance Granting a Special Permit for a Residential Planned Development (Northbrook Row – 1825 Shermer Road). As CPAH notes, the sizes of the affordable housing units will meet the intention of the Inclusionary Housing Ordinance.

10. *Does the alternative method of compliance assist the same income ranges that would have been provided within the governed development?*
    The income ranges being proposed are not in compliance with the requirements of the Inclusionary Housing Ordinance (9-305 B) and would not assist the same income ranges that is required by the Ordinance.

    Response:
    Applicant's affordable housing compliance plan is consistent with discussions Applicant had on September 9, 2025, with the Housing Committee of the Board of Trustees and a CPAH representative (*See* Village staff report to the Village Board prepared for November 11, 2025 Village Board meeting), and with the discussion regarding compliance Applicant had with the corporate authorities on November 12, 2025, the date the Village Board adopted Ordinance 2025-76, entitled, "An Ordinance Granting a Special Permit for a Residential Planned Development (Northbrook Row – 1825 Shermer Road).

11. *Does the alternative method of compliance promote inclusivity and advance racial equity?*
    Providing only 2 units at the lower income tier is likely to undermine inclusivity and the promotion of racial equity.

    Response:
    Applicant's affordable housing compliance plan is consistent with discussions Applicant had on September 9, 2025, with the Housing Committee of the Board of Trustees and a CPAH representative (*See* Village staff report to the Village Board prepared for November 11, 2025 Village Board meeting), and with the discussion regarding compliance Applicant had with the corporate authorities on November 12, 2025, the date the Village Board adopted Ordinance 2025-76, entitled, "An Ordinance Granting a Special Permit for a Residential Planned Development (Northbrook Row – 1825 Shermer Road).

June 1, 2026

Swati Pandey, Senior Planner
Department of Development and Planning Services
Village of Northbrook
1225 Cedar Lane
Northbrook, Illinois 60062

RE: *Northbrook Row* – 1825 Shermer Road – Final Affordable Housing Compliance Plan

Dear Swati:

We appreciate CPAH's Round 3 comments on our proposed Affordable Housing Compliance Plan. Respectfully, we believe our plan, as drafted, is consistent with direction we have previously received from Village bodies and that it advances the Village's goals with respect to the creation of new affordable housing opportunities in the Village in a manner contemplated by Village ordinance and the Village's 2025 Technical Guide - Village of Northbrook Affordable Unit Pricing Schedule.

Please note that we have included our construction schedule in the plan in response to one of CPAH's comments.

Sincerely,

Lexington Homes

Nathan J Wynsma

Nathan Wynsma, Vice President

June 8, 2026

Swati Pandey, Senior Planner
Department of Development and Planning Services
Village of Northbrook
1225 Cedar Lane
Northbrook, Illinois 60062

RE: *Northbrook Row* – 1825 Shermer Road – Final Affordable Housing Compliance Plan

Dear Swati:

We are pleased to be submitting to you the attached final version of our Affordable Housing Compliance Plan for *Northbrook Row*.

In furtherance of the implementation of this plan and pursuant to Section 9-307(C) of the Affordable Housing Ordinance, we are requesting that the Village waive payment of the building permit fees, sewer and water tap-on fees, and impact fees that would otherwise be due and payable for the eight affordable housing units we have agreed to provide at *Northbrook Row*.

In considering this request, we ask that the members of the corporate authorities consider the fact that we will be offering the required eight affordable units to the public at the maximum prices for such units allowed by the Village's Technical Guide - Village of Northbrook Affordable Unit Pricing Schedule, as it is updated over time. As indicated in our Affordable Housing Compliance Plan, the current edition of that guide limits the sales price for each of the six affordable Mews Homes we will be offering for sale to Tier II-eligible families to $380,000, if a four-bedroom model is selected for purchase, and to $340,000, if a three-bedroom model is selected for purchase, and the sales price for the two affordable Mews Home we will be offering for sale to Tier I-eligible families to $210,000, if a four-bedroom model is selected for purchase, and to $190,000, if a three-bedroom model is selected for purchase. Given that the prices for the market rate Mews Homes in *Northbrook Row* will range from $590,000 to $675,000, this translates to a "contribution" of more than $2,500,000 to advancing the Village's affordable housing goals.

We would welcome the opportunity to discuss this request with Village staff if you think that would be helpful.

Sincerely,

Lexington Homes

Nathan J Wynsma

Nathan Wynsma, Vice President

NORTHBROOK ROW

AFFORDABLE HOUSING COMPLIANCE PLAN

June 8, 2026

I. Description of the Community

A general description of the development, including whether the development will contain rental units or owner-occupied units, or both.

Northbrook Row will consist of 53 owner-occupied dwelling units situated in 10 buildings, each of which sits on its own legal lot of record (Lots 1 through 10). The buildings will contain 33 attached single-family Row Homes, with detached two-car garages and private rear yards, and 20 attached single-family Mews Homes, with attached two-car garages that are accessed by motor courts. Each dwelling unit will share a perimeter wall as a party wall with at least one other dwelling unit. Each lot will be divided into tracts which will be defined by the party walls, extended to the front and rear lot lines. Each tract will be conveyed to a purchaser and will consist of a dwelling unit, landscape areas and portions of driveways and walkways.

Northbrook Row will be constructed in a single phase. Lexington Homes intends to commence site work this fall and complete the construction and sale of all units by the end of the second quarter of 2029. Building 2, which will contain a model Row Home, will be the first building constructed. Lexington Homes may simultaneously commence the construction of Building 10. If it decides not to do that, the next buildings constructed will be Buildings 5 and 6. A model affordable Mews Home will be constructed in either Building 10 or Building 6. Lexington Homes will then construct Buildings 4, 7 and 8; then, Buildings 3, 9 and 10 (if Building 10 has not already been constructed); and finally, Building 1.

II. Manner of Compliance with Village Affordable Housing Ordinance

The total number of market rate units and affordable housing units in the development.

Lexington Homes proposes to satisfy the requirements of the Affordable Housing Ordinance by constructing and offering for sale 45 market rate units and by constructing, offering for sale and maintaining eight affordable units.

Two of the affordable units will be offered to eligible households from the Tier I Eligible Income Tier (equal to or less than 80% AMI)(*See* Section III(G) below), and six will be offered to eligible households from the Tier II Eligible Income Tier (equal to or greater than 80% but less than 120% AMI (*See* Section III(G) below).

The interior appearances of the affordable units will be substantially similar to the market rate housing units. All interior materials used in the construction of the affordable housing units will be builder grade or better.

In compliance with Period of Affordability requirements, the affordable units will be subject to a recorded deed restriction which ensures that they will be owned by, initially sold to, and over time resold only to eligible households.

Additionally, the monthly assessment for each affordable unit in the Tier I income level will be limited to 50% of the monthly assessment for the market rate units and the monthly assessment for each affordable unit in the Tier II income level will be limited to 70% of the monthly assessment for the market rate units as set forth in the Northbrook Row Townhome Owners Declaration. In addition, no special assessment will be levied against an affordable unit unless it is needed to maintain or repair structural improvements, parking areas, private roads, or common areas in *Northbrook Row*.

III. Number and Description of Housing Units.

A. The total number of attached and detached residential units.

All 53 dwelling units at *Northbrook Row* will be attached-single family homes. As noted above, every unit will either be Row Home or a Mews Home.

B. The number of bedrooms in each market rate unit and each affordable housing unit.

All dwelling units will contain either two, three or four bedrooms and two, three or three and a half bathrooms. The affordable housing units will either be three bedroom or four bedroom units, depending on then-applicable market demand for affordable units.

C. The floor area of each market rate unit and each affordable housing unit.

The Row Homes will be three stories in height and include between 2,300 and 2,500 square feet of living space, on average. The Mews Homes will also be three stories in height and include between 1,600 and 2,300 square feet of living space, on average.

The floor area of each affordable housing unit will be approximately 1,650 square feet, which will generally correspond to the floor area of a four-bedroom market-rate Mews Home.

D. The location within any multiple-family residential structure and any single-family residential development of each market-rate unit and each affordable housing unit.

The affordable units will be dispersed throughout Buildings 6 through 10, as indicated on the location map attached to this Plan. Eight of the of the following 10 Mews Homes will be affordable units: Unit 6-2, Unit 6-3, Unit 7-2, Unit 7-3, Unit 8-2, Unit 8-3, Unit 9-2, Unit 9-3, Unit 10-2 and Unit 10-3. The exterior appearance of all buildings containing Mews Homes will be the same, with affordable units being indistinguishable from market-rate units.

E. Floor plans for each affordable housing unit.

Floor plans for each affordable housing unit type are attached to this plan.

F. The amenities that will be provided to and within each market-rate unit.

The following amenities will be provided to and within each market-rate unit and each affordable housing unit: 2-4 bedrooms, 2.5-3.5 bathrooms, fully-equipped kitchens, open floor plans, two-car garages and private entries.

G. The pricing for each market rate unit and each affordable housing unit.

Initial unit pricing will be as follows:

Unit	Initial Market Rate Unit Purchase Prices	Affordable Unit Purchase Price – Tier I	Affordable Unit Purchase Price – Tier II
Mews 2-BR	$590,000-$620,000	N/A	N/A
Mews 3-BR	$621,000-$650,000	$190,000***	$340,000***
Mews 4-BR	$651,000-$675,000	$210,000***	$380,000***
Row Home-3BR	$750,000-$810,000	N/A	N/A

***Projected Purchase Price based on 2025 Technical Guide - Village of Northbrook Affordable Unit Pricing Schedule. Initial pricing for affordable units will ultimately be determined on the basis of the Village Technical Guide in effect as of the date the affordable units are marketed for sale to the public and depend on the then-applicable market demand for three bedroom and four bedroom affordable units.

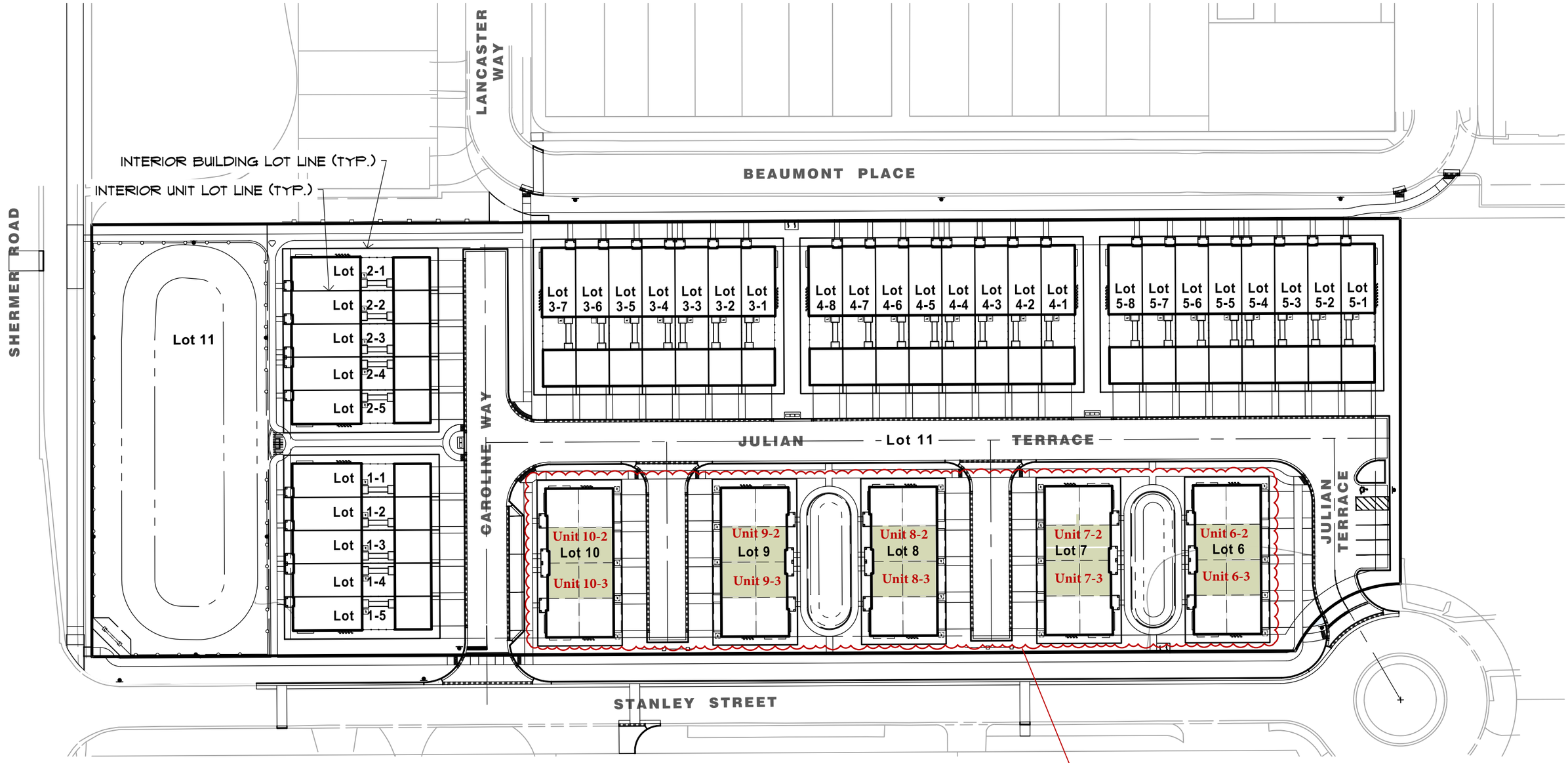
IV. The Marketing Plan for the Affordable Housing Units

Lexington Homes will partner with Community Partners for Affordable Housing (CPAH) in the marketing of the affordable housing units. Marketing of individual units will commence once the units have been constructed, and will include the following activities:

- Training of sales staff on the inclusionary housing program;
- Cooperate relative to the qualification process of prospective buyers with CPAH;
- Show affordable housing units to qualified buyers and coordinate execution of contract and preparation for closing; and
- Marketing campaign, including: online marketing, including on CPAH's website, and advertisements in local newspapers.

V. Description of Efforts Lexington Homes will Undertake to Provide Affordable Housing Units to Eligible Households

In collaboration with CPAH, Lexington Homes will direct inquiries and requests for the affordable housing units to CPAH, and provide information as necessary in order for the affordable units to be marketed online and in local newspapers.



NORTH
0 60
Scale: 1" = 60'

No.	Date	Revision
1	4-13-2026	Per Village Review

AFFORDABLE HOUSING MAP

NORTHBROOK ROW
FINAL PUD

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152 www.HaegerEngineering.com

Project Manager:	T A S
Engineer:	J N
Date:	03/02/2026
Project No.	20-122
Sheet	1 / 1

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Northbrook Row

Floor Plans for Affordable Housing Units



Unit 511 - Interior Condition
Third Floor Plan

Unit 511 - Interior Condition
Second Floor Plan

Unit 511 - Interior Condition
First Floor Plan

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2025 BSB Design, Inc.

THIS INSTRUMENT PREPARED BY AND SHOULD BE RETURNED TO:

Brian Meltzer
MELTZER, PURTILL & STELLE LLC
1515 East Woodfield Road
Second Floor
Schaumburg, Illinois 60173-5431

PIN: See Exhibit A

ABOVE SPACE FOR RECORDER'S USE ONLY

DECLARATION FOR NORTHBROOK ROW

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DECLARATION FOR NORTHBROOK ROW

This Declaration is made by Northbrook Row LLC, an Illinois limited liability company ("Declarant").

R E C I T A L S

The Development Area is legally described in Exhibit A hereto. Some or all of the Development Area shall be the subject of a phased development called Northbrook Row (the "Development"). The Development shall include townhome units (each a "Home" hereunder) and other areas which will be maintained by the Association.

Initially, the Declarant shall subject the real estate which is legally described in Exhibit B hereto to the provisions of this Declaration as the Premises. From time to time the Declarant may subject additional portions of the Development Area to the provisions of this Declaration as Added Premises, as more fully described in Article Twelve.

All portions of the Premises not improved with a Home (including outlots owned by the Association, if any, and those portions of each Dwelling Unit which are not improved with a Home), shall be designated as a Common Area hereunder. In order to provide for the orderly and proper administration and maintenance of the Premises, the Declarant has formed (or will form) the Association under the Illinois Limited Liability Company Act. The Association shall have the responsibility for administering and maintaining the Common Area and certain portions of the Dwelling Units and Home Exteriors and shall set budgets and fix assessments to pay the expenses incurred in connection with such duties. Each Owner of a Dwelling Unit shall be a member of the Association and shall be responsible for paying assessments with respect to the Dwelling Unit owned by such Owner.

During the construction and marketing of the Development, the Declarant shall retain certain rights set forth in this Declaration, which rights shall include, without limitation, the right, prior to the Turnover Date, to manage the affairs of the Association or to designate the Managers of the Association, as more fully described in Article Nine and in the Operating Agreement, and the right to come upon the Premises in connection with Declarant's efforts to sell Homes and other rights reserved in Article Nine.

NOW, THEREFORE, the Declarant hereby declares as follows:

ARTICLE ONE
Definitions

For the purpose of brevity and clarity, certain words and terms used in this Declaration are defined as follows:

1.01 AFFORDABLE HOUSING UNIT: A Dwelling Unit improved with a Home which is identified either as (i) "Affordable Housing Unit – Tier I", or (ii) "Affordable Housing Unit – Tier II" on the Affordable Housing Location Map attached hereto as Exhibit D.

1.02 ASSOCIATION: The Northbrook Row Townhome Owners Association, LLC, an Illinois limited liability company, and its successors and assigns.

1.03 BACKYARD: That portion of a Townhome Lot which is between the dwelling unit and the garage located on the Townhome Lot. The Backyards shall not be part of the Common Area hereunder.

1.04 CHARGES: Assessments payable under Section 6.02(b), any special assessment levied by the Association and/or any other charges or payments which an Owner is required to pay or for which an Owner is liable under this Declaration or the Operating Agreement.

1.05 COMMON AREA: Those portions of the Premises which are designated as Common Area in Exhibit B hereto from time to time and all improvements thereto and landscaping thereon. The Common Area shall generally consist of all portions of the Premises located outside of the Homes and the Home Exteriors other than the Backyards.

1.06 COMMON ASSESSMENT: The total amounts which the Association shall assess and collect from the Owners to pay the Common Expenses and accumulate reserves for such expenses, as more fully described in Article Six.

1.07 COMMON EXPENSES: The expenses of administration (including management and professional services) of the Association; the expenses of the operation, maintenance, repair, replacement of landscaping and other improvements located on the Common Area; the expenses of the maintenance and services required to be furnished by the Association under Section 3.02; premiums for insurance policies maintained by the Association hereunder; all costs payable by the Association pursuant to the Easement Agreement; the cost of general and special real estate taxes, if any, levied or assessed against the Common Area (which is not part of a Dwelling Unit); to the extent not separately metered or charged to the Owners, the cost of sewer and/or other necessary utility services to the Homes; and any expenses designated as Common Expenses hereunder. Notwithstanding the foregoing, Common Expenses shall not include any payments made out of Capital Reserves.

1.08 COUNTY: Cook County, Illinois or any political entity which may from time to time be empowered to perform the functions or exercise the powers vested in the County as of the Recording of this Declaration.

1.09 DECLARANT: Northbrook Row LLC, an Illinois limited liability company, its successors and assigns.

1.10 DECLARANT'S DEVELOPMENT PLAN: The Declarant's current plan for the Development, which shall be maintained by the Declarant at its principal place of business and may be changed at any time, or from time to time, without notice.

1.11 DECLARATION: This instrument with all Exhibits hereto, as amended or supplemented from time to time.

1.12 DEVELOPMENT AREA: The real estate described in Exhibit A hereto with all improvements thereon and rights appurtenant thereto, as Exhibit A may be amended as provided in Section 10.01. Exhibit A is attached hereto for informational purposes only and no covenants, conditions, restrictions, easements, liens or changes shall attach to any part of the real estate described therein, except to the extent that portions thereof are described in Exhibit B and expressly made subject to the provisions of this Declaration as part of the Premises.

1.13 DWELLING UNIT: A portion of the Premises which is improved or intended to be improved with a Home. A Dwelling Unit may be either a (i) a Townhome Lot which is improved or planned to be improved with a Home, or (ii) a Townhome Parcel which is improved or planned to be improved with a Home.

1.14 EASEMENT AGREEMENT: That certain Easement Agreement entered into between the Declarant and Shermer Place Master Association, an Illinois not-for-profit corporation, Recorded on _____, as Document _____.

1.15 FIRST MORTGAGEE: The holder of a bona fide first mortgage, first trust deed or equivalent security interest covering a Dwelling Unit.

1.16 HOME: That portion of a Dwelling Unit which is improved with a townhome unit.

1.17 HOME EXTERIOR: The roof, gutters, downspouts, foundation or slab, footings, sidewalks, steps, decks, patios and outer surface of exterior walls of a Home. The Home Exterior shall not include windows, window frames, window glass, doors (including garage and/or storm doors) and screening which are part of a Home.

1.18 MANAGERS: The manager or managers from time to time as appointed or elected as provided in this Declaration or the Operating Agreement.

1.19 MUNICIPALITY: The Village of Northbrook, an Illinois municipal corporation, or any political entity which may from time to time be empowered to perform the functions or exercise the powers vested in the Municipality as of the Recording of this Declaration.

1.20 OPERATING AGREEMENT: The Operating Agreement of the Association which is attached hereto as Exhibit C.

1.21 OWNER: A Record owner, whether one or more persons, of fee simple title to a Dwelling Unit, including a contract seller, but excluding those having such interest merely as security for the performance of an obligation. The Declarant shall be deemed to be an Owner with respect to each Dwelling Unit owned by the Declarant and, if a Lot is not yet divided into Dwelling Units, the number of Dwelling Units proposed for such Dwelling Unit on the Declarant's Development Plan.

1.22 PERSON: A natural individual, corporation, partnership, trustee or other legal entity capable of holding title to real property.

1.23 PREMISES: Those portions of the Development Area which are legally described in Exhibit B hereto, with all improvements thereon and rights appurtenant thereto. Declarant shall have the right, but not the obligation, to make additional portions of the Development Area subject to this Declaration as part of the Premises as more fully provided in Article Twelve.

1.24 RECORD: To record in the office of the Recorder of Deeds for the County.

1.25 RESIDENT: An individual who resides in a Home.

1.26 STANDARD UNIT: A Dwelling Unit which is not designated as an Affordable Housing Unit – Tier I, or an Affordable Housing Unit – Tier II hereunder.

1.27 TOWNHOME LOT: A subdivided lot which is intended to be improved with a Home and is designated in Section I.A of Exhibit B hereto as a "Townhome Lot".

1.28 TOWNHOME PARCEL: Each subdivided lot which is listed in Section I.B of Exhibit B hereto shall be improved with a building containing four (4) townhome units (each a Home). Each Home on the lot shall share a perimeter wall with at least one (1) other Home. The shared walls are defined as "Party Walls" in Section 13.01 hereof. Each such subdivided lot shall be divided into four (4) tracts which shall be defined by the Party Walls, as extended to the lot line. Each such tract shall consist of a Home (including approximately one-half (1/2) of the Party Wall which divides the Home from an adjacent Home) landscapable areas (including backyards), and portions of driveways and walkways. Each tract shall be legally described in the deed which conveys the tract to the first purchaser thereof from the Declarant and the tract so described, together with all improvements thereon, shall be a "Townhome Parcel" hereunder.

1.29 TURNOVER DATE: The date on which the right of the Declarant to manage the affairs of the Association is terminated under Section 9.05.

1.30 VOTING MEMBER: The individual who shall be entitled to vote in person or by proxy at meetings of the Owners, as more fully set forth in Article Five.

ARTICLE TWO
Scope of Declaration/Certain Easements

2.01 PROPERTY SUBJECT TO DECLARATION: Declarant, as the owner of fee simple title to the Premises, expressly intends to and by Recording this Declaration, does hereby subject the Premises to the provisions of this Declaration. Declarant shall have the right from time to time to subject additional portions of the Development Area to the provisions of this Declaration as Added Premises, as provided in Article Twelve hereof. Nothing in this Declaration shall be construed to obligate the Declarant to subject to this Declaration as Premises any portion of the Development Area other than those portions which are described in Exhibit B hereto or which are added to Exhibit B by Supplemental Declarations Recorded by Declarant pursuant to Article Twelve.

2.02 CONVEYANCES SUBJECT TO DECLARATION: All easements, restrictions, conditions, covenants, reservations, liens, charges, rights, benefits, and privileges which are

granted, created, reserved or declared by this Declaration shall be deemed to be covenants appurtenant, running with the land and shall at all times inure to the benefit of and be binding on any Person having at any time any interest or estate in the Premises, and their respective heirs, successors, personal representatives or assigns, regardless of whether the deed or other instrument which creates or conveys the interest makes reference to this Declaration.

2.03 DURATION: Except as otherwise specifically provided herein the covenants, conditions, restrictions, easements, reservations, liens, and charges, which are granted, created, reserved or declared by this Declaration shall be appurtenant to and shall run with and bind the land for a period of forty (40) years from the date of Recording of this Declaration and for successive periods of ten (10) years each unless revoked, changed or amended in whole or in part as provided in Section 10.02.

2.04 DWELLING UNIT CONVEYANCE: Once a Dwelling Unit has been conveyed by the Declarant to a bona fide purchaser for value, then any subsequent conveyance or transfer of ownership of the Dwelling Unit shall be of the entire Dwelling Unit and there shall be no conveyance or transfer of a portion of the Dwelling Unit.

2.05 ACCESS EASEMENT:

(a) Each Owner of a Dwelling Unit shall have the following non-exclusive, perpetual easements, which easements shall run with the land, be appurtenant to and pass with title to every Dwelling Unit for ingress to and egress from his Dwelling Unit, over and across the private roads, driveways and walkways located on the Common Area, to public streets and roads.

(b) Any governmental authority which has jurisdiction over the Premises shall have a non-exclusive easement of access over roads and driveways located on the Common Area for police, fire, ambulance, waste removal, snow removal, or for the purpose of furnishing municipal or emergency services to the Premises.

(c) The Association, its employees, agents and contracts, shall have the right of ingress to, egress from, and parking on the Common Area, and the right to store equipment on the Common Area, for the purpose of furnishing any maintenance, repairs or replacements of the Common Area and Home Exteriors, as required or permitted hereunder.

(d) Each owner of a portion of the Development Area shall have a non-exclusive, perpetual easement over the roads on the Common Area for access to a public way.

2.06 RIGHT OF ENJOYMENT: Each Owner shall have the non-exclusive right and easement to use and enjoy the Common Area. In addition, each Owner shall have exclusive right to use and enjoy the Owner's Home and Home Exterior. Such rights and easements shall run with the land, be appurtenant to and pass with title to every Dwelling Unit, and shall be subject to and governed by the laws, ordinances and statutes of jurisdiction, the provisions of this Declaration, the Operating Agreement, and the reasonable rules and regulations from time to time adopted by the Association, including the right of the Association to come upon a Dwelling Unit to furnish services hereunder.

2.07 DELEGATION OF USE: Subject to the provisions of this Declaration, the Operating Agreement, and the reasonable rules and regulations from time to time adopted by the Association, any Owner may delegate his right to use and enjoy the Common Area to Residents of the Owner's Home. An Owner shall delegate such rights to tenants and contract purchasers of the Owner's Home who are Residents.

2.08 RULES AND REGULATIONS: The use and enjoyment of the Premises shall at all times be subject to reasonable rules and regulations duly adopted by the Association from time to time.

2.09 UTILITY EASEMENTS: The Municipality and all public and private utilities (including cable companies) serving the Premises are hereby granted the right to lay, construct, renew, operate, and maintain conduits, cables, pipes, wires, transformers, switching apparatus and other equipment, into and through the Common Area for the purpose of providing utility services to the Premises or any other portion of the Development Area. In addition, each Owner of a Home shall have a perpetual easement for the continued existence and use of water, sewer, electric, gas or other utility lines and/or components of other systems which were originally installed by the Declarant or a utility company and which serve the Owner's Home, which utility lines or wiring may be located in the Common Area or on any other portion of the Premises, including, without limitation, under or through another Home.

2.10 EASEMENTS, LEASES, LICENSES AND CONCESSIONS: The Association shall have the right and authority from time to time to lease or grant easements, licenses, or concessions with regard to any portions or all of the Common Area for such uses and purposes as the Managers deem to be in the best interests of the Owners and which are not prohibited hereunder, including, without limitation, the right to grant easements for utilities or any other purpose which the Managers deem to be in the best interests of the Owners. Any and all proceeds from leases, easements, licenses or concessions with respect to the Common Area shall be used to pay the Common Expenses. Also, the Association shall have the right and power to dedicate any part or all of the roads or parking areas located on the Common Area to the Municipality or other governmental authority which has jurisdiction over the Common Area. Each person, by acceptance of a deed, mortgage, trust deed, other evidence of obligation, or other instrument relating to a Dwelling Unit, shall be deemed to grant a power coupled with an interest to the Managers, as attorney-in-fact, to grant, cancel, alter or otherwise change the easements provided for in this Section. Any instrument executed pursuant to the power granted herein shall be executed by the President and attested to by the Secretary of the Association and duly Recorded.

2.11 ASSOCIATION'S ACCESS: The Association shall have the right and power to come onto any Dwelling Unit, Home, or Home Exterior for the purpose of furnishing the services required to be furnished hereunder or enforcing its rights and powers hereunder.

2.12 NO DEDICATION TO PUBLIC USE: Except for easements granted or dedications made as permitted in Section 2.10, nothing contained in this Declaration shall be construed or be deemed to constitute a dedication, express or implied, of any part of the Common Area to or for any public use or purpose whatsoever.

2.13 EASEMENT FOR ENCROACHMENT: In the event that by reason of the construction, repair, reconstruction, settlement or shifting of an improvement to a Dwelling Unit, any improvement which is intended to service and/or be part of the Dwelling Unit shall encroach upon any part of any other Dwelling Unit or upon the Common Area or any improvement to the Common Area shall encroach upon any part of a Dwelling Unit, then there shall be deemed to be an easement in favor of and appurtenant to such encroaching improvement for the continuance, maintenance, repair and replacement thereof; provided, however, that in no event shall an easement for any encroachment be created in favor of any Owner (other than Declarant), if such encroachment occurred due to the intentional, willful, or negligent conduct of such Owner or his agent. Without limiting the foregoing, the Owner of each Dwelling Unit shall have an easement appurtenant to his Dwelling Unit for the continuance, maintenance, repair and replacement of the following improvements, if any, which encroach onto another Dwelling Unit or the Common Area:

(a) the eaves, gutters, downspouts, fascia, flashings, and like appendages which serve the Home or the Dwelling Unit;

(b) the chimney which serves the Home on the Dwelling Unit;

(c) the air conditioning equipment which serves the Home on the Dwelling Unit; or

(d) balconies, steps, porches, decks, walkways, door entries and patios which serve the Home on the Dwelling Unit.

The Person who is responsible for the maintenance of any encroaching improvement for which an easement for continuance, maintenance, repair and replacement thereof is granted under this Section shall continue to be responsible for the maintenance of such encroaching improvement and the Person who is responsible for the maintenance of the real estate upon which such improvement encroaches shall not have the duty to maintain, repair or replace any such encroaching improvement unless otherwise provided in this Declaration.

2.14 OWNERSHIP OF COMMON AREA: Those portions of the Common Area, if any, which are part of a Dwelling Unit shall be owned by the Owner of the Dwelling Unit. Those portions of the Common Area which are not part of a Dwelling Unit, shall be conveyed to the Association free of mortgages no later than ninety (90) days after such portion is made subject hereto.

2.15 LEASE OF HOME: Any Owner shall have the right to lease all (and not less than all) of his Home subject to the following provisions:

(a) No Home shall be leased for less than six (6) months or for hotel or transient purposes; and

(b) Any lease shall be in writing and shall provide that such lease shall be subject to the terms of this Declaration and that any failure of the lessee to comply with the terms

of this Declaration shall be a default under the lease. A lessee shall be bound by the provisions hereof regardless of whether the lease specifically refers to this Declaration.

(c) Each Owner who leases his Home shall be required to furnish the Association with a copy of the lease and shall promptly notify the Association of any change in status of the lease. The Association shall maintain a record of such information with respect to all leased Homes.

2.16 REAL ESTATE TAXES FOR COMMON AREA: If a tax bill is issued with respect to Common Area (which is not part of a Dwelling Unit) which is made subject to this Declaration in the middle of a tax year (regardless of when it is conveyed to the Association), then the tax bill shall be prorated so that the Declarant shall be responsible for the payment of that portion of the tax bill from January 1st of the tax year to the date that such Common Area is made subject to this Declaration, and the Association shall be responsible for the balance of the tax bill for such year, and any tax bills for subsequent years. Each Owner of a Dwelling Unit shall be responsible for the payment of real estate taxes levied with respect to the Owner's Dwelling Unit (including any portion of the Owner's Dwelling Unit which is designated as Common Area hereunder).

ARTICLE THREE
Maintenance

3.01 IN GENERAL: The restrictions and limitations contained in this Article shall be subject to the rights of the Declarant set forth in Article Nine.

3.02 MAINTENANCE BY THE ASSOCIATION:

(a) The Association shall furnish the following and the cost thereof shall be Common Expenses:

(i) Maintenance repair and replacement of the private roads, drive aisles, driveways, guest parking spaces and service walkways located on the Premises.

(ii) Snow removal from private roads, drive aisles, driveways, guest parking spaces and service walkways located on the Premises.

(iii) Maintenance, repair and replacement of stormwater management areas, including, without limitation, the detention basin, bioswale areas and native plantings installed by the Declarant or the Association on the Common Area, in accordance with plans approved by the Municipality.

(iv) Subject to the provisions of Section 3.07, grass cutting and maintenance of grass and landscaping located on the Premises (other than the Backyards); however, the watering of grass, shrubs, trees and other foliage on the Premises shall be governed by Section 8.10 below.

(v) Maintenance, repair and replacement of all improvements installed by the Declarant or the Association on the Common Area (which is not part of a Dwelling Unit).

(vi) To the extent not maintained by a utility company, maintenance, repair and replacement of the electric, gas and other utility lines, and components of air conditioning systems, if any, which (a) are located on the Premises, including, without limitation, those located in the Common Area and those which run under or through Homes, and (b) serve more than one Home.

(b) The Association shall furnish all maintenance (including periodic painting), repairs and replacements to Home Exteriors (excluding, however, exterior window washing which shall be the responsibility of the Owner of each Home) and the cost thereof shall be Common Expenses. Without limiting the foregoing, to the extent there is damage to a Home Exterior which is not covered by insurance, the repair or replacement of such damage and the extent of any such repair or replacement shall be furnished by the Association at the Manager's reasonable discretion.

(c) The Association shall maintain the grass, shrubs, trees, and flowers, if any, installed by the Declarant on the Common Area ("Initial Plantings") in accordance with generally accepted landscape maintenance standards, including mowing, trimming, fertilization, pruning, re-mulching, applications of insect and disease control, as needed, and any other maintenance which will promote the health of the Initial Plantings. If the Association fails to maintain the Initial Plantings in accordance with generally acceptable landscape maintenance standards and Initial Plantings die or decline as a result of this failure, then, the Association shall be responsible for the replacement of the declining or dead Initial Plantings, including, but not limited to replacements required by the Municipality in connection with the Municipality's acceptance of the Initial Plantings. All expenses incurred under this subsection shall be Common Expenses.

(d) The maintenance, repair and replacement of fencing installed by the Declarant between Townhome Lots shall be furnished by the Association and the cost thereof shall not be part of the Common Expenses but shall be allocated to the Owners of Townhome Lots served by such fencing in equal shares, or such other reasonable basis as the Managers deem appropriate.

3.03 MAINTENANCE BY OWNER:

(a) Except as otherwise specifically provided for in this Declaration, each Owner shall be responsible for the maintenance, repair and replacement of his Home.

(b) Each Owner of a Townhome Lot shall be responsible for all maintenance, repairs and replacements required to be furnished with respect to the Backyard on the Owner's Townhome Lot, including, without limitation, landscaping.

(c) The maintenance (other than periodic exterior painting), repairs and replacements of windows, window frames, window glass, doors (including garage and storm doors) and screening on a Home shall be the responsibility of the Owner of the Home; however, at the option of the Managers, such work shall be furnished by the Association and the cost thereof

charged to the Owner of the Home with respect to which the work is done based on actual cost, as determined by the Managers in its or their reasonable judgment.

(d) To the extent not maintained by a utility company, maintenance, repair and replacement of water, sewer, electric, gas and other utility lines, and components of other systems which serve only the Owner's Home and are located on any portion of the Premises, including, without limitation, on the Common Area, under the Owner's Home or other Homes, or on another Owner's Dwelling Unit, shall be the responsibility of the Owner of the Home served by any such utility lines or other system.

(e) If, in the judgment of the Managers, an Owner fails to maintain those portions of the Owner's Home which the Owner is responsible for maintaining hereunder in good condition and repair or the appearance of such portions is not of the quality of that of other Homes in the Development or in compliance with rules and regulations adopted by the Managers from time to time, then the Managers may, in its or their discretion, take the following action:

(i) advise the Owner of the work which must be done and allow the Owner at least twenty (20) days (or less in the case of an emergency) to cause the work to be done; and

(ii) if the work is not done to the satisfaction of the Managers, in its or their sole judgment, then the Managers may seek injunctive relief, levy a fine and/or cause such work to be done and the cost thereof shall be a Charge payable by the Owner to the Association upon demand.

(f) Repairs and replacements which are required due to occurrences which are normally covered by insurance required to be obtained by the Association under Section 4.01 shall be made as provided in Section 4.06.

3.04 CERTAIN UTILITY COSTS: Certain utility costs incurred in connection with the use, operation and maintenance of the Common Area and Home Exteriors may not be separately metered and billed to the Association. Without limiting the foregoing, the Association shall have the right to use water from taps or spigots which may be located on a Dwelling Unit for the purpose of watering landscaping on the Common Areas. If the cost for such water or other utilities is metered and charged to individual Homes rather than being separately metered and charged to the Association, then the following shall apply:

(a) If in the opinion of the Managers, each Owner is sharing in a fair and equitable manner the cost for such service, then no adjustment shall be made and each Owner shall pay his own bill; or

(b) If in the opinion of the Managers, the Owner of a Home is being charged disproportionately for costs allocable to the Common Area and Home Exteriors, then the Association shall pay, or reimburse such Owner, an amount equal to the portion of the costs which in the reasonable determination of the Managers is properly allocable to the Common Area and Home Exteriors and the amount thereof shall be Common Expenses hereunder.

Any determinations or allocations made hereunder by the Managers shall be final and binding on all parties.

3.05 DAMAGE BY RESIDENT: If, due to the act or omission of a Resident of a Home, or of a household pet or guest or other authorized occupant or invitee of the Owner of a Dwelling Unit, damage shall be caused to the any property insured by the Association pursuant to Section 4.01 and maintenance, repairs or replacements shall be required thereby, which would otherwise be a Common Expense, then the Owner of the Dwelling Unit shall pay for such damage and such maintenance, repairs and replacements, as may be determined by the Managers, to the extent not covered by insurance carried by the Association, including, without limitation, the deductible amount under any applicable insurance policy.

3.06 ALTERATIONS, ADDITIONS OR IMPROVEMENTS TO THE COMMON AREA:

(a) No alterations, additions or improvements shall be made to the Common Area without the prior approval of the Manager.

(b) The Association may cause alterations, additions or improvements to be made to the Common Area, and the cost thereof shall be paid from a special assessment, as more fully described in Section 6.05.

(c) If the Association shall alter, in any way, landscaping which was installed by the Declarant on the Common Area in accordance with plans approved by the Municipality, and if the Municipality requires that the altered area be returned to its original state, then the Association shall be responsible for restoring the altered area in accordance with the plans approved by the Municipality and the cost thereof shall be a Common Expense.

3.07 ALTERATIONS, ADDITIONS OR IMPROVEMENTS TO HOMES AND HOME EXTERIORS: Subject to the provisions of Section 9.09, with respect to any Dwelling Unit which has been improved with a Home and conveyed to a bona fide purchaser for value No additions, alterations or improvements shall be made to any Dwelling Unit (including any portion of a Home which is visible from outside the Home) by an Owner without the prior written consent of the Managers and, until the Declarant no longer holds title to any portion of the Development Area, the Declarant, and compliance with applicable ordinances, rules and regulations of the Municipality. The Managers may (but shall not be required to) condition its, or their, consent to the making of an addition, alteration or improvement to a Dwelling Unit which requires the consent of the Managers upon the Owner's agreement either (i) to be solely responsible for the maintenance of such addition, alteration or improvement, subject to such standards as the Managers may from time to time set, or (ii) if the addition, alteration or improvement is required to be maintained hereunder by the Association as part of the Common Expenses, to pay to the Association from time to time the additional cost of maintenance as a result of the addition, alteration or improvement. If an addition, alteration or improvement which requires consent of the Managers and/or Declarant hereunder is made to a Dwelling Unit by an Owner without the prior written consent of the Managers or Declarant, or both, as applicable, then (i) the Managers may, in its, or their, discretion, take any of the following

actions; and (ii) until such time as the Declarant no longer owns or controls title to any portion of the Development Area, the Declarant may, in its discretion take any of the following actions:

(a) Require the Owner to remove the addition, alteration or improvement and restore the Dwelling Unit to its original condition, all at the Owner's expense; or

(b) If the Owner refuses or fails to properly perform the work required under (a), the Managers may cause such work to be done and may charge the Owner for the cost thereof as determined by the Managers or the Declarant, as applicable; or

(c) Ratify the action taken by the Owner, and the Managers may (but shall not be required to) condition such ratification upon the same conditions which it may impose upon the giving of its, or their, prior consent under this Section.

3.08 SPECIAL SERVICES : The Managers may furnish to an Owner or Owners special services relating to the use and occupancy of a Dwelling Unit or Dwelling Units and may charge the cost of providing such services to the Owner or Owners who benefit from the service. Without limiting the foregoing, the Association may contract with a provider of a special service, such as satellite TV service, cable TV service, internet access or other similar service, either make such service available to all Dwelling Units or offer such service to each of the Owners on a voluntary basis. The Managers may charge the Owner of each Dwelling Unit which receives any such service for the reasonable cost of providing such service, which may be allocated in equal shares for each of the Dwelling Units which is served or on such other reasonable basis as the Managers may deem appropriate. Any amount charged to an Owner for services furnished pursuant to this Section shall be due and payable at such time or times as designated by the Managers and failure to pay any such amount shall give rise to a lien provided for in Section 7.01.

ARTICLE FOUR
Insurance/Condemnation

4.01 HAZARD INSURANCE: Except as otherwise provided in Section 4.04 hereof, the Managers shall have the authority to and shall obtain what is currently commonly referred to as "bare wall" insurance for the Premises and all improvements thereto against loss or damage by fire and such other hazards as may be required under applicable requirements of Fannie Mae from time to time, as the Managers may deem desirable, or as reasonably required by First Mortgagees, for the full insurable replacement cost of the Homes, and all improvements thereto. Premiums for such insurance shall be Common Expenses. Such insurance coverage shall be written in the name of the Association, the losses under such policies shall be adjusted by the Managers, and the proceeds of such insurance shall be payable to the Association, in each case as trustee for each of the Owners. All such policies of insurance (i) shall contain standard mortgage clause endorsements in favor of the First Mortgagees as their respective interests may appear, (ii) shall provide that the insurance shall not be invalidated by any act or neglect of any Owner, (iii) to the extent possible, shall provide that such policy shall not be cancelled or substantially modified (including cancellation for nonpayment of premium) without at least thirty (30) days' written notice to the Association and the First Mortgagee of each Dwelling Unit, and (iv) shall contain waivers of subrogation with respect to the Association and its Managers, directors,

officers, employees and agents (including the managing agent), Owners, occupants of the Home, First Mortgagees, the Declarant and/or shall name all such parties as additional insured parties as their interests may appear.

4.02 INSURANCE TRUSTEE/USE OF PROCEEDS: The Managers may engage the services of any bank or trust company authorized to do trust business in Illinois to act as trustee, agent or depository on behalf of the Managers for the purpose of receiving and disbursing the insurance proceeds resulting from any loss, upon such terms as the Managers shall determine consistent with the provisions of this Declaration. The fees of such corporate trustee shall be Common Expenses. In the event of any loss in excess of $100,000.00 in the aggregate, the Managers shall engage a corporate trustee as aforesaid. In the event of any loss resulting in the destruction of the major portion of one or more Homes, the Managers shall engage a corporate trustee as aforesaid upon the written demand of the First Mortgagee or any Owner of any Home so destroyed. The rights of First Mortgagees under any standard mortgage clause endorsement to such policies shall, notwithstanding anything to the contrary therein contained, at all times be subject to the provisions of this Declaration with respect to the application of insurance proceeds to the repair or reconstruction of the Homes. Payment by an insurance company to the Managers or to such corporate trustee of the proceeds of any policy, and the receipt of a release from the Managers of the company's liability under such policy, shall constitute a full discharge of such insurance company, and such company shall be under no obligation to inquire into the terms of any trust under which proceeds may be held pursuant hereto, or to take notice of any standard mortgage clause endorsement inconsistent with the provisions hereof, or see to the application of any payments of the proceeds of any policy by the Managers or the corporate trustee.

4.03 OTHER INSURANCE: The Managers shall also have the authority to and shall obtain the following insurance:

(a) Comprehensive public liability and property damage insurance against claims for personal injury or death or property damage suffered by the public or by any Owner occurring in, on or about the Premises or upon, in or about the streets, private drives and passageways and other areas adjoining the Premises, in such amounts as the Managers shall deem desirable (but not less than $1,000,000 covering all claims for personal injury and/or property damage arising out of a single occurrence).

(b) Such workers compensation insurance as may be necessary to comply with applicable laws.

(c) Employer's liability insurance in such amount as the Managers shall deem desirable.

(d) Fidelity bond indemnifying the Association, the Managers and the Owners for loss of funds resulting from fraudulent or dishonest acts of any employee of the Association or of any other person handling the funds of the Association, the Managers or the Owners in such amount as the Managers shall deem desirable and as required applicable regulations of Fannie Mae.

(e) Directors and officers (or equivalent thereof) liability insurance covering the Managers with full prior acts coverage and a retroactive date back as far as available.

(f) Such other insurance in such reasonable amounts as is required under applicable regulations of the Fannie Mae or the Managers shall deem desirable.

Such insurance coverage shall include cross liability claims of one or more insured parties against other insured parties. To the extent possible, all of such policies shall provide that they may not be cancelled or substantially modified (including cancellation for nonpayment of premium) without at least thirty (30) days' prior written notice to the Association and First Mortgagees who specifically request such notice. The premiums for such insurance shall be Common Expenses.

4.04 OWNER'S RESPONSIBILITY: Unless expressly advised to the contrary by the Managers, each Owner shall obtain his or her own insurance on the contents of the Owner's Home and the fixtures, furnishings and personal property therein, through what is currently commonly referred to as an "HO-6 policy", which shall include all items inside the primer on the drywall of the Owner's Home, including, without limitation, floor coverings, wall coverings, ceiling coverings, built in cabinets, fixtures, appliances, air conditioning equipment, furnace/hot water heaters and sump and ejector pumps, regardless of from whom or when such items were acquired. Such HO-6 policy shall also include the Owner's personal liability to the extent not covered by the liability insurance for all of the Owners obtained as part of the Common Expenses as above provided. The Managers shall have no obligation whatsoever to obtain any such HO-6 insurance coverage on behalf of an Owner.

4.05 WAIVER OF SUBROGATION: The Association and each Owner hereby waive and release any and all claims which it or he may have against any other Owner, the Association, its Managers, the Declarant, and the managing agent if any, and their respective employees and agents, for damage to the Home or to any personal property located in a Home caused by fire or other casualty, to the extent that such damage is covered by fire or other form of casualty insurance, and to the extent this release is allowed by policies for such fire or other casualty insurance.

4.06 REPAIR OR RECONSTRUCTION:

(a) In the case of damage by fire or other disaster to any Home (a "Damaged Improvement") where the insurance proceeds are sufficient to repair or reconstruct the Damaged Improvement, then the proceeds shall be used by the Association to repair or reconstruct the Damaged Improvement.

(b) In the case of damage by fire or other disaster to any Home or building which contains Homes where the insurance proceeds are insufficient to repair or reconstruct the Damaged Improvement or the Damaged Improvement cannot be reconstructed as originally designed and built because of zoning, building or other applicable laws, ordinances or regulations, the following procedure shall be followed:

(1) A meeting of the Owners shall be held not later than the first to occur of (i) the expiration of thirty (30) days after the final adjustment of the insurance claims or (ii) the expiration of ninety (90) days after the occurrence which caused the damage.

(2) At the meeting, the Managers shall present a plan for the repair or reconstruction of the Damaged Improvement and an estimate of the cost of repair or reconstruction, together with an estimate of the amount thereof which must be raised by way of special assessment and a proposed schedule for the collection of a special assessment to pay the excess cost.

(3) A vote shall then be taken on the question of whether or not the Damaged Improvement shall be repaired or reconstructed based on the information provided by the Managers under (2) above, including the proposed special assessment. The Damaged Improvement shall be repaired or reconstructed and the proposed special assessment shall be levied only upon the affirmative vote of Voting Members representing at least three-fourths (3/4) of the votes cast.

(4) If the Voting Members do not vote to repair or reconstruct the Damaged Improvement at the meeting provided for in (1) above, then the Managers may, at its or their discretion, call another meeting or meetings of the Owners to reconsider the question of whether or not the Damaged Improvement shall be repaired or reconstructed.

(5) If the Voting Members do not vote to repair or reconstruct the Damaged Improvement under subsection (4) above, then the Managers may, with the consent of Owners representing 75% of the Homes in the damaged building and First Mortgagees representing 75% of the Homes (by number) subject to Mortgages in the building, amend this Declaration to withdraw the building which includes the Damaged Improvement from the terms hereof (except as provided below). The payment of just compensation, or the allocation of any insurance or other proceeds to any withdrawing or remaining Owner shall be made to such Owner and his First Mortgagee, as their interests may appear, on an equitable basis, determined by the Managers. From and after the effective date of the amendment referred to above in this paragraph, the Owner of a Home located in the building which is withdrawn shall have no responsibility for the payment of assessments which would have been payable with respect to the Dwelling Unit if the amendment had not been Recorded; provided, that, the Dwelling Unit shall continue to be subject to the provisions of Section 3.07 hereof and upon issuance of an occupancy permit for a residential unit constructed on a Dwelling Unit removed from the terms hereof as provided above, the Dwelling Unit shall thereupon be subject to the terms hereof.

(c) If the Damaged Improvement is repaired or reconstructed, it shall be done in a workmanlike manner and the Damaged Improvement, as repaired or reconstructed, shall be substantially similar in design and construction to the improvements on the Premises as they existed prior to the damage, with any variations or modifications required to comply with applicable law.

(d) If the Damaged Improvement is not repaired or reconstructed, then the damaged portion of the building shall be razed, or secured and otherwise maintained in conformance with

the rules or standards adopted from time to time by the Managers. Any reconstruction of the building shall be subject to the provisions of Section 3.07.

4.07 CONDEMNATION: In the case of a taking or condemnation by competent authority of any part of the Common Area (which is not part of a Dwelling Unit), the proceeds awarded in such condemnation shall be paid to the Association and such proceeds, together with any Capital Reserve being held for such part of the Common Area, shall, in the discretion of the Managers, either (i) be applied to pay the Common Expenses, (ii) be distributed to the Owners and their respective First Mortgagees, as their interests may appear, in equal shares, or (iii) be used to acquire additional real estate to be used and maintained for the mutual benefit of all Owners, as Common Area under this Declaration. Any acquisition by the Association pursuant to this Section of real estate which shall become Common Area hereunder shall not become effective unless and until a supplement to this Declaration, which refers to this Section and legally describes the real estate affected, is executed by a majority of the Managers of the Association and Recorded.

4.08 INSURANCE DEDUCTIBLES: The Managers may in its or their sole discretion, in the case of a claim for damage to any property to be insured by the Association pursuant to Section 4.01, (i) pay any deductible amounts as a Common Expense or from a separate line item established for deductibles in the Capital Reserve (defined in Section 6.06 below), (ii) after notice and an opportunity for a hearing, assess the deductible amount against the Owners who caused the damage or from whose Home the damage or cause of loss originated, or (iii) require the Owners of the Homes affected to pay the deductible amount. Any deductible amounts assessed to an Owner pursuant to this Section shall be a Charge hereunder.

ARTICLE FIVE
The Association

5.01 IN GENERAL: Declarant shall cause the Association to be organized as a limited liability company under the laws of the State of Illinois. The Association shall be the governing body for all of the Owners for the administration and operation of the Common Area and for the maintenance repair and replacement of the Common Area and certain portions of the Home Exteriors as provided herein.

5.02 MEMBERSHIP: Each Owner shall be a member of the Association. There shall be one membership per Dwelling Unit. There shall be two classes of membership. The Declarant shall be the “Class B Member” with respect to each Dwelling Unit which it owns from time to time. Each owner other than the Declarant shall be a “Class A Member” with respect to each Dwelling Unit the Owner Owns. Membership shall be appurtenant to and may not be separated from ownership of a Dwelling Unit. Ownership of a Dwelling Unit shall be the sole qualification for membership. The purchasing Owner shall give to the Association written notice of the change of ownership of a Dwelling Unit within ten (10) days after such change

5.03 VOTING MEMBERS: Subject to the provisions of Section 9.05, voting rights of the members of the Association shall be vested exclusively in the Voting Members. One individual shall be designated as the "Voting Member" for each Dwelling Unit. The Voting Member or his proxy shall be the individual who shall be entitled to vote at meetings of the

Owners. If the Dwelling Unit is owned by one individual, that individual shall be the Voting Member. If the Record ownership of a Dwelling Unit shall be in more than one person, or if an Owner is a trustee, corporation, partnership or other legal entity, then the Voting Member for the Dwelling Unit shall be designated by such Owner or Owners in writing to the Managers and if in the case of multiple individual Owners no designation is given, then the Managers at its or their election may recognize an individual Owner of the Dwelling Unit as the Voting Member for such Dwelling Unit.

5.04 MANAGERS: Prior to the Turnover Date, the Managers shall be the Declarant, or one or more entities or persons designated by the Declarant from time to time, who need not be Owners or Voting Members. After the Turnover Date, the Managers shall consist of that number of individuals provided for in the Operating Agreement, each of whom shall be an Owner or Voting Member.

5.05 VOTING RIGHTS: Prior to the Turnover Date, all of the voting rights at each meeting of the Association shall be vested exclusively in the Class B Member, the Declarant, and the Owners (other than Declarant) shall have no voting rights. From and after the Turnover Date, all of the voting rights shall be vested in the Voting Members, and each Voting Member who represents a Dwelling Unit owned by a Class A member shall have one vote for each Dwelling Unit which the Voting Member represents, and the Declarant, as the Class B Member, shall have ten (10) votes for each Dwelling Unit which it owns or each Home which is planned to be built on each Lot (as shown on the Declarant's Development Plan). From and after the Turnover Date any action may be taken by the Voting Members at any meeting at which a quorum is present (as provided in the Operating Agreement) upon an affirmative vote of a majority of the votes represented at such meeting by Voting Members and the Declarant, except as otherwise provided herein or in the Operating Agreement.

5.06 MANAGERS LIABILITY: The Managers of the Association shall not be personally liable to the Association or the Owners for any mistake of judgment or for any other acts or omissions of any nature whatsoever as such Managers except for any acts or omissions found by a court to constitute criminal conduct, gross negligence or actual fraud. The Association shall indemnify and hold harmless the Declarant and each of the Managers, and its or their heirs, executors or administrators, against all contractual and other liabilities to the Association, the Owners or others arising out of contracts made by or other acts of the Managers on behalf of the Owners or the Association or arising out of their status as Managers unless any such contract or act shall have been made criminally, fraudulently or with gross negligence. It is intended that the foregoing indemnification shall include indemnification against all costs and expenses (including, but not limited to, counsel fees, amounts of judgments paid and amounts paid in settlement) actually and reasonably incurred in connection with the defense of any claim, action, suit or proceeding, whether civil, criminal, administrative, or other in which any such Managers may be involved by virtue of such person being or having been such Manager; provided, however, that such indemnity shall not be operative with respect to (i) any matter as to which such person shall have been finally adjudged in such action, suit or proceeding to be liable for criminal conduct, gross negligence or fraud in the performance of his duties as such Manager, or (ii) any matter settled or compromised, unless, in the opinion of independent counsel selected by or in a manner determined by the Managers there is not reasonable ground for such person

being adjudged liable for criminal conduct, gross negligence or fraud in the performance of his duties as such Manager.

5.07 MANAGING AGENT: The Declarant (or an entity affiliated with the Declarant) may be engaged by the Association to act as the managing agent for the Association and as managing agent shall be paid a reasonable fee for its services as fixed by a written agreement between the Association and the Declarant (or an entity controlled by the Declarant). Any management agreement entered into by the Association prior to the Turnover Date shall have a term of not more than two years and shall be terminable by the Association without payment of a termination fee on ninety (90) days written notice.

5.08 REPRESENTATION: The Association shall have the power and right to represent the interests of all of the Owners in connection with claims and disputes affecting the Common Area and Home Exteriors. Without limiting the foregoing, the Association shall have the power after the Turnover Date to settle warranty disputes or other disputes between the Association, the Owners, and the Declarant affecting the construction, use or enjoyment of the Common Area and Home Exteriors and any such settlement shall be final and shall bind all of the Owners.

5.09 DISSOLUTION: To the extent permissible under applicable law, in the event of the dissolution of the Association, any Common Area owned by the Association shall be conveyed to the Owners as tenants in common.

5.10 LITIGATION: No judicial or administrative proceedings shall be commenced or prosecuted by the Association without first holding a special meeting of the members and obtaining the affirmative vote of Voting Members representing at least seventy-five percent (75%) of the Dwelling Units to the commencement and prosecution of the proposed action. This Section shall not apply to (a) actions brought by the Association to enforce the provisions of this Declaration, the Operating Agreement or rules and regulations adopted by the Managers (including, without limitation, an action to recover Charges or to foreclose a lien for unpaid Charges) or actions to enforce the terms of any contract or agreement to which the Association is a party, or (b) counterclaims brought by the Association in proceedings instituted against it.

5.11 CONVERSION / MERGER: Prior to the Turnover Date, the Declarant, or after the Turnover Date, the Managers shall have the right, power and authority to convert the Association from an Illinois Limited Liability Company to an Illinois Not for Profit Corporation ("NFP Conversion"), as permitted under applicable laws of the State of Illinois, as amended from time to time ("IL Law"). In furtherance of the foregoing, a power coupled with an interest is hereby reserved and granted to the Declarant and/or the Managers, as applicable, to make, consent to, and execute such documents as may be required under IL Law on behalf of each Owner and the Association. Each deed, mortgage, trust deed, other evidence of obligation, or other instrument affecting a Dwelling Unit and the acceptance thereof shall be deemed to be a grant and acknowledgment of, and a consent to the reservation of, the power of the Declarant and/or the Managers to make, consent to, and execute the NFP Conversion and take such other actions as the Declarant and/or the Managers deem necessary or appropriate to carry out the intent of the NFP Conversion, including, without limitation, adopting By-Laws for the Association to replace the Operating Agreement.

ARTICLE SIX
Assessments

6.01 PURPOSE OF ASSESSMENTS: The assessments levied by the Association shall be exclusively to administer the affairs of the Association, to pay the Common Expenses, and to accumulate reserves for any such expenses.

6.02 COMMON ASSESSMENT:

(a) Each year on or before December 1, the Managers shall adopt and furnish each Owner with a budget for the ensuing calendar year, which shall show the following with reasonable explanations and itemizations:

(i) The estimated Common Expenses;

(ii) The estimated amount, if any, to maintain adequate reserves for Common Expenses including, without limitation, amounts to maintain the Capital Reserve;

(iii) The estimated net available cash receipts from the operation and use of the Common Area, plus the estimated excess funds, if any, from the current year's assessments;

(iv) The total Common Assessment payable by the Owners annually (collectively), which is hereby defined as the amount determined in (i) above, plus the amount determined in (ii) above, minus the amount determined in (iii) above;

(v) That portion of the Common Assessment which shall be payable by the Owner of each Dwelling Unit which is subject to assessment hereunder (calculated as in accordance with Section 6.02(b) below) until the next Common Assessment or revised Common Assessment becomes effective.

(b) Each Owner of a Standard Unit shall pay a monthly assessment equal to the Common Assessment divided by 50.2 divided by 12 (the "Standard Assessment"), each Owner of an Affordable Housing Unit – Tier I shall pay a monthly assessment equal to 50% of the Standard Assessment, and each Owner of an Affordable Housing Unit – Tier II shall pay a monthly assessment equal to 70% of the Standard Assessment.

(c) Anything herein to the contrary notwithstanding the provisions of this paragraph shall apply with respect to the period prior to the Turnover Date. Any budget ("Stabilized Budget") prepared by the Managers prior to the Turnover Date shall be based on the assumptions that (i) the Development has been fully constructed as shown on Declarant's Development Plan, and (ii) all proposed Homes have been sold and are occupied, so that, prior to the Turnover Date, each Owner of a Dwelling Unit (other than Declarant) shall pay, with respect to each Dwelling Unit owned, a monthly assessment equal to what such Owner would be paying with respect to the Owner's Dwelling Unit if the Development were fully constructed pursuant to the Declarant's Development Plan, all proposed Homes have been built and are occupied, and the Common Assessment is equal to the total cash needs as shown on the Stabilized Budget. The Declarant

shall not be obligated to pay any assessments to the Association prior to the Turnover Date. However, if with respect to the period commencing on the date of the Recording of this Declaration and ending on the Turnover Date, the amount of Common Assessments billed to Owners (other than Declarant), regardless of whether paid by Owners, plus working capital contributions under Section 6.07 payable by Owners (other than Declarant) less the portions thereof which are to be added to Reserves is less than the Common Expenses actually incurred with respect to such period, then the Declarant shall pay the difference to the Association. From time to time prior to the Turnover Date, the Declarant may (but shall not be obligated to) advance to the Association funds to be used by the Association to pay its expenses ("Advanced Funds"). A final accounting and settlement of the amount, if any, owed by Declarant to the Association shall be made as soon as practicable after the Turnover Date. If, and to the extent that, the final accounting determines that the Advanced Funds, if any, are less than the amount owed by the Declarant to the Association pursuant to this Section, the Declarant shall pay the difference to the Association. If, and to the extent that, the final accounting determines that the Advanced Funds, if any, exceed the amount owed by the Declarant to the Association pursuant to this Section, then the Association shall pay such excess to the Declarant.

6.03 PAYMENT OF ASSESSMENT: On or before the 1st day of January of the ensuing calendar year, and on the first day of each month thereafter until the effective date of the next annual or revised Common Assessment, each Owner of a Dwelling Unit which is subject to assessment shall pay to the Association, or as the Managers may direct, that portion of the Common Assessment which is payable by each Owner of a Dwelling Unit under Section 6.02(b). For purposes hereof, a Dwelling Unit shall only be subject to assessment hereunder from and after such time as a temporary, conditional or permanent occupancy certificate has been issued with respect to the Home constructed thereon.

6.04 REVISED ASSESSMENT: If the Common Assessment proves inadequate for any reason (including nonpayment of any Owner's assessment) or proves to exceed funds reasonably needed, then the Managers may increase or decrease the assessment payable under Section 6.02(b) by giving written notice thereof (together with a revised budget and explanation for the adjustment) to each Owner not less than ten (10) days prior to the effective date of the revised assessment.

6.05 SPECIAL ASSESSMENT: After the Turnover Date, the Managers may levy a special assessment as provided in this Section (i) to pay (or build up reserves to pay) expenses other than Common Expenses incurred (or to be incurred) by the Association from time to time for a specific purpose including, without limitation, to make alterations, additions or improvements to the Common Area, or any other property owned or maintained by the Association; or (ii) to cover an unanticipated deficit under the prior year's budget. No special assessment shall be adopted without the affirmative vote of Voting Members representing at least two-thirds (2/3) of the votes cast on the question. The Managers shall serve notice of a special assessment on all Owners by a statement in writing giving the specific purpose and reasons therefor in reasonable detail, and the special assessment shall be payable in such manner and on such terms as shall be fixed by the Managers. Any assessments collected pursuant to this Section (other than those to cover an unanticipated deficit under the prior year's budget) shall be segregated in a special account and used only for the specific purpose set forth in the notice of assessment. With respect to any special assessment levied by the Managers, each Owner of a

Standard Unit shall pay an amount equal to the total special assessment divided by 50.2 (the "Standard Special Assessment"), each Owner of an Affordable Housing Unit – Tier I shall pay 50% of the Standard Special Assessment, and each Owner of an Affordable Housing Unit – Tier II shall pay 70% of the Standard Special Assessment. Notwithstanding the foregoing, no special assessment may be imposed against any Affordable Housing Unit except in connection with necessary maintenance of, and repairs to, structural improvements, parking areas, private roads, or Common Areas, and only for maintenance and repairs that are consistent with the plan attached hereto as Exhibit D and other zoning plans for the Premises and for which the Municipality has issued all required building permits.

6.06 CAPITAL RESERVE: The Association shall segregate and maintain a special reserve account to be used solely for making capital expenditures in connection with the Common Area and those portions of the Home Exteriors with respect to which the Association is responsible for repair and replacement (the "Capital Reserve"). The Managers shall determine the appropriate level of the Capital Reserve based on a periodic review of the useful life of improvements to the Common Area, the portions of the Home Exteriors for which the Association is responsible and other property owned by the Association and periodic projections of the cost of anticipated major repairs or replacements to the Common Area, the portions of the Home Exteriors for which the Association is responsible and the purchase of other property to be used by the Association in connection with its duties hereunder. The Capital Reserve may be built up by separate or special assessments or out of the Common Assessment as provided in the budget. Special accounts set up for portions of the Capital Reserve to be used to make capital expenditures with respect to the Common Areas, Home Exteriors and other property owned by the Association, shall be held by the Association as agent and trustee for the Owners of Homes with respect to which the Capital Reserve is held and such accounts shall be deemed to have been funded by capital contributions to the Association by the Owners. The budgets which will be adopted from time to time by the Managers prior to the Turnover Date shall include reserve buildups which the Managers deem to be appropriate based on information available to the Managers, which may include, without limitation, a separate line item for insurance deductibles. Managers elected by the Owners after the Turnover Date may use different approaches from those used by Declarant, as the Managers prior to the Turnover Date for the buildup of reserves or may choose not to provide for the buildup of reserves for certain capital expenditures or deferred maintenance for repairs or replacements of the Common Area, those portions of the Dwelling Units and Home Exteriors for which the Association is responsible for repair and replacement and other property owned by the Association. If the Managers chooses not to provide for the buildup of reserves for a particular anticipated expenditure or if the buildup of reserves that the Managers provide for in the budget does not result in sufficient funds to pay for the expenditure when the expenditure must be made, then (i) neither the Managers nor any of its past or present members shall be liable to the Association or the Owners for failing to provide for sufficient reserves and (ii) the Managers shall have the right and power to either levy a separate or special assessment to raise the funds to pay the expenditure or to borrow funds to pay the expenditure and repay the borrowed funds out of future assessments, separate assessments or special assessments.

6.07 INITIAL CAPITAL CONTRIBUTION: Upon the closing of the sale of each Dwelling Unit improved with a Home by the Declarant to a purchaser for value, the purchasing Owner shall make a capital contribution to the Association in an amount equal to three (3)

monthly installments of the then current monthly assessment allocable to the Dwelling Unit and an amount equal to the current annual first and extended coverage insurance premium allocable to the Dwelling Unit, which amounts shall be held and used by the Association for its working capital needs (and not as an advance payment of assessments). In addition, the purchasing Owner shall pay to the Association the sum of One Hundred Dollars ($100.00), which shall be added to the Capital Reserve.

6.08 PAYMENT OF ASSESSMENTS: Assessments levied by the Association shall be collected from each Owner by the Association and shall be a lien on the Owner's Dwelling Unit and also shall be a personal obligation of the Owner in favor of the Association, all as more fully set forth in Article Seven.

ARTICLE SEVEN
Collection of Charges and Remedies for Breach or Violation

7.01 CREATION OF LIEN AND PERSONAL OBLIGATION: The Declarant hereby covenants, and each Owner of a Dwelling Unit by acceptance of a deed therefor (whether or not it shall be so expressed in any such deed or other conveyance) shall be and is deemed to covenant and hereby agrees to pay to the Association all Charges made with respect to the Owner or the Owner's Dwelling Unit. Each Charge, together with interest thereon and reasonable costs of collection, if any, as hereinafter provided, shall be a continuing lien upon the Dwelling Unit against which such Charge is made and also shall be the personal obligation of the Owner of the Dwelling Unit at the time when the Charge becomes due. The lien or personal obligation created under this Section shall be in favor of and shall be enforceable by the Association.

7.02 COLLECTION OF CHARGES: The Association shall collect from each Owner all Charges payable by such Owner under this Declaration.

7.03 NON-PAYMENT OF CHARGES: Any Charge which is not paid to the Association when due shall be deemed delinquent. Any Charge which is delinquent for fifteen (15) days or more shall bear interest at the rate of eighteen percent (18%) per annum or the maximum rate permitted by law, whichever is less, from the due date to the date when paid. The Association may (i) bring an action against the Owner personally obligated to pay the Charge to recover the Charge (together with interest, costs and reasonable attorney's fees for any such action, which shall be added to the amount of the Charge and included in any judgment rendered in such action), and (ii) enforce and foreclose any lien which it has or which may exist for its benefit. In addition, the Managers may add a reasonable late fee to any installment of an assessment which is not paid within fifteen (15) days of its due date. No Owner may waive or otherwise escape personal liability for the Charges hereunder by nonuse of the Common Area or by abandonment or transfer of his Dwelling Unit.

7.04 LIEN FOR CHARGES SUBORDINATED TO MORTGAGES: The lien for Charges, provided for in Section 7.01, shall be subordinate to the First Mortgagee's mortgage on the Dwelling Unit which was Recorded prior to the date that any such Charge became due. Except as hereinafter provided, the lien for Charges, provided for in Section 7.01, shall not be affected by any sale or transfer of a Dwelling Unit. Where title to a Dwelling Unit is transferred

pursuant to a decree of foreclosure of the First Mortgagee's mortgage or by deed or assignment in lieu of foreclosure of the First Mortgagee's mortgage, such transfer of title shall extinguish the lien for unpaid Charges which became due prior to the date of the transfer of title. However, the transferee of the Dwelling Unit shall be personally liable for his share of the Charges with respect to which a lien against his Dwelling Unit has been extinguished pursuant to the preceding sentence where such Charges are reallocated among all the Owners pursuant to a subsequently adopted annual or revised Common Assessment or special assessment, and non-payment thereof shall result in a lien against the transferee's Dwelling Unit, as provided in this Article.

7.05 SELF-HELP BY MANAGERS: In the event of a violation or breach by an Owner of the provisions, covenants or restrictions of the Declaration, the Operating Agreement, or rules or regulations of the Managers, where such violation or breach may be cured or abated by affirmative action, then the Managers, upon not less than ten (10) days' prior written notice to the Owner, shall have the right to enter upon that part of the Premises where the violation or breach exists to remove or rectify the violation or breach; provided, that, if the violation or breach exists within a Home, judicial proceedings must be instituted before any items of construction can be altered or demolished.

7.06 OTHER REMEDIES OF THE MANAGERS: In addition to or in conjunction with the remedies set forth above, to enforce any of the provisions contained in this Declaration or any rules and regulations adopted hereunder the Managers may levy a fine or the Managers may bring an action at law or in equity in the name of the Association against any person or persons violating or attempting to violate any such provision, either to restrain such violation, require performance thereof, to recover sums due or payable (including fines) or to recover damages, and against the Dwelling Unit to enforce any lien created hereunder; and failure by the Association to enforce any provision shall in no event be deemed a waiver of the right to do so thereafter.

7.07 COSTS AND EXPENSES: All costs and expenses incurred by the Managers in connection with any action, proceedings or self-help in connection with exercise of its or their rights and remedies under this Article, including, without limitation, court costs, attorneys' fees and all other fees and expenses, and all damages, liquidated or otherwise, together with interest thereon at the rate of eighteen percent (18%) per annum or the maximum rate permitted by law, whichever is less, until paid, shall be charged to and assessed against the defaulting Owner, and the Association shall have a lien for all the same, upon his Dwelling Unit as provided in Section 7.01.

7.08 ENFORCEMENT BY OWNERS: Enforcement of the provisions contained in this Declaration and the rules and regulations adopted hereunder may be by any proceeding at law or in equity by any aggrieved Owner against any person or persons violating or attempting to violate any such provisions, either to restrain such violation or to recover damages, and against a Dwelling Unit to enforce any lien created hereunder.

7.09 ENFORCEMENT BY DECLARANT: The Declarant is hereby granted the right, but shall not be obligated, to enforce covenants and obligations of the Association or the Owners hereunder. If the Association or one or more Owners fail to comply with any covenants and obligations hereunder, the Declarant shall have the right (but shall not be obligated) to give notice to the Association or the offending Owner or Owners of its, his or their failure to perform

its, his or their obligations. If such notice is given and the Association or the offending Owner or Owners do not perform as provided hereunder within thirty (30) days after the giving of such notice, then the Declarant may (but shall not be obligated to) enter upon the Premises and perform any and all work which it deems necessary and appropriate, either directly or through contractors engaged by the Declarant. The Association or the offending Owner or Owners shall, upon demand, reimburse the Declarant for the reasonable cost of such work, plus interest, at the rate of two percent (2%) above the "prime rate" of interest as published from time to time in the Wall Street Journal, from the date incurred and paid by the Declarant through the date the Declarant is reimbursed for such cost, and if payment is not made within thirty (30) days after demand, then the amount due, plus reasonable costs of collection, including reasonable attorneys' fees, shall become a lien on the property of the offending Owner or Owners or, in the case of the Association, the property of the Association, effective as of the date on which such work was completed; provided, however, that such lien shall be subordinate to the lien of any first mortgage on a Lot Recorded prior to the date on which any such cost becomes a lien against the Lot as provided above. Any amount payable by the Association to the Declaration pursuant to this Section 7.09 may, at the Declarant's sole option, be subtracted from any amount payable by the Declarant to the Association under Section 6.02.

7.10 ENFORCEMENT BY MUNICIPALITY: The Municipality is hereby granted the right, but shall not be obligated, to enforce the covenants and obligations of the Association and each Owner hereunder. Without limiting the foregoing, in the event that the Association fails to perform any maintenance or repair work required to be performed by the Association hereunder and such failure continues for more than ten (10) days after the Municipality delivers written notice thereof to the Association, the Municipality shall have the right, but not the obligation, to enter upon the Premises to perform any such maintenance and/or repair work. In the event the Municipality elects to perform maintenance or repair work as provided in the preceding sentence, the Association shall, upon demand, reimburse the Municipality for the costs and expenses incurred by the Municipality in the performance of such maintenance and/or repair work, including compensation for staff time and the use of equipment owned by the Municipality, as well as materials, outside services and attorney's fees, all as applicable. In the event the Association fails to pay the amount due to the Municipality within thirty (30) days after demand, the Municipality shall have the right to levy an assessment on each Lot for the costs and expenses incurred by it in the performance of such maintenance and/or repair work, to the same extent and as fully as the Association has the right and power to do so pursuant the provisions of this Declaration, and such amount due shall become a lien against each Lot effective as of the date on which such work was completed; provided, however, that such lien shall be subordinate to the lien of any first mortgage on a Lot Recorded prior to the date on which any such cost becomes a lien against the Lot as provided above. Should any Owner fail to timely pay to the Municipality the Owner's portion of any assessment levied pursuant to this paragraph, the Municipality shall have all rights, powers, privileges and remedies granted to the Association by this Declaration, and any other remedies provided by law.

ARTICLE EIGHT
Use Restrictions

8.01 INDUSTRY/SIGNS: No industry, business, trade, occupation or profession of any kind shall be conducted, maintained or permitted on any part of the Common Area nor shall any

"For Sale" or "For Rent" signs or any other advertising be maintained or permitted on any part of the Common Area or any Home Exterior, except as permitted by the Managers or as permitted under Article Nine.

8.02 UNSIGHTLY USES: No clothes, sheets, blankets, laundry of any kind or other articles shall be hung out on any portion of any Home Exterior or the Common Area. The Premises shall be kept free and clear of all rubbish, debris and other unsightly materials and no waste shall be committed thereon. The Managers shall have the right to adopt reasonable rules and regulations concerning window treatment or other decorating within a Home which is visible from outside the Home.

8.03 SATELLITE DISHES/ANTENNAE: Subject to applicable federal, state and local regulations, laws and ordinances, no television antenna, radio receiver or transmitter or other similar device shall be attached to or installed on any portion of any Home Exterior or the Common Area without the prior written approval of the Managers.

8.04 RESIDENTIAL USE ONLY:

(a) Except as provided in Article Nine or in subsections (b) and (c) of this Section, each Home shall be used only as a residence and no industrial business, trade, occupation or profession of any kind shall be conducted, maintained or permitted on any part of the Premises.

(b) No Resident shall be precluded with respect to his Home, from (i) maintaining a personal professional library, (ii) keeping his personal business records or accounts therein, or (iii) handling his personal business or professional calls or correspondence therefrom.

(c) To the extent permitted under applicable laws and ordinances, a Resident may conduct an in-home business in a Home.

8.05 PARKING:

(a) There shall be no parking in the drive aisles which serve the homes.

(b) Unless expressly permitted by the Managers, no boat, truck (other than a pickup truck which is used as a personal vehicle), recreational vehicle, trailer, commercial vehicle or other similar vehicle shall be parked or stored on any portion of the Premises (other than a garage which is part of a Home). Except for emergencies, no repairs or maintenance work shall be performed on any vehicle on the Premises (other than within a garage).

(c) The parking of vehicles on the Premises shall be subject to rules and regulations adopted by the Managers from time to time, which rules and regulations may provide for the removal of any violating vehicles at the vehicle owner's expense or for the imposition of a fine for a violation of the rules and regulations.

8.06 OBSTRUCTIONS: Except as permitted under Section 9.03 there shall be no obstruction of the Common Area, and nothing shall be stored in the Common Area without the prior written consent of the Managers.

8.07 PETS: No animal of any kind shall be raised, bred or kept in the Common Area. The Managers may from time to time adopt rules and regulations governing the (a) keeping of pets in the Home, which may include prohibiting certain species of pets from being kept in the Home, and (b) use of the Common Area by pets, including, without limitation, rules and regulations which require an Owner to clean up after his pet. Any pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the Premises upon three (3) days written notice from the Managers to the Owner of the Home containing such pet and the decision of the Managers shall be final.

8.08 NO NUISANCE: No noxious or offensive activity shall be carried on in the Premises nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the Residents.

8.09 STRUCTURAL IMPAIRMENT: Nothing shall be done in, on or to any part of the Premises which would impair the structural integrity of any Home located thereon.

8.10 WATERING: The Managers may adopt rules and regulations governing the watering of grass, shrubs, trees and other foliage on the Common Areas. Without limiting the foregoing, the Managers may require the Owner of a particular Dwelling Unit to be responsible for watering specific portions of the Common Area as designated from time to time by the Managers.

8.11 BALCONIES / GRILLS: The use and placement of grills and other seasonal items on balconies shall be subject to applicable ordinances of the Municipality and rules and regulations adopted by the Managers from time to time. Without limiting the foregoing, the use of charcoal grills on balconies is prohibited.

8.12 USE AFFECTING INSURANCE: Nothing shall be done or kept in any Home or on the Common Areas which will increase the rate of insurance on the Premises, without prior written consent of the Managers. No Owner shall permit anything to be done or kept in his Home on the Common Areas which will result in the cancellation of insurance on the Premises or which would be in violation of any law.

8.13 GARBAGE/REFUSE: All garbage and refuse shall be deposited in such areas and in such receptacles as shall be designated from time to time by the Managers or the Municipality. Without limiting the foregoing garbage bins shall be stored in the garage of a Home except during the evening on the day prior to the day that garbage is collected and during the day on which garbage is collected.

8.14 RECREATIONAL EQUIPMENT AND FACILITIES: No swing set, basketball hoop, playground equipment or other temporary or permanent recreational equipment or facilities shall be permitted on any portion of the Premises, unless otherwise approved, in writing, by the Managers, in their sole discretion.

8.15 DISCLOSURE REGARDING USE OF GAS POWERED LEAF BLOWERS: Pursuant to Section 16-51 of the Village of Northbrook Municipal Code, the operation of

backpack and handheld portable gas-powered leaf blowers is prohibited within the Municipality, with the exception of the periods between April 1 to April 30 and October 1 to November 30 of each calendar year. This prohibition extends to and includes electrically operated leaf blowers powered by gas-powered portable electric generators.

ARTICLE NINE
Declarant's Reserved Rights and Special Provisions Covering Development Period

9.01 IN GENERAL: In addition to any rights or powers reserved to the Declarant under the provisions of this Declaration or the Operating Agreement, the Declarant shall have the rights and powers set forth in this Article. Anything in this Declaration or the Operating Agreement to the contrary notwithstanding, the provisions set forth in this Article shall govern. Except as otherwise provided in this Article, the rights reserved to the Declarant in this Article shall terminate one (1) year from such time as the Declarant is no longer vested with or in control of title to any portion of the Development Area ("Declarant Rights Period").

9.02 PROMOTION OF PROJECT: The Declarant shall have the right and power, within its sole discretion, to (i) construct such temporary or permanent improvements, or to do such acts or other things in, on, or to the Premises as the Declarant may, from time to time, determine to be necessary or advisable, (ii) construct and maintain model homes, sales or leasing offices, parking areas, advertising signs, lighting and banners, or other promotional facilities at such locations and in such forms as the Declarant may deem advisable and to use such model homes (including model homes which are sold and leased back to the Declarant), sales or leasing offices or other facilities for the purpose of selling or leasing Homes on the Development Area or at other properties in the general location of the Development Area which are being offered for sale by the Declarant or any of its affiliates, without the payment of any fee or charge whatsoever to the Association. Declarant, its agents, prospective purchasers and tenants, shall have the right of ingress, egress and parking in and through, and the right to use and enjoy the Common Area, at any and all reasonable times without fee or charge. The Declarant shall have the right and power to lease any Home owned by it to any person or entity which it deems appropriate in its sole discretion and it need not comply with the provisions of Section 2.15.

9.03 CONSTRUCTION ON PREMISES: In connection with the construction of improvements to any part of the Premises, the Declarant, its agents and contractors, shall have the right, at the Declarant's own expense, (but shall not be obligated) to make such alterations, additions or improvements to any part of the Premises including, without limitation, the construction, reconstruction or alteration of any temporary or permanent improvements to any structure which shall contain Homes or the Common Area which the Declarant deems, in its sole discretion, to be necessary or advisable, and the landscaping, sodding or planting and replanting of any unimproved portions of the Premises. In connection with the rights provided in the preceding sentence, the Declarant, its agents and contractors, shall have the right of ingress, egress and parking on the Premises and the right to store dirt, construction equipment and materials on the Premises without the payment of any fee or charge whatsoever.

9.04 GRANT OF EASEMENTS AND DEDICATIONS: Declarant shall have the right to dedicate portions of the Common Area to the County, Municipality or other governmental

authority which has jurisdiction over such portions. Declarant shall also have the right to reserve or grant easements over the Common Area to any governmental authority, public utility or private utility for the installation and maintenance of electrical and telephone conduit and lines, gas, sewer, water lines and cable television, or any other utility services serving any Dwelling Unit.

9.05 DECLARANT CONTROL OF ASSOCIATION: Prior to the Turnover Date, the Managers shall be the Declarant, or one or more entities or persons designated by the Declarant from time to time who need not be Owners or Voting Members. Initially the Declarant shall be the sole Manager. The rights and powers of the Declarant to manage the affairs of the Association, or designate the Managers of the Association shall terminate on the first to occur of (i) such time as Declarant no longer holds or controls title to any portion of the Development Area, (ii) the giving of written notice by Declarant to the Association of Declarant's election to terminate such rights, (iii) ten (10) years from the date of Recording hereof, or (iv) such other date as prescribed by statute. The date on which the Declarant's rights under this Section shall terminate shall be referred to as the "Turnover Date". From and after the Turnover Date, the Managers shall be constituted and elected as provided in the Operating Agreement. Prior to the Turnover Date, all of the voting rights at each meeting of the Owners shall be vested exclusively in the Declarant and the Owners shall have no voting rights.

9.06 OTHER RIGHTS: The Declarant shall have the right and power to execute all documents and do all other acts and things affecting the Premises which, in Declarant's opinion, are necessary or desirable in connection with the rights of Declarant under this Declaration.

9.07 ASSIGNMENT BY DECLARANT: Any and all rights which are specified in this Declaration to be rights of the Declarant are mortgageable, pledgeable, assignable or transferable. Any successor to, or assignee of, the rights of the Declarant hereunder (whether as the result of voluntary assignment, foreclosure, assignment in lieu of foreclosure, or otherwise) shall hold or be entitled to exercise the rights of Declarant hereunder as fully as if named as such party herein. No such successor assignee of the rights of Declarant hereunder shall have or incur any liability for the acts of any other party which previously exercised or subsequently shall exercise such rights.

9.08 ARCHITECTURAL CONTROLS: Prior to such time as the Declarant no longer holds or controls title to any portion of the Development Area, no additions, alterations or improvements (including, without limitation, changes in the exterior color of a Home or construction or installation of a shed, outbuilding, deck, patio, terrace, antennae, satellite dish or similar changes) shall be made to the exterior of any Home or any part of the Home which is visible from outside the Home by an Owner without the prior written consent of the Declarant. If an addition, alteration or improvement which requires Declarant approval hereunder is made to a Home without the prior written consent of the Declarant, then the Declarant may seek injunctive relief to cause the Owner to cease construction of and/or remove the addition, alteration or improvement. Declarant’s decision to approve or disapprove an alteration, addition or improvement in one instance shall not in any way create or establish a precedent for how the Declarant must respond to a request for an alteration, addition or improvement subsequently made, it being understood that circumstances, situations and standards may change and the

Declarant reserves the right and power to grant or deny requests as Declarant believes are appropriate in Declarant's sole and absolute discretion.

9.09 MATTERS AFFECTING COMMON AREA: During the Declarant Rights Period, the Association shall not cause or permit a lien or encumbrance to be placed or imposed on any portion of any of the Common Area legally described in Section II.B. of Exhibit B attached hereto (each a "Common Area Lot") without the prior written consent of the Declarant. Any such lien or encumbrance placed or imposed on any portion of any Common Area Lot without Declarant's consent shall be null and void. In order to reflect or conform to a change in the Declarant's plan for the development, any time prior to the end of the Declarant Rights Period, the Declarant shall have the right and power to (i) Record a Special Amendment pursuant to Section 10.01(vi) to withdraw and remove any portion or portions of a Common Area Lot from the Common Area, and (ii) require the Association to convey such portion or portions of the Common Area Lot or Common Area Lots which are so withdrawn and removed from the Common Area to Declarant or its nominee, free and clear of any liens or encumbrances other than those created by or consented to by the Declarant pursuant to this Section.

ARTICLE TEN
Amendments

10.01 SPECIAL AMENDMENTS: Anything herein to the contrary notwithstanding, Declarant reserves the right and power to Record a special amendment ("Special Amendment") to this Declaration at any time and from time to time which amends this Declaration (i) to comply with requirements of the Fannie Mae, the Government National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Veteran's Administration, or any other governmental agency or any other public, quasi-public or private entity which performs (or may in the future perform) functions similar to those currently performed by such entities, (ii) to induce any of such agencies or entities to make, purchase, sell, insure, guarantee or otherwise deal with first mortgages covering Dwelling Units, (iii) to correct omissions, errors, ambiguities or inconsistencies in the Declaration or any Exhibit, (iv) to bring the Declaration into compliance with applicable laws, ordinances or governmental regulations and/or agreements with the Municipality, (v) to amend Exhibit A to include additional real estate, (vi) to reflect a change in the Declarant's Development Plan, (vii) to amend Exhibit B to withdraw and remove all, or any portion, of the Common Area Lots (as defined in Section 9.08), which upon the Recording hereof or in a Supplemental Declaration were designated as part of the Common Area, from the terms of the Declaration so that the portion or portions so withdrawn and removed shall no longer be Common Area hereunder, and/or (viii) to reflect the terms of the Easement Agreement, as may be amended from time to time. In furtherance of the foregoing, a power coupled with an interest is hereby reserved and granted to the Declarant to make or consent to a Special Amendment on behalf of each Owner. Each deed, mortgage, trust deed, other evidence of obligation, or other instrument affecting a Dwelling Unit and the acceptance thereof shall be deemed to be a grant and acknowledgment of, and a consent to the reservation of, the power to the Declarant to make, execute and Record Special Amendments. The right and power of the Declarant to record a Special Amendment hereunder shall terminate five (5) years after such time as Declarant no longer holds or controls title to a portion of the Development Area.

10.02 AMENDMENT: Subject to Section 10.01 and Article Eleven, the provisions of this Declaration may be amended, abolished, modified, enlarged, or otherwise changed in whole or in part by the affirmative vote of Voting Members representing at least Seventy-Five percent of the total votes or by an instrument consented to, in writing, executed by Owners of at least Seventy-Five Percent (75%) of the Dwelling Units; except, that (i) the provisions of this Section 10.02 may be amended only by an instrument executed by all of the Owners and all First Mortgagees, (ii) until such time as the rights and powers of the Declarant under Article Nine terminate, the provisions of Article Nine, Article Fourteen or any provisions of this Declaration relating to the rights and powers of the Declarant may only be amended with the written consent of the Declarant, (iii) no amendment which affects the rights of the Municipality shall be effective unless the Municipality has given its prior written consent thereto, and (iv) any amendment which would result in a violation of the requirements of the Municipality's Subdivision Code shall not be effective. No amendment which removes Premises from the provisions of this Declaration shall be effective if as a result of such removal, an Owner of a Dwelling Unit shall no longer have the legal access to a public way from his Dwelling Unit. No amendment shall become effective until properly Recorded.

ARTICLE ELEVEN
First Mortgagees Rights

11.01 NOTICE TO FIRST MORTGAGEES: Upon the specific, written request of First Mortgagee or the insurer or guarantor of a First Mortgagee's mortgage, such party shall receive some or all of the following:

(a) Copies of budgets, notices of assessment, or any other notices or statements provided under this Declaration by the Association to the Owner of the Dwelling Unit covered by the First Mortgagee's mortgage;

(b) Any audited or unaudited financial statements of the Association which are prepared for the Association and distributed to the Owners; provided, that, if an audited statement is not available, then upon the written request of the holder, insurer or guarantor of a Mortgage, the Association shall permit such party to have an audited statement for the preceding fiscal year of the Association prepared at such party's expense;

(c) Copies of notices of meetings of the Owners;

(d) Notice of any proposed action that requires the consent of a specified percentage of Eligible First Mortgagees;

(e) Notice of any substantial damage to any part of the Common Area or the Dwelling Unit subject to the First Mortgagee's mortgage;

(f) Notice of the commencement of any condemnation or eminent domain proceedings with respect to any part of the Common Area or the Dwelling Unit subject to the First Mortgagee's mortgage;

(g) Notice of any default by the Owner of the Dwelling Unit which is subject to the First Mortgagee's mortgage under this Declaration, the Operating Agreement or the rules and regulations of the Association which is not cured within 30 days of the date of the default;

(h) The right to examine the books and records of the Association at any reasonable times;

(i) In the case of a First Mortgagee, the right to be listed on the records of the Association as an "Eligible First Mortgagee" for purpose of Section 11.02 below; and

(j) A lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Association.

The request of any such party shall specify which of the above it desires to receive and shall indicate the address to which any notices or documents shall be sent by the Association.

11.02 CONSENT OF FIRST MORTGAGEES:

(a) In addition to any requirements or prerequisites provided for elsewhere in this Declaration, the consent of First Mortgagees holding, in the aggregate, the first mortgages on at least two-thirds (2/3) of the Dwelling Units (by number) which are subject to first mortgages held by First Mortgagees which specifically request to be treated as "Eligible First Mortgagees" under Section 11.01(i) above will be required for the Association to do or permit to be done any of the following:

(1) Adoption of an amendment to this Declaration which (i) changes Article Six or otherwise changes the method of determining the monthly assessments or other Charges which may be levied against an Owner; (ii) changes Section 7.04 or Article Ten, (iii) changes this Article Eleven, Article Twelve or any other provision of this Declaration or by Operating Agreement which specifically grants rights to First Mortgagees, (iv) materially changes insurance and fidelity bond requirements, (v) changes voting rights, or (vi) imposes a right of first refusal or similar restriction on the right of an Owner to sell, transfer or otherwise convey his Dwelling Unit;

(2) The withdrawal of the Premises from the provisions of this Declaration; provided, that, such consent of Eligible First Mortgagees will not be required with respect to any action under (1) above which occurs as a result of any action taken pursuant to Article Twelve.

(b) Whenever required, the consent of an Eligible First Mortgagee shall be deemed granted unless the party seeking the consent is advised to the contrary, in writing, by the Eligible First Mortgagee within sixty (60) days after making the request for consent.

11.03 INSURANCE PROCEEDS/CONDEMNATION AWARDS: In the event of (i) any distribution of any insurance proceeds hereunder as a result of damage to, or destruction of, any part of the Premises or (ii) any distribution of the proceeds of any award or settlement as a

result of condemnation or eminent domain proceedings with respect to any part of the Common Area, any such distribution shall be made to the Owners and their respective First Mortgagees, as their interests may appear, and no Owner or other party shall be entitled to priority over the First Mortgagee of a Dwelling Unit with respect to any such distribution to or with respect to such Dwelling Unit; provided, that, nothing in this Section shall be construed to deny to the Association the right (i) to apply insurance proceeds to repair or replace damaged improvements or (ii) to apply proceeds of any award or settlement as a result of eminent domain proceedings as provided in Article Four.

ARTICLE TWELVE
Annexing Additional Property

12.01 IN GENERAL: Declarant reserves the right at any time and from time to time prior to ten (10) years from the date of Recording of this Declaration to annex, add and subject additional portions of the Development Area to the provisions of this Declaration as additional Premises by recording a supplement to this Declaration (a "Supplemental Declaration"), as hereinafter provided. Any portion of the Development Area which is subjected to this Declaration by a Supplemental Declaration shall be referred to as "Added Premises"; any portion of any Added Premises which is made part of the Common Area shall be referred to as "Added Common Area"; and any Dwelling Units contained in the Added Premises shall be referred to as "Added Dwelling Units". After the expiration of said ten (10) year period, Declarant may exercise the rights described herein to annex, add and subject additional portions of the Development Area to the provisions of this Declaration, provided that the consent the Owners (by number) of two-thirds (2/3) of all Dwelling Units then subject to this Declaration is first obtained.

12.02 POWER TO AMEND: Declarant hereby retains the right and power to Record a Supplemental Declaration, at any time and from time to time as provided in Section 12.01, which amends or supplements Exhibit B. Exhibit B may only be amended or supplemented pursuant to this Article to add portions of the Development Area to Exhibit B and shall not be amended to reduce or remove any real estate which is described in Exhibit B immediately prior to the Recording of such Supplemental Declaration. A Supplemental Declaration may contain such additional provisions affecting the use of the Added Premises or the rights and obligations of owners of any part or parts of the Added Premises as the Declarant deems necessary or appropriate.

12.03 EFFECT OF SUPPLEMENTAL DECLARATION: Upon the Recording of a Supplemental Declaration by Declarant which annexes and subjects Added Premises, Added Common Area, or Added Dwelling Units to this Declaration, as provided in this Article, then:

(a) The easements, restrictions, conditions, covenants, reservations, liens, charges, rights, benefits and privileges set forth and described herein shall run with and bind the Added Premises and inure to the benefit of and be binding on any Person having at any time any interest or estate in the Added Premises in the same manner, to the same extent and with the same force and effect that this Declaration applies to the Premises, and Persons having an interest or estate in the Premises, subjected to this Declaration prior to the date of the Recording of the Supplemental Declaration;

(b) Every Owner of an Added Dwelling Unit shall be a member of the Association on the same terms and subject to the same qualifications and limitations as those members who are Owners of Dwelling Units immediately prior to the Recording of such Supplemental Declaration;

(c) In all other respects, all of the provisions of this Declaration shall include and apply to the Added Premises (including the Added Common Area or the Added Dwelling Units, if any) made subject to this Declaration by any such Supplemental Declaration and the Owners, First Mortgagees, and lessees thereof, with equal meaning and of like force and effect and the same as if such Added Premises were subjected to this Declaration at the time of the Recording hereof;

(d) The Recording of each Supplemental Declaration shall not alter the amount of the lien for any Charges made to a Dwelling Unit or its Owner prior to such Recording;

(e) The Declarant shall have and enjoy with respect to the Added Premises all rights, powers and easements reserved by the Declarant in this Declaration, plus any additional rights, powers and easements set forth in the Supplemental Declaration; and

(f) Each Owner of an Added Dwelling Unit which is subject to assessment hereunder shall be responsible for the payment of the assessment pursuant to Section 6.02(b) or Section 6.08, but shall not be responsible for the payment of any special assessment which was levied prior to the time that the Added Dwelling Unit became subject to assessment hereunder.

ARTICLE THIRTEEN
Party Walls

13.01 PARTY WALL: Every wall, including the foundations therefor, which is built as a part of the original construction of a building and placed on the boundary line between separate Homes shall constitute and be a "Party Wall", and the Owner of a Dwelling Unit immediately adjacent to a Party Wall shall have the obligation and be entitled to the rights and privileges of these covenants and, to the extent not inconsistent herewith, the general rules of law regarding party walls.

13.02 RIGHTS IN PARTY WALL: Each Owner of a Dwelling Unit, which is adjacent to a Party Wall, shall have the right to use the Party Wall for support of the structure originally constructed thereon and all replacements thereof and shall have the right to keep, maintain, repair and replace therein all pipes, conduit, and ducts originally located therein and all replacements thereof.

13.03 DAMAGE TO PARTY WALL:

(a) If any Party Wall is damaged or destroyed through the act or acts of any Owner of a Dwelling Unit which is adjacent to such Party Wall, or his agents, servants, tenants, guests, invitees, licensees, or members of his family, whether such act is willful, negligent or accidental, such Owner shall, with prior notice to the Association and the Owner of the other adjoining

Dwelling Unit, forthwith proceed to rebuild or repair the same to as good a condition as in which such Party Wall existed prior to such damage or destruction without costs therefor to the Owner of the other adjoining Dwelling Unit.

(b) Any Party Wall damaged or destroyed by some act or event other than one caused by the Owner of a Dwelling Unit which is adjacent to such Party Wall, or his agents, servants, tenants, guests, invitees, licensees, or members of his family, shall be rebuilt or repaired by the Owners of the adjacent Dwelling Units to as good a condition as in which such Party Wall existed prior to such damage or destruction at joint and equal expense of such Owners, and as promptly as is reasonably possible; provided that the cost of repairing or replacing any portion thereof which is part of a Home Exterior with respect to which the Association is responsible for furnishing maintenance, repairs or replacements hereunder shall be paid by the Association as a Common Expense to the extent not covered by insurance.

(c) In the event that any Owner shall fail, within a reasonable time after the occurrence of damage or destruction referred to in this Section, to perform the necessary repair or rebuilding, then, the Managers may cause such repairs or rebuilding to be performed in the manner as provided in this Section and the cost thereof shall be charged to such Owner as his personal obligation and shall be a continuing lien on the Owner's Dwelling Unit.

13.04 CHANGE IN PARTY WALL: Any Owner of a Dwelling Unit who proposes to modify, rebuild, repair or make additions to any structure upon his Dwelling Unit in any manner which requires the extension, alteration or modification of any Party Wall shall first obtain the written consent thereto, as to said Party Wall, of the Owner of the other adjacent Dwelling Unit and the Managers, in addition to meeting any other requirements which may apply including, without limitation, those of the Municipality. In the event that a Party Wall is altered, regardless of whether all required consents have been obtained, any express or implied warranties made by the Declarant or the Original Declarant concerning the structural integrity of the Party Wall or either of the Homes adjacent to the Party Wall shall be null and void and the Owner who alters the Party Wall shall be responsible for any and all damage caused to either of the adjacent Homes or improvements thereto.

13.05 ARBITRATION: In the event of a disagreement between Owners of Dwelling Units adjoining a Party Wall with respect to their respective rights or obligations as to such Party Wall, upon the written request of either of said Owners to the other the matter shall be submitted to the Managers and the decision of the Managers shall be final and binding.

ARTICLE FOURTEEN
Miscellaneous

14.01 NOTICES: Any notice required to be sent to any Owner under the provisions of this Declaration or the Operating Agreement shall be deemed to have been properly sent if (i) mailed, postage prepaid, to his or its last known address as it appears on the records of the Association at the time of such mailing, (ii) transmitted by facsimile or e-mail to his or its facsimile number or e-mail address as either appears on the records of the Association at the time of such transmittal, or (iii) when personally delivered to his or its Home. The date of mailing, or

the date of transmission if the notice is sent by facsimile or e-mail, shall be deemed the date of service.

14.02 CAPTIONS: The Article and Section headings are intended for convenience only and shall not be construed with any substantive effect in this Declaration. In the event of any conflict between statements made in recitals to this Declaration and the provisions contained in the body of this Declaration, the provisions in the body of this Declaration shall govern.

14.03 SEVERABILITY: Invalidation of all or any portion of any of the easements, restrictions, covenants, conditions, or reservations, by legislation, judgment or court order shall in no way affect any other provisions of this Declaration which shall, and all other provisions, remain in full force and effect.

14.04 PERPETUITIES AND OTHER INVALIDITY: If any of the options, privileges, covenants or rights created by this Declaration would otherwise be unlawful or void for violation of (a) the rule against perpetuities or some analogous statutory provision, (b) the rule restricting restraints on alienation, or (c) any other statutory or common law rules imposing time limits, then such provisions shall continue only until twenty-one (21) years after the death of the survivor of the now living lawful descendants of the President of the United States at the time this Declaration is Recorded.

14.05 TITLE HOLDING LAND TRUST: In the event title to any Dwelling Unit is held by a title holding trust, under the terms of which all powers of management, operation and control of the Dwelling Unit remain vested in the trust beneficiary or beneficiaries, then the beneficiaries thereunder from time to time shall be responsible for payment of all Charges and for the performance of all agreements, covenants and undertakings chargeable or created under this Declaration against such Dwelling Unit. No claim shall be made against any such title holding trustee personally for payment of any lien or obligation hereunder created and the trustee shall not be obligated to sequester funds or trust property to apply in whole or in part against such lien or obligation. The amount of such lien or obligation shall continue to be a charge or lien upon the Dwelling Unit and the beneficiaries of such trust notwithstanding any transfers of the beneficial interest of any such trust or any transfers of title to such Dwelling Unit.

14.06 WAIVER OF IMPLIED WARRANTY OF HABITABILITY AND OTHER WARRANTIES: Illinois courts have held that every contract for the construction of a new home in Illinois carries with it a warranty that when completed, the home will be free of defects and will be fit for its intended use as a home. The courts have also held that this "Implied Warranty of Habitability" does not have to be in writing to be a part of the contract and that it covers not only structural and mechanical defects such as may be found in the foundation, roof, masonry, heating, electrical and plumbing, but it also covers any defect in workmanship which may not easily be seen by the buyer. However, the courts have also held that a seller-builder and buyer may agree in writing that the Implied Warranty of Habitability is not included as a part of their particular contract. Each buyer of a Home from Declarant agreed in the purchase contract that the Declarant has excluded and disclaimed the Implied Warranty of Habitability and all other implied warranties, whether created judicially, statutorily or by common law, including the implied warranty of fitness for a particular purpose. Such exclusion and disclaimer shall apply to and bind any subsequent Owner of a Home and, accordingly, no Owner of a Home shall have the

right to assert a claim against Declarant for a breach of the Implied Warranty of Habitability or any other implied warranty.

Dated: _____, 202_

DECLARANT:

Northbrook Row LLC, an Illinois limited liability company

By: Lexington Homes L.L.C., an Illinois limited liability company, Manager

By: Lexington Homes Illinois Inc., an Illinois corporation, Manager

By: _____
_____, Authorized Signatory

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, a Notary Public in and for said County and State, do hereby certify that _____, an authorized signatory for Lexington Homes Illinois Inc., which is the manager of Lexington Homes L.L.C., which is the manager of Northbrook Row LLC, an Illinois limited liability company (the "Company"), appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this ____ day of _____, 202_.

_____
Notary Public

CONSENT OF MORTGAGEE

_____, as holder of a mortgage dated _____, and recorded in the office of the Recorder of Deeds of Cook County, Illinois, on _____, as Document No. _____, with respect to the Premises, hereby consents to the recording of the Declaration to which this Consent is attached and agrees that its mortgage shall be subject to the terms of this Declaration, as supplemented and amended from time to time.

Dated: _____, 202_

_____

By:_____
Its_____

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

The undersigned, a Notary Public in and for said County and State, do hereby certify that _____ the _____of _____ (the "Mortgagee"), appeared before me this day in person and acknowledged that [he][she] signed, sealed and delivered said instrument as [his][her] free and voluntary act, and as the free and voluntary act of the Mortgagee, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this ___ day of _____, 202_.

_____
Notary Public

EXHIBIT A TO
DECLARATION FOR NORTHBROOK ROW

The Development Area

[To be completed prior to recording]

All Lots and Outlots in the Northbrook Row Subdivision, being a subdivision _____, in Cook County, Illinois, pursuant to the plat thereof recorded in Cook County, Illinois, on _____, 202_, as Document _____.

PINs: 04-15-102-002-0000 and 04-15-102-003-0000

EXHIBIT B TO
DECLARATION FOR NORTHBROOK ROW

The Premises

[To be completed prior to recording]

I. Dwelling Units:

A. Townhome Lots:

Lots _____, both inclusive, in Northbrook Row Subdivision, being a subdivision _____, in Cook County, Illinois, pursuant to the plat thereof recorded in Cook County, Illinois, on _____, 202_, as Document _____. (the "Northbrook Row Subdivision").

B. Townhome Parcels:

The following described lots shall be divided into Townhome Parcels as described in Section 1.28 of the Declaration to which this exhibit is attached:

Lots 6 through 10, both inclusive, in Northbrook Row Subdivision.

II. Common Area:

A. All portions of each Dwelling Unit described in Section I. above, outside of the Homes on the Dwelling Unit.

B. Lot 11 in Northbrook Row Subdivision.

EXHIBIT C TO
DECLARATION FOR NORTHBROOK ROW

Operating Agreement

[See attached]

OPERATING AGREEMENT
OF
NORTHBROOK ROW TOWNHOME OWNERS ASSOCIATION, LLC

This Operating Agreement is entered into as of _____, 202_, in Chicago, Illinois, between Northbrook Row Townhome Owners Association, LLC, an Illinois limited liability company (the "Association"), and Northbrook Row LLC, an Illinois limited liability company, its sole Member (sometimes referred to herein as the "Declarant").

A. Articles of Organization for the Association were filed with the Secretary of State of Illinois on _____, 202_; and

B. Declarant desires to set forth the terms and conditions governing the management, operation and affairs of the Association.

THEREFORE, in consideration of the mutual promises contained herein, and for other good and valuable consideration, the sufficiency of which are hereby acknowledged, the parties agree as follows:

ARTICLE I
NAME OF ASSOCIATION

The full legal name of the Association is Northbrook Row Townhome Owners Association, LLC.

ARTICLE II
PURPOSE AND POWERS

2.01 PURPOSES: The purposes of the Association are to act on behalf of its Members collectively, as their governing body, with respect to the preservation, care, maintenance, replacement, improvement, enhancement, operation and administration of both real and personal property, for the promotion of the health, safety and welfare and the common use and enjoyment thereof by Members of the Association. This Operating Agreement is subject to the provisions of the Declaration for Northbrook Row Townhomes ("Declaration") recorded with the Office of the Recorder of Deeds for Cook County, Illinois, as amended or supplemented from time to time. All terms used herein (if not otherwise defined herein) shall have the meanings set forth in the Declaration.

2.02 POWERS: The Association shall have and exercise all powers as are now or may hereafter be granted by the Illinois Limited Liability Company Act (the "Act"), the Declaration and this Operating Agreement.

2.03 TAX STATUS. It is intended that the Association shall be treated as an association taxable as a corporation and, to the extent determined from time to time by the Board (as hereafter defined), shall elect to be treated as a "homeowners association" under Section 528 of the Internal Revenue Code, or any successor provision thereto.

ARTICLE III
OFFICES

3.01 REGISTERED OFFICE: The Association shall have and continuously maintain in the State of Illinois a registered office and a registered agent whose office is identical with such registered office, and may have other offices within or without the State of Illinois as the Board may from time to time determine.

3.02 PRINCIPAL OFFICE: The Association's principal office shall be maintained on the Development Area or at the office of the managing agent employed by the Association, if any.

ARTICLE IV
MEETINGS AND ACTIONS OF MEMBERS

4.01 MEMBERSHIP. The Owner from time to time of each Dwelling Unit shall automatically be a "Member" of the Association. There shall be one membership per Dwelling Unit. There shall be two (2) classes of membership. The Declarant shall be the "Class B Member" with respect to Dwelling Units which it owns from time to time. Each owner other than the Declarant shall be a "Class A Member" with respect to each Dwelling Unit the Owner Owns. Membership shall be appurtenant to and may not be separated from ownership of a Dwelling Unit. Ownership of a Dwelling Unit shall be the sole qualification for membership. A purchasing Owner shall give to the Association written notice of the change of ownership of a Dwelling Unit within ten (10) days after such change.

4.02 VOTING RIGHTS: Prior to the First Meeting (as defined in Section 4.04 below), the voting rights shall be vested exclusively in the Class B Member (the Declarant) and the Owners other than Declarant shall have no voting rights. From and after the First Meeting, all of the voting rights shall be vested in the Voting Members and each Voting Member who represents a Dwelling Unit owned by a Class A Member shall have one vote for each Dwelling Unit which the Voting Member represents, and the Declarant, as the Class B Member, shall have ten (10) votes for each Dwelling Unit which it owns or each Home which is planned to be built on each Lot (as shown on the Declarant's Development Plan). The Voting Members may vote in person or by proxy. All proxies shall be in writing, revocable, valid only for eleven (11) months from the date of execution and filed with the Secretary.

4.03 PLACE OF MEETING; QUORUM: Meetings of the Members shall be held at the principal office of the Association or at such other place in Cook County, Illinois, as may be designated in any notice of a meeting. All meetings shall be conducted in accordance with the rules and provisions set forth in Roberts Rules of Order as from time to time published. Voting Members representing at least twenty percent (20%) of the total votes shall constitute a quorum. However, in the event quorum is not met for a particular meeting, the number of Voting Members required for quorum for any subsequent meeting called for the same purpose shall be reduced by fifty percent (50%) and shall continue to be reduced by fifty percent (50%) until such time as quorum is met and a meeting can be held; provided that quorum shall not be reduced to less than five percent (5%). Unless otherwise expressly provided herein or in the Declaration, any action may be taken at any meeting of the Members at which a quorum is present upon the affirmative vote of a majority of the Voting Members present at such meeting, including any matter which, under the Act, would otherwise require the unanimous consent of the Members.

4.04 ANNUAL MEETINGS: The first meeting of the Members ("First Meeting") shall be held upon not less than twenty-one (21) days' written notice given by the Declarant to the Members. If not called earlier by the Declarant, the First Meeting shall be held no later than thirty (30) days after the Turnover Date. Thereafter, there shall be an annual meeting of the Members ("Annual Meeting") on the anniversary of the First Meeting, or at such other reasonable time or date (not more than thirty (30) days before or after such date) upon not less than twenty-one (21) days written notice given by the Board to the Members.

4.05 SPECIAL MEETINGS: A special meeting of the Members may be called at any time for the purpose of considering matters which, by the terms of the Declaration, require the approval of all or some of the Voting Members or for any other reasonable purpose. A special meeting shall be called by written notice to the Members by Declarant (prior to the First Meeting), a majority of the Board (after the First Meeting), or by twenty percent (20%) of the Voting Members (after the First Meeting), and delivered not less than twenty-one (21) days prior to the date fixed for said meeting. The notices shall specify the date, time, and place of the meeting and the matters to be considered.

4.06 NOTICE OF MEETINGS: Notices of meetings required to be given herein may be delivered either personally, by email to the address on file with the Association, or by using a "prescribed delivery method" (as defined in the Illinois Common Interest Community Association Act) to the Members, addressed to such Member at the address given by such Member to the Board for the purpose of service of such notice or to the Dwelling Unit of the Member, if no address has been given to the Board. A notice of meeting shall include an agenda of business and matters to be acted upon or considered at the meeting.

4.07 NO DUTY OWED BY MEMBERS: Except as otherwise provided herein or in the Declaration, a Member who is not also a Manager (as hereafter defined) owes no duty to the Association or to the other Members solely by reason of being a Member.

4.08 NO SERVICES DUE FROM MEMBERS: No Member shall be required to perform any services for the Association solely by reason of being a Member. No Member shall be entitled to any compensation for any services performed by such Member for the Association unless otherwise determined by the Board.

4.09 INDEMNIFICATION: The Association shall indemnify each Member for all authorized acts performed by such Member in respect of the Association, to the full extent permitted by the Act, but in no event for a Member's material breach of this Operating Agreement, criminal conduct, gross negligence or any fraudulent act committed by the Member.

ARTICLE V
BOARD OF MANAGERS

5.01 IN GENERAL: After the First Meeting, the affairs of the Association shall be vested in the board of managers (the "Board"), which shall consist of three (3) persons (each a "Manager" and, collectively, the "Managers"), or such other number of persons as shall be fixed from time to time by the affirmative vote of not less than fifty percent (50%) of the Voting Members.

5.02 DECLARANT AS MANAGER: Anything herein to the contrary notwithstanding, the Declarant shall be the sole Manager and sole member of the Board until the First Meeting.

5.03 DELIVERY OF DOCUMENTS: Within sixty (60) days of the First Meeting, the Declarant shall deliver to the Board:

(a) Original copies of the Declaration, this Operating Agreement and the Association's Articles of Organization and any other documents filed with the Secretary of State of the State of Illinois.

(b) An accounting of all receipts and expenditures made or received on behalf of the Association by the Declarant.

(c) All Association funds and bank accounts.

(d) A schedule of all personal property, equipment and fixtures belonging to the Association, including documents transferring the property to the Association.

5.04 ELECTION: At the First Meeting, the Voting Members shall elect a full Board to replace the Declarant as the sole Manager. The two (2) candidates receiving the greatest number of votes shall each serve a two-year term and the candidate receiving the next greatest number of votes shall each serve a one- year term. Thereafter, each Manager shall serve a two-year term. Each Manager shall hold office until his term expires or until his successor has been elected and qualified. Managers may succeed themselves in office. In all elections for Managers, each Class A Member shall be entitled to the number of votes equal to the number of Managers to be elected, and the Class B Member shall be entitled to the number of votes equal to the number of Managers to be elected times ten (10). Cumulative voting shall not be permitted for Class A Members, but cumulative voting shall be permitted for the Class B Member.

5.05 BOARD MEETINGS: After the First Meeting, regular meetings of the Board shall be held at such time and place as shall be determined at the Annual Meeting or, from time to time, by a majority of the Board, provided that (i) the Board shall hold its first meeting within thirty (30) days of the First Meeting, and (ii) not less than four (4) Board meetings shall be held during each fiscal year. Notice of regular meetings of the Board shall be given to each Manager, personally or by mail, at least two (2) days prior to the day named for any such meeting and such notice shall state the time and place of such regular meeting and such notice shall be posted conspicuously on the Premises so as to inform the Members of such meetings.

5.06 SPECIAL MEETINGS: After the First Meeting, a special meeting of the Board may be called by the President or at least one-third (l/3) of the Managers then serving.

5.07 WAIVER OF NOTICE: Before or at any meeting of the Board, any Manager may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Manager at any meeting of the Board shall be a waiver of notice by him of the time and place thereof. If all the Managers are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

5.08 QUORUM: A majority of the Managers serving from time to time shall constitute a quorum for the election of officers and for the transaction of business at any meeting of the Board, provided, that if less than a majority of the Managers are present at said meeting, a majority of the Managers present may adjourn the meeting from time to time without further notice. Except as otherwise expressly provided herein or in the Declaration, any action may be taken upon the affirmative vote of a majority of the Managers present at a meeting at which a quorum is present ("Board Action").

5.09 POWERS AND DUTIES OF THE BOARD: The Board shall have all of the powers and duties granted to it or imposed upon it by the Declaration, this Operating Agreement, and the Act, including, without limitation, the following powers and duties:

(a) To engage the services of a managing agent upon such terms and with such authority as the Board may approve;

(b) To provide for the designation, hiring and removal of such employees and such other personnel, including attorneys and accountants, as the Board may, in its discretion, deem necessary or proper;

(c) To provide for any maintenance, repair, alteration, addition, improvement or replacement of the Common Area for which the Association is responsible under the Declaration and this Operating Agreement;

(d) To procure insurance as provided for under the Declaration;

(e) To estimate and provide each Member with an annual budget showing the Common Expenses;

(f) To set, give notice of, and collect from the Members, Common Assessments and other assessments, as provided in the Declaration;

(g) To pay the Common Expenses;

(h) Subject to the provisions of the Declaration, to own, convey, encumber or otherwise deal with any real property conveyed to or purchased by the Association;

(i) To adopt and, from time to time, to amend such reasonable rules and regulations as the Board may deem advisable for the use, enjoyment, administration, management, maintenance, conservation and beautification of the Common Area, and for the health, comfort, safety and general welfare of the Members and Residents. Written notice of any such rules and regulations or amendments thereto shall be given to all Residents affected thereby;

(j) To delegate the exercise of its power to committees appointed pursuant to Article Seven of this Operating Agreement;

(k) To borrow money and pledge the assets of the Association, including the right to receive future assessments, as collateral for repayment thereof; and

(l) To convey all or substantially all of the Association's assets to, merge with, or convert to, another entity, including a not-for-profit corporation, to the extent permitted by law.

5.10 COMPENSATION/REIMBURSEMENT FOR EXPENSES: Managers shall receive no compensation, except as expressly provided in a resolution duly adopted by not less than 75% of the Voting Members. Upon the presentation of receipts or other appropriate documentation, a Manager shall be reimbursed by the Association for reasonable out-of-pocket expenses incurred in the course of the performance of his or her duties as a Manager.

5.11 REMOVAL OR RESIGNATION OF A MANAGER: Prior to the First Meeting, the Declarant may not be removed as Manager without the Declarant's written consent. After the First Meeting, any Manager may be removed from office, with or without cause, by the affirmative vote of at least two-thirds (2/3) of the Managers then serving at any Annual Meeting or at a special meeting called for such purpose. Any Manager may resign at any time by submitting his written resignation to the Board. If after the First Meeting, a Manager ceases to be a Member or Voting Member, he or she shall be deemed to have resigned as of the date of such cessation. A successor to fill the unexpired term of a Manager who resigns or is removed may be appointed by a majority of the remaining Managers at any regular meeting or a special meeting called for such purpose and any successor so appointed shall serve the balance of his or her predecessor's term.

5.12 NO EXCLUSIVE DUTY: Except as otherwise provided in this Operating Agreement, the Managers shall not be required to manage the Association as their sole and exclusive function and the Managers may have other business interests and engage in other activities in addition to those relating to the Association. Neither the Association nor any Member shall have any right to share or participate in such other investments or activities of the Managers or to the income or proceeds derived therefrom.

5.13 LIMITATION OF LIABILITY: The Managers shall perform the duties of the Manager in good faith, in a manner which the Managers believe to be in the best interests of the Association, and with such care as an ordinarily prudent individual in a like position would use under similar circumstances. See Section 5.06 of the Declaration for provisions concerning limitations on the liability of Managers and other indemnification provisions.

5.14 INDEMNIFICATION: The Association shall indemnify each Manager for all acts performed by the Manager in respect of the Association, to the full extent permitted by the Act, but in no event for fraud, deceit, theft, misappropriation, embezzlement, willful misconduct or gross negligence relating to the Association.

ARTICLE VI
OFFICERS

6.01 OFFICERS: The officers of the Association shall be a President, one or more Vice Presidents, a Secretary, Treasurer, and such assistants to such officers as the Board may deem appropriate and shall hold office at the discretion of the Board. After the First Meeting, officers shall be Managers and shall be elected annually at the first Board meeting following the Annual Meeting.

6.02 VACANCY OF OFFICE: Any officer may be removed at any meeting of the Board by the affirmative vote of the majority of the Managers in office, either with or without cause. Any officer may resign at any time by submitting his or her written resignation to the Board. If after the First Meeting, an officer ceases to be a Member or Voting Member, he or she shall be deemed to have resigned as of the date of such cessation. A successor to fill the unexpired term of an officer who resigns or is removed may be appointed by the Board at any regular meeting or a special meeting called for such purpose and any successor so appointed shall serve the balance of his or her predecessor's term.

6.03 POWERS OF OFFICERS: The respective officers of the Association shall have such powers and duties as are from time to time prescribed by the Board and as are usually vested in such officers, including but not limited to, the following:

(a) The President shall be the Chief Executive Officer of the Association and shall preside at all meetings of the Members and at all meetings of the Board and shall execute amendments to the Declaration and this Operating Agreement as provided in the Declaration and this Operating Agreement.

(b) The Vice President shall, in the absence or the disability of the President, perform the duties and exercise the powers of such office;

(c) The Secretary shall keep minutes of all meetings of the Members and of the Board and shall have charge of such other books, papers and documents as the Board may prescribe;

(d) The Treasurer shall be responsible for Association funds and securities and for keeping full and accurate accounts of all receipts and disbursements in the Association books of accounts kept for such purpose.

6.04 OFFICERS' COMPENSATION: The officers shall receive no compensation for their services, except as expressly provided by a resolution duly adopted by not less than 75% of the Voting Members.

ARTICLE VII
COMMITTEES DESIGNATED BY BOARD

7.01 BOARD COMMITTEES: The Board may, by Board Action, designate one or more committees, each of which shall consist of two or more Managers, which committees, to the extent consistent with law and as provided in said resolution, shall have and exercise the authority of the Board in the management of the Association; but the designation of such committees and delegation thereto of authority shall not operate to relieve the Board, or any individual Manager, of any responsibility imposed by law upon the Board or any individual Manager.

7.02 SPECIAL AND STANDING COMMITTEES: Other committees not having and exercising the authority of the Board in the management of the Association may be designated by a resolution adopted by Board Action. Except as otherwise provided in such resolution, members of each such special committee shall be Members or Voting Members and the President shall appoint the members of such special committee, as well as a Manager to act as the liaison between the special

committee and the Board. Any member of such special committee may be removed by the President whenever in his or her judgment the best interests of the Association shall be served by such removal. The powers and the duties of any standing committee shall be as set from time to time by resolution of the Board. The President shall designate a Manager (who shall act as the liaison between the standing committee and the Board) to serve as the chairman of each standing committee, and the other members of the standing committee (who need not be Managers) shall be appointed and removed from time to time by such chairman.

7.03 TERM: Each member of a committee shall continue as such until the next Annual Meeting of the Board and until his or her successor is appointed, unless the committee shall be sooner terminated, or unless such member shall be removed from such committee, or unless such member shall cease to qualify as a member thereof.

7.04 CHAIRPERSON: Except as otherwise provided in Section 7.02, one member of each committee shall be appointed chairperson.

7.05 VACANCIES: Vacancies in the membership of any committee may be filled by appointments made in the same manner as provided in the case of the original appointments to such committee.

7.06 QUORUM: Unless otherwise provided in the resolution of the Board designating a committee, a majority of the whole committee shall constitute a quorum and the act of a majority of the members present at a meeting at which a quorum is present shall be the act of the committee.

7.07 RULES: Each committee may adopt rules for its own governance not inconsistent with the Declaration, this Operating Agreement or with rules adopted by the Board.

ARTICLE VIII
CONTRACTS, CHECKS, DEPOSITS AND FUNDS

8.01 CONTRACTS: The Board may authorize any officer of officers, agent or agents of the Association, in addition to the officers so authorized by this Operating Agreement, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Association and such authority may be general or confined to specific instances. In the absence of any such authorization by the Board, any such contract or instrument shall be executed by the President or a Vice President and attested to by the Secretary or an Assistant Secretary of the Association.

8.02 PAYMENTS: All checks, drafts, vouchers or other orders for the payment of money, notes or other evidences of indebtedness issued in the name of the Association shall be signed by such officer or officers, agent or agents of the Association, and in such manner as shall from time to time be determined by resolution of the Board. In the absence of such determination by the Board, such instruments shall be signed by the Treasurer or an Assistant Treasurer and countersigned by the President or a Vice President of the Association.

8.03 BANK ACCOUNTS: All funds of the Association not otherwise employed shall be deposited from time to time to the credit of the Association in such banks, trust companies or other depositories as the Board shall elect.

8.04 SPECIAL RECEIPTS: The Board may accept on behalf of the Association any contribution, gift, bequest, or devise for the general purposes or for any special purpose of the Association.

ARTICLE IX
FISCAL MANAGEMENT

9.01 FISCAL YEAR: The fiscal year of the Association shall be established by the Association and may be changed from time to time by a resolution adopted by two-thirds (2/3) of the Board.

9.02 ANNUAL STATEMENT: Within a reasonable time after the close of each fiscal year, the Board shall furnish each Member with a statement of the income and disbursements of the Association for such fiscal year.

9.03 SPECIAL STATEMENT: Within ten (10) days after receipt of a written request from a Member, the Board shall provide the Member with a statement containing the following information:

(a) The status of the Member's account and the amount of any unpaid assessments or other charges due and owing from the Member; and

(b) The status and amount of any and all Capital Reserves.

9.04 ASSESSMENT PROCEDURE: Common Assessments and special assessments shall be made and collected as provided in the Declaration.

ARTICLE X
TRANSFER OF MEMBERSHIP

10.01 MEMBERSHIP: The Owner of each Dwelling Unit shall automatically be a Member of the Association. There shall be one membership per Dwelling Unit. Membership shall be appurtenant to and may not be separated from ownership of a Dwelling Unit. Ownership of a Dwelling Unit shall be the sole qualification for membership. The Association shall be given written notice of a proposed change of ownership of a Dwelling Unit within ten (10) days prior to such change. Any attempt to transfer membership in the Association separate from ownership of a Dwelling Unit shall be invalid, null and void, and of no force and effect.

10.02 NO VOLUNTARY DISSOCIATION: Except as otherwise provided by Section 10.01 above, a Member shall not be permitted to voluntarily dissociate from the Association.

ARTICLE XI
BOOKS AND RECORDS

The Association shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of its Members, the Board, and committees having any of the authority of the Board, and shall keep at the registered or principal office of the Association a record including the following: (i) the names and last known address of the Members, setting forth

the date on which each became a Member; (ii) a copy of the Articles of Organization of the Association, as amended or restated, together with executed copies of any powers of attorney pursuant to which any articles, applications, or certificates have been executed; (iii) copies of the Association's financial statements and federal, state, and local income tax returns and reports for the three (3) most recent years, where applicable; and (4) copies of the Operating Agreement and any amendments thereto. All books and records of the Association may be inspected and copied by any Member, or his or her mortgagee, agent or attorney, at any reasonable time. The Member shall reimburse the Association for all costs and expenses incurred by the Association in connection with that Member's inspection and copying of such records.

ARTICLE XII
MISCELLANEOUS PROVISIONS

12.01 GOVERNING LAW. This Operating Agreement shall be interpreted in accordance with the internal laws of the State of Illinois, without regard to its rules governing conflict of laws.

12.02 VALIDITY. The provisions of this Operating Agreement are intended to be interpreted and construed in a manner which renders them valid and enforceable. In the event that any provision of this Operating Agreement is found to be invalid or unenforceable, such provision shall be deemed excised from this Operating Agreement without affecting the validity or enforceability of any of the remaining provisions hereof.

12.03 JURISDICTION AND VENUE. All disputes arising under or in connection with this Operating Agreement shall be resolved and disposed of by the federal and state courts located in the County where the Declaration is recorded, and the Association, Managers, and Members irrevocably consent to the exclusive personal jurisdiction of such courts and venue therein.

ARTICLE XIII
AMENDMENTS

This Operating Agreement may be amended or modified at any time, or from time to time, by the affirmative vote of two-thirds of the Managers then serving provided, that (i) no provision of this Operating Agreement may be amended or modified so as to conflict with the provisions of the Declaration or the Act, and (ii) no provision contained in this Operating Agreement which affects the rights of the Class B Member may be amended or modified without the written consent of the Class B Member.

[Signature page follows]

IN WITNESS WHEREOF, the parties have executed this Operating Agreement as of the first date set forth above.

ASSOCIATION:

Northbrook Row Townhome Owners Association, LLC, an Illinois limited liability company

By: Northbrook Row LLC, an Illinois limited liability company, Manager

By: Lexington Homes L.L.C., an Illinois limited liability company, Manager

By: Lexington Homes Illinois Inc., an Illinois corporation, Manager

By: _____
_____, Authorized Signatory

MEMBER/DECLARANT:

Northbrook Row LLC, an Illinois limited liability company, Manager

By: Lexington Homes L.L.C., an Illinois limited liability company, Manager

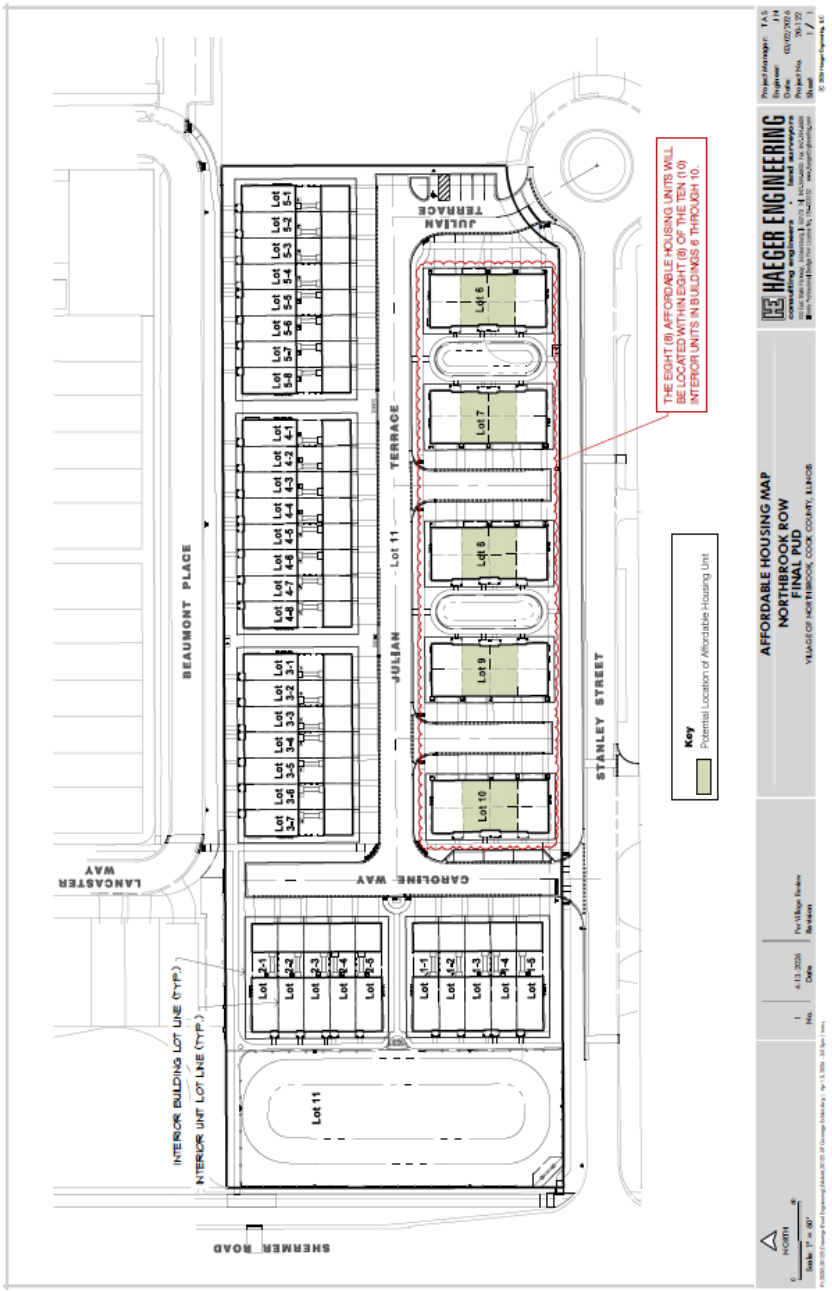
By: Lexington Homes Illinois Inc., an Illinois corporation, Manager

By: _____
_____, Authorized Signatory

EXHIBIT D TO
DECLARATION FOR NORTHBROOK ROW

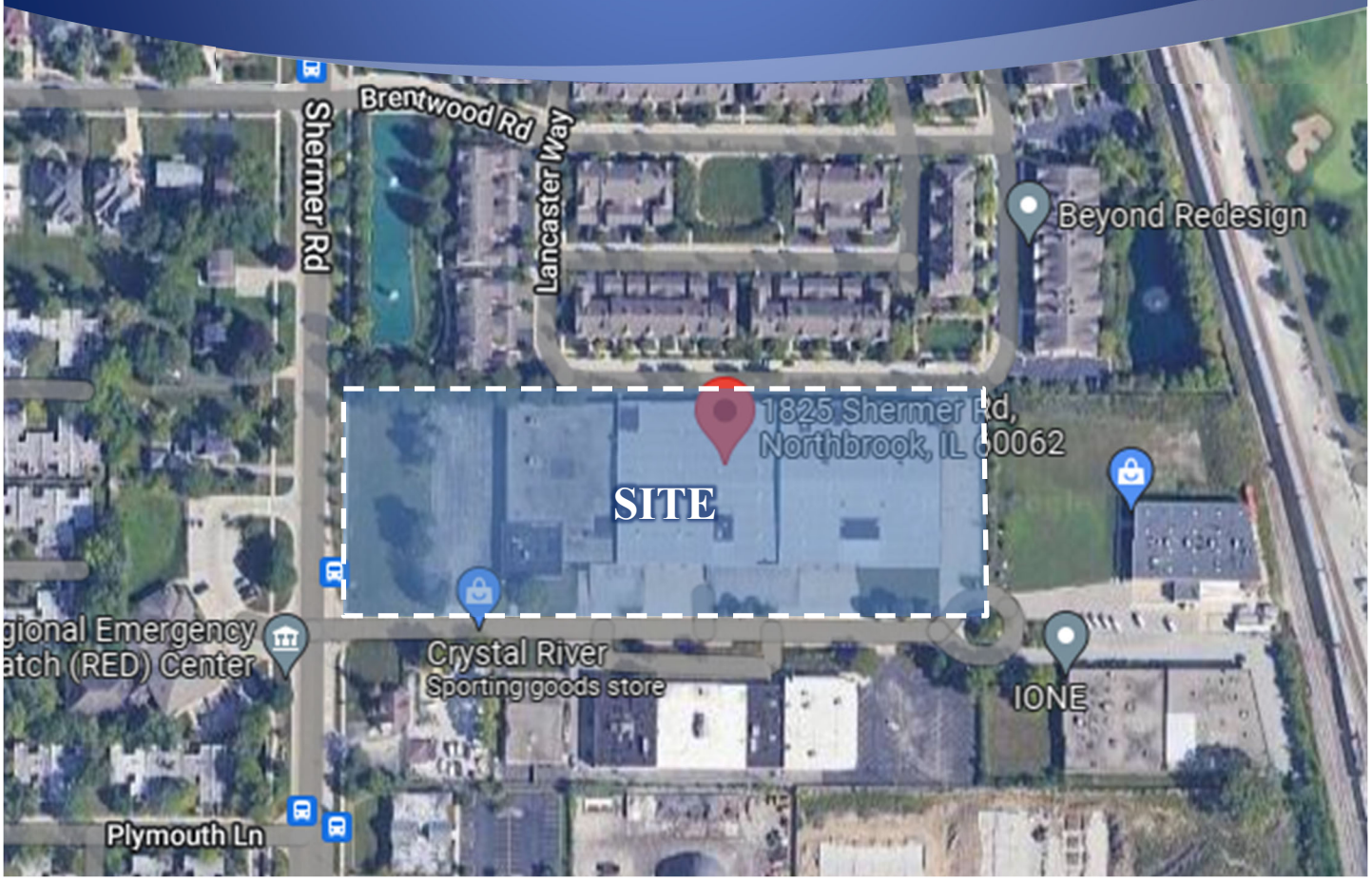
Affordable Housing Unit Location Map

The 8 Affordable Housing Units will be located within 8 of the 10 interior units in Buildings 6 through 10. Upon the sale of the 8th Affordable Housing Unit, the Declaration will be amended to amend and restate Exhibit D to identify the location of the 8 Affordable Housing Units.



Traffic Impact Study
Northbrook Row

Northbrook, Illinois



Prepared For:

For over 50 years
Lexington Homes

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

May 7, 2026

1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for an approved residential development to be located in Northbrook, Illinois.

This site, which was previously occupied by an industrial office building, is located at 1825 Shermer Road. The plans call for a residential development containing 53 attached single-family units. Parking for the approved residential development will be provided via approximately 220 on-street parking spaces consisting of 106 garage spaces, 106 driveway spaces, and eight on-site parking spaces for guests. Access will be provided off Stanley Street.

The purpose of this study was to examine background traffic conditions, assess the impact that the approved development will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate the traffic generated by the approved development. **Figure 1** shows the location of the site in relation to the area roadway system and **Figure 2** shows an aerial view of the site. The sections of this report present the following:

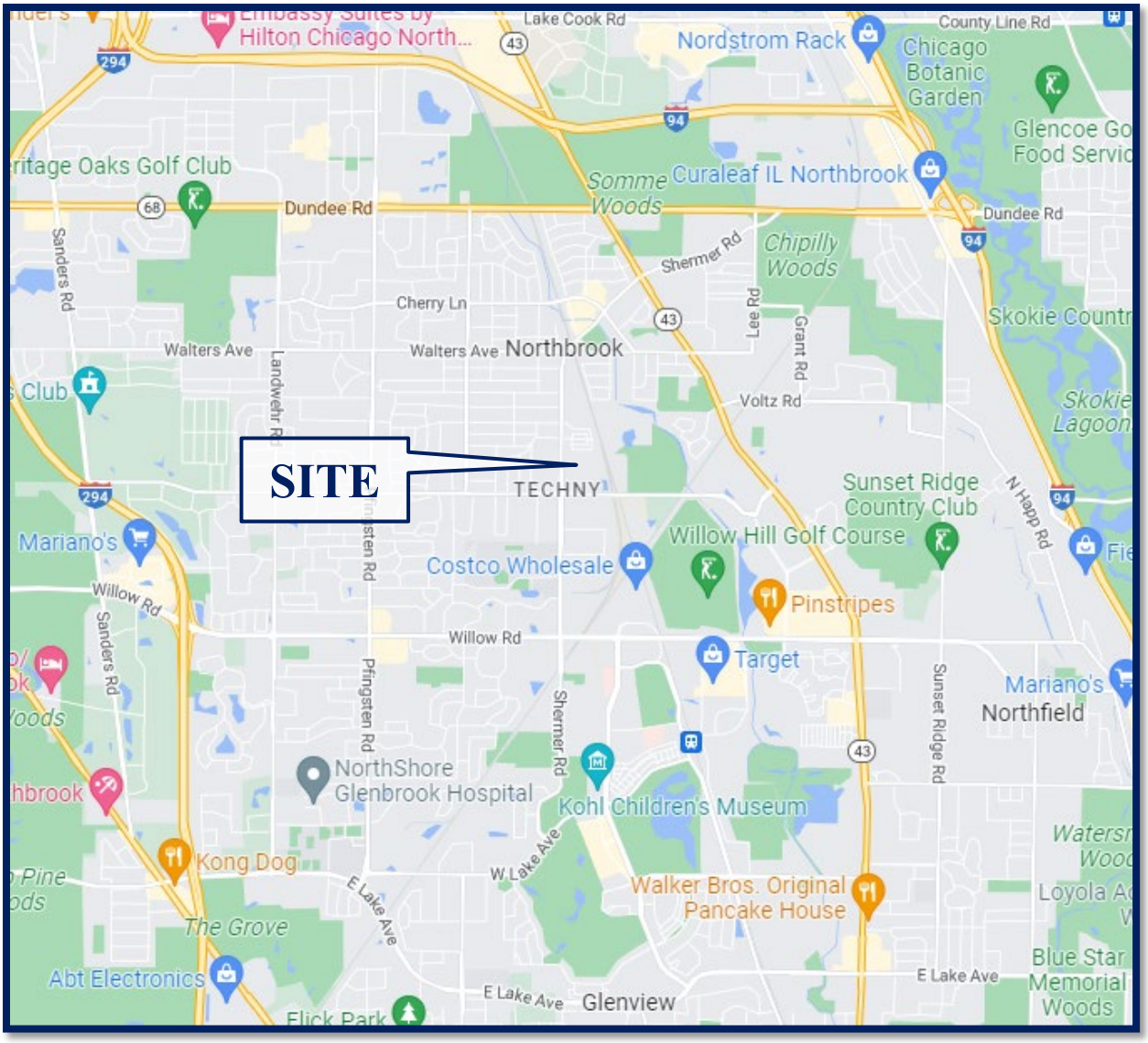
- Existing roadway conditions
- A description of the approved development
- Directional distribution of the development traffic
- Vehicle trip generation for the development
- Future traffic conditions including access to the development
- Traffic analyses for the weekday morning and weekday evening peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system
- Evaluation of on-site circulation
- Evaluation of the approved parking supply

Traffic capacity analyses were conducted for the weekday morning and weekday evening peak hours for the following conditions:

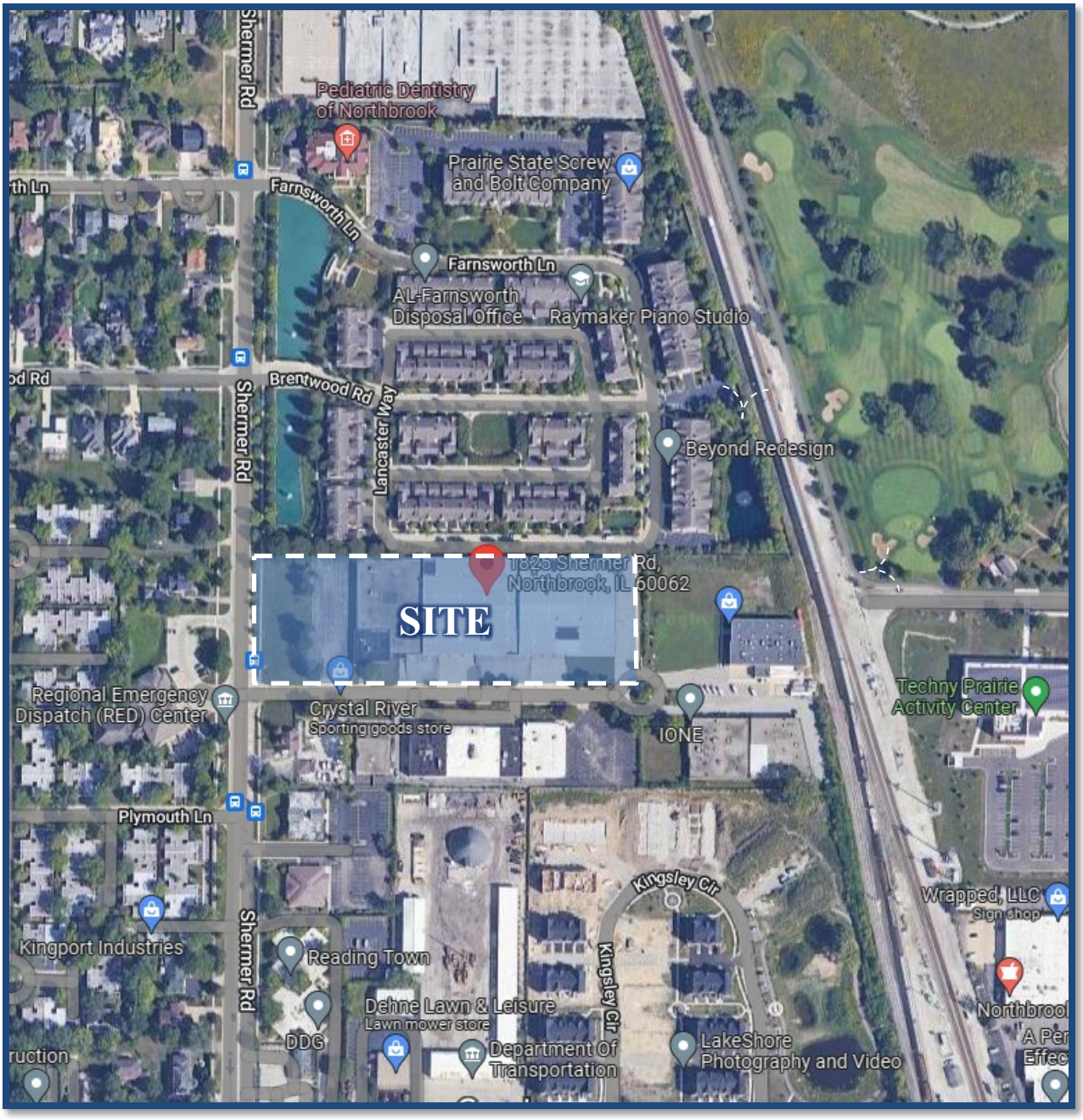
1. Existing Conditions – Analyzes the capacity of the existing roadway system using existing peak hour traffic volumes in the surrounding area.

2. Year 2028 No-Build Conditions – Analyzes the capacity of the future roadway system using the no-build traffic volumes which include the existing traffic volumes and an ambient traffic growth factor.

3. Year 2028 Total Projected Conditions – Analyzes the capacity of the future roadway system using the projected traffic volumes that include the existing traffic volumes, ambient traffic growth, and the traffic estimated to be generated by the full buildout of the approved development.



Site Location **Figure 1**



Aerial View of Site **Figure 2**

2. Existing Conditions

Existing transportation conditions in the vicinity of the site were documented in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

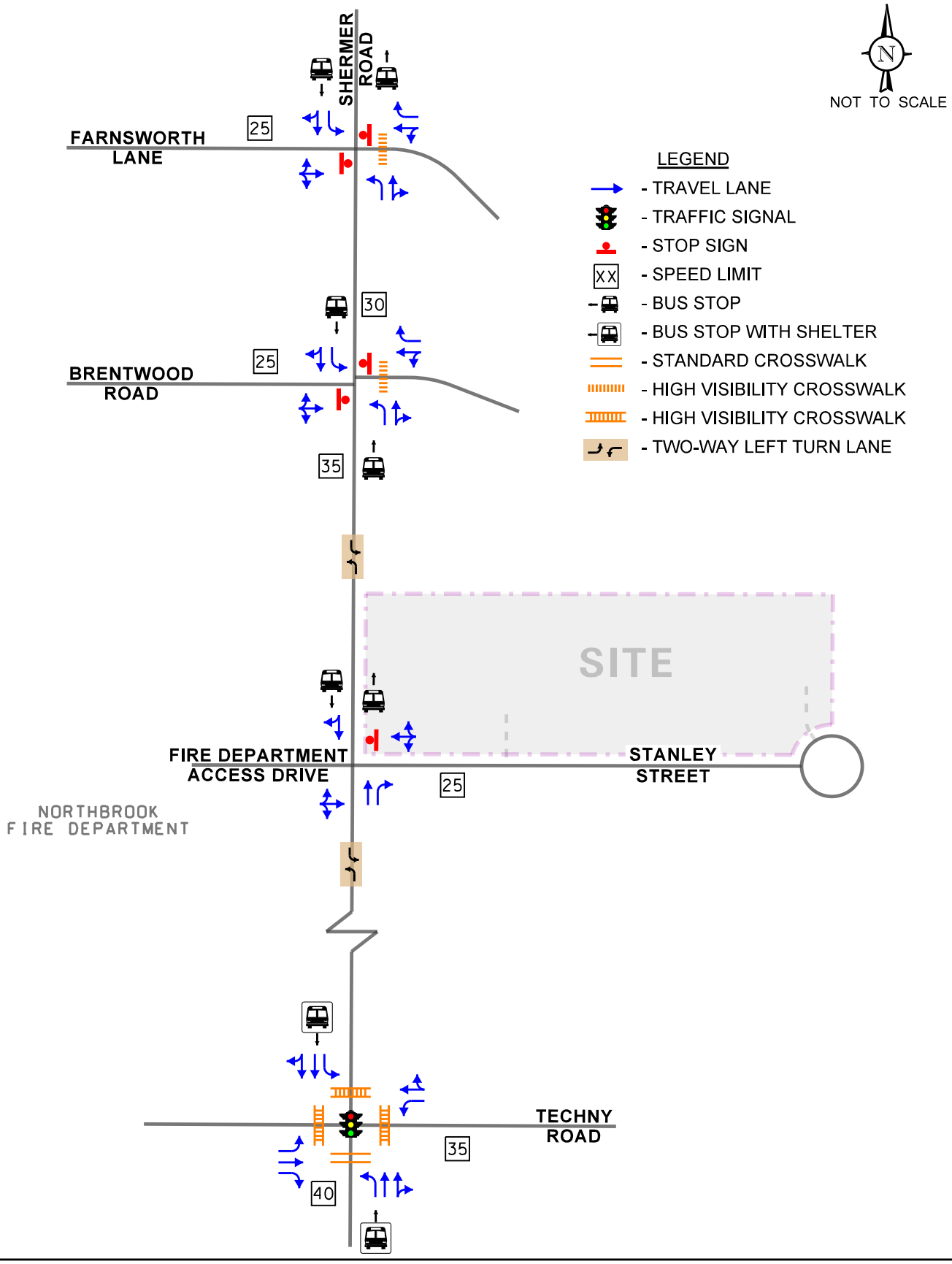
Site Location

The site is located in the northeast quadrant of the intersection of Shermer Road with Stanley Street. Land uses in the vicinity of the site include Shermer Place to the north, an office building to the south, and the Northbrook Fire Department to the west. It should be noted that the Milwaukee District North Metra commuter railroad borders the east side of the site and Glenbrook North High School is located approximately one-half mile south of the site.

Existing Roadway System Characteristics

The characteristics of the existing roadways near the development are described below and illustrated in **Figure 3**.

Shermer Road is a north-south major collector roadway that in the vicinity of the site provides one travel lane in each direction and a two-way left-turn lane. At its signalized intersection with Techny Road, Shermer Road provides an exclusive left-turn lane, a through lane, and a shared through/right-turn lane on the northbound and southbound approaches. The north leg provides a high visibility crosswalk and the south leg provides a standard style crosswalk. At its unsignalized intersection with Farnsworth Lane, Shermer Road provides an exclusive left-turn lane and a shared through/right-turn lane on both the northbound and southbound approaches. At its unsignalized intersection with Brentwood Road, Shermer Road provides an exclusive left-turn lane and a shared through/right-turn lane on both the northbound and southbound approaches. At its unsignalized intersection with Stanley Street, Shermer Road provides a shared through/right-turn lane on the southbound approach and an exclusive right-turn lane and a through lane on the northbound approach. Left turns onto both Stanley Road and the Fire Department access drive are accommodated via the center two-way left-turn lane. North of Willow Road, Shermer Road is under the jurisdiction of the Village of Northbrook and carries an annual average daily traffic (AADT) volume of 13,100 vehicles (IDOT 2021). South of Willow Road, Shermer Road is under the jurisdiction of the Illinois Department of Transportation (IDOT) and carries an AADT volume of 7,750 vehicles (IDOT 2021). Shermer Road has a posted speed limit of 25 miles per hour north of Maple Avenue, 30 miles per hour between Farnsworth Lane and Brentwood Road, and 35 miles per hour between Brentwood Road and Techny Road.



Northbrook Row
Northbrook, Illinois

Existing Roadway Characteristics

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Job No: 22-241 Figure: 3

Techny Road is an east-west major collector roadway that in the vicinity of the site provides one travel lane in each direction. At its signalized intersection with Shermer Road, Techny Road provides an exclusive left-turn lane, a through lane, and an exclusive right-turn lane on the eastbound approach and an exclusive left-turn lane and a shared through/right-turn lane on the westbound approach. Both approaches provide a high visibility crosswalk. Techny Road is under the jurisdiction of the Village of Northbrook, carries an AADT volume of 7,750 vehicles (IDOT 2018) east of Shermer Road and 6,100 vehicles (IDOT 2018) west of Shermer Road, and has a posted speed limit of 35 miles per hour.

Farnsworth Lane is an east-west local roadway that in the vicinity of the site provides one travel lane in each direction. At its unsignalized intersection with Shermer Road, Farnsworth Lane provides a shared left-turn/through lane and an exclusive right-turn lane on the westbound approach and a shared left-turn/through/right-turn lane on the eastbound approach with both approaches under stop sign control. The east leg provides a high visibility crosswalk. Farnsworth Lane is under the jurisdiction of the Village of Northbrook and has a posted speed limit of 25 miles per hour.

Brentwood Road is an east-west local roadway that in the vicinity of the site provides one travel lane in each direction. At its unsignalized intersection with Shermer Road, Brentwood Road provides a shared left-turn/through lane and an exclusive right-turn lane on the westbound approach and a shared on the eastbound approach with both approaches under stop sign control. The east leg provides a high visibility crosswalk. Brentwood Road is under the jurisdiction of the Village of Northbrook and has a posted speed limit of 25 miles per hour.

Stanley Street is an east-west local roadway that in the vicinity of the site provides one travel lane in each direction. At its unsignalized intersection with Shermer Road, Stanley Street provides a shared left-turn/through/right-turn lane on the eastbound approach under stop sign control. The westbound approach of this intersection is the Northbrook Fire Department access drive which provides a shared left-turn/through/right-turn lane. Stanley Street is under the jurisdiction of the Village of Northbrook and has a posted speed limit of 25 miles per hour

Public Transportation

The study area is also served by Pace Suburban Bus Route 422, which provides weekday service from Wilmette to Northbrook. Service operates from the Linden CTA Purple Line station to Northbrook Court and it has several bus stops along Shermer Road. Notable stops include the Shermer Road/Techny Road, Shermer Road/Farnsworth Lane, and Shermer Road/Stanley Street intersections, which will benefit the approved residential development.

Furthermore, the Northbrook Metra station is located in the southeast quadrant of the Shermer Road/Walters Avenue intersection one-quarter mile north of the site. This station is for the Metra Milwaukee District North (MD-N) commuter railroad and, as of April 2026, this railroad carries approximately 54 trains per weekday of which ten trains are during the weekday morning peak period and eleven trains are during the weekday evening peak period.

Existing Traffic Volumes

In order to determine current traffic conditions in the vicinity of the site, KLOA, Inc. conducted peak period traffic counts utilizing Miovision Scout Collection Units during the weekday morning (7:00 to 9:00 A.M.) and evening (4:00 to 6:00 P.M.) peak periods, at the following intersections:

- Shermer Road with Farnsworth Lane (May 12, 2022)
- Shermer Road with Brentwood Road (May 12, 2022)
- Shermer Road with Stanley Street (August 2, 2022)
- Shermer Road with Techny Road (August 2, 2022)

The results of the traffic counts indicated that the weekday morning peak hour of traffic occurs from 7:30 A.M. to 8:30 A.M. and the weekday evening peak hour of traffic occurs from 4:30 P.M. to 5:30 P.M. It should be noted that on the days the counts were conducted, the schools within the vicinity of the site were in session, including Glenbrook North High School, and the weekday morning and weekday afternoon peak hours coincide with the Glenbrook North High School start and dismissal times.

In order to ensure that the traffic counts conducted reflect typical traffic conditions, the Year 2022 traffic counts at the intersection of Techny Road with Shermer Road were compared to counts previously conducted at the intersection by KLOA, Inc. in 2019, increased by a regional growth factor, as discussed later. The results of the comparison indicated that the Year 2022 traffic volumes were higher than the adjusted Year 2019 traffic volumes and, as such, no adjustment was made.

Figure 4 illustrates the existing peak hour traffic volumes. Copies of the traffic count summary sheets are included in the Appendix.

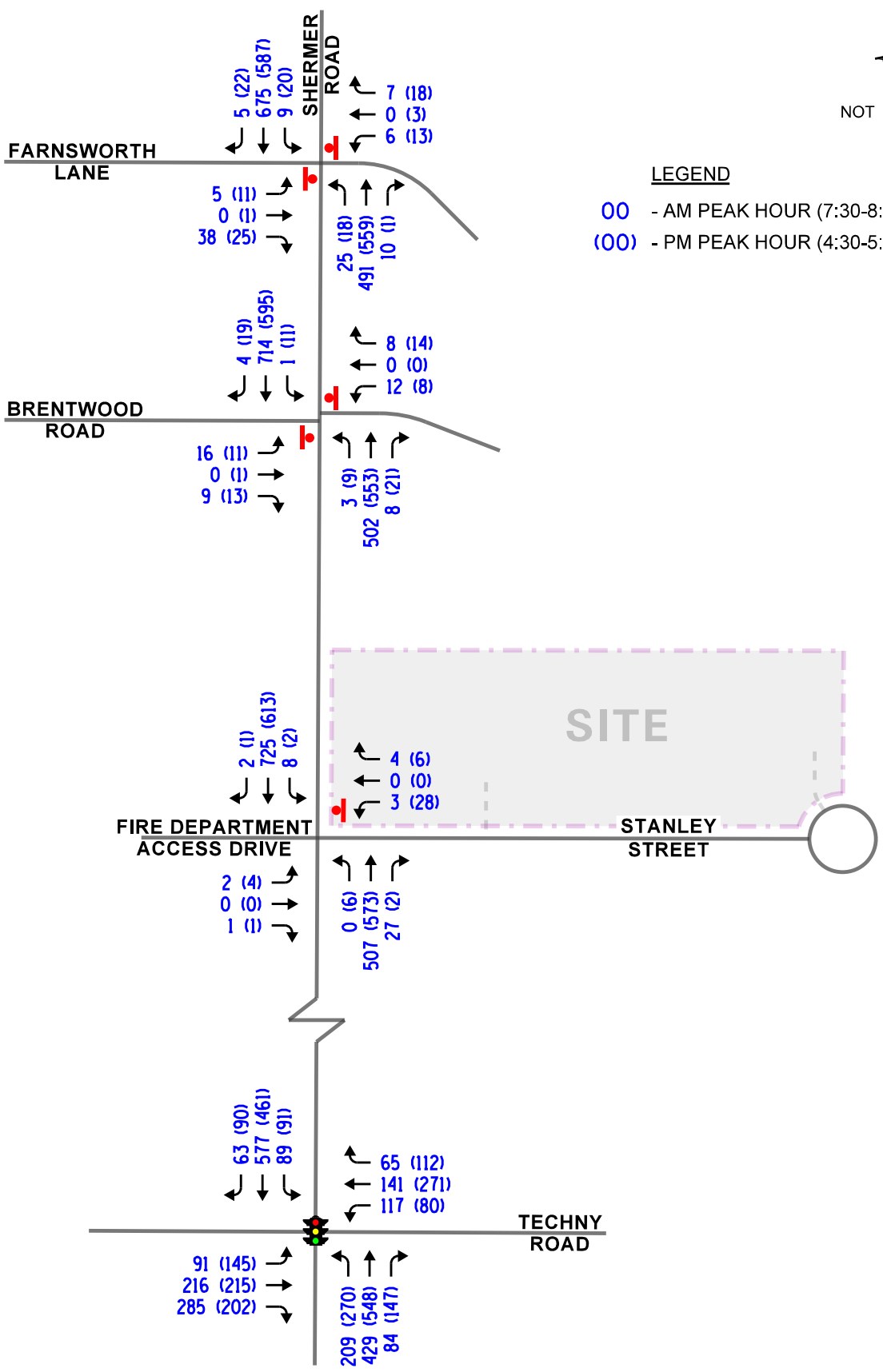
Crash Data Summary

KLOA, Inc. obtained crash data[1] for the most recent available past five years (2020 to 2024) for the following intersections:

- Shermer Road with Farnsworth Lane
- Shermer Road with Brentwood Road
- Shermer Road with Stanley Street
- Shermer Road with Techny Road

The crash data for the Shermer Road intersections with Farnsworth Lane and Techny Road are summarized in **Tables 1** and **2**. No crashes were reported at the intersections of Shermer Road with Brentwood Road and Stanley Street. A review of the crash data indicated that no fatalities were reported during the reviewed period.

[1] IDOT DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. The author is responsible for any data analyses and conclusions drawn.



Northbrook Row
Northbrook, Illinois

Existing Traffic Volumes

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Job No: 22-241 Figure: 4

Table 1
SHERMER ROAD WITH FARNSWORTH LANE – CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	Total
2020	2	0	0	0	0	1	0	3
2021	0	0	0	0	0	0	0	0
2022	0	0	0	0	0	0	0	0
2023	0	0	0	0	0	0	0	0
2024	0	0	0	0	0	0	0	0
Total	**2**	**0**	**0**	**0**	**0**	**1**	**0**	**3**
Average	**<1.0**	**--**	**--**	**--**	**--**	**<1.0**	**--**	**<1.0**

Table 2
SHERMER ROAD WITH TECHNY ROAD – CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	Total
2020	0	0	1	3	0	0	0	4
2021	0	0	0	2	0	1	0	3
2022	0	0	0	4	0	2	0	6
2023	0	0	0	1	1	0	3	5
2024	2	0	0	0	0	0	0	2
Total	**2**	**0**	**1**	**10**	**1**	**3**	**3**	**20**
Average	**<1.0**	**--**	**<1.0**	**2**	**--**	**<1.0**	**<1.0**	**4**

3. Traffic Characteristics of the Approved Development

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the approved development, including the directional distribution and volumes of traffic that it will generate.

Approved Site and Development Plan

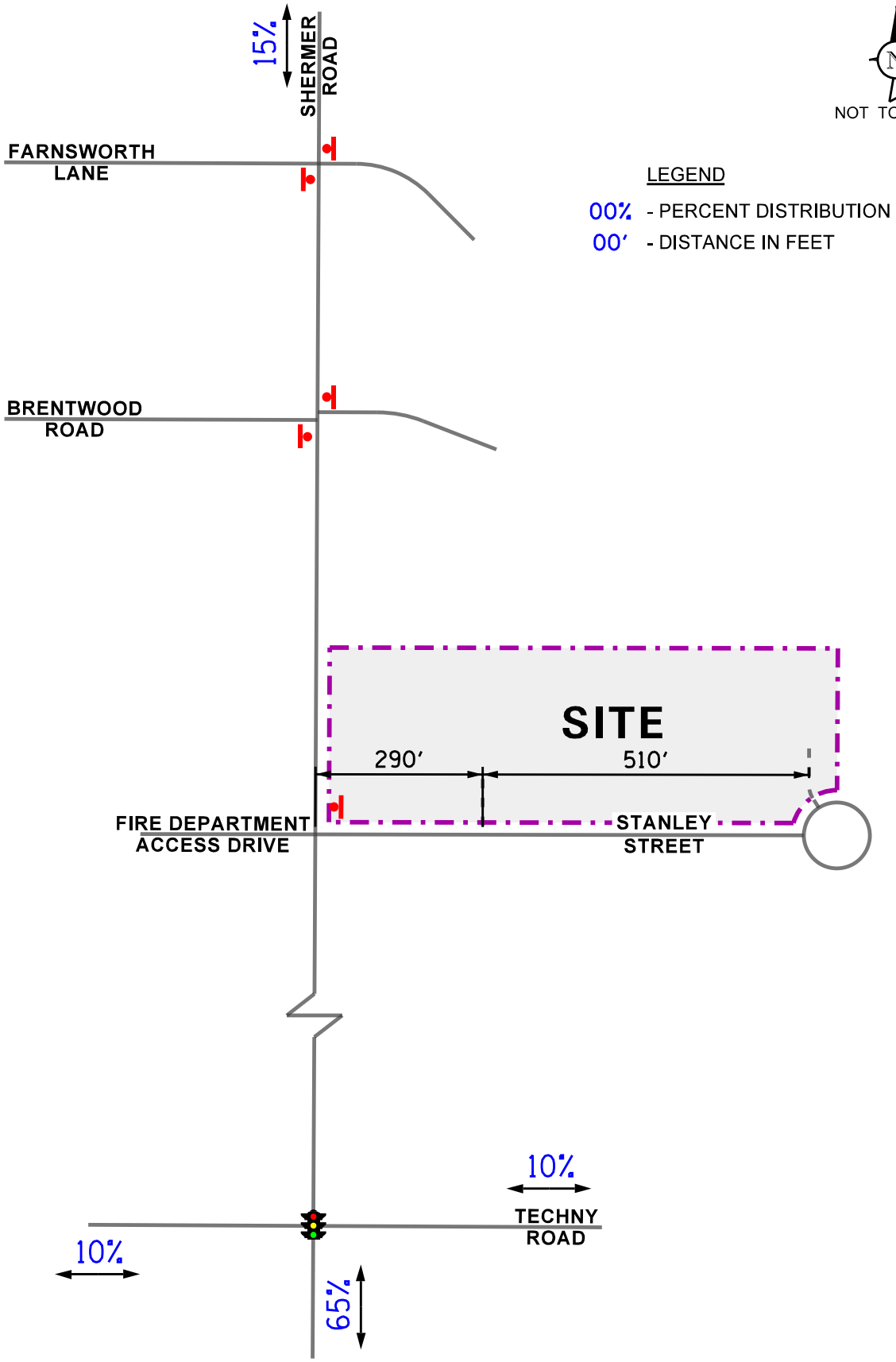
As approved, the development includes ten three-story buildings consisting of a total of 33 attached single-family "Row" homes and 20 attached single-family "Mews" homes for a total of 53 units. Each "Row" home will have three bedrooms while "Mews" homes will have two, three or four bedrooms. Each row home will have a detached two-car garage and a private yard. Each Mews home will have an attached two-car garage that is accessed by a motor court. Access to the approved development will be provided via two full-movement access drives off Stanley Street which has a stop sign-controlled intersection with Shermer Road.

Parking for the approved residential development will be provided via approximately 220 on-site parking spaces consisting of 106 garage spaces, 106 driveway spaces, and eight on-site parking spaces for guests.

A site plan depicting the approved site and development plan is included in the Appendix. It was approved by the Village of Northbrook on November 11, 2025, by the adoption of Resolution 2025-R-187.

Directional Distribution

The directions from which residents will approach and depart the site were estimated based on existing travel patterns, as determined from the traffic counts. **Figure 5** illustrates the directional distribution of the development-generated traffic.



Northbrook Row
Northbrook, Illinois

Directional Distribution

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Job No: 22-241 Figure: 5

Peak Hour Traffic Volumes

The number of peak hour trips estimated to be generated by the approved development was based on vehicle trip generation rates contained in *Trip Generation Manual*, 11th Edition, published by the Institute of Transportation Engineers (ITE). The "Single Family Attached Housing" (Land-Use Code 215) rate was utilized for the approved residential units.

It is important to note that the number of trips generated by the development may be reduced based on the proximity of the site to the Northbrook Metra station and the Pace Suburban bus route. Based on census data for residents that live within one-half mile of the Northbrook Metra station, approximately 20 percent take public transportation, bicycle, or walk to work.

However, in order to provide a conservative analysis, no trip generation reductions were applied. **Table 3** summarizes the number of trips estimated to be generated by the full buildout of the approved development.

Table 3
ESTIMATED SITE-GENERATED TRAFFIC VOLUMES

ITE Land Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Two-Way Trips
		In	Out	Total	In	Out	Total	
215	Single Family Attached Housing (53 Units)	9	30	39	27	16	43	415

4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to growth, and the traffic estimated to be generated by the approved subject development.

Development Traffic Assignment

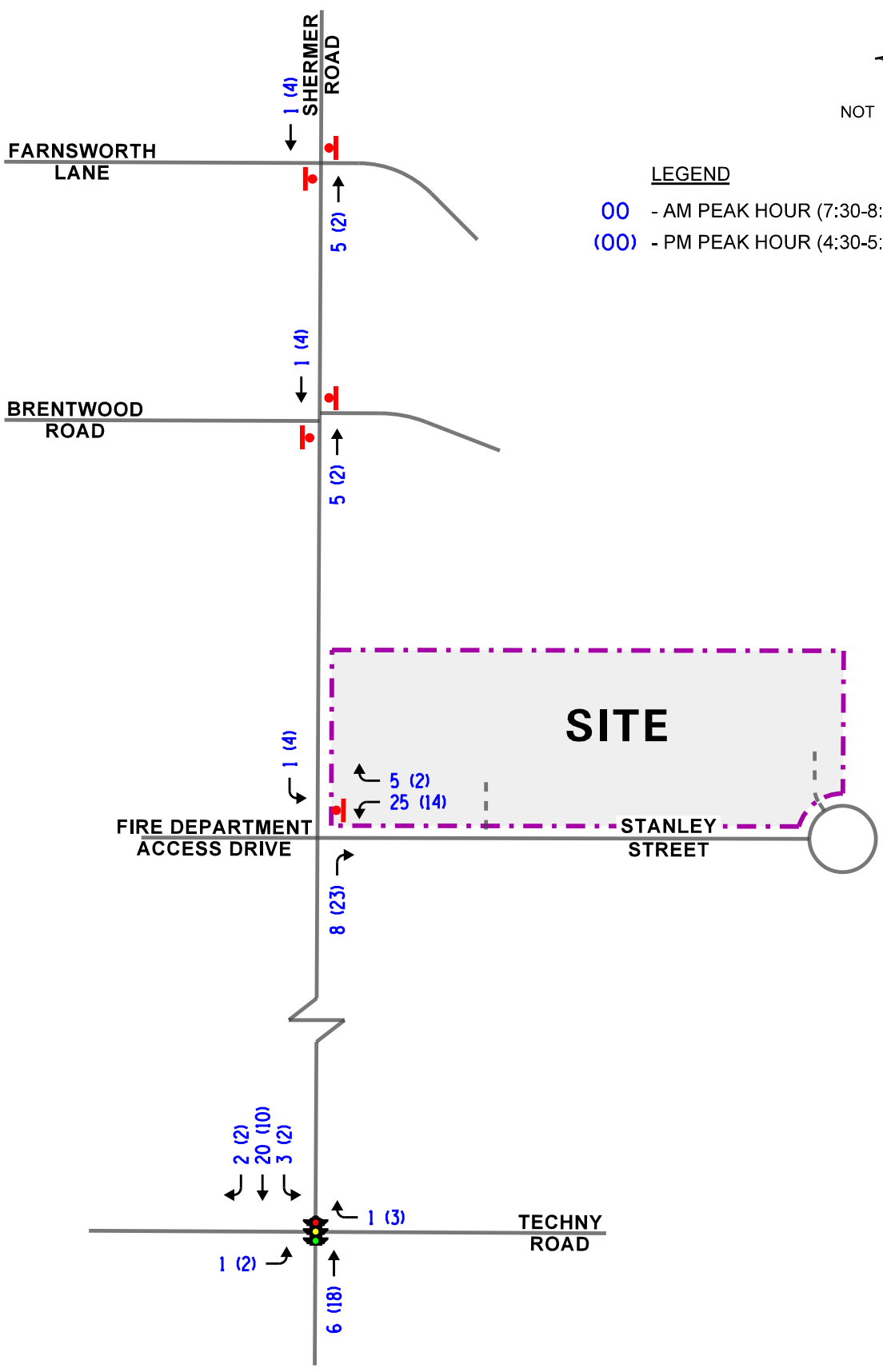
The estimated weekday morning and weekday evening peak hour traffic volumes that will be generated by the approved development were assigned to the roadway system in accordance with the previously described directional distribution (Figure 5). **Figure 6** illustrates the traffic assignment of the new passenger vehicle trips for the development.

Background (No-Build) Traffic Conditions

The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on Annual Average Daily Traffic (AADT) projections provided by the Chicago Metropolitan Agency for Planning (CMAP), the existing traffic volumes are projected to increase by an annual compounded growth rate of approximately 0.3 percent. As such, traffic volumes were increased by three percent to represent Year 2028 no-build conditions. Additionally, the Year 2028 no-build traffic volumes include the traffic estimated to be generated by an under-construction 7-Eleven fuel center to be located in the northeast corner of the intersection of Shermer Road with Techny Road and a proposed mixed-use development to be located on the east side of Shermer Road at Woodlawn Road (redevelopment of the W.W. Grainger office building). The Year 2028 no-build traffic volumes, which include the existing traffic volumes increased by the regional growth factor and the traffic generated by the 7-Eleven fuel center and the mixed-use development, are illustrated in **Figure 7**. A copy of the CMAP projections letter is included in the Appendix.

Total Projected Traffic Volumes

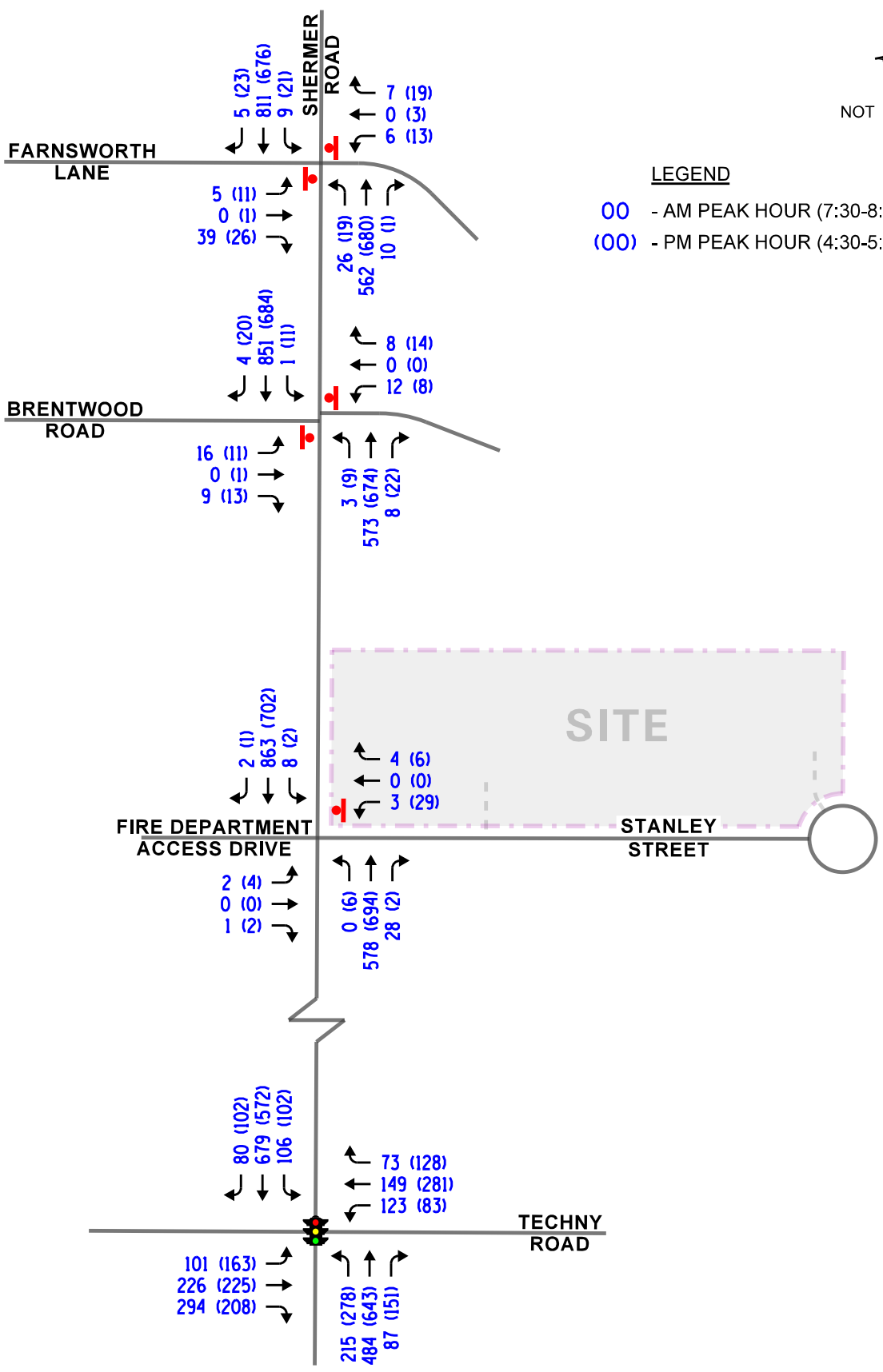
The development-generated traffic (Figure 6) was added to the existing traffic volumes taking into account background growth and the traffic generated by the 7-Eleven fuel center and the mixed-use development to determine the Year 2028 projected traffic volumes, as shown in **Figure 8.**



Site-Generated Traffic Volumes

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Job No: 22-241 Figure: 6

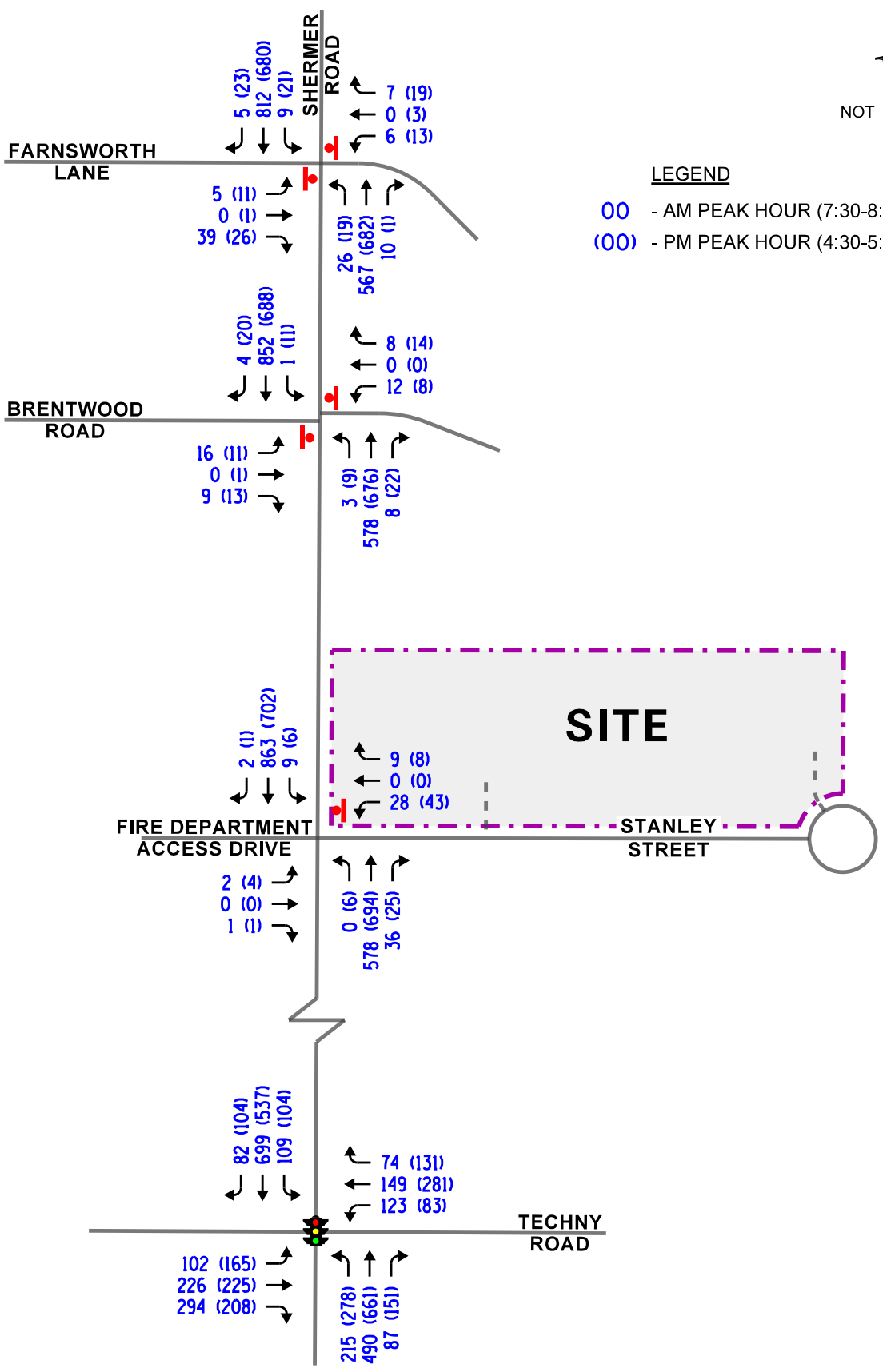


Northbrook Row
Northbrook, Illinois

Year 2028 No-Build Traffic Volumes

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Job No: 22-241 Figure: 7



Northbrook Row
Northbrook, Illinois

Year 2028 Total Projected Traffic Volumes

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Job No: 22-241 Figure: 8

5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning and weekday evening peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modifications are required.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning and weekday evening peak hours for the existing, Year 2028 no-build, and Year 2028 projected traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM),* 6th Edition and analyzed using the Synchro/SimTraffic 11 software. The analyses for the traffic-signal controlled intersection, to determine the average overall vehicle delay and levels of service, were accomplished using field measured cycle lengths and phasings.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the existing, no-build, and total projected conditions are presented in **Tables 4** through **7**. A discussion of each intersection follows. Summary sheets for the capacity analyses are included in the Appendix

Table 4
CAPACITY ANALYSIS RESULTS – SHERMER ROAD WITH TECHNY ROAD – SIGNALIZED

	Peak Hour	Eastbound			Westbound		Northbound		Southbound		Overall
		L	T	R	L	T/R	L	T/R	L	T/R	
Existing Conditions	Weekday Morning Peak Hour	B 17.5	C 30.2	B 13.5	C 20.9	C 34.0	E 64.4	C 28.4	B 16.6	D 35.2	C 31.0
		C – 20.2			C – 29.2		D – 38.8		C – 32.9		
	Weekday Evening Peak Hour	B 17.8	C 23.7	A 2.4	B 15.3	D 40.7	D 40.3	C 31.4	B 18.9	C 32.6	C 29.4
		B – 14.5			D – 36.3		C – 33.9		C – 30.6		
Year 2028 No-Build	Weekday Morning Peak Hour	B 18.1	C 30.3	B 14.6	C 21.7	D 35.6	F 86.5	C 31.3	B 18.8	D 47.6	D 37.5
		C – 20.9			C – 30.6		D – 46.4		D – 44.1		
	Weekday Evening Peak Hour	C 26.9	C 24.8	A 5.5	B 16.0	E 59.0	F 99+	D 52.9	C 23.9	D 39.6	D 51.8
		B – 18.6			D – 51.8		F – 80.0		D – 37.4		
Year 2028 Total Projected	Weekday Morning Peak Hour	B 18.1	C 30.2	B 14.7	C 21.6	D 35.8	F 86.8	C 31.7	B 19.2	D 52.4	D 39.1
		C – 20.9			C – 30.7		D – 46.7		D – 48.4		
	Weekday Evening Peak Hour	C 28.2	C 24.8	A 5.5	B 16.0	E 60.5	F 99+	E 57.3	C 24.3	D 40.5	D 54.4
		B – 19.0			D – 53.0		F – 85.5		D – 38.2		

Letter denotes Level of Service L – Left Turns R – Right Turns
Delay is measured in seconds. T – Through

Table 5
CAPACITY ANALYSIS RESULTS – EXISTING CONDITIONS – UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Shermer Road with Farnsworth Lane				
• Eastbound Approach	C	19.5	C	15.7
• Westbound Approach	C	20.2	C	16.0
• Northbound Left Turn	A	10.0	A	8.9
• Southbound Left Turn	A	9.1	A	8.8
Shermer Road with Brentwood Road				
• Eastbound Approach	C	19.7	C	16.6
• Westbound Approach	C	17.5	B	14.9
• Northbound Left Turn	A	9.4	A	8.9
• Southbound Left Turn	A	8.6	A	8.7
Shermer Road with Stanley Street				
• Eastbound Approach	C	18.9	C	20.0
• Westbound Approach	C	16.3	C	19.7
• Northbound Left Turn	A	--	A	8.9
• Southbound Left Turn	A	8.8	B	10.8

LOS = Level of Service
Delay is measured in seconds.

Table 6
CAPACITY ANALYSIS RESULTS – NO-BUILD CONDITIONS – UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Shermer Road with Farnsworth Lane				
• Eastbound Approach	C	24.7	D	28.5
• Westbound Approach	D	25.5	D	32.4
• Northbound Left Turn	B	10.9	A	9.2
• Southbound Left Turn	A	9.5	A	9.2
Shermer Road with Brentwood Road				
• Eastbound Approach	C	23.7	C	18.9
• Westbound Approach	C	20.3	C	17.0
• Northbound Left Turn	B	10.1	A	9.2
• Southbound Left Turn	A	8.9	A	9.2
Shermer Road with Stanley Street				
• Eastbound Approach	C	22.2	C	23.3
• Westbound Approach	C	18.5	C	23.7
• Northbound Left Turn	A	--	A	9.2
• Southbound Left Turn	A	9.0	B	11.7

LOS = Level of Service
Delay is measured in seconds.

Table 7
CAPACITY ANALYSIS RESULTS – PROJECTED CONDITIONS – UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Shermer Road with Farnsworth Lane				
• Eastbound Approach	C	24.7	D	28.8
• Westbound Approach	D	25.5	D	32.7
• Northbound Left Turn	B	10.9	A	9.2
• Southbound Left Turn	A	9.5	A	9.3
Shermer Road with Brentwood Road				
• Eastbound Approach	C	23.7	C	19.0
• Westbound Approach	C	20.3	C	17.0
• Northbound Left Turn	B	10.1	A	9.2
• Southbound Left Turn	A	8.9	A	9.2
Shermer Road with Stanley Street				
• Eastbound Approach	C	22.3	C	24.0
• Westbound Approach	D	25.6	D	26.2
• Northbound Left Turn	A	--	A	9.2
• Southbound Left Turn	A	9.1	B	11.9

LOS = Level of Service
Delay is measured in seconds.

Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identifies any roadway and traffic control improvements necessary to accommodate the development-generated traffic.

Shermer Road with Techny Road

The results of the capacity analysis indicate that overall, this intersection currently operates at LOS C during the weekday morning and weekday evening peak hours. All the approaches operate at LOS D or better during both peak hours.

Under Year 2028 no-build conditions, this intersection is projected to operate at LOS D during the weekday morning and weekday evening peak hours with increases in delay of approximately seven and twenty-two seconds, respectively. All of the approaches are projected to operate at LOS D or better during both peak hours except for the northbound approach, which will operate at LOS F during the weekday evening peak hour.

Under Year 2028 total projected conditions, this intersection overall is projected to operate at an acceptable LOS D during the weekday morning and weekday evening peak hours with increase in delay of less than two and less than three seconds, respectively, over no-build conditions. All of the approaches are projected to continue operating at the same levels of service as under no-build conditions with increases in delay of less than two seconds except for the northbound approach during the weekday evening peak hour and the southbound approach during the weekday morning peak hour, which will experience increases in delay of approximately six seconds and four seconds, respectively.

It should be noted that located approximately 1,520 feet east of Shermer Road on Techny Road is an at-grade railroad crossing of the Canadian Pacific Railroad and the Metra – Milwaukee District North Line. Based on available information of train activity by the Illinois Commerce Commission (ICC) prior to modified schedules as part of the COVID-19 pandemic, the Canadian Pacific Railroad tracks carried an average number of 24 freight trains per day. Additionally, the Metra – Milwaukee District North Line railroad tracks carried an average number of 74 passenger trains and 28 freight trains per day. Observations conducted at the intersection of Shermer Road with Techny Road during the peak periods during normal traffic and train schedule conditions indicated that eastbound traffic on Techny Road queued past Shermer Road during train events. However, these queues cleared within one to two green cycles following the train event.

While this intersection can experience some increased delays and queueing as a result of the surge of school traffic for Glenbrook North High School and during freight train events, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the approved development, which will increase traffic traversing this intersection by only approximately one percent during the peak hours.

Shermer Road with Farnsworth Lane

The results of the capacity analysis indicate that the eastbound and westbound approaches currently operate at LOS C during the weekday morning and weekday evening peak hours. Northbound and southbound left-turn movements operate at LOS A during both peak hours.

Under Year 2028 no-build conditions, the eastbound and westbound approaches will operate at LOS D or better during both peak hours with increases in delay of approximately seventeen seconds or less. The northbound and southbound left-turn movements are projected to operate at LOS B or better during both peak hours.

Under Year 2028 total projected conditions, both the eastbound and westbound approaches will continue to operate at the same levels of service with increases in delay of less than one second. The northbound and southbound left-turn movements are projected to continue operating at LOS B or better during both peak hours with increases in delay of less than one second. As such, the traffic that will be generated by the approved development will have a limited impact on the operation of this intersection.

Shermer Road with Brentwood Road

The results of the capacity analysis indicate that the eastbound and westbound approaches currently operate at LOS C or better during the weekday morning and weekday evening peak hours. In addition, the northbound and southbound left-turn movements operate at LOS A during both peak hours.

Under Year 2028 no-build conditions, the eastbound and westbound approaches will operate at LOS C during both peak hours with increases in delay of less than four seconds. The northbound and southbound left-turn movements will operate at LOS B or better during both peak hours with increases in delay of less than one second.

Under Year 2028 total projected conditions, the eastbound and westbound approaches are projected to continue operating at LOS C during both peak hours with increases in delay of less than one second over no-build conditions. In addition, the northbound and southbound left-turn movements will continue to operate at the same levels of service during both peak hours with increases in delay of less than one second over no-build conditions.

As such, the traffic that will be generated by the approved development will have a limited impact on the operation of this intersection.

Shermer Road with Stanley Street

The results of the capacity analysis indicate that the eastbound and westbound approaches currently operate at LOS C during the weekday morning and weekday evening peak hours. The northbound and southbound left-turn movements operate at LOS B or better during both peak hours.

Under Year 2028 no-build conditions, the eastbound and westbound approaches will continue to operate at LOS C during both peak hours with increases in delay of approximately four seconds or less. The northbound and southbound left-turn movements will continue to operate at the same levels of service during both peak hours with increases in delay of less than one second.

Under Year 2028 total projected conditions, the eastbound approach will continue to operate at LOS C during both peak hours with an increase in delay of less than one second. The westbound approach is projected to operate at LOS D during both the weekday morning and weekday evening peak hours with increases in delay of approximately seven and less than three seconds, respectively, over no-build conditions. The northbound and southbound left-turn movements will continue operating at the same levels of service during both peak hours with increases in delay of less than one second over no-build conditions.

Parking Evaluation

As approved, the development (on-site) will provide a total of 220 parking spaces (4.15 spaces per unit) including 106 garage spaces, 106 driveway spaces, and eight guest parking spaces. Based on the Village of Northbrook Zoning Code applicable to this development (the Zoning Code in effect prior to September 22, 2025), the development is required to provide parking at a ratio of 4.5 spaces per unit for a total of 239 required parking spaces. As such, the approved 220 parking spaces results in a deficit of 19 parking spaces compared to the applicable provisions of the previously in effect Village Zoning Code. A parking variance is being requested.

As previously indicated, the "Row" homes will have three bedrooms while the "Mews" homes will have two, three, or four bedrooms. Therefore, for the purpose of the analysis, it was assumed that the development will have a total of 179 bedrooms. Based on information published in the ITE *Parking Generation Manual*, 5th Edition, low rise multi-family housing developments have average peak parking demands of 0.66 spaces per bedroom on a weekday and 0.80 spaces per bedroom on Saturday. As such, this results in a projected average peak parking demand of 118 and 143 spaces, respectively. It should be noted that the single family attached housing category is not separate in the latest edition of the ITE *Parking Generation Manual* and as such, the multifamily housing category (which is inclusive of townhome developments) was utilized.

Overall, the approved 220 parking spaces will be adequate in accommodating the estimated peak parking demand for the approved development.

6. Conclusion

Based on existing conditions and the traffic capacity analyses for the full buildout of the development, the findings and recommendations of this study are outlined below:

- The total volume of traffic that will be generated by the approved development will be reduced due to its proximity to public transportation.

- The results of the capacity analyses indicated that the existing roadway system will generally have sufficient reserve capacity to accommodate the traffic that will be generated by the approved development.

- While the intersection of Shermer Road with Techny Road can experience some increased delays and queueing as a result of the surge of school traffic for Glenbrook North High School and during freight train events, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the approved development especially, given the minimal increase in traffic resulting from the approved development.

- The intersection of Shermer Road with Stanley Street has sufficient reserve capacity to accommodate the traffic that will be generated by the approved development, since the access to the approved residential development will be provided via two access drives off Stanley Street.

- The approved 220 parking spaces will be adequate in accommodating the estimated peak parking demand for the approved development.

Appendix

Traffic Count Summary Sheets
Site Plan
CMAP 2050 Projections Letter
Level of Service Criteria
Capacity Analysis Summary Sheets

Traffic Count Summary Sheets

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 sainkeshavarzi@kloainc.com

Count Name: Shermer Rd with Brentwood Rd
TMC
Site Code:
Start Date: 08/02/2022

Turning Movement Data

Start Time	Brentwood Rd Eastbound						Brentwood Rd Westbound						Shermer Rd Northbound						Shermer Rd Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:00 AM	0	0	0	1	2	1	0	2	1	2	1	5	1	0	44	0	0	45	0	1	60	1	0	62	113
7:15 AM	0	3	0	0	0	3	0	2	0	4	0	6	0	0	71	2	1	73	0	2	57	0	0	59	141
7:30 AM	0	3	0	2	1	5	0	2	0	1	0	3	0	0	56	1	0	57	0	1	48	1	0	50	115
7:45 AM	0	4	0	3	2	7	0	4	0	1	0	5	0	1	70	2	0	73	0	0	99	0	0	99	184
Hourly Total	0	10	0	6	5	16	0	10	1	8	1	19	1	1	241	5	1	248	0	4	264	2	0	270	553
8:00 AM	0	4	0	3	1	7	0	1	0	3	2	4	0	1	66	2	1	69	0	0	94	2	0	96	176
8:15 AM	0	5	0	1	1	6	0	5	0	3	0	8	0	1	62	3	0	66	0	0	85	1	0	86	166
8:30 AM	0	5	0	6	1	11	0	6	0	3	0	9	0	0	79	4	0	83	0	1	74	0	0	75	178
8:45 AM	0	2	1	3	0	6	0	4	0	3	0	7	0	0	98	2	0	100	0	0	93	1	0	94	207
Hourly Total	0	16	1	13	3	30	0	16	0	12	2	28	0	2	305	11	1	318	0	1	346	4	0	351	727
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	2	1	1	1	4	0	1	0	3	0	4	0	4	109	5	0	118	0	2	87	3	0	92	218
4:15 PM	0	5	0	7	0	12	0	5	0	1	0	6	0	2	107	1	0	110	0	3	88	4	0	95	223
4:30 PM	0	0	0	4	0	4	0	2	0	5	0	7	0	0	88	2	0	90	0	3	112	6	0	121	222
4:45 PM	0	5	1	4	2	10	0	3	0	4	0	7	0	4	98	6	0	108	0	1	109	3	0	113	238
Hourly Total	0	12	2	16	3	30	0	11	0	13	0	24	0	10	402	14	0	426	0	9	396	16	0	421	901
5:00 PM	0	2	0	4	0	6	0	3	0	2	1	5	0	3	106	9	1	118	0	2	124	3	0	129	258
5:15 PM	0	4	0	1	0	5	0	0	0	3	0	3	0	2	112	4	0	118	0	5	113	7	0	125	251
5:30 PM	0	3	0	2	1	5	0	4	0	4	0	8	0	1	100	2	0	103	0	5	117	3	0	125	241
5:45 PM	0	1	0	3	0	4	0	1	1	4	0	6	0	3	124	4	0	131	0	4	98	3	0	105	246
Hourly Total	0	10	0	10	1	20	0	8	1	13	1	22	0	9	442	19	1	470	0	16	452	16	0	484	996
Grand Total	0	48	3	45	12	96	0	45	2	46	4	93	1	22	1390	49	3	1462	0	30	1458	38	0	1526	3177
Approach %	0.0	50.0	3.1	46.9	-	-	0.0	48.4	2.2	49.5	-	-	0.1	1.5	95.1	3.4	-	-	0.0	2.0	95.5	2.5	-	-	-
Total %	0.0	1.5	0.1	1.4	-	3.0	0.0	1.4	0.1	1.4	-	2.9	0.0	0.7	43.8	1.5	-	46.0	0.0	0.9	45.9	1.2	-	48.0	-
Lights	0	46	1	43	-	90	0	45	2	45	-	92	1	22	1335	47	-	1405	0	30	1397	36	-	1463	3050
% Lights	-	95.8	33.3	95.6	-	93.8	-	100.0	100.0	97.8	-	98.9	100.0	100.0	96.0	95.9	-	96.1	-	100.0	95.8	94.7	-	95.9	96.0
Buses	0	1	2	0	-	3	0	0	0	0	-	0	0	0	3	1	-	4	0	0	8	1	-	9	16
% Buses	-	2.1	66.7	0.0	-	3.1	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.2	2.0	-	0.3	-	0.0	0.5	2.6	-	0.6	0.5
Single-Unit Trucks	0	1	0	1	-	2	0	0	0	1	-	1	0	0	36	1	-	37	0	0	50	0	-	50	90
% Single-Unit Trucks	-	2.1	0.0	2.2	-	2.1	-	0.0	0.0	2.2	-	1.1	0.0	0.0	2.6	2.0	-	2.5	-	0.0	3.4	0.0	-	3.3	2.8
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	15	0	-	15	0	0	2	0	-	2	17
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0	0.0	1.1	0.0	-	1.0	-	0.0	0.1	0.0	-	0.1	0.5
Bicycles on Road	0	0	0	1	-	1	0	0	0	0	-	0	0	0	1	0	-	1	0	0	1	1	-	2	4

% Bicycles on Road	-	0.0	0.0	2.2	-	1.0	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.1	0.0	-	0.1	-	0.0	0.1	2.6	-	0.1	0.1
Pedestrians	-	-	-	-	12	-	-	-	-	-	4	-	-	-	-	-	3	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-

Kenig Lindgren O'Hara Aboona, Inc.
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(847)518-9990 sainkeshavarzi@kloainc.com

Count Name: Shermer Rd with Brentwood Rd
TMC
Site Code:
Start Date: 08/02/2022

Turning Movement Peak Hour Data (7:30 AM)

Start Time	Brentwood Rd Eastbound						Brentwood Rd Westbound						Shermer Rd Northbound						Shermer Rd Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:30 AM	0	3	0	2	1	5	0	2	0	1	0	3	0	0	56	1	0	57	0	1	48	1	0	50	115
7:45 AM	0	4	0	3	2	7	0	4	0	1	0	5	0	1	70	2	0	73	0	0	99	0	0	99	184
8:00 AM	0	4	0	3	1	7	0	1	0	3	2	4	0	1	66	2	1	69	0	0	94	2	0	96	176
8:15 AM	0	5	0	1	1	6	0	5	0	3	0	8	0	1	62	3	0	66	0	0	85	1	0	86	166
Total	0	16	0	9	5	25	0	12	0	8	2	20	0	3	254	8	1	265	0	1	326	4	0	331	641
Approach %	0.0	64.0	0.0	36.0	-	-	0.0	60.0	0.0	40.0	-	-	0.0	1.1	95.8	3.0	-	-	0.0	0.3	98.5	1.2	-	-	-
Total %	0.0	2.5	0.0	1.4	-	3.9	0.0	1.9	0.0	1.2	-	3.1	0.0	0.5	39.6	1.2	-	41.3	0.0	0.2	50.9	0.6	-	51.6	-
PHF	0.000	0.800	0.000	0.750	-	0.893	0.000	0.600	0.000	0.667	-	0.625	0.000	0.750	0.907	0.667	-	0.908	0.000	0.250	0.823	0.500	-	0.836	0.871
Lights	0	15	0	9	-	24	0	12	0	8	-	20	0	3	234	7	-	244	0	1	307	4	-	312	600
% Lights	-	93.8	-	100.0	-	96.0	-	100.0	-	100.0	-	100.0	-	100.0	92.1	87.5	-	92.1	-	100.0	94.2	100.0	-	94.3	93.6
Buses	0	1	0	0	-	1	0	0	0	0	-	0	0	0	1	1	-	2	0	0	1	0	-	1	4
% Buses	-	6.3	-	0.0	-	4.0	-	0.0	-	0.0	-	0.0	-	0.0	0.4	12.5	-	0.8	-	0.0	0.3	0.0	-	0.3	0.6
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	12	0	-	12	0	0	17	0	-	17	29
% Single-Unit Trucks	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	4.7	0.0	-	4.5	-	0.0	5.2	0.0	-	5.1	4.5
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	7	0	-	7	0	0	0	0	-	0	7
% Articulated Trucks	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	2.8	0.0	-	2.6	-	0.0	0.0	0.0	-	0.0	1.1
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	1
% Bicycles on Road	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.3	0.0	-	0.3	0.2
Pedestrians	-	-	-	-	5	-	-	-	-	-	2	-	-	-	-	-	1	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-

Kenig Lindgren O'Hara Aboona, Inc.
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Count Name: Shermer Rd with Brentwood Rd
TMC
Site Code:
Start Date: 08/02/2022

Turning Movement Peak Hour Data (4:30 PM)

Start Time	Brentwood Rd Eastbound						Brentwood Rd Westbound						Shermer Rd Northbound						Shermer Rd Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
4:30 PM	0	0	0	4	0	4	0	2	0	5	0	7	0	0	88	2	0	90	0	3	112	6	0	121	222
4:45 PM	0	5	1	4	2	10	0	3	0	4	0	7	0	4	98	6	0	108	0	1	109	3	0	113	238
5:00 PM	0	2	0	4	0	6	0	3	0	2	1	5	0	3	106	9	1	118	0	2	124	3	0	129	258
5:15 PM	0	4	0	1	0	5	0	0	0	3	0	3	0	2	112	4	0	118	0	5	113	7	0	125	251
Total	0	11	1	13	2	25	0	8	0	14	1	22	0	9	404	21	1	434	0	11	458	19	0	488	969
Approach %	0.0	44.0	4.0	52.0	-	-	0.0	36.4	0.0	63.6	-	-	0.0	2.1	93.1	4.8	-	-	0.0	2.3	93.9	3.9	-	-	-
Total %	0.0	1.1	0.1	1.3	-	2.6	0.0	0.8	0.0	1.4	-	2.3	0.0	0.9	41.7	2.2	-	44.8	0.0	1.1	47.3	2.0	-	50.4	-
PHF	0.000	0.550	0.250	0.813	-	0.625	0.000	0.667	0.000	0.700	-	0.786	0.000	0.563	0.902	0.583	-	0.919	0.000	0.550	0.923	0.679	-	0.946	0.939
Lights	0	10	1	12	-	23	0	8	0	13	-	21	0	9	400	21	-	430	0	11	442	18	-	471	945
% Lights	-	90.9	100.0	92.3	-	92.0	-	100.0	-	92.9	-	95.5	-	100.0	99.0	100.0	-	99.1	-	100.0	96.5	94.7	-	96.5	97.5
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	0	0	2	0	-	2	3
% Buses	-	0.0	0.0	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.2	0.0	-	0.2	-	0.0	0.4	0.0	-	0.4	0.3
Single-Unit Trucks	0	1	0	0	-	1	0	0	0	1	-	1	0	0	3	0	-	3	0	0	14	0	-	14	19
% Single-Unit Trucks	-	9.1	0.0	0.0	-	4.0	-	0.0	-	7.1	-	4.5	-	0.0	0.7	0.0	-	0.7	-	0.0	3.1	0.0	-	2.9	2.0
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	1	-	1	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	1	-	1	2
% Bicycles on Road	-	0.0	0.0	7.7	-	4.0	-	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	5.3	-	0.2	0.2
Pedestrians	-	-	-	-	2	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-

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Rosemont, Illinois, United States 60018
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Count Name: Shermer Rd with Farnsworth Ln
TMC
Site Code:
Start Date: 05/12/2022

Turning Movement Data

Start Time	Farnsworth Ln Eastbound						Farnsworth Ln Westbound						Shermer Rd Northbound						Shermer Rd Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:00 AM	0	0	0	3	1	3	0	0	0	1	0	1	0	0	62	1	0	63	0	1	72	1	0	74	141
7:15 AM	0	2	0	5	0	7	0	0	0	2	0	2	0	3	83	0	0	86	0	3	120	0	0	123	218
7:30 AM	0	2	0	9	0	11	0	1	0	4	0	5	0	1	97	3	0	101	0	0	236	1	0	237	354
7:45 AM	0	2	0	15	3	17	0	2	0	2	0	4	0	8	154	4	0	166	0	4	217	1	0	222	409
Hourly Total	0	6	0	32	4	38	0	3	0	9	0	12	0	12	396	8	0	416	0	8	645	3	0	656	1122
8:00 AM	0	0	0	3	2	3	0	1	0	0	0	1	0	4	142	1	0	147	0	5	95	1	0	101	252
8:15 AM	0	1	0	11	0	12	0	2	0	1	0	3	0	12	98	2	0	112	0	0	90	2	0	92	219
8:30 AM	0	3	0	5	2	8	0	3	1	4	0	8	0	14	90	3	0	107	0	3	89	1	0	93	216
8:45 AM	0	3	0	5	1	8	0	0	0	1	0	1	0	0	64	5	0	69	0	3	91	1	0	95	173
Hourly Total	0	7	0	24	5	31	0	6	1	6	0	13	0	30	394	11	0	435	0	11	365	5	0	381	860
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2:00 PM	0	1	0	2	0	3	0	1	0	5	0	6	0	4	108	3	0	115	0	7	110	2	0	119	243
2:15 PM	0	2	0	6	0	8	0	2	0	6	0	8	0	3	97	3	0	103	0	6	101	6	0	113	232
2:30 PM	0	1	0	0	0	1	0	3	0	4	0	7	0	4	110	2	0	116	0	4	96	2	0	102	226
2:45 PM	0	2	1	2	1	5	0	3	0	3	0	6	0	2	106	3	0	111	0	5	128	5	0	138	260
Hourly Total	0	6	1	10	1	17	0	9	0	18	0	27	0	13	421	11	0	445	0	22	435	15	0	472	961
3:00 PM	0	6	0	4	0	10	0	5	1	3	0	9	0	5	120	5	0	130	0	6	150	2	0	158	307
3:15 PM	0	2	1	14	1	17	0	4	2	5	0	11	0	17	247	8	0	272	0	5	133	4	0	142	442
3:30 PM	0	8	1	4	2	13	0	2	1	3	0	6	0	10	210	4	1	224	0	6	125	4	0	135	378
3:45 PM	0	4	1	5	0	10	0	3	0	8	0	11	0	10	144	7	0	161	0	5	123	3	0	131	313
Hourly Total	0	20	3	27	3	50	0	14	4	19	0	37	0	42	721	24	1	787	0	22	531	13	0	566	1440
4:00 PM	0	1	1	2	2	4	0	8	0	5	0	13	0	6	117	2	0	125	0	3	103	1	0	107	249
4:15 PM	0	4	0	1	4	5	0	3	2	4	0	9	0	3	127	3	0	133	0	6	129	1	0	136	283
4:30 PM	0	6	0	7	1	13	0	2	1	2	0	5	0	2	136	0	0	138	0	6	159	5	0	170	326
4:45 PM	0	2	1	6	0	9	0	2	1	3	0	6	0	6	111	1	1	118	0	6	132	7	0	145	278
Hourly Total	0	13	2	16	7	31	0	15	4	14	0	33	0	17	491	6	1	514	0	21	523	14	0	558	1136
5:00 PM	0	1	0	5	2	6	0	4	1	8	0	13	0	5	167	0	0	172	0	3	141	2	0	146	337
5:15 PM	0	2	0	7	2	9	0	5	0	5	0	10	0	5	145	0	0	150	0	5	153	8	0	166	335
5:30 PM	0	2	1	5	0	8	0	4	1	1	0	6	0	4	154	0	0	158	0	5	121	2	0	128	300
5:45 PM	0	4	0	7	2	11	0	1	1	3	0	5	0	3	142	0	0	145	0	2	122	4	0	128	289
Hourly Total	0	9	1	24	6	34	0	14	3	17	0	34	0	17	608	0	0	625	0	15	537	16	0	568	1261
Grand Total	0	61	7	133	26	201	0	61	12	83	0	156	0	131	3031	60	2	3222	0	99	3036	66	0	3201	6780
Approach %	0.0	30.3	3.5	66.2	-	-	0.0	39.1	7.7	53.2	-	-	0.0	4.1	94.1	1.9	-	-	0.0	3.1	94.8	2.1	-	-	-
Total %	0.0	0.9	0.1	2.0	-	3.0	0.0	0.9	0.2	1.2	-	2.3	0.0	1.9	44.7	0.9	-	47.5	0.0	1.5	44.8	1.0	-	47.2	-
Lights	0	61	6	131	-	198	0	60	11	82	-	153	0	128	2928	57	-	3113	0	95	2905	64	-	3064	6528

% Lights	-	100.0	85.7	98.5	-	98.5	-	98.4	91.7	98.8	-	98.1	-	97.7	96.6	95.0	-	96.6	-	96.0	95.7	97.0	-	95.7	96.3
Buses	0	0	1	0	-	1	0	0	0	0	-	0	0	1	20	1	-	22	0	1	34	1	-	36	59
% Buses	-	0.0	14.3	0.0	-	0.5	-	0.0	0.0	0.0	-	0.0	-	0.8	0.7	1.7	-	0.7	-	1.0	1.1	1.5	-	1.1	0.9
Single-Unit Trucks	0	0	0	0	-	0	0	1	0	0	-	1	0	2	52	1	-	55	0	2	74	0	-	76	132
% Single-Unit Trucks	-	0.0	0.0	0.0	-	0.0	-	1.6	0.0	0.0	-	0.6	-	1.5	1.7	1.7	-	1.7	-	2.0	2.4	0.0	-	2.4	1.9
Articulated Trucks	0	0	0	2	-	2	0	0	0	1	-	1	0	0	29	1	-	30	0	1	20	1	-	22	55
% Articulated Trucks	-	0.0	0.0	1.5	-	1.0	-	0.0	0.0	1.2	-	0.6	-	0.0	1.0	1.7	-	0.9	-	1.0	0.7	1.5	-	0.7	0.8
Bicycles on Road	0	0	0	0	-	0	0	0	1	0	-	1	0	0	2	0	-	2	0	0	3	0	-	3	6
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	8.3	0.0	-	0.6	-	0.0	0.1	0.0	-	0.1	-	0.0	0.1	0.0	-	0.1	0.1
Pedestrians	-	-	-	-	26	-	-	-	-	-	0	-	-	-	-	-	2	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-

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Count Name: Shermer Rd with Farnsworth Ln
TMC
Site Code:
Start Date: 05/12/2022

Turning Movement Peak Hour Data (7:30 AM)

Start Time	Farnsworth Ln Eastbound						Farnsworth Ln Westbound						Shermer Rd Northbound						Shermer Rd Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
7:30 AM	0	2	0	9	0	11	0	1	0	4	0	5	0	1	97	3	0	101	0	0	236	1	0	237	354
7:45 AM	0	2	0	15	3	17	0	2	0	2	0	4	0	8	154	4	0	166	0	4	217	1	0	222	409
8:00 AM	0	0	0	3	2	3	0	1	0	0	0	1	0	4	142	1	0	147	0	5	95	1	0	101	252
8:15 AM	0	1	0	11	0	12	0	2	0	1	0	3	0	12	98	2	0	112	0	0	90	2	0	92	219
Total	0	5	0	38	5	43	0	6	0	7	0	13	0	25	491	10	0	526	0	9	638	5	0	652	1234
Approach %	0.0	11.6	0.0	88.4	-	-	0.0	46.2	0.0	53.8	-	-	0.0	4.8	93.3	1.9	-	-	0.0	1.4	97.9	0.8	-	-	-
Total %	0.0	0.4	0.0	3.1	-	3.5	0.0	0.5	0.0	0.6	-	1.1	0.0	2.0	39.8	0.8	-	42.6	0.0	0.7	51.7	0.4	-	52.8	-
PHF	0.000	0.625	0.000	0.633	-	0.632	0.000	0.750	0.000	0.438	-	0.650	0.000	0.521	0.797	0.625	-	0.792	0.000	0.450	0.676	0.625	-	0.688	0.754
Lights	0	5	0	37	-	42	0	6	0	7	-	13	0	25	454	9	-	488	0	8	619	4	-	631	1174
% Lights	-	100.0	-	97.4	-	97.7	-	100.0	-	100.0	-	100.0	-	100.0	92.5	90.0	-	92.8	-	88.9	97.0	80.0	-	96.8	95.1
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	6	0	-	6	0	1	5	1	-	7	13
% Buses	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	1.2	0.0	-	1.1	-	11.1	0.8	20.0	-	1.1	1.1
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	18	0	-	18	0	0	7	0	-	7	25
% Single-Unit Trucks	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	3.7	0.0	-	3.4	-	0.0	1.1	0.0	-	1.1	2.0
Articulated Trucks	0	0	0	1	-	1	0	0	0	0	-	0	0	0	13	1	-	14	0	0	6	0	-	6	21
% Articulated Trucks	-	0.0	-	2.6	-	2.3	-	0.0	-	0.0	-	0.0	-	0.0	2.6	10.0	-	2.7	-	0.0	0.9	0.0	-	0.9	1.7
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	1
% Bicycles on Road	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.2	0.0	-	0.2	0.1
Pedestrians	-	-	-	-	5	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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Count Name: Shermer Rd with Farnsworth Ln
TMC
Site Code:
Start Date: 05/12/2022

Turning Movement Peak Hour Data (3:00 PM)

Start Time	Farnsworth Ln Eastbound						Farnsworth Ln Westbound						Shermer Rd Northbound						Shermer Rd Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
3:00 PM	0	6	0	4	0	10	0	5	1	3	0	9	0	5	120	5	0	130	0	6	150	2	0	158	307
3:15 PM	0	2	1	14	1	17	0	4	2	5	0	11	0	17	247	8	0	272	0	5	133	4	0	142	442
3:30 PM	0	8	1	4	2	13	0	2	1	3	0	6	0	10	210	4	1	224	0	6	125	4	0	135	378
3:45 PM	0	4	1	5	0	10	0	3	0	8	0	11	0	10	144	7	0	161	0	5	123	3	0	131	313
Total	0	20	3	27	3	50	0	14	4	19	0	37	0	42	721	24	1	787	0	22	531	13	0	566	1440
Approach %	0.0	40.0	6.0	54.0	-	-	0.0	37.8	10.8	51.4	-	-	0.0	5.3	91.6	3.0	-	-	0.0	3.9	93.8	2.3	-	-	-
Total %	0.0	1.4	0.2	1.9	-	3.5	0.0	1.0	0.3	1.3	-	2.6	0.0	2.9	50.1	1.7	-	54.7	0.0	1.5	36.9	0.9	-	39.3	-
PHF	0.000	0.625	0.750	0.482	-	0.735	0.000	0.700	0.500	0.594	-	0.841	0.000	0.618	0.730	0.750	-	0.723	0.000	0.917	0.885	0.813	-	0.896	0.814
Lights	0	20	2	27	-	49	0	14	4	18	-	36	0	41	702	23	-	766	0	22	506	12	-	540	1391
% Lights	-	100.0	66.7	100.0	-	98.0	-	100.0	100.0	94.7	-	97.3	-	97.6	97.4	95.8	-	97.3	-	100.0	95.3	92.3	-	95.4	96.6
Buses	0	0	1	0	-	1	0	0	0	0	-	0	0	0	5	1	-	6	0	0	7	0	-	7	14
% Buses	-	0.0	33.3	0.0	-	2.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.7	4.2	-	0.8	-	0.0	1.3	0.0	-	1.2	1.0
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	1	7	0	-	8	0	0	12	0	-	12	20
% Single-Unit Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	2.4	1.0	0.0	-	1.0	-	0.0	2.3	0.0	-	2.1	1.4
Articulated Trucks	0	0	0	0	-	0	0	0	0	1	-	1	0	0	6	0	-	6	0	0	6	1	-	7	14
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	5.3	-	2.7	-	0.0	0.8	0.0	-	0.8	-	0.0	1.1	7.7	-	1.2	1.0
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	0	0	0	0	-	0	1
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.1	0.0	-	0.1	-	0.0	0.0	0.0	-	0.0	0.1
Pedestrians	-	-	-	-	3	-	-	-	-	-	0	-	-	-	-	-	1	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-

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Count Name: Shermer Rd with Farnsworth Ln
TMC
Site Code:
Start Date: 05/12/2022

Turning Movement Peak Hour Data (4:30 PM)

Start Time	Farnsworth Ln Eastbound						Farnsworth Ln Westbound						Shermer Rd Northbound						Shermer Rd Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
4:30 PM	0	6	0	7	1	13	0	2	1	2	0	5	0	2	136	0	0	138	0	6	159	5	0	170	326
4:45 PM	0	2	1	6	0	9	0	2	1	3	0	6	0	6	111	1	1	118	0	6	132	7	0	145	278
5:00 PM	0	1	0	5	2	6	0	4	1	8	0	13	0	5	167	0	0	172	0	3	141	2	0	146	337
5:15 PM	0	2	0	7	2	9	0	5	0	5	0	10	0	5	145	0	0	150	0	5	153	8	0	166	335
Total	0	11	1	25	5	37	0	13	3	18	0	34	0	18	559	1	1	578	0	20	585	22	0	627	1276
Approach %	0.0	29.7	2.7	67.6	-	-	0.0	38.2	8.8	52.9	-	-	0.0	3.1	96.7	0.2	-	-	0.0	3.2	93.3	3.5	-	-	-
Total %	0.0	0.9	0.1	2.0	-	2.9	0.0	1.0	0.2	1.4	-	2.7	0.0	1.4	43.8	0.1	-	45.3	0.0	1.6	45.8	1.7	-	49.1	-
PHF	0.000	0.458	0.250	0.893	-	0.712	0.000	0.650	0.750	0.563	-	0.654	0.000	0.750	0.837	0.250	-	0.840	0.000	0.833	0.920	0.688	-	0.922	0.947
Lights	0	11	1	25	-	37	0	13	3	18	-	34	0	18	554	1	-	573	0	19	577	22	-	618	1262
% Lights	-	100.0	100.0	100.0	-	100.0	-	100.0	100.0	100.0	-	100.0	-	100.0	99.1	100.0	-	99.1	-	95.0	98.6	100.0	-	98.6	98.9
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	1
% Buses	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.2	0.0	-	0.2	0.1
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	4	0	-	4	0	1	7	0	-	8	12
% Single-Unit Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.7	0.0	-	0.7	-	5.0	1.2	0.0	-	1.3	0.9
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	0	0	0	0	-	0	1
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.2	0.0	-	0.2	-	0.0	0.0	0.0	-	0.0	0.1
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	5	-	-	-	-	-	0	-	-	-	-	-	1	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-

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Count Name: Shermer Rd with Stanley St TMC
Site Code:
Start Date: 08/02/2022

Turning Movement Data

Start Time	Access Dr Eastbound						Stanley St Westbound						Shermer Rd Northbound						Shermer Rd Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:00 AM	0	1	0	1	0	2	0	0	0	0	0	0	0	0	41	4	0	45	0	3	61	0	0	64	111
7:15 AM	0	1	0	1	0	2	0	4	0	0	2	4	0	0	72	2	0	74	0	1	55	1	0	57	137
7:30 AM	0	0	0	0	2	0	0	1	0	1	0	2	0	0	56	5	0	61	0	0	50	0	0	50	113
7:45 AM	0	2	0	0	3	2	0	0	0	0	2	0	0	0	71	8	0	79	0	3	103	0	0	106	187
Hourly Total	0	4	0	2	5	6	0	5	0	1	4	6	0	0	240	19	0	259	0	7	269	1	0	277	548
8:00 AM	0	0	0	1	2	1	0	2	0	2	2	4	0	0	69	6	0	75	0	4	93	2	0	99	179
8:15 AM	0	0	0	0	3	0	0	0	0	1	1	1	0	0	65	8	0	73	0	1	89	0	0	90	164
8:30 AM	0	2	0	0	2	2	0	1	0	2	2	3	0	0	79	7	0	86	0	3	80	1	0	84	175
8:45 AM	0	1	0	1	0	2	0	1	0	2	0	3	0	0	96	6	0	102	0	1	96	0	1	97	204
Hourly Total	0	3	0	2	7	5	0	4	0	7	5	11	0	0	309	27	0	336	0	9	358	3	1	370	722
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	0	0	0	2	0	0	2	0	2	0	4	0	0	111	0	0	111	0	0	89	0	0	89	204
4:15 PM	0	0	0	1	0	1	0	1	0	1	1	2	0	0	111	1	0	112	0	0	100	0	0	100	215
4:30 PM	0	0	0	0	0	0	0	4	0	0	0	4	0	0	95	1	0	96	0	2	117	0	0	119	219
4:45 PM	0	1	0	0	2	1	0	1	0	1	1	2	0	0	106	1	0	107	0	0	118	0	0	118	228
Hourly Total	0	1	0	1	4	2	0	8	0	4	2	12	0	0	423	3	0	426	0	2	424	0	0	426	866
5:00 PM	0	2	0	0	0	2	0	11	0	4	1	15	0	0	111	0	0	111	0	0	130	0	0	130	258
5:15 PM	0	1	0	1	0	2	0	12	0	1	0	13	0	0	116	0	0	116	0	0	114	1	0	115	246
5:30 PM	0	0	0	1	1	1	0	7	0	2	0	9	0	1	104	2	0	107	0	1	120	1	0	122	239
5:45 PM	0	0	0	0	0	0	0	1	0	1	0	2	0	0	128	0	0	128	0	0	99	0	0	99	229
Hourly Total	0	3	0	2	1	5	0	31	0	8	1	39	0	1	459	2	0	462	0	1	463	2	0	466	972
Grand Total	0	11	0	7	17	18	0	48	0	20	12	68	0	1	1431	51	0	1483	0	19	1514	6	1	1539	3108
Approach %	0.0	61.1	0.0	38.9	-	-	0.0	70.6	0.0	29.4	-	-	0.0	0.1	96.5	3.4	-	-	0.0	1.2	98.4	0.4	-	-	-
Total %	0.0	0.4	0.0	0.2	-	0.6	0.0	1.5	0.0	0.6	-	2.2	0.0	0.0	46.0	1.6	-	47.7	0.0	0.6	48.7	0.2	-	49.5	-
Lights	0	7	0	6	-	13	0	44	0	17	-	61	0	1	1382	46	-	1429	0	17	1461	6	-	1484	2987
% Lights	-	63.6	-	85.7	-	72.2	-	91.7	-	85.0	-	89.7	-	100.0	96.6	90.2	-	96.4	-	89.5	96.5	100.0	-	96.4	96.1
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	4	0	-	4	0	0	9	0	-	9	13
% Buses	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.3	0.0	-	0.3	-	0.0	0.6	0.0	-	0.6	0.4
Single-Unit Trucks	0	4	0	1	-	5	0	3	0	3	-	6	0	0	33	4	-	37	0	2	40	0	-	42	90
% Single-Unit Trucks	-	36.4	-	14.3	-	27.8	-	6.3	-	15.0	-	8.8	-	0.0	2.3	7.8	-	2.5	-	10.5	2.6	0.0	-	2.7	2.9
Articulated Trucks	0	0	0	0	-	0	0	1	0	0	-	1	0	0	12	1	-	13	0	0	2	0	-	2	16
% Articulated Trucks	-	0.0	-	0.0	-	0.0	-	2.1	-	0.0	-	1.5	-	0.0	0.8	2.0	-	0.9	-	0.0	0.1	0.0	-	0.1	0.5
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	2	0	-	2	2

% Bicycles on Road	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.1	0.0	-	0.1	0.1
Pedestrians	-	-	-	-	17	-	-	-	-	-	12	-	-	-	-	-	0	-	-	-	-	-	1	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 sainkeshavarzi@kloainc.com

Count Name: Shermer Rd with Stanley St TMC
Site Code:
Start Date: 08/02/2022

Turning Movement Peak Hour Data (7:30 AM)

Start Time	Access Dr Eastbound						Stanley St Westbound						Shermer Rd Northbound						Shermer Rd Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
7:30 AM	0	0	0	0	2	0	0	1	0	1	0	2	0	0	56	5	0	61	0	0	50	0	0	50	113
7:45 AM	0	2	0	0	3	2	0	0	0	0	2	0	0	0	71	8	0	79	0	3	103	0	0	106	187
8:00 AM	0	0	0	1	2	1	0	2	0	2	2	4	0	0	69	6	0	75	0	4	93	2	0	99	179
8:15 AM	0	0	0	0	3	0	0	0	0	1	1	1	0	0	65	8	0	73	0	1	89	0	0	90	164
Total	0	2	0	1	10	3	0	3	0	4	5	7	0	0	261	27	0	288	0	8	335	2	0	345	643
Approach %	0.0	66.7	0.0	33.3	-	-	0.0	42.9	0.0	57.1	-	-	0.0	0.0	90.6	9.4	-	-	0.0	2.3	97.1	0.6	-	-	-
Total %	0.0	0.3	0.0	0.2	-	0.5	0.0	0.5	0.0	0.6	-	1.1	0.0	0.0	40.6	4.2	-	44.8	0.0	1.2	52.1	0.3	-	53.7	-
PHF	0.000	0.250	0.000	0.250	-	0.375	0.000	0.375	0.000	0.500	-	0.438	0.000	0.000	0.919	0.844	-	0.911	0.000	0.500	0.813	0.250	-	0.814	0.860
Lights	0	2	0	1	-	3	0	3	0	3	-	6	0	0	241	26	-	267	0	8	315	2	-	325	601
% Lights	-	100.0	-	100.0	-	100.0	-	100.0	-	75.0	-	85.7	-	-	92.3	96.3	-	92.7	-	100.0	94.0	100.0	-	94.2	93.5
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	2	0	-	2	0	0	2	0	-	2	4
% Buses	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	-	0.8	0.0	-	0.7	-	0.0	0.6	0.0	-	0.6	0.6
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	1	-	1	0	0	12	1	-	13	0	0	17	0	-	17	31
% Single-Unit Trucks	-	0.0	-	0.0	-	0.0	-	0.0	-	25.0	-	14.3	-	-	4.6	3.7	-	4.5	-	0.0	5.1	0.0	-	4.9	4.8
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	6	0	-	6	0	0	0	0	-	0	6
% Articulated Trucks	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	-	2.3	0.0	-	2.1	-	0.0	0.0	0.0	-	0.0	0.9
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	1
% Bicycles on Road	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	-	0.0	0.0	-	0.0	-	0.0	0.3	0.0	-	0.3	0.2
Pedestrians	-	-	-	-	10	-	-	-	-	-	5	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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(847)518-9990 sainkeshavarzi@kloainc.com

Count Name: Shermer Rd with Stanley St TMC
Site Code:
Start Date: 08/02/2022

Turning Movement Peak Hour Data (4:30 PM)

Start Time	Access Dr Eastbound						Stanley St Westbound						Shermer Rd Northbound						Shermer Rd Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
4:30 PM	0	0	0	0	0	0	0	4	0	0	0	4	0	0	95	1	0	96	0	2	117	0	0	119	219
4:45 PM	0	1	0	0	2	1	0	1	0	1	1	2	0	0	106	1	0	107	0	0	118	0	0	118	228
5:00 PM	0	2	0	0	0	2	0	11	0	4	1	15	0	0	111	0	0	111	0	0	130	0	0	130	258
5:15 PM	0	1	0	1	0	2	0	12	0	1	0	13	0	0	116	0	0	116	0	0	114	1	0	115	246
Total	0	4	0	1	2	5	0	28	0	6	2	34	0	0	428	2	0	430	0	2	479	1	0	482	951
Approach %	0.0	80.0	0.0	20.0	-	-	0.0	82.4	0.0	17.6	-	-	0.0	0.0	99.5	0.5	-	-	0.0	0.4	99.4	0.2	-	-	-
Total %	0.0	0.4	0.0	0.1	-	0.5	0.0	2.9	0.0	0.6	-	3.6	0.0	0.0	45.0	0.2	-	45.2	0.0	0.2	50.4	0.1	-	50.7	-
PHF	0.000	0.500	0.000	0.250	-	0.625	0.000	0.583	0.000	0.375	-	0.567	0.000	0.000	0.922	0.500	-	0.927	0.000	0.250	0.921	0.250	-	0.927	0.922
Lights	0	2	0	1	-	3	0	25	0	6	-	31	0	0	425	1	-	426	0	0	468	1	-	469	929
% Lights	-	50.0	-	100.0	-	60.0	-	89.3	-	100.0	-	91.2	-	-	99.3	50.0	-	99.1	-	0.0	97.7	100.0	-	97.3	97.7
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	0	0	2	0	-	2	3
% Buses	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	-	0.2	0.0	-	0.2	-	0.0	0.4	0.0	-	0.4	0.3
Single-Unit Trucks	0	2	0	0	-	2	0	2	0	0	-	2	0	0	2	0	-	2	0	2	8	0	-	10	16
% Single-Unit Trucks	-	50.0	-	0.0	-	40.0	-	7.1	-	0.0	-	5.9	-	-	0.5	0.0	-	0.5	-	100.0	1.7	0.0	-	2.1	1.7
Articulated Trucks	0	0	0	0	-	0	0	1	0	0	-	1	0	0	0	1	-	1	0	0	0	0	-	0	2
% Articulated Trucks	-	0.0	-	0.0	-	0.0	-	3.6	-	0.0	-	2.9	-	-	0.0	50.0	-	0.2	-	0.0	0.0	0.0	-	0.0	0.2
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	1
% Bicycles on Road	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	-	0.0	0.0	-	0.0	-	0.0	0.2	0.0	-	0.2	0.1
Pedestrians	-	-	-	-	2	-	-	-	-	-	2	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 sainkeshavarzi@kloainc.com

Count Name: Techny+and+Shermer TMC
Site Code:
Start Date: 05/12/2022

Turning Movement Data

Start Time	Techny Rd Eastbound						Techny Rd Westbound						Shermer Rd Northbound						Shermer Rd Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:00 AM	0	22	31	47	0	100	0	11	19	10	1	40	0	23	38	13	0	74	0	8	62	11	0	81	295
7:15 AM	0	21	46	47	0	114	0	17	26	13	0	56	0	36	51	14	0	101	0	18	94	19	0	131	402
7:30 AM	0	13	47	73	0	133	0	36	32	8	0	76	0	43	95	19	0	157	0	21	195	13	0	229	595
7:45 AM	0	28	53	98	0	179	0	57	41	14	0	112	0	61	147	28	0	236	0	23	218	18	0	259	786
Hourly Total	0	84	177	265	0	526	0	121	118	45	1	284	0	163	331	74	0	568	0	70	569	61	0	700	2078
8:00 AM	0	29	55	47	0	131	0	13	34	18	0	65	0	47	111	24	0	182	0	31	78	10	0	119	497
8:15 AM	0	21	61	67	0	149	0	11	34	25	0	70	0	58	76	13	0	147	0	14	86	22	1	122	488
8:30 AM	0	20	67	61	0	148	0	2	40	23	0	65	0	57	68	23	2	148	0	21	67	22	0	110	471
8:45 AM	0	15	38	42	0	95	0	6	34	18	0	58	1	32	55	16	0	104	0	15	61	12	0	88	345
Hourly Total	0	85	221	217	0	523	0	32	142	84	0	258	1	194	310	76	2	581	0	81	292	66	1	439	1801
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2:00 PM	0	13	48	40	0	101	0	9	55	17	0	81	0	50	89	18	0	157	0	16	76	21	0	113	452
2:15 PM	0	14	40	27	0	81	0	12	50	17	0	79	0	66	66	14	0	146	0	10	82	17	0	109	415
2:30 PM	0	12	23	30	0	65	0	11	52	24	0	87	0	69	90	10	0	169	0	14	69	22	0	105	426
2:45 PM	0	18	36	35	1	89	0	5	60	11	0	76	0	58	83	13	0	154	0	16	94	25	0	135	454
Hourly Total	0	57	147	132	1	336	0	37	217	69	0	323	0	243	328	55	0	626	0	56	321	85	0	462	1747
3:00 PM	0	27	31	40	0	98	0	10	86	21	0	117	0	67	76	11	0	154	0	15	112	31	0	158	527
3:15 PM	0	48	58	60	1	166	0	24	53	34	0	111	0	58	213	58	0	329	0	30	130	23	0	183	789
3:30 PM	0	46	73	58	1	177	0	20	42	28	0	90	0	71	160	53	0	284	0	27	95	17	0	139	690
3:45 PM	0	24	53	44	2	121	0	26	90	29	0	145	0	74	99	25	0	198	0	19	89	19	1	127	591
Hourly Total	0	145	215	202	4	562	0	80	271	112	0	463	0	270	548	147	0	965	0	91	426	90	1	607	2597
4:00 PM	0	20	29	43	1	92	0	16	82	25	0	123	0	60	92	26	1	178	0	21	73	30	2	124	517
4:15 PM	0	28	51	56	4	135	0	33	82	26	0	141	0	32	75	17	1	124	0	15	94	24	0	133	533
4:30 PM	0	21	42	44	1	107	0	45	69	24	0	138	0	52	94	26	0	172	0	28	113	22	0	163	580
4:45 PM	0	20	47	45	0	112	0	27	99	20	0	146	0	42	86	11	2	139	0	20	103	32	0	155	552
Hourly Total	0	89	169	188	6	446	0	121	332	95	0	548	0	186	347	80	4	613	0	84	383	108	2	575	2182
5:00 PM	0	23	65	34	3	122	0	22	94	37	0	153	0	44	102	17	0	163	0	32	100	42	3	174	612
5:15 PM	0	21	48	52	0	121	0	38	104	36	0	178	0	65	87	17	0	169	0	29	100	30	0	159	627
5:30 PM	0	16	55	27	0	98	0	20	88	19	0	127	0	59	113	28	0	200	0	32	84	25	0	141	566
5:45 PM	0	26	45	38	1	109	0	21	69	17	0	107	0	55	100	18	0	173	0	25	83	19	0	127	516
Hourly Total	0	86	213	151	4	450	0	101	355	109	0	565	0	223	402	80	0	705	0	118	367	116	3	601	2321
Grand Total	0	546	1142	1155	15	2843	0	492	1435	514	1	2441	1	1279	2266	512	6	4058	0	500	2358	526	7	3384	12726
Approach %	0.0	19.2	40.2	40.6	-	-	0.0	20.2	58.8	21.1	-	-	0.0	31.5	55.8	12.6	-	-	0.0	14.8	69.7	15.5	-	-	-
Total %	0.0	4.3	9.0	9.1	-	22.3	0.0	3.9	11.3	4.0	-	19.2	0.0	10.1	17.8	4.0	-	31.9	0.0	3.9	18.5	4.1	-	26.6	-
Lights	0	533	1125	1069	-	2727	0	449	1392	498	-	2339	1	1177	2178	479	-	3835	0	491	2246	504	-	3241	12142

% Lights	-	97.6	98.5	92.6	-	95.9	-	91.3	97.0	96.9	-	95.8	100.0	92.0	96.1	93.6	-	94.5	-	98.2	95.3	95.8	-	95.8	95.4
Buses	0	3	3	45	-	51	0	1	6	3	-	10	0	42	21	3	-	66	0	1	33	2	-	36	163
% Buses	-	0.5	0.3	3.9	-	1.8	-	0.2	0.4	0.6	-	0.4	0.0	3.3	0.9	0.6	-	1.6	-	0.2	1.4	0.4	-	1.1	1.3
Single-Unit Trucks	0	10	7	28	-	45	0	33	15	5	-	53	0	31	41	24	-	96	0	6	62	16	-	84	278
% Single-Unit Trucks	-	1.8	0.6	2.4	-	1.6	-	6.7	1.0	1.0	-	2.2	0.0	2.4	1.8	4.7	-	2.4	-	1.2	2.6	3.0	-	2.5	2.2
Articulated Trucks	0	0	6	13	-	19	0	7	14	6	-	27	0	29	24	3	-	56	0	2	15	3	-	20	122
% Articulated Trucks	-	0.0	0.5	1.1	-	0.7	-	1.4	1.0	1.2	-	1.1	0.0	2.3	1.1	0.6	-	1.4	-	0.4	0.6	0.6	-	0.6	1.0
Bicycles on Road	0	0	1	0	-	1	0	2	8	2	-	12	0	0	2	3	-	5	0	0	2	1	-	3	21
% Bicycles on Road	-	0.0	0.1	0.0	-	0.0	-	0.4	0.6	0.4	-	0.5	0.0	0.0	0.1	0.6	-	0.1	-	0.0	0.1	0.2	-	0.1	0.2
Pedestrians	-	-	-	-	15	-	-	-	-	-	1	-	-	-	-	-	6	-	-	-	-	-	7	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-

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Count Name: Techny+and+Shermer TMC
Site Code:
Start Date: 05/12/2022

Turning Movement Peak Hour Data (7:30 AM)

Start Time	Techny Rd Eastbound						Techny Rd Westbound						Shermer Rd Northbound						Shermer Rd Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
7:30 AM	0	13	47	73	0	133	0	36	32	8	0	76	0	43	95	19	0	157	0	21	195	13	0	229	595
7:45 AM	0	28	53	98	0	179	0	57	41	14	0	112	0	61	147	28	0	236	0	23	218	18	0	259	786
8:00 AM	0	29	55	47	0	131	0	13	34	18	0	65	0	47	111	24	0	182	0	31	78	10	0	119	497
8:15 AM	0	21	61	67	0	149	0	11	34	25	0	70	0	58	76	13	0	147	0	14	86	22	1	122	488
Total	0	91	216	285	0	592	0	117	141	65	0	323	0	209	429	84	0	722	0	89	577	63	1	729	2366
Approach %	0.0	15.4	36.5	48.1	-	-	0.0	36.2	43.7	20.1	-	-	0.0	28.9	59.4	11.6	-	-	0.0	12.2	79.1	8.6	-	-	-
Total %	0.0	3.8	9.1	12.0	-	25.0	0.0	4.9	6.0	2.7	-	13.7	0.0	8.8	18.1	3.6	-	30.5	0.0	3.8	24.4	2.7	-	30.8	-
PHF	0.000	0.784	0.885	0.727	-	0.827	0.000	0.513	0.860	0.650	-	0.721	0.000	0.857	0.730	0.750	-	0.765	0.000	0.718	0.662	0.716	-	0.704	0.753
Lights	0	89	212	267	-	568	0	108	133	62	-	303	0	193	398	77	-	668	0	87	561	60	-	708	2247
% Lights	-	97.8	98.1	93.7	-	95.9	-	92.3	94.3	95.4	-	93.8	-	92.3	92.8	91.7	-	92.5	-	97.8	97.2	95.2	-	97.1	95.0
Buses	0	1	1	8	-	10	0	0	1	2	-	3	0	2	4	1	-	7	0	0	5	2	-	7	27
% Buses	-	1.1	0.5	2.8	-	1.7	-	0.0	0.7	3.1	-	0.9	-	1.0	0.9	1.2	-	1.0	-	0.0	0.9	3.2	-	1.0	1.1
Single-Unit Trucks	0	1	0	9	-	10	0	5	1	0	-	6	0	8	16	5	-	29	0	1	7	0	-	8	53
% Single-Unit Trucks	-	1.1	0.0	3.2	-	1.7	-	4.3	0.7	0.0	-	1.9	-	3.8	3.7	6.0	-	4.0	-	1.1	1.2	0.0	-	1.1	2.2
Articulated Trucks	0	0	3	1	-	4	0	3	4	1	-	8	0	6	11	1	-	18	0	1	3	1	-	5	35
% Articulated Trucks	-	0.0	1.4	0.4	-	0.7	-	2.6	2.8	1.5	-	2.5	-	2.9	2.6	1.2	-	2.5	-	1.1	0.5	1.6	-	0.7	1.5
Bicycles on Road	0	0	0	0	-	0	0	1	2	0	-	3	0	0	0	0	-	0	0	0	1	0	-	1	4
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.9	1.4	0.0	-	0.9	-	0.0	0.0	0.0	-	0.0	-	0.0	0.2	0.0	-	0.1	0.2
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	1	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 sainkeshavarzi@kloainc.com

Count Name: Techny+and+Shermer TMC
Site Code:
Start Date: 05/12/2022

Turning Movement Peak Hour Data (3:00 PM)

Start Time	Techny Rd Eastbound						Techny Rd Westbound						Shermer Rd Northbound						Shermer Rd Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
3:00 PM	0	27	31	40	0	98	0	10	86	21	0	117	0	67	76	11	0	154	0	15	112	31	0	158	527
3:15 PM	0	48	58	60	1	166	0	24	53	34	0	111	0	58	213	58	0	329	0	30	130	23	0	183	789
3:30 PM	0	46	73	58	1	177	0	20	42	28	0	90	0	71	160	53	0	284	0	27	95	17	0	139	690
3:45 PM	0	24	53	44	2	121	0	26	90	29	0	145	0	74	99	25	0	198	0	19	89	19	1	127	591
Total	0	145	215	202	4	562	0	80	271	112	0	463	0	270	548	147	0	965	0	91	426	90	1	607	2597
Approach %	0.0	25.8	38.3	35.9	-	-	0.0	17.3	58.5	24.2	-	-	0.0	28.0	56.8	15.2	-	-	0.0	15.0	70.2	14.8	-	-	-
Total %	0.0	5.6	8.3	7.8	-	21.6	0.0	3.1	10.4	4.3	-	17.8	0.0	10.4	21.1	5.7	-	37.2	0.0	3.5	16.4	3.5	-	23.4	-
PHF	0.000	0.755	0.736	0.842	-	0.794	0.000	0.769	0.753	0.824	-	0.798	0.000	0.912	0.643	0.634	-	0.733	0.000	0.758	0.819	0.726	-	0.829	0.823
Lights	0	141	214	197	-	552	0	77	258	111	-	446	0	256	534	139	-	929	0	90	409	87	-	586	2513
% Lights	-	97.2	99.5	97.5	-	98.2	-	96.3	95.2	99.1	-	96.3	-	94.8	97.4	94.6	-	96.3	-	98.9	96.0	96.7	-	96.5	96.8
Buses	0	1	1	3	-	5	0	1	5	0	-	6	0	2	5	0	-	7	0	1	5	0	-	6	24
% Buses	-	0.7	0.5	1.5	-	0.9	-	1.3	1.8	0.0	-	1.3	-	0.7	0.9	0.0	-	0.7	-	1.1	1.2	0.0	-	1.0	0.9
Single-Unit Trucks	0	3	0	1	-	4	0	2	4	1	-	7	0	5	5	7	-	17	0	0	9	3	-	12	40
% Single-Unit Trucks	-	2.1	0.0	0.5	-	0.7	-	2.5	1.5	0.9	-	1.5	-	1.9	0.9	4.8	-	1.8	-	0.0	2.1	3.3	-	2.0	1.5
Articulated Trucks	0	0	0	1	-	1	0	0	2	0	-	2	0	7	3	0	-	10	0	0	3	0	-	3	16
% Articulated Trucks	-	0.0	0.0	0.5	-	0.2	-	0.0	0.7	0.0	-	0.4	-	2.6	0.5	0.0	-	1.0	-	0.0	0.7	0.0	-	0.5	0.6
Bicycles on Road	0	0	0	0	-	0	0	0	2	0	-	2	0	0	1	1	-	2	0	0	0	0	-	0	4
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.7	0.0	-	0.4	-	0.0	0.2	0.7	-	0.2	-	0.0	0.0	0.0	-	0.0	0.2
Pedestrians	-	-	-	-	4	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	1	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

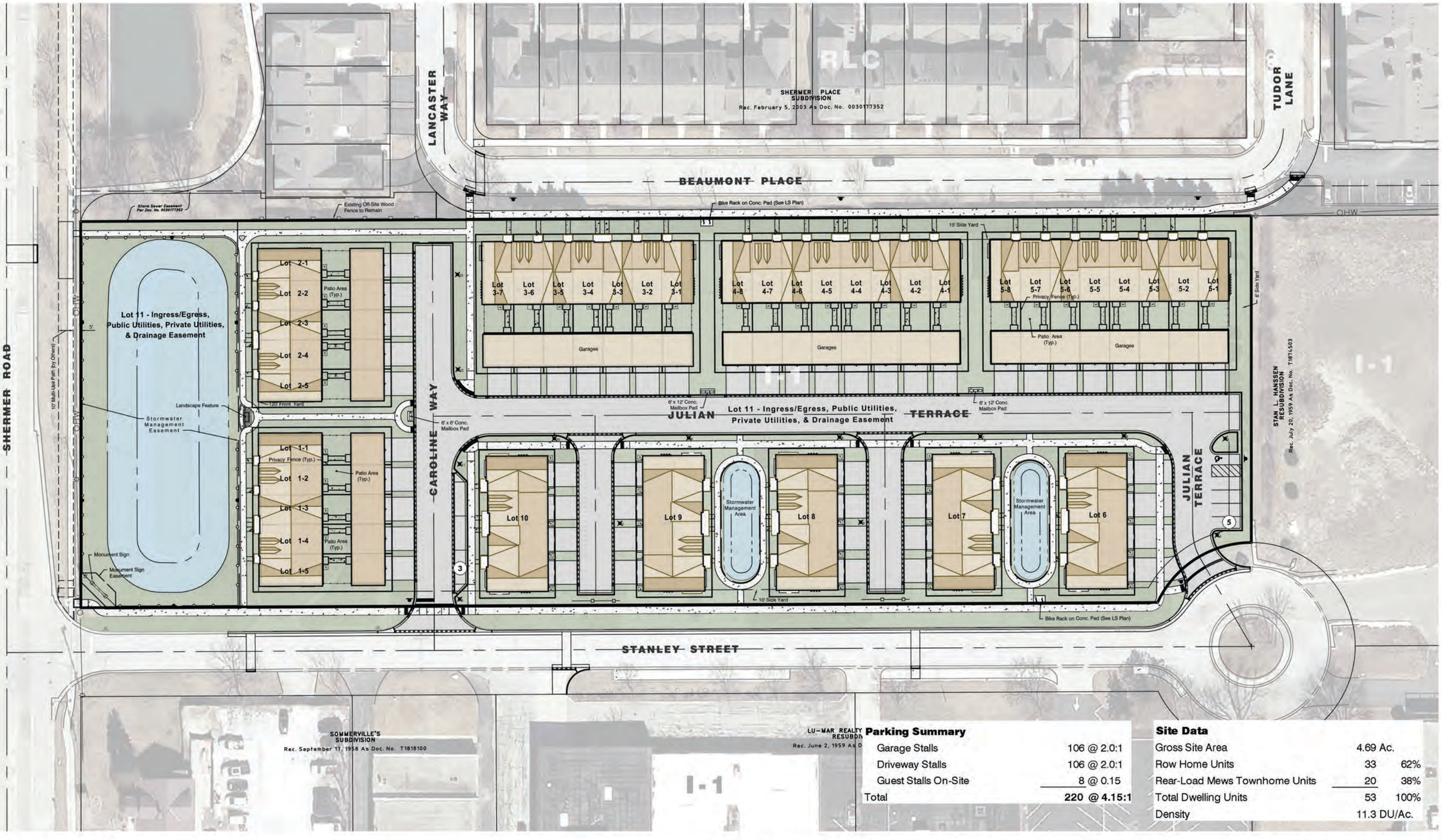
Rosemont, Illinois, United States 60018
(847)518-9990 sainkeshavarzi@kloainc.com

Count Name: Techny+and+Shermer TMC
Site Code:
Start Date: 05/12/2022

Turning Movement Peak Hour Data (4:30 PM)

Start Time	Techny Rd Eastbound						Techny Rd Westbound						Shermer Rd Northbound						Shermer Rd Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
4:30 PM	0	21	42	44	1	107	0	45	69	24	0	138	0	52	94	26	0	172	0	28	113	22	0	163	580
4:45 PM	0	20	47	45	0	112	0	27	99	20	0	146	0	42	86	11	2	139	0	20	103	32	0	155	552
5:00 PM	0	23	65	34	3	122	0	22	94	37	0	153	0	44	102	17	0	163	0	32	100	42	3	174	612
5:15 PM	0	21	48	52	0	121	0	38	104	36	0	178	0	65	87	17	0	169	0	29	100	30	0	159	627
Total	0	85	202	175	4	462	0	132	366	117	0	615	0	203	369	71	2	643	0	109	416	126	3	651	2371
Approach %	0.0	18.4	43.7	37.9	-	-	0.0	21.5	59.5	19.0	-	-	0.0	31.6	57.4	11.0	-	-	0.0	16.7	63.9	19.4	-	-	-
Total %	0.0	3.6	8.5	7.4	-	19.5	0.0	5.6	15.4	4.9	-	25.9	0.0	8.6	15.6	3.0	-	27.1	0.0	4.6	17.5	5.3	-	27.5	-
PHF	0.000	0.924	0.777	0.841	-	0.947	0.000	0.733	0.880	0.791	-	0.864	0.000	0.781	0.904	0.683	-	0.935	0.000	0.852	0.920	0.750	-	0.935	0.945
Lights	0	84	202	160	-	446	0	117	359	116	-	592	0	197	366	67	-	630	0	106	409	123	-	638	2306
% Lights	-	98.8	100.0	91.4	-	96.5	-	88.6	98.1	99.1	-	96.3	-	97.0	99.2	94.4	-	98.0	-	97.2	98.3	97.6	-	98.0	97.3
Buses	0	0	0	7	-	7	0	0	0	0	-	0	0	1	1	0	-	2	0	0	1	0	-	1	10
% Buses	-	0.0	0.0	4.0	-	1.5	-	0.0	0.0	0.0	-	0.0	-	0.5	0.3	0.0	-	0.3	-	0.0	0.2	0.0	-	0.2	0.4
Single-Unit Trucks	0	1	0	4	-	5	0	15	1	1	-	17	0	3	1	3	-	7	0	3	5	3	-	11	40
% Single-Unit Trucks	-	1.2	0.0	2.3	-	1.1	-	11.4	0.3	0.9	-	2.8	-	1.5	0.3	4.2	-	1.1	-	2.8	1.2	2.4	-	1.7	1.7
Articulated Trucks	0	0	0	4	-	4	0	0	2	0	-	2	0	2	1	1	-	4	0	0	1	0	-	1	11
% Articulated Trucks	-	0.0	0.0	2.3	-	0.9	-	0.0	0.5	0.0	-	0.3	-	1.0	0.3	1.4	-	0.6	-	0.0	0.2	0.0	-	0.2	0.5
Bicycles on Road	0	0	0	0	-	0	0	0	4	0	-	4	0	0	0	0	-	0	0	0	0	0	-	0	4
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	1.1	0.0	-	0.7	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.2
Pedestrians	-	-	-	-	4	-	-	-	-	-	0	-	-	-	-	-	2	-	-	-	-	-	3	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-

Site Plan



Parking Summary

Garage Stalls	106 @ 2.0:1
Driveway Stalls	106 @ 2.0:1
Guest Stalls On-Site	8 @ 0.15
Total	**220 @ 4.15:1**

Site Data

Gross Site Area	4.69 Ac.	
Row Home Units	33	62%
Rear-Load Mews Townhome Units	20	38%
Total Dwelling Units	53	100%
Density	11.3 DU/Ac.	

NORTH

0 60

Scale: 1" = 60'

No.	Date	Revision
1	4-13-2026	Per Village Review

ILLUSTRATIVE SITE PLAN

NORTHBROOK ROW
FINAL PUD

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

HAEGER ENGINEERING
consulting engineers · land surveyors
100 East State Parkway, Schaumburg, IL 60173 Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152. www.HaegerEngineering.com

Project Manager:	TAS
Engineer:	JN
Date:	03/02/2026
Project No.	20-122
Sheet	1 / 1

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CMAP 2050 Projections Letter

Chicago Metropolitan Agency for Planning

433 West Van Buren Street
Suite 450
Chicago, IL 60607

312-454-0400
cmap.illinois.gov

July 7, 2022

Shahrzad Ainkeshavarzi
Consultant
Kenig, Lindgren, O'Hara, Aboona, Inc.
9575 West Higgins Road, Suite 400
Rosemont, IL, 60018

Subject: ***1657 Shermer Road Residential Development***
IDOT

Dear Mr. Ainkeshavarzi:

In response to a request made on your behalf and dated July 6, 2022, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT (2018)	Year 2050 ADT
Walters Avenue west of Shermer Road	4,000	5,000
Shermer Road	15,800	18,500
Techny Road east of Shermer Road	7,750	9,200
Techny Road west of Shermer Road	6,100	7,400
Willow Road east of Shermer Road	42,500	47,000
Willow Road west of Shermer Road	35,700	42,000
Western Avenue	1,400	1,700

Traffic projections are developed using existing ADT data provided in the request letter and the results from the December 2021 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806.

Sincerely,

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Rios (IDOT)
2022_ForecastTraffic\Northbrook\ck-90-22\ck-90-22.docx

Level of Service Criteria

LEVEL OF SERVICE CRITERIA

Signalized Intersections		
Level of Service	Interpretation	Average Control Delay (seconds per vehicle)
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	>10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	>20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective, or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	>35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high, and the cycle length is long. Individual cycle failures are frequent.	>55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.	>80.0

Unsignalized Intersections	
Level of Service	Average Total Delay (SEC/VEH)
A	0 - 10
B	> 10 - 15
C	> 15 - 25
D	> 25 - 35
E	> 35 - 50
F	> 50

Source: *Highway Capacity Manual*, 2010.

Capacity Analysis Summary Sheets

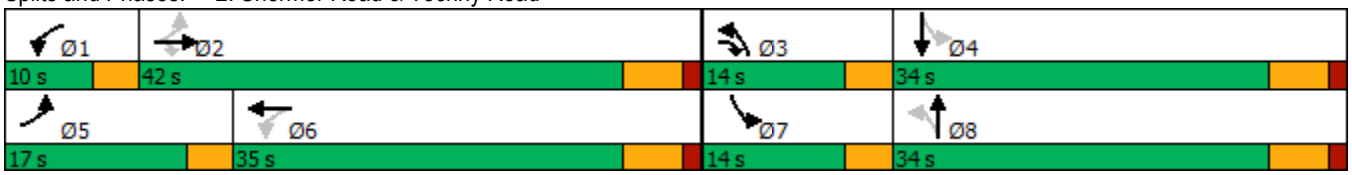
Existing Weekday Morning Peak Hour

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	91	216	285	117	141	65	209	429	84	89	577	63
Future Volume (vph)	91	216	285	117	141	65	209	429	84	89	577	63
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	145		195	120		0	205		0	100		0
Storage Lanes	1		1	1		0	1		0	1		0
Taper Length (ft)	180			180			160			80		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt			0.850		0.953			0.975			0.985	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1961	1524	1687	1736	0	1671	3284	0	1770	3446	0
Flt Permitted	0.377			0.497			0.148			0.297		
Satd. Flow (perm)	702	1961	1524	883	1736	0	260	3284	0	553	3446	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			107		23			23			12	
Link Speed (mph)		35			35			40			35	
Link Distance (ft)		674			553			1982			470	
Travel Time (s)		13.1			10.8			33.8			9.2	
Peak Hour Factor	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75
Heavy Vehicles (%)	2%	2%	6%	7%	4%	5%	8%	7%	8%	2%	3%	5%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	121	288	380	156	275	0	279	684	0	119	853	0
Turn Type	pm+pt	NA	pm+ov	pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	5	2	3	1	6		3	8		7	4	
Permitted Phases	2		2	6			8			4		
Detector Phase	5	2	3	1	6		3	8		7	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0	3.0	3.0	15.0		3.0	8.0		3.0	8.0	
Minimum Split (s)	6.5	21.0	6.5	6.5	21.0		6.5	14.0		6.5	14.0	
Total Split (s)	17.0	42.0	14.0	10.0	35.0		14.0	34.0		14.0	34.0	
Total Split (%)	17.0%	42.0%	14.0%	10.0%	35.0%		14.0%	34.0%		14.0%	34.0%	
Yellow Time (s)	3.5	4.5	3.5	3.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	0.0	1.5	0.0	0.0	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0	3.5	3.5	6.0		3.5	6.0		3.5	6.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	None	None	None	None		None	Min		None	Min	
Act Effct Green (s)	35.9	24.6	41.3	30.8	21.7		42.3	29.4		38.4	27.3	
Actuated g/C Ratio	0.41	0.28	0.47	0.35	0.25		0.48	0.33		0.43	0.31	
v/c Ratio	0.30	0.53	0.49	0.43	0.62		0.95	0.62		0.33	0.79	
Control Delay	17.5	30.2	13.5	20.9	34.0		64.4	28.4		16.6	35.2	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	17.5	30.2	13.5	20.9	34.0		64.4	28.4		16.6	35.2	
LOS	B	C	B	C	C		E	C		B	D	
Approach Delay		20.2			29.2			38.8			32.9	
Approach LOS		C			C			D			C	
Queue Length 50th (ft)	41	136	99	54	126		97	159		34	222	
Queue Length 95th (ft)	61	167	124	76	168		#219	207		64	268	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		594			473			1902			390	
Turn Bay Length (ft)	145		195	120			205			100		
Base Capacity (vph)	460	806	769	367	590		293	1109		399	1110	
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0		0	0	
Storage Cap Reductn	0	0	0	0	0		0	0		0	0	
Reduced v/c Ratio	0.26	0.36	0.49	0.43	0.47		0.95	0.62		0.30	0.77	

Intersection Summary			
Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 88.3			
Natural Cycle: 65			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.95			
Intersection Signal Delay: 31.0		Intersection LOS: C	
Intersection Capacity Utilization 65.2%		ICU Level of Service C	
Analysis Period (min) 15			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			

Splits and Phases: 2: Shermer Road & Techny Road



Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	16	0	9	12	0	8	3	502	8	1	714	4
Future Vol, veh/h	16	0	9	12	0	8	3	502	8	1	714	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	0	55	-	-	55	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	87	87	87	87	87	87	87	87	87
Heavy Vehicles, %	6	0	0	0	0	0	0	8	13	0	6	0
Mvmt Flow	18	0	10	14	0	9	3	577	9	1	821	5

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1418	1418	824	1419	1416	582	826	0	0	586	0	0
Stage 1	826	826	-	588	588	-	-	-	-	-	-	-
Stage 2	592	592	-	831	828	-	-	-	-	-	-	-
Critical Hdwy	7.16	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.16	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.16	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.554	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	112	138	376	115	139	517	813	-	-	999	-	-
Stage 1	360	389	-	499	499	-	-	-	-	-	-	-
Stage 2	486	497	-	367	389	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	110	137	376	111	138	517	813	-	-	999	-	-
Mov Cap-2 Maneuver	236	260	-	237	260	-	-	-	-	-	-	-
Stage 1	359	389	-	497	497	-	-	-	-	-	-	-
Stage 2	476	495	-	357	389	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	19.7	17.5	0.1	0
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	813	-	-	273	237	517	999	-	-
HCM Lane V/C Ratio	0.004	-	-	0.105	0.058	0.018	0.001	-	-
HCM Control Delay (s)	9.4	-	-	19.7	21.1	12.1	8.6	-	-
HCM Lane LOS	A	-	-	C	C	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.3	0.2	0.1	0	-	-

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	0	38	6	0	7	25	491	10	9	675	5
Future Vol, veh/h	5	0	38	6	0	7	25	491	10	9	675	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	100	50	-	-	75	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	75	75	75	75	75	75	75	75	75	75	75	75
Heavy Vehicles, %	0	0	3	0	0	0	0	8	10	11	3	20
Mvmt Flow	7	0	51	8	0	9	33	655	13	12	900	7

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1660	1662	904	1681	1659	662	907	0	0	668	0	0
Stage 1	928	928	-	728	728	-	-	-	-	-	-	-
Stage 2	732	734	-	953	931	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.23	7.1	6.5	6.2	4.1	-	-	4.21	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.327	3.5	4	3.3	2.2	-	-	2.299	-	-
Pot Cap-1 Maneuver	78	98	334	76	99	465	759	-	-	881	-	-
Stage 1	324	349	-	418	432	-	-	-	-	-	-	-
Stage 2	416	429	-	314	348	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	73	93	334	62	93	465	759	-	-	881	-	-
Mov Cap-2 Maneuver	188	211	-	159	203	-	-	-	-	-	-	-
Stage 1	310	344	-	400	413	-	-	-	-	-	-	-
Stage 2	390	411	-	263	343	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	19.5	20.2	0.5	0.1
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	759	-	-	306	159	465	881	-	-
HCM Lane V/C Ratio	0.044	-	-	0.187	0.05	0.02	0.014	-	-
HCM Control Delay (s)	10	-	-	19.5	28.8	12.9	9.1	-	-
HCM Lane LOS	A	-	-	C	D	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.7	0.2	0.1	0	-	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↑	↗		↰	
Traffic Vol, veh/h	2	0	1	3	0	4	0	507	27	8	725	2
Future Vol, veh/h	2	0	1	3	0	4	0	507	27	8	725	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	90	-	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	86	86
Heavy Vehicles, %	0	0	0	0	0	25	0	8	4	0	6	0
Mvmt Flow	2	0	1	3	0	5	0	590	31	9	843	2

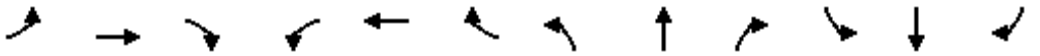
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1470	1483	844	1453	1453	590	-	0	0	621	0	0
Stage 1	862	862	-	590	590	-	-	-	-	-	-	-
Stage 2	608	621	-	863	863	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.45	-	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.525	-	-	-	2.2	-	-
Pot Cap-1 Maneuver	106	126	366	109	132	467	0	-	-	969	-	-
Stage 1	353	375	-	497	498	-	0	-	-	-	-	-
Stage 2	486	482	-	352	374	-	0	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	103	124	366	107	130	467	-	-	-	969	-	-
Mov Cap-2 Maneuver	230	244	-	233	250	-	-	-	-	-	-	-
Stage 1	353	368	-	497	498	-	-	-	-	-	-	-
Stage 2	481	482	-	345	367	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	18.9	16.3	0	0.1
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	-	-	263	326	969	-	-
HCM Lane V/C Ratio	-	-	0.013	0.025	0.01	-	-
HCM Control Delay (s)	-	-	18.9	16.3	8.8	0	-
HCM Lane LOS	-	-	C	C	A	A	-
HCM 95th %tile Q(veh)	-	-	0	0.1	0	-	-

Capacity Analysis Summary Sheets

Existing Weekday Evening Peak Hour

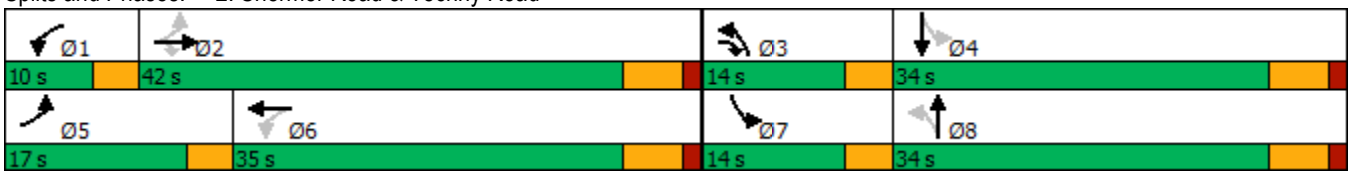


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	145	215	202	80	271	112	270	548	147	91	461	90
Future Volume (vph)	145	215	202	80	271	112	270	548	147	91	461	90
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	145		195	120		0	205		0	100		0
Storage Lanes	1		1	1		0	1		0	1		0
Taper Length (ft)	180			180			160			80		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt			0.850		0.956			0.968			0.975	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	2000	1583	1736	1761	0	1719	3405	0	1787	3390	0
Flt Permitted	0.242			0.617			0.260			0.261		
Satd. Flow (perm)	446	2000	1583	1127	1761	0	470	3405	0	491	3390	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			213		21			34			23	
Link Speed (mph)		35			35			40			35	
Link Distance (ft)		674			553			1982			470	
Travel Time (s)		13.1			10.8			33.8			9.2	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	3%	0%	2%	4%	4%	1%	5%	2%	5%	1%	4%	3%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	153	226	213	84	403	0	284	732	0	96	580	0
Turn Type	pm+pt	NA	pm+ov	pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	5	2	3	1	6		3	8		7	4	
Permitted Phases	2		2	6			8			4		
Detector Phase	5	2	3	1	6		3	8		7	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0	3.0	3.0	15.0		3.0	8.0		3.0	8.0	
Minimum Split (s)	6.5	21.0	6.5	6.5	21.0		6.5	14.0		6.5	14.0	
Total Split (s)	17.0	42.0	14.0	10.0	35.0		14.0	34.0		14.0	34.0	
Total Split (%)	17.0%	42.0%	14.0%	10.0%	35.0%		14.0%	34.0%		14.0%	34.0%	
Yellow Time (s)	3.5	4.5	3.5	3.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	0.0	1.5	0.0	0.0	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0	3.5	3.5	6.0		3.5	6.0		3.5	6.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	None	None	None	None		None	Min		None	Min	
Act Effct Green (s)	43.2	33.1	49.9	35.1	26.1		39.2	28.7		34.8	23.9	
Actuated g/C Ratio	0.47	0.36	0.55	0.39	0.29		0.43	0.32		0.38	0.26	
v/c Ratio	0.41	0.31	0.22	0.18	0.78		0.82	0.67		0.31	0.64	
Control Delay	17.8	23.7	2.4	15.3	40.7		40.3	31.4		18.9	32.6	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	17.8	23.7	2.4	15.3	40.7		40.3	31.4		18.9	32.6	
LOS	B	C	A	B	D		D	C		B	C	
Approach Delay		14.5			36.3			33.9			30.6	
Approach LOS		B			D			C			C	
Queue Length 50th (ft)	51	99	0	27	209		113	201		34	157	
Queue Length 95th (ft)	91	163	33	55	#361		#224	282		66	219	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		594			473			1902			390	
Turn Bay Length (ft)	145		195	120			205			100		
Base Capacity (vph)	408	803	963	480	583		348	1110		352	1074	
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0		0	0	
Storage Cap Reductn	0	0	0	0	0		0	0		0	0	
Reduced v/c Ratio	0.38	0.28	0.22	0.17	0.69		0.82	0.66		0.27	0.54	

Intersection Summary			
Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 91.1			
Natural Cycle: 60			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.82			
Intersection Signal Delay: 29.4		Intersection LOS: C	
Intersection Capacity Utilization 76.4%		ICU Level of Service D	
Analysis Period (min) 15			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			

Splits and Phases: 2: Shermer Road & Techny Road



Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	11	1	13	8	0	14	9	553	21	11	595	19
Future Vol, veh/h	11	1	13	8	0	14	9	553	21	11	595	19
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	0	55	-	-	55	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	9	0	0	0	0	7	0	1	0	0	3	0
Mvmt Flow	12	1	14	9	0	15	10	588	22	12	633	20

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1294	1297	643	1294	1296	599	653	0	0	610	0	0
Stage 1	667	667	-	619	619	-	-	-	-	-	-	-
Stage 2	627	630	-	675	677	-	-	-	-	-	-	-
Critical Hdwy	7.19	6.5	6.2	7.1	6.5	6.27	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.19	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.19	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.581	4	3.3	3.5	4	3.363	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	135	163	477	141	164	492	943	-	-	979	-	-
Stage 1	437	460	-	480	483	-	-	-	-	-	-	-
Stage 2	460	478	-	447	455	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	129	159	477	134	160	492	943	-	-	979	-	-
Mov Cap-2 Maneuver	255	281	-	264	282	-	-	-	-	-	-	-
Stage 1	432	454	-	475	478	-	-	-	-	-	-	-
Stage 2	441	473	-	428	450	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	16.6	14.9	0.1	0.2
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	943	-	-	338	264	492	979	-	-
HCM Lane V/C Ratio	0.01	-	-	0.079	0.032	0.03	0.012	-	-
HCM Control Delay (s)	8.9	-	-	16.6	19.1	12.5	8.7	-	-
HCM Lane LOS	A	-	-	C	C	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.3	0.1	0.1	0	-	-

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	11	1	25	13	3	18	18	559	1	20	587	22
Future Vol, veh/h	11	1	25	13	3	18	18	559	1	20	587	22
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	100	50	-	-	75	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	0	0	1	0	5	1	0
Mvmt Flow	12	1	26	14	3	19	19	588	1	21	618	23

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1310	1299	630	1312	1310	589	641	0	0	589	0	0
Stage 1	672	672	-	627	627	-	-	-	-	-	-	-
Stage 2	638	627	-	685	683	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.15	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.245	-	-
Pot Cap-1 Maneuver	137	163	485	137	160	512	953	-	-	972	-	-
Stage 1	449	458	-	475	479	-	-	-	-	-	-	-
Stage 2	468	479	-	441	452	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	127	156	485	125	153	512	953	-	-	972	-	-
Mov Cap-2 Maneuver	254	276	-	250	273	-	-	-	-	-	-	-
Stage 1	440	448	-	466	469	-	-	-	-	-	-	-
Stage 2	439	469	-	407	442	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	15.7	16	0.3	0.3
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	953	-	-	376	254	512	972	-	-
HCM Lane V/C Ratio	0.02	-	-	0.104	0.066	0.037	0.022	-	-
HCM Control Delay (s)	8.9	-	-	15.7	20.2	12.3	8.8	-	-
HCM Lane LOS	A	-	-	C	C	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.3	0.2	0.1	0.1	-	-

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↑	↗		↰	
Traffic Vol, veh/h	4	0	1	28	0	6	6	573	2	2	613	1
Future Vol, veh/h	4	0	1	28	0	6	6	573	2	2	613	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	90	-	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	50	0	0	11	0	0	0	1	50	100	2	0
Mvmt Flow	4	0	1	30	0	7	7	623	2	2	666	1

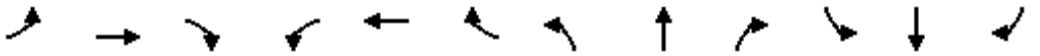
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1313	1310	667	1308	1308	623	667	0	0	625	0	0
Stage 1	671	671	-	637	637	-	-	-	-	-	-	-
Stage 2	642	639	-	671	671	-	-	-	-	-	-	-
Critical Hdwy	7.6	6.5	6.2	7.21	6.5	6.2	4.1	-	-	5.1	-	-
Critical Hdwy Stg 1	6.6	5.5	-	6.21	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.6	5.5	-	6.21	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.95	4	3.3	3.599	4	3.3	2.2	-	-	3.1	-	-
Pot Cap-1 Maneuver	108	160	462	131	161	490	932	-	-	620	-	-
Stage 1	376	458	-	451	475	-	-	-	-	-	-	-
Stage 2	391	474	-	432	458	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	105	157	462	129	158	490	932	-	-	620	-	-
Mov Cap-2 Maneuver	219	282	-	257	281	-	-	-	-	-	-	-
Stage 1	371	456	-	446	469	-	-	-	-	-	-	-
Stage 2	381	468	-	429	456	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	20	19.7	0.1	0
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	932	-	-	245	281	620	-	-
HCM Lane V/C Ratio	0.007	-	-	0.022	0.132	0.004	-	-
HCM Control Delay (s)	8.9	-	-	20	19.7	10.8	0	-
HCM Lane LOS	A	-	-	C	C	B	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.4	0	-	-

Capacity Analysis Summary Sheets

Year 2028 No-Build Weekday Morning Peak Hour



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	101	226	294	123	149	73	215	484	87	106	679	80
Future Volume (vph)	101	226	294	123	149	73	215	484	87	106	679	80
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	145		195	120		0	205		0	100		0
Storage Lanes	1		1	1		0	1		0	1		0
Taper Length (ft)	180			180			160			80		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt			0.850		0.951			0.977			0.984	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1961	1524	1687	1732	0	1671	3292	0	1770	3442	0
Flt Permitted	0.337			0.489			0.134			0.240		
Satd. Flow (perm)	628	1961	1524	868	1732	0	236	3292	0	447	3442	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			92		25			20			13	
Link Speed (mph)		35			35			40			35	
Link Distance (ft)		674			553			1982			470	
Travel Time (s)		13.1			10.8			33.8			9.2	
Peak Hour Factor	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75
Heavy Vehicles (%)	2%	2%	6%	7%	4%	5%	8%	7%	8%	2%	3%	5%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	135	301	392	164	296	0	287	761	0	141	1012	0
Turn Type	pm+pt	NA	pm+ov	pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	5	2	3	1	6		3	8		7	4	
Permitted Phases	2		2	6			8			4		
Detector Phase	5	2	3	1	6		3	8		7	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0	3.0	3.0	15.0		3.0	8.0		3.0	8.0	
Minimum Split (s)	6.5	21.0	6.5	6.5	21.0		6.5	14.0		6.5	14.0	
Total Split (s)	17.0	42.0	14.0	10.0	35.0		14.0	34.0		14.0	34.0	
Total Split (%)	17.0%	42.0%	14.0%	10.0%	35.0%		14.0%	34.0%		14.0%	34.0%	
Yellow Time (s)	3.5	4.5	3.5	3.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	0.0	1.5	0.0	0.0	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0	3.5	3.5	6.0		3.5	6.0		3.5	6.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	None	None	None	None		None	Min		None	Min	
Act Effct Green (s)	37.5	25.9	42.6	31.5	22.5		42.8	29.8		39.7	28.2	
Actuated g/C Ratio	0.41	0.29	0.47	0.35	0.25		0.47	0.33		0.44	0.31	
v/c Ratio	0.35	0.54	0.51	0.45	0.66		1.03	0.69		0.43	0.94	
Control Delay	18.1	30.3	14.6	21.7	35.6		86.5	31.3		18.8	47.6	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	18.1	30.3	14.6	21.7	35.6		86.5	31.3		18.8	47.6	
LOS	B	C	B	C	D		F	C		B	D	
Approach Delay		20.9			30.6			46.4			44.1	
Approach LOS		C			C			D			D	
Queue Length 50th (ft)	46	143	111	57	139		~126	193		42	290	
Queue Length 95th (ft)	67	174	136	79	183		#242	237		75	#353	

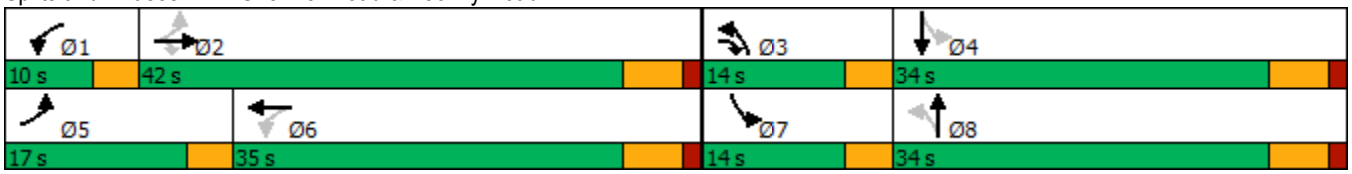
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		594			473			1902			390	
Turn Bay Length (ft)	145		195	120			205			100		
Base Capacity (vph)	439	786	766	362	576		279	1099		359	1082	
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0		0	0	
Storage Cap Reductn	0	0	0	0	0		0	0		0	0	
Reduced v/c Ratio	0.31	0.38	0.51	0.45	0.51		1.03	0.69		0.39	0.94	

Intersection Summary			
Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 90.4			
Natural Cycle: 70			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 1.03			
Intersection Signal Delay: 37.5		Intersection LOS: D	
Intersection Capacity Utilization 69.2%		ICU Level of Service C	
Analysis Period (min) 15			

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 2: Shermer Road & Techny Road



Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	16	0	9	12	0	8	3	573	8	1	851	4
Future Vol, veh/h	16	0	9	12	0	8	3	573	8	1	851	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	0	55	-	-	55	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	87	87	87	87	87	87	87	87	87
Heavy Vehicles, %	6	0	0	0	0	0	0	8	13	0	6	0
Mvmt Flow	18	0	10	14	0	9	3	659	9	1	978	5

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1657	1657	981	1658	1655	664	983	0	0	668	0	0
Stage 1	983	983	-	670	670	-	-	-	-	-	-	-
Stage 2	674	674	-	988	985	-	-	-	-	-	-	-
Critical Hdwy	7.16	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.16	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.16	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.554	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	76	99	305	79	99	464	711	-	-	931	-	-
Stage 1	294	329	-	450	459	-	-	-	-	-	-	-
Stage 2	438	457	-	300	329	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	74	99	305	76	99	464	711	-	-	931	-	-
Mov Cap-2 Maneuver	191	218	-	192	217	-	-	-	-	-	-	-
Stage 1	293	329	-	448	457	-	-	-	-	-	-	-
Stage 2	428	455	-	290	329	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	23.7	20.3	0.1	0
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	711	-	-	221	192	464	931	-	-
HCM Lane V/C Ratio	0.005	-	-	0.13	0.072	0.02	0.001	-	-
HCM Control Delay (s)	10.1	-	-	23.7	25.2	12.9	8.9	-	-
HCM Lane LOS	B	-	-	C	D	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.4	0.2	0.1	0	-	-

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	0	39	6	0	7	26	562	10	9	811	5
Future Vol, veh/h	5	0	39	6	0	7	26	562	10	9	811	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	100	50	-	-	75	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	75	75	75	75	75	75	75	75	75	75	75	75
Heavy Vehicles, %	0	0	3	0	0	0	0	8	10	11	3	20
Mvmt Flow	7	0	52	8	0	9	35	749	13	12	1081	7

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1939	1941	1085	1961	1938	756	1088	0	0	762	0	0
Stage 1	1109	1109	-	826	826	-	-	-	-	-	-	-
Stage 2	830	832	-	1135	1112	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.23	7.1	6.5	6.2	4.1	-	-	4.21	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.327	3.5	4	3.3	2.2	-	-	2.299	-	-
Pot Cap-1 Maneuver	50	66	262	48	66	411	649	-	-	811	-	-
Stage 1	257	288	-	369	389	-	-	-	-	-	-	-
Stage 2	367	387	-	248	287	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	46	62	262	36	62	411	649	-	-	811	-	-
Mov Cap-2 Maneuver	148	172	-	114	162	-	-	-	-	-	-	-
Stage 1	243	284	-	349	368	-	-	-	-	-	-	-
Stage 2	339	366	-	196	283	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	24.7	25.5	0.5	0.1
HCM LOS	C	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	649	-	-	241	114	411	811	-	-
HCM Lane V/C Ratio	0.053	-	-	0.243	0.07	0.023	0.015	-	-
HCM Control Delay (s)	10.9	-	-	24.7	38.9	14	9.5	-	-
HCM Lane LOS	B	-	-	C	E	B	A	-	-
HCM 95th %tile Q(veh)	0.2	-	-	0.9	0.2	0.1	0	-	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↑	↗		↰	
Traffic Vol, veh/h	2	0	1	3	0	4	0	578	28	8	863	2
Future Vol, veh/h	2	0	1	3	0	4	0	578	28	8	863	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	90	-	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	86	86
Heavy Vehicles, %	0	0	0	0	0	25	0	8	4	0	6	0
Mvmt Flow	2	0	1	3	0	5	0	672	33	9	1003	2

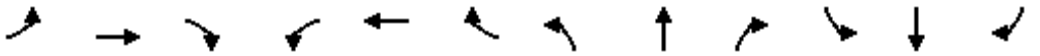
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1713	1727	1004	1695	1695	672	-	0	0	705	0	0
Stage 1	1022	1022	-	672	672	-	-	-	-	-	-	-
Stage 2	691	705	-	1023	1023	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.45	-	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.525	-	-	-	2.2	-	-
Pot Cap-1 Maneuver	72	90	296	74	94	418	0	-	-	902	-	-
Stage 1	287	316	-	449	458	-	0	-	-	-	-	-
Stage 2	438	442	-	287	316	-	0	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	70	88	296	72	92	418	-	-	-	902	-	-
Mov Cap-2 Maneuver	187	203	-	188	208	-	-	-	-	-	-	-
Stage 1	287	309	-	449	458	-	-	-	-	-	-	-
Stage 2	433	442	-	279	309	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	22.2	18.5	0	0.1
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	-	-	213	274	902	-	-
HCM Lane V/C Ratio	-	-	0.016	0.03	0.01	-	-
HCM Control Delay (s)	-	-	22.2	18.5	9	0	-
HCM Lane LOS	-	-	C	C	A	A	-
HCM 95th %tile Q(veh)	-	-	0.1	0.1	0	-	-

Capacity Analysis Summary Sheets

Year 2028 No-Build Weekday Evening Peak Hour



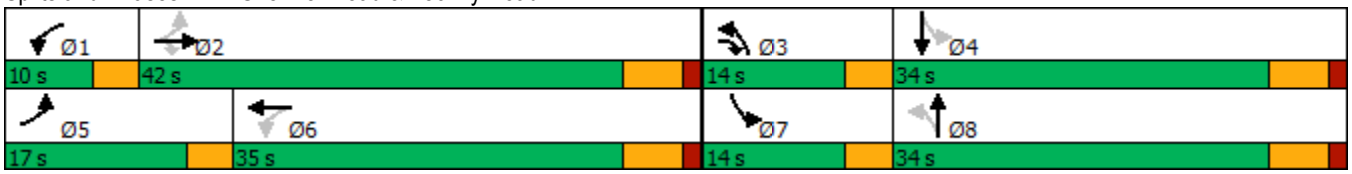
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	163	225	208	83	281	128	278	643	151	102	527	102
Future Volume (vph)	163	225	208	83	281	128	278	643	151	102	527	102
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	145		195	120		0	205		0	100		0
Storage Lanes	1		1	1		0	1		0	1		0
Taper Length (ft)	180			180			160			80		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt			0.850		0.953			0.971			0.976	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	2000	1583	1736	1757	0	1719	3417	0	1787	3393	0
Flt Permitted	0.135			0.591			0.157			0.147		
Satd. Flow (perm)	249	2000	1583	1080	1757	0	284	3417	0	277	3393	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			166		23			28			22	
Link Speed (mph)		35			35			40			35	
Link Distance (ft)		674			553			1982			470	
Travel Time (s)		13.1			10.8			33.8			9.2	
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Heavy Vehicles (%)	3%	0%	2%	4%	4%	1%	5%	2%	5%	1%	4%	3%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	199	274	254	101	499	0	339	968	0	124	767	0
Turn Type	pm+pt	NA	pm+ov	pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	5	2	3	1	6		3	8		7	4	
Permitted Phases	2		2	6			8			4		
Detector Phase	5	2	3	1	6		3	8		7	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0	3.0	3.0	15.0		3.0	8.0		3.0	8.0	
Minimum Split (s)	6.5	21.0	6.5	6.5	21.0		6.5	14.0		6.5	14.0	
Total Split (s)	17.0	42.0	14.0	10.0	35.0		14.0	34.0		14.0	34.0	
Total Split (%)	17.0%	42.0%	14.0%	10.0%	35.0%		14.0%	34.0%		14.0%	34.0%	
Yellow Time (s)	3.5	4.5	3.5	3.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	0.0	1.5	0.0	0.0	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0	3.5	3.5	6.0		3.5	6.0		3.5	6.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	None	None	None	None		None	Min		None	Min	
Act Effct Green (s)	47.4	37.0	53.5	38.0	29.0		41.6	28.7		38.7	27.2	
Actuated g/C Ratio	0.48	0.38	0.55	0.39	0.30		0.42	0.29		0.39	0.28	
v/c Ratio	0.65	0.36	0.27	0.22	0.93		1.24	0.95		0.50	0.80	
Control Delay	26.9	24.8	5.5	16.0	59.0		157.5	52.9		23.9	39.6	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	26.9	24.8	5.5	16.0	59.0		157.5	52.9		23.9	39.6	
LOS	C	C	A	B	E		F	D		C	D	
Approach Delay		18.6			51.8			80.0			37.4	
Approach LOS		B			D			F			D	
Queue Length 50th (ft)	71	128	27	34	299		~212	311		46	231	
Queue Length 95th (ft)	112	176	55	57	#427		#336	#385		74	267	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		594			473			1902			390	
Turn Bay Length (ft)	145		195	120			205			100		
Base Capacity (vph)	327	760	938	462	536		274	1018		275	985	
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0		0	0	
Storage Cap Reductn	0	0	0	0	0		0	0		0	0	
Reduced v/c Ratio	0.61	0.36	0.27	0.22	0.93		1.24	0.95		0.45	0.78	

Intersection Summary			
Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 98.1			
Natural Cycle: 70			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 1.24			
Intersection Signal Delay: 51.8		Intersection LOS: D	
Intersection Capacity Utilization 81.5%		ICU Level of Service D	
Analysis Period (min) 15			

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 2: Shermer Road & Techny Road



Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	11	1	13	8	0	14	9	674	22	11	684	20
Future Vol, veh/h	11	1	13	8	0	14	9	674	22	11	684	20
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	0	55	-	-	55	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	9	0	0	0	0	7	0	1	0	0	3	0
Mvmt Flow	12	1	14	9	0	15	10	717	23	12	728	21

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1519	1523	739	1519	1522	729	749	0	0	740	0	0
Stage 1	763	763	-	749	749	-	-	-	-	-	-	-
Stage 2	756	760	-	770	773	-	-	-	-	-	-	-
Critical Hdwy	7.19	6.5	6.2	7.1	6.5	6.27	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.19	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.19	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.581	4	3.3	3.5	4	3.363	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	94	119	421	98	120	415	869	-	-	876	-	-
Stage 1	386	416	-	407	422	-	-	-	-	-	-	-
Stage 2	390	417	-	396	412	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	89	116	421	93	117	415	869	-	-	876	-	-
Mov Cap-2 Maneuver	210	238	-	217	239	-	-	-	-	-	-	-
Stage 1	381	410	-	402	417	-	-	-	-	-	-	-
Stage 2	372	412	-	377	406	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	18.9	17	0.1	0.1
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	869	-	-	286	217	415	876	-	-
HCM Lane V/C Ratio	0.011	-	-	0.093	0.039	0.036	0.013	-	-
HCM Control Delay (s)	9.2	-	-	18.9	22.3	14	9.2	-	-
HCM Lane LOS	A	-	-	C	C	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.3	0.1	0.1	0	-	-

Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	11	1	26	13	3	19	19	680	1	21	676	23
Future Vol, veh/h	11	1	26	13	3	19	19	680	1	21	676	23
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	100	50	-	-	75	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	0	0	1	0	5	1	0
Mvmt Flow	12	1	27	14	3	20	20	716	1	22	712	24

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1536	1525	724	1539	1537	717	736	0	0	717	0	0
Stage 1	768	768	-	757	757	-	-	-	-	-	-	-
Stage 2	768	757	-	782	780	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.15	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.245	-	-
Pot Cap-1 Maneuver	96	119	429	95	117	433	879	-	-	870	-	-
Stage 1	397	414	-	403	419	-	-	-	-	-	-	-
Stage 2	397	419	-	390	409	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	86	113	429	85	112	433	879	-	-	870	-	-
Mov Cap-2 Maneuver	86	113	-	85	112	-	-	-	-	-	-	-
Stage 1	388	404	-	394	409	-	-	-	-	-	-	-
Stage 2	367	409	-	355	399	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	28.5	32.4	0.2	0.3
HCM LOS	D	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	879	-	-	193	89	433	870	-	-
HCM Lane V/C Ratio	0.023	-	-	0.207	0.189	0.046	0.025	-	-
HCM Control Delay (s)	9.2	-	-	28.5	54.7	13.7	9.2	-	-
HCM Lane LOS	A	-	-	D	F	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.8	0.7	0.1	0.1	-	-

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	4	0	1	29	0	6	6	694	2	2	702	1
Future Vol, veh/h	4	0	1	29	0	6	6	694	2	2	702	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	90	-	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	50	0	0	11	0	0	0	1	50	100	2	0
Mvmt Flow	4	0	1	32	0	7	7	754	2	2	763	1

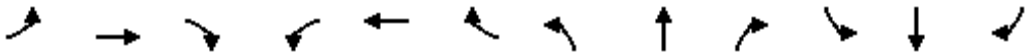
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1541	1538	764	1536	1536	754	764	0	0	756	0	0
Stage 1	768	768	-	768	768	-	-	-	-	-	-	-
Stage 2	773	770	-	768	768	-	-	-	-	-	-	-
Critical Hdwy	7.6	6.5	6.2	7.21	6.5	6.2	4.1	-	-	5.1	-	-
Critical Hdwy Stg 1	6.6	5.5	-	6.21	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.6	5.5	-	6.21	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.95	4	3.3	3.599	4	3.3	2.2	-	-	3.1	-	-
Pot Cap-1 Maneuver	73	117	407	90	117	412	858	-	-	541	-	-
Stage 1	330	414	-	381	414	-	-	-	-	-	-	-
Stage 2	328	413	-	381	414	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	71	115	407	88	115	412	858	-	-	541	-	-
Mov Cap-2 Maneuver	179	239	-	211	238	-	-	-	-	-	-	-
Stage 1	325	412	-	376	408	-	-	-	-	-	-	-
Stage 2	318	407	-	378	412	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	23.3	23.7	0.1	0
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	858	-	-	202	230	541	-	-
HCM Lane V/C Ratio	0.008	-	-	0.027	0.165	0.004	-	-
HCM Control Delay (s)	9.2	-	-	23.3	23.7	11.7	0	-
HCM Lane LOS	A	-	-	C	C	B	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.6	0	-	-

Capacity Analysis Summary Sheets

Year 2028 Total Projected Weekday Morning Peak Hour



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	102	226	294	123	149	74	215	490	87	109	699	82
Future Volume (vph)	102	226	294	123	149	74	215	490	87	109	699	82
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	145		195	120		0	205		0	100		0
Storage Lanes	1		1	1		0	1		0	1		0
Taper Length (ft)	180			180			160			80		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt			0.850		0.950			0.977			0.984	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1961	1524	1687	1730	0	1671	3292	0	1770	3442	0
Flt Permitted	0.334			0.492			0.134			0.233		
Satd. Flow (perm)	622	1961	1524	874	1730	0	236	3292	0	434	3442	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			90		25			20			12	
Link Speed (mph)		35			35			40			35	
Link Distance (ft)		674			553			1982			470	
Travel Time (s)		13.1			10.8			33.8			9.2	
Peak Hour Factor	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75
Heavy Vehicles (%)	2%	2%	6%	7%	4%	5%	8%	7%	8%	2%	3%	5%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	136	301	392	164	298	0	287	769	0	145	1041	0
Turn Type	pm+pt	NA	pm+ov	pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	5	2	3	1	6		3	8		7	4	
Permitted Phases	2		2	6			8			4		
Detector Phase	5	2	3	1	6		3	8		7	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0	3.0	3.0	15.0		3.0	8.0		3.0	8.0	
Minimum Split (s)	6.5	21.0	6.5	6.5	21.0		6.5	14.0		6.5	14.0	
Total Split (s)	17.0	42.0	14.0	10.0	35.0		14.0	34.0		14.0	34.0	
Total Split (%)	17.0%	42.0%	14.0%	10.0%	35.0%		14.0%	34.0%		14.0%	34.0%	
Yellow Time (s)	3.5	4.5	3.5	3.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	0.0	1.5	0.0	0.0	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0	3.5	3.5	6.0		3.5	6.0		3.5	6.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	None	None	None	None		None	Min		None	Min	
Act Effct Green (s)	37.6	26.1	42.7	31.6	22.5		42.8	29.8		39.7	28.2	
Actuated g/C Ratio	0.42	0.29	0.47	0.35	0.25		0.47	0.33		0.44	0.31	
v/c Ratio	0.35	0.53	0.51	0.45	0.66		1.03	0.70		0.45	0.96	
Control Delay	18.1	30.2	14.7	21.6	35.8		86.8	31.7		19.2	52.4	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	18.1	30.2	14.7	21.6	35.8		86.8	31.7		19.2	52.4	
LOS	B	C	B	C	D		F	C		B	D	
Approach Delay		20.9			30.7			46.7			48.4	
Approach LOS		C			C			D			D	
Queue Length 50th (ft)	47	143	112	57	140		~128	197		44	303	
Queue Length 95th (ft)	67	174	137	79	183		#242	240		77	#371	

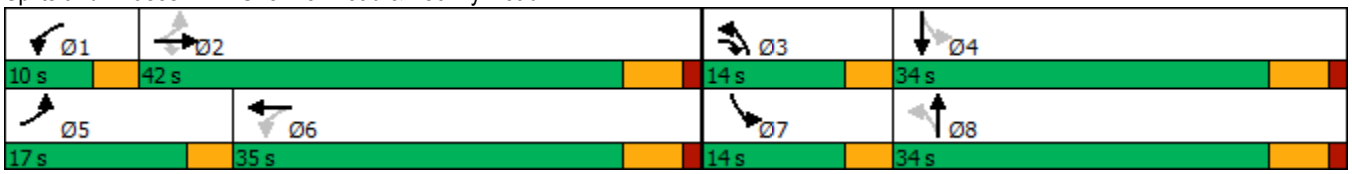
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		594			473			1902			390	
Turn Bay Length (ft)	145		195	120			205			100		
Base Capacity (vph)	438	785	766	363	574		279	1097		354	1080	
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0		0	0	
Storage Cap Reductn	0	0	0	0	0		0	0		0	0	
Reduced v/c Ratio	0.31	0.38	0.51	0.45	0.52		1.03	0.70		0.41	0.96	

Intersection Summary			
Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 90.5			
Natural Cycle: 80			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 1.03			
Intersection Signal Delay: 39.1		Intersection LOS: D	
Intersection Capacity Utilization 69.8%		ICU Level of Service C	
Analysis Period (min) 15			

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 2: Shermer Road & Techny Road



Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	16	0	9	12	0	8	3	578	8	1	852	4
Future Vol, veh/h	16	0	9	12	0	8	3	578	8	1	852	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	0	55	-	-	55	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	87	87	87	87	87	87	87	87	87
Heavy Vehicles, %	6	0	0	0	0	0	0	8	13	0	6	0
Mvmt Flow	18	0	10	14	0	9	3	664	9	1	979	5

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1663	1663	982	1664	1661	669	984	0	0	673	0	0
Stage 1	984	984	-	675	675	-	-	-	-	-	-	-
Stage 2	679	679	-	989	986	-	-	-	-	-	-	-
Critical Hdwy	7.16	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.16	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.16	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.554	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	75	98	305	78	98	461	710	-	-	927	-	-
Stage 1	294	329	-	447	456	-	-	-	-	-	-	-
Stage 2	435	454	-	300	328	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	73	98	305	75	98	461	710	-	-	927	-	-
Mov Cap-2 Maneuver	190	217	-	191	216	-	-	-	-	-	-	-
Stage 1	293	329	-	445	454	-	-	-	-	-	-	-
Stage 2	425	452	-	290	328	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	23.8	20.4	0.1	0
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	710	-	-	220	191	461	927	-	-
HCM Lane V/C Ratio	0.005	-	-	0.131	0.072	0.02	0.001	-	-
HCM Control Delay (s)	10.1	-	-	23.8	25.3	13	8.9	-	-
HCM Lane LOS	B	-	-	C	D	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.4	0.2	0.1	0	-	-

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	0	39	6	0	7	26	567	10	9	812	5
Future Vol, veh/h	5	0	39	6	0	7	26	567	10	9	812	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	100	50	-	-	75	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	75	75	75	75	75	75	75	75	75	75	75	75
Heavy Vehicles, %	0	0	3	0	0	0	0	8	10	11	3	20
Mvmt Flow	7	0	52	8	0	9	35	756	13	12	1083	7

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1948	1950	1087	1970	1947	763	1090	0	0	769	0	0
Stage 1	1111	1111	-	833	833	-	-	-	-	-	-	-
Stage 2	837	839	-	1137	1114	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.23	7.1	6.5	6.2	4.1	-	-	4.21	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.327	3.5	4	3.3	2.2	-	-	2.299	-	-
Pot Cap-1 Maneuver	49	65	261	47	65	408	648	-	-	806	-	-
Stage 1	256	287	-	366	386	-	-	-	-	-	-	-
Stage 2	364	384	-	248	286	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	45	61	261	36	61	408	648	-	-	806	-	-
Mov Cap-2 Maneuver	146	170	-	114	161	-	-	-	-	-	-	-
Stage 1	242	283	-	346	365	-	-	-	-	-	-	-
Stage 2	336	363	-	196	282	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	24.8	25.5	0.5	0.1
HCM LOS	C	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	648	-	-	240	114	408	806	-	-
HCM Lane V/C Ratio	0.053	-	-	0.244	0.07	0.023	0.015	-	-
HCM Control Delay (s)	10.9	-	-	24.8	38.9	14	9.5	-	-
HCM Lane LOS	B	-	-	C	E	B	A	-	-
HCM 95th %tile Q(veh)	0.2	-	-	0.9	0.2	0.1	0	-	-

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↑	↗		↰	
Traffic Vol, veh/h	2	0	1	28	0	9	0	578	36	8	863	2
Future Vol, veh/h	2	0	1	28	0	9	0	578	36	8	863	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	90	-	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	86	86
Heavy Vehicles, %	0	0	0	0	0	25	0	8	4	0	6	0
Mvmt Flow	2	0	1	33	0	10	0	672	42	9	1003	2

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1720	1736	1004	1695	1695	672	-	0	0	714	0	0
Stage 1	1022	1022	-	672	672	-	-	-	-	-	-	-
Stage 2	698	714	-	1023	1023	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.45	-	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.525	-	-	-	2.2	-	-
Pot Cap-1 Maneuver	71	88	296	74	94	418	0	-	-	895	-	-
Stage 1	287	316	-	449	458	-	0	-	-	-	-	-
Stage 2	434	438	-	287	316	-	0	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	68	86	296	72	92	418	-	-	-	895	-	-
Mov Cap-2 Maneuver	184	202	-	188	208	-	-	-	-	-	-	-
Stage 1	287	309	-	449	458	-	-	-	-	-	-	-
Stage 2	423	438	-	279	309	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	22.3	25.6	0	0.1
HCM LOS	C	D		

Minor Lane/Major Mvmt	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	-	-	211	217	895	-	-
HCM Lane V/C Ratio	-	-	0.017	0.198	0.01	-	-
HCM Control Delay (s)	-	-	22.3	25.6	9.1	0	-
HCM Lane LOS	-	-	C	D	A	A	-
HCM 95th %tile Q(veh)	-	-	0.1	0.7	0	-	-

Capacity Analysis Summary Sheets

Year 2028 Total Projected Weekday Evening Peak Hour

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	165	225	208	83	281	131	278	661	151	104	537	104
Future Volume (vph)	165	225	208	83	281	131	278	661	151	104	537	104
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	145		195	120		0	205		0	100		0
Storage Lanes	1		1	1		0	1		0	1		0
Taper Length (ft)	180			180			160			80		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt			0.850		0.952			0.972			0.976	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	2000	1583	1736	1755	0	1719	3421	0	1787	3393	0
Flt Permitted	0.128			0.591			0.149			0.147		
Satd. Flow (perm)	236	2000	1583	1080	1755	0	270	3421	0	277	3393	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			164		24			27			22	
Link Speed (mph)		35			35			40			35	
Link Distance (ft)		674			553			1982			470	
Travel Time (s)		13.1			10.8			33.8			9.2	
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Heavy Vehicles (%)	3%	0%	2%	4%	4%	1%	5%	2%	5%	1%	4%	3%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	201	274	254	101	503	0	339	990	0	127	782	0
Turn Type	pm+pt	NA	pm+ov	pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	5	2	3	1	6		3	8		7	4	
Permitted Phases	2		2	6			8			4		
Detector Phase	5	2	3	1	6		3	8		7	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0	3.0	3.0	15.0		3.0	8.0		3.0	8.0	
Minimum Split (s)	6.5	21.0	6.5	6.5	21.0		6.5	14.0		6.5	14.0	
Total Split (s)	17.0	42.0	14.0	10.0	35.0		14.0	34.0		14.0	34.0	
Total Split (%)	17.0%	42.0%	14.0%	10.0%	35.0%		14.0%	34.0%		14.0%	34.0%	
Yellow Time (s)	3.5	4.5	3.5	3.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	0.0	1.5	0.0	0.0	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0	3.5	3.5	6.0		3.5	6.0		3.5	6.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	None	None	None	None		None	Min		None	Min	
Act Effct Green (s)	47.4	37.0	53.5	37.9	29.0		41.6	28.6		38.7	27.2	
Actuated g/C Ratio	0.48	0.38	0.55	0.39	0.30		0.42	0.29		0.39	0.28	
v/c Ratio	0.66	0.36	0.27	0.22	0.94		1.26	0.97		0.51	0.82	
Control Delay	28.2	24.8	5.5	16.0	60.5		167.8	57.3		24.3	40.5	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	28.2	24.8	5.5	16.0	60.5		167.8	57.3		24.3	40.5	
LOS	C	C	A	B	E		F	E		C	D	
Approach Delay		19.0			53.0			85.5			38.2	
Approach LOS		B			D			F			D	
Queue Length 50th (ft)	72	128	28	34	302		~218	321		47	237	
Queue Length 95th (ft)	118	176	56	57	#432		#342	#400		75	273	

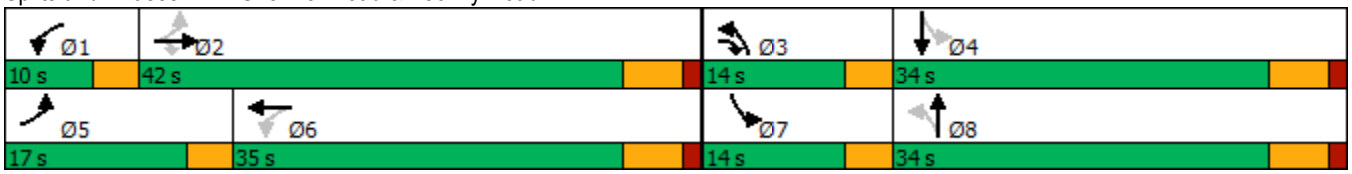
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		594			473			1902			390	
Turn Bay Length (ft)	145		195	120			205			100		
Base Capacity (vph)	323	761	937	462	535		269	1017		275	984	
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0		0	0	
Storage Cap Reductn	0	0	0	0	0		0	0		0	0	
Reduced v/c Ratio	0.62	0.36	0.27	0.22	0.94		1.26	0.97		0.46	0.79	

Intersection Summary			
Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 98.1			
Natural Cycle: 80			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 1.26			
Intersection Signal Delay: 54.4		Intersection LOS: D	
Intersection Capacity Utilization 82.1%		ICU Level of Service E	
Analysis Period (min) 15			

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 2: Shermer Road & Techny Road



Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	11	1	13	8	0	14	9	676	22	11	688	20
Future Vol, veh/h	11	1	13	8	0	14	9	676	22	11	688	20
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	0	55	-	-	55	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	9	0	0	0	0	7	0	1	0	0	3	0
Mvmt Flow	12	1	14	9	0	15	10	719	23	12	732	21

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1525	1529	743	1525	1528	731	753	0	0	742	0	0
Stage 1	767	767	-	751	751	-	-	-	-	-	-	-
Stage 2	758	762	-	774	777	-	-	-	-	-	-	-
Critical Hdwy	7.19	6.5	6.2	7.1	6.5	6.27	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.19	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.19	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.581	4	3.3	3.5	4	3.363	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	93	118	418	97	119	414	866	-	-	874	-	-
Stage 1	384	414	-	406	421	-	-	-	-	-	-	-
Stage 2	389	416	-	394	410	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	88	115	418	92	116	414	866	-	-	874	-	-
Mov Cap-2 Maneuver	208	237	-	216	238	-	-	-	-	-	-	-
Stage 1	379	408	-	401	416	-	-	-	-	-	-	-
Stage 2	371	411	-	375	404	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	19	17	0.1	0.1
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	866	-	-	283	216	414	874	-	-
HCM Lane V/C Ratio	0.011	-	-	0.094	0.039	0.036	0.013	-	-
HCM Control Delay (s)	9.2	-	-	19	22.3	14	9.2	-	-
HCM Lane LOS	A	-	-	C	C	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.3	0.1	0.1	0	-	-

Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	11	1	26	13	3	19	19	682	1	21	680	23
Future Vol, veh/h	11	1	26	13	3	19	19	682	1	21	680	23
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	100	50	-	-	75	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	0	0	1	0	5	1	0
Mvmt Flow	12	1	27	14	3	20	20	718	1	22	716	24

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1542	1531	728	1545	1543	719	740	0	0	719	0	0
Stage 1	772	772	-	759	759	-	-	-	-	-	-	-
Stage 2	770	759	-	786	784	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.15	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.245	-	-
Pot Cap-1 Maneuver	95	118	427	94	116	432	876	-	-	869	-	-
Stage 1	395	412	-	402	418	-	-	-	-	-	-	-
Stage 2	396	418	-	388	407	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	85	112	427	84	111	432	876	-	-	869	-	-
Mov Cap-2 Maneuver	85	112	-	84	111	-	-	-	-	-	-	-
Stage 1	386	402	-	393	408	-	-	-	-	-	-	-
Stage 2	366	408	-	353	397	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	28.8	32.7	0.2	0.3
HCM LOS	D	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	876	-	-	191	88	432	869	-	-
HCM Lane V/C Ratio	0.023	-	-	0.209	0.191	0.046	0.025	-	-
HCM Control Delay (s)	9.2	-	-	28.8	55.3	13.7	9.3	-	-
HCM Lane LOS	A	-	-	D	F	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.8	0.7	0.1	0.1	-	-

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	4	0	1	43	0	8	6	694	25	6	702	1
Future Vol, veh/h	4	0	1	43	0	8	6	694	25	6	702	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	90	-	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	50	0	0	11	0	0	0	1	50	100	2	0
Mvmt Flow	4	0	1	47	0	9	7	754	27	7	763	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1564	1573	764	1546	1546	754	764	0	0	781	0	0
Stage 1	778	778	-	768	768	-	-	-	-	-	-	-
Stage 2	786	795	-	778	778	-	-	-	-	-	-	-
Critical Hdwy	7.6	6.5	6.2	7.21	6.5	6.2	4.1	-	-	5.1	-	-
Critical Hdwy Stg 1	6.6	5.5	-	6.21	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.6	5.5	-	6.21	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.95	4	3.3	3.599	4	3.3	2.2	-	-	3.1	-	-
Pot Cap-1 Maneuver	70	111	407	89	116	412	858	-	-	528	-	-
Stage 1	325	410	-	381	414	-	-	-	-	-	-	-
Stage 2	322	402	-	376	410	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	67	107	407	86	112	412	858	-	-	528	-	-
Mov Cap-2 Maneuver	173	229	-	207	234	-	-	-	-	-	-	-
Stage 1	320	401	-	376	408	-	-	-	-	-	-	-
Stage 2	311	396	-	366	401	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	24	26.2	0.1	0.1
HCM LOS	C	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	858	-	-	195	225	528	-	-
HCM Lane V/C Ratio	0.008	-	-	0.028	0.246	0.012	-	-
HCM Control Delay (s)	9.2	-	-	24	26.2	11.9	0	-
HCM Lane LOS	A	-	-	C	D	B	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.9	0	-	-

STORMWATER MANAGEMENT REPORT

Contents:

1 Stormwater Narrative
2 Existing Conditions Drainage
3 MWRD Calculations
4 Village Calculations

Project:
Northbrook Row

Location:
1825 Shermer Road
Northbrook, IL

Prepared For:
Lexington Homes

Date:
March 2, 2026

Revised:
April 13, 2026

Prepared By:
Phil Ceratto, P.E.
Haeger Project No.: 20-122



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STORMWATER NARRATIVE

Northbrook Row is a proposed residential subdivision located at 1825 Shermer Road in Northbrook, IL. The parcel is bounded to the north by the Shermer Place residential subdivision, to the east and south by existing commercial/industrial uses and to the west by Shermer Road. The purpose of this stormwater management report is to summarize the development of Northbrook Row in accordance with the MWRD WMO & Village of Northbrook Engineering Standards.

Stormwater management was previously provided for this site during the development of Shermer Place under MWRD Permit #03-093. At that time, detention was provided for 5.97 acres, including 3.70 acres of the subject property based on MWRD Permit #76-815, now Northbrook Row. The #03-093 permit calculations indicate that 1.91 ac-ft of storage was to be provided between elevations 644.00 and 648.00, discharging to the adjacent railroad R.O.W. Storage was provided using both a surface detention pond and underground StormTrap vault. In this report, the storage provided for Shermer Place and Northbrook Row respectively was calculated based on the development area of each parcel. The 2.27 acres of Shermer Place represent 38% of the detention service area and requires 0.73 ac-ft of the provided storage.

A survey of the basin and outlet control structure completed by Haeger Engineering on 07/18/2022 determined that the outlet to the railroad R.O.W. is partially buried beneath approximately 1.5' of sediment and debris. The buried outlet is consistent with the water surface elevation of approx. 645.5 at the time of survey. The provided storage in the surface detention pond and underground StormTrap vault were re-calculated based on a new pond bottom of 645.50. The verified existing volume from 645.50 to 648.00 is 1.40 ac-ft, of which 0.73 ac-ft remains allocated to Shermer Place. The remaining 0.67 ac-ft of available storage is allocated to the Northbrook Row development. Additional calculations and details of the existing Shermer Place calculations are provided at the end of this report, with a breakdown of the volume credited to MWRD and Northbrook requirements, respectively.

Drainage Discharge Comparison

The existing conditions drainage patterns and flow rates were analyzed to ensure that the proposed development will not exceed the existing discharge rates onto the adjacent properties. The existing drainage was determined to discharge the site with 4 (four) distinct discharge points and directions. Utilizing an assumed time of concentration of 5-minutes, the Bulletin 75 rainfall intensity is 12.36 in/hr. The existing conditions areas and flow rates are summarized below in Table 1:

Table 1: Existing Conditions Areas & Flow Rates

ID	Area (ac.)	Runoff Coefficient	Peak Flow (Rational Method) (cfs)
To Shermer Road	0.60	0.45	3.337
To Stanley Street	0.20	0.67	1.656
To Shermer Place SE Pond	3.74	0.88	40.679
To Shermer Place W Pond	0.14	0.45	0.779

The proposed conditions areas and flow rates are summarized below in Table 2:

Table 2: Proposed Conditions Areas & Flow Rates

ID	Area (ac.)	Runoff Coefficient	Peak Flow (Rational Method) (cfs)
To Shermer Road	0.08	0.47	0.465
To Stanley Street	0.01	0.62	0.077
To Shermer Place SE Pond	0.79	0.61	5.956
To Shermer Place W Pond	0.04	0.45	0.222

And a comparison of the existing and proposed flow rates in Table 3:

Table 3: Flow Rate Comparison

ID	Flow Rate (cfs)		
	Existing Conditions	Proposed Conditions	Delta
To Shermer Road	3.337	0.465	- 2.358
To Shermer Road (Restricted)	---	0.514	
To Stanley Street	1.656	0.077	- 1.579
To Shermer Place SE Pond	40.679	5.956	- 34.723
To Shermer Place W Pond	0.779	0.222	- 0.557

Development Summary (MWRD)

The proposed stormwater management system was designed using the following criteria:

Runoff Control

The proposed site has been designed to minimize unrestricted area while capturing on-site drainage runoff into the storm sewer system which has been designed to convey runoff from the 100-year storm. Overflow weirs in the respective basins have been designed to accommodate the tributary peak inflow.

Tributary to Northbrook Row Pond

The following tributary areas and curve numbers were input into a PondPack model and computed to determine the 100-year critical duration peak inflow rate for the 1-hour to 48-hour duration events:

- On-Site Tributary Area to Northbrook Row Pond = 3.78 Ac. [CN = 92.9]
- **Peak Inflow Rate (100-Year, 1-Hour storm event) = 26.53 cfs**

The weir discharge to Shermer Road was then calculated based on the following parameters:

- Weir Crest Elevation = HWL + 0.10' = 648.10
- Weir HGL Elevation = 648.60
- Top of Berm Elevation = 650.00
- Weir Length = 30 ft
- Weir Coefficient = 3.0
- **Weir Discharge Rate = 31.82 cfs > 26.53 cfs**

Tributary to Shermer Place SE Pond

- Existing Site Trib. Area to Shermer Place SE Pond (per #03-093) = 3.70 Ac. [C = 0.90] = 3.33 cA
- Existing Site Trib. Area to Shermer Place SE Pond As-Built = 3.74 Ac. [C = 0.88] = 3.29 cA
- Proposed Site Tributary Area to Shermer Place SE Pond = 0.79 Ac. [C = 0.77] = 0.61 cA
- Reduction in Site Tributary Area = -2.72 cA

The existing weir discharge per MWRD #03-093 was calculated as follows:

- Weir Crest Elevation = 648.25
- Weir HGL Elevation = 649.00
- Top of Berm Elevation = 649.00
- Weir Length = 15 ft
- Weir Coefficient = 3.0
- **Weir Discharge Rate = 29.23 cfs**

Volume Control

- Proposed impervious area of the development = 3.065 Ac.
  - Required Volume Control Storage = 0.255 ac-ft
- Proposed volume control storage will be provided via bioretention basins and storage below the outlet of the detention basin
  - Volume Control Storage = 0.268 Ac-Ft

Detention

(New Development Tributary to WMO Nomograph Pond)

- Development Area = 3.895 Ac. [Adj. CN = 86.3]
  - Watershed Planning Area = North Branch
  - Watershed Planning Area Release Rate = 0.30 cfs/ac
  - Gross Allowable Release Rate for Development = 1.168 cfs
- Unrestricted Area (South to Stanley Street) = 0.006 Ac. [CN = 84.8]
  - Unrestricted Flow Rate (100yr, 24hr) = 0.0 cfs
- Unrestricted Area (North to Shermer Place W Pond) = 0.036 Ac. [CN = 80.0]
  - Unrestricted Flow Rate (100yr, 24hr) = 0.02 cfs
- Unrestricted Area (West to Shermer Road) = 0.077 Ac. [CN = 80.9]
  - Unrestricted Flow Rate (100yr, 24hr) = 0.05 cfs
- Cumulative Unrestricted Flow Rate = 0.07 cfs
- Net Allowable Release Rate = 1.098 cfs
- **Required Detention Volume per MWRD = 1.260 ac-ft**
- **Proposed Detention Volume = 1.486 ac-ft**

See Northbrook Development Summary below for allowable release rate and orifice sizing.

Detention

(Legacy Redevelopment Tributary to Shermer Place Pond)

- Existing Required Volume per #03-093 = 1.54 ac-ft
- Existing DSA for Northbrook Row Tributary to Shermer Place Pond = 3.70 Ac. [C = 0.87]
- Proposed DSA for Northbrook Row Tributary to Shermer Place Pond = 0.79 ac [C = 0.77]
- Development Area Tributary to Shermer Place Pond = 0.79 Ac. [C = 0.77]
  - Watershed Planning Area = North Branch
  - Watershed Planning Area Release Rate = 0.30 cfs/ac
  - Gross Release Rate per MWRD #03-093 = 0.18 cfs/ac
  - Gross Allowable Release Rate for Redevelopment = 0.133 cfs
- Existing Required Detention Volume for Existing DSA = 0.848 ac-ft
- **Proposed Required Detention Volume for Proposed DSA = 0.257 ac-ft**
- **Existing Detention Volume in Shermer Place Pond for Development = 0.670 ac-ft**
- Incremental Detention Volume = -0.591 ac-ft
- Provided Storage in Retention Based Practice = 0.033 ac-ft
- **New Required Detention Volume = 0.916 ac-ft**
- **Verified Existing Detention Volume = 1.40 ac-ft**

No modifications to the existing outlet control structure on the Shermer Place SE Pond are proposed.

Development Summary (Village of Northbrook)

The proposed stormwater management system was designed using the following criteria:

Detention

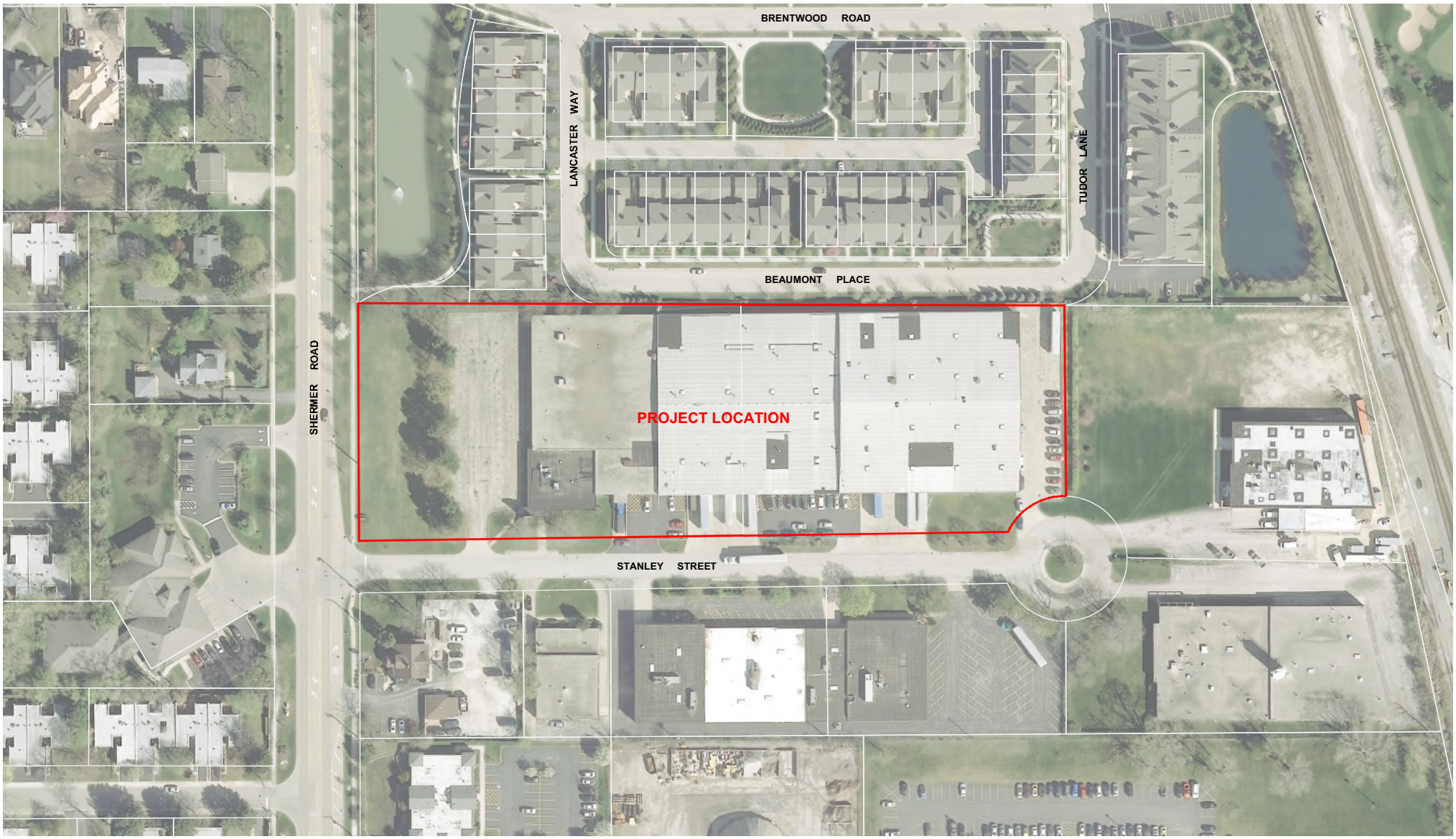
- Property Area = 4.685 Ac.
  - 100-Year Allowable Release Rate = 0.15 cfs/ac
  - Gross Allowable Release Rate for Development = 0.703 cfs
- **Required Detention Volume = 2.242 ac-ft**
- **Provided Detention Volume = 2.438 ac-ft**
  - Existing Detention Volume in Shermer Place Pond for Development = 0.670 ac-ft
  - Provided Detention Volume (Wetland Bottom Basin) = 1.486 ac-ft
  - Provided Detention Volume (Bioretention Areas) = 0.269 ac-ft
  - StormTech Incidental Detention = 0.013 ac-ft

Orifice Sizing

Northbrook Row Pond

- Development Area Tributary to Northbrook Row Pond = 3.895 Ac.
- Northbrook Allowable Release Rate = 0.15 cfs/ac
- Gross Allowable Release Rate = 0.584 cfs
- Unrestricted Release Rate = 0.07 cfs
- Net Allowable Release Rate = 0.514 cfs

- Orifice Parameters
  - FA1719 Vortex Valve HydroBrake w/ 4.625” Opening
  - Invert = 642.00
  - Actual Release Rate = 0.511 cfs



NORTH

0 100

Scale: 1" = 100'

No.	Date	Revision

AERIAL EXHIBIT

1825 SHERMER ROAD

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

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Project Manager:	TAS
Engineer:	CJB
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Sheet	1 / 6

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NORTH

0 250

Scale: 1" = 250'

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FEMA FIRM EXHIBIT

1825 SHERMER ROAD

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
69A	Milford silty clay loam, 0 to 2 percent slopes	39.1	12.5%
189A	Martinton silt loam, 0 to 2 percent slopes	17.6	5.6%
192A	Del Rey silt loam, 0 to 2 percent slopes	11.3	3.6%
223B	Varna silt loam, 2 to 4 percent slopes	1.9	0.6%
290B	Warsaw silt loam, 2 to 4 percent slopes	12.4	4.0%
805B	Orthents, clayey, undulating	106.3	34.0%
854B	Markham-Ashkum-Beecher complex, 1 to 6 percent slopes	104.9	33.5%
W	Water	4.4	1.4%

NORTH
0 250
Scale: 1" = 250'

No.	Date	Revision

SOILS MAP EXHIBIT

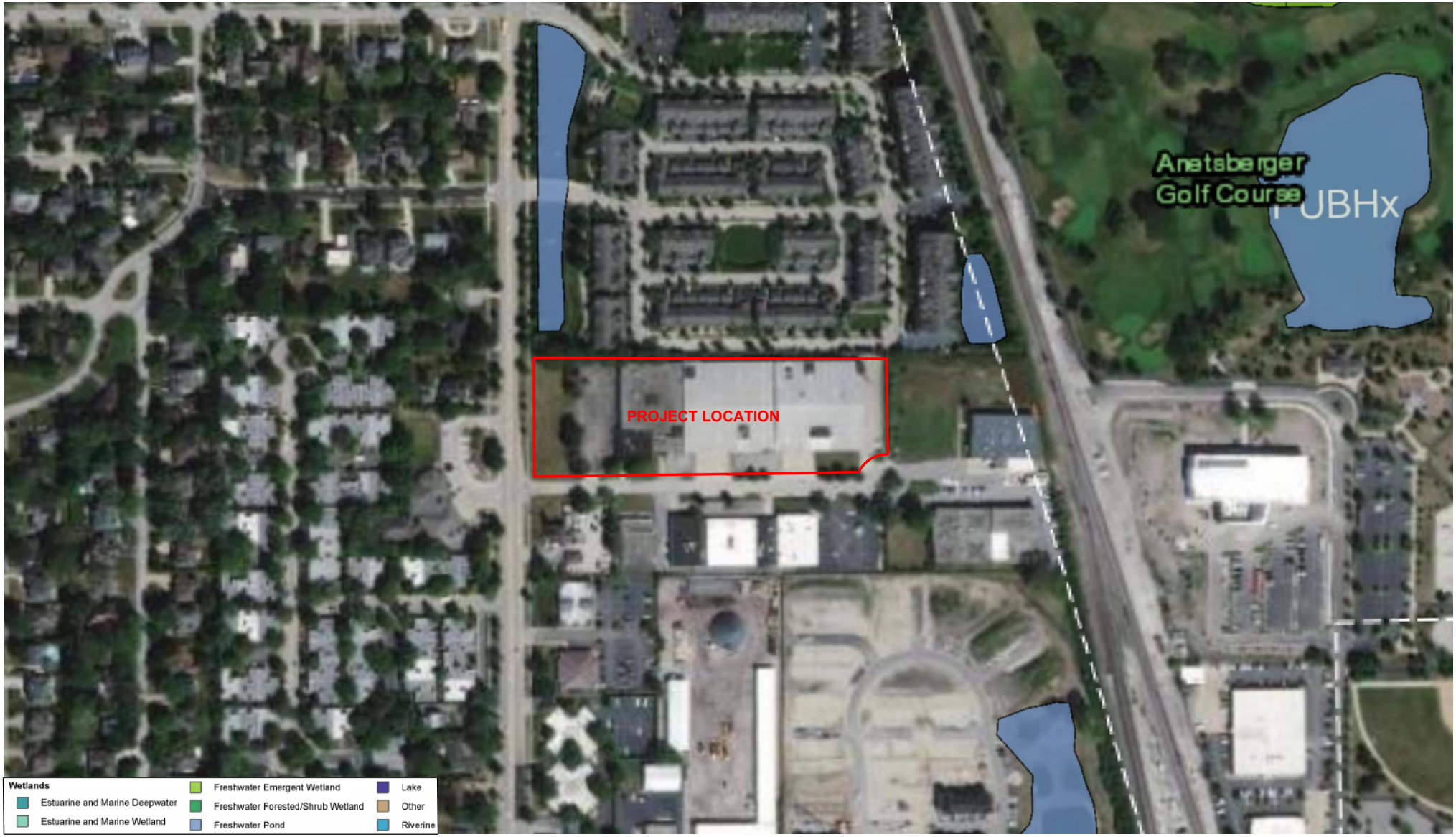
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Scale: 1" = 200'

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WETLANDS MAP EXHIBIT

1825 SHERMER ROAD

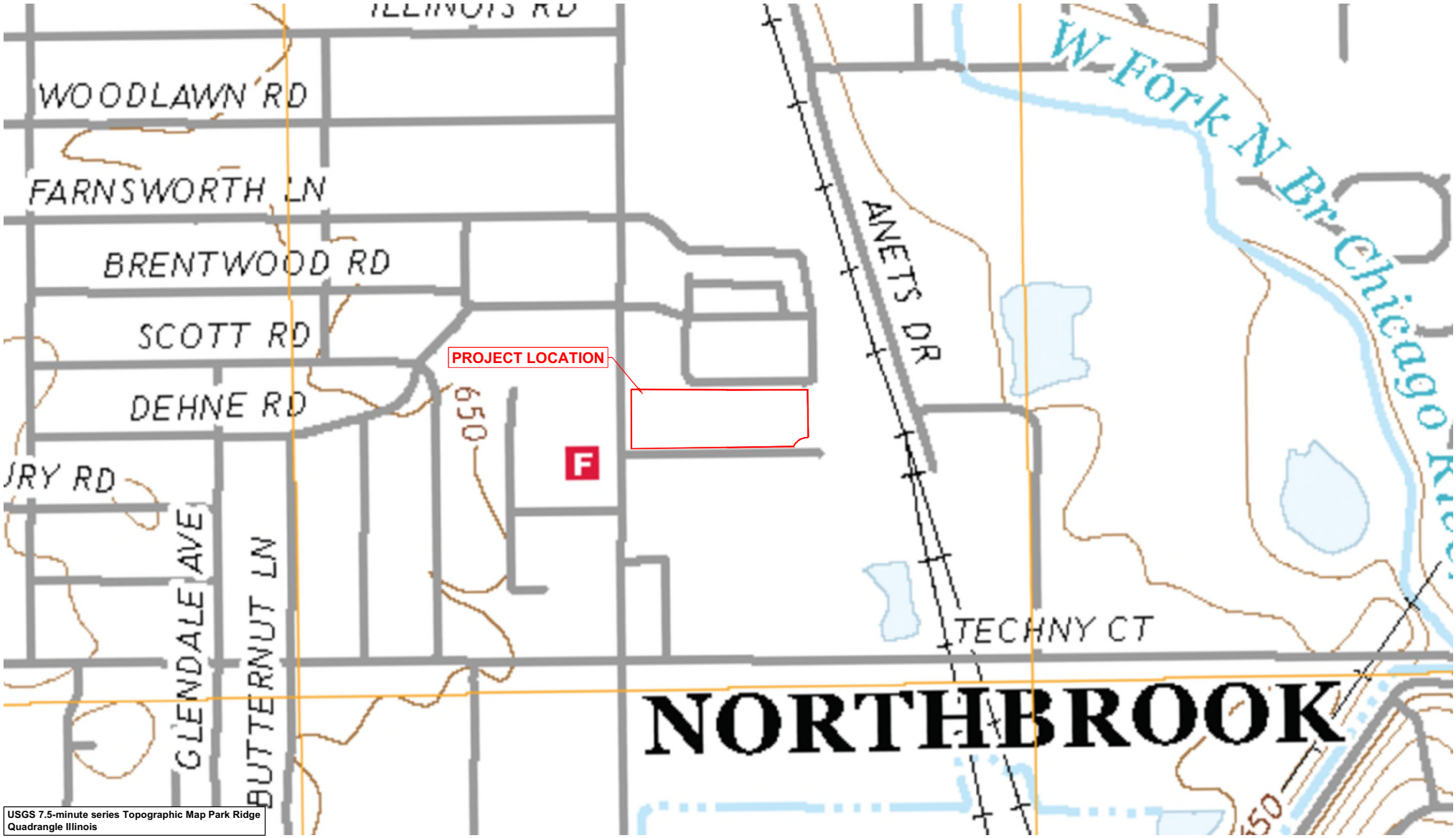
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USGS 7.5-minute series Topographic Map Park Ridge Quadrangle Illinois

NORTH
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Scale: 1" = 400'

No.	Date	Revision

USGS TOPO MAP EXHIBIT

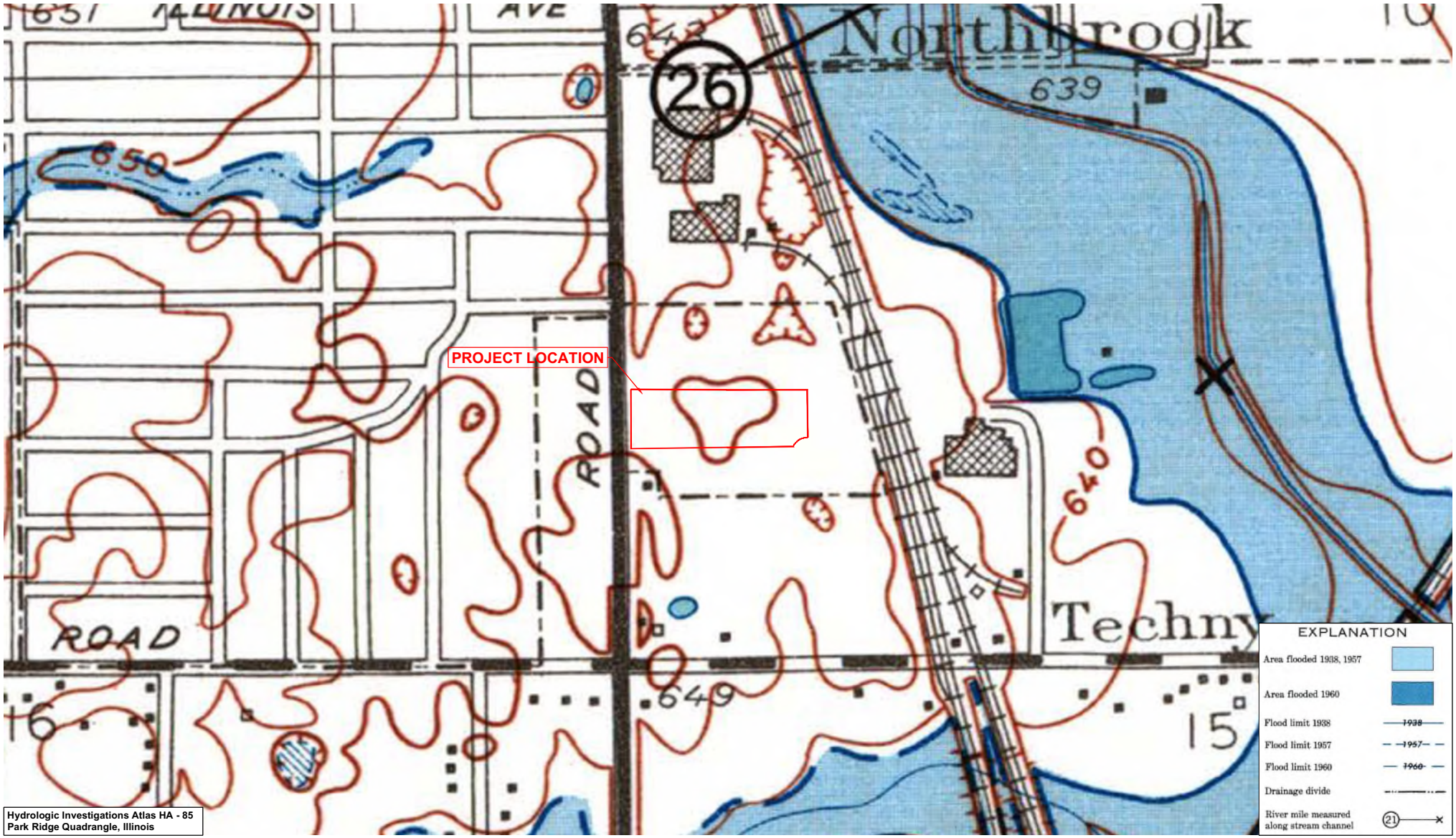
1825 SHERMER ROAD
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Hydrologic Investigations Atlas HA - 85
Park Ridge Quadrangle, Illinois

NORTH
0 400
Scale: 1" = 400'

No.	Date	Revision

HYDROLOGIC ATLAS EXHIBIT

1825 SHERMER ROAD
VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

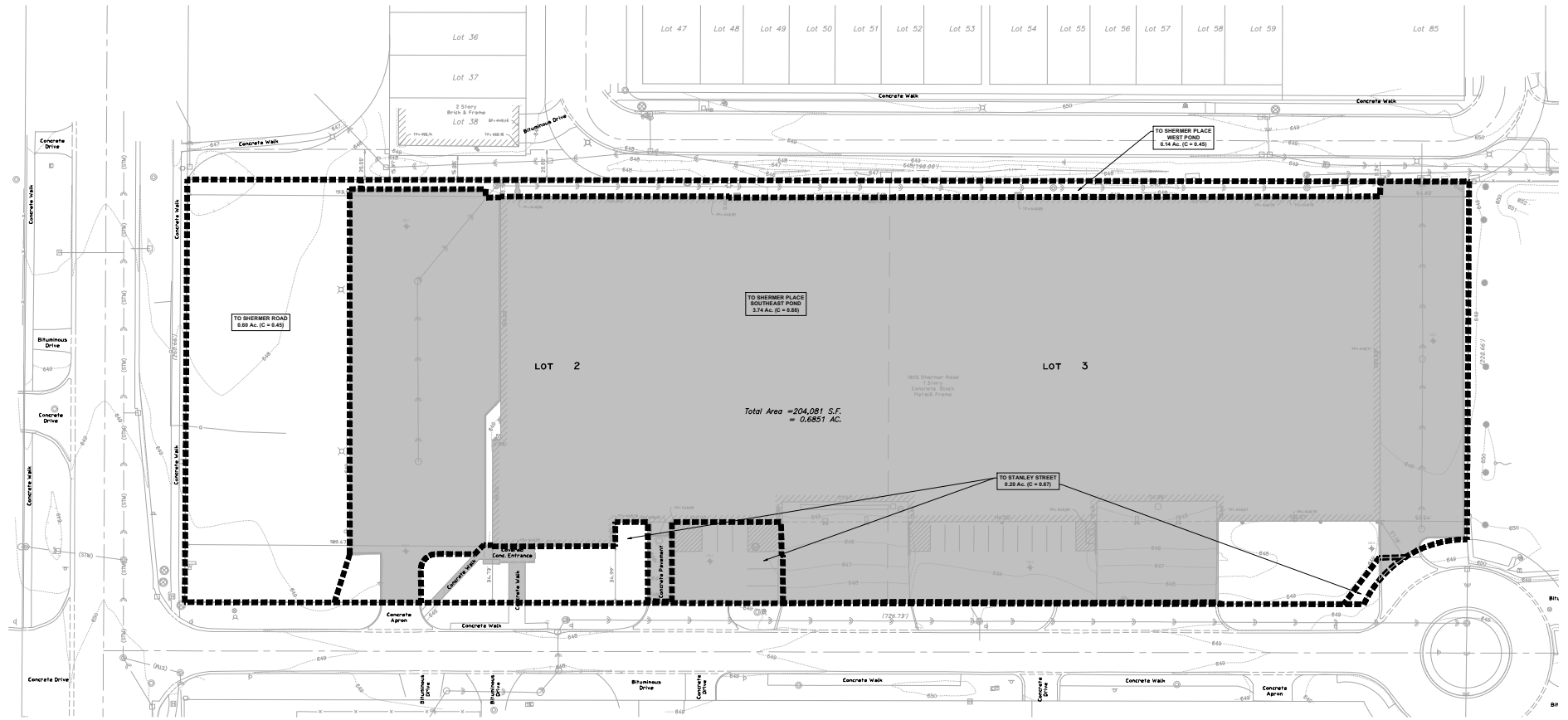
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Project Manager:	TAS
Engineer:	CJB
Date:	03/24/2021
Project No.	20-122
Sheet	6 / 6

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Existing Conditions Drainage



NORTH

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No.	Date	Revision

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DRAINAGE EXHIBIT
EXISTING CONDITIONS

NORTHBROOK ROW
LEXINGTON HOMES
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	C J B
Date:	03/02/2026
Project No.	20-122
Sheet	1/1

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Plot Date: Feb 26, 2026 - 2:34pm Plotted By: phil-c
File Name: P:\2020\20122\Drawings\Exhibits\20122-Drainage Existing.dwg

COMPOSITE RUNOFF COEFFICIENT (*C*)

PROJECT: **Northbrook Row (TO SHERMER ROAD)** **PERMIT NUMBER:**

LOCATION: **1825 Shermer Road, Northbrook, IL** **DATE:** 3/2/2026

TYPE OF AREA (SELECT WITH DROP-DOWN)

___ DETAINED AREA

___ UNRESTRICTED AREA

___ UPSTREAM AREA

___ MAJOR STORMWATER SYSTEM

X OTHER: TO SHERMER ROAD

CONDITION (SELECT WITH DROP-DOWN)

___ PROPOSED CONDITION

X EXISTING CONDITION

RUNOFF COEFFICIENT

Surface Description	C	Area (acres)	Product (C)(Area)
Water Surface	1.00	0.00	0.00
Impervious Surface	0.90	0.00	0.00
Pervious Surface	0.45	0.60	0.27
TOTALS:		0.60	0.27

COMPOSITE RUNOFF COEFFICIENT

$$\text{Composite C} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{0.27}{0.60} \rightarrow \text{Composite C} = \mathbf{0.45}$$

COMPOSITE RUNOFF COEFFICIENT (*C*)

PROJECT: **Northbrook Row (TO STANLEY STREET)** **PERMIT NUMBER:**

LOCATION: **1825 Shermer Road, Northbrook, IL** **DATE:** 3/2/2026

TYPE OF AREA (SELECT WITH DROP-DOWN)

___ DETAINED AREA

___ UNRESTRICTED AREA

___ UPSTREAM AREA

___ MAJOR STORMWATER SYSTEM

X OTHER: TO STANLEY STREET

CONDITION (SELECT WITH DROP-DOWN)

___ PROPOSED CONDITION

X EXISTING CONDITION

RUNOFF COEFFICIENT

Surface Description	C	Area (acres)	Product (C)(Area)
Water Surface	1.00	0.00	0.00
Impervious Surface	0.90	0.10	0.09
Pervious Surface	0.45	0.10	0.05
TOTALS:		0.20	0.13

COMPOSITE RUNOFF COEFFICIENT

$$\text{Composite C} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{0.13}{0.20} \rightarrow \text{Composite C} = \mathbf{0.67}$$

COMPOSITE RUNOFF COEFFICIENT (*C*)

PROJECT: **Northbrook Row (TO SHERMER PLACE SE POND)** **PERMIT NUMBER:**

LOCATION: **1825 Shermer Road, Northbrook, IL** **DATE:** 3/2/2026

TYPE OF AREA (SELECT WITH DROP-DOWN)

___ DETAINED AREA

___ UNRESTRICTED AREA

___ UPSTREAM AREA

___ MAJOR STORMWATER SYSTEM

X OTHER: TO SHERMER PLACE SE POND

CONDITION (SELECT WITH DROP-DOWN)

___ PROPOSED CONDITION

X EXISTING CONDITION

RUNOFF COEFFICIENT

Surface Description	C	Area (acres)	Product (C)(Area)
Water Surface	1.00	0.00	0.00
Impervious Surface	0.90	3.60	3.24
Pervious Surface	0.45	0.14	0.07
TOTALS:		3.74	3.30

COMPOSITE RUNOFF COEFFICIENT

$$\text{Composite C} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{3.30}{3.74} \rightarrow \text{Composite C} = \mathbf{0.88}$$

COMPOSITE RUNOFF COEFFICIENT (*C*)

PROJECT: **Northbrook Row (TO SHERMER PLACE W POND)** **PERMIT NUMBER:**

LOCATION: **1825 Shermer Road, Northbrook, IL** **DATE:** 3/2/2026

TYPE OF AREA (SELECT WITH DROP-DOWN)

___ DETAINED AREA

___ UNRESTRICTED AREA

___ UPSTREAM AREA

___ MAJOR STORMWATER SYSTEM

X OTHER: TO SHERMER PLACE W POND

CONDITION (SELECT WITH DROP-DOWN)

___ PROPOSED CONDITION

X EXISTING CONDITION

RUNOFF COEFFICIENT

Surface Description	C	Area (acres)	Product (C)(Area)
Water Surface	1.00	0.00	0.00
Impervious Surface	0.90	0.00	0.00
Pervious Surface	0.45	0.14	0.06
TOTALS:		0.14	0.06

COMPOSITE RUNOFF COEFFICIENT

$$\text{Composite C} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{0.06}{0.14} \rightarrow \text{Composite C} = \mathbf{0.45}$$

LEGEND

- TRIBUTARY AREAS
- UNRESTRICTED AREA
- UPSTREAM AREA (TRADE-OFF & BYPASS)
- IMPERVIOUS AREA
- PERVIOUS AREA
- WATER AREA (NWL)

STORMWATER MANAGEMENT SUMMARY

SHERMER PLACE (SUMMARY OF EXISTING)

PER MWRD PERMIT #03-093
DETENTION SERVICE AREA - SOUTHEAST POND

DETENTION SERVICE AREA	= 5.97 AC.
SHERMER PLACE AREA	= 2.27 AC. (38%)
OFF-SITE AREA (NOW NORTHBROOK ROW)	= 3.70 AC. (62%)
TOTAL PROVIDED STORAGE	= 1.91 AC-FT
PROVIDED STORAGE FOR SHERMER PLACE	= 0.73 AC-FT (38%)
PROVIDED STORAGE FOR NORTHBROOK ROW	= 1.18 AC-FT (62%)

PER AS-BUILT / TOPOGRAPHIC SURVEY

TOTAL PROVIDED STORAGE	= 1.40 AC-FT
LESS STORAGE FOR SHERMER PLACE	= 0.73 AC-FT
PROVIDED STORAGE FOR NORTHBROOK ROW	= 0.67 AC-FT

PER MWRD REQUIREMENTS
REDEVELOPMENT TRIBUTARY TO SHERMER PLACE SOUTHEAST

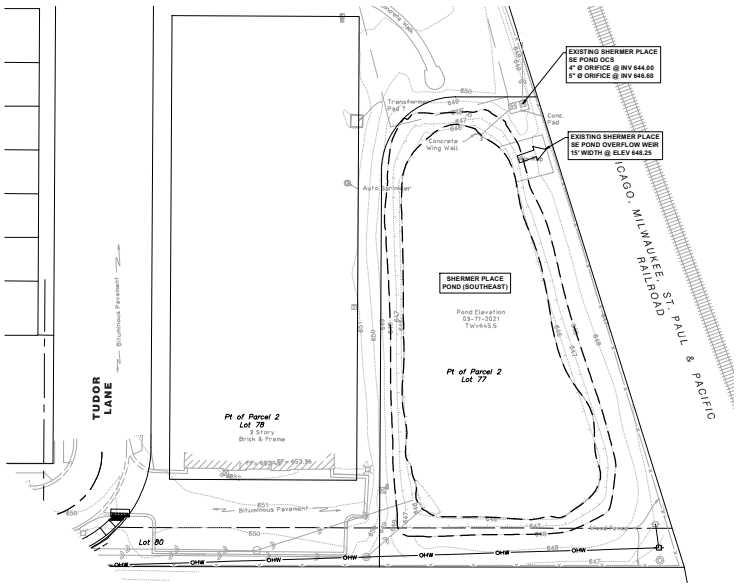
TRIBUTARY AREA TO SHERMER PLACE POND	= 0.79 AC
REQUIRED STORAGE PER MWRD LEGACY METHOD	= 0.257 AC-FT
PROVIDED STORAGE IN SHERMER PLACE POND	= 0.67 AC-FT

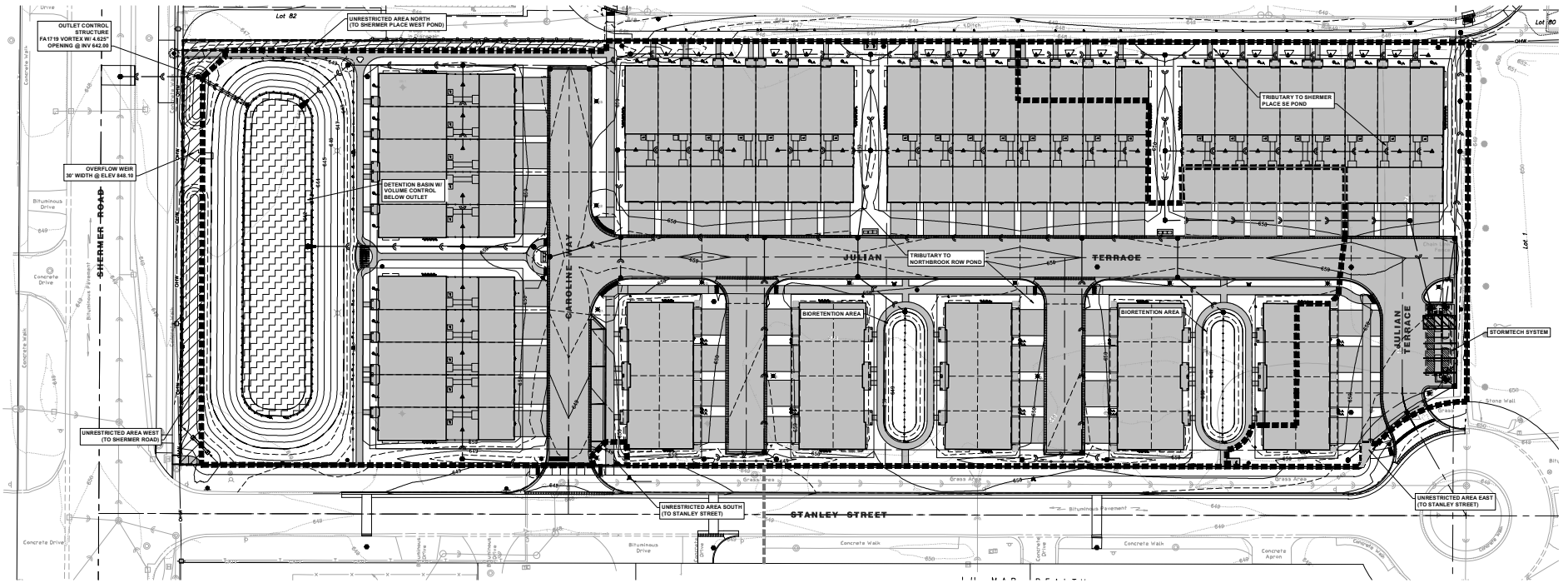
NEW DEVELOPMENT TRIBUTARY TO NORTHBROOK ROW POND

DEVELOPMENT AREA TO NORTHBROOK ROW POND	= 3.895 AC
TRIBUTARY AREA TO NORTHBROOK ROW POND	= 3.775 AC
REQUIRED STORAGE PER MWRD NOMOGRAPH	= 1.260 AC-FT
PROVIDED STORAGE ON-SITE	= 1.486 AC-FT
REQUIRED VOLUME CONTROL	= 0.255 AC-FT
PROVIDED VOLUME CONTROL	= 0.268 AC-FT

PER NORTHBROOK REQUIREMENTS

REQUIRED STORAGE PER NORTHBROOK	= 2.242 AC-FT
TOTAL PROVIDED DETENTION	= 2.438 AC-FT
PROVIDED DETENTION ON-SITE	= 1.486 AC-FT
VOLUME CONTROL CREDITED AS DETENTION	= 0.269 AC-FT
STORMTECH INCIDENTAL DETENTION	= 0.013 AC-FT
IN SHERMER PLACE SE POND	= 0.670 AC-FT





NORTH
Scale: 1" = 30'

No.	Date	Revision
1.	04/10/2026	Per Village Review

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DRAINAGE EXHIBIT
PROPOSED CONDITIONS
NORTHBROOK ROW
SITE IMPROVEMENT PLANTS
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	C J B
Date:	03/02/2026
Project No.	20-122
Sheet	EX2.0 / EXR

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File Name: P:\2020\20122\Drawings\Final Engineering\Exhibits\20122-Drainage Proposed.dwg

MWRD Calculations

Northbrook Row Pond

COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: **Northbrook Row (DEVELOPMENT AREA)** **PERMIT NUMBER:**

LOCATION: **1825 Shermer Road, Northbrook, IL** **DATE:** 3/2/2026

TYPE OF AREA (SELECT WITH DROP-DOWN)

- **X** DETAINED AREA
- **X** UNRESTRICTED AREA
- ___ UPSTREAM AREA
- ___ MAJOR STORMWATER SYSTEM
- ___ OTHER: ___

CONDITION (SELECT WITH DROP-DOWN)

- **X** PROPOSED CONDITION
- ___ EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Water Surface	D	100	0.18	18.39
Impervious Surface	D	98	3.07	300.40
Pervious Surface	D	80	1.44	114.87
		TOTALS:	4.685	433.66

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{433.66}{4.69} \rightarrow \textbf{Composite CN} = \textbf{92.56}$$

ADJUSTED COMPOSITE RUNOFF CURVE NUMBER (CN_{ADJ})

PROJECT: Northbrook Row (DEVELOPMENT AREA) **PERMIT NUMBER:**

LOCATION: 1825 Shermer Road, Northbrook, IL **DATE:** 3/2/2026

DEVELOPMENT INFORMTION

1.	Area Detained, *A*	4.685	acres
2.	Total Impervious Area	3.065	acres
3.	Composite CN	76.16	
4.	Volume Control Storage Provided, VC_P	0.255	ac-ft
5.	Depth of Rainfall, *P*	8.57	inches

RUNOFF VOLUME (NRCS EQUATIONS)

6.	Maximum Retention, *S*	$S = \frac{1000}{CN} - 10$	3.13	inches
7.	Runoff Depth, Q_D	$Q_D = \frac{(P - 0.2S)^2}{(P + 0.8S)}$	5.70	inches
8.	Runoff Volume, V_R	$V_R = Q_D A \left(\frac{1}{12\frac{in}{ft}}\right)$	2.22	ac-ft

VOLUME CONTROL STORAGE

9.	Volume Control Storage Required, VC_R	0.255	ac-ft
10.	Additional Volume Control Storage Provided	0.000	ac-ft

ADJUSTED RUNOFF VOLUME

11.	Adjusted Runoff Volume, V_{ADJ}	$V_{ADJ} = V_R - VC_P$	1.969	ac-ft
12.	Adjusted Runoff Depth, Q_{ADJ}		5.04	inches
13.	Adjusted Maximum Retention, S_{ADJ}		4.14	inches

ADJUSTED COMPOSITE RUNOFF CURVE NUMBER

14.	Adjusted Runoff Curve Number, CN_{ADJ}	70.72	

COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: **Northbrook Row (Onsite to Northbrook Row Pond)** **PERMIT NUMBER:**

LOCATION: **1825 Shermer Road, Northbrook, IL** **DATE:** 3/2/2026

TYPE OF AREA (SELECT WITH DROP-DOWN)

X DETAINED AREA

UNRESTRICTED AREA

UPSTREAM AREA

MAJOR STORMWATER SYSTEM

OTHER:

CONDITION (SELECT WITH DROP-DOWN)

X PROPOSED CONDITION

EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Water Surface	D	100	0.18	18.39
Impervious Surface	D	98	2.50	244.52
Pervious Surface	D	80	1.10	87.71
TOTALS:			3.78	350.62

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{350.62}{3.78} \rightarrow \textbf{Composite CN} = \textbf{92.87}$$

ADJUSTED COMPOSITE RUNOFF CURVE NUMBER (CN_{ADJ})

PROJECT: Northbrook Row (Onsite to Northbrook Row Pond) **PERMIT NUMBER:**

LOCATION: 1825 Shermer Road, Northbrook, IL **DATE:** 3/2/2026

DEVELOPMENT INFORMTION

1.	Area Detained, *A*	3.895	acres
2.	Total Impervious Area	2.500	acres
3.	Composite CN	91.62	
4.	Volume Control Storage Provided, VC_P	0.208	ac-ft
5.	Depth of Rainfall, *P*	8.57	inches

RUNOFF VOLUME (NRCS EQUATIONS)

6.	Maximum Retention, *S*	$S = \frac{1000}{CN} - 10$	0.92	inches
7.	Runoff Depth, Q_D	$Q_D = \frac{(P - 0.2S)^2}{(P + 0.8S)}$	7.56	inches
8.	Runoff Volume, V_R	$V_R = Q_D A \left(\frac{1}{12\frac{in}{ft}}\right)$	2.45	ac-ft

VOLUME CONTROL STORAGE

9.	Volume Control Storage Required, VC_R	0.208	ac-ft
10.	Additional Volume Control Storage Provided	0.000	ac-ft

ADJUSTED RUNOFF VOLUME

11.	Adjusted Runoff Volume, V_{ADJ}	$V_{ADJ} = V_R - VC_P$	2.246	ac-ft
12.	Adjusted Runoff Depth, Q_{ADJ}		6.92	inches
13.	Adjusted Maximum Retention, S_{ADJ}		1.59	inches

ADJUSTED COMPOSITE RUNOFF CURVE NUMBER

14.	Adjusted Runoff Curve Number, CN_{ADJ}	86.29	

COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: **Northbrook Row (Unrestricted Area - North)** **PERMIT NUMBER:**

LOCATION: **1825 Shermer Road, Northbrook, IL** **DATE:** 3/2/2026

TYPE OF AREA (SELECT WITH DROP-DOWN)

___ DETAINED AREA

X UNRESTRICTED AREA

___ UPSTREAM AREA

___ MAJOR STORMWATER SYSTEM

___ OTHER:

CONDITION (SELECT WITH DROP-DOWN)

X PROPOSED CONDITION

___ EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Water Surface	D	100	0.00	0.00
Impervious Surface	D	98	0.0000	0.00
Pervious Surface	D	80	0.0364	2.91
		TOTALS:	0.0364	2.91

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{2.91}{0.04} \rightarrow \textbf{Composite CN} = \textbf{80.00}$$

COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: **Northbrook Row (Unrestricted Area - South)** **PERMIT NUMBER:**

LOCATION: **1825 Shermer Road, Northbrook, IL** **DATE:** 3/2/2026

TYPE OF AREA (SELECT WITH DROP-DOWN)

___ DETAINED AREA

___ MAJOR STORMWATER SYSTEM

X UNRESTRICTED AREA

___ OTHER: _____

___ UPSTREAM AREA

CONDITION (SELECT WITH DROP-DOWN)

X PROPOSED CONDITION

___ EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Water Surface	D	100	0.00	0.00
Impervious Surface	D	98	0.0017	0.16
Pervious Surface	D	80	0.0046	0.37
TOTALS:			0.0062	0.53

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{0.53}{0.01} \rightarrow \textbf{Composite CN} = \textbf{84.76}$$

COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: **Northbrook Row (Unrestricted Area - West)** **PERMIT NUMBER:**

LOCATION: **1825 Shermer Road, Northbrook, IL** **DATE:** 3/2/2026

TYPE OF AREA (SELECT WITH DROP-DOWN)

___ DETAINED AREA

___ MAJOR STORMWATER SYSTEM

X UNRESTRICTED AREA

___ OTHER: ___

___ UPSTREAM AREA

CONDITION (SELECT WITH DROP-DOWN)

X PROPOSED CONDITION

___ EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Water Surface	D	100	0.00	0.00
Impervious Surface	D	98	0.0037	0.36
Pervious Surface	D	80	0.0729	5.83
TOTALS:			0.0767	6.20

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{6.20}{0.08} \rightarrow \textbf{Composite CN} = \textbf{80.87}$$

COMPOSITE RUNOFF COEFFICIENT (*C*)

PROJECT: **Northbrook Row (Unrestricted Area - North)** **PERMIT NUMBER:**

LOCATION: **1825 Shermer Road, Northbrook, IL** **DATE:** 3/2/2026

TYPE OF AREA (SELECT WITH DROP-DOWN)

	DETAINED AREA		MAJOR STORMWATER SYSTEM
X	UNRESTRICTED AREA		OTHER:
	UPSTREAM AREA		

CONDITION (SELECT WITH DROP-DOWN)

X	PROPOSED CONDITION		EXISTING CONDITION

RUNOFF COEFFICIENT

Surface Description	C	Area (acres)	Product (C)(Area)
Water Surface	1.00	0.00	0.00
Impervious Surface	0.90	0.0000	0.00
Pervious Surface	0.45	0.0364	0.02
TOTALS:		0.0364	0.02

COMPOSITE RUNOFF COEFFICIENT

$$\text{Composite C} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{0.02}{0.04} \rightarrow \text{Composite C} = \mathbf{0.45}$$

COMPOSITE RUNOFF COEFFICIENT (*C*)

PROJECT: **Northbrook Row (Unrestricted Area - South)** **PERMIT NUMBER:**

LOCATION: **1825 Shermer Road, Northbrook, IL** **DATE:** 3/2/2026

TYPE OF AREA (SELECT WITH DROP-DOWN)

___ DETAINED AREA

X UNRESTRICTED AREA

___ UPSTREAM AREA

___ MAJOR STORMWATER SYSTEM

___ OTHER: _____

CONDITION (SELECT WITH DROP-DOWN)

X PROPOSED CONDITION

___ EXISTING CONDITION

RUNOFF COEFFICIENT

Surface Description	C	Area (acres)	Product (C)(Area)
Water Surface	1.00	0.00	0.00
Impervious Surface	0.90	0.0017	0.00
Pervious Surface	0.45	0.0046	0.00
TOTALS:		0.006	0.00

COMPOSITE RUNOFF COEFFICIENT

$$\text{Composite C} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{0.00}{0.01} \rightarrow \text{Composite C} = \mathbf{0.57}$$

COMPOSITE RUNOFF COEFFICIENT (*C*)

PROJECT: **Northbrook Row (Unrestricted Area - West)** **PERMIT NUMBER:**

LOCATION: **1825 Shermer Road, Northbrook, IL** **DATE:** 3/2/2026

TYPE OF AREA (SELECT WITH DROP-DOWN)

	DETAINED AREA		MAJOR STORMWATER SYSTEM
X	UNRESTRICTED AREA		OTHER:
	UPSTREAM AREA		

CONDITION (SELECT WITH DROP-DOWN)

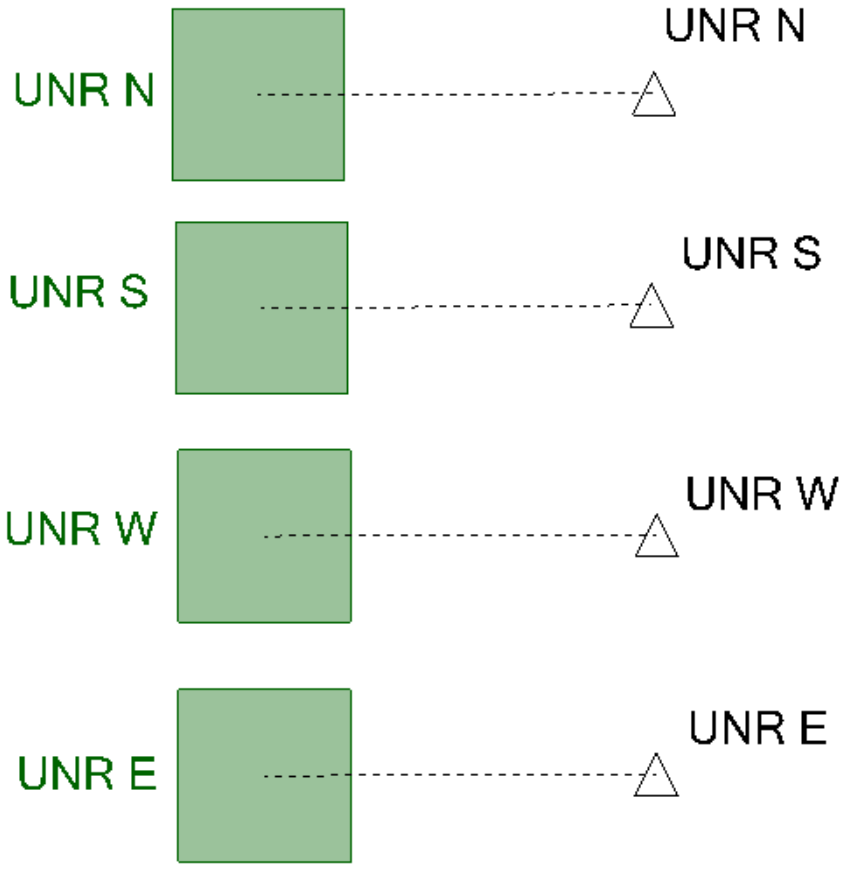
X	PROPOSED CONDITION		EXISTING CONDITION

RUNOFF COEFFICIENT

Surface Description	C	Area (acres)	Product (C)(Area)
Water Surface	1.00	0.00	0.00
Impervious Surface	0.90	0.0037	0.00
Pervious Surface	0.45	0.0729	0.03
TOTALS:		0.0767	0.04

COMPOSITE RUNOFF COEFFICIENT

$$\text{Composite C} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{0.04}{0.08} \rightarrow \text{Composite C} = \mathbf{0.47}$$



Unrestricted Release PondPack Model

Project Summary	
Title	Northbrook Row
Engineer	PAC
Company	Haeger Engineering LLC
Date	2/26/2026

Notes	Unrestricted release model

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Subsection: Master Network Summary

Catchments Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft^3/s)
UNR E	100 yr 24 hr	100.00	0.001	14.90	0.00
UNR N	100 yr 24 hr	100.00	0.018	15.80	0.02
UNR S	100 yr 24 hr	100.00	0.004	15.80	0.00
UNR W	100 yr 24 hr	100.00	0.040	15.80	0.05

Node Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft^3/s)
UNR E	100 yr 24 hr	100.00	0.001	14.90	0.00
UNR N	100 yr 24 hr	100.00	0.018	15.80	0.02
UNR S	100 yr 24 hr	100.00	0.004	15.80	0.00
UNR W	100 yr 24 hr	100.00	0.040	15.80	0.05

Subsection: Time-Depth Curve
Label: B75 - 100 Year Critical Storm
Scenario: 100 yr 24 hr

Return Event: 100.00 years
Storm Event: 24 hr 100 yr

Time-Depth Curve: 24 hr 100 yr	
Label	24 hr 100 yr
Start Time	0.00 hours
Increment	0.24 hours
End Time	24.00 hours
Return Event	100.00 years

CUMULATIVE RAINFALL (in)
Output Time Increment = 0.24 hours
Time on left represents time for first value in each row.

Time (hours)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.00	0.00	0.04	0.08	0.13	0.17
1.20	0.21	0.26	0.31	0.35	0.40
2.40	0.45	0.50	0.55	0.60	0.65
3.60	0.70	0.75	0.80	0.85	0.91
4.80	0.96	1.01	1.07	1.12	1.18
6.00	1.23	1.28	1.34	1.39	1.44
7.20	1.50	1.55	1.61	1.66	1.73
8.40	1.79	1.86	1.92	1.99	2.06
9.60	2.13	2.21	2.29	2.38	2.48
10.80	2.57	2.67	2.78	2.89	3.00
12.00	3.12	3.27	3.43	3.58	3.74
13.20	3.90	4.07	4.24	4.41	4.59
14.40	4.77	4.95	5.14	5.32	5.50
15.60	5.69	5.87	6.05	6.22	6.39
16.80	6.56	6.72	6.86	7.00	7.14
18.00	7.28	7.38	7.48	7.58	7.67
19.20	7.75	7.82	7.89	7.96	8.01
20.40	8.06	8.10	8.15	8.19	8.22
21.60	8.26	8.29	8.33	8.36	8.39
22.80	8.42	8.45	8.48	8.51	8.54
24.00	8.57	(N/A)	(N/A)	(N/A)	(N/A)

Subsection: Time of Concentration Calculations
Label: UNR E
Scenario: 100 yr 24 hr

Return Event: 100.00 years
Storm Event: 24 hr 100 yr

Time of Concentration Results

Segment #1: User Defined Tc	
Time of Concentration	0.17 hours

Time of Concentration (Composite)	
Time of Concentration (Composite)	0.17 hours

Subsection: Time of Concentration Calculations
Label: UNR E
Scenario: 100 yr 24 hr

Return Event: 100.00 years
Storm Event: 24 hr 100 yr

==== User Defined

Tc = Value entered by user
Where: Tc= Time of concentration, hours

Subsection: Time of Concentration Calculations
Label: UNR N
Scenario: 100 yr 24 hr

Return Event: 100.00 years
Storm Event: 24 hr 100 yr

Time of Concentration Results

Segment #1: User Defined Tc	
Time of Concentration	0.17 hours

Time of Concentration (Composite)	
Time of Concentration (Composite)	0.17 hours

Subsection: Time of Concentration Calculations
Label: UNR N
Scenario: 100 yr 24 hr

Return Event: 100.00 years
Storm Event: 24 hr 100 yr

==== User Defined

Tc = Value entered by user
Where: Tc= Time of concentration, hours

Time of Concentration Results

Segment #1: User Defined Tc	
Time of Concentration	0.17 hours

Time of Concentration (Composite)	
Time of Concentration (Composite)	0.17 hours

==== User Defined

Tc = Value entered by user
Where: Tc= Time of concentration, hours

Time of Concentration Results

Segment #1: User Defined Tc	
Time of Concentration	0.17 hours

Time of Concentration (Composite)	
Time of Concentration (Composite)	0.17 hours

==== User Defined

Tc = Value entered by user
Where: Tc= Time of concentration, hours

Subsection: Runoff CN-Area
Label: UNR E
Scenario: 100 yr 24 hr

Return Event: 100.00 years
Storm Event: 24 hr 100 yr

Runoff Curve Number Data

Soil/Surface Description	CN	Area (acres)	C (%)	UC (%)	Adjusted CN
Impervious	98.000	0.001	0.0	0.0	98.000
Open space (Lawns,parks etc.) - Good condition; grass cover > 75% - Soil D	80.000	0.000	0.0	0.0	80.000
COMPOSITE AREA & WEIGHTED CN --->	(N/A)	0.002	(N/A)	(N/A)	94.625

Subsection: Runoff CN-Area
Label: UNR N
Scenario: 100 yr 24 hr

Return Event: 100.00 years
Storm Event: 24 hr 100 yr

Runoff Curve Number Data

Soil/Surface Description	CN	Area (acres)	C (%)	UC (%)	Adjusted CN
Open space (Lawns,parks etc.) - Good condition; grass cover > 75% - Soil D	80.000	0.036	0.0	0.0	80.000
COMPOSITE AREA & WEIGHTED CN --->	(N/A)	0.036	(N/A)	(N/A)	80.000

Subsection: Runoff CN-Area
Label: UNR S
Scenario: 100 yr 24 hr

Return Event: 100.00 years
Storm Event: 24 hr 100 yr

Runoff Curve Number Data

Soil/Surface Description	CN	Area (acres)	C (%)	UC (%)	Adjusted CN
Impervious	98.000	0.002	0.0	0.0	98.000
Open space (Lawns,parks etc.) - Good condition; grass cover > 75% - Soil D	80.000	0.005	0.0	0.0	80.000
COMPOSITE AREA & WEIGHTED CN --->	(N/A)	0.006	(N/A)	(N/A)	84.857

Subsection: Runoff CN-Area
Label: UNR W
Scenario: 100 yr 24 hr

Return Event: 100.00 years
Storm Event: 24 hr 100 yr

Runoff Curve Number Data

Soil/Surface Description	CN	Area (acres)	C (%)	UC (%)	Adjusted CN
Impervious	98.000	0.004	0.0	0.0	98.000
Open space (Lawns,parks etc.) - Good condition; grass cover > 75% - Soil D	80.000	0.073	0.0	0.0	80.000
COMPOSITE AREA & WEIGHTED CN --->	(N/A)	0.077	(N/A)	(N/A)	80.935

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B75 - 100 Year Critical Storm (Time-Depth Curve, 100.00 years (100 yr 24 hr))...3

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UNR W (Runoff CN-Area, 100.00 years (100 yr 24 hr))...15

UNR W (Time of Concentration Calculations, 100.00 years (100 yr 24 hr))...10, 11

NOMOGRAPH: BULLETIN 75 RAINFALL DATA

PROJECT: Northbrook Row (Nomograph for MWRD Calc.) **PERMIT NUMBER:**

LOCATION: 1825 Shermer Road, Northbrook, IL **DATE:** 3/2/2026

DEVELOPMENT INFORMATION

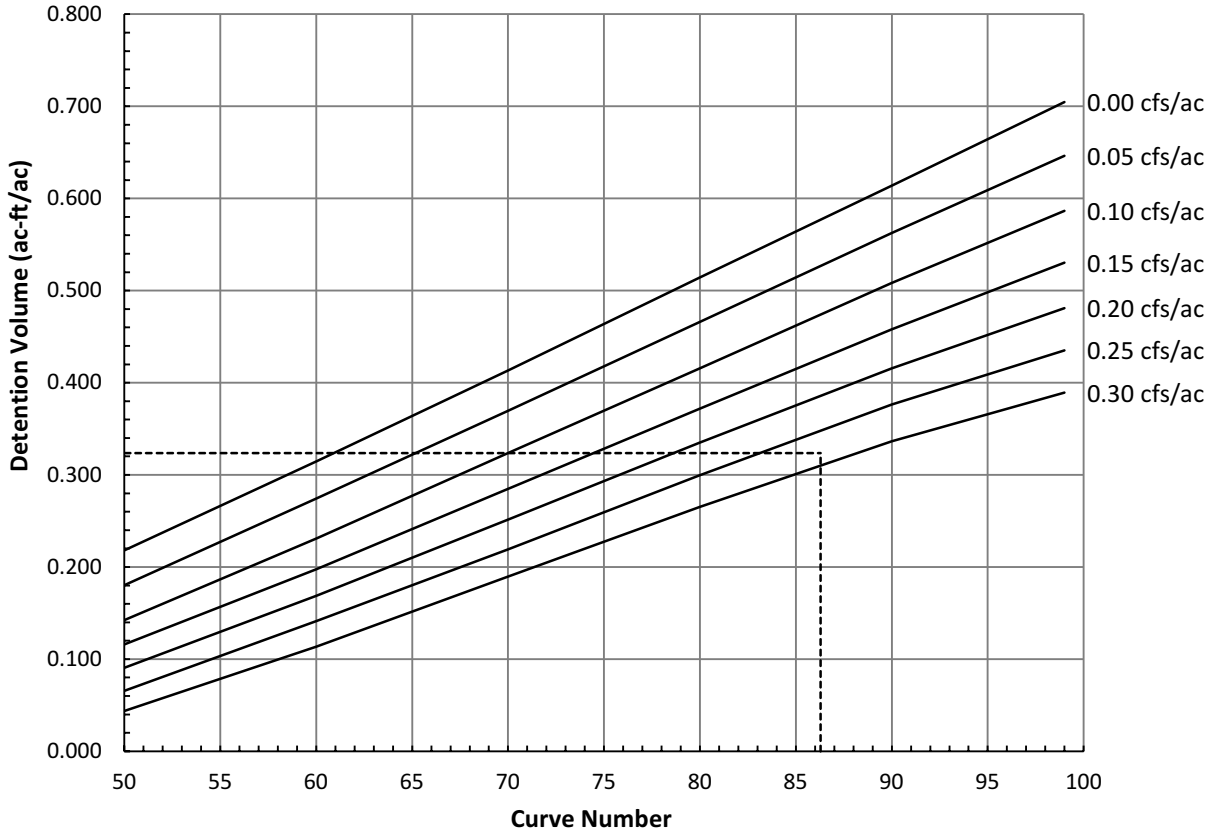
1.	Detained Area	3.895	acres
2.	Curve Number	86.29	
3.	Actual Release Rate	1.098	cfs

REQUIRED DETENTION VOLUME

4.	Required Detention Volume	1.260	ac-ft

NOMOGRAPH

NOMOGRAPH: BULLETIN 75



VOLUME CONTROL CALCULATIONS

PROJECT: Northbrook Row (BLDG 6/7 Courtyard) **PERMIT NUMBER:**

LOCATION: 1825 Shermer Road, Northbrook, IL **DATE:** 3/2/2026

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: ft²

SURFACE VOLUME CONTROL

Elevation (ft)	Area (ft²)	Average Area (ft²)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
649.00	965.00			0.000
		1393.50	0.03	
650.00	1822.00			0.032

TOTAL VOLUME CONTROL

Volume Type	Porosity	MWRD Factor	Area (SF)	Depth (ft)	Media Volume (CF)	Storage Volume (CF)
Surface Storage	1.00	1.00	N/A	N/A	1393.50	1393.50
Soil Media Mix	0.25	0.50	965.00	1.50	1447.50	180.94
Coarse Aggregate (Above UD)	0.36	0.50	965.00	0.50	482.50	86.85
Coarse Aggregate (Below UD)	0.36	1.00	965.00	0.50	482.50	173.70
Total						**1834.99**
Total (ac-ft)						**0.042**

VOLUME CONTROL CALCULATIONS

PROJECT: Northbrook Row (BLDG 8/9 Courtyard) **PERMIT NUMBER:**

LOCATION: 1825 Shermer Road, Northbrook, IL **DATE:** 3/2/2026

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: ft^2

SURFACE VOLUME CONTROL

Elevation (ft)	Area (ft^2)	Average Area (ft^2)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
649.00	965.00			0.000
		1393.50	0.03	
650.00	1822.00			0.032

TOTAL VOLUME CONTROL

Volume Type	Porosity	MWRD Factor	Area (SF)	Depth (ft)	Media Volume (CF)	Storage Volume (CF)
Surface Storage	1.00	1.00	N/A	N/A	1393.50	1393.50
Soil Media Mix	0.25	0.50	965.00	1.50	1447.50	180.94
Coarse Aggregate (Above UD)	0.36	0.50	965.00	0.50	482.50	86.85
Coarse Aggregate (Below UD)	0.36	1.00	965.00	0.50	482.50	173.70
Total						**1834.99**
Total (ac-ft)						**0.042**

VOLUME CONTROL CALCULATIONS

PROJECT: Northbrook Row (Pond Bottom) **PERMIT NUMBER:**

LOCATION: 1825 Shermer Road, Northbrook, IL **DATE:** 3/2/2026

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: ft²

SURFACE VOLUME CONTROL

Elevation (ft)	Area (ft²)	Average Area (ft²)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
642.00	6258.00			0.000
		7135.00	0.16	
643.00	8012.00			0.164

TOTAL VOLUME CONTROL

Volume Type	Porosity	MWRD Factor	Area (SF)	Depth (ft)	Media Volume (CF)	Storage Volume (CF)
Surface Storage	1.00	1.00	N/A	N/A	7135.00	7135.00
Soil Media Mix	0.25	0.50	6258.00	0.00	0.00	0.00
Coarse Aggregate (Above UD)	0.36	0.50	6258.00	0.00	0.00	0.00
Coarse Aggregate (Below UD)	0.36	1.00	6258.00	0.00	0.00	0.00
Total						**7135.00**
Total (ac-ft)						**0.164**

Project: **Northbrook Row**

Chamber Model -	SC-800	
Units -	Imperial	
Number of Chambers -	14	
Number of End Caps -	8	
Voids in the stone (porosity) -	36	%
Base of Stone Elevation -	644.25	ft
Amount of Stone Above Chambers -	6	in
Amount of Stone Below Chambers -	6	in

Area of system - 730 sf Min. Area - 545 sf min. area

StormTech SC-800 Cumulative Storage Volumes

Height of System (inches)	Incremental Single Chamber (cubic feet)	Incremental Single End Cap (cubic feet)	Incremental Chambers (cubic feet)	Incremental End Cap (cubic feet)	Incremental Stone (cubic feet)	Incremental Ch, EC and Stone (cubic feet)	Cumulative System (cubic feet)	Elevation (feet)	VC (CF)	Det (CF)	
45	0.00	0.00	0.00	0.00	21.89	21.89	1456.16	648.00	898.4308	557.73	Top of Stone
44	0.00	0.00	0.00	0.00	21.89	21.89	1434.27	647.92	898.4308	535.84	
43	0.00	0.00	0.00	0.00	21.89	21.89	1412.38	647.83	898.4308	513.9501	
42	0.00	0.00	0.00	0.00	21.89	21.89	1390.49	647.75	887.4857	503.005	
41	0.00	0.00	0.00	0.00	21.89	21.89	1368.60	647.67	876.5407	492.06	
40	0.00	0.00	0.00	0.00	21.89	21.89	1346.71	647.58	865.5956	481.1149	
39	0.07	0.00	1.04	0.00	21.51	22.56	1324.82	647.50	854.6506	470.1699	Top of Chambers
38	0.20	0.00	2.75	0.03	20.89	23.67	1302.26	647.42	843.3709	458.8902	
37	0.29	0.01	4.00	0.05	20.43	24.48	1278.59	647.33	831.5352	447.0545	
36	0.51	0.01	7.07	0.07	19.32	26.46	1254.11	647.25	819.296	434.8153	
35	0.74	0.01	10.37	0.11	18.12	28.60	1227.65	647.17	806.0662	421.5855	
34	0.89	0.02	12.49	0.19	17.32	30.01	1199.06	647.08	791.7679	407.2872	
33	1.01	0.03	14.21	0.27	16.68	31.16	1169.05	647.00	776.7635	392.2828	
32	1.12	0.04	15.68	0.35	16.12	32.15	1137.89	646.92	761.1856	376.7049	
31	1.21	0.05	16.98	0.42	15.63	33.03	1105.74	646.83	745.1115	360.6308	
30	1.30	0.06	18.15	0.50	15.18	33.82	1072.72	646.75	728.5982	344.1175	
29	1.37	0.07	19.21	0.56	14.77	34.55	1038.89	646.67	711.6865	327.2058	
28	1.44	0.08	20.18	0.62	14.40	35.21	1004.35	646.58	694.4134	309.9327	
27	1.51	0.09	21.08	0.69	14.05	35.82	969.14	646.50	676.8102	292.3295	
26	1.57	0.09	21.92	0.75	13.73	36.40	933.32	646.42	658.9	274.4193	
25	1.62	0.10	22.70	0.82	13.43	36.94	896.92	646.33	640.7018	256.2211	
24	1.67	0.11	23.43	0.88	13.14	37.45	859.98	646.25	622.2322	237.7515	
23	1.72	0.12	24.11	0.94	12.87	37.92	822.54	646.17	603.5086	219.0279	
22	1.77	0.12	24.76	0.99	12.62	38.37	784.61	646.08	584.5463	200.0656	
21	1.81	0.13	25.37	1.03	12.39	38.78	746.24	646.00	565.3609	180.8802	
20	1.85	0.14	25.94	1.09	12.16	39.19	707.46	645.92	545.9694	161.4887	
19	1.89	0.14	26.49	1.14	11.94	39.57	668.27	645.83	526.3736	141.8929	
18	1.93	0.15	27.00	1.16	11.75	39.91	628.69	645.75	506.5871	122.1064	
17	1.96	0.15	27.48	1.19	11.57	40.24	588.78	645.67	486.6317	102.151	
16	2.00	0.16	27.94	1.25	11.38	40.57	548.54	645.58	466.511	82.03026	
15	2.03	0.16	28.37	1.31	11.20	40.89	507.97	645.50	446.2259	61.74521	
14	2.06	0.17	28.78	1.34	11.05	41.17	467.08	645.42	425.7828	41.30205	
13	2.08	0.17	29.17	1.37	10.90	41.44	425.92	645.33	405.1983	20.71757	
12	2.11	0.18	29.54	1.40	10.75	41.69	384.48	645.25	384.48	0.00	Underdrain Invert
11	2.13	0.17	29.88	1.39	10.63	41.90	342.79	645.17	342.79	0.00	
10	2.16	0.18	30.21	1.45	10.49	42.15	300.89	645.08	300.89	0.00	
9	2.18	0.18	30.51	1.47	10.38	42.36	258.74	645.00	258.74	0.00	
8	2.20	0.19	30.80	1.49	10.27	42.56	216.38	644.92	216.38	0.00	
7	2.22	0.13	31.12	1.06	10.31	42.48	173.82	644.83	173.82	0.00	
6	0.00	0.00	0.00	0.00	21.89	21.89	131.34	644.75	131.34	0.00	
5	0.00	0.00	0.00	0.00	21.89	21.89	109.45	644.67	109.45	0.00	
4	0.00	0.00	0.00	0.00	21.89	21.89	87.56	644.58	87.56	0.00	
3	0.00	0.00	0.00	0.00	21.89	21.89	65.67	644.50	65.67	0.00	
2	0.00	0.00	0.00	0.00	21.89	21.89	43.78	644.42	43.78	0.00	
1	0.00	0.00	0.00	0.00	21.89	21.89	21.89	644.33	21.89	0.00	
								644.25	0	0.00	Bottom of Stone

DETENTION VOLUME PROVIDED

PROJECT: Northbrook Row (MWRD Calculation) **PERMIT NUMBER:**

LOCATION: 1825 Shermer Road, Northbrook, IL **DATE:** **3/2/2026**

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: ft²

POND / VAULT / SURFACE DETENTION VOLUME

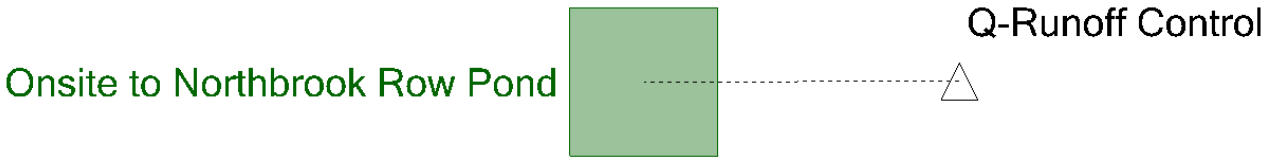
Elevation (ft)	Area (ft²)	Average Area (ft²)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
643.00	8012.00			0.00
		8939.00	0.21	
644.00	9866.00			0.21
		10843.50	0.25	
645.00	11821.00			0.45
		12848.50	0.29	
646.00	13876.00			0.75
		14954.00	0.34	
647.00	16032.00			1.09
		17160.00	0.39	
648.00	18288.00			1.49

STORM SEWER DETENTION VOLUME

Diameter (in)	Length (ft)	Volume (ac-ft)

TOTAL DETENTION VOLUME

Pond / Vault / Surface Detention Volume (ac-ft)	1.49
Storm Sewer Detention Volume (ac-ft)	0.00
Total Detention Volume (ac-ft)	**1.49**



Runoff Control PondPack Model

Project Summary	
Title	Northbrook Row
Engineer	PAC
Company	Haeger Engineering LLC
Date	2/26/2026

Notes	Runoff control model

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Subsection: Master Network Summary

Catchments Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft³/s)
Onsite to Northbrook Row Pond	100 yr 1 hr	100.00	1.021	0.30	26.53
Onsite to Northbrook Row Pond	100 yr 2 hr	100.00	1.310	0.45	19.22
Onsite to Northbrook Row Pond	100 yr 3 hr	100.00	1.470	0.55	14.96
Onsite to Northbrook Row Pond	100 yr 6 hr	100.00	1.762	1.00	9.21
Onsite to Northbrook Row Pond	100 yr 12 hr	100.00	2.082	4.90	4.98
Onsite to Northbrook Row Pond	100 yr 18 hr	100.00	2.269	11.20	3.57
Onsite to Northbrook Row Pond	100 yr 24 hr	100.00	2.428	14.90	2.85
Onsite to Northbrook Row Pond	100 yr 48 hr	100.00	2.652	41.50	1.90

Node Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft³/s)
Q-Runoff Control	100 yr 1 hr	100.00	1.021	0.30	26.53
Q-Runoff Control	100 yr 2 hr	100.00	1.310	0.45	19.22
Q-Runoff Control	100 yr 3 hr	100.00	1.470	0.55	14.96
Q-Runoff Control	100 yr 6 hr	100.00	1.762	1.00	9.21
Q-Runoff Control	100 yr 12 hr	100.00	2.082	4.90	4.98
Q-Runoff Control	100 yr 18 hr	100.00	2.269	11.20	3.57
Q-Runoff Control	100 yr 24 hr	100.00	2.428	14.90	2.85
Q-Runoff Control	100 yr 48 hr	100.00	2.652	41.50	1.90

Subsection: Time-Depth Curve
Label: B75 - 100 Year Critical Storm
Scenario: 100 yr 1 hr

Return Event: 100.00 years
Storm Event: 1 hr 100 yr

Time-Depth Curve: 1 hr 100 yr	
Label	1 hr 100 yr
Start Time	0.00 hours
Increment	0.01 hours
End Time	1.00 hours
Return Event	100.00 years

CUMULATIVE RAINFALL (in)
Output Time Increment = 0.01 hours
Time on left represents time for first value in each row.

Time (hours)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.00	0.00	0.08	0.16	0.24	0.32
0.05	0.41	0.50	0.59	0.68	0.78
0.10	0.88	0.98	1.08	1.18	1.28
0.15	1.38	1.48	1.57	1.66	1.75
0.20	1.84	1.93	2.00	2.08	2.16
0.25	2.24	2.30	2.37	2.43	2.50
0.30	2.55	2.60	2.64	2.69	2.73
0.35	2.77	2.80	2.84	2.87	2.90
0.40	2.94	2.97	3.00	3.03	3.05
0.45	3.08	3.11	3.13	3.16	3.19
0.50	3.22	3.24	3.27	3.30	3.32
0.55	3.35	3.37	3.40	3.42	3.45
0.60	3.47	3.49	3.51	3.53	3.55
0.65	3.57	3.59	3.61	3.63	3.64
0.70	3.66	3.68	3.69	3.71	3.72
0.75	3.74	3.75	3.76	3.77	3.79
0.80	3.80	3.81	3.83	3.84	3.85
0.85	3.86	3.87	3.89	3.90	3.91
0.90	3.92	3.93	3.94	3.95	3.96
0.95	3.97	3.99	4.00	4.01	4.02
1.00	4.03	(N/A)	(N/A)	(N/A)	(N/A)

Subsection: Time-Depth Curve
Label: B75 - 100 Year Critical Storm
Scenario: 100 yr 12 hr

Return Event: 100.00 years
Storm Event: 12 hr 100 yr

Time-Depth Curve: 12 hr 100 yr	
Label	12 hr 100 yr
Start Time	0.00 hours
Increment	0.12 hours
End Time	12.00 hours
Return Event	100.00 years

CUMULATIVE RAINFALL (in)
Output Time Increment = 0.12 hours
Time on left represents time for first value in each row.

Time (hours)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.00	0.00	0.04	0.08	0.12	0.16
0.60	0.21	0.25	0.30	0.34	0.39
1.20	0.45	0.50	0.55	0.61	0.68
1.80	0.74	0.80	0.87	0.95	1.03
2.40	1.11	1.19	1.29	1.40	1.50
3.00	1.60	1.72	1.85	1.97	2.10
3.60	2.24	2.38	2.53	2.67	2.82
4.20	2.98	3.14	3.30	3.46	3.62
4.80	3.78	3.95	4.10	4.25	4.39
5.40	4.53	4.68	4.81	4.94	5.07
6.00	5.20	5.31	5.41	5.51	5.61
6.60	5.70	5.79	5.88	5.97	6.05
7.20	6.13	6.20	6.28	6.35	6.40
7.80	6.46	6.51	6.57	6.61	6.65
8.40	6.69	6.74	6.77	6.81	6.84
9.00	6.88	6.91	6.93	6.96	6.99
9.60	7.02	7.05	7.07	7.10	7.12
10.20	7.15	7.17	7.19	7.21	7.24
10.80	7.26	7.28	7.30	7.32	7.34
11.40	7.36	7.38	7.40	7.42	7.44
12.00	7.46	(N/A)	(N/A)	(N/A)	(N/A)

Subsection: Time-Depth Curve
Label: B75 - 100 Year Critical Storm
Scenario: 100 yr 18 hr

Return Event: 100.00 years
Storm Event: 18 hr 100 yr

Time-Depth Curve: 18 hr 100 yr	
Label	18 hr 100 yr
Start Time	0.00 hours
Increment	0.18 hours
End Time	18.00 hours
Return Event	100.00 years

CUMULATIVE RAINFALL (in)
Output Time Increment = 0.18 hours
Time on left represents time for first value in each row.

Time (hours)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.00	0.00	0.04	0.08	0.12	0.16
0.90	0.20	0.25	0.29	0.33	0.38
1.80	0.42	0.47	0.51	0.56	0.61
2.70	0.66	0.70	0.75	0.80	0.85
3.60	0.90	0.95	1.00	1.05	1.11
4.50	1.16	1.21	1.26	1.31	1.35
5.40	1.41	1.46	1.51	1.57	1.62
6.30	1.68	1.74	1.81	1.87	1.94
7.20	2.01	2.08	2.15	2.24	2.33
8.10	2.42	2.51	2.62	2.72	2.82
9.00	2.93	3.08	3.22	3.37	3.52
9.90	3.67	3.83	3.99	4.15	4.32
10.80	4.49	4.66	4.83	5.00	5.18
11.70	5.35	5.52	5.69	5.85	6.01
12.60	6.17	6.32	6.45	6.58	6.71
13.50	6.84	6.94	7.03	7.12	7.22
14.40	7.29	7.35	7.42	7.48	7.53
15.30	7.58	7.62	7.66	7.70	7.73
16.20	7.77	7.80	7.83	7.86	7.89
17.10	7.92	7.95	7.98	8.00	8.03
18.00	8.06	(N/A)	(N/A)	(N/A)	(N/A)

Subsection: Time-Depth Curve
Label: B75 - 100 Year Critical Storm
Scenario: 100 yr 2 hr

Return Event: 100.00 years
Storm Event: 2 hr 100 yr

Time-Depth Curve: 2 hr 100 yr	
Label	2 hr 100 yr
Start Time	0.00 hours
Increment	0.02 hours
End Time	2.00 hours
Return Event	100.00 years

CUMULATIVE RAINFALL (in)
Output Time Increment = 0.02 hours
Time on left represents time for first value in each row.

Time (hours)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.00	0.00	0.10	0.20	0.30	0.40
0.10	0.51	0.62	0.73	0.84	0.96
0.20	1.09	1.21	1.34	1.46	1.58
0.30	1.70	1.82	1.94	2.05	2.16
0.40	2.27	2.37	2.47	2.57	2.66
0.50	2.76	2.84	2.92	3.00	3.08
0.60	3.14	3.20	3.26	3.32	3.37
0.70	3.41	3.46	3.50	3.54	3.58
0.80	3.62	3.66	3.70	3.73	3.76
0.90	3.80	3.83	3.86	3.90	3.93
1.00	3.97	4.00	4.03	4.06	4.10
1.10	4.13	4.16	4.19	4.22	4.25
1.20	4.28	4.30	4.33	4.36	4.38
1.30	4.41	4.43	4.45	4.47	4.49
1.40	4.51	4.53	4.55	4.57	4.59
1.50	4.61	4.62	4.64	4.65	4.67
1.60	4.69	4.70	4.72	4.73	4.75
1.70	4.76	4.78	4.79	4.81	4.82
1.80	4.83	4.85	4.86	4.88	4.89
1.90	4.90	4.92	4.93	4.94	4.96
2.00	4.97	(N/A)	(N/A)	(N/A)	(N/A)

Subsection: Time-Depth Curve
Label: B75 - 100 Year Critical Storm
Scenario: 100 yr 24 hr

Return Event: 100.00 years
Storm Event: 24 hr 100 yr

Time-Depth Curve: 24 hr 100 yr	
Label	24 hr 100 yr
Start Time	0.00 hours
Increment	0.24 hours
End Time	24.00 hours
Return Event	100.00 years

CUMULATIVE RAINFALL (in)
Output Time Increment = 0.24 hours
Time on left represents time for first value in each row.

Time (hours)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.00	0.00	0.04	0.08	0.13	0.17
1.20	0.21	0.26	0.31	0.35	0.40
2.40	0.45	0.50	0.55	0.60	0.65
3.60	0.70	0.75	0.80	0.85	0.91
4.80	0.96	1.01	1.07	1.12	1.18
6.00	1.23	1.28	1.34	1.39	1.44
7.20	1.50	1.55	1.61	1.66	1.73
8.40	1.79	1.86	1.92	1.99	2.06
9.60	2.13	2.21	2.29	2.38	2.48
10.80	2.57	2.67	2.78	2.89	3.00
12.00	3.12	3.27	3.43	3.58	3.74
13.20	3.90	4.07	4.24	4.41	4.59
14.40	4.77	4.95	5.14	5.32	5.50
15.60	5.69	5.87	6.05	6.22	6.39
16.80	6.56	6.72	6.86	7.00	7.14
18.00	7.28	7.38	7.48	7.58	7.67
19.20	7.75	7.82	7.89	7.96	8.01
20.40	8.06	8.10	8.15	8.19	8.22
21.60	8.26	8.29	8.33	8.36	8.39
22.80	8.42	8.45	8.48	8.51	8.54
24.00	8.57	(N/A)	(N/A)	(N/A)	(N/A)

Subsection: Time-Depth Curve
Label: B75 - 100 Year Critical Storm
Scenario: 100 yr 3 hr

Return Event: 100.00 years
Storm Event: 3 hr 100 yr

Time-Depth Curve: 3 hr 100 yr	
Label	3 hr 100 yr
Start Time	0.00 hours
Increment	0.03 hours
End Time	3.00 hours
Return Event	100.00 years

CUMULATIVE RAINFALL (in)
Output Time Increment = 0.03 hours
Time on left represents time for first value in each row.

Time (hours)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.00	0.00	0.11	0.22	0.33	0.44
0.15	0.56	0.69	0.81	0.93	1.06
0.30	1.20	1.34	1.47	1.61	1.75
0.45	1.88	2.01	2.14	2.26	2.38
0.60	2.50	2.62	2.73	2.83	2.94
0.75	3.05	3.14	3.22	3.31	3.40
0.90	3.47	3.54	3.60	3.67	3.72
1.05	3.77	3.82	3.86	3.91	3.95
1.20	4.00	4.04	4.08	4.12	4.16
1.35	4.19	4.23	4.27	4.31	4.34
1.50	4.38	4.42	4.45	4.49	4.53
1.65	4.56	4.60	4.63	4.66	4.70
1.80	4.73	4.75	4.78	4.81	4.84
1.95	4.87	4.89	4.92	4.94	4.96
2.10	4.99	5.01	5.03	5.05	5.07
2.25	5.09	5.11	5.12	5.14	5.16
2.40	5.18	5.19	5.21	5.23	5.25
2.55	5.26	5.28	5.29	5.31	5.32
2.70	5.34	5.36	5.37	5.39	5.40
2.85	5.41	5.43	5.44	5.46	5.47
3.00	5.49	(N/A)	(N/A)	(N/A)	(N/A)

Subsection: Time-Depth Curve
Label: B75 - 100 Year Critical Storm
Scenario: 100 yr 48 hr

Return Event: 100.00 years
Storm Event: 48 hr 100 yr

Time-Depth Curve: 48 hr 100 yr	
Label	48 hr 100 yr
Start Time	0.00 hours
Increment	0.48 hours
End Time	48.00 hours
Return Event	100.00 years

CUMULATIVE RAINFALL (in)
Output Time Increment = 0.48 hours
Time on left represents time for first value in each row.

Time (hours)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.00	0.00	0.05	0.10	0.15	0.21
2.40	0.26	0.32	0.37	0.43	0.48
4.80	0.53	0.58	0.63	0.69	0.75
7.20	0.81	0.87	0.93	0.99	1.05
9.60	1.11	1.17	1.23	1.29	1.35
12.00	1.41	1.47	1.53	1.59	1.65
14.40	1.71	1.76	1.81	1.87	1.92
16.80	1.98	2.04	2.09	2.15	2.20
19.20	2.26	2.32	2.38	2.45	2.51
21.60	2.58	2.64	2.71	2.77	2.84
24.00	2.90	2.96	3.02	3.08	3.14
26.40	3.19	3.25	3.30	3.35	3.41
28.80	3.46	3.51	3.56	3.61	3.67
31.20	3.73	3.79	3.86	3.94	4.03
33.60	4.11	4.21	4.34	4.48	4.62
36.00	4.76	4.94	5.12	5.30	5.47
38.40	5.69	5.91	6.13	6.35	6.58
40.80	6.82	7.07	7.31	7.54	7.75
43.20	7.97	8.18	8.37	8.51	8.65
45.60	8.80	8.93	9.02	9.10	9.19
48.00	9.28	(N/A)	(N/A)	(N/A)	(N/A)

Subsection: Time-Depth Curve
Label: B75 - 100 Year Critical Storm
Scenario: 100 yr 6 hr

Return Event: 100.00 years
Storm Event: 6 hr 100 yr

Time-Depth Curve: 6 hr 100 yr	
Label	6 hr 100 yr
Start Time	0.00 hours
Increment	0.06 hours
End Time	6.00 hours
Return Event	100.00 years

CUMULATIVE RAINFALL (in)
Output Time Increment = 0.06 hours
Time on left represents time for first value in each row.

Time (hours)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.00	0.00	0.13	0.26	0.39	0.52
0.30	0.66	0.80	0.95	1.09	1.25
0.60	1.41	1.57	1.73	1.89	2.04
0.90	2.20	2.36	2.51	2.65	2.79
1.20	2.93	3.07	3.20	3.32	3.44
1.50	3.57	3.67	3.78	3.88	3.99
1.80	4.07	4.14	4.22	4.30	4.36
2.10	4.41	4.47	4.53	4.58	4.63
2.40	4.68	4.73	4.78	4.83	4.87
2.70	4.91	4.96	5.00	5.04	5.09
3.00	5.13	5.17	5.22	5.26	5.30
3.30	5.34	5.38	5.42	5.46	5.50
3.60	5.53	5.57	5.60	5.64	5.67
3.90	5.70	5.73	5.76	5.79	5.81
4.20	5.84	5.87	5.89	5.91	5.94
4.50	5.96	5.98	6.00	6.02	6.04
4.80	6.06	6.08	6.10	6.12	6.14
5.10	6.16	6.18	6.20	6.22	6.24
5.40	6.25	6.27	6.29	6.31	6.32
5.70	6.34	6.36	6.38	6.39	6.41
6.00	6.43	(N/A)	(N/A)	(N/A)	(N/A)

Subsection: Time of Concentration Calculations
Label: Onsite to Northbrook Row Pond
Scenario: 100 yr 1 hr

Return Event: 100.00 years
Storm Event: 1 hr 100 yr

Time of Concentration Results

Segment #1: User Defined Tc	
Time of Concentration	0.17 hours

Time of Concentration (Composite)	
Time of Concentration (Composite)	0.17 hours

Subsection: Time of Concentration Calculations
Label: Onsite to Northbrook Row Pond
Scenario: 100 yr 1 hr

Return Event: 100.00 years
Storm Event: 1 hr 100 yr

==== User Defined

Tc =	Value entered by user
Where:	Tc= Time of concentration, hours

Subsection: Runoff CN-Area
Label: Onsite to Northbrook Row Pond
Scenario: 100 yr 12 hr

Return Event: 100.00 years
Storm Event: 12 hr 100 yr

Runoff Curve Number Data

Soil/Surface Description	CN	Area (acres)	C (%)	UC (%)	Adjusted CN
Impervious Surface	98.000	2.490	0.0	0.0	98.000
Pervious Surface	80.000	1.100	0.0	0.0	80.000
Water Surface	100.000	0.180	0.0	0.0	100.000
COMPOSITE AREA & WEIGHTED CN --->	(N/A)	3.770	(N/A)	(N/A)	92.844

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B

B75 - 100 Year Critical Storm (Time-Depth Curve, 100.00 years (100 yr 1 hr))...3

B75 - 100 Year Critical Storm (Time-Depth Curve, 100.00 years (100 yr 12 hr))...4

B75 - 100 Year Critical Storm (Time-Depth Curve, 100.00 years (100 yr 18 hr))...5

B75 - 100 Year Critical Storm (Time-Depth Curve, 100.00 years (100 yr 2 hr))...6

B75 - 100 Year Critical Storm (Time-Depth Curve, 100.00 years (100 yr 24 hr))...7

B75 - 100 Year Critical Storm (Time-Depth Curve, 100.00 years (100 yr 3 hr))...8

B75 - 100 Year Critical Storm (Time-Depth Curve, 100.00 years (100 yr 48 hr))...9

B75 - 100 Year Critical Storm (Time-Depth Curve, 100.00 years (100 yr 6 hr))...10

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Master Network Summary...2

O

Onsite to Northbrook Row Pond (Runoff CN-Area, 100.00 years (100 yr 12 hr))...13

Onsite to Northbrook Row Pond (Time of Concentration Calculations, 100.00 years (100 yr 1 hr))...11, 12

ORIFICE DISCHARGE RATE

PROJECT: Northbrook Row **PERMIT NUMBER:**

LOCATION: 1825 Shermer Road, Northbrook, IL **DATE:** 3/2/2026

RESTRICTOR INFORMTION

1.	Orifice Number	1		
2.	Orifice diameter, *d*	2.81	in	
3.	Discharge Coefficient, C_d	0.61		
4.	Invert Elevation	642.00	ft	
5.	High Water Elevation, HWL	648.00	ft	
6.	Tail Water Elevation		ft	

ACTUAL RELEASE RATE

6.	Free Flow Actual Release Rate at HWL	0.51	cfs	
7.	Submerged Actual Release Rate at HWL		cfs	

STAGE-DISCHARGE TABLE CONDITION (SELECT FROM DROP-DOWN)

Free-flow

STAGE-DISCHARGE TABLE

Elevation (ft)	Orifice 1 (cfs)	Orifice 2 (cfs)	Total (cfs)	
642.00	0.00		0.00	
642.50	0.13		0.13	
643.00	0.20		0.20	
643.50	0.25		0.25	
644.00	0.29		0.29	
644.50	0.33		0.33	
645.00	0.36		0.36	
645.50	0.39		0.39	
646.00	0.42		0.42	
646.50	0.44		0.44	
647.00	0.47		0.47	
647.50	0.49		0.49	
648.00	0.51		0.51	HWL

WEIR DISCHARGE RATE

PROJECT: Northbrook Row **PERMIT NUMBER:**

LOCATION: 1825 Shermer Road, Northbrook, IL **DATE:** 3/2/2026

WEIR INFORMATION

1.	Weir Number	1		
2.	Weir Length	30.00	ft	
3.	Weir Coefficient	3.0		
4.	Weir Elevation	648.10	ft	
5.	Hydraulic Grade Line (HGL) Crest	648.60	ft	

ACTUAL RELEASE RATE

6.	Free Flow Actual Release Rate at HGL Crest	31.82	cfs	

STAGE-DISCHARGE TABLE

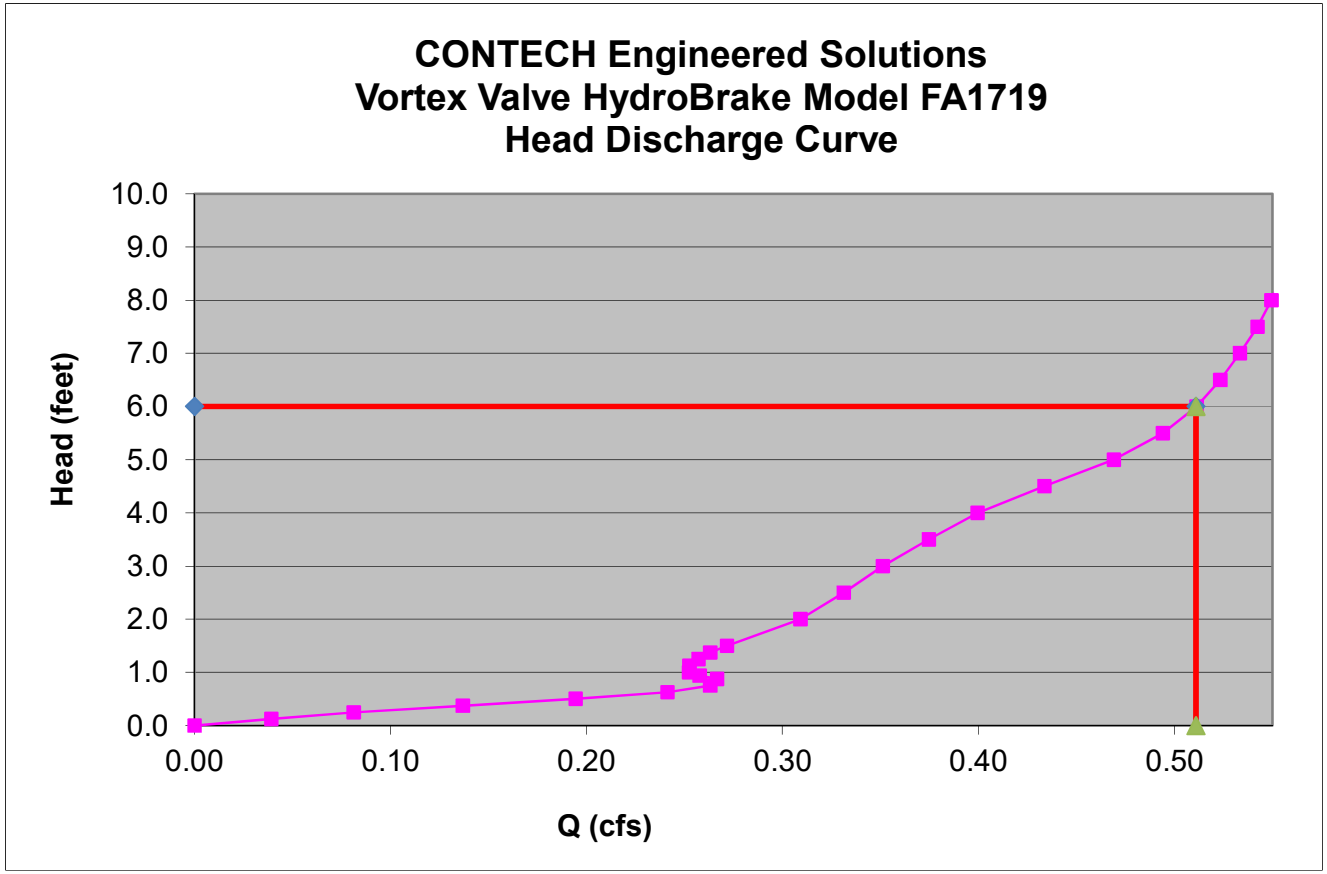
Elevation (ft)	Weir 1 (cfs)	Weir 2 (cfs)	Total (cfs)
648.10	0.00		0.00
648.50	22.77		22.77
648.60	31.82		31.82

CONTECH ENGINEERED SOLUTIONS

Vortex Valve FA1719 with 4.625" Opening

Head (ft)	Flow (cfs)
0	0
0.125	0.039
0.25	0.081
0.375	0.137
0.5	0.195
0.625	0.241
0.75	0.263
0.875	0.267
0.9375	0.258
1	0.252
1.125	0.253
1.25	0.257
1.375	0.263
1.5	0.272
2	0.309
2.5	0.331
3	0.351
3.5	0.375
4	0.400
4.5	0.434
5	0.469
5.5	0.494
6	0.511
6.5	0.523
7	0.533
7.5	0.542
8	0.550
8.5	0.556
9	0.562
9.5	0.567
10	0.572

Target Head:	6 ft
Target Flow:	0.514 cfs
Achieved Flow:	0.511 cfs



MWRD Calculations

Shermer Place Pond – Legacy Method

COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: **Northbrook Row (Tributary to Shermer Place)** **PERMIT NUMBER:**

LOCATION: **1825 Shermer Road, Northbrook, IL** **DATE:** 3/2/2026

TYPE OF AREA (SELECT WITH DROP-DOWN)

X DETAINED AREA

UNRESTRICTED AREA

UPSTREAM AREA

MAJOR STORMWATER SYSTEM

OTHER:

CONDITION (SELECT WITH DROP-DOWN)

X PROPOSED CONDITION

EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Water Surface	D	100	0.00	0.00
Impervious Surface	D	98	0.56	55.22
Pervious Surface	D	80	0.23	18.02
TOTALS:			0.79	73.24

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{73.24}{0.79} \rightarrow \textbf{Composite CN} = \textbf{92.86}$$

COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: **Northbrook Row (Unrestricted Area - East)** **PERMIT NUMBER:**

LOCATION: **1825 Shermer Road, Northbrook, IL** **DATE:** 3/2/2026

TYPE OF AREA (SELECT WITH DROP-DOWN)

___ DETAINED AREA

X UNRESTRICTED AREA

___ UPSTREAM AREA

___ MAJOR STORMWATER SYSTEM

___ OTHER:

CONDITION (SELECT WITH DROP-DOWN)

X PROPOSED CONDITION

___ EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Water Surface	D	100	0.00	0.00
Impervious Surface	D	98	0.0013	0.13
Pervious Surface	D	80	0.0003	0.02
TOTALS:			0.0016	0.15

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{0.15}{0.00} \rightarrow \textbf{Composite CN} = \textbf{94.82}$$

COMPOSITE RUNOFF COEFFICIENT (*C*)

PROJECT: **Northbrook Row (Tributary to Shermer Place)** **PERMIT NUMBER:**

LOCATION: **1825 Shermer Road, Northbrook, IL** **DATE:** 3/2/2026

TYPE OF AREA (SELECT WITH DROP-DOWN)

X DETAINED AREA

__ UNRESTRICTED AREA

__ UPSTREAM AREA

__ MAJOR STORMWATER SYSTEM

__ OTHER: _____

CONDITION (SELECT WITH DROP-DOWN)

X PROPOSED CONDITION

__ EXISTING CONDITION

RUNOFF COEFFICIENT

Surface Description	C	Area (acres)	Product (C)(Area)
Water Surface	1.00	0.00	0.00
Impervious Surface	0.90	0.56	0.51
Pervious Surface	0.45	0.23	0.10
TOTALS:		0.79	0.61

COMPOSITE RUNOFF COEFFICIENT

$$\text{Composite C} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{0.61}{0.79} \rightarrow \text{Composite C} = \mathbf{0.77}$$

COMPOSITE RUNOFF COEFFICIENT (*C*)

PROJECT: **Northbrook Row (Unrestricted Area - East)** **PERMIT NUMBER:**

LOCATION: **1825 Shermer Road, Northbrook, IL** **DATE:** 3/2/2026

TYPE OF AREA (SELECT WITH DROP-DOWN)

___ DETAINED AREA

X UNRESTRICTED AREA

___ UPSTREAM AREA

___ MAJOR STORMWATER SYSTEM

___ OTHER:

CONDITION (SELECT WITH DROP-DOWN)

X PROPOSED CONDITION

___ EXISTING CONDITION

RUNOFF COEFFICIENT

Surface Description	C	Area (acres)	Product (C)(Area)
Water Surface	1.00	0.00	0.00
Impervious Surface	0.90	0.0013	0.00
Pervious Surface	0.45	0.0003	0.00
TOTALS:		0.002	0.00

COMPOSITE RUNOFF COEFFICIENT

$$\text{Composite C} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{0.00}{0.00} \rightarrow \text{Composite C} = \mathbf{0.82}$$

MODIFIED RATIONAL METHOD: TP-40 RAINFALL DATA

PROJECT: Northbrook Row **PERMIT NUMBER:**

LOCATION: 1825 Shermer Road, Northbrook, IL **DATE:** 3/2/2026

DEVELOPMENT INFORMTION

1. Detained Area	3.700	acres
2. Runoff Coefficient	0.870	
3. Actual Release Rate	0.655	cfs

REQUIRED DETENTION VOLUME

4. Required Detention Volume	0.848	ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)	
10 min	7.60	24.46	23.81	0.328	
20 min	5.50	17.70	17.05	0.470	
30 min	4.40	14.16	13.51	0.558	
40 min	3.70	11.91	11.26	0.620	
50 min	3.20	10.30	9.65	0.664	
1 hr	2.80	9.01	8.36	0.691	
1.5 hr	2.10	6.76	6.11	0.757	
2 hr	1.70	5.47	4.82	0.796	
3 hr	1.20	3.86	3.21	0.795	
4 hr	1.00	3.22	2.56	0.848	←
5 hr	0.84	2.70	2.05	0.847	
6 hr	0.73	2.35	1.69	0.840	
7 hr	0.65	2.09	1.44	0.832	
8 hr	0.58	1.87	1.21	0.801	
9 hr	0.53	1.71	1.05	0.782	
10 hr	0.49	1.58	0.92	0.762	
11 hr	0.46	1.48	0.83	0.751	
12 hr	0.43	1.38	0.73	0.723	
13 hr	0.40	1.29	0.63	0.680	
14 hr	0.38	1.22	0.57	0.658	
15 hr	0.36	1.16	0.50	0.625	
16 hr	0.34	1.09	0.44	0.581	
17 hr	0.33	1.06	0.41	0.572	
18 hr	0.31	1.00	0.34	0.510	
19 hr	0.30	0.97	0.31	0.488	
20 hr	0.29	0.93	0.28	0.461	
21 hr	0.28	0.90	0.25	0.428	
22 hr	0.27	0.87	0.21	0.390	
23 hr	0.26	0.84	0.18	0.346	
24 hr	0.25	0.80	0.15	0.297	

MODIFIED RATIONAL METHOD: BULLETIN 75 RAINFALL DATA

PROJECT: Northbrook Row **PERMIT NUMBER:**

LOCATION: 1825 Shermer Road, Northbrook, IL **DATE:** 3/2/2026

DEVELOPMENT INFORMTION

1. Detained Area	0.789	acres
2. Composite Runoff Coefficient	0.771	
3. Actual Release Rate	0.140	cfs

REQUIRED DETENTION VOLUME

4. Required Detention Volume	0.257	ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)	
5 min	12.36	7.52	7.38	0.051	
10 min	10.80	6.57	6.43	0.089	
15 min	9.28	5.65	5.51	0.114	
20 min	8.04	4.89	4.75	0.131	
30 min	6.34	3.86	3.72	0.154	
40 min	5.28	3.21	3.07	0.169	
50 min	4.55	2.77	2.63	0.181	
1 hr	4.03	2.45	2.31	0.191	
1.5 hr	3.03	1.84	1.70	0.211	
2 hr	2.49	1.52	1.38	0.227	
3 hr	1.83	1.11	0.97	0.241	
4 hr	1.48	0.90	0.76	0.252	
5 hr	1.25	0.76	0.62	0.257	
6 hr	1.07	0.65	0.51	0.254	
7 hr	0.96	0.58	0.44	0.257	←
8 hr	0.86	0.52	0.38	0.254	
9 hr	0.79	0.48	0.34	0.254	
10 hr	0.72	0.44	0.30	0.247	
11 hr	0.67	0.41	0.27	0.244	
12 hr	0.62	0.38	0.24	0.237	
18 hr	0.45	0.27	0.13	0.197	
24 hr	0.36	0.22	0.08	0.154	

DETENTION VOLUME PROVIDED

PROJECT: Shermer Place SE Pond - Pond Storage **PERMIT NUMBER:**

LOCATION: 1825 Shermer Road, Northbrook, IL **DATE:** 3/2/2026

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: ft²

POND / VAULT / SURFACE DETENTION VOLUME

Elevation (ft)	Area (ft²)	Average Area (ft²)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
644.00	0.00			0.00
		0.00	0.00	
645.00	0.00			0.00
		7272.50	0.08	
645.50	14545.00			0.08
		14871.00	0.17	
646.00	15197.00			0.25
		16216.50	0.37	
647.00	17236.00			0.63
		17608.77	0.13	
647.31	17981.55			0.75
		18811.27	0.30	
648.00	19641.00			1.05

STORM SEWER DETENTION VOLUME

Diameter (in)	Length (ft)	Volume (ac-ft)

TOTAL DETENTION VOLUME

Pond / Vault / Surface Detention Volume (ac-ft)	1.05
Storm Sewer Detention Volume (ac-ft)	0.00
Total Detention Volume (ac-ft)	**1.05**

DETENTION VOLUME PROVIDED

PROJECT: Shermer Place SE Pond - Vault Storage **PERMIT NUMBER:**

LOCATION: 1825 Shermer Road, Northbrook, IL **DATE:** **3/2/2026**

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: acre

POND / VAULT / SURFACE DETENTION VOLUME

Elevation (ft)	Area (acre)	Average Area (acre)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
644.00	0.00			0.00
		0.00	0.00	
645.00	0.00			0.00
		0.06	0.03	
645.50	0.13			0.03
		0.13	0.06	
646.00	0.13			0.10
		0.13	0.13	
647.00	0.13			0.22
		0.13	0.04	
647.31	0.13			0.26
		0.13	0.09	
648.00	0.13			0.35

STORM SEWER DETENTION VOLUME

Diameter (in)	Length (ft)	Volume (ac-ft)

TOTAL DETENTION VOLUME

Pond / Vault / Surface Detention Volume (ac-ft)	0.35
Storm Sewer Detention Volume (ac-ft)	0.00
Total Detention Volume (ac-ft)	**0.35**

EXISTING STORAGE VOLUME PROVIDED

PROJECT: Shermer Place SE Pond - Combined Vault + Pond **PERMIT NUMBER:**

LOCATION: 1825 Shermer Road, Northbrook, IL **DATE:** 3/2/2026

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: ft^2

POND / VAULT / SURFACE DETENTION VOLUME

Elevation (ft)		Pond Volume (ac-ft)	Vault Volume (ac-ft)	Cumulative Volume (ac-ft)
644.00		0.000	0.000	0.000
645.00		0.000	0.000	0.000
645.50		0.083	0.032	0.115
646.00		0.254	0.096	0.350
647.00		0.626	0.223	0.857
647.31		0.752	0.263	1.014
648.00		1.050	0.351	1.400

STORM SEWER DETENTION VOLUME

Diameter (in)	Length (ft)	Volume (ac-ft)

Village of Northbrook Calculations

NOMOGRAPH: BULLETIN 75 RAINFALL DATA

PROJECT: Northbrook Row (Nomograph for Village Calc.) **PERMIT NUMBER:**

LOCATION: 1825 Shermer Road, Northbrook, IL **DATE:** 3/2/2026

DEVELOPMENT INFORMATION

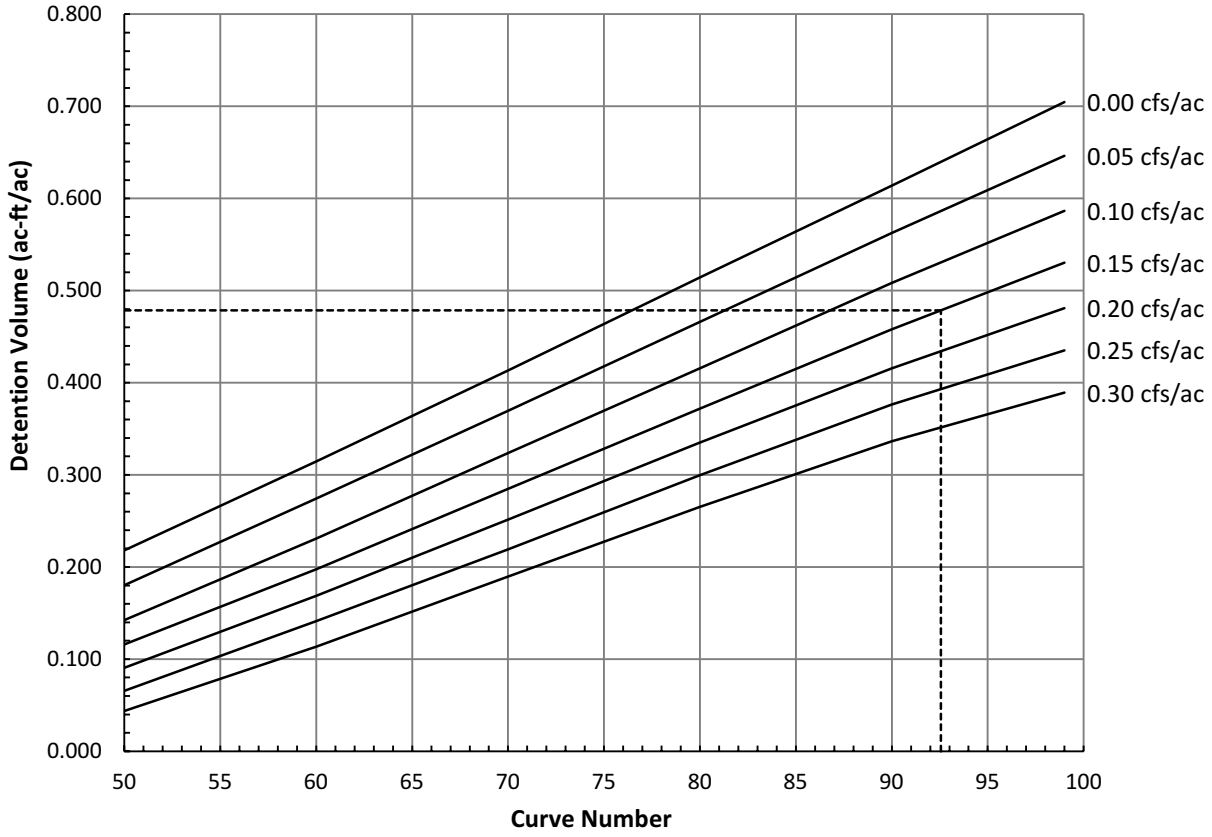
1.	Detained Area	4.685	acres
2.	Curve Number	92.56	
3.	Actual Release Rate	0.703	cfs

REQUIRED DETENTION VOLUME

4.	Required Detention Volume	2.242	ac-ft

NOMOGRAPH

NOMOGRAPH: BULLETIN 75



DETENTION VOLUME PROVIDED

PROJECT: Northbrook Row (Northbrook Calculation) **PERMIT NUMBER:**

LOCATION: 1825 Shermer Road, Northbrook, IL **DATE:** 3/2/2026

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: ft²

POND DETENTION VOLUME

Elevation (ft)	Area (ft²)	Average Area (ft²)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
643.00	8012.00			0.00
		8939.00	0.21	
644.00	9866.00			0.21
		10843.50	0.25	
645.00	11821.00			0.45
		12848.50	0.29	
646.00	13876.00			0.75
		14954.00	0.34	
647.00	16032.00			1.09
		17160.00	0.39	
648.00	18288.00			1.49

STORM SEWER DETENTION VOLUME

Diameter (in)	Length (ft)	Volume (ac-ft)

TOTAL DETENTION VOLUME

Pond Detention Volume (ac-ft)	1.486
Volume Control Credited as Detention (ac-ft)	0.269
StormTech Incidental Detention (ac-ft)	0.013
Shermer Place (Southeast) Detention Volume (ac-ft)	0.670
Total Detention Volume (ac-ft)	**2.438**

MWRD #03-093 Documents

OFFICE COPY
03 093
SE Pond

I. Project Information

JOB # 0243
9-2-03

MWRDGC CRITERIA....

Name of Project: **SHERMER PLACE - SOUTHEAST POND**
(with area from 76-815 included)

Location: Shermer Rd. @ Stanley Street

Design criteria: MSDGC [X]; Local Government [ ]; Other [ ]:
TP-40 RAINFALL

II. Determination of Allowable Release Rate - Undeveloped site:
note: we used the longest Tc of our site vs. 1976 permit = 64.66 for our site...

1. Area of site		**5.97**	acres
2. Average ground slope.....		0.0100	percent
3. Overland flow distance.....		1430.00	feet
4. Overland flow time of concentration...		**64.66**	minutes
5. Average slope of channelized flow.....	-----		percent
6. Channelized flow distance.....	-----		feet
7. Channelized flow time of concentration	-----		minutes
8. Total time of concentration (line 4 + line 7).....		**64.66**	minutes
9. Rainfall intensity for 3-year storm...		1.61	inches/hr.
10. Runoff coefficient.....		0.15	
11. Gross Allowable Release Rate, (line 1 x 9 x 10)		**1.44**	**cfs.**

per MWRD review we will consider 0.11 ac of the 0.15 ac area not tributary to be used for an unrestricted release penalty...
intensity = 7.6 in/hr, c= 0.45, per MWRDGC

Q(unrestr) = (0.45)(7.6)(0.11) = 0.38 cfs

12. Allowable Release Rate = gross rate - 0.38 cfs = 1.06 cfs

III. Determination of Reservoir - Developed Site:

12. Impervious drainage area..... (3.70 offsite + 0.93 onsite)	4.63	acres
a. Area of pond @ Normal Water (N.W.)....	0.28	acres
13. Pervious area.....	0.91	acres
14. Required storage for onsite areas.....	**1.54**	**Ac.-Ft.**

Calculate "C" for Trib. Area.. 5.82 acres

Area of pond @ N.W. x 1.00	0.28	acres
impervious area x 0.95	4.40	acres
Pervious area x 0.45	0.41	acres

Therefore, "C" equals total / area of site = 0.87
USE "C" = 0.87

Calculation of required Storm Water Detention
TP-40 RAINFALL

Tributary Area (Acres) = **5.82**
Runoff Coefficient ("C") = **0.87**
Release Rate (cfs) = **0.65**
actual expected release through lower restrictor per MWRDGC

Duration (Hrs.)	Time (Min.)	Intensity (In./Hr.)	Inflow Rate (cfs)	Stored Rate (cfs)	Storage (Ac.-Ft.)
0.167	10	**7.60**	38.48	37.83	0.53
0.333	20	**5.50**	27.85	27.20	0.76
0.50	30	**4.40**	22.28	21.63	0.90
0.667	40	**3.70**	18.73	18.08	1.00
0.833	50	**3.20**	16.20	15.55	1.08
1.00	60	**2.80**	14.18	13.53	1.13
1.500	90	**2.10**	10.63	9.98	1.25
2.00	120	**1.70**	8.61	7.96	1.33
3.00	180	**1.20**	6.08	5.43	1.36
4.00	240	**1.00**	5.06	4.41	1.471
5.00	300	**0.84**	4.25	3.60	1.501
6.00	360	**0.73**	3.70	3.05	1.523
7.00	420	**0.65**	3.29	2.64	**1.54 <--**
8.00	480	**0.58**	2.94	2.29	1.52
9.00	540	**0.53**	2.68	2.03	1.53
10.00	600	**0.49**	2.48	1.83	1.53
11.00	660	**0.46**	2.33	1.68	1.54
12.00	720	**0.43**	2.18	1.53	1.53
13.00	780	**0.40**	2.03	1.38	1.49
14.00	840	**0.38**	1.92	1.27	1.49
15.00	900	**0.36**	1.82	1.17	1.47
16.00	960	**0.34**	1.72	1.07	1.43
17.00	1020	**0.33**	1.67	1.02	1.45
18.00	1080	**0.31**	1.57	0.92	1.38
19.00	1140	**0.30**	1.52	0.87	1.38
20.00	1200	**0.29**	1.47	0.82	1.364
21.00	1260	**0.28**	1.42	0.77	1.344
22.00	1320	**0.27**	1.37	0.72	1.315
23.00	1380	**0.26**	1.32	0.67	1.277
24.00	1440	**0.25**	1.27	0.62	1.232

ACTUAL TOTAL EXPECTED RELEAS. WHEN POND IS AT MWRDGC HWL 647.31

LOWER ORIFICE:

Diameter of Orifice =	4.00	Inches
High Water Elevation =	647.31	
Invert Elevation =	644.00	
Discharge Coefficient =	0.52	PROJECTING EDGE...new coef. of 0.52 per MWRDGC
RESULTS:		
Cross Sectional Area =	0.087	Sq. Feet
Head Available =	3.14	Feet
Discharge Rate =	0.65	C.F.S.

UPPER ORIFICE:

Diameter of Orifice =	5.00	Inches
High Water Elevation =	647.31	
Invert Elevation =	646.60	
Discharge Coefficient =	0.52	PROJECTING EDGE...new coef. of 0.52 per MWRDGC
RESULTS:		
Cross Sectional Area =	0.136	Sq. Feet
Head Available =	0.50	Feet
Discharge Rate =	0.40	C.F.S.

TOTAL ACTUAL EXPECTED RELEASE = 1.05 CFS
0.65 CFS THROUGH LOWER AND 0.40 CFS THROUGH UPPER RESTRICTOR

I. Project Information — Red Seal — JOB #0243

August 18, 2003

Name of Project: SHERMER RD. RE-DEVELOPMENT

Location: NORTHBROOK, IL

PROPOSED VOLUME IN DETENTION SYSTEM: **August 18, 2003**

SOUTH EAST SYSTEM:

PROPOSED SOUTHEAST BASIN TO REMAIN
AS DESIGNED PREVIOUSLY WITHOUT WALLS...

ELEVATION	AREA ac	AVG. ac	INTERVAL ft	VOLUME ac-ft	TOTAL ac-ft
644.00	0.28				
645.00	0.31	0.30	1.00	0.30	0.30
646.00	0.35	0.33	1.00	0.33	0.63
647.00	0.39 .40	0.37 .395	1.00 .31	0.37 .12	1.00
648.00	0.42	0.41	1.00	0.41	1.40 - 1.12

POND AREA STORES 1.40 AC-FT BETWEEN 644 AND 648

REMAINING VOLUME TO THE 1.91 AC-FT LEVEL IS PROVIDED BY VAULT WITH A CONSTANT SURFACE AREA OF APPROX.....5553.9 SQ. FT. (0.1275 AC)

ELEVATION	AREA ac	AVG. ac	INTERVAL ft	VOLUME ac-ft	TOTAL ac-ft
644.00	0.1275				
645.00	0.1275	0.13	1.00	0.13	0.13
646.00	0.1275	0.13	1.00	0.13	0.26
647.00	0.1275	0.13	1.00	0.13	0.38
648.00	0.1275	0.13	1.00	0.13	0.51

VAULT STORES 0.51 AC-FT BETWEEN 644 AND 648

COMBINED STAGE STORAGE RELATIONSHIP - POND AND VAULT - FOR PURPOSES OF ITERATION WITH ORIFCE DEISGN AND REQUIRED VOL. SPREADS

ELEVATION	AREA ac	AVG. ac	INTERVAL ft	VOLUME ac-ft	TOTAL ac-ft
644.00	0.41				
645.00	0.44	0.42	1.00	0.42	0.42
646.00	0.48	0.46	1.00	0.46	0.88
647.00	0.52	0.50	1.00	0.50	1.38
648.00	0.55	0.53	1.00	0.53	1.91

POND AND VAULT COMBINED STORE 1.91 AC-FT BETWEEN 644 AND 648

ITERATION STEPS:

VOL. REQUIRED WITH INITIAL 0.71 CFS RELEASE = 1.51 AC-FT

THIS VOLUME IS PROVIDED AT ELEVATION 647.25

NEW EXPECTED RELEASE WHEN POND IS AT 647.25 IS 0.64 CFS

NEW REQUIRED VOLUME WITH 0.64 CFS RELEASE = 1.55 AC-FT

THIS VOLUME IS PROVIDED AT ELEVATION 647.32

NEW EXPECTED RELEASE WHEN POND IS AT 647.32 IS 0.65 CFS

NEW REQUIRED VOLUME WITH 0.65 CFS RELEASE = 1.54 AC-FT

THIS VOLUME IS PROVIDED AT ELEVATION 647.30 ....

AT THE MWRDGC HWL 647.31, THE VAULT SOTRES (3.41)(0.1275) OR 0.42 AC-FT
THE REMAINING 1.12 AC-FT IS PROVIDED IN THE POND AREA

FINAL STEP>>>>>>>>>> ITERATION REACHES 647.31, 0.65 CFS RELEASE, 1.54 AC-FT REQUIRED VOLUME

76 STORM-TRAP UNITS — OPTION #1 DESIGN BY STORMTRAP...
112' X 62'

TYPE	NUMBER	VOL. IN C.F.	UNIT TYPE TOTAL VOL. C.F.	
I	44	359.50	15818.00	
II	13	169.00	2197.00	
III	14	347.00	4858.00	
IV	3	163.00	489.00	
V	2	163.00	326.00	
TOTAL	76		23688	C.F.
			0.54	AC-FT
		SUBTRACT	0.03	AC-FT
			0.51	AC-FT

MUST SUBTRACT 0.03 AC-FT
DUE TO SLOPED FOOTING FNDN
SEE CALCULTIONS ON SEPARATE SPREADSHEET

TOTAL VOLUME IN PROPOSED S/E POND SYSTEM INCLUDING STORMTRAP VAULT = 1.91 AC-FT

***** NORTHBROOK REQUIRES 1.90 AC-FT TO BE STORED IN THE PROPOSED SOUTHEAST POND SYSTEM... *****

Calculation of required Storm Water Detention
TP-40 RAINFALL

Tributary Area (Acres) = 5.86
Runoff Coefficient ("C") = 0.87
Release Rate (cfs) = [redacted]
actual expected release through lower restrictor per MWRDGC

Duration (Hrs.)	Time (Min.)	Intensity (In./Hr.)	Inflow Rate (cfs)	Stored Rate (cfs)	Storage (Ac.-Ft.)
0.167	10	7.60	38.55	37.90	0.53
0.333	20	5.50	27.90	27.25	0.76
0.50	30	4.40	22.32	21.67	0.90
0.667	40	3.70	18.77	18.12	1.01
0.833	50	3.20	16.23	15.58	1.08
1.00	60	2.80	14.20	13.55	1.13
1.500	90	2.10	10.65	10.00	1.25
2.00	120	1.70	8.62	7.97	1.33
3.00	180	1.20	6.09	5.44	1.36
4.00	240	1.00	5.07	4.42	1.474
5.00	300	0.84	4.26	3.61	1.505
6.00	360	0.73	3.70	3.05	1.526
7.00	420	0.65	3.30	2.65	1.54 <--
8.00	480	0.58	2.94	2.29	1.53
9.00	540	0.53	2.69	2.04	1.53
10.00	600	0.49	2.49	1.84	1.53
11.00	660	0.46	2.33	1.68	1.54
12.00	720	0.43	2.18	1.53	1.53
13.00	780	0.40	2.03	1.38	1.49
14.00	840	0.38	1.93	1.28	1.48
15.00	900	0.36	1.83	1.18	1.47
16.00	960	0.34	1.72	1.07	1.43
17.00	1020	0.33	1.67	1.02	1.45
18.00	1080	0.31	1.57	0.92	1.38
19.00	1140	0.30	1.52	0.87	1.38
20.00	1200	0.29	1.47	0.82	1.368
21.00	1260	0.28	1.42	0.77	1.348
22.00	1320	0.27	1.37	0.72	1.319
23.00	1380	0.26	1.32	0.67	1.282
24.00	1440	0.25	1.27	0.62	1.236
25.00	1500	0.24	1.22	0.57	1.182
26.00	1560	0.23	1.17	0.52	1.119

Southeast Pond

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SCHEDULE D – DETENTION

MWRDGC Permit No. 03 093

A. PROJECT INFORMATION

Name of Project Shermer Place
(as shown on plans)

B. METHOD OF DETENTION

☒ Reservoir ☐ Rooftop ☐ Parking Lot ☐ Others__ ___

Pond and connected underground vault

C. UNDEVELOPED SITE-DETERMINATION OF ALLOWABLE RELEASE (Delineate total, developed, undeveloped and unrestricted areas on a grading plan)

1. Area of site	5.97 *	acres
2. Average ground slope	0.01	feet/foot
3. Longest overland flow distance (show on a contour map for undeveloped site)	1430	feet
4. Overland flow time of concentration	64.66	minutes
5. Average slope of channelized flow (see note)	-	feet/foot
6. Channelized flow distance (see note)...	-	feet
7. Channelized flow time of concentration	-	minutes
8. Total time of concentration (line 4 + line 7)	64.66	minutes
9. Rainfall intensity for 3-year storm	1.61	inches/hr
10. Gross Allowable release rate (0.15* line 9* line 1 or Q = 0.15*I*A)	1.44	cfs
11. Unrestricted release rate (Qun).... Qun = Cun Iun Aun; Cun-developed site, Iun-100 year storm, Aun-unrestricted site	(.45) (7.6) (0.11) 0.38	cfs
12. Net allowable release rate (line 10 – line 11)	1.06	cfs
13. Actual release rate at HWL..... (cannot be greater than line 12)	1.05	cfs through both restrictors
14. Restrictor type and size..... (Provide details & calculations)	4"@644.00 + 5"@646.60 Both Projecting Edge	inches

NOTE: For flow time in a well defined channel, determine time of concentration from measured lengths, cross-sections and slopes. Submit necessary calculations.

* includes off-site 3.70 acres permitted under # 76-815

Rev. 2/10/01

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SCHEDULE D – DETENTION (continued) **MWRDGC Permit No.** 03 093

D. DEVELOPED SITE-DETERMINATION OF RESERVOIR SIZE
(Submit calculations for Items 1 thru 6)

Pond sized for ~~5.82~~ 5.86 acres that drain to pond...

1. Impervious drainage area excluding wet pond area*.	~~4.63~~ 5.07 ***	acres
2. Impervious wet pond area*	0.28	acres
3. Pervious drainage area*	~~0.91~~ 0.51	acres
4. Composite runoff coefficient(c).....	0.87	
5. Required detention capacity at actual release rate 0.65cfs through lower restrictor	1.54 **	acre-feet
6. Actual detention capacity provided at HWL.	1.54	acre-feet

* Unrestricted areas shall be excluded here.

** based on .65 cfs release through lower restrictor
*** includes .44 ac future development + 3.70 ac impervious area (offsite) from # 76-815

E. REQUIRED BYPASS RATE THROUGH DEVELOPMENT SITE FROM UPSTREAM AREA

NOTE: Following steps are applicable to bypass flow over a weir or bypassing detention system. Design frequency shall be determined by local ordinance. If no local requirement is established, use 5-year storm frequency. (Delineate bypass areas on grading plans or USGS maps).

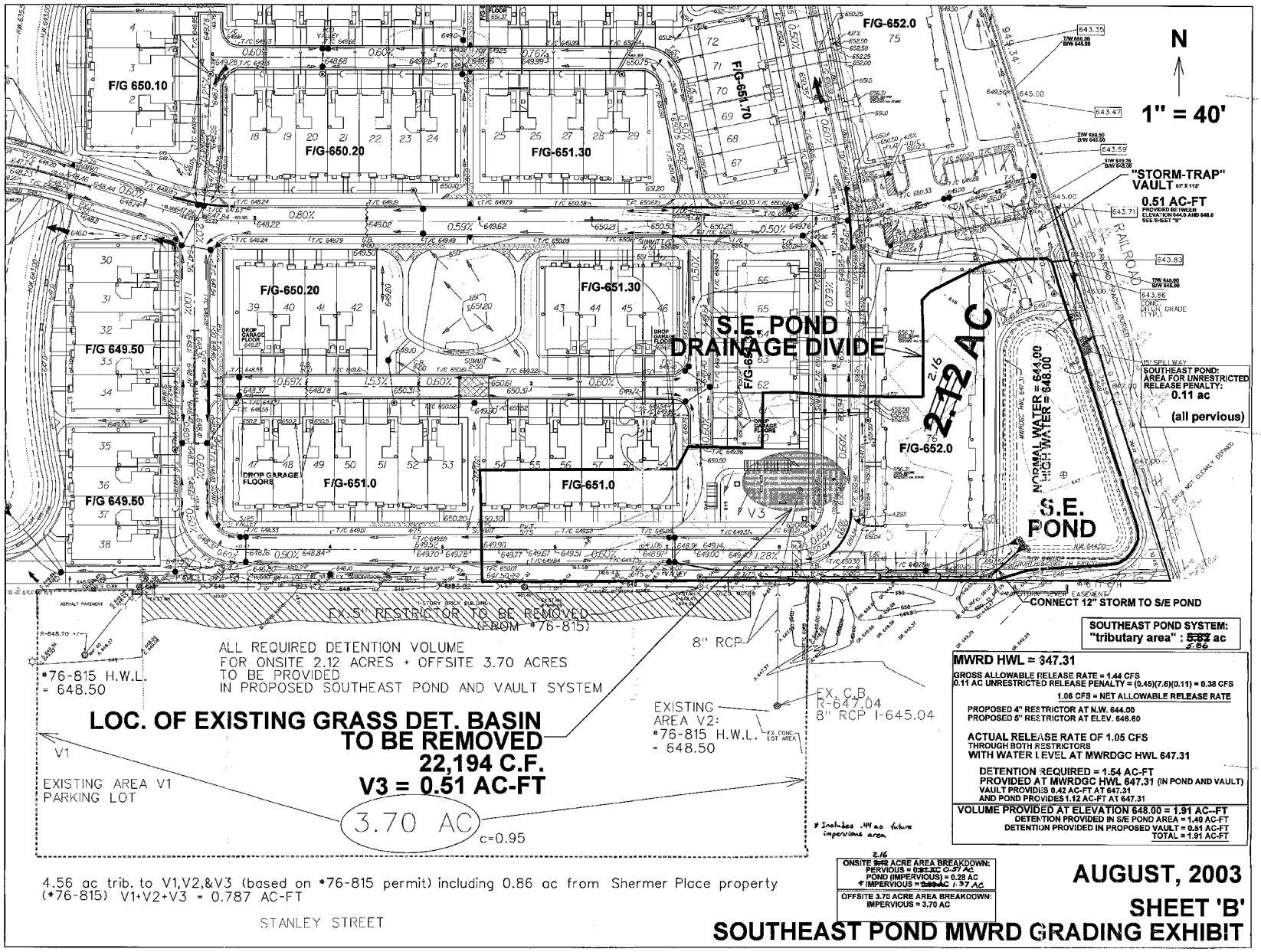
1. Total area upstream.....		acres
2. Impervious area.....		acres
3. Pervious area.....		acres
4. Composite runoff coefficient (minimum of 0.35)		
5. Design storm frequency for the upstream area		year
6. Time concentration for upstream area at point of entry; upstream area to be considered as developed.		minutes
7. Rainfall intensity for time of concentration		inches/hr.
8. Permissible bypass rate... (line 1* line 4 * line 7)		cfs
9. Bypass system – Type & capacity... (Provide detail and calculations)		cfs

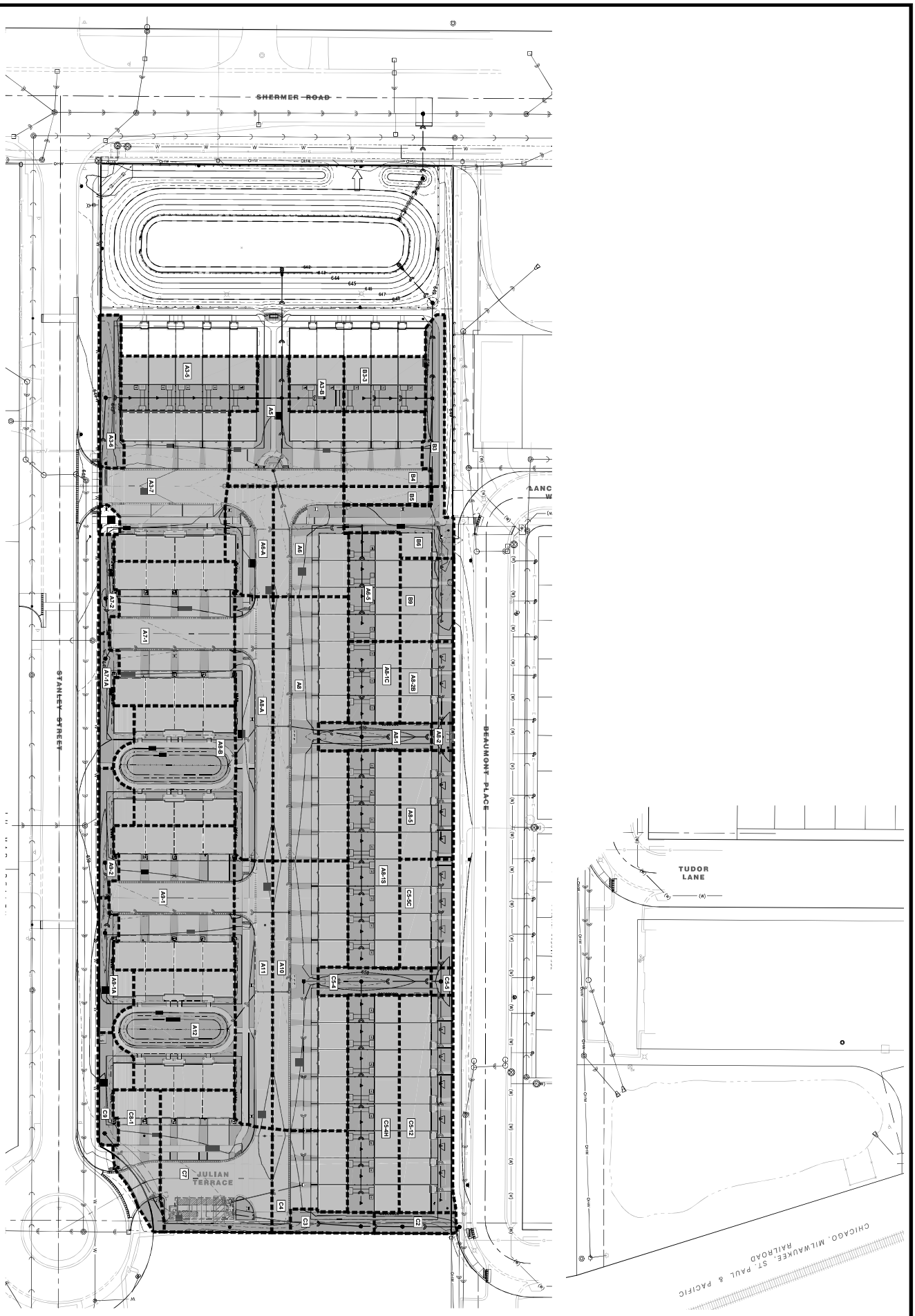
Name John F. Cerbus Title Associate

Signature _____ Date 9/2/03

Engineering Firm Pearson, Brown & Associates, Inc.

JOHN F. CERBUS 062-052376 REGISTERED PROFESSIONAL ENGINEER P.E. SEAL STATE OF ILLINOIS Exp. 11/30/03


N
1" = 40'
F/G 650.10
F/G-650.20
F/G-651.30
F/G-652.0
F/G-651.70
F/G 649.50
F/G-651.0
"STORM-TRAP" VAULT 67' X 112'
0.51 AC-FT
PROVIDED BETWEEN ELEVATION 644.0 AND 648.0 SEE SHEET "B"
S.E. POND DRAINAGE DIVIDE
2.12 AC
2.16
S.E. POND
NORMAL WATER = 644.00
HIGH WATER = 648.00
45' SPILLWAY
SOUTHEAST POND: AREA FOR UNRESTRICTED RELEASE PENALTY: 0.11 ac (all pervious)
CONNECT 12" STORM TO S/E POND
EX. 5" RESTRICTOR TO BE REMOVED (FROM *76-815)
ALL REQUIRED DETENTION VOLUME FOR ONSITE 2.12 ACRES + OFFSITE 3.70 ACRES TO BE PROVIDED IN PROPOSED SOUTHEAST POND AND VAULT SYSTEM
*76-815 H.W.L. = 648.50
LOC. OF EXISTING GRASS DET. BASIN TO BE REMOVED
22,194 C.F.
V3 = 0.51 AC-FT
8" RCP
EX. C.B. R-647.04
8" RCP I-645.04
EXISTING AREA V2: *76-815 H.W.L. - 648.50
V1
EXISTING AREA V1 PARKING LOT
3.70 AC
c=0.95
SOUTHEAST POND SYSTEM: "tributary area" : ~~5.82~~ 2.16 ac
MWRD HWL = 647.31
GROSS ALLOWABLE RELEASE RATE = 1.44 CFS
0.11 AC UNRESTRICTED RELEASE PENALTY = (0.45)(7.6)(0.11) = 0.38 CFS
1.06 CFS = NET ALLOWABLE RELEASE RATE
PROPOSED 4" RESTRICTOR AT N.W. 644.00
PROPOSED 5" RESTRICTOR AT ELEV. 646.60
ACTUAL RELEASE RATE OF 1.05 CFS
THROUGH BOTH RESTRICTORS
WITH WATER LEVEL AT MWRDGC HWL 647.31
DETENTION REQUIRED = 1.54 AC-FT
PROVIDED AT MWRDGC HWL 647.31 (IN POND AND VAULT)
VAULT PROVIDES 0.42 AC-FT AT 647.31
AND POND PROVIDES 1.12 AC-FT AT 647.31
VOLUME PROVIDED AT ELEVATION 648.00 = 1.91 AC-FT
DETENTION PROVIDED IN S/E POND AREA = 1.40 AC-FT
DETENTION PROVIDED IN PROPOSED VAULT = 0.51 AC-FT
TOTAL = 1.91 AC-FT
* Includes .44 ac future impervious area
2.16
ONSITE ~~3.82~~ ACRE AREA BREAKDOWN:
PERVIOUS = ~~0.85 AC~~ 0.67 AC
POND (IMPERVIOUS) = 0.28 AC
* IMPERVIOUS = ~~0.69 AC~~ 1.37 AC
OFFSITE 3.70 ACRE AREA BREAKDOWN:
IMPERVIOUS = 3.70 AC
4.56 ac trib. to V1,V2,&V3 (based on *76-815 permit) including 0.86 ac from Shermer Place property
(*76-815) V1+V2+V3 = 0.787 AC-FT
STANLEY STREET
AUGUST, 2003
SHEET 'B'
SOUTHEAST POND MWRD GRADING EXHIBIT



STORM SEWER TRIBUTARY AREA EXHIBIT

NORTHBROOK ROW

1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

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No.	Date	Revision
1	04/13/2026	Per Village Review

Project Manager: P.A.C.
Engineer:
Designer:
Date: 03/02/2026
Project No.: 20-122
Sheet: 1

NORTH
Scale: 1" = 30'

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Calculation of C Factors

Assumptions
Impervious C-Factor = 0.90
Pervious C-Factor = 0.45

Structure #	Drainage Area				Combined C Factor
	$A_{total\ acre}$	$A_{total\ SF}$	$A_{pervious}$	$A_{impervious}$	
A1	0.00	0	0	0	0.00
A2	0.00	0	0	0	0.00
A3	0.00	0	0	0	0.00
A3-A	0.00	0	0	0	0.00
A3-B	0.04	1,647	802	845	0.68
A3-1	0.00	0	0	0	0.00
A3-2	0.00	0	0	0	0.00
A3-3	0.00	0	0	0	0.00
A3-4	0.00	0	0	0	0.00
A3-5	0.09	4,109	2,000	2,109	0.68
A3-6	0.04	1,876	1,876	0	0.45
A3-7	0.21	9,278	796	8,482	0.86
A4	0.00	0	0	0	0.00
A5	0.13	5,660	1,811	3,849	0.76
A6	0.10	4,422	711	3,711	0.83
A6-A	0.06	2,679	622	2,057	0.80
A6-1	0.00	0	0	0	0.00
A6-2	0.00	0	0	0	0.00
A6-3	0.00	0	0	0	0.00
A6-4	0.00	0	0	0	0.00
A6-5	0.07	3,076	1,594	1,482	0.67
A7	0.00	0	0	0	0.00
A7-1	0.22	9,485	851	8,634	0.86
A7-1A	0.04	1,622	1,278	344	0.55
A7-2	0.02	862	862	0	0.45
A8	0.24	10,426	1,102	9,324	0.85
A8-A	0.13	5,491	1,520	3,971	0.78
A8-B	0.16	7,045	2,960	4,085	0.71
A8-1	0.04	1,708	1,708	0	0.45
A8-1A	0.00	0	0	0	0.00
A8-1B	0.00	0	0	0	0.00
A8-1C	0.05	2,311	1,198	1,113	0.67
A8-1Z	0.00	0	0	0	0.00
A8-1Y	0.00	0	0	0	0.00
A8-1X	0.00	0	0	0	0.00
A8-1W	0.00	0	0	0	0.00
A8-1V	0.00	0	0	0	0.00
A8-1U	0.00	0	0	0	0.00
A8-1T	0.00	0	0	0	0.00
A8-1S	0.14	6,153	3,189	2,964	0.67
A8-2	0.01	327	279	48	0.52
A8-2A	0.00	0	0	0	0.00
A8-2B	0.05	2,392	789	1,603	0.75
A8-3	0.00	0	0	0	0.00
A8-4	0.00	0	0	0	0.00
A8-5	0.07	3,184	1,050	2,134	0.75
A9	0.00	0	0	0	0.00
A9-1	0.22	9,485	851	8,634	0.86
A9-1A	0.04	1,627	1,282	345	0.55
A9-2	0.04	1,579	1,579	0	0.45
A10	0.24	10,643	1,084	9,559	0.85
A11	0.13	5,519	1,532	3,987	0.78
A12	0.16	7,050	2,965	4,085	0.71

Calculation of C Factors

Assumptions
Impervious C-Factor = 0.90
Pervious C-Factor = 0.45

Structure #		Drainage Area			Combined C Factor
	$A_{total\ acre}$	$A_{total\ SF}$	$A_{pervious}$	$A_{impervious}$	
B1	0.00	0	0	0	0.00
B2	0.00	0	0	0	0.00
B3	0.04	1,736	1,204	532	0.59
B3-1	0.00	0	0	0	0.00
B3-2	0.00	0	0	0	0.00
B3-3	0.06	2,462	1,198	1,264	0.68
B4	0.08	3,344	202	3,142	0.87
B5	0.02	897	0	897	0.90
B6	0.06	2,484	1,488	996	0.63
B7	0.00	0	0	0	0.00
B8	0.00	0	0	0	0.00
B9	0.06	2,439	802	1,637	0.75
C1	0.00	0	0	0	0.00
C2	0.02	935	935	0	0.45
C3	0.02	998	998	0	0.45
C4	0.08	3,530	271	3,259	0.87
C5	0.00	0	0	0	0.00
C5-1	0.00	0	0	0	0.00
C5-2	0.00	0	0	0	0.00
C5-3	0.00	0	0	0	0.00
C5-4	0.04	1,708	1,708	0	0.45
C5-4A	0.00	0	0	0	0.00
C5-4B	0.00	0	0	0	0.00
C5-4C	0.00	0	0	0	0.00
C5-4D	0.00	0	0	0	0.00
C5-4E	0.00	0	0	0	0.00
C5-4F	0.00	0	0	0	0.00
C5-4G	0.00	0	0	0	0.00
C5-4H	0.14	6,153	3,189	2,964	0.67
C5-5	0.01	327	327	0	0.45
C5-5A	0.00	0	0	0	0.00
C5-5B	0.00	0	0	0	0.00
C5-5C	0.07	3,184	1,050	2,134	0.75
C5-6	0.00	0	0	0	0.00
C5-7	0.00	0	0	0	0.00
C5-8	0.00	0	0	0	0.00
C5-9	0.00	0	0	0	0.00
C5-10	0.00	0	0	0	0.00
C5-11	0.00	0	0	0	0.00
C5-12	0.15	6,391	2,123	4,268	0.75
C6	0.00	0	0	0	0.00
C7	0.18	7,927	1,265	6,662	0.83
C8	0.00	0	0	0	0.00
C8-1	0.07	2,878	545	2,333	0.81
C9	0.03	1,473	1,125	348	0.56

TOTALS	**3.87**	**168,522**	**54,721**	**113,801**	**0.75**

100YR - STORM SEWER SIZING CALCULATION

PROJECT: NORTHBROOK ROW
SUBJECT: STORM SEWER
Assumptions: n = 0.013 for RCP
Initial Tc = 10 min
100yr Intensity 10.80 in/hr (Bulletin 75)

NOTE: ALL SEWERS DESIGNED FOR 100-YEAR STORM
STORM SPREADSHEET LEGEND

= 100Yr Storm Intensity
= Tributary (to Main) Line
= Mainline
= Secondary Tributary Line

MH/CB No.	c	A (Ac)	cA	Sum cA	Tc (min)	i (in/hr)	q (cfs)	Diam. (in)	Slope (%)	V	L	T	Rim	Invert in	Invert out	Actual Depth of Out Inv.	Min. Depth of Out Req'd	Pipe full Q	Pipe full V	q/Q Capacity	v/V
MAIN LINE "A"																					
A12	0.71	0.16	0.115	0.115	10.00	10.80	1.24						650.00		646.15	3.85	3.21				
A12 to A11								12	0.44	2.60	35	0.22						2.36	3.01	0.53	0.86
A11	0.78	0.13	0.098	0.213	10.22	10.80	2.30						649.30	646.00	646.00	3.30	3.21				
A11 to A10								12	0.44	3.01	24	0.13						2.36	3.01	0.97	1.00
A10	0.85	0.24	0.209	0.422	10.36	10.80	4.56						649.30	645.89	645.00	4.30	4.29				
A10 to A9								24	0.18	2.54	59	0.39						9.60	3.06	0.47	0.83
From A9-1				0.224										644.90							
A9	0.00	0.00	0.000	0.646	10.74	10.80	6.97						649.60	644.89	644.89	4.71	4.29				
A9 to A8								24	0.18	2.93	138	0.78						9.60	3.06	0.73	0.96
From A8-A				0.026										646.05							
From A8-1				0.267										645.05							
A8	0.85	0.24	0.204	1.143	11.53	10.50	11.99						649.20	644.65	644.65	4.55	4.29				
A8 to A7								24	0.33	4.14	57	0.23						13.00	4.14	0.92	1.00
From A7-1				0.035										644.86							
A7	0.00	0.00	0.000	1.178	11.76	10.50	12.36						649.50	644.46	644.46	5.04	4.29				
A7 to A6								24	0.35	4.26	88	0.34						13.38	4.26	0.92	1.00
From A6-A				0.049										645.05							
From A6-1				0.047										645.75							
A6	0.83	0.10	0.084	1.358	12.10	10.19	13.84						649.20	644.15	644.15	5.05	4.29				
A6 to A5								24	0.48	4.99	45	0.15						15.67	4.99	0.88	1.00
A5	0.76	0.13	0.098	1.456	12.25	10.19	14.84						649.20	643.93	643.93	5.27	4.29				
A5 to A4								24	0.48	4.99	12	0.04						15.67	4.99	0.95	1.00
A4	0.00	0.00	0.000	1.456	12.29	10.19	14.84						649.50	643.88	643.88	5.62	4.29				
A4 to A3								24	0.49	5.04	44	0.15						15.84	5.04	0.94	1.00
From A3-A				0.026										646.43							
From A3-1				0.267										643.66							
A3	0.00	0.00	0.000	1.749	12.44	10.19	17.83						650.20	643.66	643.66	6.54	4.29				
A3 to A2								24	0.69	5.98	49	0.14						18.79	5.98	0.95	1.00
A2	0.00	0.00	0.000	1.749	12.57	10.19	17.83						650.20	643.32	643.32	6.88	4.29				
A2 to A1								24	0.75	6.24	43	0.11						19.59	6.24	0.91	1.00
A1														**643.00**	**<--Invert @ A1**						
														643.00	**<--Invert @ Pond**						
TRIBUTARY LINE FOR 'A3-A'																					
A3-B	0.68	0.04	0.026	0.026	10.00	10.80	0.28						649.50		646.75	2.75	3.00				
A3-B to A3-A								8	1.00	2.37	19	0.13						1.21	3.46	0.23	0.68
A3-A	0.00	0.00	0.000	0.026	10.13	10.80	0.28						649.50	646.56	646.56	2.94	3.00				
A3-A to A3								8	1.00	2.37	13	0.09						1.21	3.46	0.23	0.68
A3	<----------(SEE ABOVE)---------->							Cover Above Trib. Pipe into Manhole -->				2.96	650.20	646.43	643.66	2.76	<-- Tributary Inv. Vertical Distance Above Out Inv.				
TRIBUTARY LINE FOR 'A3-1'																					
A3-7	0.86	0.21	0.183	0.183	10.00	10.80	1.98						648.20		645.20	3.00	3.21				
A3-7 to A3-6								12	0.44	3.00	53	0.29						2.36	3.01	0.84	1.00
A3-6	0.45	0.04	0.019	0.203	10.29	10.80	2.19						648.65	644.97	644.97	3.68	3.21				
A3-6 to A3-5								12	0.44	3.01	18	0.10						2.36	3.01	0.93	1.00
A3-5	0.68	0.09	0.064	0.267	10.39	10.80	2.88						649.50	644.89	644.89	4.61	3.21				
A3-5 to A3-4								12	1.00	4.50	20	0.07						3.56	4.54	0.81	0.99
A3-4	0.00	0.00	0.000	0.267	10.47	10.80	2.88						649.50	644.69	644.69	4.81	3.21				
A3-4 to A3-3								12	1.00	4.50	27	0.10						3.56	4.54	0.81	0.99
A3-3	0.00	0.00	0.000	0.267	10.57	10.80	2.88						649.50	644.42	644.42	5.08	3.21				
A3-3 to A3-2								12	1.00	4.50	20	0.07						3.56	4.54	0.81	0.99
A3-2	0.00	0.00	0.000	0.267	10.64	10.80	2.88						649.50	644.22	644.22	5.28	3.21				
A3-2 to A3-1								12	1.00	4.50	20	0.07						3.56	4.54	0.81	0.99
A3-1	0.00	0.00	0.000	0.267	10.72	10.80	2.88						649.50	644.02	644.02	5.48	3.21				
A3-1 to A3								12	1.45	5.12	25	0.08						4.29	5.46	0.67	0.94
A3	<----------(SEE ABOVE)---------->							Cover Above Trib. Pipe into Manhole -->				5.38	650.20	643.66	643.66	0.00	<-- Tributary Inv. Vertical Distance Above Out Inv.				

100YR - STORM SEWER SIZING CALCULATION

PROJECT: NORTHBROOK ROW
SUBJECT: STORM SEWER
Assumptions: n = 0.013 for RCP
Initial Tc = 10 min
100yr Intensity 10.80 in/hr (Bulletin 75)

NOTE: ALL SEWERS DESIGNED FOR 100-YEAR STORM

STORM SPREADSHEET LEGEND

= 100Yr Storm Intensity
= Tributary (to Main) Line
= Mainline
= Secondary Tributary Line

MH/CB No.	c	A (Ac)	cA	Sum cA	Tc (min)	i (in/hr)	q (cfs)	Diam. (in)	Slope (%)	V	L	T	Rim	Invert in	Invert out	Actual Depth of Out Inv.	Min. Depth of Out Req'd	Pipe full Q	Pipe full V	q/Q Capacity	v/V
TRIBUTARY LINE FOR 'A6-A'																					
A6-A	0.80	0.06	0.049	0.049	10.00	10.80	0.53						649.20		645.20	4.00	3.21				
A6-A to A6								12	0.60	2.28	25	0.18						2.76	3.51	0.19	0.65
A6	<----------(SEE ABOVE)---------->							Cover Above Trib. Pipe into Manhole -->				2.98	649.20	645.05	644.15	0.90	<-- Tributary Inv. Vertical Distance Above Out Inv.				
TRIBUTARY LINE FOR 'A6-1'																					
A6-5	0.67	0.07	0.047	0.047	10.00	10.80	0.51						649.80		647.05	2.75	3.00				
A6-5 to A6-4								8	1.00	2.78	20	0.12						1.21	3.46	0.42	0.80
A6-4	0.00	0.00	0.000	0.047	10.12	10.80	0.51						649.80	646.85	646.85	2.95	3.00				
A6-4 to A6-3								8	1.00	2.78	20	0.12						1.21	3.46	0.42	0.80
A6-3	0.00	0.00	0.000	0.047	10.24	10.80	0.51						649.80	646.65	646.65	3.15	3.00				
A6-3 to A6-2								8	1.00	2.78	20	0.12						1.21	3.46	0.42	0.80
A6-2	0.00	0.00	0.000	0.047	10.36	10.80	0.51						649.80	646.45	646.45	3.35	3.00				
A6-2 to A6-1								8	1.00	2.78	11	0.07						1.21	3.46	0.42	0.80
A6-1	0.00	0.00	0.000	0.047	10.43	10.80	0.51						650.35	646.34	646.01	4.34	3.21				
A6-1 to A6								12	0.48	2.09	54	0.43						2.47	3.14	0.21	0.66
A6	<----------(SEE ABOVE)---------->							Cover Above Trib. Pipe into Manhole -->				2.29	649.20	645.75	644.15	1.59	<-- Tributary Inv. Vertical Distance Above Out Inv.				
TRIBUTARY LINE FOR 'A7-1'																					
A7-2	0.45	0.02	0.009	0.009	10.00	10.80	0.10						648.85		645.60	3.25	3.21				
A7-2 to A7-1								12	0.44	1.11	37	0.56						2.36	3.01	0.04	0.37
From A7-1A				0.020										645.46							
A7-1	0.86	0.22	0.187	0.216	10.56	10.80	2.34						649.10	645.44	645.44	3.66	3.21				
A7-1 to A7								12	0.44	3.01	132	0.73						2.36	3.01	0.99	1.00
A7	<----------(SEE ABOVE)---------->							Cover Above Trib. Pipe into Manhole -->				3.48	649.50	644.86	644.46	0.39	<-- Tributary Inv. Vertical Distance Above Out Inv.				
SECONDARY TRIBUTARY LINE FOR 'A7-1A'																					
A7-1A	0.55	0.04	0.020	0.020	10.00	10.80	0.22						648.75		645.50	3.25	3.21				
A7-1A to A7-1								12	0.44	1.63	9	0.09						2.36	3.01	0.09	0.54
A7-1	<----------(SEE ABOVE)---------->							Cover Above Trib. Pipe into Manhole -->				2.47	649.10	645.46	645.44	0.02	<-- Tributary Inv. Vertical Distance Above Out Inv.				
TRIBUTARY LINE FOR 'A8-A'																					
A8-B	0.71	0.16	0.115	0.115	10.00	10.80	1.24						650.00		646.35	3.65	3.21				
A8-B to A8-A								12	0.44	2.60	36	0.23						2.36	3.01	0.53	0.86
A8-A	0.78	0.13	0.098	0.213	10.23	10.80	2.30						649.20	646.19	646.19	3.01	3.21				
A8-A to A8								12	0.57	3.43	24	0.12						2.69	3.43	0.85	1.00
A8	<----------(SEE ABOVE)---------->							Cover Above Trib. Pipe into Manhole -->				1.98	649.20	646.05	644.65	1.40	<-- Tributary Inv. Vertical Distance Above Out Inv.				
TRIBUTARY LINE FOR 'A8-1'																					
A8-5	0.75	0.07	0.055	0.055	10.00	10.80	0.59						649.90		647.15	2.75	3.00				
A8-5 to A8-4								8	1.00	2.92	20	0.11						1.21	3.46	0.49	0.84
A8-4	0.00	0.00	0.000	0.055	10.11	10.80	0.59						649.90	646.95	646.95	2.95	3.00				
A8-4 to A8-3								8	1.00	2.92	20	0.11						1.21	3.46	0.49	0.84
A8-3	0.00	0.00	0.000	0.055	10.23	10.80	0.59						649.90	646.75	646.75	3.15	3.00				
A8-3 to A8-2								8	1.00	2.92	35	0.20						1.21	3.46	0.49	0.84
From A8-2A				0.041										646.56							
A8-2	0.52	0.01	0.004	0.100	10.43	10.80	1.08						649.50	646.40	646.07	3.43	3.21				
A8-2 to A8-1								12	0.44	2.48	59	0.40						2.36	3.01	0.46	0.82
From A8-1Z				0.094										645.41							
From A8-1A				0.035										646.48							
A8-1	0.45	0.04	0.018	0.247	10.82	10.80	2.67						649.00	645.81	645.40	3.60	3.21				
A8-1 to A8								12	0.65	3.66	54	0.25						2.87	3.66	0.93	1.00
A8	<----------(SEE ABOVE)---------->							Cover Above Trib. Pipe into Manhole -->				2.98	649.20	645.05	644.65	0.40	<-- Tributary Inv. Vertical Distance Above Out Inv.				

100YR - STORM SEWER SIZING CALCULATION

PROJECT: NORTHBROOK ROW
SUBJECT: STORM SEWER
Assumptions: n = 0.013 for RCP
Initial Tc = 10 min
100yr Intensity 10.80 in/hr (Bulletin 75)

NOTE: ALL SEWERS DESIGNED FOR 100-YEAR STORM
STORM SPREADSHEET LEGEND

= 100Yr Storm Intensity
= Tributary (to Main) Line
= Mainline
= Secondary Tributary Line

MH/CB No.	c	A (Ac)	cA	Sum cA	Tc (min)	i (in/hr)	q (cfs)	Diam. (in)	Slope (%)	V	L	T	Rim	Invert in	Invert out	Actual Depth of Out Inv.	Min. Depth of Out Req'd	Pipe full Q	Pipe full V	q/Q Capacity	v/V
SECONDARY TRIBUTARY LINE FOR 'A8-2A																					
A8-2B	0.75	0.05	0.041	0.041	10.00	10.80	0.45						649.90		647.15	2.75	3.00				
A8-2B to A8-2A								8	1.00	2.66	20	0.13						1.21	3.46	0.37	0.77
A8-2A	0.00	0.00	0.000	0.041	10.13	10.80	0.45						649.90	646.95	646.95	2.95	3.00				
A8-2A to A8-2								8	1.00	2.66	39	0.24						1.21	3.46	0.37	0.77
A8-2	<----------(SEE ABOVE)---------->							Cover Above Trib. Pipe into Manhole -->					2.13	649.50	646.56	646.07	0.49	<-- Tributary Inv. Vertical Distance Above Out Inv.			
SECONDARY TRIBUTARY LINE FOR 'A8-1A'																					
A8-1C	0.67	0.05	0.035	0.035	10.00	10.80	0.38						649.80		647.05	2.75	3.00				
A8-1C to A8-1B								8	1.00	2.56	20	0.13						1.21	3.46	0.32	0.74
A8-1B	0.00	0.00	0.000	0.035	10.13	10.80	0.38						649.80	646.85	646.85	2.95	3.00				
A8-1B to A8-1A								8	1.00	2.56	20	0.13						1.21	3.46	0.32	0.74
A8-1A	0.00	0.00	0.000	0.035	10.26	10.80	0.38						649.80	646.65	646.65	3.15	3.00				
A8-1A to A8-1								8	1.00	2.56	17	0.11						1.21	3.46	0.32	0.74
A8-1	<----------(SEE ABOVE)---------->							Cover Above Trib. Pipe into Manhole -->					1.71	649.00	646.48	645.40	1.07	<-- Tributary Inv. Vertical Distance Above Out Inv.			
SECONDARY TRIBUTARY LINE FOR 'A8-1Z'																					
A8-1S	0.67	0.14	0.094	0.094	10.00	10.80	1.02						649.80		647.05	2.75	3.00				
A8-1S to A8-1T								8	1.00	3.46	20	0.10						1.21	3.46	0.84	1.00
A8-1T	0.00	0.00	0.000	0.094	10.10	10.80	1.02						649.80	646.85	646.85	2.95	3.00				
A8-1T to A8-1U								8	1.00	3.46	20	0.10						1.21	3.46	0.84	1.00
A8-1U	0.00	0.00	0.000	0.094	10.19	10.80	1.02						649.80	646.65	646.65	3.15	3.00				
A8-1U to A8-1V								8	1.00	3.46	20	0.10						1.21	3.46	0.84	1.00
A8-1V	0.00	0.00	0.000	0.094	10.29	10.80	1.02						649.80	646.45	646.45	3.35	3.00				
A8-1V to A8-1W								8	1.00	3.46	27	0.13						1.21	3.46	0.84	1.00
A8-1W	0.00	0.00	0.000	0.094	10.42	10.80	1.02						649.80	646.18	646.18	3.62	3.00				
A8-1W to A8-1X								8	1.00	3.46	20	0.10						1.21	3.46	0.84	1.00
A8-1X	0.00	0.00	0.000	0.094	10.52	10.80	1.02						649.80	645.98	645.98	3.82	3.00				
A8-1X to A8-1Y								8	1.00	3.46	20	0.10						1.21	3.46	0.84	1.00
A8-1Y	0.00	0.00	0.000	0.094	10.61	10.80	1.02						649.80	645.78	645.78	4.02	3.00				
A8-1Y to A8-1Z								8	1.00	3.46	20	0.10						1.21	3.46	0.84	1.00
A8-1Z	0.00	0.00	0.000	0.094	10.71	10.80	1.02						649.80	645.58	645.58	4.22	3.00				
A8-1Z to A8-1								8	1.00	3.46	17	0.08						1.21	3.46	0.84	1.00
A8-1	<----------(SEE ABOVE)---------->							Cover Above Trib. Pipe into Manhole -->					2.78	649.00	645.41	645.40	0.00	<-- Tributary Inv. Vertical Distance Above Out Inv.			
TRIBUTARY LINE FOR 'A9-1'																					
A9-2	0.45	0.04	0.016	0.016	10.00	10.80	0.18						649.20		645.75	3.45	3.21				
A9-2 to A9-1								12	0.45	1.52	37	0.41						2.39	3.04	0.07	0.50
From A9-1A				0.020										645.58							
A9-1	0.86	0.22	0.187	0.224	10.41	10.80	2.42						649.20	645.58	645.58	3.62	3.21				
A9-1 to A9								12	0.52	3.27	132	0.67						2.57	3.27	0.94	1.00
A9	<----------(SEE ABOVE)---------->							Cover Above Trib. Pipe into Manhole -->					3.54	649.60	644.90	644.89	0.00	<-- Tributary Inv. Vertical Distance Above Out Inv.			
SECONDARY TRIBUTARY LINE FOR 'A9-1A'																					
A9-1A	0.55	0.04	0.020	0.020	10.00	10.80	0.22						648.90		645.65	3.25	3.21				
A9-1A to A9-1								12	0.44	1.63	16	0.16						2.36	3.01	0.09	0.54
A9-1	<----------(SEE ABOVE)---------->							Cover Above Trib. Pipe into Manhole -->					2.45	649.20	645.58	645.58	0.00	<-- Tributary Inv. Vertical Distance Above Out Inv.			
MAIN LINE "B"																					
B9	0.75	0.06	0.042	0.042	10.00	10.80	0.45						649.65		646.45	3.20	3.00				
B9 to B8								8	1.00	2.68	20	0.12						1.21	3.46	0.38	0.78
B8	0.00	0.00	0.000	0.042	10.12	10.80	0.45						649.25	646.25	646.25	3.00	3.00				
B8 to B7								8	1.00	2.68	20	0.12						1.21	3.46	0.38	0.78
B7	0.00	0.00	0.000	0.042	10.25	10.80	0.45						648.80	646.05	646.05	2.75	3.00				
B7 to B6								8	1.00	2.68	22	0.14						1.21	3.46	0.38	0.78
B6	0.63	0.06	0.036	0.078	10.39	10.80	0.84						648.30	645.83	644.85	3.45	3.21				
B6 to B5								12	0.54	2.47	27	0.18						2.62	3.33	0.32	0.74
B5	0.90	0.02	0.019	0.097	10.57	10.80	1.04						649.15	644.70	644.70	4.45	3.21				
B5 to B4								12	0.63	2.77	24	0.14						2.83	3.60	0.37	0.77
B4	0.87	0.08	0.067	0.164	10.71	10.80	1.77						649.15	644.55	644.55	4.60	3.21				
B4 to B3								12	0.65	3.32	54	0.27						2.87	3.66	0.62	0.91
From B3-1				0.038										646.24							
B3	0.59	0.04	0.023	0.226	10.98	10.80	2.44						649.25	644.20	644.20	5.05	3.21				
B3 to B2								12	0.71	3.80	71	0.31						3.00	3.82	0.81	0.99
B2	0.00	0.00	0.000	0.226	11.29	10.50	2.37						649.60	643.70	643.70	5.90	3.21				
B2 to B1								12	2.00	5.32	35	0.11						5.04	6.42	0.47	0.83
B1														**643.00**	**<--Invert @ B1**						
														643.00	**<--Invert @ Pond**						

100YR - STORM SEWER SIZING CALCULATION

PROJECT: NORTHBROOK ROW
SUBJECT: STORM SEWER
Assumptions: n = 0.013 for RCP
Initial Tc = 10 min
100yr Intensity 10.80 in/hr (Bulletin 75)

NOTE: ALL SEWERS DESIGNED FOR 100-YEAR STORM
STORM SPREADSHEET LEGEND

= 100Yr Storm Intensity
= Tributary (to Main) Line
= Mainline
= Secondary Tributary Line

MH/CB No.	c	A (Ac)	cA	Sum cA	Tc (min)	i (in/hr)	q (cfs)	Diam. (in)	Slope (%)	V	L	T	Rim	Invert in	Invert out	Actual Depth of Out Inv.	Min. Depth of Out Req'd	Pipe full Q	Pipe full V	q/Q Capacity	v/V
TRIBUTARY LINE FOR 'B3-1'																					
B3-3	0.68	0.06	0.038	0.038	10.00	10.80	0.42						649.50		646.75	2.75	3.00				
B3-3 to B3-2								8	1.00	2.61	20	0.13						1.21	3.46	0.34	0.75
B3-2	0.00	0.00	0.000	0.038	10.13	10.80	0.42						649.50	646.55	646.55	2.95	3.00				
B3-2 to B3-1								8	1.00	2.61	19	0.12						1.21	3.46	0.34	0.75
B3-1	0.00	0.00	0.000	0.038	10.25	10.80	0.42						649.50	646.36	646.36	3.14	3.00				
B3-1 to B3								8	1.00	2.61	12	0.08						1.21	3.46	0.34	0.75
B3	<----------(SEE ABOVE)---------->							Cover Above Trib. Pipe into Manhole -->		2.20	649.25	646.24	644.20	2.03	<-- Tributary Inv. Vertical Distance Above Out Inv.				
MAIN LINE "C1"																					
							5.27	**<--Cumulative Flow from C5-1 & C6**													
C5	0.00	0.00	0.000	0.000	10.00	10.80	5.27						649.40		644.75	4.65	3.75				
C5 to C4								18	0.26	3.03	42	0.23						5.36	3.03	0.98	1.00
C4	0.87	0.08	0.070	0.070	10.23	10.80	6.03						649.40	644.64	644.64	4.76	4.29				
C4 to C3								24	0.18	2.80	54	0.32						9.60	3.06	0.63	0.92
C3	0.45	0.02	0.010	0.080	10.55	10.80	6.14						648.50	644.54	644.54	3.96	4.29				
C3 to C2								24	0.18	2.81	31	0.18						9.60	3.06	0.64	0.92
C2	0.45	0.02	0.010	0.090	10.74	10.80	6.24						648.50	644.49	644.49	4.01	4.29				
C2 to C1								24	0.18	2.84	42	0.25						9.60	3.06	0.65	0.93
C1														**644.41**	**<--Invert @ C1**						
														644.36	**<-- Existing Invert @ C1**						
MAIN LINE "C5-1"																					
C5-12	0.75	0.15	0.110	0.110	10.00	10.80	1.19						649.90		647.40	2.50	3.00				
C5-12 to C5-11								8	1.00	3.46	20	0.10						1.21	3.46	0.98	1.00
C5-11	0.00	0.00	0.000	0.110	10.10	10.80	1.19						649.90	647.20	647.20	2.70	3.00				
C5-11 to C5-10								8	1.00	3.46	20	0.10						1.21	3.46	0.98	1.00
C5-10	0.00	0.00	0.000	0.110	10.19	10.80	1.19						649.90	647.00	647.00	2.90	3.00				
C5-10 to C5-9								8	1.00	3.46	20	0.10						1.21	3.46	0.98	1.00
C5-9	0.00	0.00	0.000	0.110	10.29	10.80	1.19						649.90	646.80	646.80	3.10	3.00				
C5-9 to C5-8								8	1.00	3.46	26	0.13						1.21	3.46	0.98	1.00
C5-8	0.00	0.00	0.000	0.110	10.41	10.80	1.19						649.90	646.54	646.54	3.36	3.00				
C5-8 to C5-7								8	1.00	3.46	20	0.10						1.21	3.46	0.98	1.00
C5-7	0.00	0.00	0.000	0.110	10.51	10.80	1.19						649.90	646.34	646.34	3.56	3.00				
C5-7 to C5-6								8	1.00	3.46	20	0.10						1.21	3.46	0.98	1.00
C5-6	0.00	0.00	0.000	0.110	10.61	10.80	1.19						649.90	646.14	646.14	3.76	3.00				
C5-6 to C5-5								8	1.00	3.46	37	0.18						1.21	3.46	0.98	1.00
From C5-5A				0.055										646.36							
C5-5	0.45	0.01	0.003	0.168	10.78	10.80	1.82						649.80	645.77	645.77	4.03	3.48				
C5-5 to C5-4								15	0.33	2.55	59	0.39						3.71	3.02	0.49	0.84
From C5-4A				0.094										645.66							
C5-4	0.45	0.04	0.018	0.280	11.17	10.50	2.94						649.00	645.58	645.58	3.42	3.48				
C5-4 to C5-3								15	0.33	2.99	43	0.24						3.71	3.02	0.79	0.99
C5-3	0.00	0.00	0.000	0.280	11.41	10.50	2.94						649.85	645.43	645.43	4.42	3.48				
C5-3 to C5-2								15	0.33	2.99	151	0.84						3.71	3.02	0.79	0.99
C5-2	0.00	0.00	0.000	0.280	12.25	10.19	2.86						650.10	644.94	644.94	5.16	3.48				
C5-2 to C5-1								15	0.34	2.99	55	0.31						3.77	3.07	0.76	0.97
C5-1														644.75	**<--Invert @ C5-1**						
														644.75	**<--Invert @ Chamber**						
TRIBUTARY LINE FOR 'C5-4A'																					
C5-4H	0.67	0.14	0.094	0.094	10.00	10.80	1.02						649.80		647.30	2.50	3.00				
C5-4H to C5-4G								8	1.00	3.46	20	0.10						1.21	3.46	0.84	1.00
C5-4G	0.00	0.00	0.000	0.094	10.10	10.80	1.02						649.80	647.10	647.10	2.70	3.00				
C5-4G to C5-4F								8	1.00	3.46	20	0.10						1.21	3.46	0.84	1.00
C5-4F	0.00	0.00	0.000	0.094	10.19	10.80	1.02						649.80	646.90	646.90	2.90	3.00				
C5-4F to C5-4E								8	1.00	3.46	20	0.10						1.21	3.46	0.84	1.00
C5-4E	0.00	0.00	0.000	0.094	10.29	10.80	1.02						649.80	646.70	646.70	3.10	3.00				
C5-4E to C5-4D								8	1.00	3.46	27	0.13						1.21	3.46	0.84	1.00
C5-4D	0.00	0.00	0.000	0.094	10.42	10.80	1.02						649.80	646.43	646.43	3.37	3.00				
C5-4D to C5-4C								8	1.00	3.46	20	0.10						1.21	3.46	0.84	1.00
C5-4C	0.00	0.00	0.000	0.094	10.52	10.80	1.02						649.80	646.23	646.23	3.57	3.00				
C5-4C to C5-4B								8	1.00	3.46	20	0.10						1.21	3.46	0.84	1.00
C5-4B	0.00	0.00	0.000	0.094	10.61	10.80	1.02						649.80	646.03	646.03	3.77	3.00				
C5-4B to C5-4A								8	1.00	3.46	20	0.10						1.21	3.46	0.84	1.00
C5-4A	0.00	0.00	0.000	0.094	10.71	10.80	1.02						649.80	645.83	645.83	3.97	3.00				
C5-4A to C5-4								8	1.00	3.46	17	0.08						1.21	3.46	0.84	1.00
C5-4	<----------(SEE ABOVE)---------->							Cover Above Trib. Pipe into Manhole -->		2.53	649.00	645.66	645.58	0.08	<-- Tributary Inv. Vertical Distance Above Out Inv.				

100YR - STORM SEWER SIZING CALCULATION

PROJECT: NORTHBROOK ROW
SUBJECT: STORM SEWER
Assumptions: n = 0.013 for RCP
Initial Tc = 10 min
100yr Intensity 10.80 in/hr (Bulletin 75)

NOTE: ALL SEWERS DESIGNED FOR 100-YEAR STORM

STORM SPREADSHEET LEGEND

= 100Yr Storm Intensity
= Tributary (to Main) Line
= Mainline
= Secondary Tributary Line

MH/CB No.	c	A (Ac)	cA	Sum cA	Tc (min)	i (in/hr)	q (cfs)	Diam. (in)	Slope (%)	V	L	T	Rim	Invert in	Invert out	Actual Depth of Out Inv.	Min. Depth of Out Req'd	Pipe full Q	Pipe full V	q/Q Capacity	v/V
TRIBUTARY LINE FOR 'C5-5A'																					
C5-5C	0.75	0.07	0.055	0.055	10.00	10.80	0.59						649.90		647.15	2.75	3.00				
C5-5C to C5-5B								8	1.00	2.92	20	0.11						1.21	3.46	0.49	0.84
C5-5B	0.00	0.00	0.000	0.055	10.11	10.80	0.59						649.90	646.95	646.95	2.95	3.00				
C5-5B to C5-5A								8	1.00	2.92	20	0.11						1.21	3.46	0.49	0.84
C5-5A	0.00	0.00	0.000	0.055	10.23	10.80	0.59						649.90	646.75	646.75	3.15	3.00				
C5-5A to C5-5								8	1.00	2.92	39	0.22						1.21	3.46	0.49	0.84
C5-5	<----------(SEE ABOVE)---------->							Cover Above Trib. Pipe into Manhole -->				2.63	649.80	646.36	645.77	0.59	<-- Tributary Inv. Vertical Distance Above Out Inv.				
MAIN LINE "C6"																					
C9	0.56	0.03	0.019	0.019	10.00	10.80	0.20						649.10		645.35	3.75	3.21				
C9 to C8								12	0.44	1.59	47	0.49						2.36	3.01	0.09	0.53
From C8-1				0.054										645.55							
C8	0.00	0.00	0.000	0.073	10.49	10.80	0.78						648.95	645.14	645.14	3.81	3.21				
C8 to C7								12	0.44	2.25	33	0.24						2.36	3.01	0.33	0.75
C7	0.83	0.18	0.151	0.223	10.74	10.80	2.41						648.90	645.00	645.00	3.90	3.21				
C7 to C6								12	0.62	3.57	7	0.03						2.81	3.57	0.86	1.00
C6														**644.95**	**<--Invert @ C6**						
														644.75	**<--Invert @ Chamber**						
TRIBUTARY LINE FOR 'C8-1'																					
C8-1	0.81	0.07	0.054	0.054	10.00	10.80	0.58						648.60		645.60	3.00	3.21				
C8-1 to C8								12	0.44	2.09	11	0.09						2.36	3.01	0.25	0.70
C8	<----------(SEE ABOVE)---------->							Cover Above Trib. Pipe into Manhole -->				2.23	648.95	645.55	645.14	0.40	<-- Tributary Inv. Vertical Distance Above Out Inv.				

Grate & Curb Opening Capacities Calculations

Project: Northbrook Row
Haeger Project No.: 20-122

Equations

Weir Equation (Grates): Q = CP(h) ^ 1.5 (from Neenah Foundry Co. Engineering Tools) C = Weir coefficient = 3.3 Q = Flow rate (cfs) P = Wetted perimeter of grate (ft) h = Head (ft) Note: this weir equation applies to on-grade grates when head is less than or equal to 0.3'	Orifice Equation: Q = 0.6(A)(2gh) ^ 0.5 (from Neenah Foundry Co. Engineering Tools) Q = flow rate (cfs) A = Open area of grate (sf) g = Gravitation constar 32.174 ft/s ^ 2 h = Head (ft) Note: orifice equation applies to on-grade grates when head is greater than 0.3'	Weir Equation (Curb Openings): Q = CL(h) ^ 1.5 (from Neenah Foundry Co. Engineering Tools) C = Weir coefficient = 3.3 Q = Flow rate (cfs) L = Unobstructed length of curb opening (ft) h = Head (ft) (max 6") Note: This weir equation applies to structures with curb openings

Project-Related Grate Characteristic Table

Grate Catalogue No.	Grate Type	Open Area, A (sf)	Weir Perimeter, P (ft)	Length of Curb Opening (ft)	% of Curb Opening Unobstructed	Unobstructed Length of Curb Opening, L (ft)	
EJIW	6212M	0.451	4.7	0.0	N/A	0.0	(PVC Yard Drains)
NEENAH R-1713	D	0.900	6.0	0.0	N/A	0.0	(Standard Frame & Grate)
NEENAH R-4340	B	1.100	6.0	0.0	N/A	0.0	(Grass Area Full Size Catch Basin)

Grate Capacity Calculations

Storm Sewer Stucture ID	C-Factor	Drainage Area (Acres)	Tc (min)	i (in/hr)	Rim Elevation (Feet)	Overflow Elevation (Feet)	Max. Depth of Water over Grates (Feet)	Grate Catalogue	Grate Type	Free Open Area (sf)	Wetted Perimeter (LF)	Grate Capacity (cfs)	Curb Opening Capacity (cfs)	Grate + Curb Opening Capacity (cfs)	Bypassed Flow (cfs)	100-Year Runoff (cfs)	Total Flow to Structure (cfs)	# Grates Required (Each)	# Grates Provided (Each)
A3-A	0.68	0.02	10.13	10.80	649.50	649.60	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.14	0.14	0.3	1.0
A3-B	0.68	0.02	10.00	10.80	649.50	649.60	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.14	0.14	0.3	1.0
A3-1	0.68	0.02	10.72	10.80	649.50	649.60	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.14	0.14	0.3	1.0
A3-2	0.68	0.02	10.64	10.80	649.50	649.60	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.14	0.14	0.3	1.0
A3-3	0.68	0.02	10.57	10.80	649.50	649.60	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.14	0.14	0.3	1.0
A3-4	0.68	0.02	10.47	10.80	649.50	649.60	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.14	0.14	0.3	1.0
A3-5	0.68	0.02	10.39	10.80	649.50	649.60	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.14	0.14	0.3	1.0
A3-6	0.45	0.04	10.29	10.80	648.65	649.05	0.40	NEENAH R-4340	B	1.10	6.0	3.3	0.0	3.3	0.00	0.21	0.21	0.1	1.0
A5	0.76	0.13	12.25	10.19	649.20	649.50	0.30	NEENAH R-1713	D	0.90	6.0	3.3	0.0	3.3	0.00	1.00	1.00	0.3	1.0
A6	0.83	0.10	12.10	10.19	649.20	649.60	0.40	NEENAH R-1713	D	0.90	6.0	2.7	0.0	2.7	0.00	0.86	0.86	0.3	1.0
A6-A	0.80	0.06	10.00	10.80	649.20	649.50	0.30	NEENAH R-1713	D	0.90	6.0	3.3	0.0	3.3	0.00	0.53	0.53	0.2	1.0
A6-2	0.67	0.02	10.36	10.80	649.80	649.90	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.13	0.13	0.3	1.0
A6-3	0.67	0.02	10.24	10.80	649.80	649.90	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.13	0.13	0.3	1.0
A6-4	0.67	0.02	10.12	10.80	649.80	649.90	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.13	0.13	0.3	1.0
A6-5	0.67	0.02	10.00	10.80	649.80	649.90	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.13	0.13	0.3	1.0
A7-1	0.86	0.22	10.56	10.80	649.10	649.60	0.50	NEENAH R-1713	D	0.90	6.0	3.1	0.0	3.1	0.00	2.02	2.02	0.7	1.0
A7-1A	0.55	0.04	10.00	10.80	648.75	649.25	0.50	NEENAH R-4340	B	1.10	6.0	3.7	0.0	3.7	0.00	0.22	0.22	0.1	1.0
A7-2	0.45	0.02	10.00	10.80	648.85	649.35	0.50	NEENAH R-4340	B	1.10	6.0	3.7	0.0	3.7	0.00	0.10	0.10	0.0	1.0
A8	0.85	0.24	11.53	10.50	649.20	649.70	0.50	NEENAH R-1713	D	0.90	6.0	3.1	0.0	3.1	0.00	2.14	2.14	0.7	1.0
A8-A	0.78	0.13	10.23	10.80	649.20	649.70	0.50	NEENAH R-1713	D	0.90	6.0	3.1	0.0	3.1	0.00	1.06	1.06	0.3	1.0
A8-B	0.71	0.16	10.00	10.80	650.00	650.20	0.20	NEENAH R-4340	B	1.10	6.0	1.8	0.0	1.8	0.00	1.24	1.24	0.7	1.0
A8-1	0.45	0.04	10.82	10.80	649.00	649.50	0.50	NEENAH R-4340	B	1.10	6.0	3.7	0.0	3.7	0.00	0.19	0.19	0.1	1.0
A8-1A	0.67	0.02	10.26	10.80	649.80	649.90	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.13	0.13	0.3	1.0
A8-1B	0.67	0.02	10.13	10.80	649.80	649.90	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.13	0.13	0.3	1.0
A8-1C	0.67	0.02	10.00	10.80	649.80	649.90	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.13	0.13	0.3	1.0
A8-1Z	0.67	0.02	10.71	10.80	649.80	649.90	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.13	0.13	0.3	1.0
A8-1Y	0.67	0.02	10.61	10.80	649.80	649.90	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.13	0.13	0.3	1.0
A8-1X	0.67	0.02	10.52	10.80	649.80	649.90	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.13	0.13	0.3	1.0
A8-1W	0.67	0.02	10.42	10.80	649.80	649.90	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.13	0.13	0.3	1.0
A8-1V	0.67	0.02	10.29	10.80	649.80	649.90	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.13	0.13	0.3	1.0
A8-1U	0.67	0.02	10.19	10.80	649.80	649.90	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.13	0.13	0.3	1.0
A8-1T	0.67	0.02	10.10	10.80	649.80	649.90	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.13	0.13	0.3	1.0
A8-1S	0.67	0.02	10.00	10.80	649.80	649.90	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.13	0.13	0.3	1.0
A8-2	0.52	0.01	10.43	10.80	649.50	649.60	0.10	NEENAH R-4340	B	1.10	6.0	0.6	0.0	0.6	0.00	0.04	0.04	0.1	1.0
A8-2A	0.75	0.03	10.13	10.80	649.90	650.00	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.22	0.22	0.5	1.0
A8-2B	0.75	0.03	10.00	10.80	649.90	650.00	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.22	0.22	0.5	1.0
A8-3	0.75	0.02	10.23	10.80	649.90	650.00	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.20	0.20	0.4	1.0
A8-4	0.75	0.02	10.11	10.80	649.90	650.00	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.20	0.20	0.4	1.0
A8-5	0.75	0.02	10.00	10.80	649.90	650.00	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.20	0.20	0.4	1.0
A9-1	0.86	0.22	10.41	10.80	649.20	649.70	0.50	NEENAH R-1713	D	0.90	6.0	3.1	0.0	3.1	0.00	2.02	2.02	0.7	1.0
A9-1A	0.55	0.04	10.00	10.80	648.90	649.40	0.50	NEENAH R-4340	B	1.10	6.0	3.7	0.0	3.7	0.00	0.22	0.22	0.1	1.0
A9-2	0.45	0.04	10.00	10.80	649.20	649.70	0.50	NEENAH R-4340	B	1.10	6.0	3.7	0.0	3.7	0.00	0.18	0.18	0.0	1.0
A10	0.85	0.24	10.36	10.80	649.30	649.80	0.50	NEENAH R-1713	D	0.90	6.0	3.1	0.0	3.1	0.00	2.25	2.25	0.7	1.0
A11	0.78	0.13	10.22	10.80	649.30	649.80	0.50	NEENAH R-1713	D	0.90	6.0	3.1	0.0	3.1	0.00	1.06	1.06	0.3	1.0
A12	0.71	0.16	10.00	10.80	650.00	650.20	0.20	NEENAH R-4340	B	1.10	6.0	1.8	0.0	1.8	0.00	1.24	1.24	0.7	1.0
B3	0.59	0.04	10.98	10.80	649.25	649.75	0.50	NEENAH R-4340	B	1.10	6.0	3.7	0.0	3.7	0.00	0.25	0.25	0.1	1.0
B3-1	0.68	0.02	10.25	10.80	649.50	649.60	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.14	0.14	0.3	1.0
B3-2	0.68	0.02	10.13	10.80	649.50	649.60	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.14	0.14	0.3	1.0
B3-3	0.68	0.02	10.00	10.80	649.50	649.60	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.14	0.14	0.3	1.0
B4	0.87	0.08	10.71	10.80	649.15	649.65	0.50	NEENAH R-1713	D	0.90	6.0	3.1	0.0	3.1	0.00	0.72	0.72	0.2	1.0
B5	0.90	0.02	10.57	10.80	649.15	649.65	0.50	NEENAH R-1713	D	0.90	6.0	3.1	0.0	3.1	0.00	0.20	0.20	0.1	1.0
B6	0.63	0.06	10.39	10.80	648.30	648.60	0.30	NEENAH R-4340	B	1.10	6.0	2.9	0.0	2.9	0.00	0.39	0.39	0.1	1.0
B7	0.75	0.02	10.25	10.80	648.80	649.90	1.10	EJIW	6212M	0.45	4.7	2.3	0.0	2.3	0.00	0.15	0.15	0.1	1.0
B8	0.75	0.02	10.12	10.80	649.25	649.35	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.15	0.15	0.3	1.0
B9	0.75	0.02	10.00	10.80	649.65	649.75	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.15	0.15	0.3	1.0

Grate & Curb Opening Capacities Calculations

Project: Northbrook Row
Haeger Project No.: 20-122

Equations

Weir Equation (Grates): Q = CP(h) ^ 1.5 (from Neenah Foundry Co. Engineering Tools) C = Weir coefficient = 3.3 Q = Flow rate (cfs) P = Wetted perimeter of grate (ft) h = Head (ft) Note: this weir equation applies to on-grade grates when head is less than or equal to 0.3'	Orifice Equation: Q = 0.6(A)(2gh) ^ 0.5 (from Neenah Foundry Co. Engineering Tools) Q = flow rate (cfs) A = Open area of grate (sf) g = Gravitation constar 32.174 ft/s ^ 2 h = Head (ft) Note: orifice equation applies to on-grade grates when head is greater than 0.3'	Weir Equation (Curb Openings): Q = CL(h) ^ 1.5 (from Neenah Foundry Co. Engineering Tools) C = Weir coefficient = 3.3 Q = Flow rate (cfs) L = Unobstructed length of curb opening (ft) h = Head (ft) (max 6") Note: This weir equation applies to structures with curb openings

Project-Related Grate Characteristic Table

Grate Catalogue No.	Grate Type	Open Area, A (sf)	Weir Perimeter, P (ft)	Length of Curb Opening (ft)	% of Curb Opening Unobstructed	Unobstructed Length of Curb Opening, L (ft)	
EJIW	6212M	0.451	4.7	0.0	N/A	0.0	(PVC Yard Drains)
NEENAH R-1713	D	0.900	6.0	0.0	N/A	0.0	(Standard Frame & Grate)
NEENAH R-4340	B	1.100	6.0	0.0	N/A	0.0	(Grass Area Full Size Catch Basin)

Grate Capacity Calculations

Storm Sewer Stucture ID	C-Factor	Drainage Area (Acres)	Tc (min)	i (in/hr)	Rim Elevation (Feet)	Overflow Elevation (Feet)	Max. Depth of Water over Grates (Feet)	Grate Catalogue	Grate Type	Free Open Area (sf)	Wetted Perimeter (LF)	Grate Capacity (cfs)	Curb Opening Capacity (cfs)	Grate + Curb Opening Capacity (cfs)	Bypassed Flow (cfs)	100-Year Runoff (cfs)	Total Flow to Structure (cfs)	# Grates Required (Each)	# Grates Provided (Each)
C2	0.45	0.02	10.74	10.80	648.50	649.00	0.50	NEENAH R-4340	B	1.10	6.0	3.7	0.0	3.7	0.00	0.10	0.10	0.0	1.0
C3	0.45	0.02	10.55	10.80	648.50	649.00	0.50	NEENAH R-4340	B	1.10	6.0	3.7	0.0	3.7	0.00	0.11	0.11	0.0	1.0
C4	0.87	0.08	10.23	10.80	649.40	649.90	0.50	NEENAH R-1713	D	0.90	6.0	3.1	0.0	3.1	0.00	0.76	0.76	0.2	1.0
C5-4	0.45	0.04	11.17	10.50	649.00	649.50	0.50	NEENAH R-4340	B	1.10	6.0	3.7	0.0	3.7	0.00	0.19	0.19	0.0	1.0
C5-4A	0.67	0.02	10.71	10.80	649.80	649.90	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.13	0.13	0.3	1.0
C5-4B	0.67	0.02	10.61	10.80	649.80	649.90	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.13	0.13	0.3	1.0
C5-4C	0.67	0.02	10.52	10.80	649.80	649.90	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.13	0.13	0.3	1.0
C5-4D	0.67	0.02	10.42	10.80	649.80	649.90	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.13	0.13	0.3	1.0
C5-4E	0.67	0.02	10.29	10.80	649.80	649.90	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.13	0.13	0.3	1.0
C5-4F	0.67	0.02	10.19	10.80	649.80	649.90	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.13	0.13	0.3	1.0
C5-4G	0.67	0.02	10.10	10.80	649.80	649.90	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.13	0.13	0.3	1.0
C5-4H	0.67	0.02	10.00	10.80	649.80	649.90	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.13	0.13	0.3	1.0
C5-5	0.45	0.01	10.78	10.80	649.80	650.30	0.50	NEENAH R-4340	B	1.10	6.0	3.7	0.0	3.7	0.00	0.04	0.04	0.0	1.0
C5-5A	0.75	0.02	10.23	10.80	649.90	650.00	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.20	0.20	0.4	1.0
C5-5B	0.75	0.02	10.11	10.80	649.90	650.00	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.20	0.20	0.4	1.0
C5-5C	0.75	0.02	10.00	10.80	649.90	650.00	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.20	0.20	0.4	1.0
C5-6	0.75	0.02	10.61	10.80	649.90	650.00	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.17	0.17	0.3	1.0
C5-7	0.75	0.02	10.51	10.80	649.90	650.00	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.17	0.17	0.3	1.0
C5-8	0.75	0.02	10.41	10.80	649.90	650.00	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.17	0.17	0.3	1.0
C5-9	0.75	0.02	10.29	10.80	649.90	650.00	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.17	0.17	0.3	1.0
C5-10	0.75	0.02	10.19	10.80	649.90	650.00	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.17	0.17	0.3	1.0
C5-11	0.75	0.02	10.10	10.80	649.90	650.00	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.17	0.17	0.3	1.0
C5-12	0.75	0.02	10.00	10.80	649.90	650.00	0.10	EJIW	6212M	0.45	4.7	0.5	0.0	0.5	0.00	0.17	0.17	0.3	1.0
C7	0.83	0.18	10.74	10.80	648.90	649.40	0.50	NEENAH R-1713	D	0.90	6.0	3.1	0.0	3.1	0.00	1.63	1.63	0.5	1.0
C9	0.56	0.03	10.00	10.80	649.10	649.60	0.50	NEENAH R-4340	B	1.10	6.0	3.7	0.0	3.7	0.00	0.20	0.20	0.1	1.0

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Project: Northbrook Row
Location: Northbrook, IL
Project #: 20-122

Prepared: J N
Reviewed: P A C
Plan Date: 02/27/26
Date: 03/02/26
Revision Date:

Engineer's Opinion of Probable Cost - Site Improvements

SUMMARY OF ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

Section	Description	Total Cost
1	Site Clearing & Earthwork	$217,500.00
2	Soil Erosion & Sediment Control	$65,879.45
3	Public Water Main Improvements	$218,875.00
4	Private Water Main Improvements	$194,995.00
5	Public Storm Sewer Improvements	$7,180.00
6	Private Storm Sewer Improvements	$476,770.00
7	Public Sanitary Sewer Improvements	$186,702.00
8	Private Sanitary Sewer Improvements	$73,278.00
9	Public Paving / Roadway Improvements	$95,536.90
10	Private Paving / Striping / Signage Improvements	$336,663.50
11	Miscellanous Improvements	$104,000.00
	Subtotal (1-10)	**$1,977,379.85**

Subtotal (Private):	$1,469,085.95
Subtotal (Public):	$508,293.90
Subtotal (Private + Public):	$1,977,379.85
1.75% of Estimated Private Site Improvements:	$25,709.00
3.5% of Estimated Public Site Improvements:	$17,790.29
Total Site Grading, Utility, Stormwater & Other Public/Private Imp. Permit Issuance & Inspection Fees:	$43,499.29
Total (Private + Public + Permit Issuance & Inspection Fees)	$2,020,879.14
125% of Total Concstruction Costs & Inspection Fees:	$2,526,098.93

ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL PRICE
1	**Site Clearing & Earthwork**				
1.01	Tree Removal	1	LS	$12,500.00	$12,500.00
1.02	Earthwork Complete	1	LS	$185,000.00	$185,000.00
1.03	Site Demolition	1	LS	$20,000.00	$20,000.00
				Subtotal	**$217,500.00**
2	**Soil Erosion & Sediment Control**				
2.01	Silt Fence	2,097	LF	$1.85	$3,879.45
2.02	Chain Link Construction Fence w/ Silt Fence	1	RENTAL	$20,000.00	$20,000.00
2.03	Inlet Protection	102	EA	$250.00	$25,500.00
2.04	Rip Rap Outlet Protection	2	EA	$350.00	$700.00
2.05	Stabilized Construction Entrance	1	EA	$7,500.00	$7,500.00
2.06	Concrete Washout	1	EA	$500.00	$500.00
2.07	Stabilization & Seeding, Class 2	5.2	AC	$1,500.00	$7,800.00
				Subtotal	**$65,879.45**
3	**Public Water Main Improvements**				
3.01	Watermain - 8" DI	1,151	LF	$83.00	$95,533.00
3.02	Watermain - 6" DI Fire Hydrant Lead	22	LF	$98.00	$2,156.00
3.03	Fire Hydrant Assembly	5	EA	$7,100.00	$35,500.00
3.04	Relocate Fire Hydrant (Stanley Street)	1	EA	$2,400.00	$2,400.00
3.05	Trench Backfill	796	LF	$41.00	$32,636.00
3.06	Valve Vault, 60"	5	EA	$5,330.00	$26,650.00
3.07	Connection to Existing Water Main (8" x 8" Tee)	3	EA	$7,500.00	$22,500.00
3.08	Adjust Existing Fire Hydrant to Finished Grade	1	EA	$500.00	$500.00
3.09	Adjust Existing Valve Vault to Finished Grade	1	EA	$500.00	$500.00
3.10	Adjust Existing Valve Box to Finished Grade	1	EA	$500.00	$500.00
				Subtotal	**$218,875.00**

ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL PRICE
4	**Private Water Main Improvements**				
4.01	Water Service Connection - 1.5" Type K Copper w B-Box (Short)-Incl. TBF	18	EA	$1,615.00	$29,070.00
4.02	Water Service Connection - 1.5" Type K Copper w B-Box (Long)- Incl. TBF	12	EA	$1,800.00	$21,600.00
4.03	Water Service Connection - 1.5" Type K Copper w B-Box (Directional Bore)-Incl. TBF	23	EA	$6,275.00	$144,325.00
				Subtotal	**$194,995.00**
5	**Public Storm Sewer Improvements**				
5.01	RCP Storm Sewer - 12" (Water Main Quality)	48	LF	$40.00	$1,920.00
5.02	48" Catch Basin - w/Frame & Grate	1	EA	$2,860.00	$2,860.00
5.03	Adjust Structure to Finished Grade	3	EA	$500.00	$1,500.00
5.04	Trench Backfill	25	LF	$36.00	$900.00
				Subtotal	**$7,180.00**
6	**Private Storm Sewer Improvements**				
6.01	PVC Perforated Storm Sewer - 4"	672	LF	$38.00	$25,536.00
6.02	PVC Storm Sewer - 8"	977	LF	$48.00	$46,896.00
6.03	RCP Storm Sewer - 12"	827	LF	$40.00	$33,080.00
6.04	RCP Storm Sewer - 12" (Water Main Quality)	370	LF	$40.00	$14,800.00
6.05	RCP Storm Sewer - 15"	308	LF	$44.00	$13,552.00
6.06	RCP Storm Sewer - 18"	42	LF	$59.00	$2,478.00
6.07	RCP Storm Sewer - 24"	570	LF	$72.00	$41,040.00
6.08	RCP Storm Sewer - 24" (Water Main Quality)	93	LF	$72.00	$6,696.00
6.09	48" Catch Basin - w/Frame & Grate	29	EA	$2,860.00	$82,940.00
6.10	60" Catch Basin - w/Frame & Grate	13	EA	$3,610.00	$46,930.00
6.11	Outlet Control Structure Catch Basin (48" Dia.) with Plate Restrictor	1	EA	$6,175.00	$6,175.00
6.12	Trench Drain	50	LF	$200.00	$10,000.00
6.13	Observation Well	4	EA	$931.00	$3,724.00
6.14	PVC Yard Drain	51	EA	$1,370.00	$69,870.00
6.15	Trench Backfill	1,283	LF	$36.00	$46,188.00
6.16	Flared End Section - 12"	2	EA	$2,695.00	$5,390.00
6.17	Flared End Section - 24"	1	LS	$3,975.00	$3,975.00
6.18	StormTech Chamber System	1	LS	$17,500.00	$17,500.00
				Subtotal	**$476,770.00**
7	**Public Sanitary Sewer Improvements**				
7.01	8" PVC SDR 26 Sanitary Sewer	245	LF	$60.00	$14,700.00
7.02	8" PVC SDR 26 Sanitary Sewer (Watermain Quality)	1,172	LF	$70.00	$82,040.00
7.03	48" San. Manhole w/Frame & Lid	8	EA	$3,698.00	$29,584.00
7.04	48" San. Manhole w/Frame & Lid Over Existing	3	EA	$8,484.00	$25,452.00
7.05	Trench Backfill	775	LF	$41.00	$31,775.00
7.06	Core Connection to Existing Sanitary Manhole	1	EA	$3,151.00	$3,151.00
				Subtotal	**$186,702.00**
8	**Private Sanitary Sewer Improvements**				
8.01	6" PVC SDR 26 Sanitary Service (Short) with Cleanout-Incl. TBF	12	EA	$838.00	$10,056.00
8.02	6" PVC SDR 26 Sanitary Service (Short Watermain Quality) with Cleanout-Incl. TBF	33	EA	$950.00	$31,350.00
8.03	6" PVC SDR 26 Sanitary Service (Long) with Cleanout-Incl. TBF	8	EA	$3,984.00	$31,872.00
				Subtotal	**$73,278.00**
9	**Public Paving / Roadway Improvements**				
9.01	Shermer Road Utility Trench - 2" HMA Surface Course	25	SY	$13.00	$325.00
9.02	Shermer Road Utility Trench - 4" HMA Binder Course	25	SY	$23.00	$575.00
9.03	Beaumont Place Utility Trench - 1 1/2" HMA Surface Course	17	SY	$9.00	$153.00
9.04	Beaumont Place Utility Trench - 2 1/4" HMA Binder Course	17	SY	$13.00	$221.00
9.05	Stanley Street Utility Trench - 2" HMA Surface Course	48	SY	$13.00	$624.00
9.06	Stanley Street Utility Trench - 4" HMA Binder Course	48	SY	$23.00	$1,104.00
9.07	PCC Apron - 6" PCC Pavement (Class PV)	100	SY	$13.00	$1,300.00
9.08	PCC Apron - 8" Aggregate Base Course, CA-6	100	SY	$12.00	$1,200.00
9.09	PCC Sidewalk - 6" PCC (Class SI) Thru Drives (incl. 4" Aggregate Base Course)	150	SF	$9.00	$1,350.00
9.10	PCC Sidewalk - 5" PCC (Class SI) (incl. 4" Aggregate Base Course)	6,639	SF	$7.50	$49,792.50
9.11	Multiuse Path (Assumed Bituminous - Under Construction)	384	SF	$2.10	$806.40
9.12	ADA Detectable Warning	6	EA	$350.00	$2,100.00
9.13	Curb and Gutter Type B6.12	786	LF	$32.00	$25,152.00
9.14	Curb and Gutter Type B6.12 (Depressed)	155	LF	$32.00	$4,960.00
9.15	24" Wide Pavement Patch Adjacent to Curb & Gutter R&R	162	SY	$27.00	$4,374.00
9.16	No Parking Sign	5	EA	$300.00	$1,500.00
				Subtotal	**$95,536.90**

ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL PRICE
10	Private Paving / Striping / Signage Improvements				
10.01	Bituminous Pavement - Road - 2" HMA Surface Course	2,553	SY	$13.00	$33,189.00
10.02	Bituminous Pavement - Road - 4" HMA Binder Course	2,553	SY	$23.00	$58,719.00
10.03	Bituminous Pavement - Road - 9" Aggregate Base Course, CA-6	2,553	SY	$13.50	$34,465.50
10.04	Bituminous Pavement - Alley - 2" HMA Surface Course	476	SY	$13.00	$6,188.00
10.05	Bituminous Pavement - Alley - 4" HMA Binder Course	476	SY	$23.00	$10,948.00
10.06	Bituminous Pavement - Alley - 9" Aggregate Base Course, CA-6	476	SY	$13.50	$6,426.00
10.07	PCC Apron - 6" PCC Pavement (Class PV)	31	SY	$17.00	$527.00
10.08	PCC Apron - 8" Aggregate Base Course, CA-6	31	SY	$12.00	$372.00
10.09	PCC Sidewalk - 6" PCC (Class SI) Thru Driveways (incl. 4" Aggregate Base Course)	718	SF	$9.00	$6,462.00
10.10	PCC Sidewalk - 5" PCC (Class SI) (incl. 4" Aggregate Base Course)	9,022	SF	$7.50	$67,665.00
10.11	Bituminous Driveway (Incl. 6" Aggregate Base Course)	1,950	SY	$17.00	$33,150.00
10.12	ADA Detectable Warning	9	EA	$350.00	$3,150.00
10.13	Curb & Gutter Type B6.12	931	LF	$32.00	$29,792.00
10.14	Curb & Gutter Type B6.12 - Depressed	1,284	LF	$32.00	$41,088.00
10.15	3" Concrete Flume	14	LF	$73.00	$1,022.00
10.16	Concrete Mailbox Pad - 8" PCC (Class SI) (incl. 8" Aggregate Base Course)	200	SF	$10.00	$2,000.00
10.17	Pavement Marking & Signage	1	LS	$1,500.00	$1,500.00
				Subtotal	$336,663.50
11	Miscellanous Improvements				
11.01	Light Poles	13	EA	$8,000.00	$104,000.00
				Subtotal	$104,000.00

Note: The Following are Not Included in the Above Quantities

1) Landscaping (other than Temporary Stabilization)

2) Dry Utility Disconnections, Connections, Relocations, Coordination, etc.

3) Fencing & Monument Signage

4) Permit, Inspection, and Municipal Fees

5) Construction Staking, As-Built Plans

6) NPDES Inspections (SWPPP Plan)

7) Unsuitable Material Excavation & Haul Off (if Applicable)

8) Contingency

Disclaimer:

This Engineer's Opinion of Probable Construction Cost is based on the "Northbrook Row Site Improvement Plans" dated 03/02/2026. Quantities and line items are subject to change pending review & approval of the Plans by permitting agencies. The esimated costs shown herein are based on Haeger Engineering's best judgment as an experienced and qualified professional engineering firm, familiar with the construction industry. However, since Haeger Engineering, LLC has no control over the actual cost of labor, materials, equipment, or services provided by others, or over Contractor's methods of determining prices, or over competitive bidding or market conditions, Haeger Engineering, LLC cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from Opinions of Probable Construction Cost prepared by Haeger Engineering, LLC.

Illinois Department of
Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
http://dnr.state.il.us

JB Pritzker, Governor
Natalie Phelps Finnie, Director

February 26, 2025

Jenny Nunez
Haeger Engineering
100 East State Parkway
Schaumburg, IL 60173 6173

RE: Lexington Northbrook Shermer Road
Project Number(s): 2510012 [20122, 2111386]
County: Cook

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

Isabella Newingham

Isabella Newingham
Division of Ecosystems and Environment
217-785-5500

Illinois Department of Natural Resources
JB Pritzker, Governor • Natalie Phelps Finnie, Director
One Natural Resources Way • Springfield, Illinois 62702-1271
www.dnr.illinois.gov

Cook County
Northbrook
1825 Shermer Road
HE-20-122, IEPA
Demolition and New Construction of Single Family Townhomes

PLEASE REFER TO: SHPO LOG #026032221

March 18, 2025

Phil Ceratto
Haeger Engineering LLC
100 E. State Parkway
Schaumburg, IL 60173-4546

The Illinois State Historic Preservation Office is required by the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420, as amended, 17 IAC 4180) to review all state funded, permitted, or licensed undertakings for their effect on cultural resources. Pursuant to this, we have received information regarding the referenced project for our comment.

Our staff has reviewed the specifications under the state law and assessed the impact of the project as submitted by your office. We have determined, based on the available information, that no significant historic, architectural, or archaeological resources will be affected within the proposed project area.

According to the information you have provided there is no federal involvement in your project. Be aware that the state law is less restrictive than the federal cultural resource laws concerning archaeology. If your project will use federal loans or grants, need federal agency permits, use federal property, or involve assistance from a federal agency then your project must be reviewed under the National Historic Preservation Act of 1966, as amended. Please notify us immediately if such is the case.

This approval remains in effect for two (2) years from date of issuance. It does not pertain to any discovery during construction, nor is it a clearance for purposes of the Illinois Human Remains Protection Act (20 ILCS 3440).

Please retain this letter in your files as evidence of compliance with the Illinois State Agency Historic Resources Preservation Act.

If further assistance is needed, please contact Jeff Kruchten, Principal Archaeologist, at 217/785-1279 or jeff.kruchten@illinois.gov.

Sincerely,

Carey L. Mayer

Carey L. Mayer, AIA
Deputy State Historic Preservation Officer

c: Jenny Nunez, Haeger Engineering, LLC

NATURAL RESOURCE INFORMATION REPORT

NRI: 25-1685

Petitioner:

1825 Shermer Road LLC.
1731 N. Marcey Road Street
Suite 200
Chicago, Il. 60614

Project:
1825 Shermer Road
Twnshp.42N, Range 12E Sec. 15
Northbrook, Illinois

North Cook County
Soil and Water Conservation District
640 Cosman Road
Elk Grove Village, Illinois 60007
Phone: (224) 875-7580

Reviewed By: Board of Directors

April, 2025

Contents

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PURPOSE & INTENT..... 3

APPLICATION FROM THE PETITIONER w/.Narrative 3-12

PROJECT LOCATION AERIAL PHOTO..... 13

PROJECT SUMMARY & RECOMMENDATIONS..... 14-15
Description of Project & Current Land Use, Surrounding Land Use. Wetlands & Floodplains, Woodlands & Natural Vegetation, Detention/Retention, Soil Erosion & Sediment Control Plan, Web Soil Survey Summary, These pages include a review of the materials provided by the Petitioner and of natural resource information from by various agencies.

TOPOGRAPHIC MAPS-Cook County Viewer 16
Topographic maps can indicate depressional stormwater storage areas on a site and if multiple watershed boundaries are present.

WETLAND INFORMATION..... 17
Potential project impact on regulatory wetlands.

FEMA FIRM MAP..... 18

Note areas designated as flood plain, flood fringe, special hazard areas.

HYDROLOIGIC ATLAS-Floods of Record..... 17

These documents also provide delineations of watershed boundaries

SITE PHOTOS
Pictures taken during site visit to assist with assessment of 18
current conditions.

DATA SOURCES..... 19

SOILS INFORMATION - WEB SOIL SURVEY PROVIDED

Provides information as to Limitations for the Proposed Use based on soil properties, erodible soils, hydric soils, etc. The Soil Survey also provides information on depth to the water table.

PURPOSE and INTENT

The purpose of this report is to present to officials of the local governing body and to the other decision makers, natural resource information which may be useful when undertaking land use decisions concerning variations, amendments or relief of local zoning ordinances, the proposed subdivision of vacant or agricultural lands and the subsequent development of the lands. This report is a requirement under Section 22.02 of the Illinois Soil and Water Conservation Districts Act.
The intent of this report is to present the most current resource information available and in such a manner as to be readily understood. It contains a description of the present conditions, resources available, proposed development and the impact that each have on the other. This report must be read in its entirety so that the relationship of the natural resource factors considered can be coordinated and inter-related. This report when used properly will provide the basis for good land use decisions and controlled development while protecting natural resources.

HAEGER ENGINEERING
consulting engineers · land surveyors

100 E State Pkwy
Schaumburg, Illinois 60173-4546
tel: 847.394.6600
fax: 847.394.6608

VIA EMAIL & UPS GROUND

March 10, 2025

North Cook County SWCD
640 Cosman Road
Elk Grove, IL 60007
T : 224-875-7580
E : R.McAndless@northcookswcd.org

RE: **Northbrook Row at 1825 Shermer Road, Northbrook, IL**
NRI Application
Our File#: 20-122

Rick:

Enclosed please find the initial preliminary submittal package for the proposed multi-family residential townhome development located at 1825 Shermer Road, Northbrook, IL. Attached for your review are the following:

- Preliminary Engineering Plans, revised 08/26/2024
- ALTA / NSPS Land Title Survey, dated 07/07/2022
- Preliminary Landscape Plans, revised 08/21/2024
- Preliminary Stormwater Management Report, revised 08/26/2024
- Geotechnical Report, dated 04/01/2021
- NRI Application Narrative, dated 02/28/2025
- Signed NRI Application & Fee Payment Check #6342

This concludes our submittal. Please do not hesitate to contact me with any questions or concerns.

Sincerely,
HAEGER ENGINEERING, LLC

Phil Ceratto, PE
Project Manager

NORTH COOK COUNTY SOIL & WATER CONSERVATION DISTRICT

NATURAL RESOURCE INVENTORY REPORT APPLICATION

Owner's Name:	1825 Shermer Road LLC
Address:	1731 N Marcey St. Suite 200 Chicago, IL 60614

Petitioner's Name:	1825 Shermer Road LLC
Address:	1731 N Marcey St. Suite 200 Chicago, IL 60614

Contact Person:	Wayne Moretti
Phone/Fax Number:	773 457 8563
Email:	jagenlian@lexingtonchicago.com

City or local unit of government responsible for subdivisions, annexation and Zoning:
Village of Northbrook

Real Estate Tax Index #:
See Plat

Legal Description: (Lot#, Block# - Attach Legal Description-Optional)						
See Plat						
Township(s)	42	N Range(s)	12	E Section(s)	15	

Street Address/Location:
1825 Shermer Road

Zoning District:			
Existing	I-1	Requested:	Planned Development RLC

Land Use:			
Existing	Vacant	Proposed:	Townhome Development

Total Acres of Parcel:			
Acre (s)	4.69	Fee:	$792.25

Fee Schedule:

0 to 3.0 Acres: $750.00

Add $25.00 for each additional Acre or Fraction thereof OVER 3.0 Acres

Make Checks Payable to:

North Cook County SWCD
640 Cosman Road Elk Grove, IL. 60007

NORTH COOK COUNTY SOIL & WATER CONSERVATION DISTRICT

PLEASE CHECK ALL APPLICABLE ITEMS

EXISTING SITE CHARACTERISTICS:

Be sure to check all that apply:

☐	Ponds & Lakes	☐	Floodplain (Flood Zone:)
☐	Perennial Streams (s)	☐	Floodway
☐	Intermittent Stream (s)	☐	Flood Fringe
☐	Drainage Tiles	☐	Wetland (s)
☐	Cropland	☐	Disturbed Land (landfill, excavation)
☐	Woodland	☐	Natural Area (native plant community)
☑	Vacant Land	☐	Highly Erodible Soils

REQUESTED ZONING/PLANNING CHANGE(S):

☑	Zoning Variance	☑	New Development	x	Subdivision	☐	Annexation
☑	Zoning Change	☐	Redevelopment	☐	Re-subdivision	☐	Other

PROPOSED LAND USE:

Planned Structures:

☐	Commercial Building	☑	Residential Dwelling	☐	Industrial Building

Foundation Type

☑	Slab	☐	Crawlspace	☐	Basement

Open Space:

☐	Park/Playground Areas	☑	Common Open Space Areas	☐	Conservancy Easements
☐	Other:				

Water Supply:

☑	Community Water	☐	Individual Well

Wastewater Treatment:

☐	Individual On-site Waste Water Disposal	☑	Sanitary Sewers/Collection for Municipal Treatment
☐	Homeowner's Association	☐	Other:

Stormwater Management:

☐	Drainage Ditches and Swales	☑	Storm Sewers		
☐	Detention Pond (Dry Basin)	☑	Retention Pond (Wet Basin)	☐	Vault Detention (Underground)
☐	Other:				

Floodplain Management:

☐	Flood Fringe Modification	☐	Floodway Modification
☐	Floodplain Map Revision	☐	Wetland Modifications

NORTH COOK COUNTY SOIL & WATER CONSERVATION DISTRICT

REQUIRED NARRATIVE REPORT

The Natural Resource Information Report Application is not complete until all of the following information is submitted in a narrative form for the proposed construction activity.	
1 ☑	Project description - Briefly describes the nature and purpose of the land disturbing activity, and the area of the parcel (acres) to be disturbed during the site construction phases
2 ☑	Existing site conditions- Describe (1) existing topography, vegetation, drainageways, drainage outlets, subsurface drain tile, buildings, roads and utilities, (2) soil erosion, flooding, stream scour, etc. and (3) sensitive receptors, including wetlands, ponds, groundwater, drainage outlets and Best Management Practices
3 ☑	Adjacent areas- A description of neighboring, adjacent potentially sensitive receptors such as streams, lakes, wetlands, ponds, residential areas, roads, etc. which might be affected by the land disturbance.
4 ☑	Critical areas- A description of areas on the site which have potentially serious problems such as steep or long slopes, channels, intermittent streams, highly erodible soils and side hill seeps.
7 ☑	Soil erosion and sediment control measures- (1) Describe Best Management Practices which will be used to control erosion and sedimentation on and off-site. Site. Control methods should, as a minimum, meet the standards in Section 4 of the Illinois Urban Manual. (2) Detail drawings- Include detail drawings from the Illinois Urban Manual. Any structural practices used that are not referenced to the Illinois Urban Manual or local handbooks should be explained and illustrated with detail drawings or reference to other sources included in the petition.
6 ☑	Stormwater Management- Describe (1) BMP(s) taken to minimize/reduce impacts both on site and off site during both construction of the project and after construction such as temporary & permanent sediment basins, stormwater detention/retention basins, channel armoring, treating/filtering site discharge, including construction staging for implemented measures. (2) Schematics and/or detailed plans that illustrate SWM facilities including high-water/100yr, normal, low flow, and pool elevations.
5 ☑	Soil suitability, dewatering, groundwater – Describe (1) foundation soil support adequacy, dewatering requirements (during and after construction) considering Soil Boring Report recommendations and groundwater levels encountered. (2) treatment of highly erodible soils, infiltration to and from wetlands, ponds, wet bottom detention basins on site dewatering, filtering of site discharge, dewatering of site depressions/staged sediment basins…

NORTH COOK COUNTY SOIL & WATER CONSERVATION DISTRICT

DATA MATERIALS REQUIRED BEFORE PROCESSING APPLICATION:

Submittal MUST Include one copy enclosed of the following:	
1 ☑	Completed Narrative (Please see Narrative Report on page 4)
2 ☑	Plat of Survey/Existing Conditions Topographic Survey
3 ☑	Soil Boring Report (Including Groundwater Table and Geo-technical Recommendations)
4 ☑	Concept or Development Plans
5 ☑	Preliminary Grading and Landscaping Plans
6 ☑	Drainage Plan/Drainage Concept with Stormwater Management Information
7 ☑	Soil Erosion and Sedimentation Control Plan
8 ☑	Inspection/Maintenance Information (Retention/Detention/Volume Control Facility)
9 ☑	Stormwater Pollution Prevention Plan
10 ☑	Tree Survey/ Tree Preservation Plan

Please check off all applicable permits required for the proposed development:	
☑	Illinois Environmental Protection Agency NPDES ILR-10 Permit:
☐	US Army Corps of Engineers Permit:
☐	Illinois Department of Natural Resources
☐	FEMA (Letter of Map Amendment, Letter of Map Change, Letter of Map Revision)

It is understood that this request allows a District representative the right to inspect the parcel or parcels described in the above application. It is also understood that all required data materials listed above must be submitted one week prior to monthly NCCSWCD Board meeting to be considered for review by NCCSWCD or a delay in review may occur.

PETITIONER'S SIGNATURE: _____ **DATE:** 3-5-2025

This review will be issued on a non-discriminatory basis without regard to race, color, religion, national origin, age, gender, handicap or marital status. The North Cook County Soil and Water Conservation District is a non-taxing nonprofit local government.

1825 SHERMER ROAD

NATURAL RESOURCE INVENTORY REPORT APPLICATION



ENGINEERING | SURVEYING | CONSTRUCTION

Contents:

1 Project Description
2 Existing Conditions
3 Adjacent Areas
4 Critical Areas
5 Soil Suitability, Dewatering & Groundwater
6 Stormwater Management
7 Soil Erosion & Sediment Control Measures

Project:
Northbrook Row

Location:
1825 Shermer Road
Northbrook, Illinois

Prepared For:
Lexington Homes

Date:
February 28, 2025

Prepared By:
Phil Ceratto, P.E.
Haeger Project No.: 20-122

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 tel 847 394 6600 fax 847 394 6608
haegerengineering.com

PROJECT DESCRIPTION

Northbrook Row is an attached single-family home development in a 4.69 acre lot located at 1825 Shermer Road in Northbrook, Cook County, Illinois. This residential development will consist of 10 buildings with a total of 53 single-family units. These units will contain 33 attached single-family Row Homes, with detached two-car garages and private rear yards, and 20 attached single-family Mews Homes, with attached two-car garages that are accessed by motor courts. These surrounding common area with consist of an on-site private street as well as stormwater management to provide detention and BMP storage compliant with all Village and County regulations.

EXISTING CONDITIONS

The proposed site location is currently vacant surrounded by construction fence with majority of the property covered by gravel. The site was previously occupied by a large industrial building with multiple entrances off Stanley Street at the south end of the property. Stormwater management was previously provided in an off-site basin to the northeast of the parcel, which was designed as a wetland bottom retention basin.

ADJACENT AREAS

The property to the north is Shermer Place a townhome development with roadways, common areas and ponds. The previously noted off-site basin is located to the east of the Shermer Place development, adjacent to the railroad tracks. The properties to the east and south across Stanley Street are occupied by commercial buildings. West of the property across Shermer Road is the Northbrook Fire Department Station #12 and north of that are single-family homes.

CRITICAL AREAS

There are no known "Critical Areas" on the site.

SOIL SUITABILITY, DEWATERING & GROUNDWATER

Refer to the Report of Soils Exporation prepared by Testing Service Corporation, dated 04/01/2021.

STORMWATER MANAGEMENT

The Preliminary Stormwater Management Report includes a summary of required and provided stormwater detention volumes. Detailed calculations will be provided during the Final Engineering stage to demonstrate compliance with all Village and County stormwater regulations. The proposed volume control will be provided in several distinct bioretention facilities throughout the development. Detention storage for the development will be provided in the wetland bottom basin at the west end of the property, with additional storage being credited in the existing basin northeast of the parcel on Shermer Place. A restrictor and outlet control structure will also be designed during the final engineering phase to comply with the allowable release rate.

SOIL EROSION AND SEDIMENT CONTROL MEASURES

The contractor shall employ the following soil erosion and sediment control measures as indicated in the engineering plans and any more measures per the Illinois Urban Manual that may become necessary during the construction process. The entrance to the southeast corner of the site off Stanley Street will have a stabilized construction entrance to reduce any offsite tracking. Dust control measures will be implemented as necessary. Construction and silt fences will be used around the perimeter of the site and double rows will be used adjacent to all critical areas and proposed volume control facilities. The side slopes of the ponds and any other steep and easily erodible areas of the site will be covered with erosion control blanket during the grass growing process. Inlet protection baskets will be used in the storm inlets after they are constructed. The temporary topsoil stockpile will be located by the contractor away from the critical areas of the site and will be enclosed in silt fence. Temporary concrete washout facility will be located on site.

PRELIMINARY STORMWATER NARRATIVE

Northbrook Row is a proposed residential subdivision located at 1825 Shermer Road in Northbrook, IL. The parcel is bounded to the north by the Shermer Place residential subdivision, to the east and south by existing commercial spaces and to the west by Shermer Road. The purpose of this stormwater management report is to summarize the development of Northbrook Row in accordance with the MWRD WMO & Village of Northbrook Engineering Standards.

Stormwater management was previously provided for this site during the development of Shermer Place under MWRD Permit #03-093. At that time, detention was provided for 5.97 acres, including 3.70 acres of the subject property based on MWRD Permit #76-815, now Northbrook Row. The #03-093 permit calculations indicate that 1.91 ac-ft of storage was to be provided between elevations 644.00 and 648.00, discharging to the adjacent railroad R.O.W. Storage was provided using both a surface detention pond and underground StormTrap vault. The storage provided for Shermer Place and Northbrook Row respectively was calculated based on the development area of each parcel. The 2.27 acres of Shermer Place represent 38% of the detention service area and requires 0.73 ac-ft of the provided storage.

A survey of the basin and outlet control structure completed by Haeger Engineering on 07/18/2022 determined that the outlet to the railroad R.O.W. is partially buried beneath approximately 1.5' of sediment and debris. The buried outlet is consistent with the water surface elevation of approx. 645.5 at the time of survey. The provided storage in the surface detention pond and underground StormTrap vault were re-calculated based on a new pond bottom of 645.50. The verified existing volume from 645.50 to 648.00 is 1.40 ac-ft, of which 0.73 ac-ft remains allocated to Shermer Place. The remaining 0.67 ac-ft of available storage is allocated to the Northbrook Row development. Additional calculations and details of the existing Shermer Place calculations are provided at the end of this report, with a breakdown of the volume credited to MWRD and Northbrook requirements, respectively.

Development Summary (MWRD)

The proposed stormwater management system was designed using the following criteria:

Runoff Control design will be completed during final engineering

Volume Control

- Proposed impervious area of the development = 2.958 Ac.
  - Required Volume Control Storage = 0.247 ac-ft
- Proposed volume control storage will be provided via bioretention basins and storage below the outlet of the detention basin
  - Volume Control Storage = 0.273 Ac-Ft

Detention (New Development Tributary to WMO Nomograph Pond)

- Development Area = 3.944 Ac. [Adj. CN = 87]
  - Watershed Planning Area = North Branch
  - Watershed Planning Area Release Rate = 0.30 cfs/ac
  - Gross Allowable Release Rate for Development = 1.183 cfs
- Unrestricted Area = 0.40 Ac. [CN = 89]
- Upstream Tributary Area (Trade-off & Bypass) = 0.49 Ac. [CN = 92]
- Net Allowable Release Rate = 1.183 cfs
- **Required Detention Volume = 1.236 ac-ft**
- **Proposed Detention Volume = 1.337 ac-ft**
  - Restrictor and outlet control structure design will be completed during final engineering.

Detention (Legacy Redevelopment Tributary to Shermer Place Pond)

- Development Area = 0.74 Ac.
  - Watershed Planning Area = North Branch
  - Watershed Planning Area Release Rate = 0.30 cfs/ac
  - Gross Release Rate per MWRD #03-093 = 0.18 cfs/ac
  - Gross Allowable Release Rate for Redevelopment = 0.133 cfs
- Existing Required Detention Volume for Redevelopment = 0.176 ac-ft
- **Proposed Required Detention Volume for Redevelopment = 0.241 ac-ft**
- **Existing Detention Volume in Shermer Place Pond for Development = 0.670 ac-ft**

Development Summary (Village of Northbrook)

The proposed stormwater management system was designed using the following criteria:

Detention

- Property Area = 4.685 Ac.
  - 100-Year Allowable Release Rate = 0.15 cfs/ac
  - Gross Allowable Release Rate for Development = 0.703 cfs
- **Required Detention Volume = 2.224 ac-ft**
- **Provided Detention Volume = 2.275 ac-ft**
  - Existing Detention Volume in Shermer Place Pond for Development = 0.670 ac-ft
  - Provided Detention Volume (Wetland Bottom Basin) = 1.337 ac-ft
  - Provided Detention Volume (Bioretention Areas) = 0.268 ac-ft



PROJECT: 1825 Shermer Road
Northbrook, Illinois

NRI NO: 25-1685

DATE: April, 2025

TITLE: Project Location

Description of Project & Current Land Use

The petitioner is proposing the redevelopment of a former 4.69 acre industrial site at 1825 Shermer Road in Northbrook. A residential development is proposed that will will consist of 10 buildings with a total of 53 single -family units, 33 of which will be attached single family row homes and 20 attached single family MEWS Homes. The former industrial building on the site has been demolished.

Surrounding Land Use

The surrounding land use to the north consists of a townhome development. The areas to the east and south are commercial properties and there is a fire station to the west across Shermer Road.

Wetlands & Floodplains

There are no wetlands designated on the subject site.

Woodlands, Natural Vegetation

The site is covered in gravel and turf grass

Detention/Retention

Volume control will be provided in several bioretention facilities throughout the development. Detention storage will be provided in a wetland bottom basin at the west end of the property with additional storage credited in the existing basin northeast of the subject parcel.

Watershed

North Branch of the Chicago River

Soil Erosion & Sediment Control

A Soil Erosion & Sediment Control Plan was submitted

Summary-Web Soil Survey

805 ,Orthents clayey, undulating, Moderately well drained, Depth To Water Table about 24-42 inches, **Frequency of Flooding-** None, **Frequency of Ponding-** None

854B- Markham-Asdhkum-Beecher complex 1-6 % slopes Moderately well drained, Depth To Water Table about 24-42 inches, **Frequency of Flooding-** None, **Frequency of Ponding-** None

Considerations

Stormwater Management facilities planted with native species require ecological management in perpetuity, therefore a management plan should be developed for that purpose, with parties responsible for management activities identified.

Recommendations

As Biorention facilities are planned, a copy of the Bioretention Standard from the Illinois Urban Manual (IUM) has been included in this report. At minimum, the design standards of the proposed bioretention facilities for his project should meet those of the IUM.

Any construction site dewatering on the site should follows the Dewatering Standard in the Illinois Urban Manual; https://illinoisurbanmanual.org/wp-content/uploads/2025/02/Code-813-Dewatering.pdf

Conclusion

Based on a review of materials submitted by the petitioner and the best available natural resource information, the Board of Directors Supports the petitioners Request.

Respectfully Submitted,

Board of Directors
North Cook County Soil & Water Conservation District



PROJECT: 1825 Shermer Road Northbrook, Illinois	NRI NO: 258-1685 DATE: April, 2025 TITLE: Cook County Viewer

PROJECT: 1825 Shermer Road Northbrook, Illinois	NRI NO: 24-1685 DATE: April, 2025 TITLE: F& W Service- Wetland

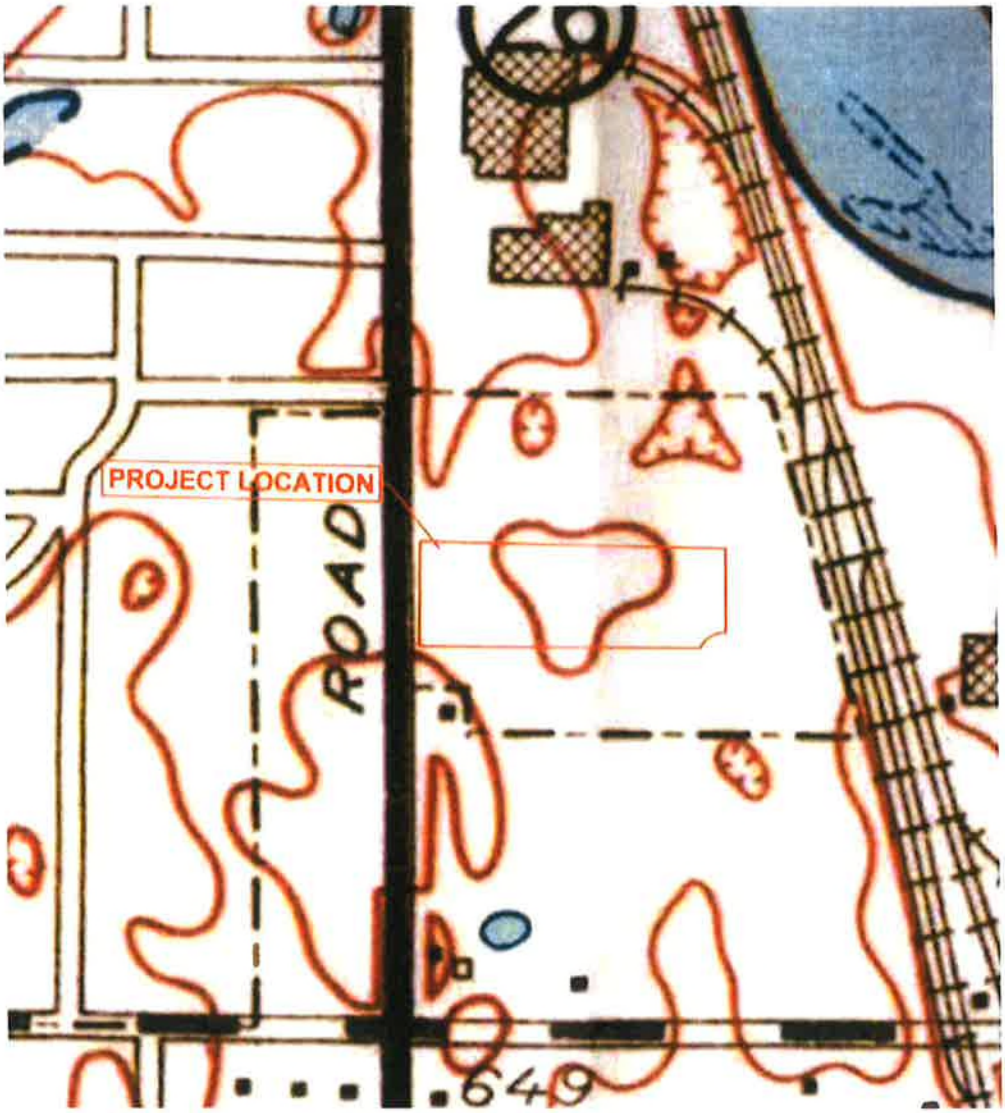


PROJECT: 1825 Shermer Road
Northbrook, Illinois

NRI NO: 25-1685

DATE: April, 2025

TITLE: FIRM Map- Rev.August 2008
Panel Number # 227 of 832



NRI NO: 25-1685

PROJECT: 1825 Shermer Road
Northbrook, Illinois

DATE: April,2025

TITLE: Hydrologic Atlas - Quad Sheet
Park Ridge



View of site east to west



Retention basin to the northeast of the site

DATA SOURCES

This report was developed from natural resource information and data selected from some of the following agencies and organizations.

Natural Resources Conservation Service

U.S. & Illinois State Geological Surveys

North Cook County Soil & Water Conservation District

Metropolitan Sanitary District of Greater Chicago

Illinois Department of Natural Resources

Chicago Metropolitan Agency for Planning

Illinois State Water Survey

U.S. Army Corps of Engineers

Illinois Department of Transportation

Illinois Division of Water Resources

U.S. Department of the Interior

Federal Emergency Management Agency - National Flood Insurance Program

U.S. and State of Illinois Environmental Protection Agencies

It should be noted that the presentation of this data is only meant to provide guidance to those making decisions on land use. It is not the intent of this report to provide the engineering required for development. It provides the basis for discussion between the governing authorities and the developer. It is the responsibility of the developer to provide necessary changes in the proposed development to overcome the precautions and limitations of the resources on the site. By its conclusion, the report in no way indicates that a certain land use is impossible, but it does alert the petitioner and the appropriate municipal agency to the probable consequences should natural resource protection be ignored.

P.I.N. 04-15-102-002
04-15-102-003

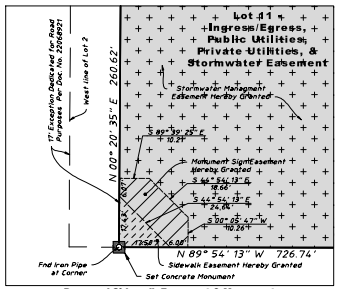
SHEET 1 OF 2

FINAL PLAT
OF
NORTHBROOK ROW

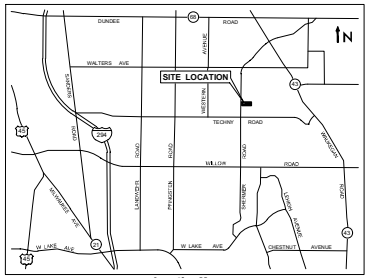
BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SCALE: 1" = 40'

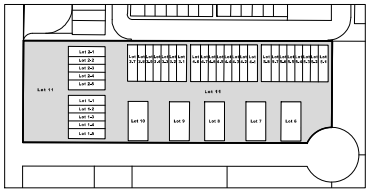
LOT AREA SUMMARY		
TOWNHOME LOTS	AREA (ACRES)	AREA (S.F.)
LOT 1-1	0.05499	2,395
LOT 1-2	0.04310	1,877
LOT 1-3	0.04310	1,877
LOT 1-4	0.04310	1,877
LOT 1-5	0.05499	2,395
LOT 2-1	0.05499	2,395
LOT 2-2	0.04310	1,877
LOT 2-3	0.04310	1,877
LOT 2-4	0.04310	1,877
LOT 2-5	0.05499	2,395
LOT 3-1	0.05499	2,395
LOT 3-2	0.04310	1,877
LOT 3-3	0.04310	1,877
LOT 3-4	0.04310	1,877
LOT 3-5	0.04310	1,877
LOT 3-6	0.04310	1,877
LOT 3-7	0.05499	2,395
LOT 4-1	0.05499	2,395
LOT 4-2	0.04310	1,877
LOT 4-3	0.04310	1,877
LOT 4-4	0.04310	1,877
LOT 4-5	0.04310	1,877
LOT 4-6	0.04310	1,877
LOT 4-7	0.04310	1,877
LOT 4-8	0.05499	2,395
LOT 5-1	0.05499	2,395
LOT 5-2	0.04310	1,877
LOT 5-3	0.04310	1,877
LOT 5-4	0.04310	1,877
LOT 5-5	0.04310	1,877
LOT 5-6	0.04310	1,877
LOT 5-7	0.04310	1,877
LOT 5-8	0.05499	2,395
LOT 6	0.11723	5,106
LOT 7	0.11723	5,106
LOT 8	0.11723	5,106
LOT 9	0.11723	5,106
LOT 10	0.11723	5,106
LOT 11	2.55775	111,415
TOTAL	4.68505	204,081



Proposed Sidewalk Easement & Monument Sign Easement Enlarged Detail
1" = 20'



Location Map
Not to Scale



Lot 11 Key Map
1" = 150'

LINE TABLE		
Line	Direction	Length
L1	N 0° 05' 47.17" E	55.82'
L2	S 0° 05' 47.17" W	55.82'
L3	S 0° 05' 47.17" W	55.82'
L4	N 0° 05' 47.17" E	55.82'
L5	N 0° 05' 47.17" E	50.00'
L6	S 89° 54' 12.83" E	19.00'
L7	S 0° 05' 47.17" W	50.00'
L8	N 89° 54' 12.83" W	19.00'
L9	S 0° 05' 47.17" W	22.39'
L10	S 0° 05' 47.17" W	22.39'

CURVE TABLE				
Curve	Length	Radius	Chord	Chord Bearing
C1	40.60'	12.92'	25.85'	S 89° 54' 13" E
C2	40.60'	12.92'	25.85'	N 89° 54' 13" W
C3	40.60'	12.92'	25.85'	N 89° 54' 13" W
C4	40.60'	12.92'	25.85'	S 89° 54' 13" E

Legend
- Set Concrete Monument
- Iron Pipe
- (260.66') Record Dimension
- Lot 2-3 Lot 6 Underlying Lot Number
- New Subdivision Lot Number
- Boundary Line
- New Lot Line
- Centerline
- Easement Line
- Stormwater Management Easement Hereby Granted
- Monument Sign Easement Hereby Granted
- Sidewalk Easement Hereby Granted

PRIVATE STREET COVENANT:

ALL STREETS LOCATED WITH LOT 11 SHALL BE PRIVATE STREETS OWNED AND MAINTAINED BY THE NORTHBROOK ROW TOWNHOME OWNERS ASSOCIATION, LLC. THE VILLAGE OF NORTHBROOK SHALL AT NO TIME BE UNDER ANY OBLIGATION TO PROVIDE MAINTENANCE FOR OR ACCEPT DEDICATION OF ANY PRIVATE STREETS.

NOTES:

1. THE BASIS OF BEARING SHOWN HERON IS BASED ON NAD 83(2011) ILLINOIS EAST ZONE 1201 STATE PLANE COORDINATES AS REFERENCED FROM KARA COMPANYS RTK NETWORK.
2. LOT 11 IS A 'COMMON AREA / BLANKET EASEMENT FOR INGRESS / EGRESS, PUBLIC UTILITIES, PRIVATE UTILITIES AND DRAINAGE' BENEFITING LOTS 1 TO 10.
3. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO SHERMER ROAD OR BEAUMONT PLACE FROM LOT 11. ALL VEHICULAR ACCESS SHALL BE TO STANLEY STREET.

Originally Prepared: 03/02/2026 Project No. 20-122

No.	Date	Revision
1	04/13/2026	Per Village Review

HAEGER ENGINEERING
consulting engineers • land surveyors
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Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

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Plot Date: Apr 13, 2026 - 7:43pm Plotted By: todd Layout: Final Plat 01
File Name: P:\2020\20122\Drawings\Final Survey\20122-Final Plat of Northbrook Row.dwg

P.I.N. 04-15-102-002
04-15-102-003

FINAL PLAT
OF
NORTHBROOK ROW

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

THIS IS TO CERTIFY THAT **NORTHBROOK ROW LLC, AN ILLINOIS LIMITED LIABILITY COMPANY,** IS HOLDER OF RECORD TITLE TO ALL OF THE LAND DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.

NORTHBROOK ROW LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS AFORESAID FURTHER CERTIFIES TO THE BEST OF ITS KNOWLEDGE, THE PROPERTY DESCRIBED HEREON LIES WITHIN NORTHBROOK ELEMENTARY SCHOOL DISTRICT 30 AND NORTHFIELD TOWNSHIP HIGH SCHOOL DISTRICT 225.

DATED AT _____, ILLINOIS THIS _____ DAY OF _____, A.D. 2026.

NORTHBROOK ROW LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

BY: LEXINGTON HOMES L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY
ITS MANAGER

BY: LEXINGTON HOMES ILLINOIS INC., AN ILLINOIS CORPORATION
ITS MANAGER

BY: _____

NAME: _____

ITS: _____

OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID DOES HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE SIGNED AND DELIVERED SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____DAY OF_____, 2026.

_____
PRINT NAME

_____
NOTARY PUBLIC

COMMISSION EXPIRES:_____ (SEAL)

ENGINEER AND OWNER(S) CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

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

DATED THIS_____ DAY OF_____ A.D. 2026.

BY: _____
OWNER

BY: _____
ILLINOIS REGISTERED PROFESSIONAL ENGINEER NO. 062-070701
PHILLIP A. CERATTO, P.E.

062-070701
LICENSED PROFESSIONAL ENGINEER OF ILLINOIS

EXPIRES 11-30-27

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

APPROVED AND ACCEPTED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS AT A MEETING HELD THIS _____ DAY OF _____, A.D., 2026.

BY: _____
PRESIDENT OF THE BOARD OF TRUSTEES

ATTEST: _____
VILLAGE CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

APPROVED BY THE VILLAGE PLAN COMMISSION OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS THIS ____ DAY _____ A.D., 2026.

BY: _____
CHAIRMAN, PLAN COMMISSION

VILLAGE TREASURER / COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

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

DATED THIS _____ DAY OF _____, A.D., 2026.

BY: _____
COLLECTOR OF THE VILLAGE OF NORTHBROOK, ILLINOIS

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS THIS _____ DAY OF _____, A.D., 2026.

BY: _____
VILLAGE ENGINEER

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, _____, COUNTY CLERK OF THE COUNTY OF COOK IN THE STATE OF ILLINOIS, HEREBY CERTIFY THAT I FIND NO CURRENT GENERAL TAXES, NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

I DO FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES TO THE COUNTY OF COOK IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL IN COOK COUNTY, ILLINOIS THIS _____ DAY OF _____, A.D. 2026.

BY: _____
COUNTY CLERK

PUBLIC UTILITY EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION WITH ELECTRICAL, COMMUNICATIONS, GAS, WATER, STORM WATER DRAINAGE AND SANITARY SEWERS IS HEREBY RESERVED FOR AND GRANTED TO:

COMMONWEALTH EDISON COMPANY,

AND

AT&T,

AND

NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DOING BUSINESS AS NICOR GAS COMPANY,

AND

COMCAST,

AND

THE VILLAGE OF NORTHBROOK

COLLECTIVELY THE "GRANTEE",

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, PIPES, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS, NATURAL GAS, WATER SUPPLY, STORM WATER DRAINAGE AND SANITARY SEWERS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E" (OR SIMILAR DESIGNATION), AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E" (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

SIDEWALK EASEMENT PROVISIONS

A NON-EXCLUSIVE SIDEWALK EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF NORTHBROOK, ITS' SUCCESSORS AND ASSIGNS, FOR THE USE AND BENEFIT OF THE PUBLIC TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, SIDEWALKS ACROSS, ALONG AND UPON THE SURFACE OF PORTIONS OF LOT 11 IDENTIFIED AS "SIDEWALK EASEMENT HEREBY GRANTED" SHOWN HEREON. ALSO GRANTED HEREWITH IS THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

MONUMENT EASEMENT PROVISIONS

A NON-EXCLUSIVE MONUMENT SIGN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE NORTHBROOK ROW TOWNHOME OWNERS ASSOCIATION, LLC, AND ITS' SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, A MONUMENT ACROSS, ALONG AND UPON THE SURFACE OF PORTIONS OF LOT 11 IDENTIFIED AS "MONUMENT SIGN EASEMENT HEREBY GRANTED" SHOWN HEREON. ALSO GRANTED HEREWITH IS THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED IN, UPON OR OVER THE PROPERTY WITHIN THE EASEMENT. AFTER INSTALLATION OF A MONUMENT SIGN, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

RESTRICTIVE COVENANTS AND EASEMENT FOR STORM WATER DRAINAGE AREA

1. A NON-EXCLUSIVE EASEMENT ON, UNDER AND ABOVE PORTIONS OF LOT 11 IDENTIFIED AS "STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED" THAT ARE NOT IMPROVED WITH A BUILDING (COLLECTIVELY, THE "STORM WATER DRAINAGE 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 DRAINAGE.
2. THE STORM WATER DRAINAGE AREA SHALL BE CONTINUOUSLY MAINTAINED IN A THOROUGH MANNER BY THE OWNERS OF EACH LOT. NO CHANGE SHALL BE MADE IN THE FINISHED GRADE OF THE LAND WITHIN THE STORM WATER DRAINAGE AREA, NOR SHALL ANY CONSTRUCTION OF ANY KIND WHATSOEVER BE ERECTED OR PERMITTED TO EXIST WITHIN THE STORM WATER DRAINAGE AREA THAT MIGHT MATERIALLY IMPEDE STORM WATER DRAINAGE THEREIN OR MATERIALLY REDUCE THE STORM WATER DRAINAGE CAPACITY THEREOF, EXCEPT AS EXPRESSLY APPROVED BY THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS (THE "VILLAGE") PURSUANT TO A SPECIAL PERMIT ORDINANCE OR APPROVED PLANS. TREES, SHRUBS, AND NORMAL LANDSCAPE PLANTING SHALL BE PERMITTED WITHIN THE STORM WATER DRAINAGE AREA ONLY WITH THE PRIOR WRITTEN APPROVAL OF THE VILLAGE MANAGER OF THE VILLAGE. EACH OWNER OF LAND WITHIN THE STORM WATER DRAINAGE AREA SHALL MAINTAIN A GRASS COVER ON THE SURFACE OF THAT PORTION OF THEIR LOT LOCATED WITHIN THE STORM WATER DRAINAGE AREA AND SHALL KEEP SUCH GRASS IN A NEAT AND TRIMMED CONDITION, EXCEPT AS OTHERWISE EXPRESSLY APPROVED BY THE VILLAGE.
3. IN THE EVENT THE VILLAGE DETERMINES, IN ITS SOLE AND ABSOLUTE DISCRETION, THAT PRIOR MAINTENANCE OF THE STORM WATER DRAINAGE AREA IS NOT PERFORMED AT ANY TIME, THE VILLAGE, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE OWNERS OF THE STORM WATER DRAINAGE AREA, MAY, BUT SHALL NOT BE OBLIGATED TO, ENTER UPON ANY OR ALL OF THE STORMWATER DRAINAGE AREA FOR THE PURPOSE OF PERFORMING MAINTENANCE WORK ON AND TO THE STORM WATER DRAINAGE 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 NON-COMPLYING OWNERS OF THE APPLICABLE PORTION OF THE STORMWATER DRAINAGE AREA AN AMOUNT SUFFICIENT TO DEFRAY THE APPLICABLE PORTION OF 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 NON-COMPLYING OWNERS OF THE APPLICABLE PORTION OF THE STORMWATER DRAINAGE AREA 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 APPLICABLE PORTION OF THE STORM WATER DRAINAGE AREA 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 DRAINAGE AREA 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, AND SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE OWNERS OF ALL LOTS OF RECORD 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 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.

PROFESSIONAL AUTHORIZATION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, LEENDERT KLEINJAN, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 035-3760, DO HEREBY AUTHORIZE THE VILLAGE OF NORTHBROOK, ILLINOIS, ITS STAFF OR AUTHORIZED AGENT, OR REPRESENTATIVE OF THE OWNER TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDERS OFFICE IN MY NAME AND IN COMPLIANCE WITH THE ILLINOIS STATUTES CHAPTER 109 PARAGRAPH 2, AS AMENDED.

SCHAUMBURG, ILLINOIS APRIL 13, 2026

LEENDERT KLEINJAN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3760
MY LICENSE EXPIRES NOVEMBER 30, 2026 AND IS RENEWABLE

LEENDERT KLEINJAN 035-3760 SCHAUMBURG, ILLINOIS PROFESSIONAL LAND SURVEYOR

EXPIRES 11-30-26

PREPARED BY:
HAEGER ENGINEERING, LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173
TEL: (847)394-6600
FAX: (847)394-6608

PREPARED FOR:
NORTHBROOK ROW LLC
c/o LEXINGTON HOMES L.L.C.
1731 N. MARCEY STREET SUITE 200
CHICAGO, IL 60614
TEL: (773) 360-0300
FAX: (773) 360-0301

SEND SUBSEQUENT TAX BILLS TO:

_____
_____
_____
_____

RETURN PLAT TO:
HAEGER ENGINEERING, LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173

THIS PLAT SUBMITTED FOR RECORDING BY:

_____
_____
_____
_____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, LEENDERT KLEINJAN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND RESUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:
LOT 2 (EXCEPT THE WEST 17 FEET DEDICATED FOR PUBLIC RIGHT OF WAY RECORDED AS DOCUMENT 22058921 ON SEPTEMBER 29, 1972) AND LOT 3 IN STANLEY SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 15, 1958 AS DOCUMENT LR1950762, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
NON-EXCLUSIVE, PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS GRANTED IN GRANT OF STORMWATER DRAINAGE EASEMENT AND AGREEMENT RECORDED SEPTEMBER 26, 2003 AS DOCUMENT 0326945070 FOR THE RIGHT TO CONNECT TO AND USE THE STORMWATER MANAGEMENT FACILITIES FOR THE FLOW OF RUN-OFF WATER OVER AND UPON A PORTION OF LOTS 77, 78, 79, 80, 81, 82, 85, 88, 93 AND 94 IN SHERMER PLACE SUBDIVISION DESCRIBED ON EXHIBIT 'A' ATTACHED THERETO.

DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

THIS IS TO FURTHER CERTIFY THAT UPON COMPLETION OF CONSTRUCTION BUT NO LONGER THAN ONE YEAR AFTER RECORDING OF THIS PLAT, CONCRETE MONUMENTS, AS SHOWN, AND IRON PIPES AT ALL LOT CORNERS AND POINTS OF CHANGE IN ALIGNMENT WILL BE SET, AS REQUIRED BY THE PLAT ACT (765 ILCS 205/9.01 ET SEQ.).

THIS IS TO FURTHER CERTIFY THAT THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS, WHICH HAS AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

THIS IS TO FURTHER CERTIFY THAT BASED ON INFORMATION PROVIDED ON THE FLOOD INSURANCE RATE MAP COMMUNITY – PANEL NO. 17031C0227J DATED AUGUST 19, 2008 PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COOK COUNTY, ILLINOIS, THE PROPERTY SHOWN AND DESCRIBED HEREON IS LOCATED WITHIN ZONE X, WHICH IS DEFINED BY FEMA AS "AREAS OF MINIMAL FLOOD HAZARD".

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

SCHAUMBURG, ILLINOIS APRIL 13, 2026

BY: _____
LEENDERT KLEINJAN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3760
MY LICENSE EXPIRES NOVEMBER 30, 2026 AND IS RENEWABLE

LEENDERT KLEINJAN 035-3760 SCHAUMBURG, ILLINOIS PROFESSIONAL LAND SURVEYOR

EXPIRES 11-30-26

Originally Prepared: 03/02/2026 Project No. 20-122

No.	Date	Revision
1	04/13/2026	Per Village Review

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

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Plot Date: Apr 13, 2026 - 7:43pm Plotted By: todd Layout: Final Plat 02
File Name: P:\2020\20122\Drawings\Final Survey\20122-Final Plat of Northbrook Row.dwg

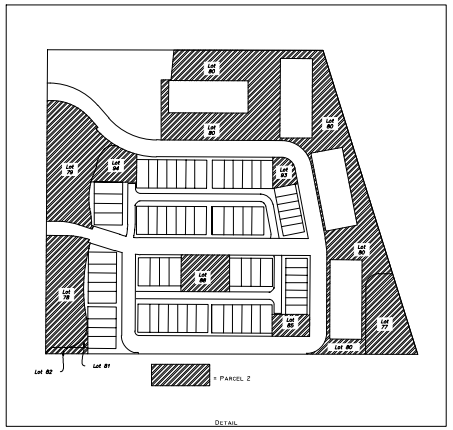
P.I.N. No. 04-15-102-002
04-15-102-003

ALTA / NSPS LAND TITLE SURVEY

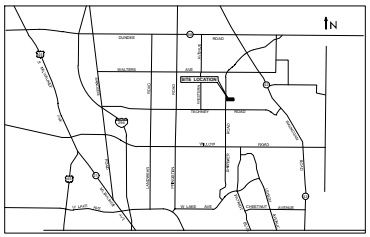
OF

Parcel 1:
Lot 2 (except the West 17 feet dedicated for public right of way recorded as document 23088021 on September 29, 1972) and Lot 3 in Stanley Subdivision in the Northwest 1/4 of Section 15, Township 42 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof registered in the office of the Registrar of titles of Cook County, Illinois on February 15, 1956 as document LR1830762, in Cook County, Illinois.

Parcel 2:
Non-exclusive, perpetual easement for the benefit of parcel 1 as granted in Grant of Stormwater Drainage
Easement and Agreement recorded September 26, 2003 as document 0329345970 for the right to connect to and use the stormwater management facilities for the flow of run-off water over and upon a portion of lots 77, 78, 79, 80, 81, 82, 84, 85, 86, 87 and 88 in Sherwood Place subdivision described on exhibit 'A' attached thereto.

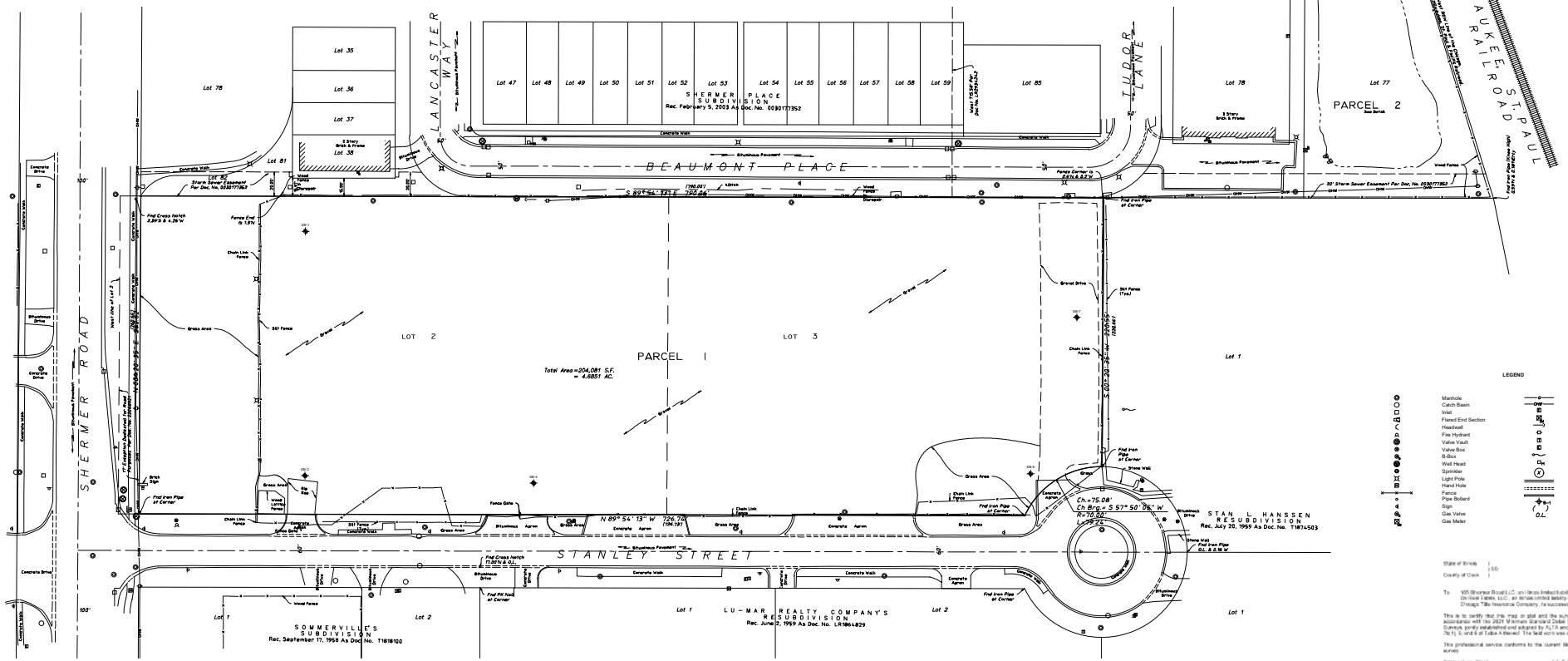


DETAIL



LOCATION MAP

SCALE: 1" = 30'


SHERMER ROAD
LANCASTER WAY
TUDOR LANE
BEAUMONT PLACE
STANLEY STREET
CHICAGO, MILWAUKEE & ST. PAUL RAILROAD
SHERMER PLACE SUBDIVISION
Rec. February 5, 2003 As Doc. No. 0030177352
PARCEL 1
PARCEL 2
LOT 2
LOT 3
Total Area = 204,081 S.F. = 4.6851 AC.
S 89°54'52"E 1780.00' 1782.84'
N 89° 54' 13" W 726.72' (726.79')
S 00°30'39"W 280.55' (280.69')
Ch.=75.08'
Ch Brg.= S 57° 50' 06" W
R=70.50'
L=79.24'
SOMMERVILLE'S SUBDIVISION
Rec. September 17, 1958 As Doc No. T1818100
LU-MAR REALTY COMPANY'S RESUBDIVISION
Rec. June 2, 1959 As Doc. No. LR1864829
STAN L. HANSSEN RESUBDIVISION
Rec. July 20, 1959 As Doc. No. T1874503
Lot 1
Lot 2
Lot 77
Lot 78
Lot 85
Lot 47
Lot 48
Lot 49
Lot 50
Lot 51
Lot 52
Lot 53
Lot 54
Lot 55
Lot 56
Lot 57
Lot 58
Lot 59
Lot 35
Lot 36
Lot 37
Lot 38
Lot 81
100'
50'
66'
Bituminous Pavement
Concrete Walk
Concrete Drive
Gravel Drive
Chain Link Fence
Wood Fence
Stone Wall
Gross Area
Concrete Apron
Fence Gate
Fence End
Fence Corner
Fire Hydrant
Utility Pole
Transformer
Air Conditioner
Auto Sprinkler
Pay Box
Concrete Wing Wall
Brick Sign
Dumpster
3 Story Brick & Frame
Lot 82 Storm Sewer Easement Per Doc. No. 0030177352
20' Storm Sewer Easement Per Doc. No. 0030177352
Fd Cross Notch 3.39'S & 4.26'W
Fd Iron Pipe at Corner
Fd Iron Pipe 0.39'N & 0.2'W
Fd Iron Pipe 0.3'S & 0.3'W
Fd Iron Pipe 0.4'S & 0.1'W
Fd Iron Pipe 0.2'N & 0.2'W
Fd Iron Pipe 0.3'N & 0.2'W
Fd PK Nail at Corner
Fd Cross Notch 17.55'N & 0.1'E
Fd Iron Pipe 0.3'N & 0.3'W
Fd Iron Pipe 0.2'S & 0.2'W
Fd Iron Pipe 0.2'S & 0.3'W
Fd Iron Pipe 0.3'S & 0.2'W
Fd Iron Pipe 0.3'S & 0.3'W
Fd Iron Pipe 0.2'S & 0.2

NORTHBROOK ROW
SITE IMPROVEMENT PLANS
1825 SHERMER ROAD

SECTION 15 TOWNSHIP 42 NORTH RANGE 12 EAST
NORTHBROOK, ILLINOIS
COOK COUNTY

PERMIT SUMMARY TABLE		
AGENCY	**PERMIT #**	**ISSUE DATE**
MWRDGC	PENDING	
IEPA - NPDES	PENDING	
IEPA - SANITARY	PENDING	
IEPA - WATER	PENDING	
IHPA	026032221	03/18/2025
IDNR - ENDANGERED SPECIES	2510012, 2111386	02/26/2025

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.
P (708) 588-4055
E WMOjobStart@mwrd.org

DEVELOPER:
Lexington Homes
1731 Marcey Street, Suite 200
Chicago, IL 60614
Tel: 773-360-0300
lexingtonchicago.com

PREPARED BY:
Haeger Engineering LLC
Illinois Prof. Design Firm #184-003152
100 E. State Parkway
Schaumburg, IL 60173
Tel: 847-394-6600
Fax: 847-394-6608
www.haegerengineering.com

VILLAGE OF NORTHBROOK
1225 Cedar Lane
Northbrook, IL 60062
Tel: 847-272-505

Benchmark

Village Benchmark:
Station #14
GPS Monument 0.2 Miles South of the Intersection of Raymond Drive and Shermer Road
Elevation = 647.73

Site Benchmarks:

CP #102 (See Survey)
Description: Cross Notch
Elevation: 649.71 NAVD 88 (Geoid 12A)

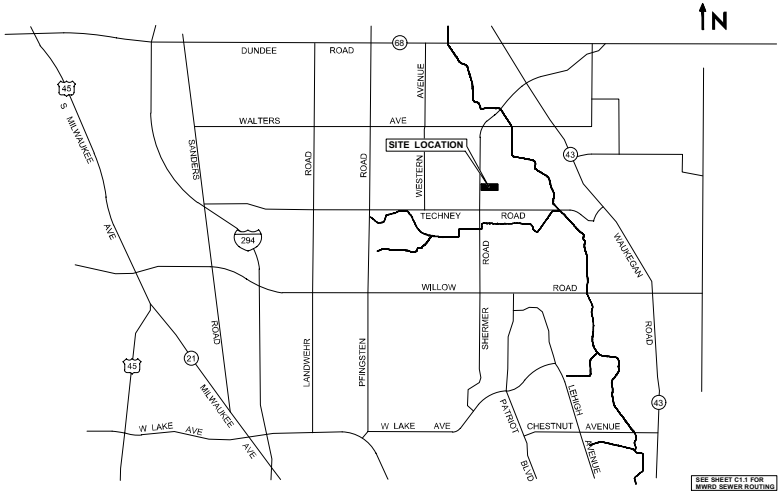
CP # 100 (See Survey)
Description: Cross Notch
Elevation: 649.27 NAVD 88 (Geoid 12A)

CONFLICT BETWEEN COMPONENT PARTS OR SPECIFICATIONS

1. **IN THE EVENT THAT ANY PROVISION IN ANY OF THE FOLLOWING COMPONENT PARTS OF THESE SPECIFICATIONS CONFLICT WITH ANY PROVISION IN ANY OTHER OF THE COMPONENT PARTS, THE PROVISION IN THE COMPONENT PART FIRST ENUMERATED BELOW SHALL GOVERN OVER ANY OTHER COMPONENT PART WHICH FOLLOWS IT NUMERICALLY, EXCEPT AS MAY OTHERWISE SPECIFICALLY BE STATED. SAID COMPONENT PARTS ARE THE FOLLOWING:**
   a. **VILLAGE OF NORTHBROOK STANDARD DETAILS**
   b. **NORTHBROOK STANDARD SPECIFICATIONS FOR PUBLIC AND PRIVATE IMPROVEMENTS**
   c. **PLANS**
   d. **ADDENDUM TO SPECIFICATIONS**
   e. **SPECIAL PROVISIONS**
2. **NO OPERATIONS SHALL TAKE PLACE ON THE PROPERTY THAT CREATE NOISE OUTSIDE OF ALLOWABLE HOURS. THIS INCLUDES STATING DIESEL ENGINES OR DUMP TRUCKS ARRIVING PRIOR TO THE DESIGNATED TIME.**
3. **THE DEVELOPER SHALL PROVIDE A SITE ENGINEER TO MONITOR THE INSTALLATION OF UNDERGROUND UTILITIES, ROADWAY, CURB/GUTTER, SIDEWALK, WITNESS SEWER AND WATER MAIN PRESSURE TESTS, ETC. INCLUDING CREATION OF DAILY REPORTS AND VERIFY INSTALLATION REQUIREMENTS HAVE BEEN MET. THE SITE ENGINEER WILL BE ONSITE FULL TIME WHILE THESE WORK ITEMS ARE TAKING PLACE. THE DEVELOPER SHALL ALSO PROVIDE A GEOTECHNICAL ONSITE FOR THE ROADWAY PROOF ROLL. NUCLEAR DENSITY TESTS SHALL BE PERFORMED DURING THE HMA WORK.**
4. **NO SITE WORK (WITH THE EXCEPTION OF PERIMETER SAFETY FENCING, SOIL EROSION & SEDIMENTATION CONTROL, TREE PROTECTIVE FENCING) CAN TAKE PLACE PRIOR TO ISSUANCE OF THE VILLAGE SITE WORK PERMIT. A VILLAGE SITE WORK PERMIT WILL NOT BE ISSUED UNTIL FINAL ENGINEERING IS APPROVED BY THE VILLAGE ENGINEER. FINAL ENGINEERING CANNOT BE APPROVED UNTIL THE MWRD-WMO COMMENTS HAVE BEEN INCORPORATED INTO THE FINAL ENGINEERING SUBMITTAL TO NORTHBROOK AND THE MWRD HAS ISSUED THEIR PERMIT.**
5. **THE VILLAGE CANNOT RELEASE A SITE WORK PERMIT WITH ONLY AN MWRD EARTHWORK/FOUNDATION LIMITED PERMIT. THE MWRD-WMO PERMIT IS REQUIRED.**
6. **ALL DETENTION SHALL BE COMPLETE AND OPERATIONAL PRIOR TO CONSTRUCTION OF THE BUILDINGS OR OTHER IMPERVIOUS SURFACE.**

811 Know what's **below.** **Call** before you dig.

Note:
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.



LOCATION MAP
Scale: 1" = ±2,500'

INDEX TO SHEETS	
NO.	**DESCRIPTION**
C1.0	TITLE SHEET
C1.1	MWRD SEWER ROUTING
C2.0	GENERAL NOTES & SPECIFICATIONS
C2.1	GENERAL NOTES & SPECIFICATIONS
C2.2	GENERAL NOTES & SPECIFICATIONS
C3.0	EXISTING CONDITIONS PLAN - OVERALL
C3.1	EXISTING CONDITIONS PLAN - WEST
C3.2	EXISTING CONDITIONS PLAN - EAST
C3.3	EXISTING CONDITIONS PLAN - NORTHEAST
C4.0	DEMOLITION PLAN - OVERALL
C4.1	DEMOLITION PLAN - WEST
C4.2	DEMOLITION PLAN - EAST
C4.3	DEMOLITION PLAN - NORTHEAST
C5.0	GEOMETRY / PAVING PLAN - OVERALL
C5.1	GEOMETRY / PAVING PLAN - WEST
C5.2	GEOMETRY / PAVING PLAN - EAST
C5.3	GEOMETRY / PAVING PLAN - NORTHEAST
C6.0	GRADING PLAN - OVERALL
C6.1	GRADING PLAN - WEST
C6.2	GRADING PLAN - EAST
C6.3	GRADING PLAN - NORTHEAST
C6.4	GRADING PLAN - TYPICAL SECTIONS & KEY MAP
C6.5	GRADING PLAN - ENLARGED DETAILS
C6.6	GRADING PLAN - ENLARGED DETAILS
C7.0	UTILITY PLAN - OVERALL
C7.1	UTILITY PLAN - WEST
C7.2	UTILITY PLAN - EAST
C7.3	UTILITY PLAN - NORTHEAST
C7.4	SANITARY SEWER PROFILES
C7.5	WATER MAIN PROFILES
C8.0	VILLAGE DETAILS
C8.1	VILLAGE DETAILS
C8.2	VILLAGE DETAILS
C8.3	MWRD DETAILS
C8.4	IDOT DETAILS
C8.5	IDOT DETAILS
C8.6	IDOT DETAILS
C8.7	MISCELLANEOUS DETAILS
C8.8	ACO TRENCH DRAIN DETAILS
C8.9	STORMTECH DETAILS
C8.10	STORMTECH DETAILS

INDEX TO STORM WATER POLLUTION PREVENTION PLAN SHEETS	
NO.	**DESCRIPTION**
EC1.0	SWPPP TITLE SHEET
EC2.0	SWPPP GENERAL NOTES & SPECIFICATIONS
EC3.0	STORM WATER POLLUTION PREVENTION PLAN - OVERALL
EC3.1	STORM WATER POLLUTION PREVENTION PLAN - WEST
EC3.2	STORM WATER POLLUTION PREVENTION PLAN - EAST
EC3.3	STORM WATER POLLUTION PREVENTION PLAN - NORTHEAST
EC4.0	SWPPP TYPICAL DETAILS

INDEX TO MWRD EXHIBITS	
NO.	**DESCRIPTION**
EX1.0	DRAINAGE EXHIBIT - EXISTING CONDITIONS
EX2.0	DRAINAGE EXHIBIT - PROPOSED CONDITIONS
EX-R	MWRD MAINTENANCE & MONITORING EXHIBIT R

DRAINAGE STATEMENT:

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE PROPOSED DEVELOPMENT. IF ANY DRAINAGE PATTERNS WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS IN TO THE PUBLIC AREA, OR DRAINS APPROVED FOR THE USE BY THE MUNICIPAL ENGINEER, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGES TO ADJOINING PROPERTIES.

PHILIP A. CRUTTE 062-070701 LICENSED PROFESSIONAL ENGINEER STATE OF ILLINOIS
EXPIRES 11–30–27

Illinois Registered Professional Engineer No. 062-070701 — 03/02/2026 Date

LEGEND

Existing Symbol	Description	Proposed Symbol
	Storm Sewer Manhole	
	Catch Basin	
	Inlet	
	Flared End Section	
	Area Drain	
	Sanitary Sewer Manhole	
C.O.	Clean Out	C.O.
	Storm Sewer	
	Storm Sewer Service	
	Perforated Underdrain	
	Sanitary Sewer	
	Sanitary Sewer Service	
FM	Force Main	FM
W	Water Main	W
	Water Main Service	
	Fire Hydrant	
	Valve Vault	
	Valve Box	
	B-Box	
	Light Pole	
	Hand Hole	
	Fence	
	Pipe Bollard	
	Sign	
	Gas Valve	
G	Gas Line	G
E	Electric Line	E
OHW	Overhead Utility Line	OHW
	Electrical Pedestal	
E	Electric Manhole	E
	Guy Wire	
	Utility Pole	
	Telephone Pedestal	
T	Telephone Manhole	T
T	Telephone Line	T
CATV	Cable TV Line	CATV
	Cable TV Pedestal	
	Flagpole	
M	Mailbox	M
	Number of Parking Stalls	X
	Curb & Gutter	
	Depressed Curb	
C XXX.XX	Curb Elevation and	C XXX.XX
G/P XXX.XX	Gutter/Pavement Elevation	G XXX.XX
XXX.XX	Pavement Elevation	P XXX.XX
XXX.XX	Sidewalk Elevation	W XXX.XX
XXX.X +	Ground Elevation	XXX.X
Gr XXX.XX	Open Lid Frame & Grate	Gr XXX.XX
Rim XXX.XX	Closed Lid Frame & Lid	Rim XXX.XX
FG XXX.XX	Finish Grade	FG XXX.XX
GF XXX.XX	Garage Floor	GF XXX.XX
TF XXX.XX	Top of Foundation	TF XXX.XX
	Swale	
	Hardscape Flow	
	Softscape Flow	
XXX	Contour Line	XXX
	Normal Water Level	
	High Water Level	
	Deciduous Tree	
	Coniferous Tree	
	Bush	
	Brushline	
B-1	Soil Boring	B-1
	Over Land Flow Route	

PHILIP A. CRUTTE 062-070701 LICENSED PROFESSIONAL ENGINEER STATE OF ILLINOIS
EXPIRES 11–30–27

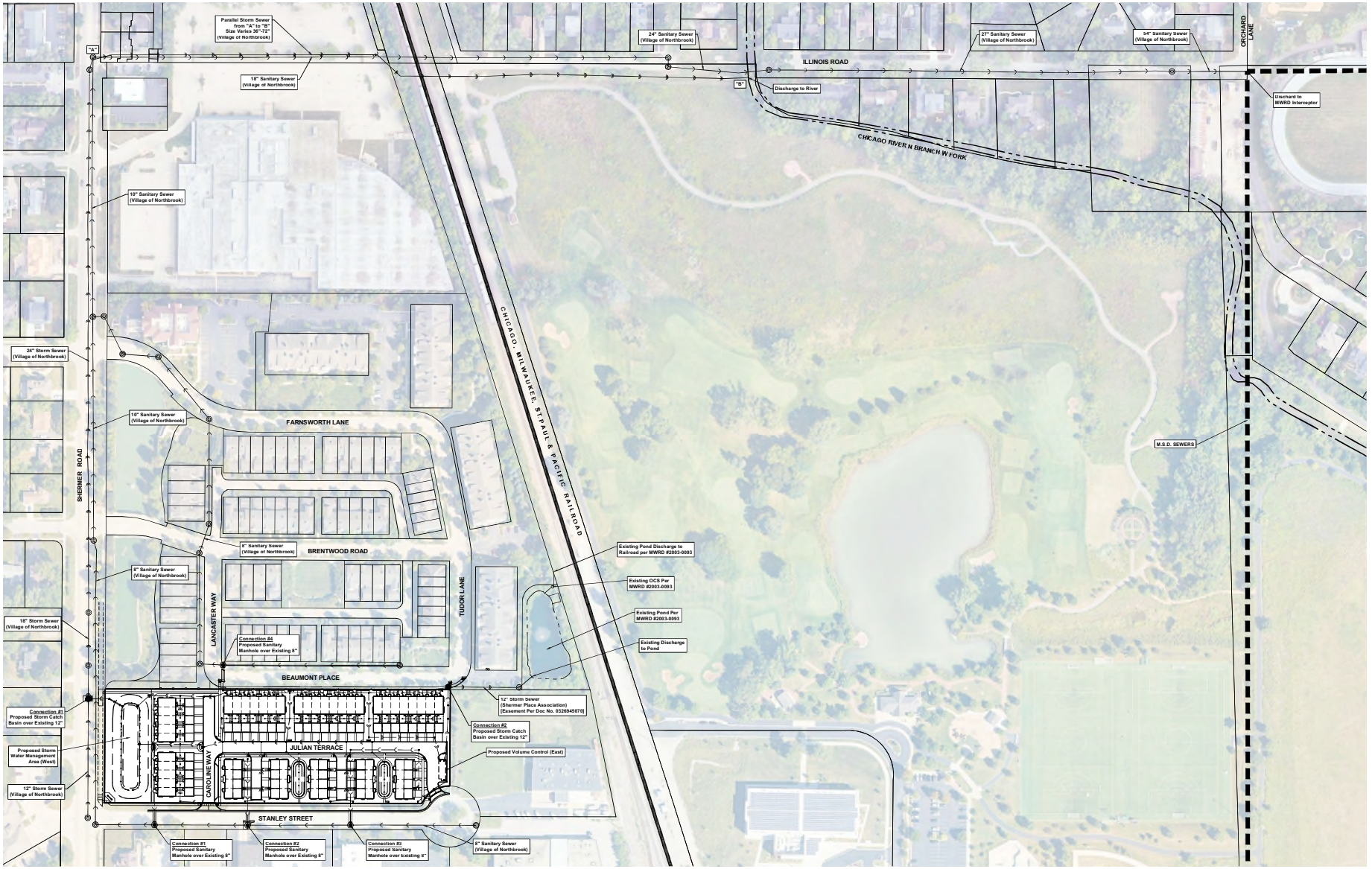
No.	Date	Revision
1.	4-13-2026	Per Village Review

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Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

TITLE SHEET
NORTHBROOK ROW
SITE IMPROVEMENT PLANS
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager: P A C
Engineer: J N
Date: 03/02/2026
Project No. 20-122
Sheet C1.0 / C8

©Haeger Engineering, LLC



SEWER ROUTING MAP

1" = 100'

EXISTING LEGEND

- STORM SEWER
- SANITARY SEWER
- M.S.D SEWER

PROPOSED LEGEND

- STORM SEWER
- SANITARY SEWER

NORTH

Scale: 1" = 100'

No.	Date	Revision
1	4-13-2026	Per Village Review

HAEGER ENGINEERING
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Illinois Professional Design Firm License No. 184-001132
www.haegerengineering.com

MWRD
SEWER ROUTING MAP
NORTHBROOK ROW
SITE IMPROVEMENT PLANS
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager: P A C
Engineer: J N
Date: 03/02/2026
Project No. 20-122
Sheet C1.1/CB

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Plot Date: Apr 13, 2026 - 10:17am Plotted By: jenny-h Layout: C1.1
File Name: P:\2020\20122\Drawings\Final Engineering\20122-C1.1-MWRD SEWER ROUTING MAP.dwg

GENERAL NOTES

1. Definition of Terms:
   a. "Owner" shall mean the person or entity with which Haeger Engineering, LLC has been contracted with to prepare the Plans and Specifications.
   b. "Engineer" shall mean Haeger Engineering, LLC.
   c. "Contractor" shall mean the persons or entities responsible for performing and constructing the work described in the Plans, Specifications and other Construction Documents including but not limited to furnishing all labor, materials, tools, equipments, and other incidentals necessary.
   d. "Plans and Specifications" shall mean the Engineering Drawings and any Specifications prepared by Haeger Engineering, LLC, the Engineer.
   e. "Jurisdictional Agency" shall mean any local, municipal, county, township, state or federal entity of government or other entity having jurisdiction of some aspect of the project from whom approval, permit and/or review and approval was required.
2. The Specifications governing this project are as follows:
   a. All applicable Village/City and other applicable Jurisdictional Agency Ordinances, Codes, Regulations, Requirements, Specifications, Standards, etc.
   b. Roadway and Earthwork construction shall conform to the Illinois Department of Transportation (IDOT) "Standard Specifications for Road and Bridge Construction", latest edition and any subsequent "Supplemental Specifications and Recurring Special Provisions" as well as any applicable IDOT Highway Standards. Hereafter these items shall be collectively be referred to as the IDOT Standard Specifications.
   c. Water Main, Storm Sewer, and Sanitary Sewer construction shall conform to the "Standard Specifications for Water and Sewer Construction in Illinois", latest edition.
   d. Soil Erosion and Sedimentation Control shall conform to the Illinois Environmental Protection Agency (IEPA) "Illinois Urban Manual" (IUM), latest edition and "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control", latest edition.
   e. Traffic Control shall conform to the "Manual of Uniform Traffic Control Devices" (MUTCD), latest edition, as well as the latest edition of the "Illinois Supplement to the MUTCD", and IDOT "Quality Standard for Work Zone Traffic Control Devices", latest edition.
   f. All handicap accessibility items shall conform to the Illinois Accessibity Code (IAC), latest edition.
   g. General Notes and Specifications contained herein or elsewhere as a separate document.

If a conflict, contradiction, or discrepancy occurs between any of the above Specifications the more stringent requirement shall apply, unless directed otherwise by the applicable Jurisdictional Agency.

3. Contract Documents:
   a. The Engineer's Plans and Specifications shall be included as part of the Contract Documents.
   b. All Contractors shall carefully examine the Plans and Specifications, and other Contract Documents prepared for the work. They shall visit the site of the work and acquaint themselves with all local conditions, codes, and requirements affecting the contract. If awarded the contract, they shall not be allowed extra compensation by reason of any unforeseen difficulties or obstacles which the Contractor could have discovered or reasonably anticipated or inferred prior to bidding or start of construction.
   c. Should it appear that the work covered by the Plans and Specifications or other Contract Documents is not sufficiently detailed or explained, a Request For Information (RFI) Form shall be submitted to the Engineer for further explanations and drawings as may be necessary to clarify the point in question prior to the contract award. It is the intention of the Contract Documents to provide a job complete in every respect. Incidental items or accessories necessary to complete the work may not be specifically noted or shown but that are necessary to complete the project shall be considered incidental to the Contract. The Contractor is responsible for the result and to turn over the project in complete operating condition, irrespective of whether the contract documents cover every individual item in minute detail.
   d. The Contractor shall review the subsurface exploration and geotechnical report (a.k.a. soil boring report) prepared by Testing Service Corporation dated April 1, 2021, to become familiar with the subsurface soil conditions for the site. Copies of all such soil boring reports for the property can be obtained from the Owner. If any additional soils data is needed to confirm the Contractor's opinions of the subsurface conditions, this shall be done at the Contractor's expense. The Contractor shall obtain the Owner's written authorization to conduct and schedule a supplemental soils investigation. The Owner and Engineer make no representation or warranty regarding the number, location, spacing or depth of borings taken, nor of the accuracy or reliability of the information given in the reports. Furthermore, the Owner and Engineer assume no responsibility for the possibility that during construction, the soil and groundwater conditions may vary between borings or are different than previously indicated. Any bracing, sheeting, dewatering or special construction methods deemed necessary by the Contractor in order to install the proposed improvements shall be considered incidental to the Contract and no additional compensation will be allowed.
4. Should any apparent errors, omissions, discrepancies or conflicts be discovered on the Plans, Specifications, Quantities or other Contract Documents by the Contractor, whether prior to or after the award of the contract, the Engineer's attention shall be called to the same before work is begun thereon, so that proper clarification can be provided or revision made. If any work is done without contacting the Engineer, it shall be considered that the Contractor has proceeded at their own risk and expense.
5. Whenever the performance of work is indicated on the Plans, and no specific item is included in the Contract for payment, the work shall be considered incidental to the Contract and no additional compensation will be allowed. The Contractor shall provide all necessary labor, material, equipment, etc. necessary to perform all the work required for construction of the proposed improvements.
6. The base plan/drawing for the Engineering Plans (existing conditions, site topography, utilities, rights-of-way, etc.) was obtained from the topographic survey prepared by:

   Haeger Engineering, LLC
   100 East State Parkway
   Schaumburg, IL 60173
   (547) 394-6600
   20-122

7. The Owner shall obtain the necessary approvals from the following Jurisdictional Agencies:

NOTE: The Project Engineer is to list all known required entities which approvals and/or permits are required. This list will vary with every Project, so again the Project Engineer will need to modify this example list and only list those that are applicable to their project.

   a. Village of Northbrook
   b. Metropolitan Water Reclamation District of Greater Chicago (MWRD)
   c. Illinois Environmental Protection Agency (IEPA) - Water and Sewer Division
   d. Illinois Environmental Protection Agency (IEPA) - Notice of Intent (NOI) General Permit to Discharge Storm Water Construction Site Activities

8. The Contractor, unless otherwise agreed upon in writing with the Owner prior to the start of Construction, shall at his own expense, obtain all other approvals including permits, licenses, etc., as may be required for the execution of this work as well as provide all necessary notices, pay all fees required, post bonds, obtain all necessary insurance, and comply with all laws, ordinances, rules, and regulations relating to the work and to the preservation of public health and safety. The Contractor shall also provide all required insurance and/or bonds as may be required by the Jurisdictional Agencies. In addition, the Contractor shall meet all of the requirements of any permits as might be issued for this work by other Agencies, and shall pay for at their sole expense any surety, insurance or bonds as may be required by the Jurisdictional Agencies.
9. No work shall proceed until the appropriate permit or permits have been obtained for the item or items to be constructed. If any work does proceed without the appropriate permits or approvals, it is being done without the permission or consent of the Engineer. The Contractor and Party authorizing the work to proceed shall be assumed to be proceeding at their own risk and the Engineer shall not be held liable or responsible for any work being performed without permit.
10. The Contractor shall indemnify and hold harmless the Owner, Engineer, Village/City, and other Jurisdictional Agencies as well as all of their respective officers, employees, agents, and Engineers from and against all losses, claims, demands, payments, suits, actions, recoveries, and judgment of every nature and description brought or recovered against them, by reason of any act, error or omission of said Contractor, their agents or employees in the execution of the work or in the guarding of it.
11. The construction shall be under the general inspection and observation of the designated individual authorized by the Village/City or other applicable Jurisdictional Agencies. The Village/City, Jurisdictional Agencies, Owner, and Engineer shall be notified at least two working days prior to the commencement of work.
12. The location of existing underground utilities such as water mains, sewers, gas lines, electric lines, cable TV lines, fiber optic lines, etc., as shown on the Plans, has been determined from the best available information and has been provided for the convenience of the Contractor. However, the Owner and Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered and that the actual location of those which are shown may be different from the location as shown on the Plans. The Contractor is to verify the location of all utilities prior to the start of work and is responsible for damage to the same. The Contractor shall contact J.U.L.I.E. or Digger by dialing 811 (Outside the City of Chicago - J.U.L.I.E.: 1-800-892-0123 or within the City of Chicago - Digger: 312-744-7000) and the Village/City Public Works Department for utility locates at least 48 hours, excluding weekends and holidays, before digging. For any utility companies which are not members of JULIE or DIGGER, the Contractor shall contact the Owners of each respective utility directly for utility locates at least 48 hours, excluding weekends and holidays, before digging.
13. In some instances, the existing utilities are shown on the Plans according to information obtained from the utility companies (atlas information) and/or surveys performed By Others. The Owner and Engineer do not guarantee the accuracy or completeness of this information. The Contractor shall be aware of potential conflicts with existing or other proposed utilities as indicated on the Plans or that become apparent as the result of field locates By Others. The Contractor shall make their own investigations as necessary to determine the existence, nature, and location of all utility lines and related appurtenances within the limits or adjacent to the proposed improvements. The Contractor shall locate all utilities far enough in advance to avoid all conflicts between existing utilities and proposed improvements and make the Engineer aware of any such conflicts. If the Contractor encounters a conflict between the proposed improvements and existing utility that was not located in advance by the Contractor, then the Contractor shall at no cost to Owner, relocate the proposed improvements and/or utility to avoid the conflict.
14. The Contractor will be required to cooperate with all utility companies involved in connection with the removal, temporary relocation, construction, reconstruction or abandonment by these companies of any and all services or facilities owned or operated by them within the limits or general vicinity of the proposed improvements. Further, at the direction of the Owner and Utility Companies the Contractor shall coordinate the location and install PVC sleeves as necessary under the proposed pavement, curbs, walks, etc. for utility companies to run their proposed utility lines.
15. Before doing any work which will damage, disturb or leave unsupported, or unprotected any utility lines or related appurtenances encountered, the Contractor shall notify the respective Owner thereof, who will make all arrangements for relocating, adjusting, bracing, or otherwise maintaining or abandoning service on lines that fall within the limits of the proposed construction without cost to the Contractor, including the removal of all cables, manhole covers and other related appurtenances which the Owner desires to salvage. After such arrangements have been made, the Contractor will proceed with the work as directed by the Engineer. All utility lines and related appurtenances which are abandoned shall be removed if necessary and legally disposed of legally off-site by the Contractor.
16. No extra compensation will be allowed by the Contractor for any expense incurred for complying with all of these aforementioned utility coordination and cooperation requirements, or because of delays, inconvenience or interruptions in their work resulting from the failure of any utility company to remove, relocate, construct, reconstruct or abandon their services. The responsibility for prompt and timely removal, relocation, reconstruction or abandonment of their facilities by all utility companies involved, and the coordination of their own work with that of these companies to the end that work on this improvement is not delayed because of the necessary changes in the existing utilities, public or private, shall rest upon the Contractor.
17. Prior to commencing work, the Contractor is to field check and verify all critical locations, elevations, materials, sizes, dimensions, and conditions affecting the work, and notify the Engineer immediately if there are any suspected discrepancies. No work shall be performed until the suspected discrepancy has been resolved. The Contractor shall also call to the attention of the Engineer any errors or discrepancies which may be suspected in the lines and grades which are established by the Surveyor, and shall not proceed with the work until any lines and grades which are to believed to be in error have been verified or corrected by the Engineer.
18. The Contractor shall maintain positive drainage at all times during construction. Construction shall not block off-site drainage and the flow from any drainage ways, field tiles, storm sewers or similar draining off-site properties. All on-site existing field tiles, storm sewers, drainage ways or similar encountered or damaged during construction shall be maintained, restored to their original pre-construction condition or better, properly re-routed, and/or connected to the proposed stormwater drainage system. If this can't be accomplished then the field tile should be repaired or re-routed with new pipe of similar diameter to the original line and put back in service. The Contractor shall notify the Engineer if any such field tiles are encountered. Whenever during any construction activities any loose material is deposited in the flow line of gutters, ditches, drainage structures, etc. such that the natural flow of water is obstructed, this material shall be removed by the responsible party.
19. Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and the IEPA National Pollutant Discharge Elimination System (NPDES) General Permit ILR10 from the Owner. The Owner together along with the Contractor and/or other entities if so designated by the Owner, shall be responsible for ensuring that all the requirements of the General Permit and the Storm Water Pollution Prevention Plan (SWPPP) including but not limited to the installation, maintenance as well as the installation of any additional measures necessary that may be required, and inspection of the soil erosion and sediment control measures as well as completing all of the necessary applicable certifications, reports, logs, etc. Inspections are required to be performed at least once every seven (7) calendar days and within twenty-four hours of the end of a storm event of 0.5 inches or greater (or snowfall) or greater. The SWPPP and all the required paperwork shall be kept on-site and be accessible and ready for viewing.
20. No construction activities, disturbance or fill shall occur within the limits of natural resources such as wetlands, floodplains, creeks, streams, ponds, lakes, basins, reservoirs, etc. or their respective buffers unless specifically authorized by the Village/City and Jurisdictional Agencies and further permitted. The Contractor shall take sufficient precautions to protect these natural resources that are to remain, whether on-site or on adjacent property, to protect them from sediment, fuels, oils, bitumens, calcium chloride, or other harmful materials that may be a detriment to the site. The Contractor shall conduct and schedule Construction so as to avoid siltation, or other disturbance to impact to these natural resource areas. The Contractor shall not disturb or otherwise impact these designated natural resource areas, or areas that have been designated to be protected or as essential habitat for State or Federal listed endangered or threatened species, or Prairie or Savannah areas where the Owner has made commitments. Also, all areas designated to be protected as naturally occurring natural resource areas, prairies, savannahs, or areas or locations suspected of containing protected species are identified during construction, the Contractor shall not disturb them unless written permission to do so is granted by the Owner or applicable Jurisdictional Agency. If the Owner, Engineer, or applicable Jurisdictional Agency determines that additional measures are necessary to prevent or mitigate project effects on natural resource areas, prairies, savannahs, protected species, or essential habitat the Contractor shall cooperate in accomplishing these measures.
21. The Contractor shall confine their activities to within the project boundaries, work areas, or easements specified. No work shall be performed on adjacent private property or outside the project work areas without the written permission of the respective Owner. The Contractor shall be liable for damage caused to existing or newly installed improvements as well as any damage on adjacent property or areas outside designated work areas, provided damage us a result of Contractor action, or lack thereof.
22. The Contractor is responsible for returning all areas affected by equipment, materials and/or laborers to pre-construction condition or better. This includes any existing utilities or improvements, including but not limited to pavements, curbs, drives, trees, and parkways damaged or removed during construction shall be promptly restored to their respective original pre-construction condition or better. The Contractor is also responsible for protecting all newly constructed work from damage until the project has been completed and has been approved and accepted by the Owner.
23. Clean-up and final restoration shall be performed upon completion of each phase of the work or when directed to do so by the Owner, so that these areas will be restored as nearly as possible to their original pre-construction condition or better, and shall include but not be limited to, restoration of maintained lawns and rights-of-way, driveways, sidewalks, ditches, landscaping, fences, mailboxes, storm sewers, drain tiles, sanitary sewers, water mains, etc. It shall also be the responsibility of the Contractor to remove from the site any and all materials and debris which results from their construction operations at no additional expense to the Owner.
24. All proposed grades shown on the Plans shall be considered to be finished grade surface elevations unless noted otherwise.
25. Construction staking/layout shall be provided by the Contractor and shall be included in the Contract Price unless otherwise agreed upon in writing with the Owner prior to the start of Construction.
26. All Construction means and methods, techniques, procedures, scheduling, sequencing, and job site safety is the sole responsibility of the Contractor.
27. The Contractor shall observe and comply with all the Occupational Safety and Health Administration (OSHA) standards, rules and regulations, as well as any other applicable local, state and federal safety requirements.
28. All trenching, shoring, bracing and construction work performed shall be in accordance with the Occupational Safety and Health Administration (OSHA) standards.
29. The Contractor shall take whatever steps necessary to protect the public from open trenches, excavations, and other site obstructions or hazards. No trenches, excavations or holes in the pavement or parkway are to be left open over a holiday, weekend, or after 3 p.m. on the day preceding a holiday or weekend.
30. During construction, the Contractor and their Sub-Contractors shall keep the premises clean by removing all rubbish, debris, waste material and other accumulations as necessary. The Contractor shall clean the premises to the satisfaction of the Village/City and Owner.
31. The Contractor shall ensure that any appropriate equipment and material including street sweepers and end loaders available on-site at all times when equipment or vehicles are using existing public or private roads and/or pavement. The Contractor shall immediately remove any sediment or debris including but not limited to dirt, mud, concrete, gravel, sand, stones, plant material, refuse, garbage, oil, grease, etc. deposited on any roadway, street, walk, alley or other pavement by any equipment, vehicles or personnel associated with this project. This work shall be considered incidental to the Contract.
32. The Contractor shall at all times maintain proper dust control at the site and shall have a watering truck readily available during all working hours. The Contractor shall maintain the entire site whenever the site conditions become unhealthy due to blowing soil or dust. The site shall be watered as many times per day as necessary to maintain a healthy work site as determined by the Owner or Engineer. Water for non-exempt uses shall not be obtained from any fire hydrant, unless the fire hydrant is metered with a proper backflow preventer in accordance with Village/City or Jurisdictional Agency requirements. The cost to furnish dust control shall be incidental to the cost of Construction.
33. Trees not marked for removal shall be protected as necessary by the Contractor. In the event that a tree is damaged by the Contractor during construction, the Contractor shall replace such tree with a tree or trees as approved by the Village/City and Jurisdictional Agencies. In addition to meeting specific tree replacement requirements, the damaged existing or newly planted tree shall be replaced in accordance with the procedures outlined in Section 201 of the IDOT Standard Specifications. The Contractor shall ensure that all trees that are to be saved are adequately tagged and identified with the applicable tree protection requirements and shall be held responsible for the replacement of all damaged trees not designed for removal, and any penalties associated with the unapproved removal of trees.
34. Where overhanging branches, limbs, or trees interfere with the required construction activities, said branches, limbs, or roots shall be trimmed or pruned as necessary in accordance with Section 201 of the IDOT Standard Specifications. This work shall be performed under the supervision of an approved arborist or landscape architect.
35. The Contractor is responsible for the installation and maintenance of adequate signs, traffic control devices, and warning devices, in accordance with the Plans, applicable IDOT Standard Specifications and the MUTCD Standards to inform and protect the public during all phases of construction. The Contractor shall provide all signage, barricades, devices, equipment, personnel, etc. necessary to provide for safe and efficient traffic flow in all areas where the work will interrupt, interfere or cause to change in any fom, the conditions of traffic flow that existed prior to the commencement of any portions of the work. Roadways shall remain open to a degree satisfactory to the Owner or applicable Jurisdictional Agency which at their discretion may require the Contractor to furnish traffic control under these or other circumstances where in their opinion it is necessary for the protection of life and property. Emergency vehicle access along with access to fire hydrants shall be maintained at all times. Further, unless authorized by the Owner, all existing access points shall be maintained at all times by the Contractor.
36. Where noted in the Plans, the Contractor shall have Shop Drawings and any other required supporting documentation or calculations prepared and submitted for review and approval prior to any fabrication, placement, or construction. If structural elements such as retaining walls are required, the drawings and any required supporting design calculations must be prepared, and signed and sealed by an Illinois licensed Structural Engineer.
37. The Contractor is responsible for having a set of approved Plans and Specifications with the latest revision date on the job site at all times during the construction period.
38. The Contractor shall maintain a clean, legible, undamaged set of Field Marked Construction Plans. These Field Marked Construction Plans shall show the location of the actual installed location of all underground utilities including related appurtenances (sanitary, storm, water, service stubs, gas, telephone, electric, cable TV, etc.) giving particular attention to concealed elements that would be difficult to measure and record at a later date. Any approved modifications, deviations, or alterations from the approved Plans should also be noted and shown on these Field Marked Construction Plans. These Field Marked Construction Plans shall be provided to the Owner/Engineer at the completion of construction.
39. All work that is performed that is not in conformity with the Plans, Specifications or other Contract Documents or that is defective shall be removed and replaced, or otherwise corrected or remedied by and at the sole expense of the Contractor. Any unsatisfactory work or work performed beyond the limits or in excess of that shown on the Plans will not be measured or paid for.
40. All work performed under the Plans, Specifications or other Contract Documents shall be guaranteed against all defects in materials and workmanship of whatever nature by the Contractor and his surety for a minimum period of 12 months from the date of final acceptance of the work by the Village/City, other applicable Jurisdictional Agencies, and the Owner, unless otherwise agreed upon in writing with the Owner prior to the start of construction.
41. Before acceptance by the Owner and prior to final payment all work shall be inspected and approved by the Owner or designated representative. Final payment will be made after the Contractor's work has been approved and accepted or as required by the Contract Documents.
42. If required, the Owner shall have As-built or Record Drawings prepared and submitted to the Village/City and all other applicable Jurisdictional Agencies for approval after the completion of construction. These drawings shall be prepared in accordance with the Village/City and other applicable Jurisdictional Agency requirements. The As-built or Record Drawings must be prepared, and signed and sealed by a registered professional Engineer in Illinois.

DEMOLITION AND CLEARING

1. The Contractor shall perform all demolition, clearing, grubbing, and tree removal and protection work in accordance with all applicable Federal, State, County and Local requirements or as noted in the Plans.
2. Prior to the commencement of any demolition or clearing activities, the Owner or Contractor shall obtain all applicable permits to disconnect the existing utility services to each building proposed for demolition.
3. The Contractor shall coordinate all demolition work with the Village/City, utility companies, and other Jurisdictional Agencies, so as to make the protection of all existing sewer, water main, and other utilities, and further to ensure that proper stormwater conveyance is attained until the proposed improvements can be installed and placed into operation.
4. Clearing shall consist of the removal and legal disposal of all obstructions such as trees, hedges, fences, walls, accumulations of rubbish of whatever nature, and all logs, shrubs, brush, grass, weeds, and other vegetation and stumps. These items shall be removed wherever they are found within the street right-of-ways or within the limits of construction. Trees to be saved or protected shall be identified by the Engineer on the Plans or in the field. All trees except those designated to be saved or protected, as well as all shrubs and hedges within the limits of construction, shall be removed and completely and legally disposed of off-site or as otherwise designated on the Plans or authorized by the Owner. Trees designated to be saved or protected as indicated on the Plans or as directed by the Engineer, shall be protected by barrier fencing in accordance with the procedures outlined in Section 201 of the IDOT Standard Specifications.
5. All items shown to be removed on the Plans including items not specifically called but necessary to be removed to construct the proposed improvements shall be demolished or removed as necessary and disposed of legally off-site or as approved by the Owner.
6. Existing utilities to be disconnected shall be done so at the main or as directed by the applicable Jurisdictional Agency or as noted on the Plans.
7. Utilities marked to be abandoned shall be abandoned as required by the applicable Jurisdictional Agency or as noted on the Plans.
8. All existing pavement or concrete to be removed shall be saw-cut along the limits of the proposed removal to provide a clean vertical edge. The cost of saw-cutting shall be considered incidental to the removal of each item.
9. All voids left by any item removed under any proposed building, pavement walk or other structural areas or within zones of influence thereof shall be properly backfilled with suitable backfill material and/or compacted as necessary by the Contractor.
10. The Contractor shall implement a daily program for dust control as it relates to the demolition and clearing activities. This program is to be approved by the Village/City prior to the start of any demolition or clearing work.
11. All existing building services serving buildings that are to be removed shall be disconnected and removed as required by the applicable Jurisdictional Agency.
12. All existing wells shown on the Plans to be abandoned or that are discovered during the course of construction shall be exposed and cut-off three (3) feet below the proposed finished grade and sealed by the Contractor in accordance with Section 550 of the "Illinois Water Well Construction Code", latest edition, or as required by the Health Department or by any other Local, County, State or Federal rules and regulations.
13. All existing septic tanks, grease traps or similar shown on the Plans to be abandoned or that are discovered during the course of construction shall have all liquids and solids removed and disposed of legally off-site by a licensed contractual waste hauler in accordance with the requirements of the Health Department or as required by any Local, County, State or Federal rules and regulations. The structures shall then be removed and disposed legally off-site or broken in-place, so as not to hold liquid, and backfilled with suitable materials by the Contractor or as required by the Health Department or by any other Local, County, State or Federal rules and regulations.
14. Any material containing asbestos or other hazardous materials found within existing structures or other items shown to be removed in order to construct the proposed improvements shall be removed from the site and legally disposed of off-site by the Contractor in accordance with applicable County, State or Federal rules or regulations.
15. All fire access lanes or routes located within the existing project area shall remain in service, clean of debris, and accessible for use by emergency vehicles at all times while demolition and clearing work is being performed.
16. It shall be the responsibility of the Contractor to legally remove from the site any and all materials and debris which results from their demolition or clearing operations at no additional expense to the Owner. Burning or incineration on the site is not permitted.

EARTHWORK AND GRADING

1. All earthwork and grading activities shall be performed in accordance with the IDOT Standard Specifications or as noted in the Plans. Included in this work, but not necessarily limited to the following are: stripping and stockpiling of topsoil, mass grading and fine grading of the site and roadways, excavation of unsuitable materials and adequate disposal of unsuitable materials and their replacement with suitable materials where required, construction of detention ponds, berm construction, and miscellaneous topsoil respread and seeding.
2. Any earthwork quantities, calculations, summaries that have been furnished by the Engineer are for information purposes only and are provided without any guarantee by the Owner or Engineer whatsoever as to their sufficiency or accuracy. They are intended to be used solely as a guide for the Contractor in determining the scope of the completed project. It is the responsibility of the Contractor to determine all material quantities and apprise themselves of all site conditions. The Contractor warrants that he has performed his own investigations as necessary and his own calculations to determine site soil conditions and earthwork quantities. The Engineer makes no representation or guarantee regarding earthwork quantities or that the earthwork for this project will balance due to the varying field conditions, changing soil types, allowable construction tolerances and construction methods that are beyond the control of the Engineer. In the event that the Earthwork is indicated to be Lump Sum then the Contract Price submitted by the Contractor shall be considered as Lump Sum and shall include all items necessary for the complete project and no claims for extra work will be recognized unless authorized in writing by the Owner.
3. The soil boring reports for the subject property can be obtained from the Owner. The information presented in these reports is solely for the guidance of the Contractor. The Owner and the Engineer make no representation or warranty regarding the information contained in the boring logs or soils report. The Contractor shall make their own investigations and shall plan their work accordingly. Arrangements to enter the property during the bidding phase may be made upon request of the Owner. There will be no additional payment for expenses incurred by the Contractor resulting from adverse soil or ground water conditions.
4. The initial establishment of soil erosion and sediment control measures such as the placement of erosion control silt fence, stabilized construction entrance, inlet protection, etc. shall be installed by the Contractor prior to the start of demolition, grading and stripping.
5. All earthwork and grading operations are to be supervised and inspected by a qualified Geotechnical/Soils Engineer or their designated representative. All testing, inspection, observation, and supervision of soil quality, unsuitable soil removal and its replacement, compaction testing, ensuring ponds and retention areas hold/retain water and other soils related operations shall be entirely the responsibility of the Geotechnical/Soils Engineer. Furthermore, no undercut or other recommended remediation work shall be performed without authorization by the Owner and documentation of extent by the Geotechnical/Soils Engineer.
6. A qualified Geotechnical/Soils Engineer or their designated representative shall observe the construction of the retention and detention areas including berming to ensure the areas will be capable of holding the designated normal and high water levels. Gravel or sand seams, or other conditions which may be encountered and which might tend to damage the areas shall be remedied as directed by the Geotechnical/Soils Engineer.
7. Topsoil stripping or excavation shall initially consist of the removal of the uppermost layers of organic soil and stockpiling at a location shown on the Plans, in another area deemed appropriate by the Contractor and approved by the Owner, or at a location specified by the Owner or Engineer. No stockpile location shall be finalized without the explicit approval from the Owner. Further, stockpiles shall not be located within flood prone areas or within designated buffer areas.
8. Stripping of vegetation or ground cover, grading, or other soil disturbance activities shall be done in a manner which will minimize soil erosion. Further, the disturbance shall be kept to a minimum and all disturbed areas shall be stabilized with temporary or permanent measures within fourteen (14) days of active hydrologic disturbance or re-disturbance.
9. The Contractor shall take precautionary measures to minimize earthwork and other activities in the areas where trees are to be saved or protected as to not cause injury to roots or trunks.
10. Embankment placement including preparation of existing ground surface prior to embankment placement and compaction shall be in accordance with Section 205 of the IDOT Standard Specifications. All embankments located within structural fill areas or zones of influence thereof shall be constructed to a minimum 95% of the modified proctor density in accordance with ASTM D1557. Embankments located in non-structural fill areas shall be constructed to a minimum of 90% of the modified proctor density in accordance with ASTM D1557.
11. Topsoil respread shall consist of placing a minimum of a four (4) inch layer of topsoil or depth indicated on the Plans over the disturbed unpaved areas within the construction limits. These areas shall then be seeded, sodded, landscaped, stabilized, etc. as indicated on the Plans.
12. Sod shall be placed on all disturbed areas within the right-of-way and at other locations indicated on the Plans.
13. Refer to the Landscape Plans prepared By Others for additional information on the landscaping and ground cover requirements.
14. Completed subgrade grading and final finished grading for all proposed improvements shall be within a tolerance of plus or minus one-tenth (0.1) foot of the design elevation.
15. Contractor shall provide uniform slopes between proposed grades and smooth vertical curves/transitions through all high and low points. Smooth transitions shall be provided where any proposed improvements match into or abut existing improvements.
16. The subgrade for the proposed streets and other pavement areas shall be proof-rolled by the Contractor in the presence of the Village/City Engineer or applicable Jurisdictional Agency and the Geotechnical/Soils Engineer. Any unstable areas or failures encountered shall be removed and replaced or remediated as directed by the Village/City Engineer or applicable Jurisdictional Agency and Geotechnical/Soils Engineer. Any unstable areas or failures encountered and remediation method including approximate size, quantity, etc. shall be documented by the Geotechnical/Soils Engineer.
17. It shall be the responsibility of the Contractor to legally remove from the site any and all materials and debris which results from their construction operations at no additional expense to the Owner. Burning or incineration on the site is not permitted.

SEWER AND WATER MAIN GENERAL NOTES

1. All sanitary sewers, storm sewers and water mains as well as their services and other related appurtenances shall be constructed and tested in accordance with the "Standard Specifications for Water and Sewer Construction in Illinois", latest edition, the requirements of the applicable Jurisdictional Agency, and the applicable Typical Details.
2. Rough grading shall be within one (1) foot of finished subgrade elevation shall be completed prior to the commencement of the underground utility construction.
3. Trench excavation, bedding and backfill, and compaction for sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances shall be in accordance with applicable Trench Section Details.
4. When in the opinion of the Geotechnical/Soils Engineer, unsuitable soil conditions are encountered within utility trenches which require the removal of unsuitable materials below the depth of the bedding specified, the Contractor shall remove the unsuitable soils and replace the material with granular compacted bedding material as directed by the Geotechnical/Soils Engineer, Village/City or other applicable Jurisdictional Agency. The details of the required removal and replacement shall be documented by the Geotechnical/Soils Engineer and witnessed by the Contractor. This work, when approved by the Owner and Geotechnical/Soils Engineer, will be measured and paid for at the contract unit price per cubic yard in place for unsuitable soil which price shall include the removal and off-site disposal of unsuitable soil, the additional bedding material, and all labor, materials and equipment required to perform the work as specified.
5. All utility trenches for the proposed sanitary sewer, storm sewer, water main and services lying under or where the inner edge of the trench is within two (2) feet of any pavement area, curb, curb and gutter, stabilized shoulder, sidewalk, building, utility crossing or other structural area shall be backfilled with select granular backfill material and compacted as noted on the Plans.
6. The Contractor shall be responsible for dewatering any excavation for the installation of sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances. Any dewatering required to construct the proposed underground improvements shall be considered incidental to the respective underground improvement.
7. Connections to an existing sewer main shall be to an existing service stub, wye, tee, or manhole where possible. Sewer connections to existing sanitary manholes shall be machine cored. All pipe connections to sanitary structures shall be made with flexible waterstop gasket/boot (resilient connector) conforming to ASTM C923.
8. When connecting to an existing sewer main by means other than an existing service stub, wye, tee, or manhole, one of the following methods shall be used:
   a. Circular saw-cut of sewer main by proper tools ("sewer-tap" machine or similar) and proper installation of a suitable hub-wye saddle or hub-tee saddle.
   b. Remove the entire Section of pipe breaking only the top of one bell and replace with a wye or tee branch Section.
   c. With pipe cutter, neatly and accurately cut out the desired length of pipe for insertion of proper fittings, using "Band-Seal" or similar flexible type couplings to hold it firmly in place.
   d. Other method approved by Jurisdictional Agency.
9. "Band-Seal" or similar flexible type couplings shall be used in the connection of sewer pipe of dissimilar materials.
10. The Contractor shall mark the locations of the ends of the service stubs with 4"x4" wood posts extending a minimum of three (3) feet above the ground. The top twelve (12) inches of each post shall be painted green for sanitary, white for storm, and blue for water. The Contractor shall keep accurate records of all service connection locations.
11. All structures including but not limited to frames and lids or grates, cleanouts, b-boxes, etc. shall be adjusted as necessary by the Contractor to final finished grade elevation.
12. All sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances shall be thoroughly cleaned to the satisfaction of the Village/City, Owner, and Engineer as necessary during construction, prior to inspection and testing, and at the end of the project.
13. The Contractor shall coordinate the testing and televising so that it can be witnessed by the applicable Jurisdiction Agency.
14. The cost of the cleaning, televising, and testing shall be considered incidental to the Contract.
15. All deficiencies and defects observed as well as any necessary corrective work required as the result of testing or television inspection shall be performed by the Contractor at no additional cost to the Owner and without delay. All dips, cracks, leaks, improperly sealed joints and departures from the approved grades and alignment shall be repaired by removing and replacing the involved sections of pipe. Upon completion thereof, the sewer shall be retested and/or re-televised and such further inspection made as may appear warranted by the Owner or as required by the Jurisdictional Agency.
16. Refer to Sanitary Sewer, Storm Sewer, Water Main and Water Main Protection Requirements for additional requirements.
5. External chimney seals shall be provided on all sanitary manholes and all sanitary manholes shall be watertight.
6. Sanitary manhole frames and lids shall be Neenah R-1713 with Type B, self-sealing, watertight lids with concealed pick holes or approved equal, unless noted otherwise in the Plans. Sanitary manhole lids shall be imprinted with the word "SANITARY" cast into the lid.
7. Manhole steps shall be furnished and installed in all Sanitary and Storm structures in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and as shown on the Plans. Steps shall be polypropylene coated steel core reinforced steps with slip, load, and pullout ratings in accordance with ASTM C478 and OSHA requirements. The steps shall be placed uniformly at twelve (12) to sixteen (16) inches on-center and shall be located directly below the manhole frame opening and shall not be located directly over a pipe opening with the alignment of the steps generally perpendicular to the pipe flow direction wherever possible.
8. An external drop manhole structure in accordance with Plans or other Jurisdictional Agency requirements shall be provided where the difference between inverts is greater than or equal to two (2) feet.
9. The minimum cover over sanitary sewer lines and services shall be three (3) feet.
10. The minimum sanitary service line size shall be 6-inch diameter pipe at a 1.0% minimum slope. All services stubs shall be capped with a watertight plug until connection is ready to be made. The plug shall be properly secured to withstand the required test pressures.
11. Sanitary sewer service risers shall be installed where the mainline sewer depth is greater than twelve (12) feet or in locations indicated on the Plans.
12. Cleanouts shall be provided in locations shown on the Plans or as required by the Jurisdictional Agency.
13. All floor drains shall discharge into the sanitary sewer.
14. External grease traps, if applicable, shall be provided in accordance with the Jurisdictional Agency requirements at the locations shown on Plans. Contractor shall submit shop drawings for review and approval prior to ordering or fabricating the grease trap.
15. Sanitary sewers and related appurtenances shall be tested and televised in accordance with the following:
   a. All sanitary sewers shall be tested for acceptability by either an air test, infiltration of water test, or exfiltration of water test or a combination thereof in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition or in accordance with the requirements of the Village/City or applicable Jurisdictional Agency, whichever is more restrictive. The maximum allowable rate of infiltration or exfiltration shall not exceed 200 gallons per inch diameter of pipe per mile of pipe per day.
   b. All flexible pipe sanitary sewers shall be deflection tested in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition or in accordance with the requirements of the Village/City or applicable Jurisdictional Agency, whichever is more restrictive. Deflection shall not exceed the manufacturer's recommended deflection limits or a maximum of 5% of the nominal diameter of the pipe, whichever is more stringent.
   c. All sanitary manholes shall be tested for watertightness using a leakage test in accordance with ASTM C969 - "Standard Practice for Infiltration and Exfiltration Acceptance Testing of Installed Precast Concrete Pipe Sewer Lines" or ASTM C1244 - "Standard Test Method for Concrete Sewer Manholes by the Negative Pressure (Vacuum) Test Prior to Backfill".
   d. The Contractor shall televise all newly constructed sanitary sewers in accordance with applicable Jurisdictional Agency requirements prior to the completion of the project and final acceptance. A copy of the inspection video shall be provided to the applicable Jurisdictional Agency and the Engineer for review.

No.	Date	Revision
1.	4-13-2026	Per Village Review

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GENERAL NOTES & SPECIFICATION
NORTHBROOK ROW SITE IMPROVEMENT PLANS
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	J N
Date:	03/02/2026
Project No.	20-122
Sheet	C2.0 / C8

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Plot

STORM SEWER

1. Refer to Sewer and Water Main General Notes for additional requirements.
2. Storm Sewer Pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Reinforced Concrete Pipe (RCP) conforming to ASTM C76 with O-Ring gasket joints conforming to ASTM C443. Pipe class shall be per Section 550 of IDOT Standard Specifications, except that pipe shall be a minimum Class III in non-structural areas (i.e., grass, parkway, etc.) and a minimum of Class IV in or within zone of influence of all structural areas (i.e., roadways, parking lots, curbs, walks, etc.).
   b. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D3034 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3212.
   c. High Density Polyethylene (HDPE) Pipe with smooth wall interior conforming to ASTM D3350 with joints conforming to ASTM D3212 and ASTM D3350.
   d. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
3. Where water main quality pipe and joints are required to meet the water main protection requirements the storm sewer pipe shall be constructed from one or more of the following materials as specified on the:
   a. Reinforced Concrete Pipe (RCP) conforming to ASTM C361 with O-Ring gasket joints conforming to ASTM C443 and C361. Pipe class shall be per Section 550 of IDOT Standard Specifications, except that pipe shall be a minimum Class III in non-structural areas (i.e., grass, parkway, etc.) and a minimum of Class IV in or within zone of influence of all structural areas (i.e., roadways, parking lots, curbs, walks, etc.).
   b. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3139 and F477.
   c. High Density Polyethylene (HDPE) pressure pipe with smooth wall interior and joints conforming to AWWA C-906.
   d. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
4. Non-circular reinforced concrete pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Reinforced Concrete Arch Pipe in accordance with ASTM C506 and AASHTO M206.
   b. Reinforced Concrete Elliptical Pipe in accordance with ASTM C507 and AASHTO M207.
   c. Reinforced Concrete Box Culvert Sections in accordance with ASTM C1433.
5. All storm structures shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478. If the structure diameter is not specified in the Plans the required manhole diameter shall be determined by size of pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings. If specified, the ductile iron pipe and fittings shall be encased by a polyethylene encasement with an 8 mil thickness, Class C (Black) conforming to ANSI A21.5 and AWWA C105. Installation of DIP and fittings shall be in accordance with AWWA C600.
   b. Polyvinyl Chloride (PVC) Pipe, SDR 18 conforming to AWWA C900 (4"-12" Cover Diameters) and AWWA C905 (14"-48" diameters) with a pressure rating of 235 conforming to ASTM D2241 and joints in accordance with ASTM D3139 with elastomeric seals in accordance with ASTM F477. Installation of PVC pipe and fittings shall be in accordance with AWWA C605.
   c. High Density Polyethylene (HDPE) pressure pipe and fittings for water main in accordance with AWWA C906, DR 11, 160 psi, with ductile iron pipe outside dimension.
3. Where water main quality pipe and joints are required to meet the water main protection requirements the storm sewer pipe shall be constructed from one or more of the following materials as specified on the:
   a. Reinforced Concrete Pipe (RCP) conforming to ASTM C361 with O-Ring gasket joints conforming to ASTM C443 and C361. Pipe class shall be per Section 550 of IDOT Standard Specifications, except that pipe shall be a minimum Class III in non-structural areas (i.e., grass, parkway, etc.) and a minimum of Class IV in or within zone of influence of all structural areas (i.e., roadways, parking lots, curbs, walks, etc.).
   b. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3139 and F477.
   c. High Density Polyethylene (HDPE) pressure pipe with smooth wall interior and joints conforming to AWWA C-906.
   d. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
4. Non-circular reinforced concrete pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Reinforced Concrete Arch Pipe in accordance with ASTM C506 and AASHTO M206.
   b. Reinforced Concrete Elliptical Pipe in accordance with ASTM C507 and AASHTO M207.
   c. Reinforced Concrete Box Culvert Sections in accordance with ASTM C1433.
5. All storm structures shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478. If the structure diameter is not specified in the Plans the required manhole diameter shall be determined by size of pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings. If specified, the ductile iron pipe and fittings shall be encased by a polyethylene encasement with an 8 mil thickness, Class C (Black) conforming to ANSI A21.5 and AWWA C105. Installation of DIP and fittings shall be in accordance with AWWA C600.
   b. Polyvinyl Chloride (PVC) Pipe, SDR 18 conforming to AWWA C900 (4"-12" Cover Diameters) and AWWA C905 (14"-48" diameters) with a pressure rating of 235 conforming to ASTM D2241 and joints in accordance with ASTM D3139 with elastomeric seals in accordance with ASTM F477. Installation of PVC pipe and fittings shall be in accordance with AWWA C605.
   c. High Density Polyethylene (HDPE) pressure pipe and fittings for water main in accordance with AWWA C906, DR 11, 160 psi, with ductile iron pipe outside dimension.
3. Ductile iron fittings or cast iron fittings shall conform to ANSI A21.10 and AWWA C111; and compact ductile iron fittings shall conform to ANSI A21.53 and AWWA C153.
4. All water structures shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478 and shall have a minimum inside diameter of 48-inches. If structure diameter is not specified in the Plans the required structure diameter shall be determined by size of pipes and appurtenances that need to be located within said structure. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Water structures shall have concentric cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20/HS-20 loading requirement. Catch Basins shall have the same depth as specified in the Plans. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar.
5. Valve vaults shall have minimum inside diameter of forty-eight (48) inches for eight (8) inch diameter and smaller valves, and have a minimum inside diameter of sixty (60) inches for ten (10) inch and larger valves.
6. Water services 2 ½ inches in diameter and smaller shall be Type K Copper for underground services conforming to ASTM B88 and ASTM B251. Larger diameter water services shall be of same pipe and joint materials as the mainline water main or as noted on the Plans.
7. The minimum cover from finished grade to the top of the water main and water services shall be 5.5 feet.
8. Water main fittings (i.e., bends, elbows, tees, reducers, etc.) may not be specifically referenced on the Plans and are to be considered incidental and included in the linear footage cost of the watermain.
9. The standards for maximum deflection at pipe joints and laying radius for the various pipe types and lengths shall be per the following:
   a. Ductile Iron Pipe (DIP) - AWWA C600.
   b. Polyvinyl Chloride (PVC) Pipe - AWWA C900.
   c. High Density Polyethylene (HDPE) - Per Manufacturer's requirements.
10. Thrust blocking shall be installed on water mains at all tees, elbows, plugs, and bends 11 ¼ degrees or greater etc. per the "Standard Specifications for Water and Sewer Construction", latest edition. Thrust blocking shall be poured in place Portland Cement Concrete.
11. All bends greater than 10 degrees, hydrants, tees, and fittings shall be mechanical joint with Mega-Lug retaining glands or Field Lok gasket in casings, between fittings and at grade changes.
12. All bolts and nuts shall be stainless steel.
13. A tracer wire shall be installed on all non-metallic water mains. The wire shall be continuous from valve vault to valve vault.
14. Frame and lids for water structures shall be Neenah R-1713 or approved equal and lids shall be imprinted with the word "WATER" cast into the lid.
15. All water valves, fire hydrants, b-boxes, corporation stops, curb stops, ground key stops, service boxes, tapping sleeves, and other water main related appurtenances shall conform to Village/City or applicable Jurisdictional Agency Requirements and shall furnish and install the same. Contractor shall verify exact model, style, type, and manufacturer required prior to ordering. All fire hydrants shall be painted in accordance with the applicable Jurisdictional Agency requirements.
16. Valves shall be non-rising stem type and shall close by turning clockwise. All valves shall be resilient wedge gate or ball valves, except that butterfly valves shall be installed on all water mains 16" diameter and larger, conforming to AWWA C500 with a minimum rated working pressure of 200 psi and in accordance with applicable Jurisdictional Agency requirements. Specialty valves and fittings such as cut-in-valves, tapping sleeves and valves, pressure reducing valves, insertion valves, and air release valves shall conform to the requirements of the applicable Jurisdictional Agency requirements and shall be installed at locations indicated on the Plans.
17. When making connections to existing water mains requires a shutdown that requires an interruption in service, the Contractor shall contact the Owner of the water main and they shall mutually agree upon a date and a time for connections which will allow ample time to perform the work required in order to make the required connection. Notifications of all users to be affected by the interruption shall be provided a minimum of twenty-four (24) hours prior to the service interruption. All water mains opened to atmosphere must be disinfected prior to returning the water main to service.
18. Water Main and related appurtenances shall be tested in accordance with the following:
   a. All water mains shall be tested by means of a pressure test and leakage test, in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition, AWWA C600, and in accordance with applicable Jurisdictional Agency requirements.
   b. All water structures (i.e., valve vaults) shall be subject to a leakage test in accordance with IEPA guidelines and Jurisdictional Agency requirements.
19. After completion of the water main testing, the water mains and related appurtenances shall be flushed clean and disinfected (chlorinated) in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and in accordance with applicable Jurisdictional Agency requirements.

WATER MAIN PROTECTION REQUIREMENTS

Water mains, water services and related appurtenances shall be protected from any existing or proposed drains, sanitary sewers, storm sewers, combined sewers, force mains, and sewer services. All these previously mentioned items shall collectively be referred to as "sewer(s)" for the remainder of this section. Horizontal and vertical separation requirements between water mains and sewers as well as other water main protection requirements shall be in accordance with "Standard Specifications for Water and Sewer Construction in Illinois", latest edition and per the following:

1. Horizontal Separation:
   a. Whenever possible, an existing or proposed water main must be at least ten (10) feet horizontally from any existing or proposed drain, storm sewer, sanitary sewer, combined sewer or sewer service.
   b. Should local conditions exist which would prevent a lateral separation of ten (10) feet, an existing or proposed water main may be closer than ten (10) feet to a sewer provided that the water main invert is at least eighteen (18) inches above the crown of the sewer, and is either in a separate trench or in the same trench on an undisturbed earth shelf located to one side of the sewer.
   c. If it is impossible to obtain proper horizontal and vertical separation as described in Items 1a and 1b above, both the water main and sewer must be constructed of pipe and joint material that conforms to water main standards of construction and be pressure tested to the maximum expected surcharge head to assure water tightness before backfilling.
2. Vertical Separation:
   a. Whenever water mains cross sewers, the water main shall be laid at such an elevation that the invert of the water main is at least eighteen (18) inches above the crown of the sewer. This vertical separation shall be maintained for that portion of the water main located within ten (10) feet horizontally of any sewer crossed. This must be measured as the perpendicular distance from the water main to the sewer. A length of water main pipe shall be centered over the sewer to be crossed with joints placed equidistant from the sewer.
   b. Where conditions exist that prevent the vertical separation set forth in Item 2a above cannot be maintained, or it is necessary for the water main to pass under a sewer, one of the following two measures must be taken:
      i. The water main shall be installed within a PVC casing pipe that conforms to water main quality pipe and joint standards and the casing pipe shall extend on each side of the crossing until the normal distance from the water main to the sewer is at least ten (10) feet.
      ii. The involved sewer shall be constructed of pipe and joint material which would conform to water main quality pipe and joint standards until the normal distance on either side of the crossing from the water main to the sewer is at least ten (10) feet.
   c. In making such crossings, a length of water main pipe shall be centered over the sewer to be crossed with joints equidistant from the sewer. Where a water main must cross under a sewer, a vertical separation of eighteen (18) inches between the invert of the sewer and the crown of the water main shall be maintained, along with means to support the sewer to prevent their settling and breaking the water main.
3. The horizontal and vertical separation between water service lines and sewers or related service lines should be the same as for water mains, as detailed above, except that when minimum horizontal and vertical separation cannot be maintained, water main quality pipe and joints as described under Vertical Separation above, may be used for sewer or related service lines.
4. Water mains or services shall not be allowed to pass through or come into contact with sewer structures.
5. Water mains shall be separated from septic tanks, disposal fields, seepage beds, and sewage lift stations by a minimum of twenty-five (25) feet.
6. Water mains shall be separated from sanitary sewer force mains by a minimum of at least ten (10) feet horizontally and there shall be an eighteen (18) inch vertical separation at crossings.
7. The Contractor shall protect water main quality pipe and joints from the entrance of hydrocarbons through diffusion through any material used in the construction of the line.
8. Casing pipe shall be installed in locations and of material specified on the Plans or where necessary to meet the separation requirements between water and sewer. Casing pipe shall be securely blocked and banded with appropriately spaced spacers, and sanitary and storm sewers shall maintain the specified gradient. Upon installing the carrier pipe the void between the casing and carrier pipe shall be filled with sand, pea gravel or flowable fill and the ends shall be sealed.

PAVEMENT, CURB & GUTTER, AND WALKS

1. All work under this Section shall be performed in accordance the IDOT Standard Specifications or as specified in the Plans.
2. Concrete curb or curb and gutter shall be constructed in accordance with the Plans and Section 606 of the IDOT Standard Specifications. A ¾" pre-molded fiber joint filler along with two (2) 18" long x ½" (#4) epoxy coated smooth round dowel bars with greased end caps, centered on joint, shall be provided at expansion joints. Expansion joints shall be provided at a maximum of sixty (60) foot intervals and at all points of curvature and tangency, curb returns, five (5) feet either side of edge of structures, and at the end of each pour. Construction joints shall be provided at maximum twenty (20) foot intervals.
3. Where proposed curb or curb and gutter connects to an existing curb or curb and gutter, the existing curb or curb and gutter shall be saw-cut and then two 18" long x ½" (#4) epoxy coated smooth round dowel bars with greased end caps shall be drilled and installed nine (9) inches into the existing and proposed curb. Bars shall be installed in a location similar to that of the expansion joint in the curb or curb and gutter as applicable.
4. All curb and curb and gutter constructed over a utility trench shall be reinforced with two (2) #4 epoxy coated reinforcing bars for a length of ten (10) feet centered over the trench or as shown on the plans.
5. Reversed pitched curb and gutter shall be installed in areas where pavement slopes away from the curb.
6. Sidewalks and walks shall be constructed in accordance with the Plans and Section 424 of the IDOT Standard Specifications. Concrete sidewalks and walks shall be thickened to a minimum of 6" at all driveways. All sidewalks and walks shall be IDOT Portland Cement Concrete, Class SI, on compacted aggregate base course as shown on the Plans. Scored contraction joints shall be provided at five (5) foot intervals or as specified in the Plans. Between joints consisting of ½" pre-molded fiber joint filler shall be provided at maximum fifty (50) foot intervals, and adjacent to concrete curbs, drives, foundations, ramps, etc. as well as when meeting existing concrete walks.
7. Sidewalks and walks constructed over a utility trench shall be reinforced with three (3) #4 round epoxy coated reinforcing bars for a length of ten (10) feet centered over the utility trench or as shown on the plans.
8. Curb ramps accessible to the disabled with raised truncated dome detectable warning surface of standard brick red color or other contrasting color shall be provided at all locations where sidewalk meets curb and at other locations shown on the Plans in accordance with the Illinois Accessibility Code (IAC), latest edition and IDOT Standard 424001, latest revision.
9. Curing and protection of all exposed concrete surfaces shall be in accordance with the IDOT Standard Specifications. No "honey-combing" or other similar failures of the concrete surfaces will be accepted.
10. Aggregate base course shall be in accordance with the Plans and Section 351 of the IDOT Standard Specifications. Aggregate base course material shall be CA-6, Type B, 100% crushed gravel conforming to Section 1004 of the IDOT Standard Specifications.
11. Bituminous binder and surface courses shall be Hot Mix Asphalt (HMA) of type and compacted thickness as specified in the Plans and shall be constructed in accordance with Section 406 of the IDOT Standard Specifications. The surface course shall be made with virgin materials; no recycled materials shall be allowed unless specified otherwise on the Plans. The Contractor shall provide and pay for the services of a competent paving laboratory to design and supervise the control of the paving mixture. All paving materials and mixes shall be IDOT certified.
12. Portland cement concrete (PCC) pavement shall be Class PV with reinforcement as specified on Plans and be constructed in accordance with Section 420 of the IDOT Standard Specifications.
13. All concrete work shall be finished with a broom finish unless specified otherwise in the Plans.
14. The Contractor shall saw-cut the exposed edges of all existing pavement adjacent to any proposed pavement, apron, sidewalk, curb and gutter or similar to provide a smooth, clean edge that is free of loose material. A proper transition butt joint and/or taper shall also be provided as necessary. Refer to butt joint detail for additional information.
15. The testing of the subgrade, aggregate base course, bituminous aggregate material, binder course, surface course, and concrete work shall be required and be performed in accordance with the IDOT Standard Specifications and requirements of the applicable Jurisdictional Agency. A qualified testing firm shall be employed to perform the required tests, ensure quality and conformance, and provide the results to the Engineer, Owner, and Jurisdictional Agency. The Contractor shall provide the Owner with a construction testing schedule and shall coordinate testing with the testing firm.
16. Prior to the commencement of any paving activities, a proof-roll must be performed by the Contractor and approved by the Village/City or applicable Jurisdictional Agency, and the Owner. All areas not passing the proof-roll shall be remediated as recommended by the Soils/Geotechnical Engineer and approved by the Owner. Any remediate areas shall be re-tested.
17. Prior to installation of the aggregate base course:
   a. The subgrade shall be prepared in accordance with Section 301 of the IDOT Standard Specifications.
   b. The Contractor shall be responsible for all subgrade compaction and preparation to within 0.1-ft of the proposed subgrade elevation. Subgrade shall be compacted to a minimum 95% of the modified proctor density in accordance with ASTM D1557.
   c. Sub-grade shall pass a proof-roll and any unsuitable areas in the subgrade shall be remediated as recommended by the Soils/Geotechnical Engineer and approved by the Owner.
18. Prior to the installation of the binder course:
   a. The aggregate base course shall be prepared in accordance with Section 351 of the IDOT Standard Specifications.
   b. The aggregate base course shall be clean and dry.
   c. The bituminous priming material shall be prepared and applied according to Section 403 of the IDOT Standard Specifications.
   d. The Contractor shall prime the aggregate base course at a rate of 0.25 gallons per square yard prior to the placement of the binder course.
   e. The binder course shall be placed only when the temperature in the shade is at least 40º F and the forecast is for rising temperatures.
19. Prior to the installation of the surface course:
   a. The Contractor shall patch and repair all damaged and failed areas in the binder course to the satisfaction of the Village/City or applicable Jurisdictional Agency, and the Owner.
   b. The Contractor shall repair all damaged curb and gutter or other concrete pavement to the satisfaction of the Village/City or applicable Jurisdictional Agency, and the Owner.
   c. Structures within pavement shall be adjusted to final surface grade.
   d. The Contractor shall clean and prime the binder course at a rate of 0.05 gallons per square yard prior to the placement of the surface course.
   e. The surface course shall be placed only when the air temperature in the shade is at least 45º F and the forecast is for rising temperatures.
20. Pavement marking/striping:
   a. All Pavement markings shall be in accordance with Section 780 of the IDOT Standard Specifications and the MUTCD, and be of the material type, size and color specified on the Plans.
   b. Pavement marking on freeways shall be placed with truck-mounted equipment. Markings on roads other than freeways may be placed with either truck-mounted or hand-operated equipment.
   c. Before applying the pavement marking material, the pavement shall be clean, dry, and free of debris or any other material that would reduce the adhesion of the markings on the pavement.
   d. Pavement markings shall be applied in accordance with the manufacturer's recommended instructions.
   e. Pavement markings shall be uniform and have clean, straight edges.
   f. Pavement marking words and symbols shall conform closely to the dimensions and spacing specified in the MUTCD, IDOT Standard Details, and the Plans.
   g. Deviations from the required dimensions and spacing or other departures from reasonable standards of workmanship will be cause for rejection by the Engineer.
21. Handicapped stalls shall be striped and signed in accordance with the Illinois Accessibility Code (IAC), latest edition and any other applicable ADA guidelines. Handicapped stalls shall be a minimum of sixteen (16) feet wide and parking space shall be affixed to a post permanently mounted in the ground or wall and located in the center of the space no further than five (5) feet from the front of the accessible space. The minimum height to the bottom of the fine sign shall be four (4) feet. Handicapped stall striping shall be yellow in color.
22. All signs shall be in accordance with Section 720 of the IDOT Standard Specifications and the MUTCD, and be of the material type, size, and color specified on the Plans.
23. Raised reflective pavement markers shall be in accordance with Section 781 of the IDOT Standard Specifications and be recessed into the pavement as required by the applicable Jurisdictional Agency.
24. Pavement marking and marker removal shall be in accordance with Section 783 of the IDOT Standard Specifications.
25. All pavements, curb, curb and gutters, walks, etc. shall be cleaned to the satisfaction of the Village/City or applicable Jurisdictional Agency, Owner, and Engineer as necessary during construction and at the end of the project prior to the final acceptance.

SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES

1. All soil erosion and sedimentation control (SESC) measures shall be installed and properly maintained in accordance with the Illinois Environmental Protection Agency's (IEPA) "Illinois Urban Manual", latest edition and "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control", latest edition, and shall be followed as directed by the Village/City and Engineer. In addition, on sites that will ultimately result in the creation of one (1) acre or more the provisions outlined in the General Illinois National Discharge Elimination System (NPDES) General Permit No. ILR10, latest edition, shall also be followed.
2. Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and the IEPA National Pollutant Discharge Elimination System (NPDES) General Permit ILR10 from the Owner. The Owner together along with the Contractor and/or other entities if so designated by the Owner, shall be responsible for ensuring that all the requirements of the General Permit and the Storm Water Pollution Prevention Plan (SWPPP) including but not limited to the installation, maintenance as well as the finalization of any additional measures necessary that may be required, and inspections of the soil erosion and sediment control measures as well as completing all of the necessary applicable certifications, reports, logs, etc. Inspections are required to be performed at least once every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches of rain (or equivalent snowfall) or greater. The SWPPP and all the required paperwork shall be kept on-site and be organized and ready for viewing.
3. All erosion control measures are to be installed prior to any demolition, earth moving activities or other disturbance.
4. Soil Erosion Control measures shall include the provision of an erosion control fence as required along the area of disturbance, a stabilized construction entrance, and sediment traps or other inlet protection method at each inlet or catch basin.
5. Contractor to establish a temporary stabilized construction entrance as well as install all perimeter silt fence prior to the start of any clearing or grading activities.
6. Temporary gravel stabilized construction entrance shall be maintained, adjusted, and/or relocated as necessary to prevent mud and other debris from being tracked onto adjacent public roadways. Any mud or other debris that is tracked onto a public road shall be properly removed as soon as practical, but before the end of each working day.
7. After the start of mass grading and before all storm water conveyance improvements are in place and functional, all on-site storm water shall be temporarily diverted into the detention basin or a properly constructed temporary sedimentation basin or other device, as per local requirements, so as to prevent surface waters from flowing onto adjacent property.
8. Disturbed areas shall be stabilized by seeding within seven (7) calendar days of the completion of disturbance. If construction activity on a portion of the site is to resume within fourteen (14) calendar days of the end of the last disturbance, then stabilization measures do not have to be initiated on that portion of the site by the 7th day after the completion of said disturbance. Areas with slopes 3H:1V or greater shall be stabilized with erosion control blanket or matting in addition to seeding.
9. The Contractor shall provide adequate planning and supervision during the project construction period for implementing construction methods, processes and cleanup procedures necessary to prevent water pollution from construction.
10. No sediment or debris shall be allowed to enter the existing storm sewer system or flow off-site.
11. All temporary and permanent sedimentation control measures shall be maintained, repaired and/or replaced as necessary to ensure effective performance. If required, a designated erosion control inspector shall inspect all measures every seven (7) calendar days, or within twenty-four (24) hours of a 0.5-inch or more storm event or equivalent snowfall, and report where items are in non-compliance. Otherwise, the Contractor shall be responsible for the inspection as well as maintenance of all measures and shall be subject to the terms of Federal, State, and local requirements.
12. All temporary erosion and sedimentation control measures are to remain in place and be functioning until final stabilization. After final stabilization, the Contractor is to remove and properly dispose of all erosion and sedimentation measures according to Jurisdictional Agency requirements within thirty (30) days. All disturbed areas or trapped sediment that accumulates from said measures shall be permanently stabilized.
13. Topsoil stockpiles shall not be located in flood prone areas or buffers protecting wetlands, or waters of the United States or County. Stockpiles shall be protected from erosion by installing silt fence around the perimeter of the stockpile(s). Stockpiles shall be seeded within seven (7) calendar days of completion.
14. If dewatering services are used, adjoining properties and discharge locations shall be protected from erosion. Discharges shall be routed through an effective sediment control measure (i.e., sediment Trap, sediment Basin, or other appropriate measure).
15. All storm sewers, drainage structures, catch basin sumps and/or retention/detention/sedimentation basins provided within this project are to be cleaned at the end of construction and prior to final acceptance. Cleaning may also be required during the course of construction if it is determined that the structures are not properly functioning and their performance is impaired.
16. Storm water conveyance swales, channels, streams or similar, if disturbed, are to be stabilized within 48 hours after the end of active disturbance.
17. Extreme caution shall be taken by the Contractor to prevent erosion and siltation during construction. The Contractor shall inspect catch basins and clean out if necessary. The contractor shall use silt/erosion control fence staked in place to prevent siltation of all drainage structures.
18. The Contractor shall water the site, as required during dry weather to control dust.
19. Erosion Control Maintenance and Replacement Notes:
   a. Silt fences are to be cleaned as required during the course of the construction of the project or if the Engineer determines that they are not properly functioning and their performance is impaired.
   b. Sediment traps and basins shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
   c. Should the fabric decomposed or become ineffective prior to the end of the expected life and the barrier still be necessary, the fabric shall be replaced promptly.
   d. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately half the height of the barrier.
   e. Mud or dust which is deposited on adjacent roadways shall be removed at the end of each day.
20. The sediment and erosion control measures indicated on the plans are the minimum requirements. Additional measures may be required, as directed by the Engineer or Jurisdictional Agency.
21. The Contractor shall assume responsibility for maintenance of all soil erosion and sedimentation control measures during and after construction. However, the Contractor shall not transfer these improvements for the purpose of maintenance until they have completed with the above and until they have received final inspection and approval from the Jurisdictional Agency or designated erosion control inspector and a Notice of Termination has been filed (NOT).
22. The work shall generally follow the following typical Construction Sequencing:
   a. Installation of them soil erosion and sediment control (SE/SC) measures:
      1. Selective vegetation removal for silt fence installation
      2. Silt fence installation
      3. Construction fencing around areas not to be disturbed
      4. Stabilized construction entrance
   b. Install tree protection fencing and tree removal where necessary (clear & grub)
   c. Construct sediment trapping devices (sediment traps, basins, etc.)
   d. Construct detention facilities and outlet control structure with restrictor.
   e. Strip and stockpile topsoil and mass grade the site
   f. Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope)
   g. Install sanitary sewer, storm sewer, watermain and associated inlet & outlet protection
   h. Permanently stabilize detention basins with seed and erosion control blanket
   i. Temporarily stabilize all areas including lots that have reached temporary grade
   j. Install roadways, parking areas, etc.
   k. Final grade and permanently stabilize all outlot areas with topsoil and seed
   l. Install structures and grade individual lots
   m. Permanently stabilize site with topsoil and seed
   n. Remove all temporary SE/SC measures after the site is stabilized with vegetation

NORTHBROOK GENERAL NOTES:

- All Site Improvements must conform to the Village of Northbrook's Engineering Standards and Specifications. Engineering Standards & Specifications | Northbrook, IL
- CONTACT J.U.L.I.E. AT 1-800-892-0123 BEFORE EXCAVATING.
- Refer to the approved zoning application for all setback dimensions.
- Any Village Street that is disturbed will be restored as follows:
  - Asphalt Pavements: 2-inch Bituminous Surface Course and 8-inch BAM
  - Concrete Pavements: 7-inch PCC Class PP with #6 smooth epoxy coated bars doweled 30" O.C. into the adjacent pavement
  - Pavement restoration within the public right-of-way, dedicated easements, and private property must be completed within five calendar days following completion of the work in said areas, weather permitting.
- Any existing broken or cracked sidewalk squares and/or damaged sidewalk resulting from the proposed improvements must be removed and replaced to the satisfaction of the Village Public Improvement Inspector. The sidewalk shall be comprised of five-inches of Class SI concrete, six-inches through driveways, over a three-inch compacted CA-6 stone base. The sidewalk should drain at ¼" per foot toward the roadway.
- Any open excavations, or potentially dangerous areas shall be fenced or guarded in an acceptable manner at the end of each day for the protection of the contractor's employees and general public safety.
- Steel road plates will not be permitted in pavement from November 1st to April 15th. Road openings shall be backfilled and restored with cold patch the same day as excavation.
- Contractor is responsible for keeping the street free of excessive debris at all times.
- If permit requires Engineering drawings, Owner must furnish the Engineering Department with an "As-Built" site plan certified from the original plan preparer that the finished top of grades, drainage pattern, storm sewer and impervious coverage calculations conform to the approved site plan prior to the issuance of the final occupancy permit and release of the engineering escrow.
- The contractor must contact the Development & Planning at (847) 664-4050 at least 48 hours in advance to schedule inspections for all proposed sanitary sewer, water service, storm sewer and related drainage structures, grading and driveway/patios/walks installation.
- All disturbed parkway lawn areas within the public right-of-way, dedicated easements, and private property will be restored with six inches of pulverized topsoil/sod and watered as required to sustain growth. Any existing broken or cracked sidewalk squares and/or damaged portions of public sidewalk are to be replaced with five inches (6" through residential drives and 8" through commercial drives) PCC CLASS SI over three-inch aggregate (CA-6) base. All restoration work must be completed within five calendar days following completion of the work in said areas, weather permitting.

GRADING NOTES:

- All downspouts are to splash on grade in the front and rear directions only and not extend more than nine feet beyond the structure. The locations of proposed downspouts are to be shown on the engineering /site plans.
- The top of foundation (T/F) elevation will be included on the location survey.
- All excavated soil materials not to be used for backfill will be immediately removed from the site. No on-site stockpiling of excavated materials will be allowed, with the exception of topsoil for final grading purposes. Stockpile area must have silt fence installed around the perimeter and follow the Illinois Urban Manual for applicable erosional control methods.
- A Pre-Construction Drainage Inspection Meeting must be held with the applicant's general contractor and underground utility contractor on site prior to the start of construction.
- Contractor must contact Development & Planning at (847) 664-4050 a minimum of 48 Hours in advance to schedule inspections for all proposed site work.
- Except as noted on the engineering plan, there is to be no alteration of existing ground elevations anywhere on the subject property in order to maintain the existing drainage pattern and not obstruct any tributary drainage from the surrounding properties.
- The Owner's Engineer, or another licensed design Civil Engineer will be responsible for marking and maintaining proposed grading elevations with engineering stakes prior to and during construction of all required sewer structures, as well as alignment of proposed pipes, ditches and culvert work.
- All tributary areas from adjacent properties will continue to drain into the subject property and the contractor will make any field adjustments necessary to adhere to this requirement.
- Silt control fencing to be installed around all areas that will be disturbed by construction prior to commencing work, refer to the detail sheet for silt control fencing installation. Village inspection of installed silt and construction fencing will be required prior to the issuance of the building permit. Sediment and erosion control measures shall remain installed through all phases of construction and sitework until 70% grass growth is achieved or sod has been installed.
- All disturbed parkway within the public right-of-way, dedicated easements, and private property will be restored with six-inches of topsoil & sod within five days of completion of pertinent work, weather permitting. All sod must be watered to sustain growth.

UTILITY NOTES:

- Approved building permits require submitting a copy of a notification letter to all affected properties which will be impacted by proposed off-site utility service connections. The notification letter must contain contact information (name, address & phone number(s)) for the owner & general contractor, define the work and specify immediate backfilling following completion and final restoration within five calendar days, weather permitting. In addition, written notification of work at least 10 days in advance to affected residents shall still apply. (See NBK Detail W-12)
- Contractor shall be responsible for the protection of all underground or overhead utilities even though they may not be shown on the plans.
- Any utility that is damaged during construction shall be repaired to the satisfaction of the Village and the owner, or replaced at the contractor's own expense.
- All open excavations within the public right-of-way or any easement will be water jetted a minimum of five days prior to final restoration.
- All open excavations within the public right-of-way or next to any existing pavement will require IDOT Controlled Low-Strength Material to be used for backfill. Aggregate backfill material will not be permitted.
- MATERIAL APPROVAL FOR UTILITY SERVICES SHALL BE AS FOLLOWS:
  - WATER: 1.5-Inch Type "K" Copper
  - SANITARY: 4-inch (min.) PVC SDR 26 Pipe conforming to ASTM D-3034 with gasket joints conforming to ASTM D-3212. Ductile Iron Pipe required through foundation over dig.
  - STORM: 4-inch (min.) PVC SDR 26 Pipe conforming to ASTM D-3034 with gasket joints conforming to ASTM D-3212.
- The proposed storm/sanitary service connection to the existing sewer line shall be made with a sewer tap machine with hub and either ROMAC CB or FORD FSS Sewer saddle (SS-3 Sewer Service Detail).
- Sump pump connection to follow Northbrook Detail (SW-9 Sump Pump Connection Detail).
- If for any reason it is desired to utilize the entire existing Sanitary service, the Owner must televise the section of service line that is to be re-used. The color/ized video and inspection report must be submitted to the Engineering Division for review. Certification from a Licensed Plumber must also be provided along with the video indicating that re-use of the service line is acceptable. If existing service line is found to be in a deteriorated condition, (i.e., sags present, evidence of inflow/infiltration, pipe material is V.C.P. or root intrusion is evident at the joints) total replacement will be required.
- The Contractor will coordinate installation of water meter with the Public Works Department (847) 272-4711
- No water services are to be placed under driveways and Buffalo Boxes are to be located within non-paved areas of the Village's right-of-way.
- To prevent "Floating" of PVC Piping, only use select earth backfill and bedding with the exception of all driveway locations where full depth CA-6 is required.
- Mission Brook Sanitary District (if applicable) connection into the sanitary mainline shall not be performed until an approved permit from said Agency has been received by the Northbrook Engineering Department. For additional information, please contact Mission Brook sanitary District at (847) 272-2956.

DEMOLITION NOTES:

- Existing sanitary, storm and water services shall be removed and plugged/capped at Village mains prior to demolition.
- Existing house, driveway, patios, sidewalk and garage are to be demolished. Materials shall be disposed in accordance with applicable local

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * VILLAGE OF NORTHBROOK MUNICIPAL CODE;
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMQJOBSTART@MWRD.ORG).
2. THE VILLAGE OF NORTHBROOK ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS ZERO FT.
2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.
5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.
6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.
8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.
3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.
4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).
5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.
6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE 6-INCH TO 15-INCH DIAMETER SDR 26 18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM D-3034 ASTM F-679	ASTM D-3212 ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC 4-INCH TO 36-INCH 4-INCH TO 12-INCH 14-INCH TO 48-INCH	ASTM D-2241 AWWA C900 AWWA C905	ASTM D-3139 ASTM D-3139 ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.
9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.
10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.
11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.
12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.
14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.
15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.
16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.
17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.
18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.
3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
   a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
   b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.
9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.
10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.
11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.
12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.
15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.
18. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
19. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.
20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.
22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

TECHNICAL GUIDANCE MANUAL

MWRD GENERAL NOTES

10/13/2022

STD. DWG. NO.18

PAGE NO. 19

GENERAL NOTES & SPECIFICATION

NORTHBROOK ROW SITE IMPROVEMENT PLANS

1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

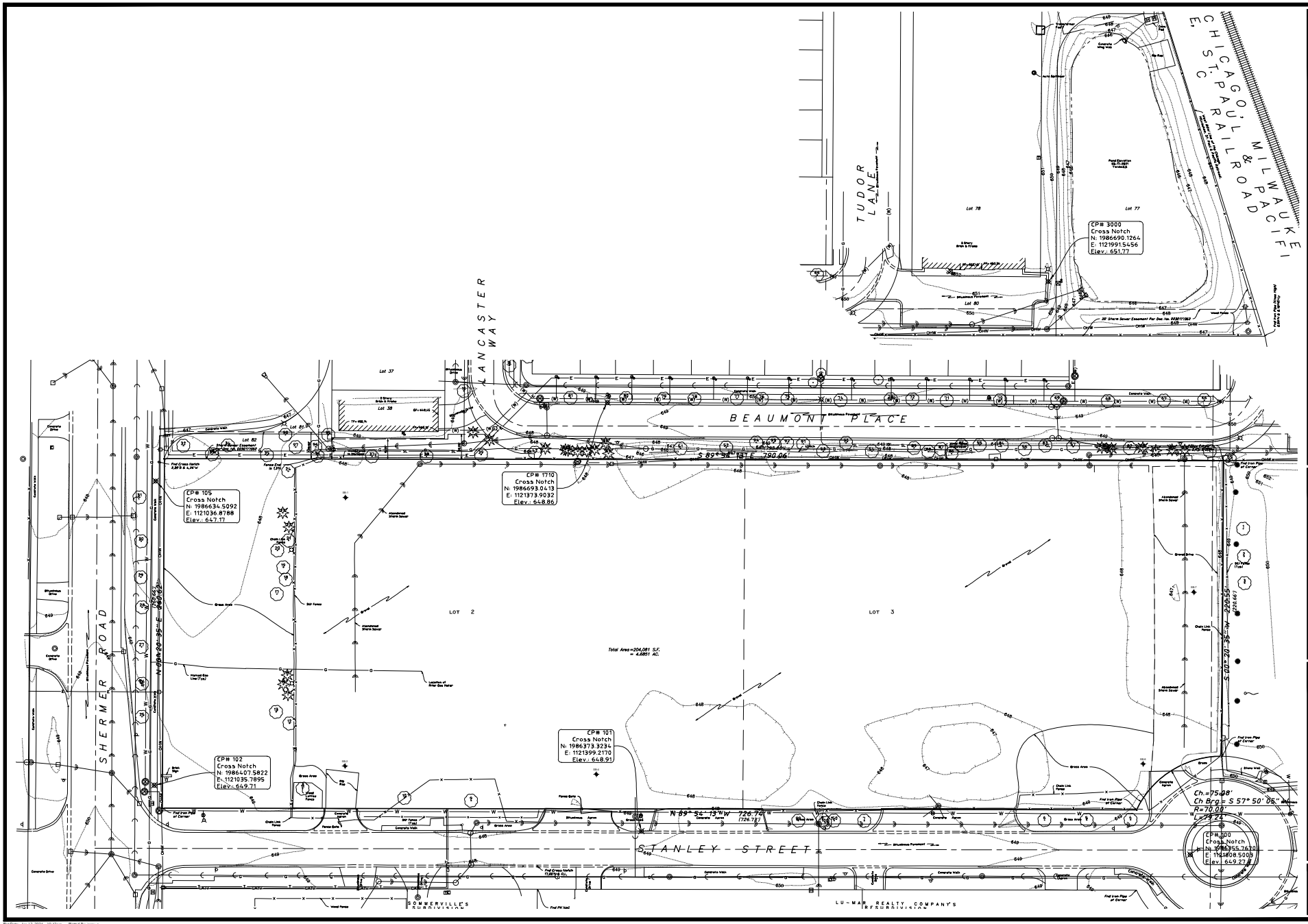
No.	Date	Revision
1	4-13-2026	Pw Village Review

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Project Manager: PAC
Engineer: JNZ
Date: 03/02/2026
Project No. 20-122
Sheet C2.2 / C8

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No.	Date	Revision
1.	4.13.2026	Per Village Review

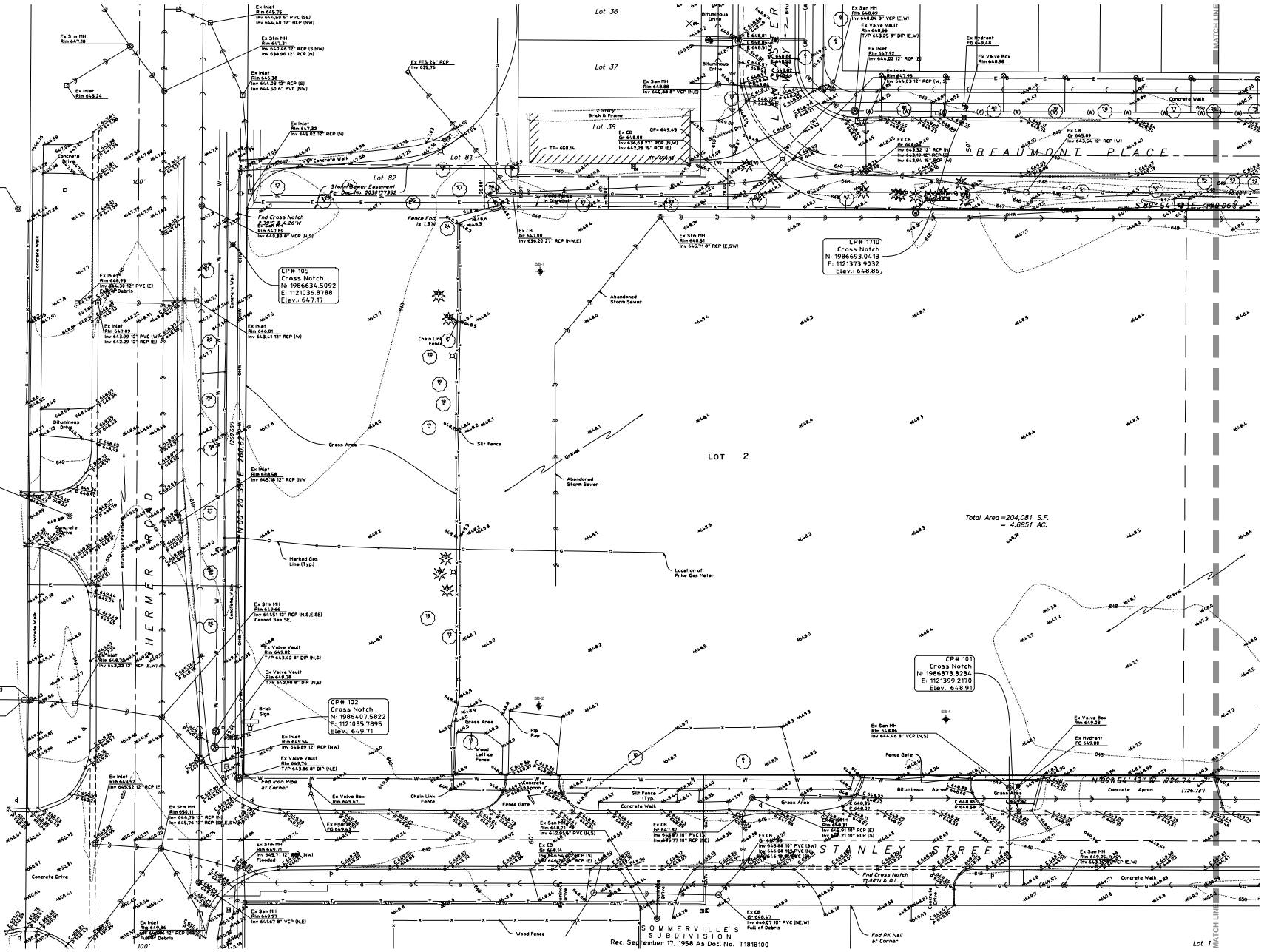
EXISTING CONDITIONS PLAN OVERALL

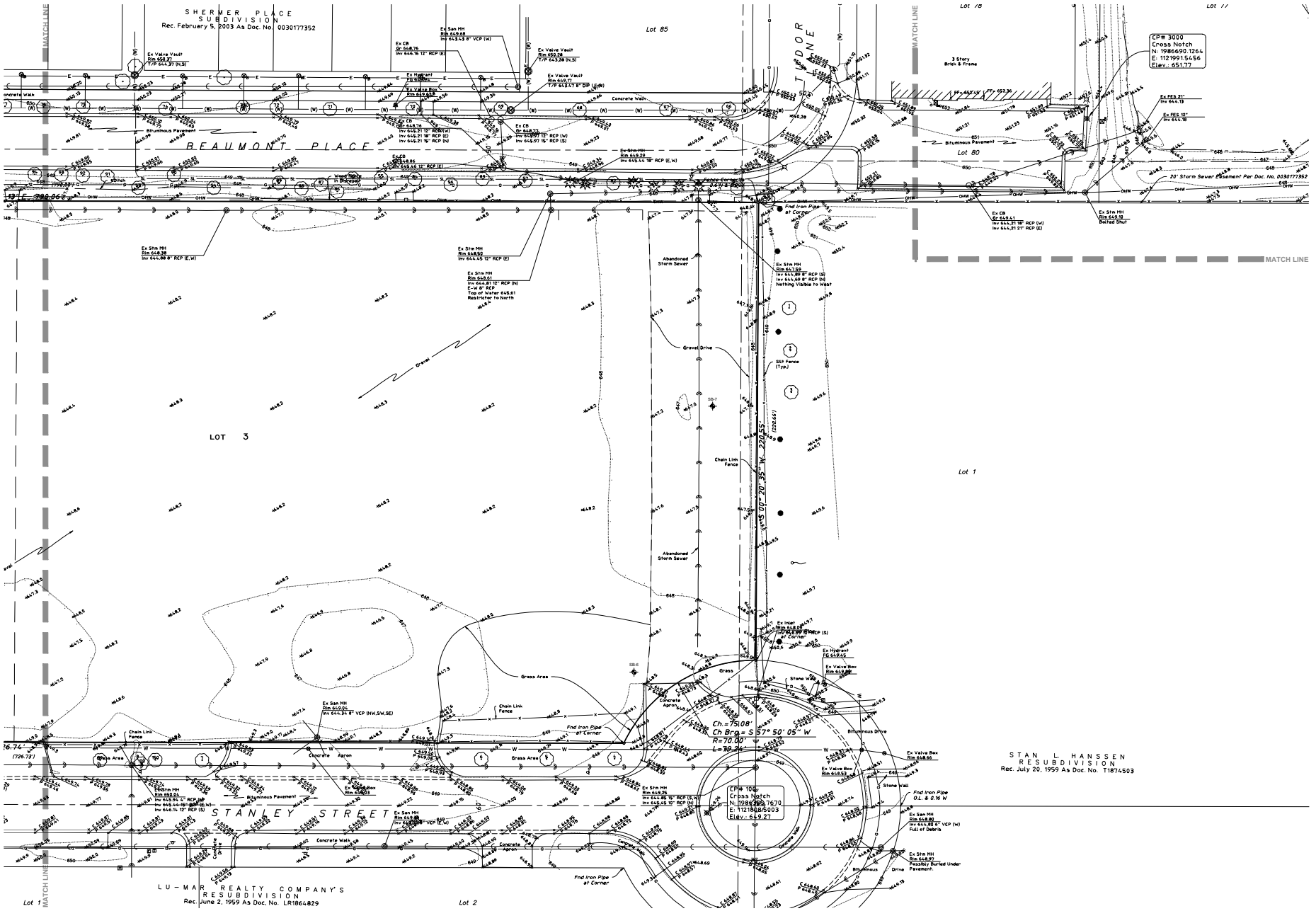
NORTHBROOK ROW SITE IMPROVEMENT PLANS

1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	J N
Date:	03/02/2026
Project No.	20-122
Sheet	C3.0 / C8

Plot Date: Apr 13, 2026 - 10:43am Plotted By: jenny-n
File Name: P:\2020\20122\Drawings\Final Engineering\20122-C3-EXISTING.dwg


NORTH
Scale: 1" = 20'
EXISTING CONDITIONS PLANS
WEST
NORTHBROOK ROW
SITE IMPROVEMENT PLANS
1515 SHERMER ROAD, NORTHBROOK, ILLINOIS
HAEGER ENGINEERING
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No. 1
Date 4-13-2026
Revision Per Village Review
Project Manager: P A C
Engineer: J N
Date: 03/02/2026
Project No. 20-122
Sheet C3.1/CB
SHERMER ROAD
BEAUMONT PLACE
STANLEY STREET
MATCH LINE
LOT 2
Total Area =204,081 S.F. = 4.6851 AC.
CP# 105 Cross Notch N: 1986634.5092 E: 1121036.8788 Elev.: 647.17
CP# 102 Cross Notch N: 1986407.5822 E: 1121035.7895 Elev.: 649.71
CP# 1710 Cross Notch N: 1986693.0413 E: 1121373.9032 Elev.: 648.86
CP# 101 Cross Notch N: 1986373.3234 E: 1121399.2170 Elev.: 648.91
SOMMERVILLE'S SUBDIVISION
Rec. September 17, 1958 As Doc. No. T1818100
Storm Sewer Easement Per Doc.No. 0090177352
Lot 36
Lot 37
Lot 38
Lot 81
Lot 82
Lot 1
S 89° 54' 13" E 986.068
N 89° 54' 13" W 926.74' (926.73')
N 00° 20' 39" E 260.62'
Plot Date: Apr 13, 2026 - 10:43am Plotted By: jenny-h
File Name: P:\2020\20122\Drawings\Final Engineering\20122-C3-EXISTING.dwg



NORTH
Scale: 1" = 20'

No.	Date	Revision
1.	4-13-2026	Per Village Review

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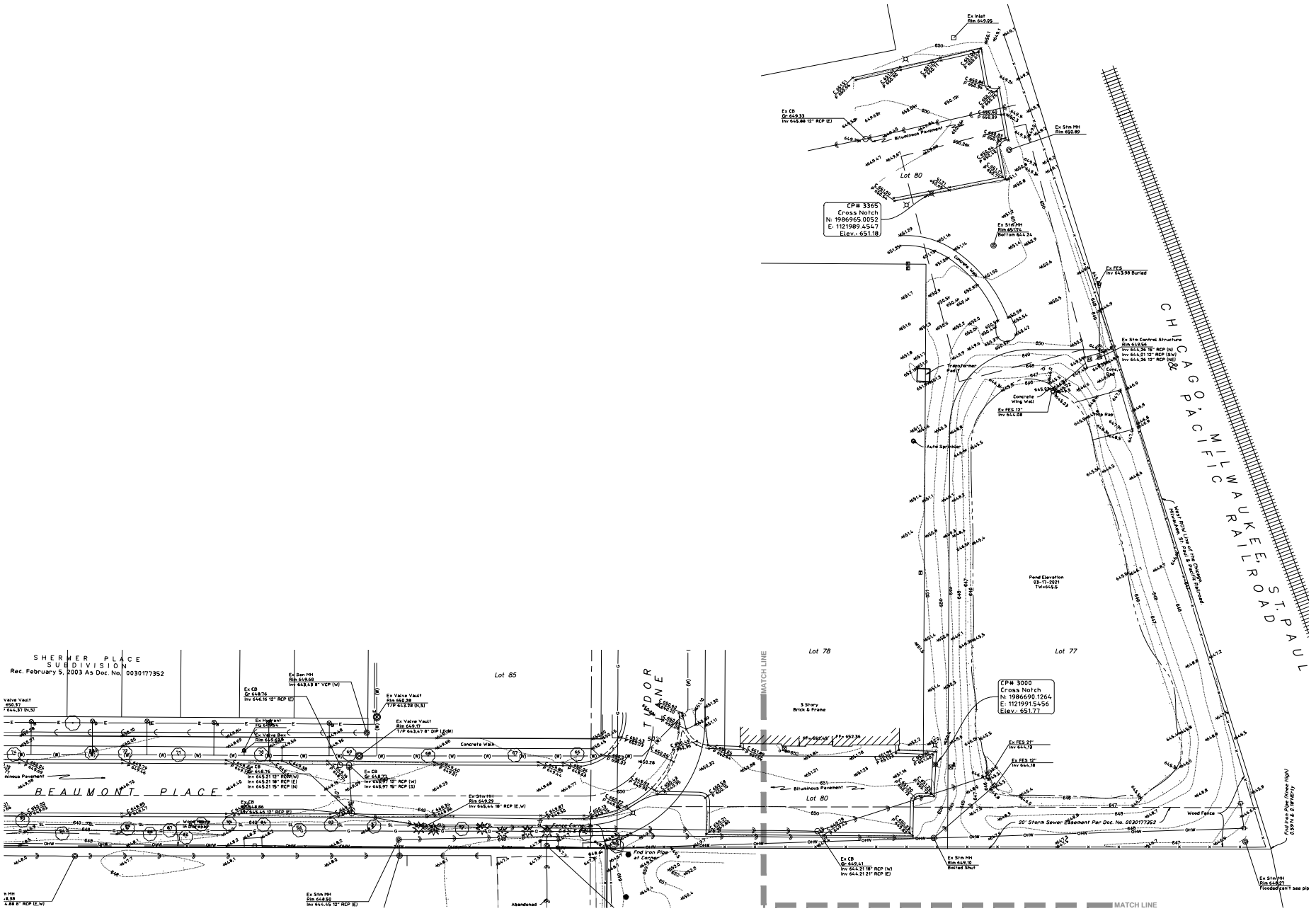
EXISTING CONDITIONS PLAN
EAST

NORTHBROOK ROW
SITE IMPROVEMENT PLANS
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	J N
Date:	03/02/2026
Project No.	20-122
Sheet	C3.2 / CB

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Plot Date: Apr 13, 2026 - 10:43am Plotted By: jenny-h
File Name: P:\2020\20122\Drawings\Final Engineering\20122-C3-EXISTING.dwg



NORTH

Scale: 1" = 20'

No.	Date	Revision
1.	4-13-2026	Per Village Review

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EXISTING CONDITIONS PLAN NORTHEAST

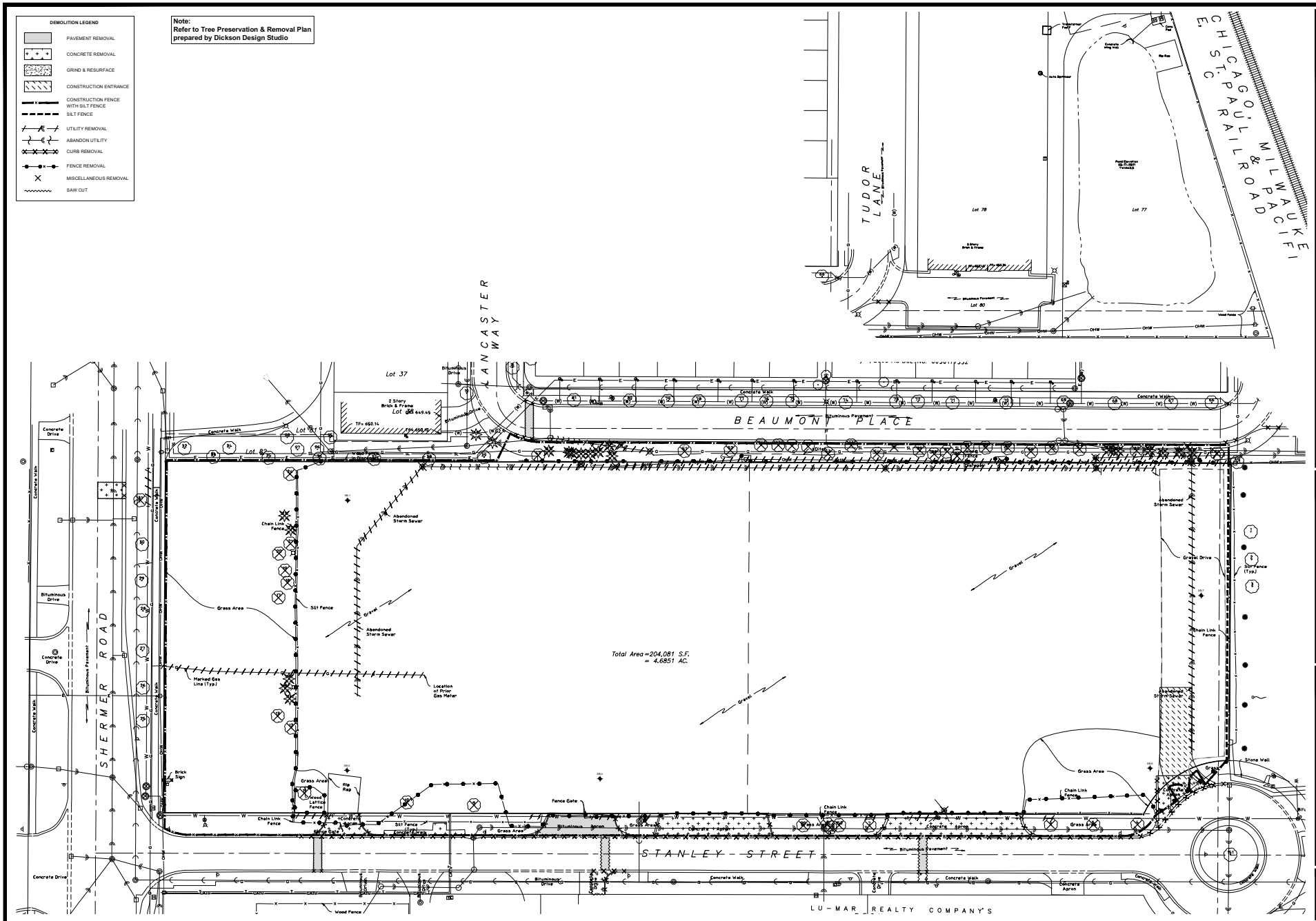
NORTHBROOK ROW SITE IMPROVEMENT PLANS

1515 SHERMER ROAD, NORTHBROOK, ILLINOIS

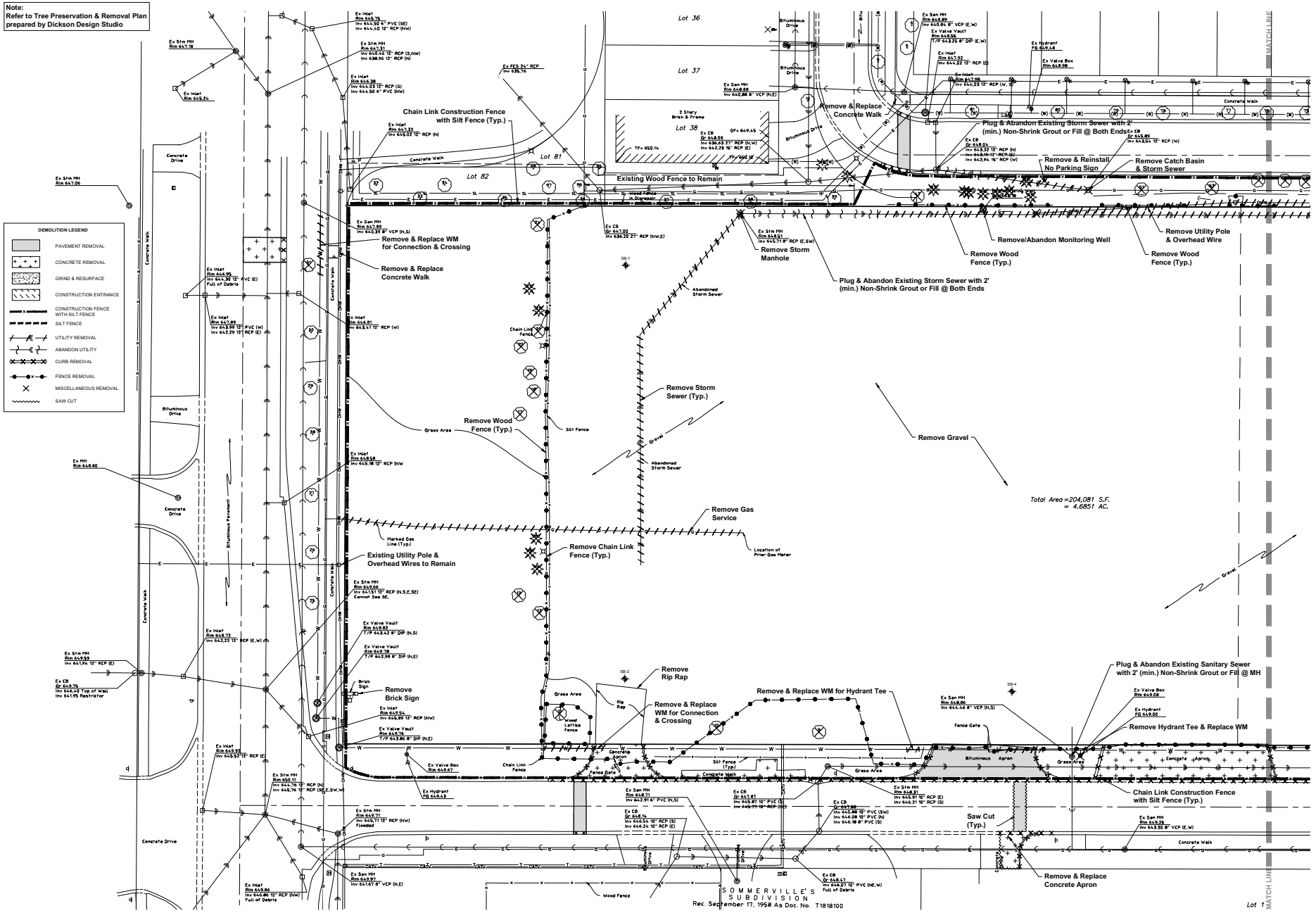
Project Manager:	P A C
Engineer:	J N
Date:	03/02/2026
Project No.	20-122
Sheet	C3.3 / CB

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File Name: P:\2020\20122\Drawings\Final Engineering\20122-C3-EXISTING.dwg



Plot Date: Apr 13, 2026 - 10:49am Plotted By: jenny-n
File Name: P:\2020\20122\Drawings\Final Engineering\20122-C4-DEMO.dwg



NORTH
Scale: 1" = 20'

No.	Date	Revision
1	4-13-2026	Per Village Review

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DEMOLITION PLAN WEST

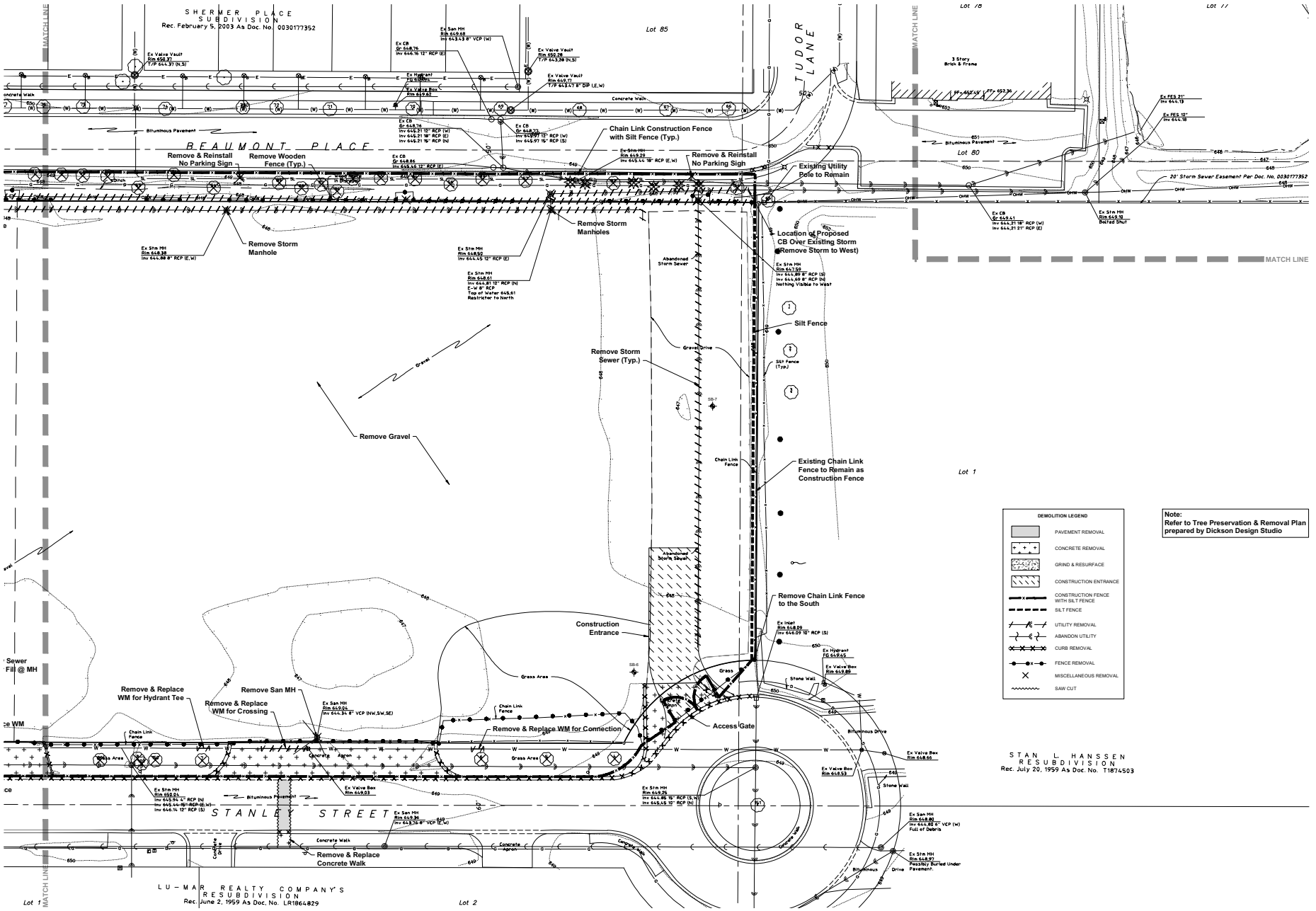
NORTHBROOK ROW SITE IMPROVEMENT PLANS

1875 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	J N
Date:	03/02/2026
Project No.	20-122
Sheet	C4.1 / CB

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Plot Date: Apr 13, 2026 - 10:49am Plotted By: jenny-h
File Name: P:\2020\20122\Drawings\Final Engineering\20122-C4-DEMO.dwg



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No.	Date	Revision
1	4.13.2026	Per Village Review

DEMOLITION PLAN EAST

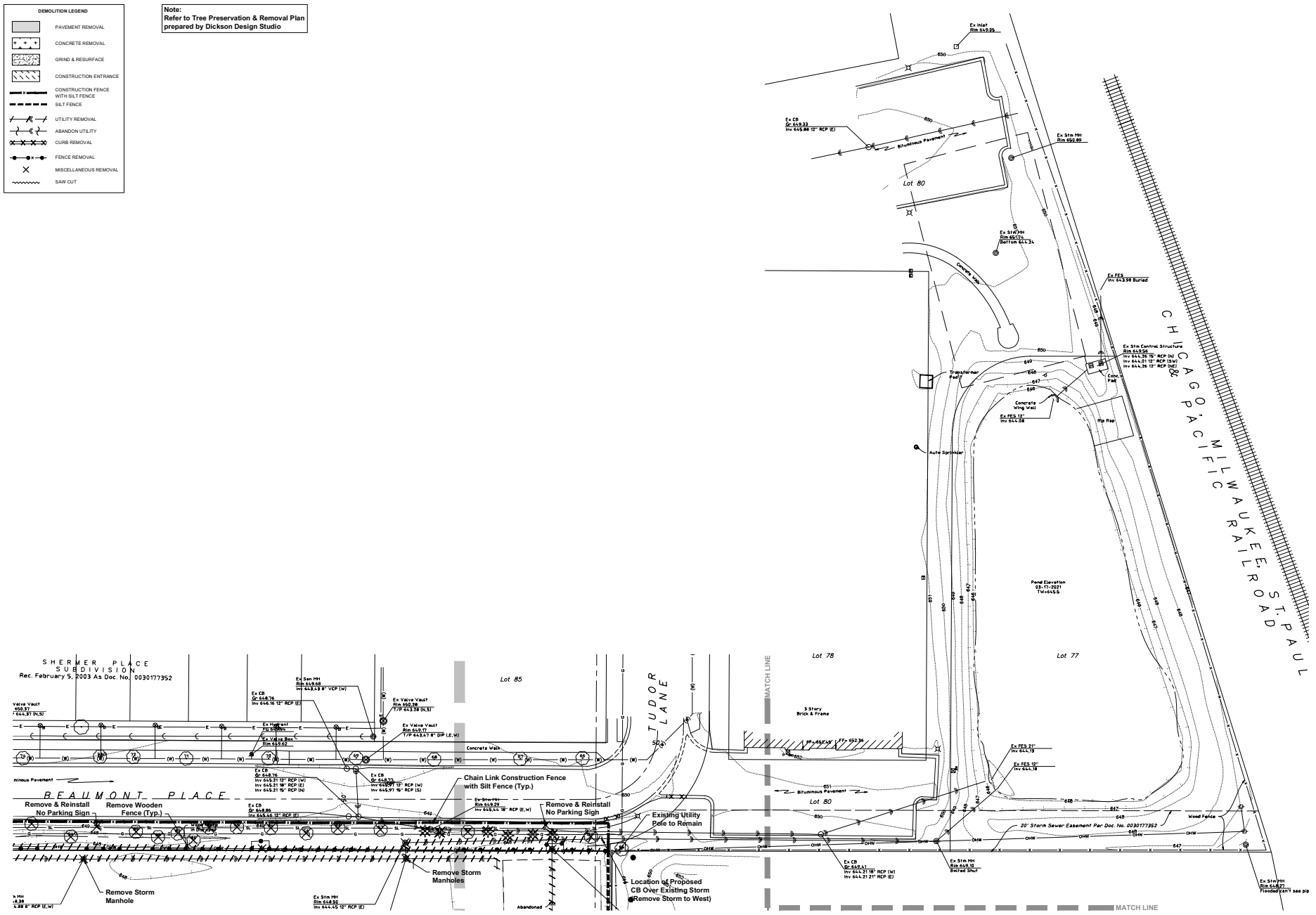
NORTHBROOK ROW SITE IMPROVEMENT PLANS

1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

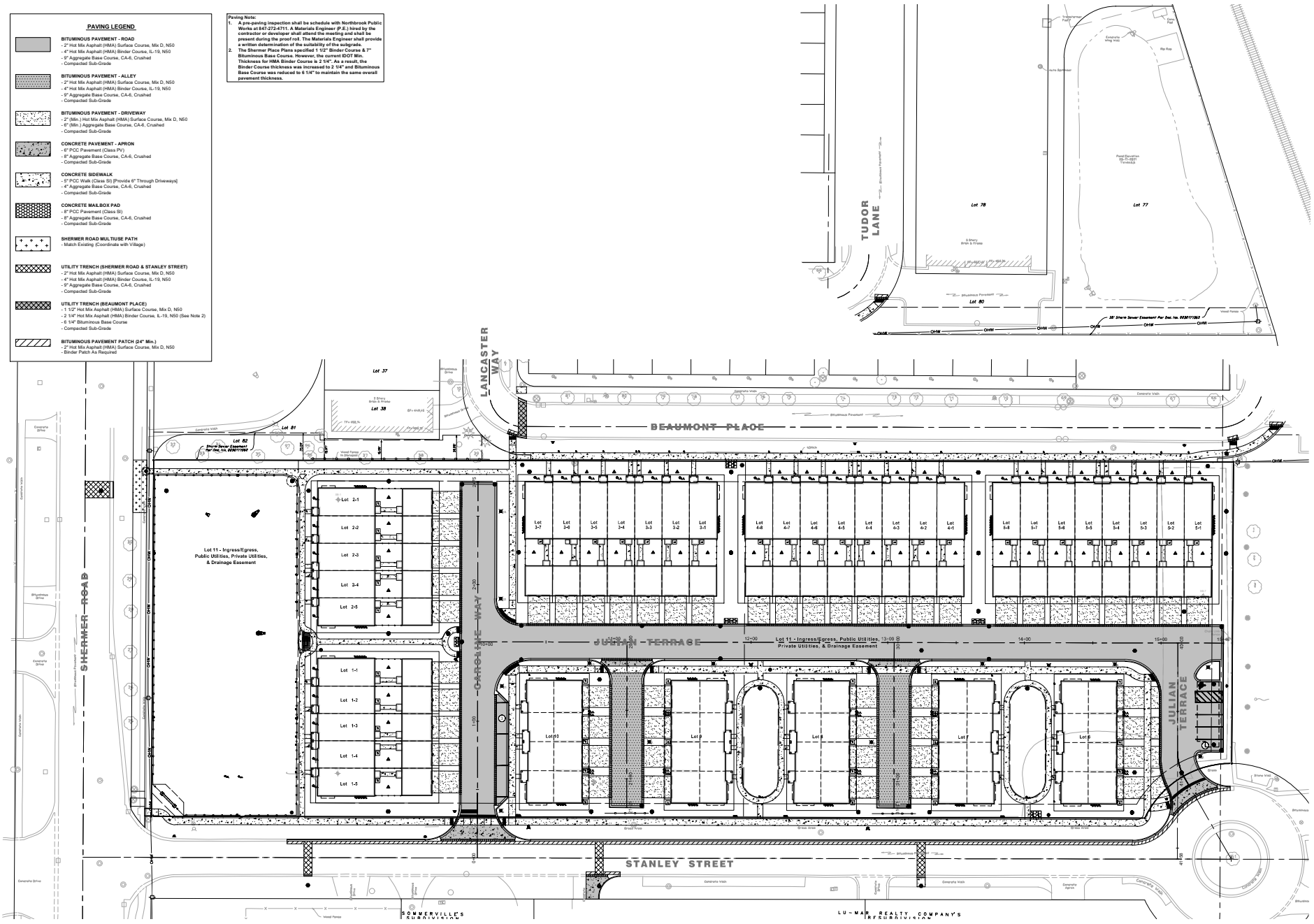
Project Manager: P A C
Engineer: J N
Date: 03/02/2026
Project No. 20-122
Sheet C4.2 / CB

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File Name: P:\2020\20122\Drawings\Final Engineering\20122-C4-DEMO.dwg



Plot Date: Apr 13, 2026 - 10:49am Plotted By: jenny-h
File Name: P:\2020\20122\Drawings\Final Engineering\20122-C4-DEMO.dwg



Plot Date: Apr 13, 2026 - 10:53cm Plotted By: jenny-h
File Name: P:\2020\20122\Drawing\Final Engineering\20122-C5-GEO.dwg

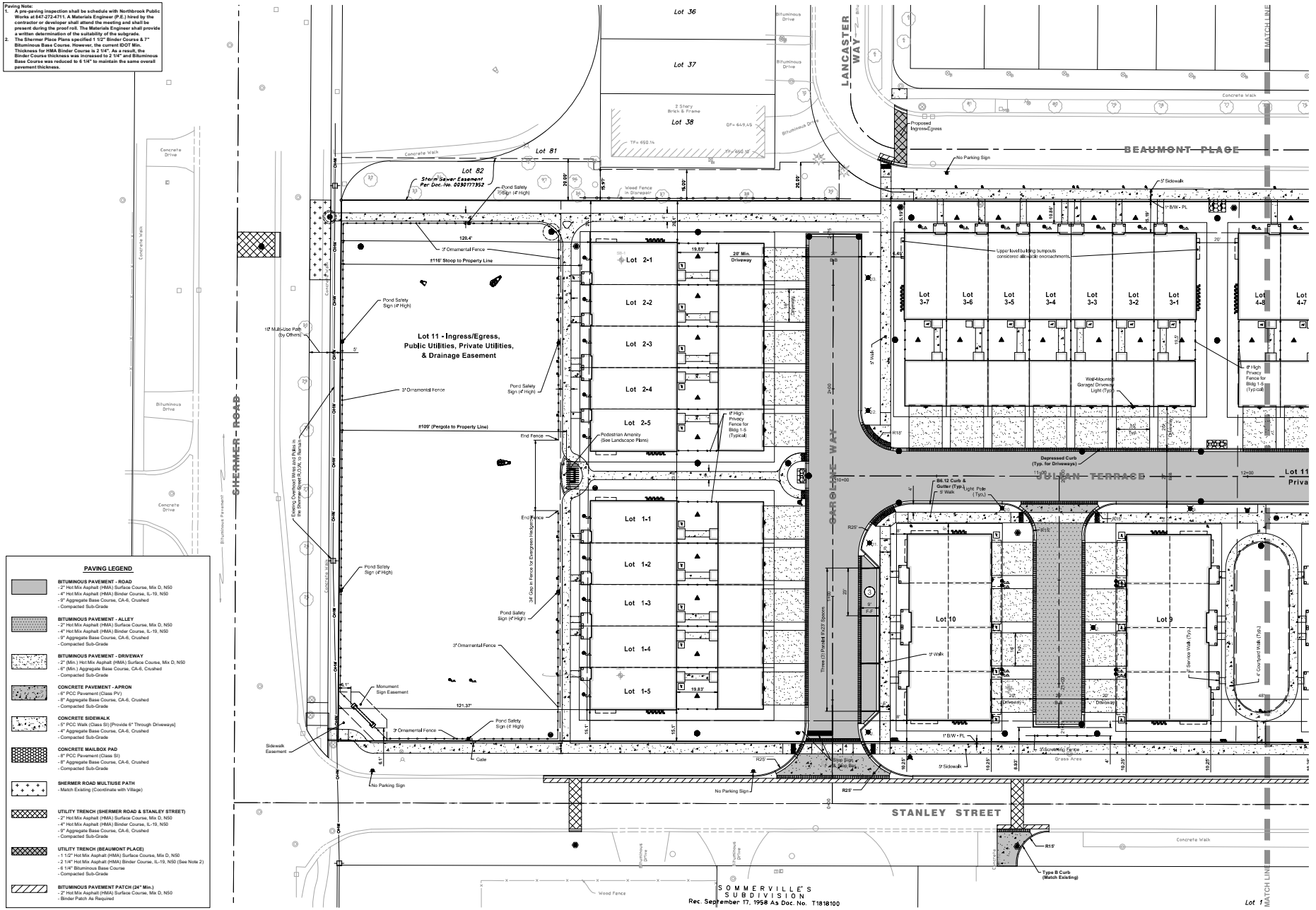
No.	Date	Revision
1.	4-13-2026	Per Village Review

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GEOMETRY PLAN OVERALL
NORTHBROOK ROW SITE IMPROVEMENT PLANS
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	J N
Date:	03/02/2026
Project No.	20-122
Sheet	C5.0/ C8

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NORTH
Scale: 1" = 20'

No.	Date	Revision
1.	4-13-2026	Per Village Review

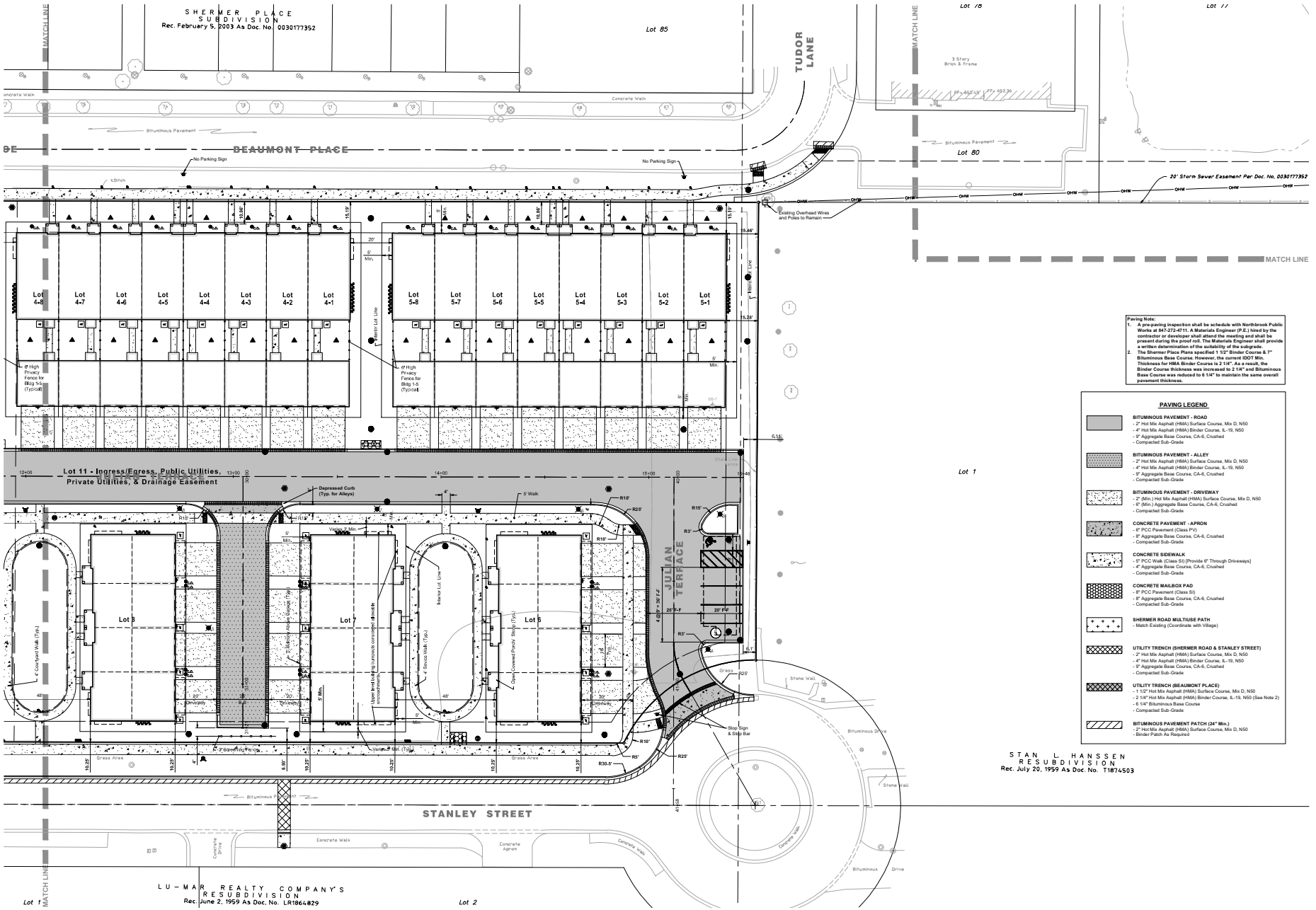
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GEOMETRY PLAN
WEST
NORTHBROOK ROW
SITE IMPROVEMENT PLANS
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	J N
Date:	03/02/2026
Project No.	20-122
Sheet	C5.1 / C8

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File Name: P:\2020\20122\Drawing\Final Engineering\20122-C5-GEO.dwg



Paving Note:

1. A pre-paving inspection shall be schedule with Northbrook Public Works at 847-272-4711. A Materials Engineer (P.E.) hired by the contractor or developer shall attend the meeting and shall be present during the proof roll. The Materials Engineer shall provide a written determination of the suitability of the subgrade.
2. The Shermer Place Plans specified 1 1/2" Binder Course & 7" Bituminous Base Course. However, the current IDOT Min. Thickness for HMA Binder Course is 2 1/4". As a result, the Binder Course thickness was increased to 2 1/4" and Bituminous Base Course was reduced to 6 1/4" to maintain the same overall pavement thickness.

PAVING LEGEND

BITUMINOUS PAVEMENT - ROAD
- 2" Hot Mix Asphalt (HMA) Surface Course, Mix D, N50
- 4" Hot Mix Asphalt (HMA) Binder Course, IL-19, N50
- 9" Aggregate Base Course, CA-6, Crushed
- Compacted Sub-Grade

BITUMINOUS PAVEMENT - ALLEY
- 2" Hot Mix Asphalt (HMA) Surface Course, Mix D, N50
- 4" Hot Mix Asphalt (HMA) Binder Course, IL-19, N50
- 9" Aggregate Base Course, CA-6, Crushed
- Compacted Sub-Grade

BITUMINOUS PAVEMENT - DRIVEWAY
- 2" (Min.) Hot Mix Asphalt (HMA) Surface Course, Mix D, N50
- 6" (Min.) Aggregate Base Course, CA-6, Crushed
- Compacted Sub-Grade

CONCRETE PAVEMENT - APRON
- 6" PCC Pavement (Class PV)
- 8" Aggregate Base Course, CA-6, Crushed
- Compacted Sub-Grade

CONCRETE SIDEWALK
- 5" PCC Walk (Class SI) [Provide 6" Through Driveways]
- 4" Aggregate Base Course, CA-6, Crushed
- Compacted Sub-Grade

CONCRETE MAILBOX PAD
- 8" PCC Pavement (Class SI)
- 8" Aggregate Base Course, CA-6, Crushed
- Compacted Sub-Grade

SHERMER ROAD MULTIUSE PATH
- Match Existing (Coordinate with Village)

UTILITY TRENCH (SHERMER ROAD & STANLEY STREET)
- 2" Hot Mix Asphalt (HMA) Surface Course, Mix D, N50
- 4" Hot Mix Asphalt (HMA) Binder Course, IL-19, N50
- 9" Aggregate Base Course, CA-6, Crushed
- Compacted Sub-Grade

UTILITY TRENCH (BEAUMONT PLACE)
- 1 1/2" Hot Mix Asphalt (HMA) Surface Course, Mix D, N50
- 2 1/4" Hot Mix Asphalt (HMA) Binder Course, IL-19, N50 (See Note 2)
- 6 1/4" Bituminous Base Course
- Compacted Sub-Grade

BITUMINOUS PAVEMENT PATCH (24" Min.)
- 2" Hot Mix Asphalt (HMA) Surface Course, Mix D, N50
- Binder Patch As Required

NORTH
Scale: 1" = 20'

No.	Date	Revision
1	4-13-2026	Per Village Review

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GEOMETRY PLAN EAST

NORTHBROOK ROW SITE IMPROVEMENT PLANS
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	J Z
Date:	03/02/2026
Project No.	20-122
Sheet	C5.2/ CB

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Plot Date: Apr 13, 2026 - 10:53am Plotted By: jenny-h
File Name: P:\2020\20122\Drawings\Final Engineering\20122-C5-GEO.dwg

PAVING LEGEND

BITUMINOUS PAVEMENT - ROAD
- 2" Hot Mix Asphalt (HMA) Surface Course, Mix D, N50
- 4" Hot Mix Asphalt (HMA) Binder Course, IL-19, N50
- 9" Aggregate Base Course, CA-6, Crushed
- Compacted Sub-Grade

BITUMINOUS PAVEMENT - ALLEY
- 2" Hot Mix Asphalt (HMA) Surface Course, Mix D, N50
- 4" Hot Mix Asphalt (HMA) Binder Course, IL-19, N50
- 9" Aggregate Base Course, CA-6, Crushed
- Compacted Sub-Grade

BITUMINOUS PAVEMENT - DRIVEWAY
- 2" (Min.) Hot Mix Asphalt (HMA) Surface Course, Mix D, N50
- 6" (Min.) Aggregate Base Course, CA-6, Crushed
- Compacted Sub-Grade

CONCRETE PAVEMENT - APRON
- 6" PCC Pavement (Class PV)
- 8" Aggregate Base Course, CA-6, Crushed
- Compacted Sub-Grade

CONCRETE SIDEWALK
- 5" PCC Walk (Class SI) [Provide 6" Through Driveways]
- 4" Aggregate Base Course, CA-6, Crushed
- Compacted Sub-Grade

CONCRETE MAILBOX PAD
- 8" PCC Pavement (Class SI)
- 8" Aggregate Base Course, CA-6, Crushed
- Compacted Sub-Grade

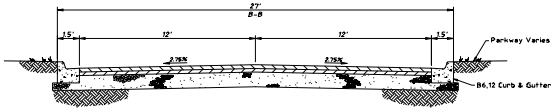
SHERMER ROAD MULTIUSE PATH
- Match Existing (Coordinate with Village)

UTILITY TRENCH (SHERMER ROAD & STANLEY STREET)
- 2" Hot Mix Asphalt (HMA) Surface Course, Mix D, N50
- 4" Hot Mix Asphalt (HMA) Binder Course, IL-19, N50
- 9" Aggregate Base Course, CA-6, Crushed
- Compacted Sub-Grade

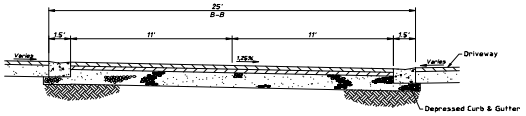
UTILITY TRENCH (BEAUMONT PLACE)
- 1 1/2" Hot Mix Asphalt (HMA) Surface Course, Mix D, N50
- 2 1/4" Hot Mix Asphalt (HMA) Binder Course, IL-19, N50 (See Note 2)
- 6 1/4" Bituminous Base Course
- Compacted Sub-Grade

BITUMINOUS PAVEMENT PATCH (24" Min.)
- 2" Hot Mix Asphalt (HMA) Surface Course, Mix D, N50
- Binder Patch As Required

Paving Note:
1. **A pre-paving inspection shall be schedule with Northbrook Public Works at 847-272-4711. A Materials Engineer (P.E.) hired by the contractor or developer shall attend the meeting and shall be present during the proof roll. The Materials Engineer shall provide a written determination of the suitability of the subgrade.**
2. **The Shermer Place Plans specified 1 1/2" Binder Course & 7" Bituminous Base Course. However, the current IDOT Min. Thickness for HMA Binder Course is 2 1/4". As a result, the Binder Course thickness was increased to 2 1/4" and Bituminous Base Course was reduced to 6 1/4" to maintain the same overall pavement thickness.**



ROADWAY TYPICAL SECTION



MOTORCOURT TYPICAL SECTION

NORTH
Scale: 1" = 20'

No.	Date	Revision
1.	4-13-2026	Per Village Review

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GEOMETRY PLAN NORTHEAST

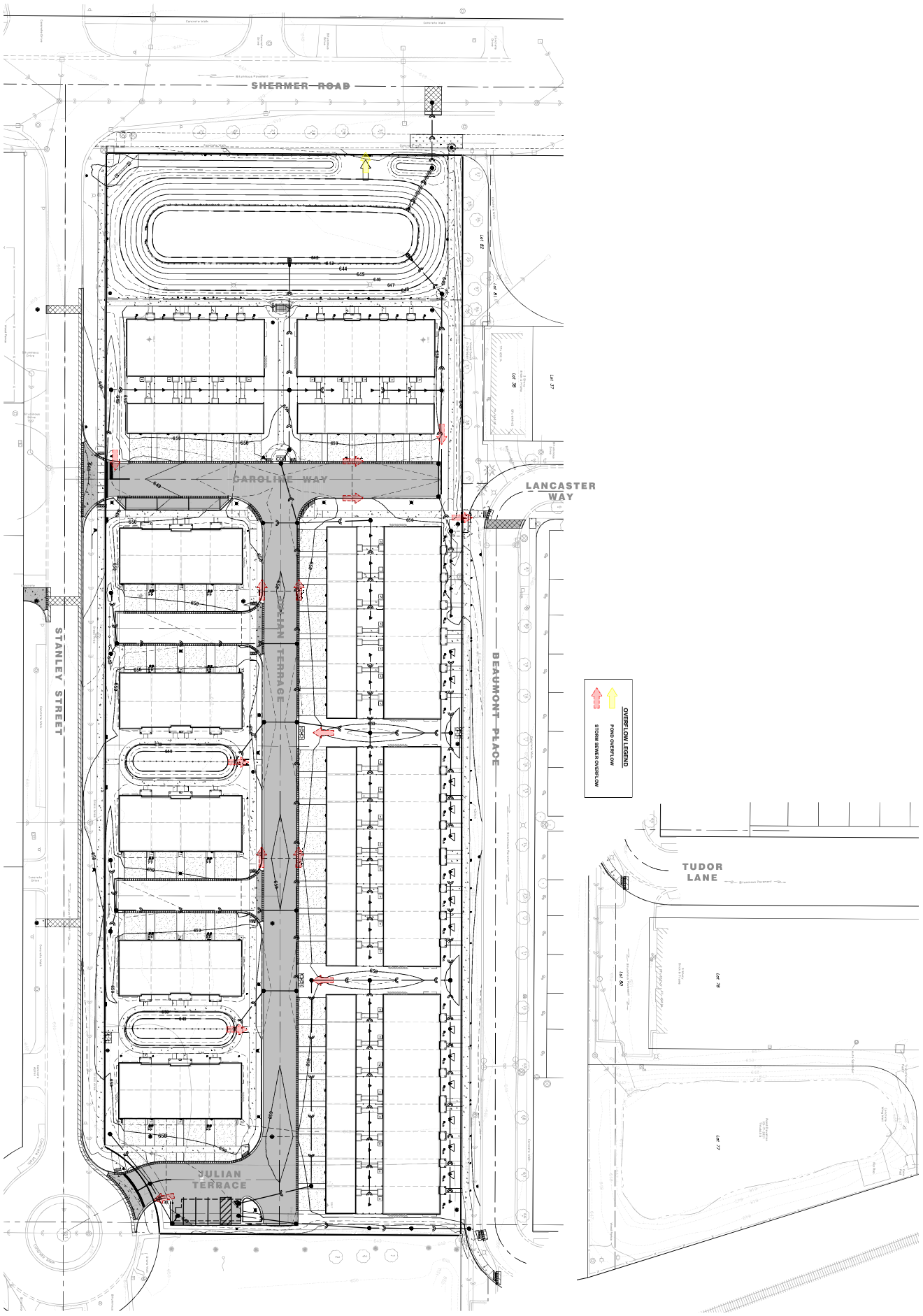
NORTHBROOK ROW SITE IMPROVEMENT PLANS

1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	J N Z
Date:	03/02/2026
Project No.	20-122
Sheet	C5.3 / C8

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Plot Date: Apr 13, 2026 - 10:53am Plotted By: jenny-h
File Name: P:\2020\20122\Drawing\Final Engineering\20122-C5-GEO.dwg



GRADING PLAN
OVERALL

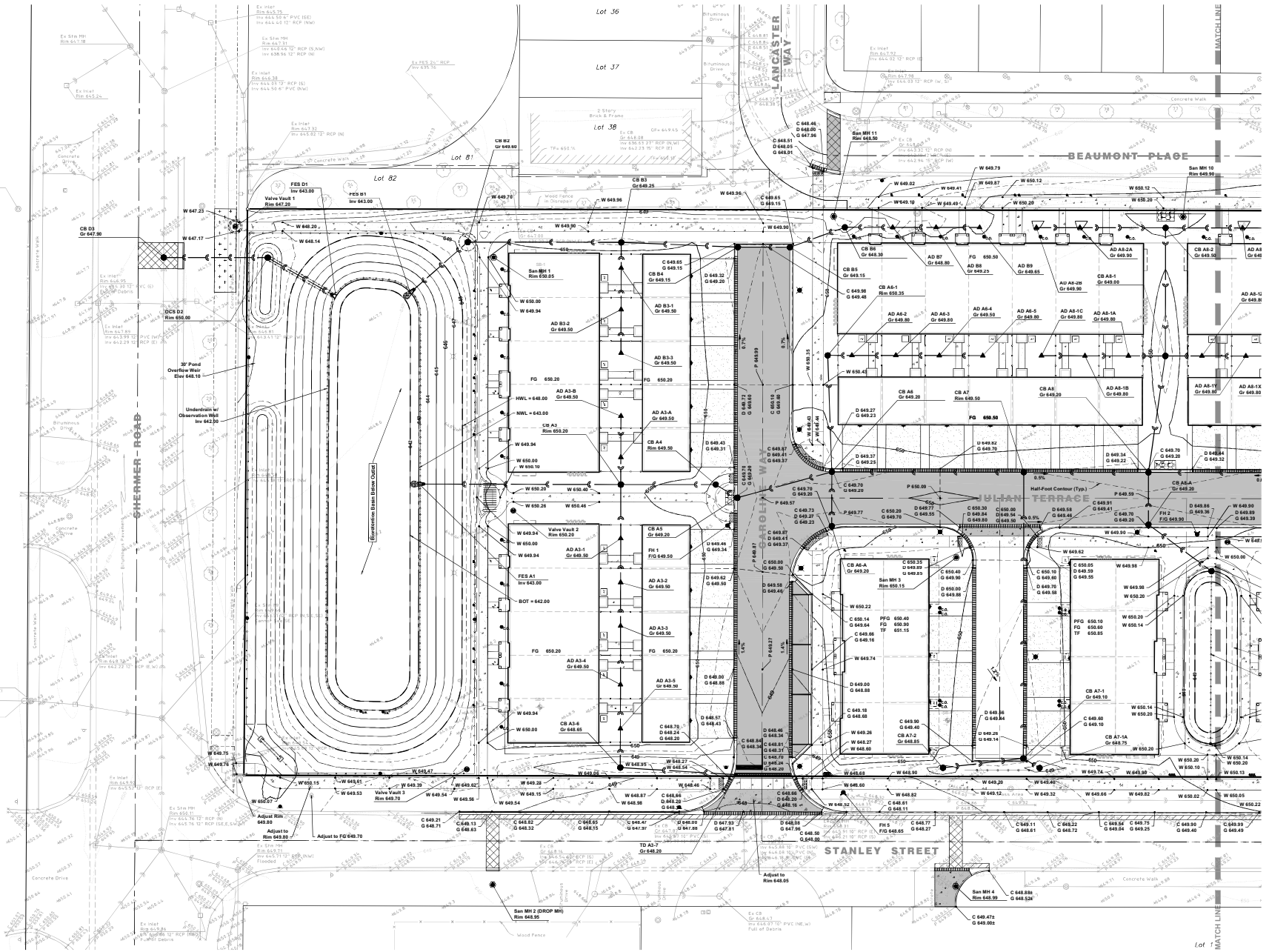
NORTHBROOK ROW
SITE IMPROVEMENT PLANS
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

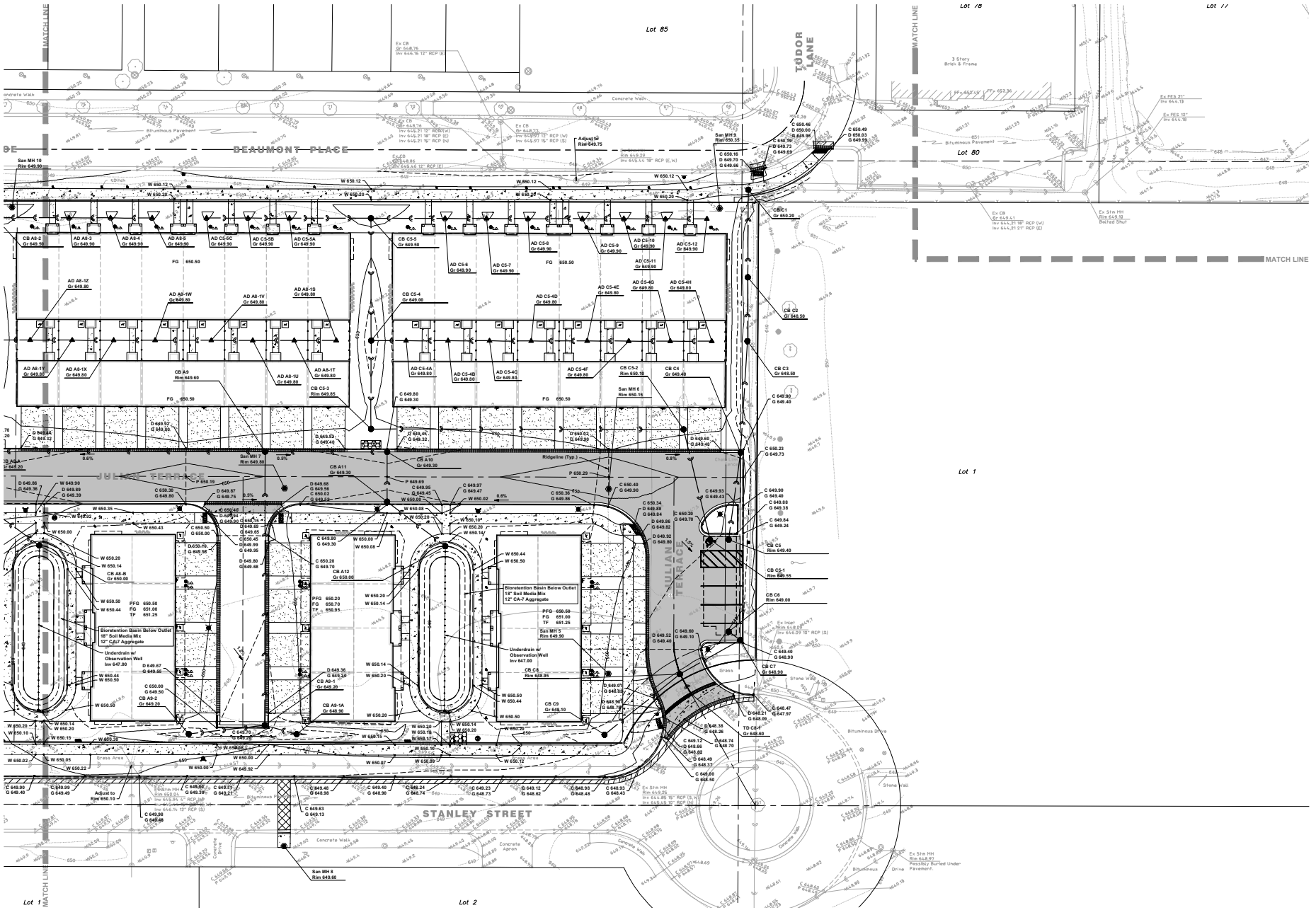
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No.	Date	Revision
1	4-13-2026	Per Village Review

Project Manager: P.A.C.
Engineer: J.V.C.
Drawn: CB
Date: 03/02/2026
Project No.: 20-122
Sheet: C6.0

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SHERMER ROAD
LANCASTER WAY
CAROLINE WAY
JULIAN TERRACE
BEAUMONT PLACE
STANLEY STREET
MATCH LINE
Lot 36
Lot 37
Lot 38
Lot 81
Lot 82
Bioretention Basin Below Outlet
30' Pond Overflow Weir Elev 648.10
Underdrain w/ Observation Well Inv 642.00
Half-Foot Contour (Typ.)
Valve Vault 1 Rim 647.20
Valve Vault 2 Rim 650.20
Valve Vault 3 Rim 649.70
San MH 1 Rim 650.85
San MH 2 (DROP MH) Rim 648.95
San MH 3 Rim 650.15
San MH 4 Rim 649.99
San MH 10 Rim 649.90
San MH 11 Rim 648.50
FES D1 Inv 643.00
FES M1 Inv 643.00
OCS D2 Rim 650.00
CB D3 Gr 647.90
CB B2 Gr 649.60
CB B3 Gr 649.25
CB B4 Gr 649.15
CB B5 Gr 649.15
CB B6 Gr 648.30
CB A5 Gr 649.20
CB A6 Gr 649.20
CB A7 Rim 649.50
CB A8 Gr 649.20
CB A6-A Gr 649.20
CB A6-1 Rim 650.35
CB A8-1 Gr 649.00
CB A3-6 Gr 648.65
CB A7-1 Gr 649.10
CB A7-1A Gr 648.75
CB A7-2 Gr 648.85
TD A3-7 Gr 648.20
FH 1 F/G 649.50
FH 2 F/G 649.90
FH 5 F/G 648.65
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AD B3-2 Gr 649.50
AD B3-3 Gr 649.50
AD A3-A Gr 649.50
AD A3-B Gr 649.50
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AD A3-3 Gr 649.50
AD A3-4 Gr 649.50
AD A3-5 Gr 649.50
AD B7 Gr 648.80
AD B8 Gr 649.25
AD B9 Gr 649.65
AD A6-2 Gr 649.80
AD A6-3 Gr 649.80
AD A6-4 Gr 649.50
AD A6-5 Gr 649.90
AD A8-1C Gr 649.80
AD A8-1A Gr 649.80
AD A8-2A Gr 649.90
AD A8-2 Gr 649.50
AD A8-1B Gr 649.80
AD A8-1Y Gr 649.80
AD A8-1X Gr 649.80
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NWL = 643.00
BOT = 642.00
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FG 650.50
PFG 650.40
FG 650.90
TF 651.15
PFG 650.10
FG 650.60
TF 650.85
Adjust Rim 649.80
Adjust to Rim 649.90
Adjust to FG 649.70
Adjust to Rim 648.05
Ex Inlet Rim 645.75 Inv 644.50 6" PVC (SE) Inv 644.40 12" RCP (NW)
Ex Inlet Rim 647.92 Inv 644.02 12" RCP (E)
Ex Inlet Rim 647.32 Inv 645.92 12" RCP (N)
Ex Inlet Rim 644.28 Inv 644.03 12" RCP (S) Inv 644.52 6" PVC (NW)
Ex Inlet Rim 647.89 Inv 643.99 12" PVC (W) Inv 642.29 12" RCP (E)
Ex Inlet Rim 647.79 Inv 642.59 12" RCP (E)
Ex Inlet Rim 649.71 Inv 645.71 12" RCP (NW) Flooded
Ex Inlet Rim 649.86 Inv 649.06 12" RCP (NW) Full of Debris
Ex Inlet Rim 644.95 Inv 643.35 12" PVC (E) Full of Debris
Ex Inlet Rim 645.24
Ex Inlet Rim 644.28 Inv 644.03 12" RCP (S,NW) Inv 638.56 12" RCP (N)
Ex Inlet Rim 644.50 Inv 643.10 12" RCP (NE,E,SW)
Ex Inlet Rim 644.76 Inv 642.72 12" RCP (E,W)
Ex Inlet Rim 644.50 Inv 644.40 12" RCP (E,W)
Ex Inlet Rim 645.11 Inv 644.76 12" RCP (NE,E,SW)
Ex Inlet Rim 644.71 Inv 643.71 12" RCP (E)
Ex Inlet Rim 644.63 Inv 643.13 12" RCP (W)
Ex Inlet Rim 644.81 Inv 643.31 12" RCP (E)
Ex Inlet Rim 644.79 Inv 644.03 12" RCP (W, S)
Ex Inlet Rim 644.98 Inv 644.03 12" RCP (W, S)
Ex Inlet Rim 644.90 Inv 643.70 12" RCP (W



NORTH
Scale: 1" = 20'

No.	Date	Revision
1.	4-13-2026	Per Village Review

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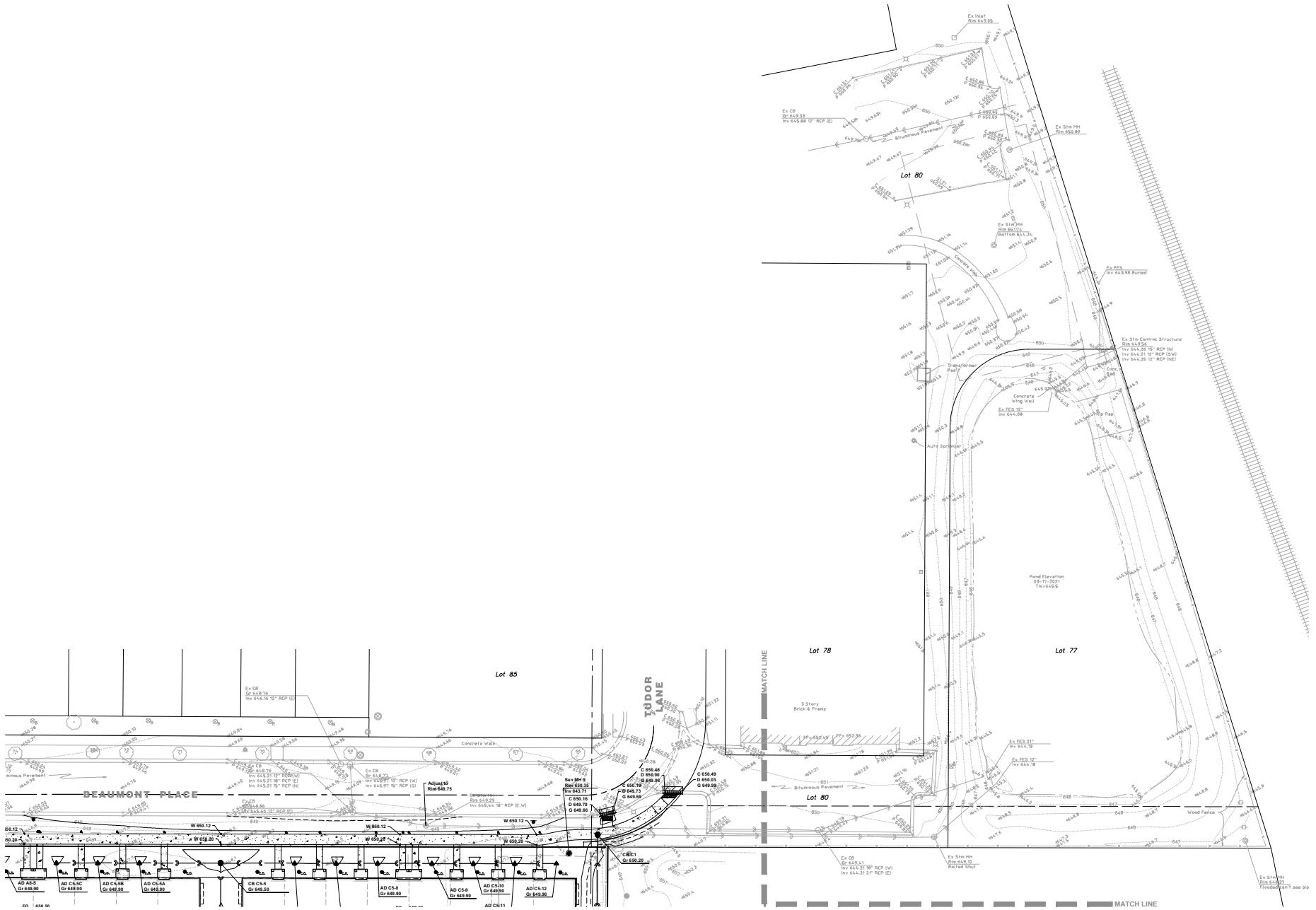
GRADING PLAN
EAST

NORTHBROOK ROW
SITE IMPROVEMENT PLANS
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	J N
Date:	03/02/2026
Project No.	20-122
Sheet	C6.2 / CB

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File Name: P:\2020\20122\Drawings\Final Engineering\20122-CS-GRD.dwg



NORTH

Scale: 1" = 20'

No.	Date	Revision
1.	4-13-2026	Per Village Review

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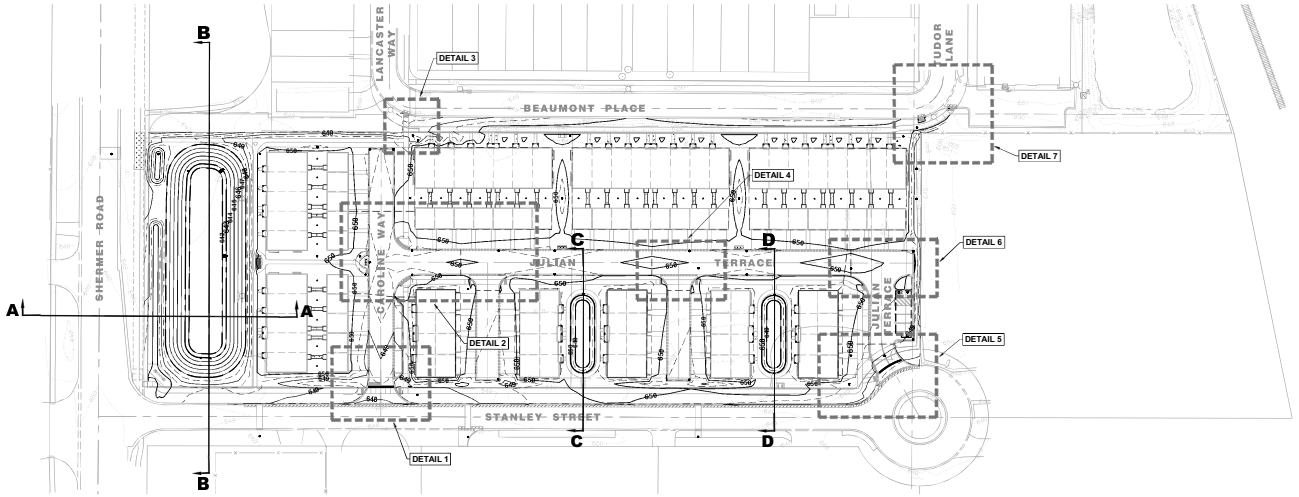
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NORTHEAST

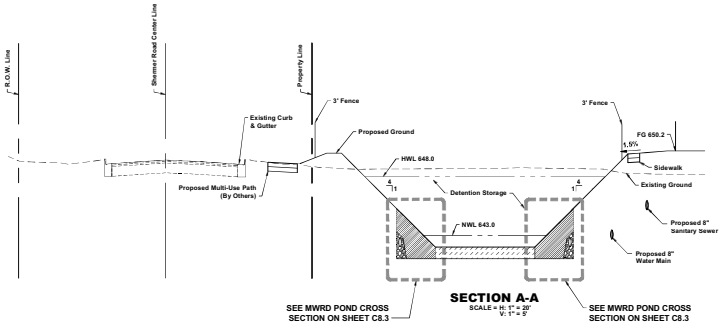
NORTHBROOK ROW
SITE IMPROVEMENT PLANS
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	J N Z
Date:	03/02/2026
Project No.	20-122
Sheet	C6.3 / CB

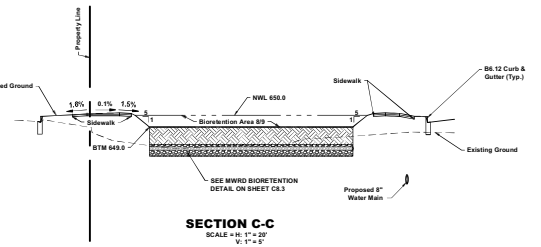
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File Name: P:\2020\20122\Drawings\Final Engineering\20122-C6-GRD.dwg

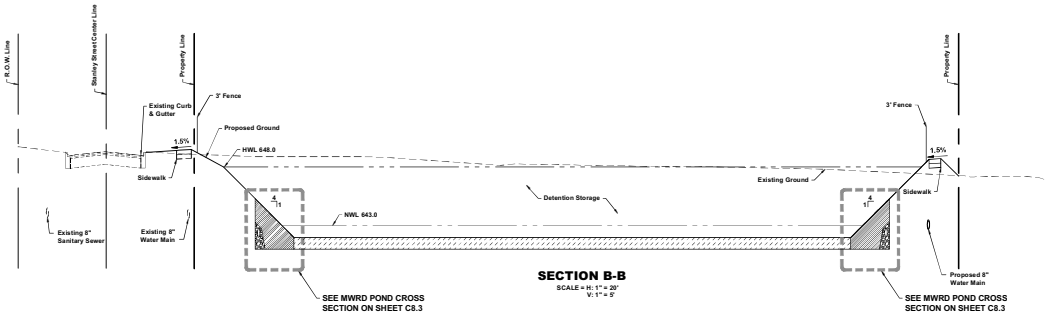




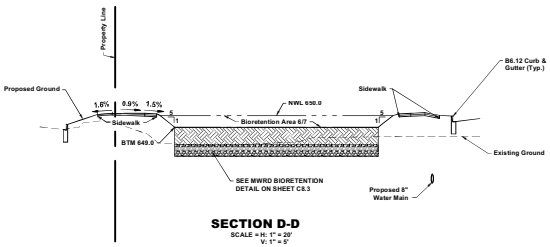
SECTION A-A
SCALE = H: 1" = 20'
V: 1" = 5'



SECTION C-C
SCALE = H: 1" = 20'
V: 1" = 5'



SECTION B-B
SCALE = H: 1" = 20'
V: 1" = 5'



SECTION D-D
SCALE = H: 1" = 20'
V: 1" = 5'

NORTH
Scale: 1" = 60'

No.	Date	Revision
1.	4.13.2026	Per Village Review

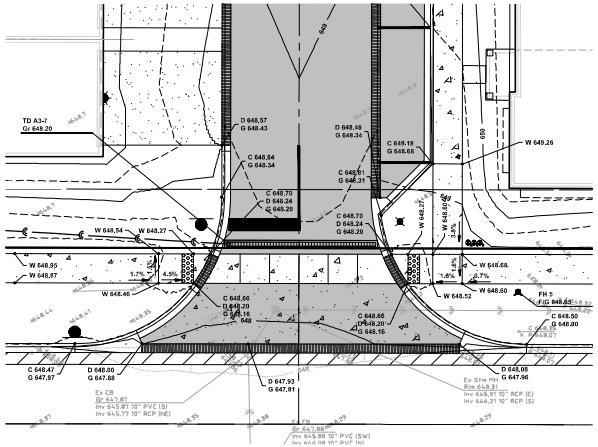
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GRADING PLAN
TYPICAL SECTIONS & KEY MAP
NORTHBROOK ROW
SITE IMPROVEMENT PLANS
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

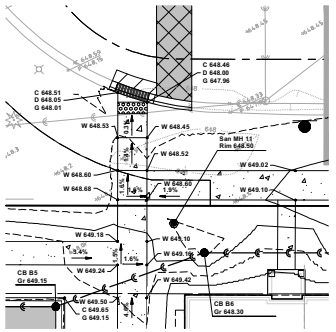
Project Manager:	P A C
Engineer:	J N Z
Date:	03/02/2026
Project No.	20-122
Sheet	C6.4/C8

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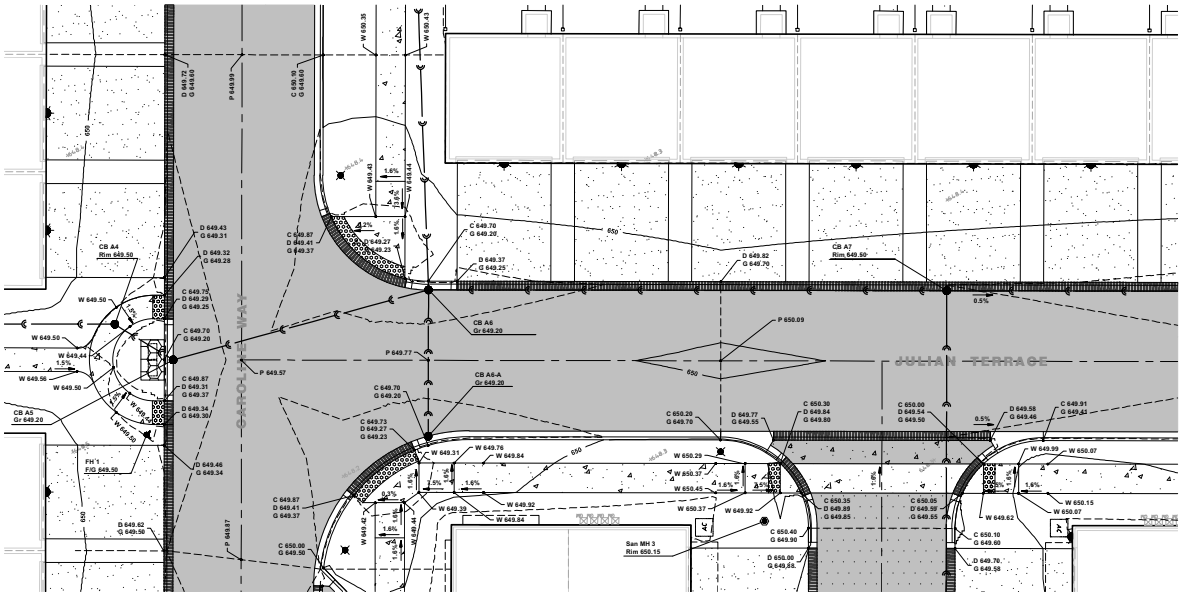
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File Name: P:\2020\20122\Drawing\Final Engineering\20122-C6-GRD.dwg



DETAIL 1



DETAIL 3



DETAIL 2

NORTH

Scale: 1" = 10'

No.	Date	Revision
1	4-13-2026	Per Village Review

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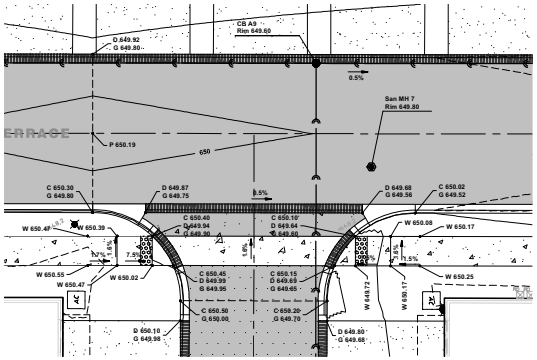
GRADING PLAN
ENLARGED DETAILS

NORTHBROOK ROW
SITE IMPROVEMENT PLANS
1825 SHERWIN ROAD, NORTHBROOK, ILLINOIS

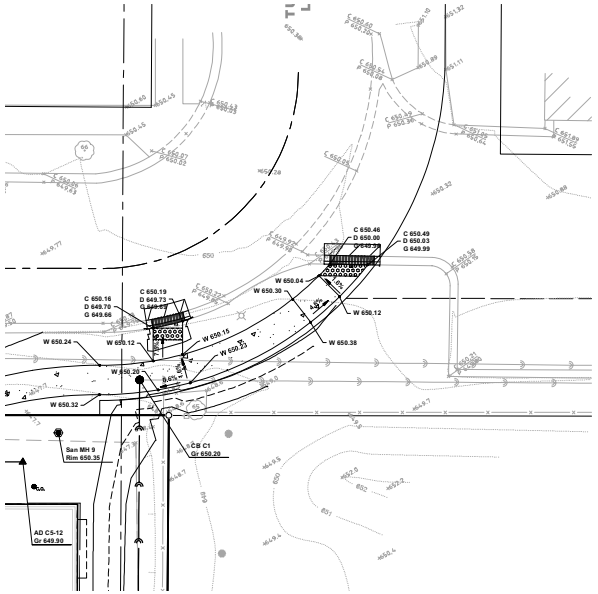
Project Manager:	P A C
Engineer:	J N
Date:	03/02/2026
Project No.	20-122
Sheet	C6.5 / CB

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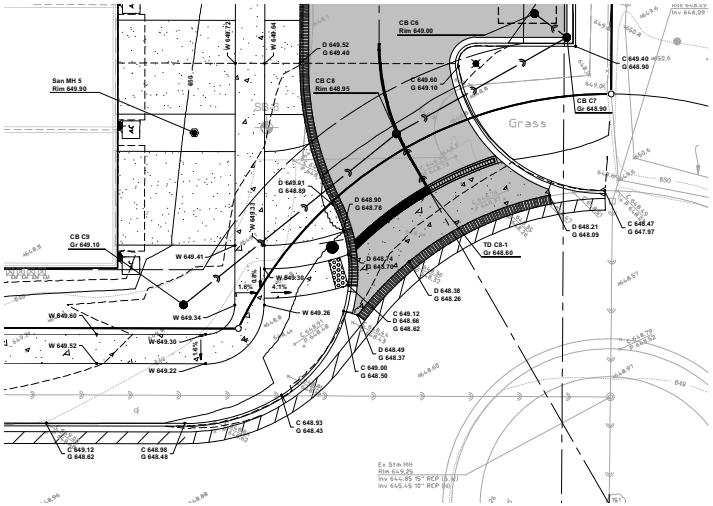
Plot Date: Apr 13, 2026 - 10:59am Plotted By: jenny-h
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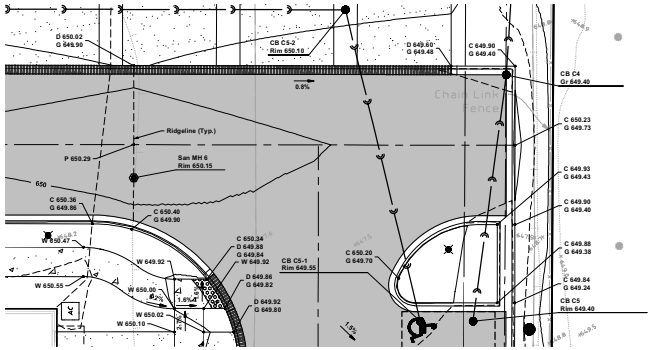
DETAIL 4



DETAIL 7



DETAIL 5



DETAIL 6

NORTH

Scale: 1" = 10'

No.	Date	Revision
1	4-13-2026	Per Village Review

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ENLARGED DETAILS

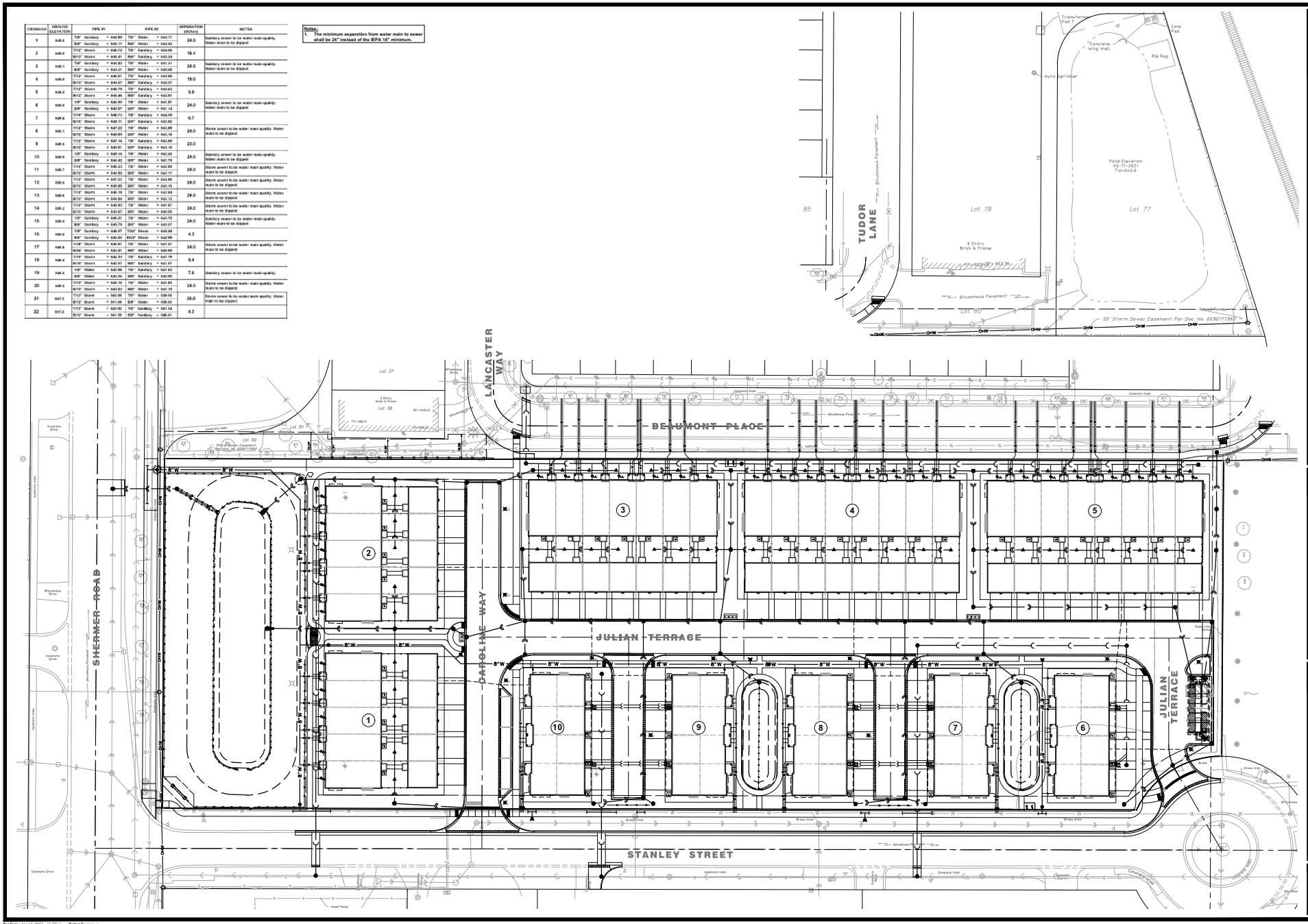
NORTHBROOK ROW
SITE IMPROVEMENT PLANS
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	J N
Date:	03/02/2026
Project No.	20-122
Sheet	C6.6 / C8

Plot Date: Apr 13, 2026 - 10:59am Plotted By: jenny-h
File Name: P:\2020\20122\Drawings\Final Engineering\20122-C6-GRD.dwg

CROSSING	GROUND ELEVATION	PIPE #1		PIPE #2		SEPARATION (inches)	NOTES
1	648.5	7/8" Sanitary	= 643.89	7/8" Water	= 643.17	24.0	Sanitary sewer to be water main quality. Water main to be dipped.
		8/8" Sanitary	= 643.17	8/8" Water	= 642.45		
2	648.0	7/12" Storm	= 646.74	7/8" Water	= 643.06	16.1	
		8/12" Storm	= 646.41	8/8" Sanitary	= 643.04		
3	648.1	7/8" Sanitary	= 644.83	7/8" Water	= 643.31	24.0	Sanitary sewer to be water main quality. Water main to be dipped.
		8/8" Sanitary	= 643.21	8/8" Water	= 642.68		
4	648.0	7/12" Storm	= 646.91	7/8" Sanitary	= 643.66	19.0	
		8/12" Storm	= 646.67	8/8" Sanitary	= 643.27		
5	648.2	7/12" Storm	= 646.79	7/8" Sanitary	= 644.63	9.9	
		8/12" Storm	= 646.46	8/8" Sanitary	= 643.91		
6	650.0	7/8" Sanitary	= 644.89	7/8" Water	= 641.97	24.0	Sanitary sewer to be water main quality. Water main to be dipped.
		8/8" Sanitary	= 642.87	8/8" Water	= 641.14		
7	649.6	7/15" Storm	= 648.73	7/8" Sanitary	= 644.55	6.7	
		8/15" Storm	= 648.11	8/8" Sanitary	= 643.82		
8	650.1	7/12" Storm	= 647.22	7/8" Water	= 643.89	24.0	Storm sewer to be water main quality. Water main to be dipped.
		8/12" Storm	= 646.89	8/8" Water	= 643.16		
9	649.9	7/12" Storm	= 647.14	7/8" Water	= 643.89	23.0	
		8/12" Storm	= 646.81	8/8" Sanitary	= 643.19		
10	649.9	7/8" Sanitary	= 646.14	7/8" Water	= 642.42	24.0	Sanitary sewer to be water main quality. Water main to be dipped.
		8/8" Sanitary	= 644.42	8/8" Water	= 641.79		
11	649.7	7/12" Storm	= 646.23	7/8" Water	= 642.89	24.0	Storm sewer to be water main quality. Water main to be dipped.
		8/12" Storm	= 646.89	8/8" Water	= 642.17		
12	650.0	7/12" Storm	= 647.22	7/8" Water	= 643.89	24.0	Storm sewer to be water main quality. Water main to be dipped.
		8/12" Storm	= 646.89	8/8" Water	= 643.16		
13	649.6	7/12" Storm	= 646.18	7/8" Water	= 642.84	24.0	Storm sewer to be water main quality. Water main to be dipped.
		8/12" Storm	= 646.84	8/8" Water	= 642.12		
14	650.2	7/12" Storm	= 646.80	7/8" Water	= 641.67	24.0	Storm sewer to be water main quality. Water main to be dipped.
		8/12" Storm	= 642.67	8/8" Water	= 640.95		
15	650.0	7/8" Sanitary	= 646.21	7/8" Water	= 643.79	24.0	Sanitary sewer to be water main quality. Water main to be dipped.
		8/8" Sanitary	= 645.79	8/8" Water	= 643.07		
16	650.0	7/8" Sanitary	= 646.97	7/24" Storm	= 645.48	4.3	
		8/8" Sanitary	= 646.83	8/24" Storm	= 642.98		
17	649.6	7/24" Storm	= 646.91	7/8" Water	= 641.41	24.0	Storm sewer to be water main quality. Water main to be dipped.
		8/24" Storm	= 642.41	8/8" Water	= 640.68		
18	649.4	7/15" Storm	= 646.20	7/8" Sanitary	= 641.76	9.4	
		8/15" Storm	= 642.97	8/8" Sanitary	= 641.07		
19	649.3	7/8" Water	= 642.86	7/8" Sanitary	= 641.62	7.6	Sanitary sewer to be water main quality.
		8/8" Water	= 642.26	8/8" Sanitary	= 640.90		
20	649.5	7/12" Storm	= 646.16	7/8" Water	= 641.82	24.0	Storm sewer to be water main quality. Water main to be dipped.
		8/12" Storm	= 642.82	8/8" Water	= 641.10		
21	647.2	7/12" Storm	= 642.08	7/8" Water	= 638.58	24.0	Storm sewer to be water main quality. Water main to be dipped.
		8/12" Storm	= 641.96	8/8" Water	= 638.23		
22	647.5	7/12" Storm	= 642.92	7/8" Sanitary	= 641.24	4.3	
		8/12" Storm	= 641.58	8/8" Sanitary	= 640.91		

Notes:
1. **The minimum separation from water main to sewer shall be 24" instead of the IEPA 18" minimum.**



NORTH

Scale: 1" = 30'

No.	Date	Revision
1.	4-13-2026	Per Village Review

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UTILITY PLAN OVERALL

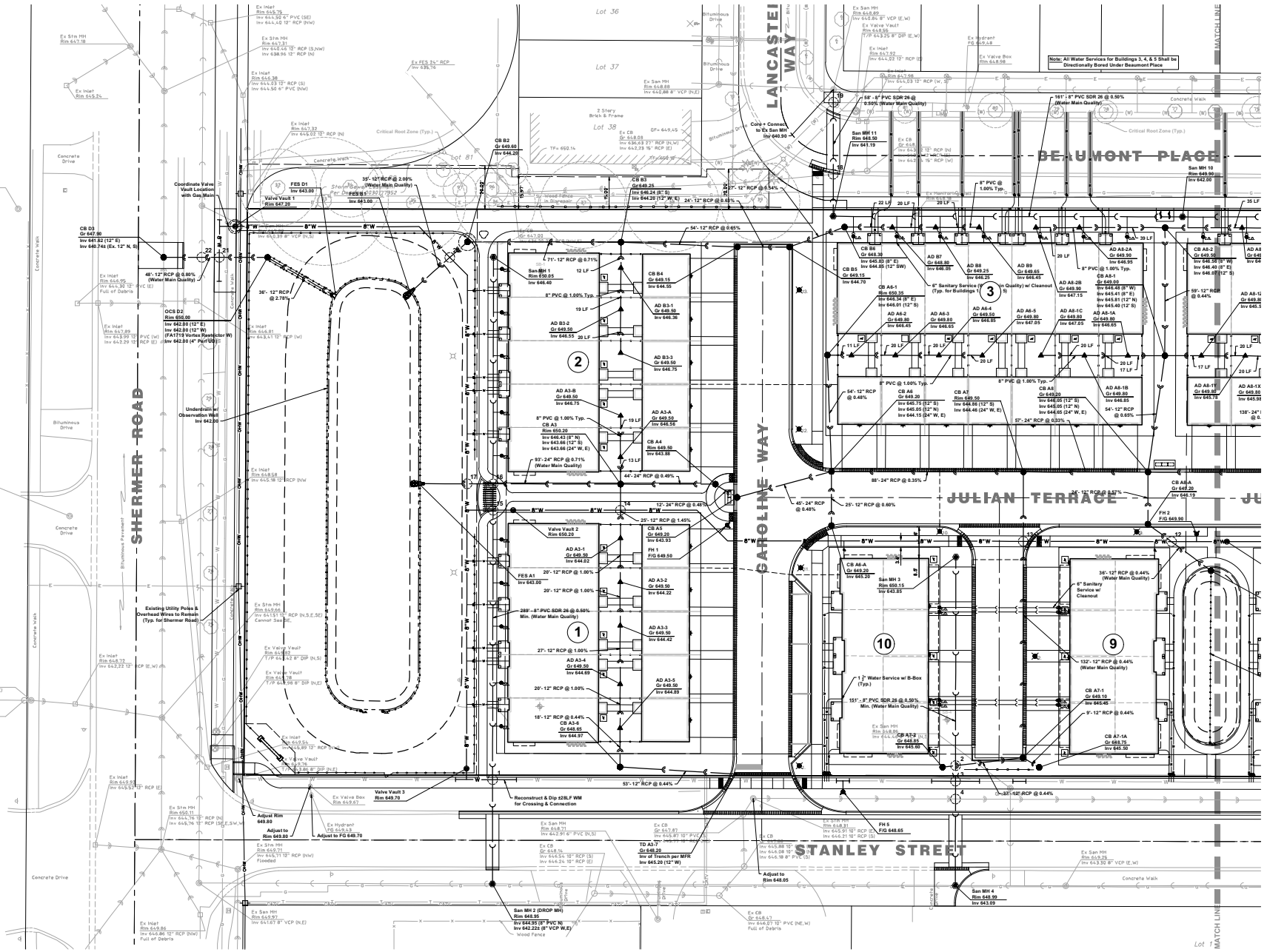
NORTHBROOK ROW SITE IMPROVEMENT PLANS

1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	J N
Date:	03/02/2026
Project No.	20-122
Sheet	C7.0 / CB

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NORTH
Scale: 1" = 20'

No.	Date	Revision
1	4-13-2026	Per Village Review

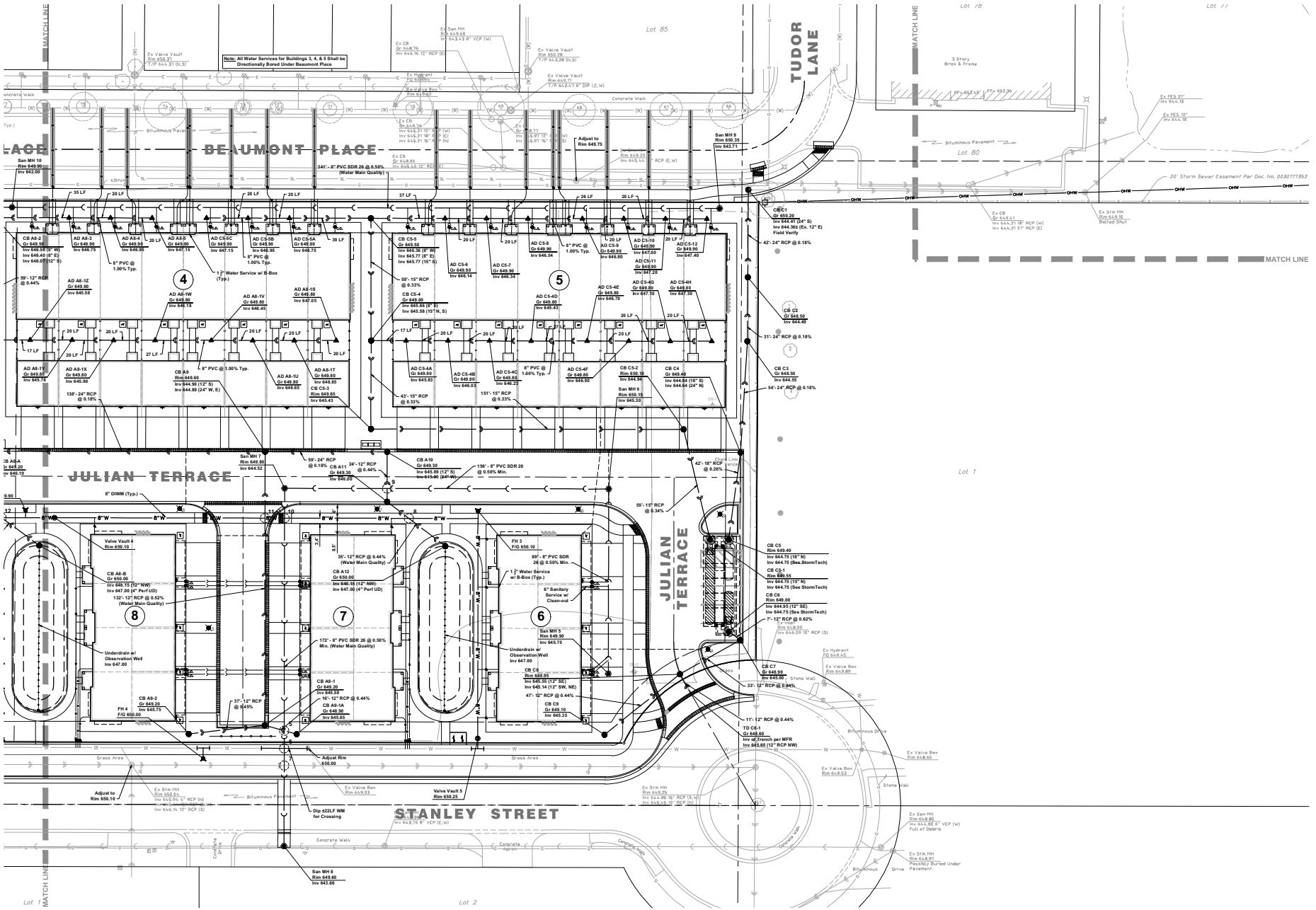
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UTILITY PLAN
WEST

NORTHBROOK ROW
SITE IMPROVEMENT PLANS
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	J N
Date:	03/02/2026
Project No.	20-122
Sheet	C7.1 / C8

Plot Date: Apr 13, 2026 - 11:07am Plotted By: jenny-h
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1	4-13-2026	Per Village Review

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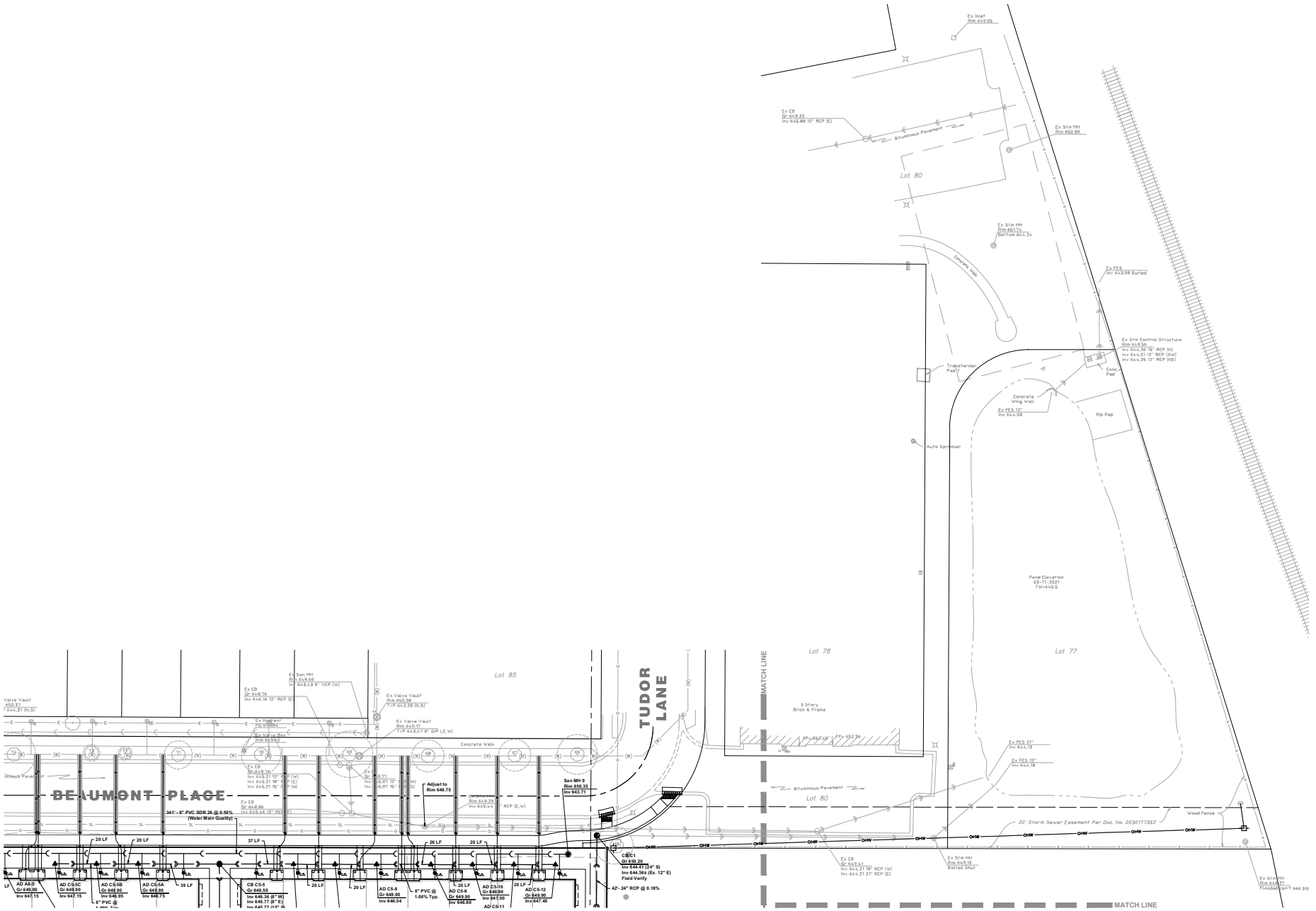
UTILITY PLAN
EAST

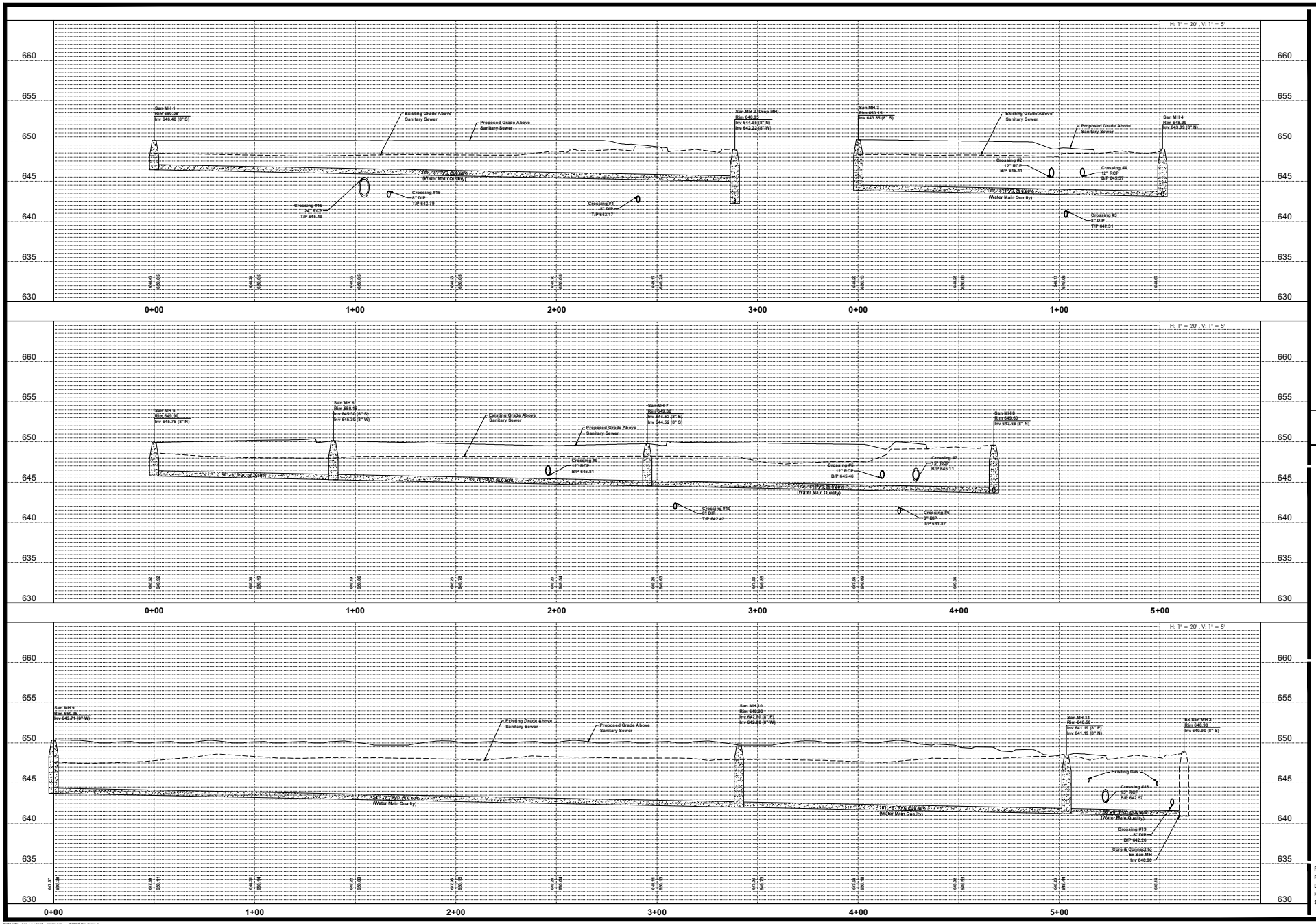
NORTHBROOK ROW
SITE IMPROVEMENT PLANS
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	J N
Date:	03/02/2026
Project No.	20-122
Sheet	C7.2 / C8

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BEAUMONT PLACE
TUDOR LANE
MATCH LINE
MATCH LINE
Lot 85
Lot 80
Lot 78
Lot 77
Concrete Walk
Bituminous Pavement
Concrete Walk
Transformer Pad (T)
Concrete Wing Wall
Rip Rap
Auto Sprinkler
Ex Inlet Rim 649.09
Ex CB Gr 649.23 Inv 645.88 12" RCP (E)
Ex Stm MH Rim 650.80
Ex Stm MH Rim 651.74 Bottom 644.24
Ex FES Inv 643.98 Buried
Ex Stm Control Structure Rim 649.56 Inv 644.26 15" RCP (N) Inv 644.01 12" RCP (SW) Inv 644.26 12" RCP (NE)
Conc. Pad
Ex FES 12" Inv 644.58
Pond Elevation 03-17-2021 Tw=644.5
3 Story Brick & Frame
FF= 652.36
Ex FES 21" Inv 644.18
Ex FES 12" Inv 644.18
Wood Fence
20' Storm Sewer Easement Per Doc. No. 0030177352
Ex CB Gr 649.41 Inv 644.21 18" RCP (W) Inv 644.21 21" RCP (E)
Ex Stm MH Rim 649.10 Bolted Shut
Ex Stm MH Rim 644.27 Flooded can't see pip
Valve Vault 650.37 T 644.37 (N,S)
Ex CB Gr 648.76 Inv 646.16 12" RCP (E)
Ex San MH Rim 649.08 Inv 643.38 8" VCP (W)
Ex Valve Vault Rim 650.38 T/P 643.28 (N,S)
Ex Valve Vault Rim 649.77 T/P 643.67 8" DIP (E,W)
Ex Hydrant Rim 650.05
Ex Valve Box Rim 649.42
Ex CB Gr 648.76 Inv 645.21 12" RCP (E) Inv 645.21 18" RCP (W) Inv 645.21 15" RCP (N)
Ex CB Gr 648.86 Inv 645.46 12" RCP (E)
Ex Gr 648.77 Inv 645.97 12" (E) Inv 645.97 15" (W)
Adjust to Rim 649.75
Ex Stm MH Rim 649.29 Inv 645.44 RCP (E,W)
San MH 9 Rim 650.35 Inv 643.71
CB C1 Gr 650.20 Inv 644.41 (24" S) Inv 644.36± (Ex. 12" E) Field Verify
42"- 24" RCP @ 0.18%
341'- 8" PVC SDR 26 @ 0.50% (Water Main Quality)
AD A8-S Gr 649.90 Inv 647.15
AD CS-5C Gr 649.90 Inv 647.15
AD CS-5B Gr 649.90 Inv 646.35
AD CS-5A Gr 649.90 Inv 646.75
39 LF
CB CS-5 Gr 649.50 Inv 646.36 (8" W) Inv 645.77 (8" E) Inv 646.77 (16" S)
20 LF
20 LF
AD CS-6 Gr 649.90 Inv 646.54
8" PVC @ 1.00% Typ.
20 LF
AD CS-9 Gr 649.90 Inv 646.80
20 LF
AD CS10 Gr 649.90 Inv 647.00
AD CS-11
20 LF
AD CS-12 Gr 649.90 Inv 647.40
20 LF
20 LF
37 LF
20 LF
20 LF
OHW
OHW
OHW



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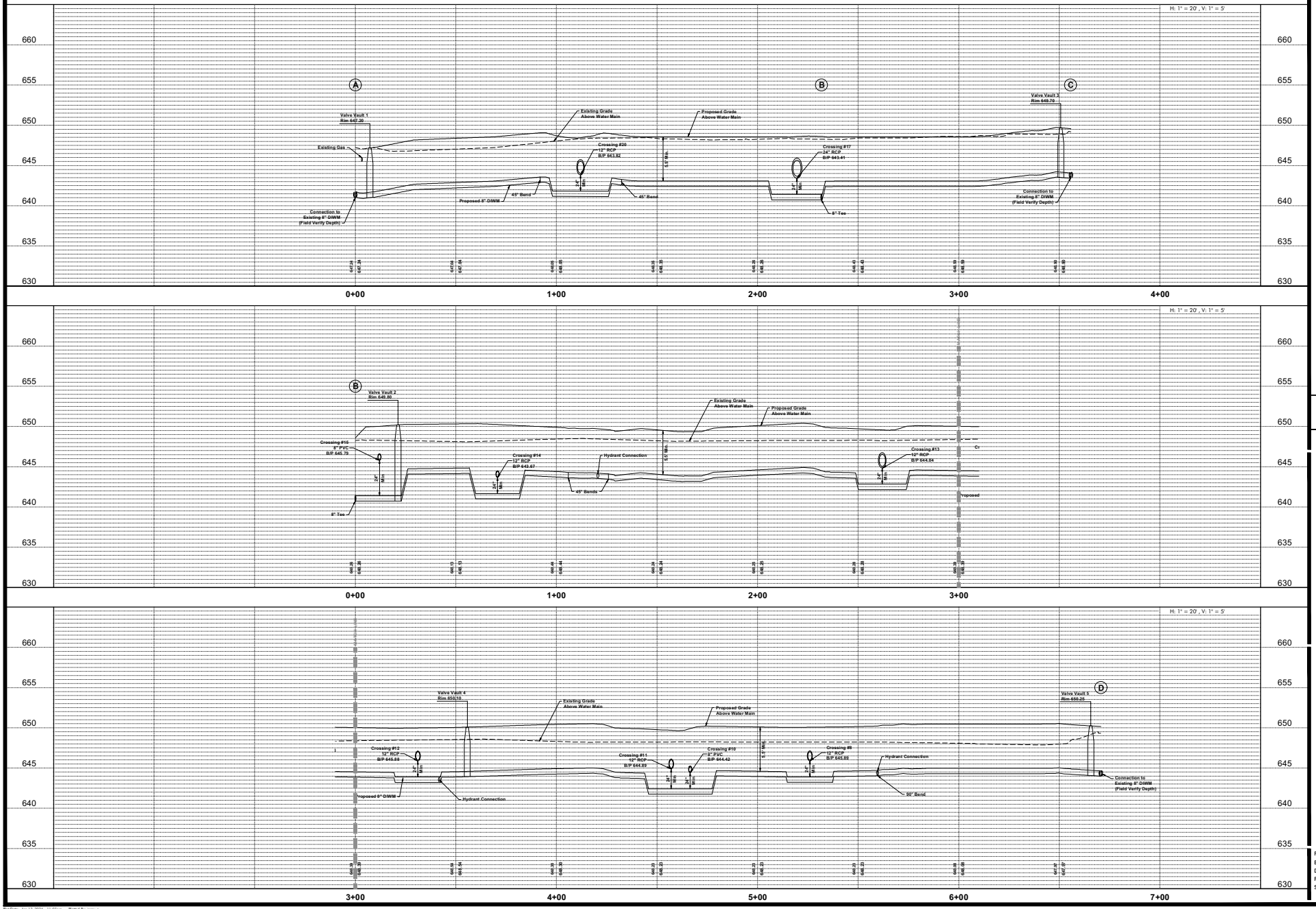
SANITARY SEWER PROFILES

NORTHBROOK ROW
SITE IMPROVEMENT PLANS
1823 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager: PAC
Engineer: JJN
Date: 03/02/2026
Project No. 20-122
Sheet C7.4/C8

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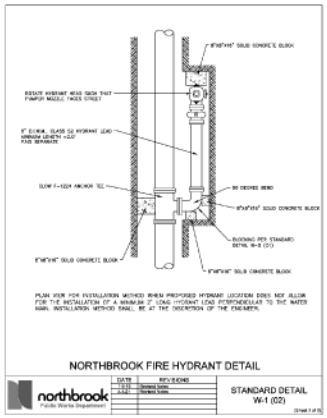
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1.	4-13-2026	Per Village Review

WATER MAIN PROFILES

NORTHBROOK ROW
SITE IMPROVEMENT PLANS
1823 SHERMER ROAD, NORTHBROOK, ILLINOIS

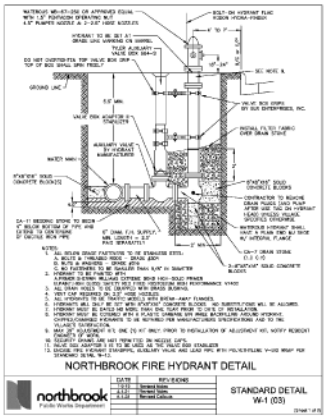
Project Manager: P A C
Engineer: J N
Date: 03/02/2026
Project No. 20-122
Sheet C7.5/C8

Plot Date: Apr 13, 2026 - 11:07am Plotted By: jenny-n
File Name: P:\2020\20122\Drawings\Final Engineering\20122-C7-UTILITY.dwg



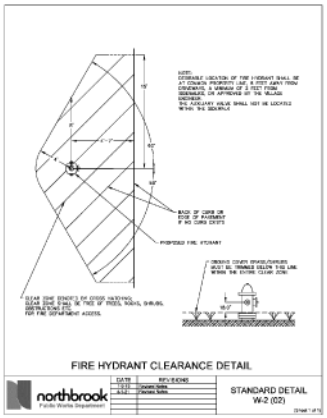
NORTHBROOK FIRE HYDRANT DETAIL

STANDARD DETAIL W-1 (02)



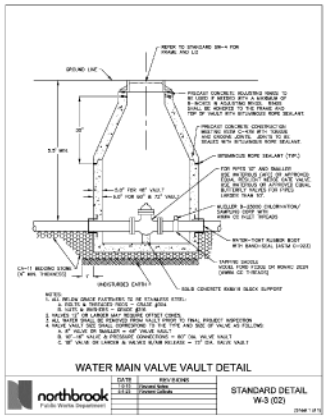
NORTHBROOK FIRE HYDRANT DETAIL

STANDARD DETAIL W-1 (03)



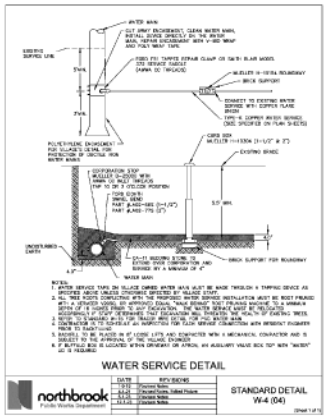
FIRE HYDRANT CLEARANCE DETAIL

STANDARD DETAIL W-2 (02)



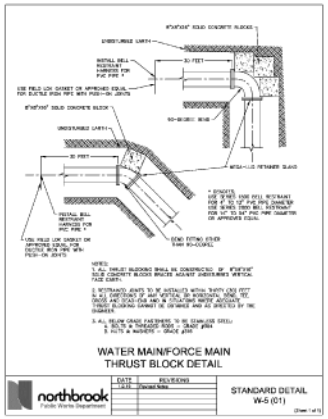
WATER MAIN VALVE VAULT DETAIL

STANDARD DETAIL W-3 (02)



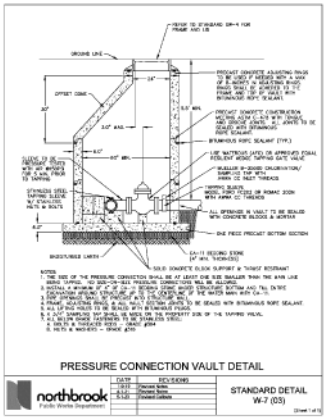
WATER SERVICE DETAIL

STANDARD DETAIL W-4 (04)



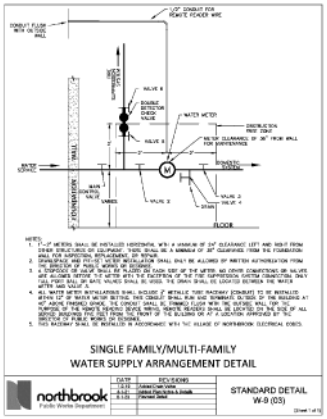
WATER MAIN/FORCE MAIN THRUST BLOCK DETAIL

STANDARD DETAIL W-5 (01)



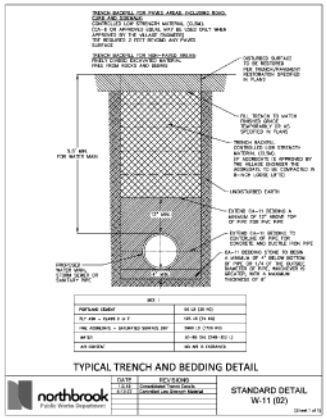
PRESSURE CONNECTION VAULT DETAIL

STANDARD DETAIL W-7 (03)



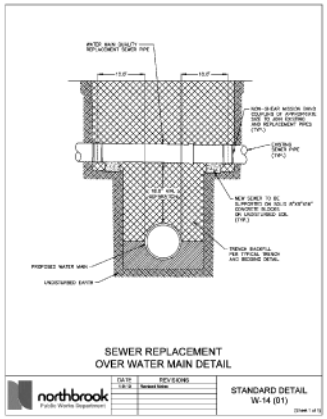
SINGLE FAMILY/MULTI-FAMILY WATER SUPPLY ARRANGEMENT DETAIL

STANDARD DETAIL W-9 (03)



TYPICAL TRENCH AND BEDDING DETAIL

STANDARD DETAIL W-11 (02)



SEWER REPLACEMENT OVER WATER MAIN DETAIL

STANDARD DETAIL W-14 (01)

No.	Date	Revision
1	4-13-2026	Per Village Review

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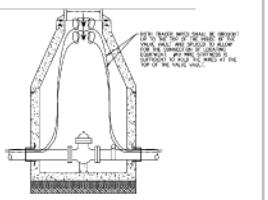
VILLAGE DETAILS

NORTHBROOK ROW
SITE IMPROVEMENT PLANS
1825 SKOKIE ROAD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	J N Z
Date:	03/02/2026
Project No.	20-122
Sheet	C8.0 / C8

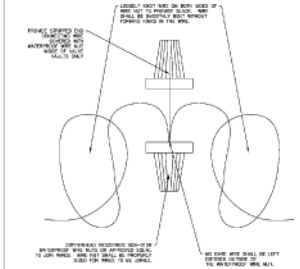
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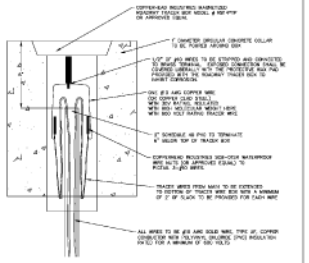
TRACER WIRE ROUTING THROUGH
VALVE VAULT DETAIL

northbrook Public Works Department | DATE | REVISIONS | STANDARD DETAIL W-15 (01)



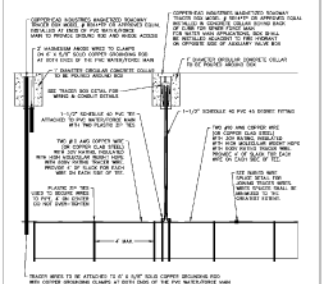
TRACER WIRE SPLICE DETAIL

northbrook Public Works Department | DATE | REVISIONS | STANDARD DETAIL W-15 (01)



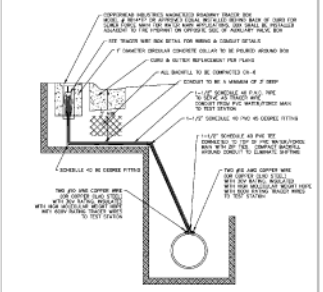
TRACER WIRE BOX DETAIL

northbrook Public Works Department | DATE | REVISIONS | STANDARD DETAIL W-15 (01)



TRACER WIRE/TRACER WIRE STATION
FOR PVC WATER AND FORCE MAIN DETAIL #2

northbrook Public Works Department | DATE | REVISIONS | STANDARD DETAIL W-15 (01)



TRACER WIRE/TRACER WIRE STATION
FOR PVC WATER AND FORCE MAIN DETAIL #1

northbrook Public Works Department | DATE | REVISIONS | STANDARD DETAIL W-15 (01)

Illinois Department of Transportation

STANDARD	DESCRIPTION	TOTAL PAGES	CHECK APPLICABILITY "X"
602401	MANHOLE TYPE A, 4' DIAMETER	2	
602402	MANHOLE TYPE A, 5' DIAMETER	2	
602405	MANHOLE TYPE A, 6' DIAMETER	3	
602411	MANHOLE TYPE A, 7' DIAMETER	3	
602415	MANHOLE TYPE A, 8' DIAMETER	3	
602421	MANHOLE TYPE A, 9' DIAMETER	3	
602426	MANHOLE TYPE A, 10' DIAMETER	3	
602601	PRECAST REINFORCED CONCRETE FLAT SLAB TOP	2	

NOTES:
1. USE LATEST REVISION OF STANDARD.
2. STANDARD CHECKED SHALL BE INCLUDED IN THE PLAN SET.
3. STANDARD NOT SHALL NOT BE INSTALLED UNTIL AFTER THE STORM SEWER PIPES HAVE BEEN INSTALLED.

STORM MANHOLE STANDARD

northbrook Public Works Department | DATE | REVISIONS | STANDARD SW-1 (02)

Illinois Department of Transportation

STANDARD	DESCRIPTION	TOTAL PAGES	CHECK APPLICABILITY "X"
602201	CATCH BASIN TYPE A	1	
602211	CATCH BASIN TYPE C	1	
602601	PRECAST REINFORCED CONCRETE FLAT SLAB TOP	2	

NOTES:
1. USE LATEST REVISION OF STANDARD.
2. STANDARD CHECKED SHALL BE INCLUDED IN THE PLAN SET.

CATCH BASIN STANDARD

northbrook Public Works Department | DATE | REVISIONS | STANDARD SW-2 (02)

Illinois Department of Transportation

STANDARD	DESCRIPTION	TOTAL PAGES	CHECK APPLICABILITY "X"
602201	INLET - TYPE A	1	
602601	PRECAST REINFORCED CONCRETE FLAT SLAB TOP	2	

NOTES:
1. USE LATEST REVISION OF STANDARD.
2. STANDARD CHECKED SHALL BE INCLUDED IN THE PLAN SET.

STORM INLET STANDARD

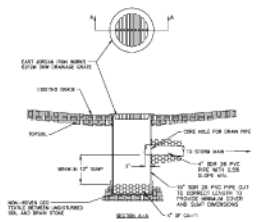
northbrook Public Works Department | DATE | REVISIONS | STANDARD SW-3 (01)

#	FRAME AND GRATE (OR PRE-APPROVED EQUAL)	COMPARABLE IDOT TYPE	DESCRIPTION	OPTIONS	CHECK APPLICABILITY "X"
1	NEENAH R-1713	1	FLAT, ROUND, CLOSED LID	"SANITARY" LETTERING IMPRINTED ON UNSOLID COVER. LID SHALL HAVE WATERTIGHT GASKET AND CONCEALED PICK-HOLE.	
				"STORM" LETTERING IMPRINTED ON COVER	
				"WATER" LETTERING IMPRINTED ON COVER. LID SHALL HAVE CONCEALED PICK-HOLE.	
2	NEENAH R-1713	1	FLAT, ROUND, OPEN TYPE D GRATE	N/A	
3	NEENAH R-1713	1	FLAT, ROUND, OPEN TYPE C GRATE, FOR DEPRESSED CURB	"STORM" LETTERING IMPRINTED ON COVER	
4	NEENAH R-3278-A	3	INLET FRAME AND CURB BOX FOR BARRIER CURB, RECTANGULAR, OPEN GRATE	STANDARD GRATE	
5	NEENAH R-3278-AL	3X	INLET FRAME AND CURB BOX FOR BARRIER CURB, RECTANGULAR, OPEN GRATE WITH VANES	TYPE L VANE GRATE	
6	NEENAH R-3501-P	N/A	INLET FRAME FOR ROLL-TYPE CURB, RECTANGULAR, OPEN GRATE	N/A	
7	NEENAH R-4340-B	8	BEEHIVE TYPE INLET, ROUND, OPEN GRATE FOR LAWN AREAS	N/A	
8	EJIW 8212M	N/A	FLAT, ROUND, OPEN GRATE FOR YARD DRAIN	N/A	

NOTE: FRAMES TO THROUGH 4A SHALL HAVE "DUMP NO WASTE" AND "DRAINS TO WATERWAYS" LETTERING AND/OR FISH SYMBOL.

FRAME AND GRATE STANDARD

northbrook Public Works Department | DATE | REVISIONS | STANDARD SW-4 (02)



PVC YARD DRAIN DETAIL

northbrook Public Works Department | DATE | REVISIONS | STANDARD DETAIL SW-8 (01)

No.	Date	Revision
1	4.13.2026	Per Village Review

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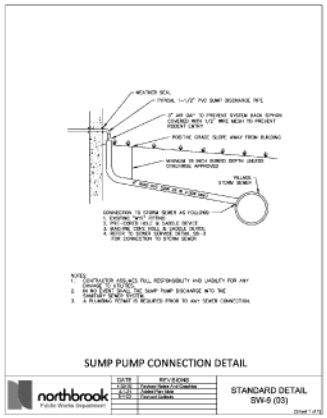
VILLAGE
DETAILS

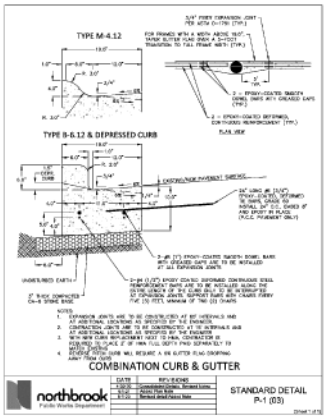
NORTHBROOK ROW
SITE IMPROVEMENT PLANS
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

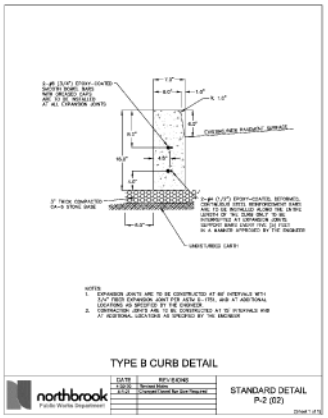
Project Manager: P A C
Engineer: J N Z
Date: 03/02/2026
Project No. 20-122
Sheet C8.1 / C8

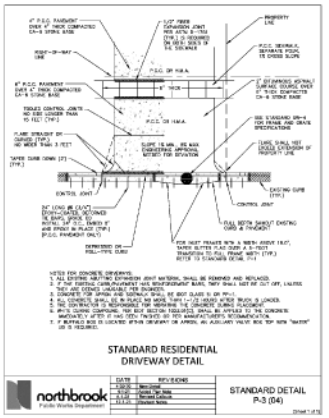
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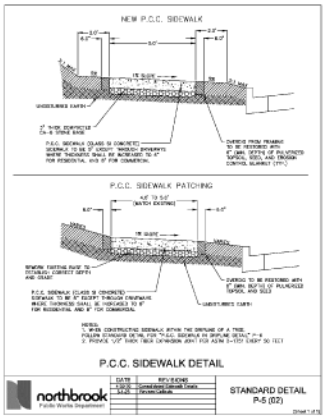
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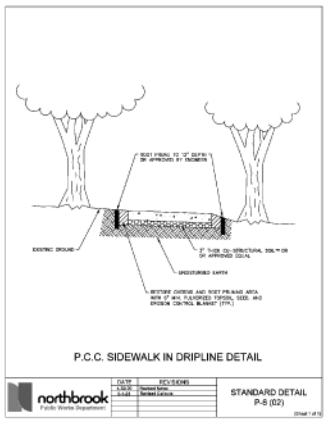










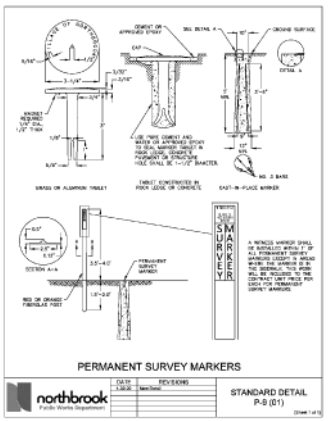


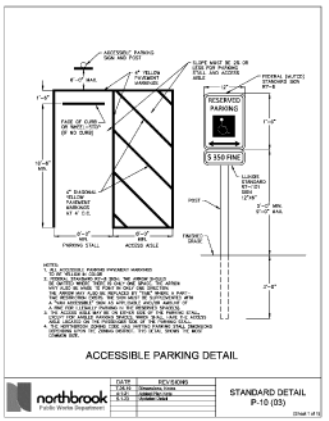
Illinois Department of Transportation

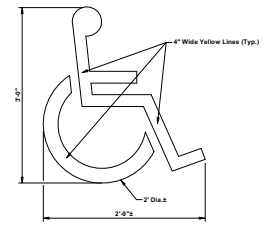
STANDARD	DESCRIPTION	CHECK APPLICABILITY "X"
424001	PERPENDICULAR RAMPS FOR SIDEWALKS	
424006	DIAGONAL CURB RAMPS FOR SIDEWALKS	
424011	CORNER PARALLEL CURB RAMPS FOR SIDEWALKS	
424015	MID-BLOCK CURB RAMPS FOR SIDEWALKS	
424021	DEPRESSED CORNER FOR SIDEWALKS	
424026	ENTRANCE/ALLEY PEDESTRIAN CROSSINGS	
424031	MEDIAN PEDESTRIAN CROSSINGS	

NOTES
1. USE LATEST REVISION OF STANDARD
2. STANDARD CHECKED SHALL BE INCLUDED IN THE PLAN SET

CURB RAMPS FOR SIDEWALKS STANDARD







HANDICAPPED PARKING STALL

northbrook Public Works Department

DATE	REVISIONS
1-30-20	Updated Notes
3-4-20	Added Tab Note
8-7-20	Revised Detail Parkway Slope

STANDARD DETAIL SW-6 (03)

DATE	REVISIONS
1-30-20	Updated Notes
3-4-20	Added Tab Note
8-7-20	Revised Detail Parkway Slope

STANDARD DETAIL P-1 (03)

DATE	REVISIONS
8-7-20	Revised Detail Parkway Slope

STANDARD DETAIL P-2 (02)

DATE	REVISIONS
1-30-20	New Detail
3-4-20	Added Tab Note
8-7-20	Revised Callouts
11-4-20	Updated Notes

STANDARD DETAIL P-3 (04)

DATE	REVISIONS
1-30-20	New Detail
3-4-20	Added Tab Note

STANDARD DETAIL P-5 (02)

DATE	REVISIONS
1-30-20	Updated Notes

STANDARD DETAIL P-8 (02)

DATE	REVISIONS
7-24-20	Updated To IDOT Standards
8-7-20	Added Notes

STANDARD P-8 (03)

DATE	REVISIONS
1-30-20	New Detail

STANDARD DETAIL P-9 (01)

DATE	REVISIONS
7-24-20	Dimensions Added
8-7-20	Updated Notes
8-7-20	Updated Detail

STANDARD DETAIL P-10 (03)

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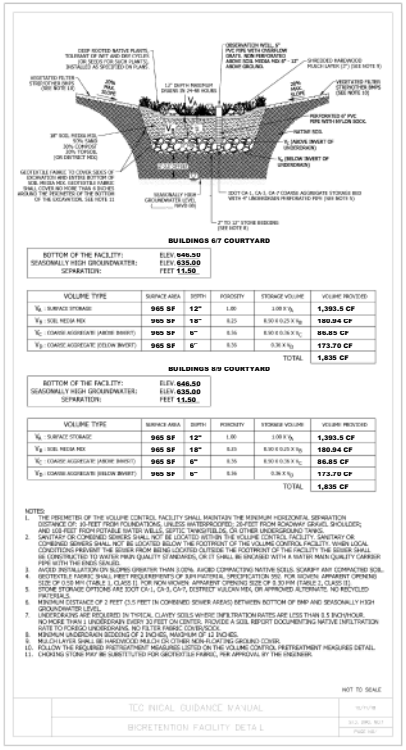
No.	Date	Revision
1	4-13-2026	Per Village Review

VILLAGE DETAILS

NORTHBROOK ROW
SITE IMPROVEMENT PLANS
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager: P A C
Engineer: J N Z
Date: 03/02/2026
Project No. 20-122
Sheet C8.2 / C8

Plot Date: Apr 13, 2026 - 11:17am Plotted By: jenny-n
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BUILDINGS 6/7 COURTYARD

BOTTOM OF THE FACILITY:	ELEV. 646.50
SEASONALLY HIGH GROUNDWATER SEPARATION:	ELEV. 635.00 FEET 11.50

VOLUME TYPE	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V_R : SURFACE STORAGE	965 SF	12"	1.00	1.00 X V_R	1,393.5 CF
V_S : SOIL MEDIA MIX	965 SF	18"	0.25	0.50 X 0.25 X V_S	180.94 CF
V_C : COARSE AGGREGATE (ABOVE INVERT)	965 SF	6"	0.36	0.50 X 0.36 X V_C	86.85 CF
V_D : COARSE AGGREGATE (BELOW INVERT)	965 SF	6"	0.36	0.36 X V_D	173.70 CF
				TOTAL	1,835 CF

BUILDINGS 8/9 COURTYARD

BOTTOM OF THE FACILITY:	ELEV. 646.50
SEASONALLY HIGH GROUNDWATER SEPARATION:	ELEV. 635.00 FEET 11.50

VOLUME TYPE	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V_R : SURFACE STORAGE	965 SF	12"	1.00	1.00 X V_R	1,393.5 CF
V_S : SOIL MEDIA MIX	965 SF	18"	0.25	0.50 X 0.25 X V_S	180.94 CF
V_C : COARSE AGGREGATE (ABOVE INVERT)	965 SF	6"	0.36	0.50 X 0.36 X V_C	86.85 CF
V_D : COARSE AGGREGATE (BELOW INVERT)	965 SF	6"	0.36	0.36 X V_D	173.70 CF
				TOTAL	1,835 CF

NOTES:
1. THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF: 25-FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 20-FEET FROM ROADWAY GRAVEL SHOULDER; AND 100-FEET FROM POTABLE WATER WELLS, SEPTIC TANKS/FIELDS, OR OTHER UNDERGROUND TANKS.
2. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY, WHEN LOCAL CONDITIONS PREVENT THE SEWER FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, AND IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
3. AVOID INSTALLATION ON SLOPES GREATER THAN 3:03%. AVOID COMPACTING NATIVE SOILS. SCARIFY AMT COMPACTED SOIL.
4. GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IDOT MATERIAL SPECIFICATION 592. FOR WOVEN APPARENT OPENING SIZE OF 0.150 MM (TABLE 1, CLASS 1). FOR NON-WOVEN APPARENT OPENING SIZE OF 0.300MM (TABLE 2, CLASS 1).
5. STONE STORAGE OPTIONS ARE IDOT CA-1, CA-3, CA-7, DESTRECT KILDEN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
6. MINIMUM DISTANCE OF 2 FEET (2.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
7. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. IN MORE THAN 4 INCHES IN DIAMETER EVERY 32-FEET ON CENTER. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FORGO UNDERDRAINS. NO FILTER FABRIC OVER JOINTS.
8. NO STONE LARGER THAN 4 INCHES IN DIAMETER TO ENCOURAGE RETENTION, HAVE AN OBSERVATION WELL INSTALLED AT THE TERMINAL END AND BE SPACED NO MORE THAN 30 FEET ON CENTER ACROSS A RETENTION FIELD. ONE OBSERVATION WELL REQUIRED PER 6,000 SQUARE FEET OF SURFACE AREA.
9. MULCH LAYER SHALL BE HARDWOOD MULCH OR OTHER NON-FLOATING GROUND COVER.
10. FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL.
11. LINDNING STONE MAY BE SUBSTITUTED FOR GEOTEXTILE FABRIC, PER APPROVAL BY THE ENGINEER.

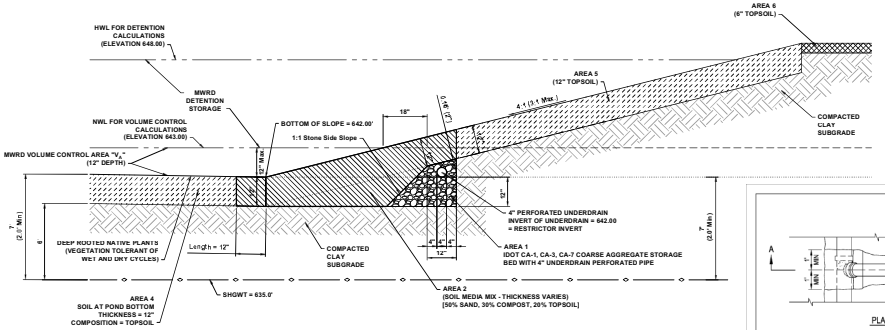
NOT TO SCALE

TECHNICAL GUIDANCE MANUAL
BIORETENTION FACILITY DETAIL

LEGEND

- TOPSOIL (12" THICK)
- TOPSOIL (6" THICK)
- SOIL MEDIA MIX (THICKNESS VARIES, 12" MIN) - 50% Sand, 30% Compost, 20% Topsoil
- AGGREGATE STORAGE BED - IDOT CA-1, CA-3, CA-7 Coarse Aggregate
- COMPACTED CLAY SUBGRADE

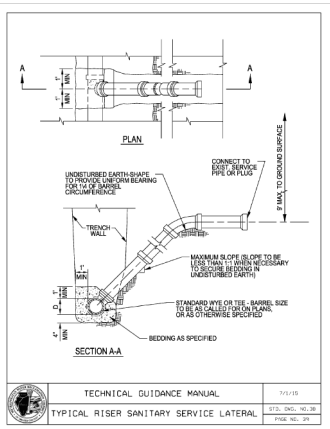
NOTES:
1. THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF: 10 FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 20 FEET FROM ROADWAY GRAVEL SHOULDER; AND 100 FEET FROM POTABLE WATER WELLS, SEPTIC TANKS/FIELDS, OR OTHER UNDERGROUND TANKS.
2. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY, WHEN LOCAL CONDITIONS PREVENT THE SEWER FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, AND IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
3. MINIMUM DISTANCE OF 2 FEET (2.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF THE VOLUME CONTROL FACILITY AND SEASONALLY HIGH GROUNDWATER LEVEL.
4. STONE STORAGE OPTIONS ARE IDOT CA-1, CA-3, CA-7, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
5. BOTTOM OF VOLUME CONTROL FACILITY SHALL BE AS FLAT AS POSSIBLE. BOTTOM SLOPES SHALL NOT EXCEED 20:1.
6. DETENTION BASIN SIDE SLOPES SHALL BE 3:1 MINIMUM.
7. THE DEPTH BELOW OUTLET SHALL NOT EXCEED 12 INCHES AND SHALL BE DEWATERED IN 72 HOURS OR LESS.
8. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. UNDERDRAIN SHOULD BE NO LARGER THAN 4 INCHES IN DIAMETER TO ENCOURAGE RETENTION, HAVE AN OBSERVATION WELL INSTALLED AT THE TERMINAL END AND BE SPACED NO MORE THAN 30 FEET ON CENTER ACROSS A RETENTION FIELD. ONE OBSERVATION WELL REQUIRED PER 6,000 SQUARE FEET OF SURFACE AREA.
9. VOLUME CONTROL FACILITY UNDERDRAIN SYSTEM SHALL BE CONNECTED TO A DOWNSTREAM STRUCTURE, UPSTREAM OF THE RESTRICTOR.



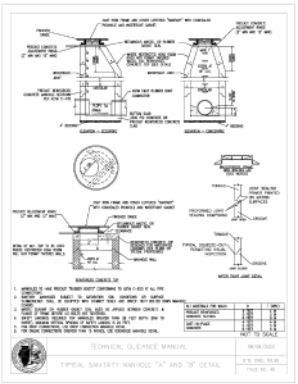
VOLUME TYPE	POROSITY	STORAGE VOLUME	BIORETENTION 1		
			SURFACE AREA	DEPTH	VOLUME PROVIDED
V_R : SURFACE STORAGE	1.00	1.00 X V_R	6,258 SF	12"	7,135 CF
V_S : SOIL MEDIA MIX	0.25	0.50 X 0.25 X V_S	VOLUME NOT COUNTED		
V_C : COARSE AGGREGATE (ABOVE INVERT)	0.36	0.50 X 0.36 X V_C	VOLUME NOT COUNTED		
V_D : COARSE AGGREGATE (BELOW INVERT)	0.36	0.36 X V_D	VOLUME NOT COUNTED		
			TOTAL		7,135 CF

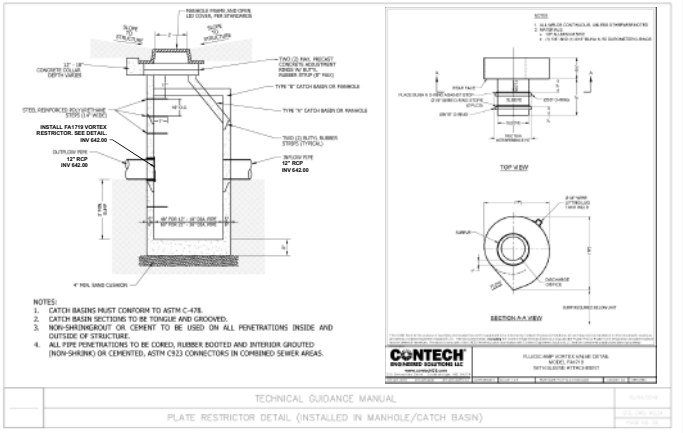
BOTTOM OF THE FACILITY:	ELEV.	642.00
SEASONALLY HIGH GROUNDWATER SEPARATION:	ELEV. FEET	635.00 7.00

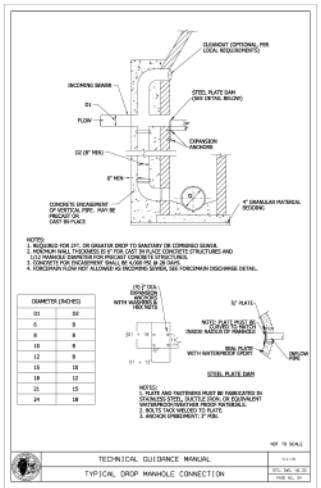
MWRD WETLAND POND CROSS SECTION
PERIMETER UNDERDRAIN

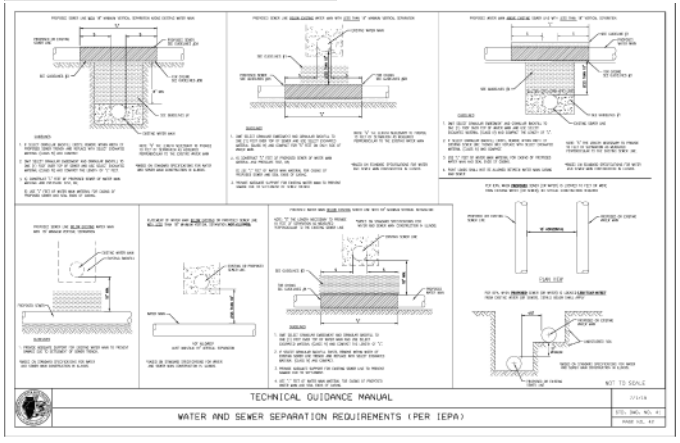


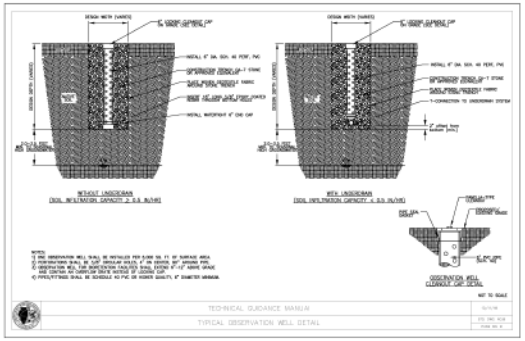
TECHNICAL GUIDANCE MANUAL — 7/1/15
TYPICAL RISER SANITARY SERVICE LATERAL — STD. DWG. NO. 28 — PAGE NO. 29











No.	Date	
1	1-13-2026	Per Village Review Resubmittal

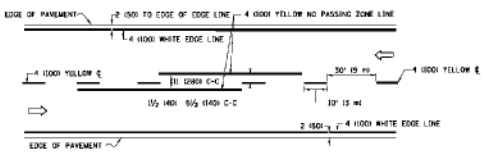
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MWRD DETAILS
NORTHBROOK ROW
SITE IMPROVEMENT PLANS
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

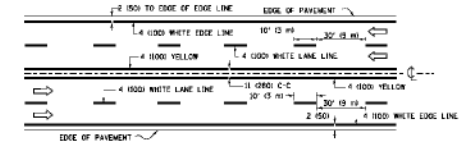
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Engineer: J N
Date: 03/02/2026
Project No. 20-122
Sheet C8.3 / C8

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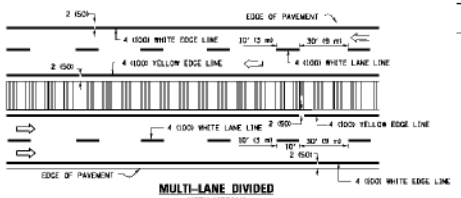
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2–LANE ROADWAY

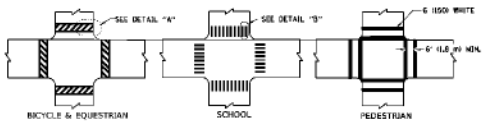


MULTI–LANE UNDIVIDED



MULTI–LANE DIVIDED
WITH MEDIAN

TYPICAL LANE AND EDGE LINE MARKING





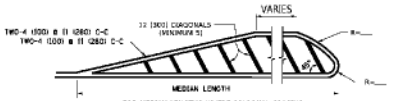
DETAIL "A" DETAIL "B"

TYPICAL CROSSWALK MARKING

* MARKINGS SHALL BE INSTALLED PARALLEL TO THE CENTERLINE OF THE ROAD WHICH IT CROSSES.



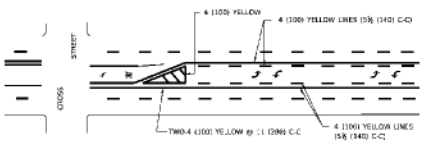
4' (1.2 m) WIDE MEDIANS ONLY



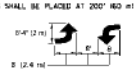
FOR MEDIAN LENGTHS WHERE DIAGONAL SPACING CANNOT BE ATTAINED, USE 5 (75%) EQUALLY SPACED DIAGONAL LINES.

DIAGONAL LINE SPACING: 50' (15 m) C-C (LESS THAN 30MPH (50 km/h))
75' (25 m) C-C 30MPH (50 km/h) TO 45MPH (70 km/h))
150' (45 m) C-C (MORE THAN 45MPH (70 km/h))

MEDIANS OVER 4' (1.2 m) WIDE

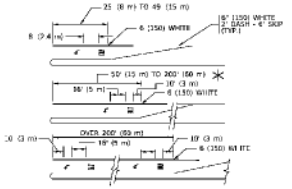


A MINIMUM OF TWO PAIRS OF TURN ARROWS SHALL BE USED, WHITE IN COLOR. ADDITIONAL PAIRS SHALL BE PLACED AT 200' (60 m) TO 300' (90 m) INTERVALS.



MEDIAN WITH TWO–WAY LEFT TURN LANE

TYPICAL PAINTED MEDIAN MARKING

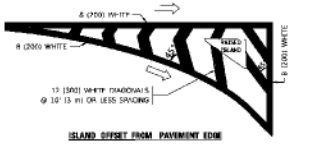


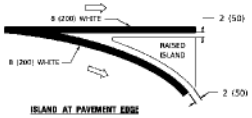
FULL SIZE LETTERS 8' (2.4 m) AND ARROWS SHALL BE USED.
↰ AREA = 15.6 SQ. FT. (1.5 m²) OR AREA = 20.8 SQ. FT. (1.9 m²)

* TURN LANES IN EXCESS OF 400' (120 m) IN LENGTH MAY HAVE AN ADDITIONAL SET OF ARROW - "ONLY" INSTALLED MIDWAY BETWEEN THE OTHER TWO SETS OF ARROW - "ONLY".

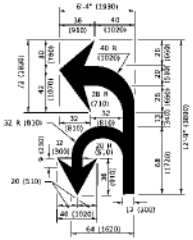
TYPICAL LEFT (OR RIGHT) TURN LANE

TYPICAL TURN LANE MARKING

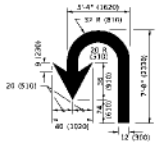




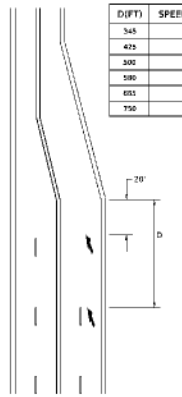
TYPICAL ISLAND MARKING



COMBINATION LEFT AND U–TURN



U–TURN



DIFT)	SPEED LIMIT
545	30
425	35
300	40
580	45
655	50
750	55

LANE REDUCTION TRANSITION

* LANE REDUCTION ARROWS REQUIRED AT SPEEDS OF 45 MPH OR GREATER OR WHEN SPECIFIED IN PLANS.

TYPE OF MARKING	WIDTH OF LINE	PATTERN	COLOR	SPACING / REMARKS
CENTERLINE ON 2 LANE PAVEMENT	4 (100)	SKIP DASH	YELLOW	10' (3 m) LINE WITH 30' (9 m) SPACE
CENTERLINE ON MULTI-LANE UNDIVIDED PAVEMENT	2 @ 4 (100)	SOLID	YELLOW	L1 (280) C-C
NO PASSING ZONE LINES: FOR ONE DIRECTION FOR BOTH DIRECTIONS	4 (100) 2 @ 4 (100)	SOLID SOLID	YELLOW YELLOW	5½ (140) C-C FROM SKIP-DASH CENTERLINE L1 (280) C-C OMIT SKIP DASH CENTERLINE BETWEEN
LANE LINES	4 (100) 5 (125) ON FREEWAYS	SKIP-DASH SKIP-DASH	WHITE WHITE	10' (3 m) LINE WITH 30' (9 m) SPACE
DOTTED LINES EXTENSIONS OF CENTER, LANE OR TURN LANE MARKINGS	SAME AS LINE BEING EXTENDED	SKIP-DASH	SAME AS LINE BEING EXTENDED	2' (600) LINE WITH 4' (1.8 m) SPACE
EDGE LINES	4 (100)	SOLID	YELLOW-LEFT WHITE-RIGHT	OUTLINE MEDIANS IN YELLOW
TURN LANE MARKINGS	8 (150) LINE FULL SIZE LETTERS & SYMBOLS (8' (2.4m))	SOLID	WHITE	SEE TYPICAL TURN LANE MARKING DETAIL
TWO WAY LEFT TURN MARKING	2 @ 4 (100) EACH DIRECTION 8' (2.4m) LEFT ARROW	SKIP-DASH AND SOLID IN PAIRS	YELLOW WHITE	10' (3 m) LINE WITH 30' (9 m) SPACE FOR SKIP-DASH; 5½ (140) C-C BETWEEN SOLID LINE AND SKIP-DASH LINE SEE TYPICAL TWO-WAY LEFT TURN MARKING DETAIL
CROSSWALK LINES (PEDESTRIAN) A. DIAGONALS (BIKE & EQUESTRIAN) B. LONGITUDINAL BARS (SCHOOL)	2 @ 6 (150) 12 (300) @ 45° 12 (300) @ 90°	SOLID SOLID SOLID	WHITE WHITE WHITE	NOT LESS THAN 6' (1.8 m) APART 2' (600) APART 2' (600) APART SEE TYPICAL CROSSWALK MARKING DETAILS
STOP LINES	24 (600)	SOLID	WHITE	PLACE 4' (1.2 m) IN ADVANCE OF AND PARALLEL TO CROSSWALK IF PRESENT OTHERWISE, PLACE AT DESIRED STOPPING LOCATION, PARALLEL TO CROSSROAD CENTERLINE, WHERE POSSIBLE
PAINTED MEDIANS	2 @ 4 (100) WITH 12 (300) DIAGONALS @ 45° NO DIAGONALS USED FOR 4' (1.2 m) WIDE MEDIANS	SOLID	YELLOW: TWO WAY TRAFFIC WHITE: ONE WAY TRAFFIC	L1 (280) C-C FOR THE DOUBLE LINE SEE TYPICAL PAINTED MEDIAN MARKING.
GORE MARKING AND CHANNELIZING LINES	8 (200) WITH 12 (300) DIAGONALS @ 45°	SOLID	WHITE	DIAGONALS: 15' (4.5 m) C-C (LESS THAN 30MPH (50 km/h)) 20' (6 m) C-C 30MPH (50 km/h) TO 40MPH (70 km/h)) 30' (9 m) C-C (OVER 45MPH (70 km/h))
RAILROAD CROSSING	24 (600) TRANSVERSE LINES; "RR" 15' 8" (1.8 m) LETTERS; 16 (400) LINE FOR "R"	SOLID	WHITE	SEE STATE STANDARD 780001 AREA OF: "R"=3.6 SQ. FT. (0.33 m²) EACH "X"=54.0 SQ. FT. (5.0 m²)
SHOULDER DIAGONALS (REQUIRED FOR SHOULDERS ≥ 8')	12 (300) @ 45°	SOLID	WHITE = RIGHT YELLOW = LEFT	50' (15 m) C-C (LESS THAN 30MPH (50 km/h)) 75' (25 m) C-C (30 MPH (50 km/h) TO 45MPH (70 km/h)) 150' (45 m) C-C (OVER 45MPH (70 km/h))
U TURN ARROW	SEE DETAIL	SOLID	WHITE	16.3 SF
2 ARROW COMBINATION LEFT AND U TURN	SEE DETAIL	SOLID	WHITE	30.4 SF

FOR FURTHER DETAILS ON PAVEMENT MARKING REFER TO STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND 780001 STANDARD (PAVE).

All dimensions are in inches (mill meters) unless otherwise shown.

USER NAME = fsweeny	DESIGNED - EVERS	REVISED - C. JUCIUS 09-09-09	
	DRAWN -	REVISED - C. JUCIUS 07-01-13	
PLOT SCALE = 50.0000 ' / in.	CHECKED -	REVISED - C. JUCIUS 12-21-15	
PLOT DATE = 3/4/2019	DATE - 03-19-00	REVISED - C. JUCIUS 04-12-16	

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

DISTRICT ONE
TYPICAL PAVEMENT MARKINGS

SCALE: NONE SHEET 1 OF 2 SHEETS STA. TO STA.

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
	TC-13			
		CONTRACT NO.		
		I.R.B.R.S.	FED. AID PROJECT	

IDOT DETAILS

NORTHBROOK ROW
SITE IMPROVEMENT PLANS
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

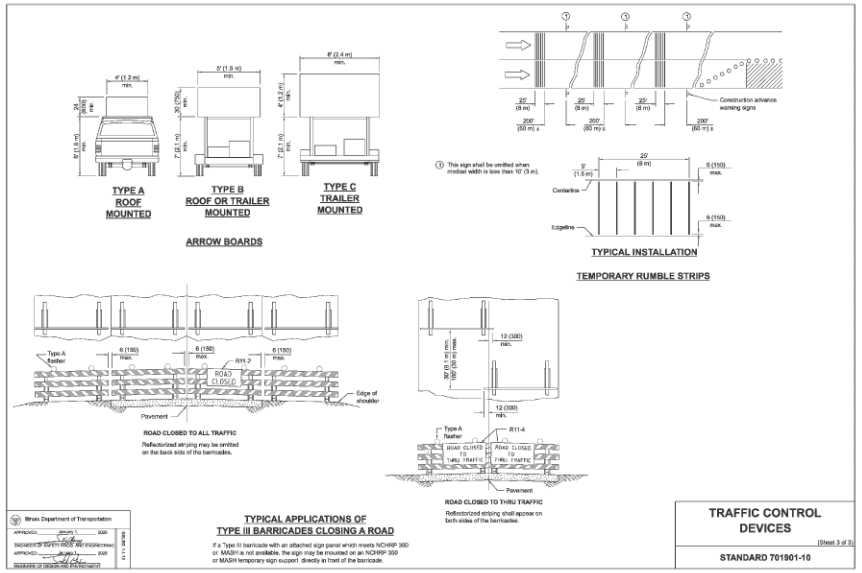
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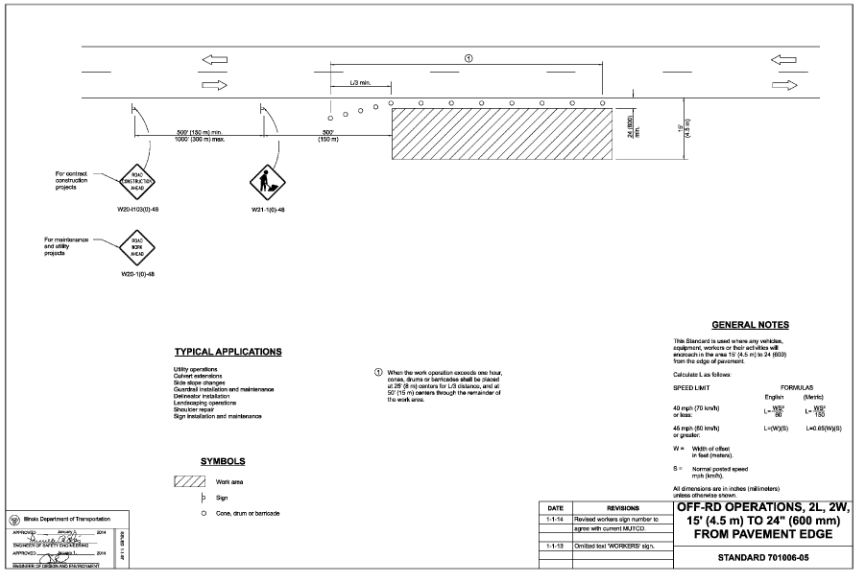
No.	Date	Revision
1	4.13.2026	Per Village Review

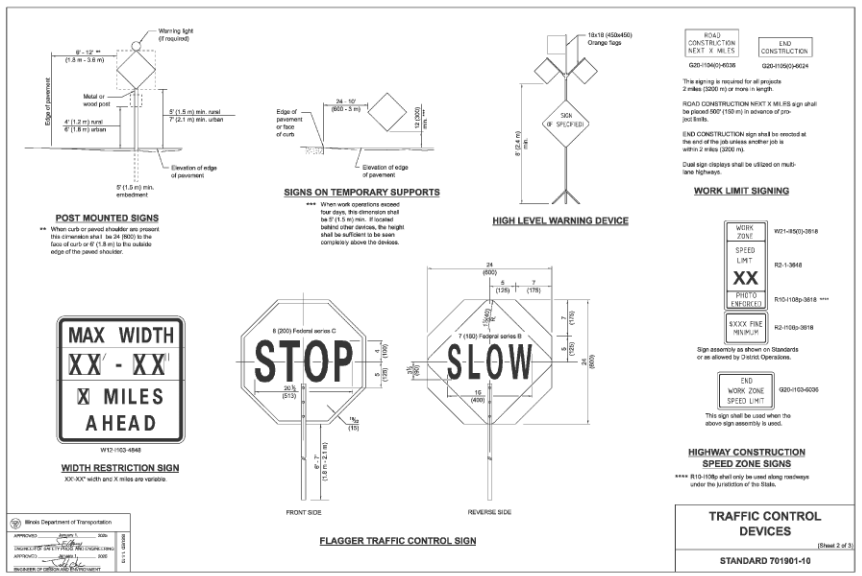
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Engineer: J N
Date: 03/02/2026
Project No. 20-122
Sheet C8.4 / C8

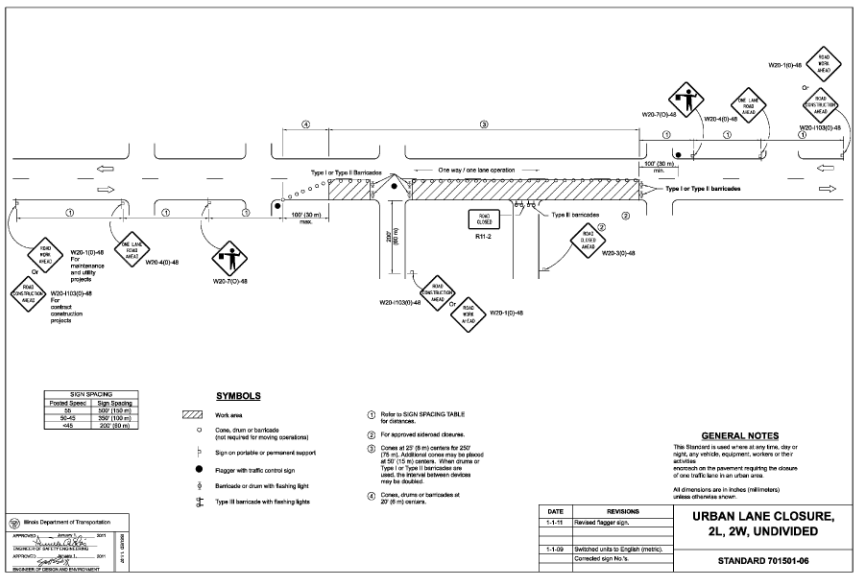
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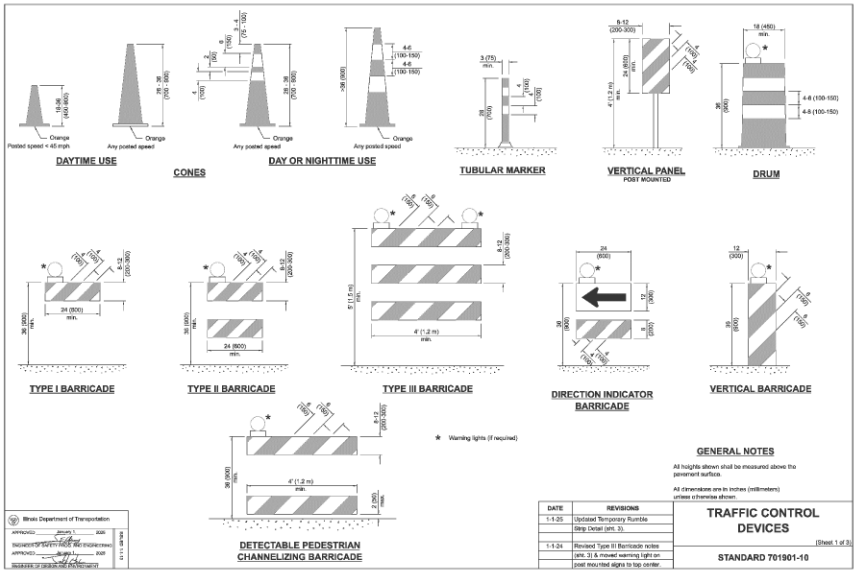
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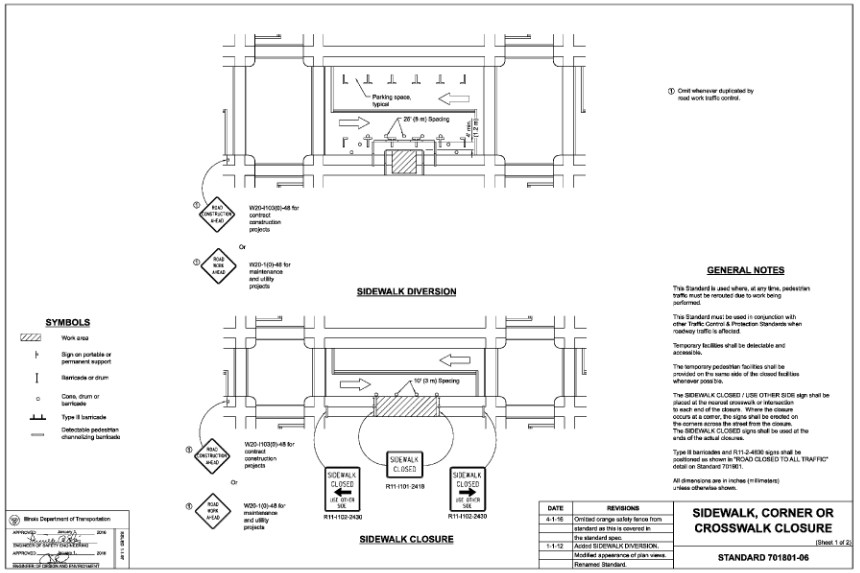
IDOT DETAILS
NORTHBROOK ROW
SITE IMPROVEMENT PLANS
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

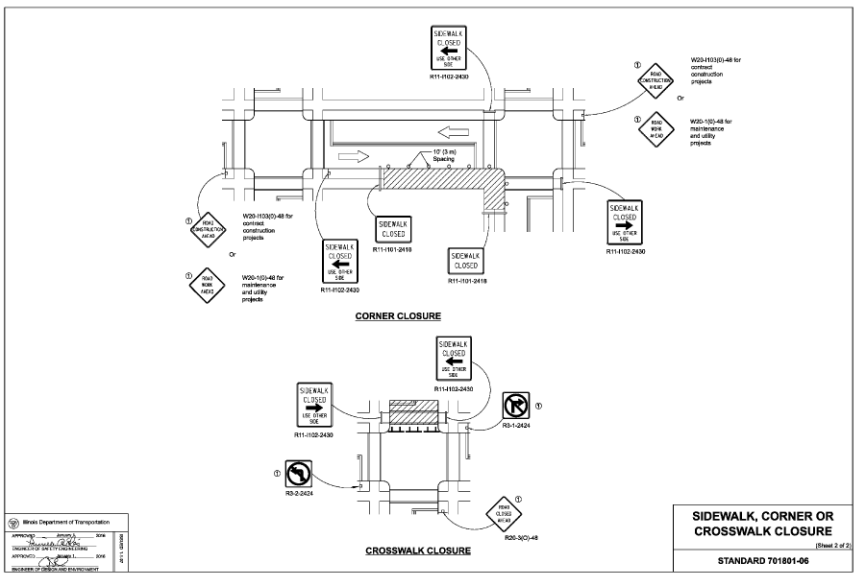
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Engineer: J N Z
Date: 03/02/2026
Project No. 20-122
Sheet C8.5 / C8

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No.	Date	Revision
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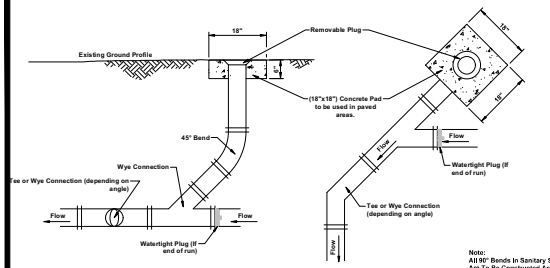
IDOT DETAILS

NORTHBROOK ROW
SITE IMPROVEMENT PLANS
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager: P A C
Engineer: J N
Date: 03/02/2026
Project No. 20-122
Sheet C8.6 / C8

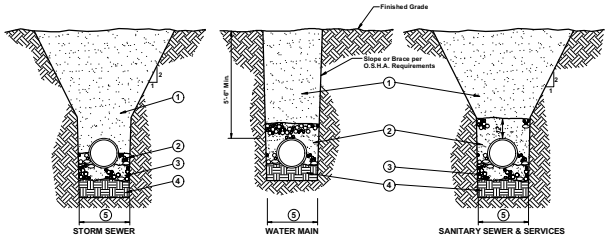
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File Name: P:\2020\20122\Drawings\Final Engineering\20122-C8-DETAILS.dwg



Note:
All 90° Bends In Sanitary Services Are To Be Constructed As Two 45° Bends As Shown.

SANITARY SERVICE CLEANOUT ALIGNMENT DETAIL



1. CA-6 trench backfill under pavement, curb and gutter as indicated in road subgrades and within 2 feet of any proposed curb and gutter or sidewalk. Mechanically compacted backfill of excavated materials in other locations if approved by the Village Engineer. Refer to note 3 below for materials and compaction requirements.
2. STORM SEWER Compacted granular material CA 11 or CA 13 to springline of pipe (Granular Material = 1/4" to 1"). Compact to 95% (ASTM D-1557) 8" lifts max.

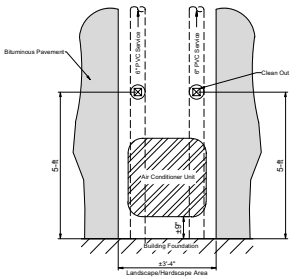
   WATER MAIN Compacted granular material CA 6 to 12" above top of of pipe Compact to 95% (ASTM D-1557) 8" lifts max.

   SANITARY SEWER (PVC, DUCTILE IRON) Compacted granular material CA 11 or CA 13 to 12" above top of pipe (Granular Material = 1/4" to 1") (also see note 1 below). Compact to 95% (ASTM D-1557) 8" lifts max.
3. 4" Compacted granular bedding material. CA 11 or CA 13 gradation. 8" Lifts max. (Loose measure). Compact to 95% (ASTM D-1557). Bedding Material to be 1/4" to 1"
4. Unsuitable material to be removed where directed by Engineer (to a minimum depth of 4") and replaced with suitable material and compacted.
5. Trench Width - Pipe O.D. + 24" Minimum Refer to Standard Specifications for Water and Sewer Main Construction in Illinois, Current Edition, for Trench Widths.

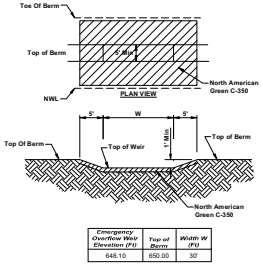
Notes:

1. PVC pipe conforming to the SDR specified in the plans shall be installed to the latest revised specification requirements of ASTM D-2321 using either compacted granular material CA 11 or CA 13 for bedding, haunching and initial backfill of 12" over the top of pipe to provide the necessary support fot the pipe so that the maximum deflection does not exceed 5% of the pipes original internal diameter.
2. All CA 6, CA 11 and CA13 to be IDOT approved.
3. Under or within 2 feet of pavement, curbs and walks use trench backfill and compact to 95% Mod. Proctor density (ASTM D-1557) 8" lifts maximum. (Loose Measure). In all other areas use excavated materials (unless noted otherwise) and compact to 90% (ASTM D-1557) 12" lifts maximum. (Loose measure).

TYPICAL TRENCH CROSS SECTION - MWRD COMPLIANT

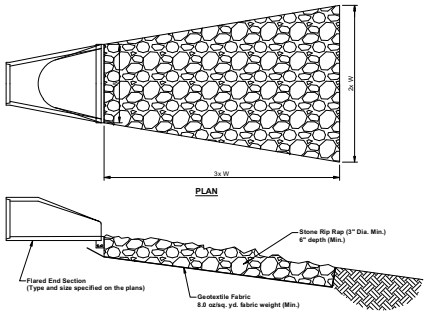


CLEAN OUT AND AIR CONDITIONER LOCATION DETAIL (LOTS 5-10)

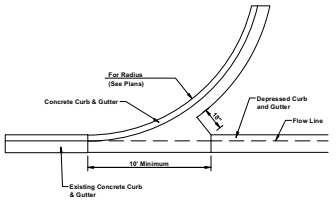


Emergency Overflow Weir Elevation (FT)	Top of Berm	Width W (FT)
648.10	650.00	30'

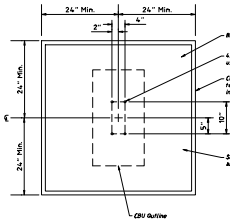
DETENTION POND EMERGENCY OVERFLOW WEIR DETAIL

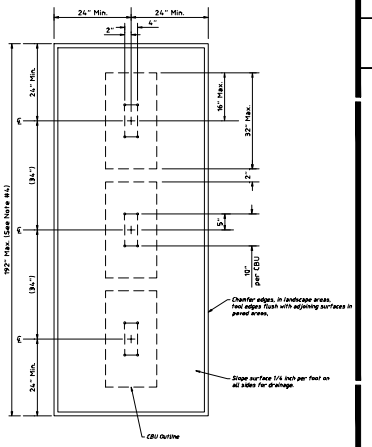


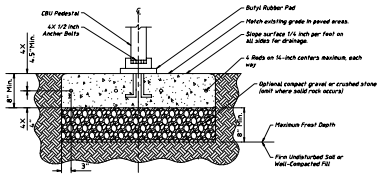
RIP RAP OUTLET PROTECTION

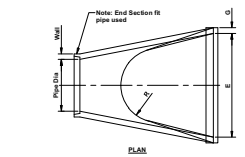


TYPICAL ENTRANCE









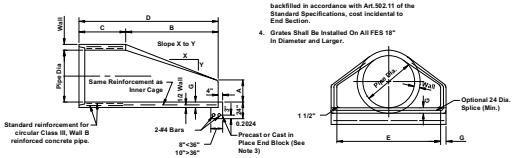
DESIGN NOTES

Concrete Flared End Sections should be considered for use with concrete pipe culverts having sikews no greater than 15°.

Standards 2364 and 2379 (Grating for Concrete Flared End Sections) should be considered for use with this Standard whenever Flared End Sections for 18" thru 54"-diameter across road culverts are, or will be, located within the clear zone of the roadway.

NOTES:

1. Precast concrete flared end sections shall conform to the applicable requirements of AASHTO M-170 Class III, Wall B reinforced concrete pipe.
2. Precast concrete flared end section for pipe diameter required shall be as indicated on detail plan for each individual installation.
3. The end block shall be placed prior to the installation of the flared end section. The end block shall be backfilled in accordance with Art.502.11 of the Standard Specifications, cost incidental to End Section.
4. Grates Shall Be Installed On All FES 18" In Diameter and Larger.



LONGITUDINAL SECTION — END VIEW

Pipe Dia.	Approx. Wt.(lbs)	Wall	A	B	C	D	E	G	R	Slope
12"	530	2"	4"	2'-0"	4'-0 ⅝"	6'-0 ⅝"	2'-0"	2"	9"	3:1
15"	740	2 ⅜"	6"	2'-3"	3'-10"	6'-1"	2'-6"	2 ½"	11"	3:1
18"	990	2 ⅝"	5"	2'-3"	3'-10"	6'-1"	3'-0"	2 ½"	12"	3:1
21"	1280	2 ⅞"	9"	2'-11"	3'-2"	6'-1"	3'-6"	2 ½"	13"	3:1
24"	1520	3"	9 ⅝"	3'-2 ⅝"	2'-6"	6'-1 ⅝"	4'-0"	3"	14"	3:1
27"	1930	3 ⅜"	10 ⅝"	4'-0"	2'-1 ⅝"	6'-1 ⅝"	4'-6"	3 ½"	14 ½"	3:1
30"	2190	3 ⅝"	1'-0"	4'-6"	1'-7 ⅝"	6'-1 ⅝"	5'-0"	3 ½"	15"	3:1
33"	3200	3 ⅞"	1'-1 ⅝"	4'-10 ⅝"	1'-3 ½"	6'-1 ⅝"	5'-6"	3 ½"	17 ½"	3:1
36"	4100	4"	1'-3"	5'-3"	2'-10 ⅝"	6'-1 ⅝"	6'-0"	4"	20"	3:1
42"	5380	4 ½"	1'-8"	5'-3"	2'-11"	8'-2"	6'-6"	4 ½"	22"	3:1
48"	6550	5"	2'-0"	6'-0"	2'-2"	8'-2"	7'-0"	5"	22"	3:1
54"	8240	5 ½"	2'-3"	5'-5"	2'-11"	8'-4"	7'-6"	5 ½"	24"	2.4:1
60"	8730	6"	2'-11"	5'-6"	3'-3"	8'-3"	8'-0"	5"	*	2:1
66"	10710	6 ½"	2'-6"	6'-0"	2'-3"	8'-3"	8'-6"	5 ½"	*	2:1
72"	12520	7"	3'-0"	6'-6"	1'-9"	8'-3"	9'-0"	6"	*	1.86:1
78"	14770	7 ½"	3'-0"	7'-0"	1'-9"	9'-3"	9'-6"	6 ½"	*	1.82:1
84"	18160	8"	3'-0"	7'-6 ½"	1'-9"	9'-3 ½"	10'-0"	6 ½"	*	1.5:1

PRECAST FLARED END SECTION

NOTES:

1. Gratings shall be required for all flared end sections, Larger than 12 inches, except when installed as part Of a driveway culvert.
2. Grating shall conform to the following I.D.O.T. Standard drawings:
   2364-3 24, 30 & 36 inch
   2379-2 42, 48 & 54 inch
   For sizes not listed, the standard drawings shall be interpolated and modified as necessary.

GRATING FOR CONCRETE FLARED END SECTION

NOTES:

1.) Concrete shall have a compressive strength of 3,000 psi @ 28 days, contain 4% min. - 6% max. air entrainment, and be placed with a 3.50 - 4.50 slump in accordance with ACI 301.
2.) Reinforcing steel rods shall conform to ASTM A615, Grade 60.
3.) Anchor bolts shall conform to ASTM A193, Grade B5M, Type 316 stainless steel.
4.) A 3 CBU configuration is depicted under "Multiple Unit". A 2 or 4 CBU configuration may be used as long as they are arranged in groups such that the overall dimension of the concrete base does not exceed 192 inches.

RECOMMENDATIONS WHERE REPLACEMENT OF AN EXISTING CBU IS REQUIRED ON AN EXISTING CONCRETE BASE:

Existing bases built to MMD-816-92 specifications may be used if the concrete base is undamaged. The concrete base depth has been decreased from the 12 inches required in MMD-816-92 to the current requirement of 8 inches. All other concrete bases must meet the minimum specifications provided below.

1.) If existing 1/2 inch diameter expansion anchor bolts are firmly embedded in the concrete and not damaged or corroded, and the concrete foundation is not damaged, and the bolt hole pattern of the new box matches the installed anchor bolts, then reuse the existing concrete bases and anchor bolts.

WARNING: Any unused, existing anchor bolts must be cut flush to the level of the concrete surface.

2.) If the bolts are damaged but the concrete is not damaged, use recommended expansion anchor bolts as bolt replacements. Examples of concrete damage include cracking, spalling, or chipping of the concrete.

Expansion anchor bolts must be installed in accordance with the manufacturer's instructions. Replace the concrete if it is less than 6-1/2 inches thick.

Recommended replacement expansion anchor bolts are as follows.

a.) Hilti Kwik Bolt II (www.us.hilti.com) - 1/2 inch diameter x 5-1/2 inches overall length
Galvanized, catalog number: 000-459-696
HS II 12-5.5/2, stainless steel, catalog number: 000-454-744
Ensure that the minimum embedment in concrete is at least 3-1/2 inches.

b.) ITW Ramset Redhead Trubolt (www.ramset-redhead.com)
Galvanized, 1/2 inch diameter x 7 inches overall length, catalog number: WS-12706
Ensure that the minimum embedment in concrete is at least 4-1/4 inches.

c.) Red Stud (www.red.com)
Galvanized, 1/2 inch diameter x 5-1/2 inches overall length, catalog number: 7724
Ensure that the minimum embedment in concrete is at least 4 inches.

3.) If the concrete is damaged, replacement of the foundation pad is required.

MAIL BOX DETAIL

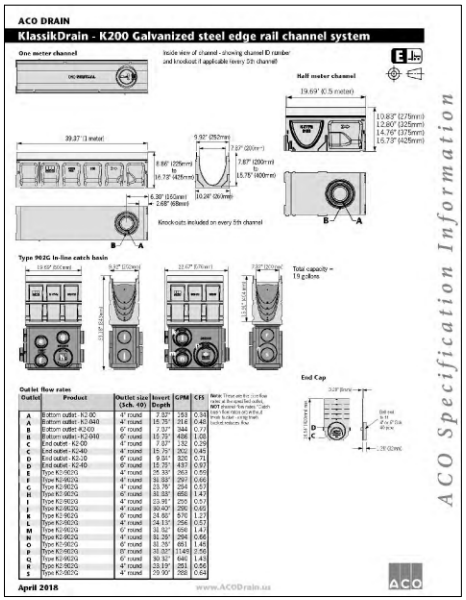
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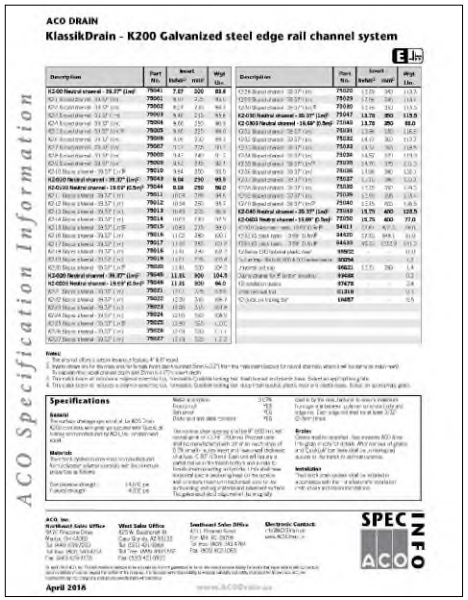
No.	Date	Revision
1.	4.13.2026	Per Village Review

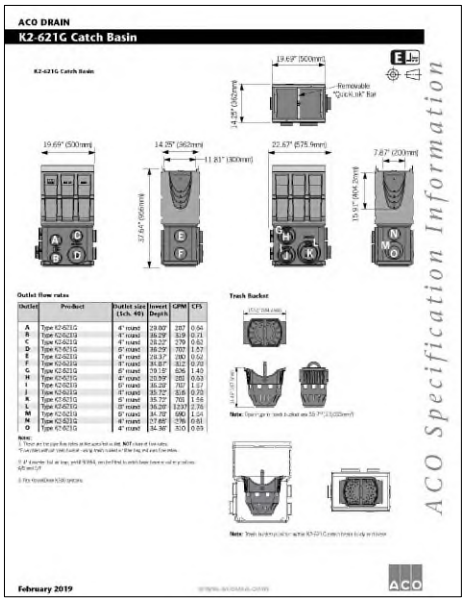
MISCELLANEOUS DETAILS
NORTHBROOK ROW
SITE IMPROVEMENT PLANS
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

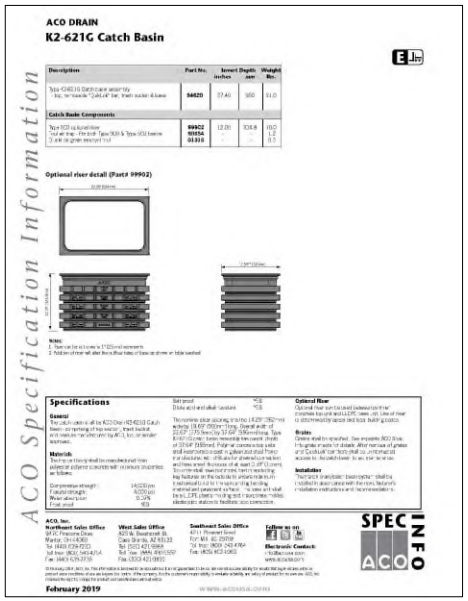
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Engineer: JNZ
Date: 03/02/2026
Project No. 20-122
Sheet C8.7 / C8

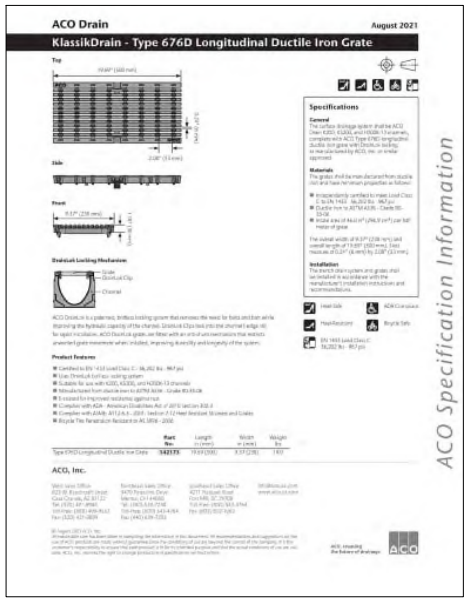
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File Name: P:\2020\20122\Drawings\Final Engineering\20122-CB-DETAILS.dwg











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No.	Date	Revision
1.	4.13.2026	Per Village Review

ACO TRENCH DRAIN DETAILS

NORTHBROOK ROW
SITE IMPROVEMENT PLANS
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager: P A C
Engineer: J N Z
Date: 03/02/2026
Project No. 20-122
Sheet C8.8 / C8

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Plot Date: Apr 13, 2026 - 11:18am Plotted By: jenny-h
File Name: P:\2020\20122\Drawings\Final Engineering\20122-C8-DETAILS.dwg

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	

ADS Advanced Drainage Systems, Inc.

ADS SiteAssist® NON STORMTECH INSTALLATION INSTRUCTIONS VISIT OUR APP

VOLUME CONTROL

NORTHBROOK, IL, USA

SC-800 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-800.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG DURATION DEAD LOADS AND 2) SHORT DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS LIVE LOAD USING AASHTO DESIGN TRUCK (HL-93 LOAD ON 9' MINIMUM COVER) 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 750 LBS/F/IN. THE ASC IS DEFINED IN SECTION 6.2.5 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD. THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3.1 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
10. MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE 6.30 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD CONFIGURATIONS IN THE FIELD.
11. ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-800 SYSTEM

1. STORMTECH SC-800 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "SC-800 STORMTECH CHAMBER INSTALLATION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR LOADER.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 3" (75 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE, AASHTO M43#5, 357, 4, #67, 5, 56, OR 57.
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

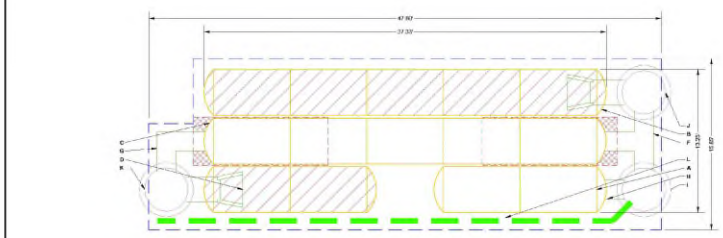
1. STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "SC-800 STORMTECH CHAMBER INSTALLATION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-800 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - ALL RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "SC-800 STORMTECH CHAMBER INSTALLATION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "SC-800 STORMTECH CHAMBER INSTALLATION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT ADS WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

PROPOSED LAYOUT	PROPOSED ELEVATIONS		ITEM ON LAYOUT	PART TYPE	DESCRIPTION	INVERT*	MAX FLOW
14	STORMTECH SC-800 CHAMBERS	445.50					
8	END CAP, SC-800 END CAP	449.50					
6	STONE ABOVE (IN)	448.75	A	PRE-CORED END CAP	10" BOTTOM PRE-CORED END CAP, PART# SCB800PE10BPC / TYP OF ALL 10" BOTTOM CONNECTIONS		
0	STONE BELOW (IN)	448.25					
56	STONE VOID	MINIMUM ALLOWABLE GRADE (TOP OF FINISHED SURFACE)	B	PRE-FABRICATED EZ END CAP	24" BOTTOM PRE-FABRICATED EZ END CAP, PART# SCB800EZ2 / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS		
1456	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (EXCAVATION STONE INCLUDED) (BASE STONE INCLUDED)	MINIMUM ALLOWABLE GRADE (BASE OF FLEXSTORM PAVEMENT)	C	PRE-CORED END CAP	10" TOP PRE-CORED END CAP, PART# SCB800PE10TPC / TYP OF ALL 10" TOP CONNECTIONS		
		448.00					
		TOP OF STONE	C				
		447.50					
		TOP OF SC-800 CHAMBER					
		18" x 32" TOP MANIFOLD INVERT	C	JUNP	INSTALL FLAMP ON 24" ACCESS PIPE (PART# SCB800EZASP) TYP 2 PLACES		
		445.67					
		LOW FLOW INVERT					
		445.25					
130	SYSTEM AREA (SF)	64' ISOLATOR ROW PLUS INVERT	F	10" x 10" TOP MANIFOLD		8.66*	
129.9	SYSTEM PERIMETER (ft)	24" x 24" BOTTOM MANIFOLD INVERT	G	10" x 10" TOP MANIFOLD		8.66*	
		444.50					
		18" x 32" TOP CONNECTION INVERT	H	18" x 32" TOP CONNECTION		2.66*	
		444.00					
		TOP OF CURVED CHAMBER	I	CONCRETE STRUCTURE	DESIGN BY ENGINEER / PROVIDED BY OTHERS		8.5 CFS OUT
		444.25					
		BOTTOM OF STONE	J	CONCRETE STRUCTURE	DESIGN BY ENGINEER / PROVIDED BY OTHERS		
		444.00	K	CONCRETE STRUCTURE	DESIGN BY ENGINEER / PROVIDED BY OTHERS		3.4 CFS IN
				UNDERDRAIN	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		

*INVERT ABOVE BASE OF CHAMBER



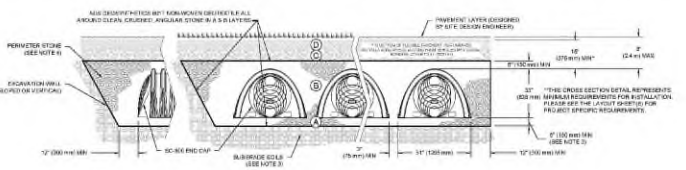
NOTES
1. THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
2. **NOT FOR CONSTRUCTION.** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE BED/BED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

VOLUME CONTROL — NORTHBROOK, IL, USA — DRAWN: JB — CHECKED: MA — DATE: 03/06/2026 — PROJECT #: — SHEET 2 OF 5

ACCEPTABLE FILL MATERIALS: STORMTECH SC-800 CHAMBER SYSTEMS

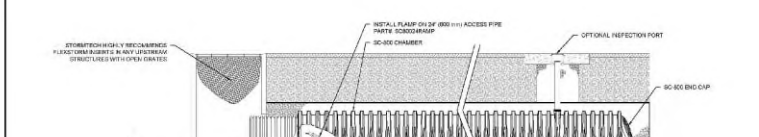
	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 12" (300 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. OR MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145*: A-1, A-2-4, A-3 OR AASHTO M43*: 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE	AASHTO M43*: 3, 357, 4, #67, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE ROOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE*	AASHTO M43*: 3, 357, 4, #67, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE[1,2]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) MAX LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'D' OR 'B' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYER 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.30 "RECYCLED CONCRETE AGGREGATE STRUCTURAL BACKFILL".



NOTES:
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SEVEN CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.5 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 750 LBS/F/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

VOLUME CONTROL — NORTHBROOK, IL, USA — DRAWN: JB — CHECKED: MA — DATE: 03/06/2026 — PROJECT #: — SHEET 3 OF 5



SC-800 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER (IF INSTALLED)
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT (LEVELS OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 3. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS.
- A. A FIXED NOZZLE CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED.
- B. APPLY WATER IN PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

VOLUME CONTROL — NORTHBROOK, IL, USA — DRAWN: JB — CHECKED: MA — DATE: 03/06/2026 — PROJECT #: — SHEET 4 OF 5

No.	Revision	Date
1.	Per Village Review	4-13-2026

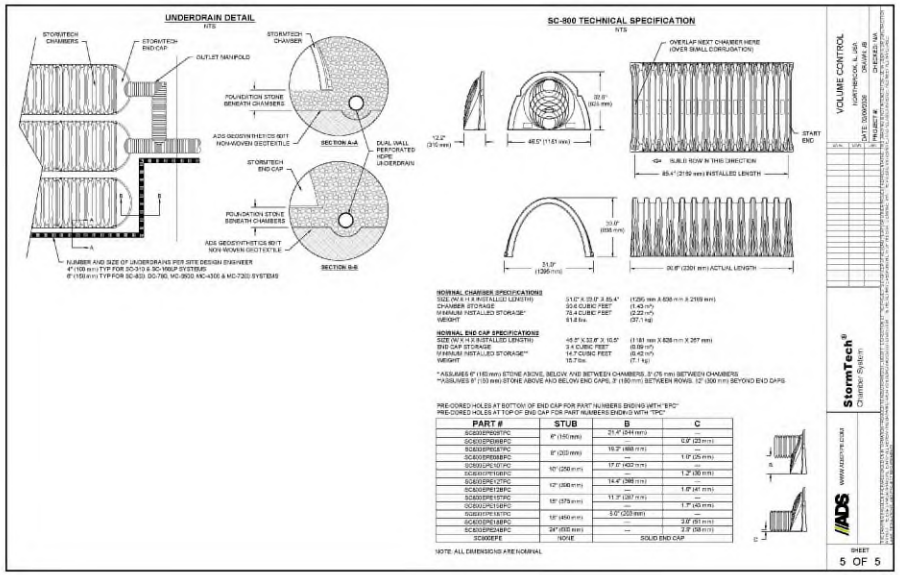
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Illinois Professional Design Firm | License No. 184-001512
www.haegerengineering.com

STORMTECH DETAILS
NORTHBROOK ROW
SITE IMPROVEMENT PLANS
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager: P A C
Engineer: J N
Date: 03/02/2026
Project No. 20-122
Sheet C8.9 / C8

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Plot Date: Apr 13, 2026 - 11:18am Plotted By: jenny-h
File Name: P:\2020\20122\Drawings\Final Engineering\20122-C8-DETAILS.dwg



Plot Date: Apr 13, 2026 - 11:18am Plotted By: jenny-h
File Name: P:\2020\20122\Drawings\Final Engineering\20122-C8-DETAILS.dwg

STORMTECH DETAILS

NORTHBROOK ROW
SITE IMPROVEMENT PLANS
1825 SKOKIE ROAD, NORTHBROOK, ILLINOIS

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Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

No.	Date	Revision
1.	4.13.2026	Per Village Review

Project Manager: P A C
Engineer: J N Z
Date: 03/02/2026
Project No. 20-122
Sheet C8.10 / C8

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NORTHBROOK ROW
STORM WATER POLLUTION PREVENTION PLAN
1825 SHERMER ROAD

SECTION 15 TOWNSHIP 42 NORTH RANGE 12 EAST
NORTHBROOK, ILLINOIS
COOK COUNTY

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VILLAGE OF NORTHBROOK
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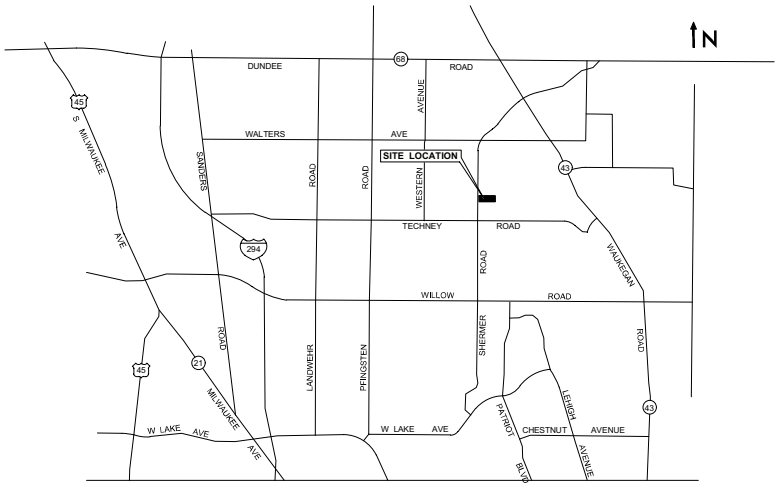
Benchmark

Village Benchmark:
Station #14
GPS Monument 0.2 Miles South of the Intersection of Raymond Drive and Shermer Road
Elevation = 647.73

Site Benchmarks:

CP #102 (See Survey)
Description: Cross Notch
Elevation: 649.71 NAVD 88 (Geoid 12A)

CP # 100 (See Survey)
Description: Cross Notch
Elevation: 649.27 NAVD 88 (Geoid 12A)



LOCATION MAP
Not To Scale

LEGEND

Existing Symbol	Description	Proposed Symbol
	Storm Sewer Manhole	
	Catch Basin	
	Inlet	
	Flared End Section	
	Area Drain	
	Sanitary Sewer Manhole	
C.O.	Clean Out	C.O.
	Storm Sewer	
	Storm Sewer Service	
	Perforated Underdrain	
	Sanitary Sewer	
	Sanitary Sewer Service	
FM	Force Main	FM
W	Water Main	W
	Water Main Service	
	Fire Hydrant	
	Valve Vault	
	Valve Box	
	B-Box	
	Light Pole	
	Hand Hole	
	Fence	
	Pipe Bollard	
	Sign	
	Gas Valve	
G	Gas Line	G
E	Electric Line	E
OHW	Overhead Utility Line	OHW
	Electrical Pedestal	
E	Electric Manhole	E
	Guy Wire	
	Utility Pole	
	Telephone Pedestal	
T	Telephone Manhole	T
T	Telephone Line	T
CATV	Cable TV Line	CATV
	Cable TV Pedestal	
	Flagpole	
M	Mailbox	M
	Number of Parking Stalls	X
	Curb & Gutter	
	Depressed Curb	
C XXX.XX G/P XXX.XX	Curb Elevation and Gutter/Pavement Elevation	C XXX.XX G XXX.XX
XXX.XX	Pavement Elevation	P XXX.XX
XXX.XX	Sidewalk Elevation	W XXX.XX
XXX.X +	Ground Elevation	XXX.X
Gr XXX.XX	Open Lid Frame & Grate	Gr XXX.XX
Rim XXX.XX	Closed Lid Frame & Lid	Rim XXX.XX
FG XXX.XX	Finish Grade	FG XXX.XX
GF XXX.XX	Garage Floor	GF XXX.XX
TF XXX.XX	Top of Foundation	TF XXX.XX
	Swale	
	Hardscape Flow	
	Softscape Flow	
XXX	Contour Line	XXX
	Normal Water Level	
	High Water Level	
	Flood Plain	
	Flood Way	
	Deciduous Tree	
	Coniferous Tree	
	Bush	
	Brushline	
B-1	Soil Boring	
	Over Land Flow Route	B-1

INDEX TO STORM WATER POLLUTION PREVENTION PLAN SHEETS

NO.	DESCRIPTION
EC1.0	SWPPP TITLE SHEET
EC2.0	SWPPP GENERAL NOTES & SPECIFICATIONS
EC3.0	STORM WATER POLLUTION PREVENTION PLAN - OVERALL
EC3.1	STORM WATER POLLUTION PREVENTION PLAN - WEST
EC3.2	STORM WATER POLLUTION PREVENTION PLAN - EAST
EC3.3	STORM WATER POLLUTION PREVENTION PLAN - NORTHEAST
EC4.0	SWPPP TYPICAL DETAILS

Know what's **below.**
Call before you dig.

Note:
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

062-070701
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS
EXPIRES 11-30-27

Per Village Review Revisions
4-13-2026 Date
1 No.

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Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

SWPPP
TITLE SHEET
NORTHBROOK ROW
SWPPP PLAN
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager: P A C
Engineer: J N
Date: 03/02/2026
Project No. 20-122
Sheet EC1.0 / EC4

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Plot Date: Apr 13, 2026 - 11:23am Plotted By: jenny-n
File Name: P:\2020\20122\Drawings\Final Engineering\20122-SWPPP.dwg

Stormwater Pollution Prevention Plan

This plan has been prepared to comply with the provisions of the NPDES Permit Number ILR10____, issued by the Illinois Environmental Protection Agency for storm water discharges from Construction Site Activities.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

_____ _____

Owner's Name *Signature*

_____ _____

Title *Date*

_____

Name of Firm/Company

I. Site Description:

A. The following is a description of the project location:

The project is located at 1825 Shermer Road in Northbrook, IL in Section 15, Township 42 North, Range 12 East all in Cook County Illinois (See Location Map on Title Sheet for additional information).

B. The following is a description of the construction activity which is the subject of this plan:

Redevelopment of the entire site to accommodate a residential development with drive aisles, amenity areas, and related improvements to utilities including storm sewer and stormwater management.

C. The following is a description of the intended sequence of major activities which will disturb soils for major portions of the construction site, such as grubbing, excavation and grading:

Exact phasing and sequencing has yet to be determined. Generally, trees will be removed as required, and then clearing and grubbing will occur. Next, mass grading will commence for the roadway construction. Then the underground utilities will be constructed. Finally, pavement, etc. will be constructed, followed by the installation of landscaping.

D. The total area of the construction site is estimated to be approximately ± 4.7 acres.

E. The following is a weighted average of the runoff coefficient for this project after construction activities are completed:

The weighted runoff coefficient after completion of all construction activities is approximately 0.69.

F. The following is a description of the soil types found at the project site followed by information regarding their erosivity:

The site consists of ±61% Markham Silt Loam (531C2) and ±39% Peotone Silt Clay Loam (330A).

G. The following is a description of potentially erosive areas associated with this project:

Areas with side slopes exceeding 3:1 slopes. Although slopes in excess of 3:1 are not proposed, the Contractor shall monitor the slopes and provide stabilization and/or protection as necessary.

H. The following is a description of soil disturbing activities, their locations, and their erosive factors (e.g. steepness of slopes, length of slopes, etc):

The soil disturbing activities consist of grading and general infrastructure improvements over the entire site. The Contractor shall be responsible for maintaining all disturbances within the site, and shall protect all off-site areas as needed.

I. See the erosion control plans and/or drainage plans for this contract for information regarding drainage patterns, approximate slopes anticipated before and after major grading activities, locations where vehicles enter or exit the site and controls to prevent offsite sediment tracking (to be added after contractor identifies locations), areas of soil disturbance, the location of major structural and non-structural controls identified in the plan, the location of areas where stabilization practices are expected to occur, surface waters (including wetlands) and locations where storm water is discharged to surface water including wetlands.

J. The following is a list of receiving water(s) and the ultimate receiving water(s), and aerial extent of wetland acreage at the site. The location of the receiving waters can be found on the erosion and sediment control plans:

The closest receiving water is West Fork North Branch Chicago River.

K. The following pollutants of concern will be associated with this construction project:

Soil sediment and dust, and construction of bituminous pavement.

II. Controls:

This section of the plan addresses the controls that will be implemented for each of the major construction activities described in I.C. above and for all use areas, borrow sites, and waste sites. For each measure discussed, the contractor will be responsible for its implementation as indicated. The contractor shall provide to the resident engineer a plan for the implementation of the measures indicated. The contractor, and subcontractors, will notify the resident engineer of any proposed changes, maintenance, or modifications to keep construction activities compliant with the permit. Each such contractor has signed the required certification on forms which are attached to, and are a part of, this plan:

A.Erosion and Sediment Controls

1. Stabilized Practices: Provided below is a description of interim and permanent stabilization practices, including site specific scheduling of the implementation of the practices. Site plans will ensure that existing vegetation is preserved where attainable and disturbed portions of the site will be stabilized. Stabilization practices may include but are not limited to: temporary seeding, permanent seeding, mulching, geotextiles, sodding, vegetative buffer strips, protection of trees, preservation of mature vegetation, and other appropriate measures. Except as provided below in II(A)(1)(a) and II(A)(3), stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 7 days after the construction activity in that portion of the site has temporarily or permanently ceases on all disturbed portions of the site where construction will not occur for a period of 14 or more calendar days.

a. Where the initiation of stabilization measures by the 7th day after construction activity temporarily or permanently ceases is precluded by snow cover, stabilization measures shall be initiated as soon as practicable thereafter.

The following Stabilization Practices will be used for this project: Temporary blanket & seeding, permanent seeding,as shown on the Plans.

Describe how the Stabilization Practices listed above will be utilized: Seed & blanket.

See Storm Water Pollution Prevention (SWPP) Plan. SWPP Plan shall be modified as necessary by the Contractor during construction to prevent sediment from leaving the site or entering the offsite storm sewer.

2. Structural Practices: Provided below is a description of structural practices that will be implemented, to the degree attainable, to divert flows from exposed soils, store flows or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Such practices may include but are not limited to: perimeter erosion barrier, earth dikes, drainage swales, sediment traps, ditch checks, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, rock outlet protection, reinforced soil retaining systems, gabions, and temporary or permanent sediment basins. The installation of these devices may be subject to Section 404 of the Clean Water Act.

The following Structural Practices will be used for this project: Perimeter erosion control (silt) fence.

Describe how the Structural Practices listed above will be utilized:

See Storm Water Pollution Prevention (SWPP) Plan. SWPP Plan shall be modified as necessary by the Contractor during construction to prevent sediment from leaving the site or entering the offsite wetland.

3. Storm Water Management: Provided below is a description of measures that will be installed during the construction process to control pollutants in storm water discharges that will occur after construction operations have been completed. The installation of these devices may be subject to Section 404 of the Clean Water Act.

a. Such practices may include but are not limited to: storm water detention structures (including wet ponds), storm water retention structures, flow attenuation by use of open vegetated swales and natural depressions, infiltration of runoff on site, and sequential systems (which combine several practices).

The practices selected for implementation were determined on the basis of the technical guidance in Section 59-8 (Erosion and Sediment Control) in Chapter 59 (Landscape Design and Erosion Control) of the Illinois Department of Transportation Bureau of Design and Environment Manual. If practices other than those discussed in Section 59-8 are selected for implementation or if practices are applied to situations different from those covered in Section 59-8, the technical basis for such decisions will be explained below.

b. Velocity dissipation devices will be placed at discharge locations and along the length of any outfall channel as necessary to provide a non-erosive velocity flow from the structure to a water course so that the natural physical and biological characteristics and functions are maintained and protected (e.g. maintenance of hydrologic conditions such as the hydroperiod and hydrodynamics present prior to the initiation of construction activities).

Description of Storm Water Management Controls: Installation of a storm sewer system. All inlets will be protected with silt baskets.

4. Other Controls:

a. Vehicle Entrances and Exits - Stabilized construction entrances and exits must be constructed to prevent tracking of sediments onto roadways.

The contractor will provide the resident engineer with a written plan identifying the location of stabilized entrances and exits and the procedures (s)he will use to construct and maintain them.

b. Material Delivery, Storage, and Use - The following BMPs shall be implemented to help prevent discharges of construction materials during delivery, storage, and use:

- All products delivered to the project site must be properly labeled.
- Water tight shipping containers and/or semi trailers shall be used to store hand tools, small parts, and most construction materials that can be carried by hand, such as paint cans, solvents, and grease.
- A storage/containment facility should be chosen for larger items such as drums and items shipped or stored on pallets. Such material is to be covered by a tin roof or large sheets of plastic to prevent precipitation from coming in contact with the products being stored.
- Large items such as light stands, framing materials and lumber shall be stored in the open in a general storage area. Such material shall be elevated with wood blocks to minimize contact with storm water runoff.
- Spill clean-up materials, material safety data sheets, an inventory of materials, and emergency contact numbers shall be maintained and stored in one designated area and each Contractor is to inform his/her employees and the resident engineer of this location.

c. Stockpile Management - BMPs shall be implemented to reduce or eliminate pollution of storm water from stockpiles of soil and paving materials such as but not limited to portland cement concrete rubble, asphalt concrete, asphalt concrete rubble, aggregate base, aggregate sub base, and pre-mixed aggregate. The following BMPs may be considered:

- Perimeter Erosion Barrier
- Temporary Seeding
- Temporary Mulch
- Plastic Covers
- Soil Binders
- Storm Drain Inlet Protection

The contractor will provide the resident engineer with a written plan of the procedures (s)he will use on the project and how they will be maintained.

d. Waste Disposal. No materials, including building materials, shall be discharged into Waters of the State, except as authorized by a Section 404 permit.

e. The provisions of this plan shall ensure and demonstrate compliance with applicable State and/or local waste disposal, sanitary sewer or septic system regulations.

f. The contractor shall provide a written and graphic plan to the resident engineer identifying where each of the above areas will be located and how they are to be managed.

5. Approved State or Local Laws

The management practices, controls and provisions contained in this plan will be in accordance with IDOT specifications, which are at least as protective as the requirements contained in the Illinois Environmental Protection Agency's Illinois Urban Manual, 1995. Procedures and requirements specified in applicable sediment and erosion site plans or storm water management plans approved by local officials shall be described or incorporated by reference in the space provided below. Requirements specified in sediment and erosion site plans, site permits, storm water management site plans or site permits approved by local officials that are applicable to protecting surface water resources are, upon submittal of an NOI, to be authorized to discharge under permit ILR10 incorporated by reference and are enforceable under this permit even if they are not specifically included in the plan.

Description of procedures and requirements specified in applicable sediment and erosion site plans or storm water management plans approved by local officials:

See Storm Water Pollution Prevention (SWPP) Plan. SWPP Plan shall be modified as necessary by the Contractor during construction to prevent sediment from leaving the site or entering the offsite storm sewer.

III.Maintenance:

The following is a description of procedures that will be used to maintain, in good and effective operating conditions, the vegetation, erosion and sediment control measures and other protective measures identified in this plan. The resident engineer will provide maintenance guides to the contractor for the practices associated with this project.

All disturbed areas shall be graded to keep runoff and sediment on-site to the greatest extent possible. Site shall be graded in such a matter to direct runoff to storm structures with catch-all inlet protection. Contractor shall maintain, replace, clean, and add additional measures as needed during the progression of construction to prevent sediment, debris, etc from leaving the site.

IV. Inspections:

Qualified personnel shall inspect disturbed areas of the construction site which have not yet been finally stabilized, structural control measures, and locations where vehicles and equipment enter and exit the site. Such inspections shall be conducted at least once every seven (7) calendar days and within 24 hours of the end of a storm that is 0.5 inches or greater or equivalent snowfall.

A.Disturbed areas, use areas (storage of materials, stockpiles, machine maintenance, fueling, etc.), borrow sites, and waste sites shall be inspected for evidence of, or the potential for, pollutants entering the drainage system. Erosion and sediment control measures identified in the plan shall be observed to ensure that they are operating correctly. Discharge locations or points that are accessible, shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters. Locations where vehicles enter or exit the site shall be inspected for evidence of off site sediment tracking.

B. Based on the results of the inspection, the description of potential pollutant sources identified in section I above and pollution prevention measures identified in section II above shall be revised as appropriate as soon as practicable after such inspection. Any changes to this plan resulting from the required inspections shall be implemented within ½ hour to 1 week based on the urgency of the situation. The resident engineer will notify the contractor of the time required to implement such actions through the weekly inspection report.

C. A report summarizing the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of this storm water pollution prevention plan, and actions taken in accordance with section IV(B) shall be made and retained as part of the plan for at least three (3) years after the date of the inspection. The report shall be signed in accordance with Part VI. G of the general permit.

D.If any violation of the provisions of this plan is identified during the conduct of the construction work covered by this plan, the resident engineer shall notify the appropriate IEPA Field Operations Section office by email at: epa.swnoncomp@illinois.gov, telephone or fax within 24 hours of the incident. The resident Engineer shall then complete and submit an "Incidence of Noncompliance" (ION) report for the identified violation within 5 days of the incident. The resident engineer shall use forms provided by the Illinois Environmental Protection Agency and shall include specific information on the cause of noncompliance, actions which were taken to prevent any further causes of noncompliance, and a statement detailing any environmental impact which may have resulted from the noncompliance. All reports of noncompliance shall be signed by a responsible authority in accordance with Part VI. G of the general permit.

The Incidence of Non-Compliance shall be mailed to the following address:

Illinois Environmental Protection Agency
Division of Water Pollution Control
Attn: Compliance Assurance Section
1021 North Grand East
Post Office Box 19276
Springfield, Illinois 62794-9276

V.Non-Storm Water Discharges:

Except for flows from fire fighting activities, sources of non-storm water that is combined with storm water discharges associated with the industrial activity addressed in this plan must be described below. Appropriate pollution prevention measures, as described below, will be implemented for the non-storm water component(s) of the discharge.

A.Spill Prevention and Control - BMPs shall be implemented to contain and clean-up spills and prevent material discharges to the storm drain system. The contractor shall produce a written plan stating how his/her company will prevent, report, and clean up spills and provide a copy to all of his/her employees and the resident engineer. The contractor shall notify all of his/her employees on the proper protocol for reporting spills. The contractor shall notify the resident engineer of any spills immediately.

B. Concrete Residuals and Washout Wastes - The following BMPs shall be implemented to control residual concrete, concrete sediments, and rinse water:

- Temporary Concrete Washout Facilities shall be constructed for rinsing out concrete trucks. Signs shall be installed directing concrete truck drivers where designated washout facilities are located.
- The contractor shall have the location of temporary concrete washout facilities approved by the resident engineer.
- All temporary concrete washout facilities are to be inspected by the contractor after each use and all spills must be reported to the resident engineer and cleaned up immediately.
- Concrete waste solids/liquids shall be disposed of properly.

C.Litter Management - A proper number of dumpsters shall be provided on site to handle debris and litter associated with the project. The Contractor is responsible for ensuring his/her employees place all litter including marking paint cans, soda cans, food wrappers, wood lathe, marking ribbon, construction string, and all other construction related litter in the proper dumpsters.

D.Vehicle and Equipment Cleaning - Vehicles and equipment are to be cleaned in designated areas only, preferably off site.

E. Vehicle and Equipment Fueling - A variety of BMPs can be implemented during fueling of vehicles and equipment to prevent pollution. The contractor shall inform the resident engineer as to which BMPs will be used on the project. The contractor shall inform the resident engineer how (s)he will be informing his/her employees of these BMPs (i.e. signs, training, etc.). Below are a few examples of these BMPs:

- Containment
- Spill Prevention and Control
- Use of Drip Pans and Absorbents
- Automatic Shut-Off Nozzles
- Topping Off Restrictions
- Leak Inspection and Repair

F. Vehicle and Equipment Maintenance - On site maintenance must be performed in accordance with all environmental laws such as proper storage and no dumping of old engine oil or other fluids on site.

VI. Failure to Comply:

Failure to comply with any provisions of this Storm Water Pollution Prevention Plan will result in the implementation of an Erosion and Sediment Control Deficiency Deduction against the contractor and/or penalties under the NPDES permit which could be passed onto the contractor.

SUPPLEMENTARY EROSION CONTROL NOTES

1. Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and the IEPA National Pollutant Discharge Elimination System (NPDES) General Permit ILR10 from the Owner. The Owner together along with the Contractor and/or other entities if so designated by the Owner, shall be responsible for ensuring that all the requirements of the General Permit and the Storm Water Pollution Prevention Plan (SWPPP) including but not limited to the installation, maintenance as well as the installation of any additional measures necessary that may be required, and inspections of the soil erosion and sediment control measures as well as completing all of the necessary applicable certifications, reports, logs, etc. Inspections are required to be performed at least once every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches of rain (or equivalent snowfall) or greater. The SWPPP and all the required paperwork shall be kept on-site and be organized and ready for viewing.
2. All erosion control measures are to be installed prior to any demolition, earth moving activities or other disturbance.
3. Contractor to establish a temporary stabilized construction entrance as well as install all perimeter fencing prior to the start of any clearing or grading activities.
4. Temporary gravel stabilized construction entrance shall be maintained, adjusted, and/or relocated as necessary to prevent mud and other debris from being tracked onto adjacent public roadways. Any mud or other debris that is tracked onto a public road shall be properly removed as soon as practical, but before the end of each working day.
5. Disturbed areas shall be stabilized by seeding within seven (7) calendar days of the completion of disturbance. If construction activity on a portion of the site is to resume within fourteen (14) calendar days of the end of the last disturbance, then stabilization measures do not have to be initiated on that portion of the site by the 7th day after the completion of said disturbance. Areas with slopes 3H:1V or greater shall be stabilized with erosion control blanket or mat in addition to seeding.
6. The Contractor shall provide adequate planning and supervision during the project construction period for implementing construction methods, processes and cleanup procedures necessary to prevent water pollution and control erosion.
7. No sediment or debris shall be allowed to enter the existing storm sewer system or flow off-site.
8. All temporary and permanent erosion and sedimentation control measures shall be maintained, repaired and/or replaced as necessary to ensure effective performance. If required, a designated erosion control inspector shall inspect all measures every seven (7) calendar days, or within twenty-four (24) hours of a 0.5-inch rain event or equivalent snowfall, and report where items are in non-compliance. Otherwise, the Contractor shall be responsible for the inspection as well as maintenance of all measures and shall be subject to the terms of Federal, State, and local requirements.
9. All temporary erosion and sedimentation control measures are to remain in place and be functioning until final stabilization. After final stabilization, the Contractor is to remove and properly dispose of all erosion and sedimentation measures according to Jurisdictional Agency requirements within thirty (30) days. All disturbed areas or trapped sediment that accumulates from said measures shall be permanently stabilized.
10. Topsoil stockpiles shall not be located in flood prone areas or buffers protecting wetlands, or waters of the United States or County. Stockpiles shall be protected from erosion by installing silt fence around the perimeter of the stockpile(s). Stockpiles shall be seeded within seven (7) calendar days of completion.
11. If dewatering services are used, adjoining properties and discharge locations shall be protected from erosion. Discharges shall be routed through an effective sediment control measure (i.e., sediment Trap, sediment Basin, or other appropriate measure).
12. Extreme caution shall be taken by the Contractor to prevent erosion and siltation during construction. The Contractor shall inspect catch basins and clean out if necessary. The contractor shall use silt/erosion control fence staked in place to prevent siltation of all drainage structures.
13. The Contractor shall assume responsibility for maintenance of all soil erosion and sedimentation control measures during and after construction. However, the Contractor shall not transfer these improvements for the purpose of maintenance until they have completed with the above and until they have received final inspection and approval from the Jurisdictional Agency or designated erosion control inspector and a Notice of Termination has been filed (NOT).
14. The work shall generally follow the following typical Construction Sequencing:
    a. Installation of the soil erosion and sediment control (SE/SC) measures:
        a.1. Selective vegetation removal for silt fence installation
        a.2. Silt fence installation
        a.3. Stabilized construction entrance
    b. Tree removal where necessary
    c. Strip and stockpile topsoil and mass grade the site
    d. Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope)
    e. Construction of storm sewer system and other utilities, along with associated inlet protection
    f. Temporary stabilization of areas that have reached temporary grade
    g. Building construction
    h. Parking lot construction
    i. Permanently stabilize site with topsoil, seed and blanket
    j. Remove all temporary SE/SC measures after the site is stabilized with vegetation

Owner/Contractor Certification Statement

This certification statement is part of the Storm Water Pollution Prevention Plan for Sundance of South Barrington project, in accordance with General NPDES Permit No. ILR10 ____ issued by the Illinois Environmental Protection Agency.

I certify under penalty of law that I understand the terms of the general National Pollutant Discharge Elimination System (NPDES) permit (ILR 10) that authorizes the storm water discharges associated with industrial activity from the construction site identified as part of this certification.

In addition, I have read and understand all of the information and requirements stated in the Storm Water Pollution Prevention Plan for the above mentioned project; I have provided all documentation required to be in compliance with the ILR10 and Storm Water Pollution Prevention Plan and will provide timely updates to these documents as necessary.

_____ _____

Name *Signature*

_____ _____

Title *Date*

_____ _____

Name of Firm/Company *Telephone*

_____ _____

Address *City/State/Zip*

The Owner, and all Contractor's and Sub-Contractor's performing work on this site are required to sign the above illustrated Certification Statement. The signed Certifications shall be maintained on the site with the SWPPP.

No.	Date	Revision
1.	4-13-2026	Per Village Review

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www.haegerengineering.com

SWPPP GENERAL NOTES & SPECIFICATIONS

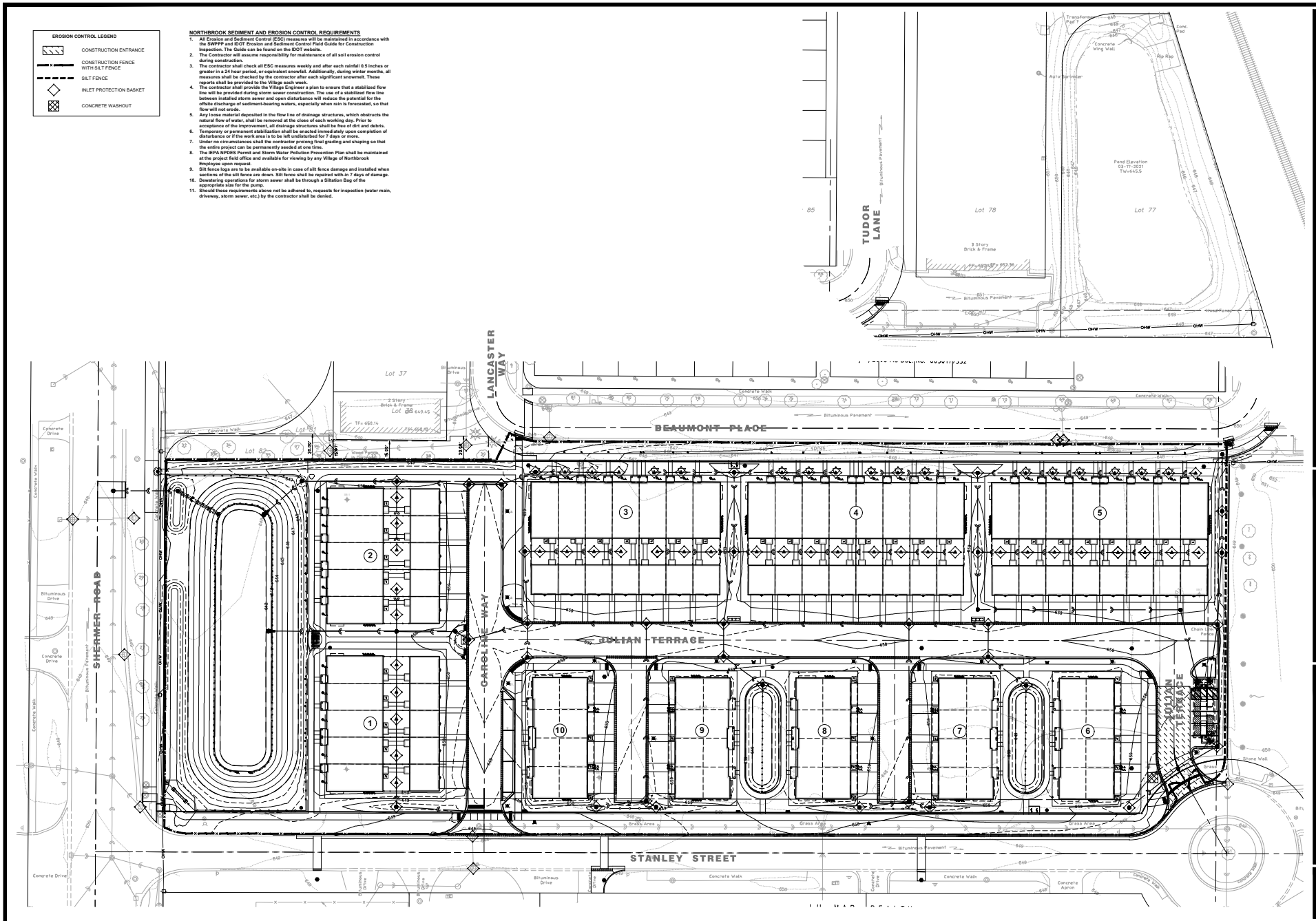
NORTHBROOK ROW SWPP PLAN

1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	J N
Date:	03/02/2026
Project No.	20-122
Sheet	EC2.0 / EC4

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Plot Date: Apr 13, 2026 - 11:23am Plotted By: jenny-n
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No.	Date	Revision
1.	4-13-2026	Per Village Review

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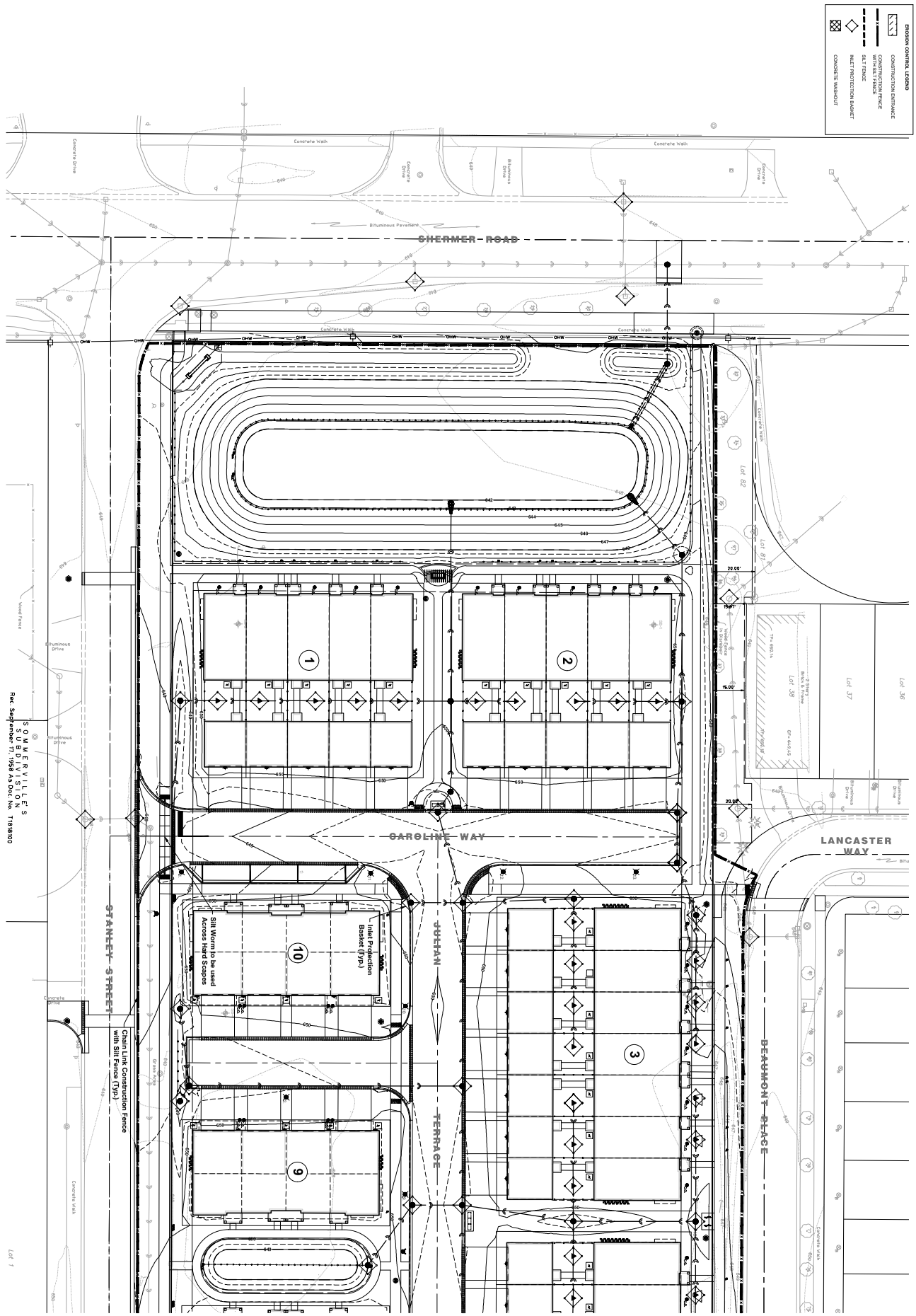
SWPPP
OVERALL

NORTHBROOK ROW
SWPP PLAN

1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	J N
Date:	03/02/2026
Project No.	20-122
Sheet	EC3.0 / EC4

Plot Date: Apr 13, 2026 - 11:23am Plotted By: jenny-h
File Name: P:\2020\20122\Drawing\Final Engineering\20122-SWPPP.dwg



SWPPP
WEST

NORTHBROOK ROW
SWPP PLAN
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

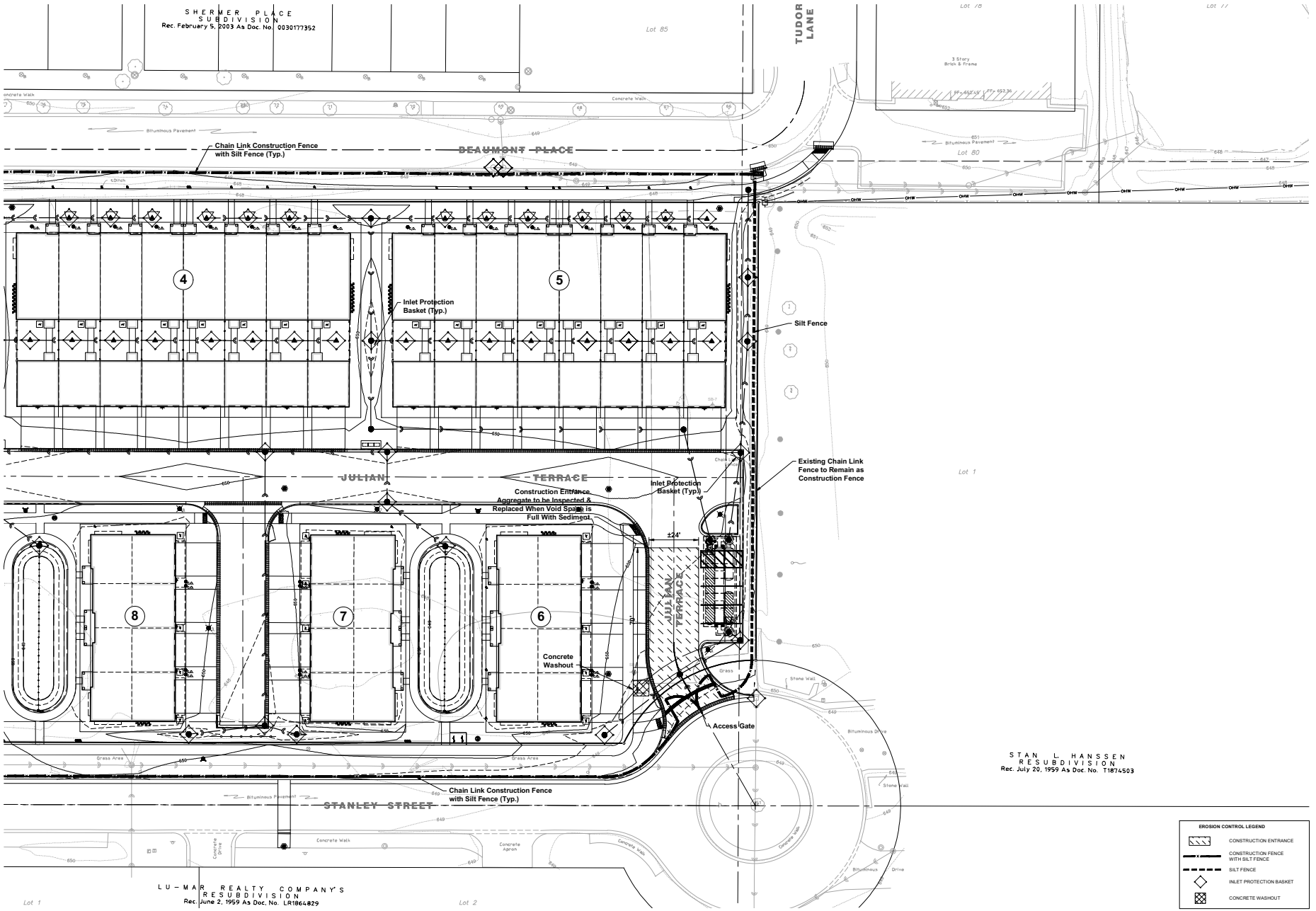
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No.	Date	Revision
1	4-13-2026	Per Village Review

Project Manager: P.A.C.
Engineer:
Drawn:
Date: 03/02/2026
Project No. 20-122
Sheet **EC3.1** / EC4

NORTH
Scale: 1" = 20'

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NORTH
Scale: 1" = 20'

No.	Date	Revision
1.	4-13-2026	Per Village Review

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SWPPP
EAST

NORTHBROOK ROW
SWPP PLAN

1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	J N
Date:	03/02/2026
Project No.	20-122
Sheet	EC3.2 / EC4

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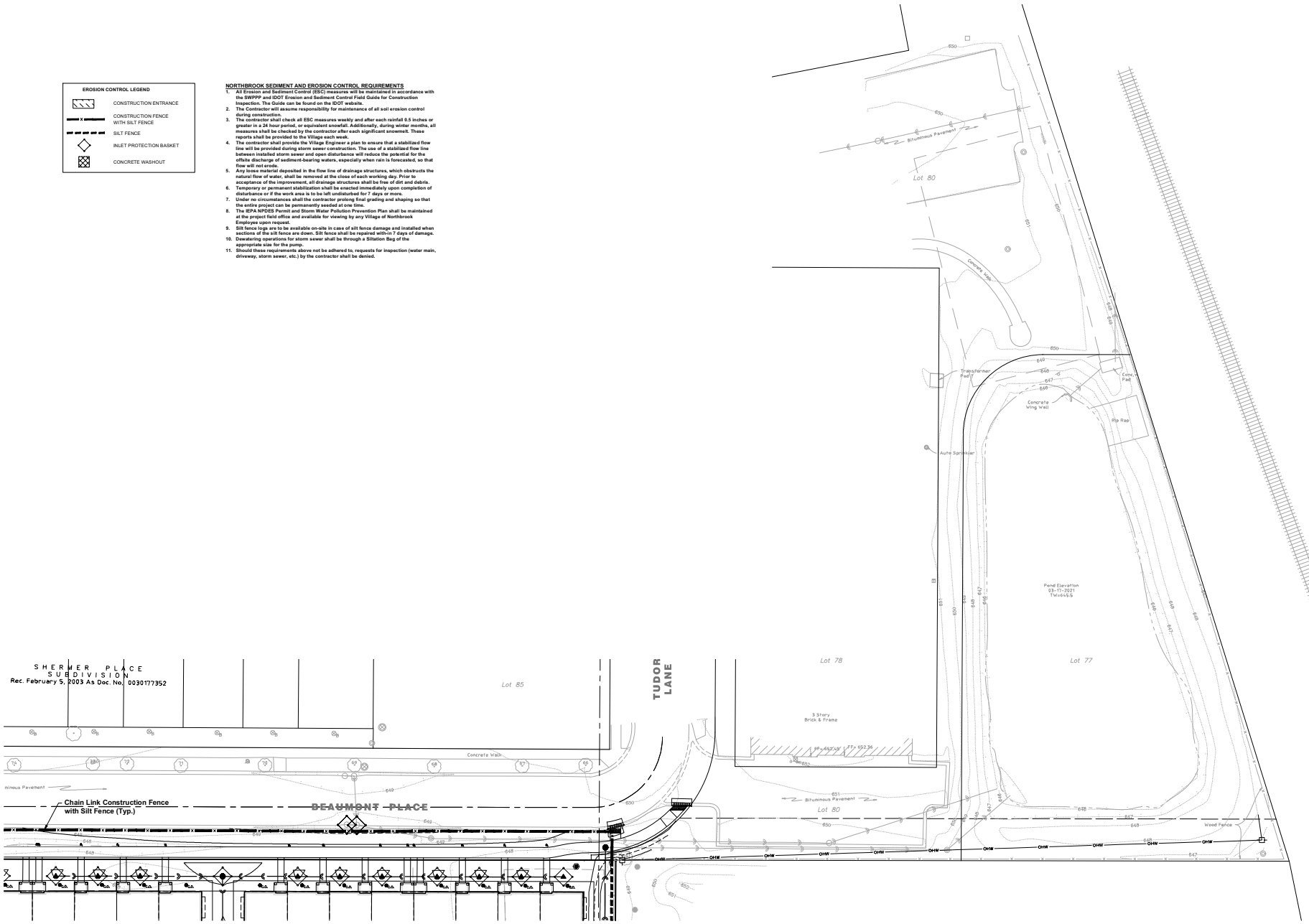
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File Name: P:\2020\20122\Drawing\Final Engineering\20122-SWPP.dwg

EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- CONSTRUCTION FENCE WITH SILT FENCE
- SILT FENCE
- INLET PROTECTION BASKET
- CONCRETE WASHOUT

NORTHBROOK SEDIMENT AND EROSION CONTROL REQUIREMENTS

1. All Erosion and Sediment Control (ESC) measures will be maintained in accordance with the SWPPP and IDOT Erosion and Sediment Control Field Guide for Construction Inspection. The Guide can be found on the IDOT website.
2. The Contractor will assume responsibility for maintenance of all soil erosion control during construction.
3. The contractor shall check all ESC measures weekly and after each rainfall 0.5 inches or greater in a 24 hour period, or equivalent snowfall. Additionally, during winter months, all measures shall be checked by the contractor after each significant snowmelt. These reports shall be provided to the Village each week.
4. The contractor shall provide the Village Engineer a plan to ensure that a stabilized flow line will be provided during storm sewer construction. The use of a stabilized flow line between installed storm sewer and open disturbance will reduce the potential for the offsite discharge of sediment-bearing waters, especially when rain is forecasted, so that flow will not erode.
5. Any loose material deposited in the flow line of drainage structures, which obstructs the natural flow of water, shall be removed at the close of each working day. Prior to acceptance of the improvement, all drainage structures shall be free of dirt and debris.
6. Temporary or permanent stabilization shall be enacted immediately upon completion of disturbance or if the work area is to be left undisturbed for 7 days or more.
7. Under no circumstances shall the contractor prolong final grading and shaping so that the entire project can be permanently seeded at one time.
8. The IEPA NPDES Permit and Storm Water Pollution Prevention Plan shall be maintained at the project field office and available for viewing by any Village of Northbrook Employee upon request.
9. Silt fence logs are to be available on-site in case of silt fence damage and installed when sections of the silt fence are down. Silt fence shall be repaired within 7 days of damage.
10. Dewatering operations for storm sewer shall be through a Siltation Bag of the appropriate size for the pump.
11. Should these requirements above not be adhered to, requests for inspection (water main, driveway, storm sewer, etc.) by the contractor shall be denied.



No.	Date	Revision
1.	4-13-2026	Per Village Review

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SWPPP
NORTHEAST

NORTHBROOK ROW
SWPPP PLAN

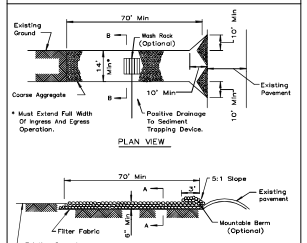
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	J N Z
Date:	03/02/2026
Project No.	20-122
Sheet	EC3.3 / EC4

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STABILIZED CONSTRUCTION ENTRANCE PLAN



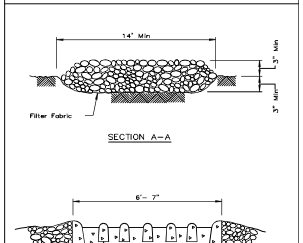
NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, Class ... I oft ...dNd shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, C ... 3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used they shall be installed according to the manufacturers specifications.

REFERENCE Project / Designed / Drawn / Checked / Approved — Date

U.S. DEPARTMENT OF AGRICULTURE — SOIL CONSERVATION SERVICE — ILLINOIS

STANDARD DWG. NO. IL-630 — SHEET 1 OF 2 — DATE 8-10-94

STABILIZED CONSTRUCTION ENTRANCE PLAN

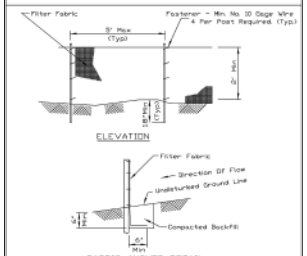


REFERENCE Project / Designed / Drawn / Checked / Approved — Date

U.S. DEPARTMENT OF AGRICULTURE — SOIL CONSERVATION SERVICE — ILLINOIS

STANDARD DWG. NO. IL-630 — SHEET 2 OF 2 — DATE 8-10-94

SILT FENCE PLAN

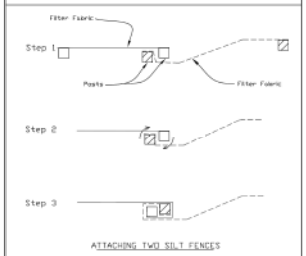


NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table I or 2, Class I with equivalent opening size of at least 30 for nonwoven and 40 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE Project / Designed / Drawn / Checked / Approved — Date

STANDARD DWG. NO. IDM-628A — SHEET 1 OF 2 — DATE 2-16-12

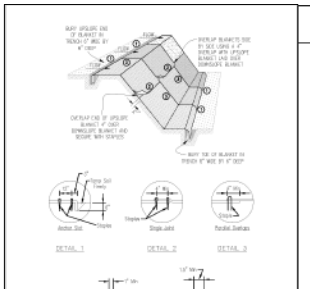
SILT FENCE - SPLICING TWO FENCES



1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Cut the fabric near the bottom of the stakes to accomodate the 6" flap.
4. Drive both posts a minimum of 38 inches into the ground and bury the flap.
5. Compact backfill (particularly at splices) completely to prevent stormwater piping.

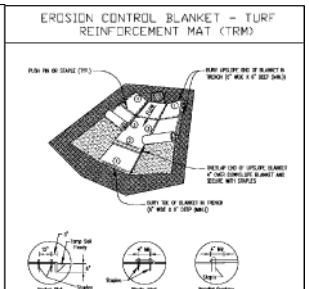
REFERENCE Project / Designed / Drawn / Checked / Approved — Date

STANDARD DWG. NO. IDM-628(BW) — SHEET 1 OF 1 — DATE 2-16-2012



EROSION CONTROL BLANKET INSTALLATION DETAILS

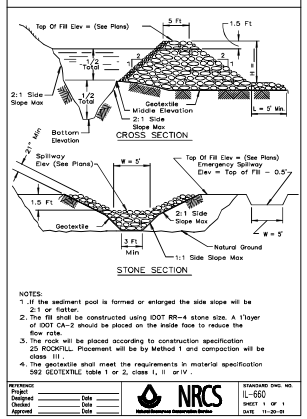
EROSION CONTROL BLANKET - TURF REINFORCEMENT MAT (TRM)



REFERENCE Project / Designed / Drawn / Checked / Approved — Date

STANDARD DWG. NO. IDM-531 — SHEET 1 OF 1 — DATE 08-02-12

TEMPORARY SEDIMENT TRAP



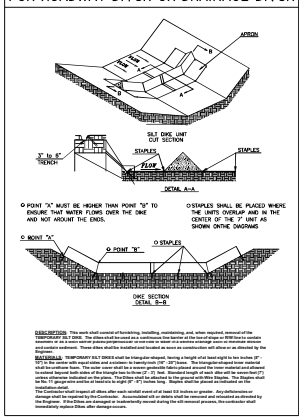
NOTES:
1. If the sediment pool is formed or enlarged the side slope will be 2:1 or flatter.
2. The fill shall be constructed using IDOT RR-4 stone size. A 1layer of IDOT CA-2 should be placed on the inside face to reduce the flow rate.
3. The rock will be placed according to construction specification 25 ROCKFILL. Placement will be by Method 1 and compaction will be class III .
4. The geotextile shall meet the requirements in material specification 592 GEOTEXTILE table 1 or 2, class 1, II or IV .

REFERENCE Project / Designed / Drawn / Checked / Approved — Date

NRCS — Natural Resources Conservation Service

STANDARD DWG. NO. IL-660 — SHEET 1 OF 1 — DATE 11-20-01

TRIANGULAR SILT DIKE INSTALLATION FOR ROADWAY DITCH OR DRAINAGE DITCH

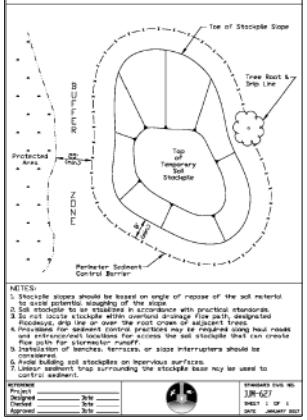


DESCRIPTION: This work shall consist of furnishing, installing, maintaining, and, when required, removal of the TEMPORARY SILT DIKE. The dikes shall be used as a continuous line barrier at the toe of slope or ROW line to contain sediment on a non-vertical plane, perpendicular in concept or near on a concave drainage area or as directed by the Engineer.

MATERIALS: TEMPORARY SILT DIKES shall be triangular-shaped, having a height of at least eight to ten inches (8"-10") and a width of at least twenty-four inches (24") at the base. The dike shall be constructed of a material that will not be damaged by rain. The outer cover shall be a woven geotextile fabric placed around the inner material and allowed to extend beyond both sides of the triangle toe to three (3") feet. Standard length of each dike will be seven feet (7') unless otherwise indicated on the plans. The fabric shall be attached to the ground with Wire Staples. The Staples shall be U-shaped, made of No. 11 wire, and shall be a minimum of eight inches (8") in length after installation.

The Contractor shall inspect all dikes after each rainfall event of at least 0.5 inches or greater. Any deficiencies or damage shall be repaired by the Contractor. Accumulated silt or debris shall be removed and relocated as directed by the Engineer. The Contractor shall immediately remove sediment that is directly around during the silt removal process, the contractor shall immediately replace Dikes after damage occurs.

TEMPORARY SOIL STOCKPILE DETAIL

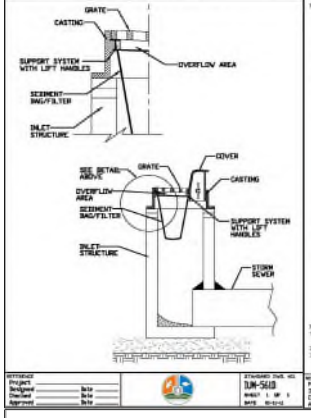


NOTES:
1. Stockpile slopes should be based on angle of repose of the soil material to avoid potential sloughing of the slope.
2. Soil stockpile to be as stabilized in accordance with practical standards.
3. Do not locate stockpile within overland drainage flow path, designated floodways, drip line or over the root crown of adjacent trees.
4. Provisions for sediment control practices may be required using haul roads and entrance/exit locations for access the soil stockpile that can create flow path for stormwater runoff.
5. Installation of benches, terraces, or slope interrupters should be considered.
6. Avoid building soil stockpiles on impervious surfaces.
7. Upslope sediment trap surrounding the stockpile base may be used to control sediment.

REFERENCE Project / Designed / Drawn / Checked / Approved — Date

STANDARD DWG. NO. IDM-627 — SHEET 1 OF 1 — DATE JANUARY 2007

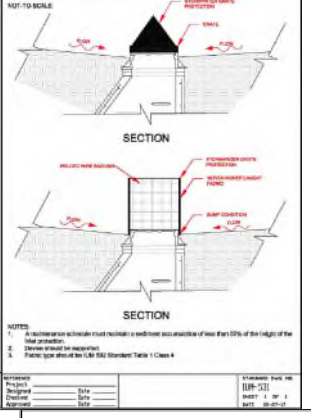
INLET PROTECTION - PAVED AREAS DROP-IN PROTECTION



REFERENCE Project / Designed / Drawn / Checked / Approved — Date

STANDARD DWG. NO. IDM-560 — SHEET 1 OF 1 — DATE 03-01-12

MANUFACTURED ABOVE GRADE INLET PROTECTION

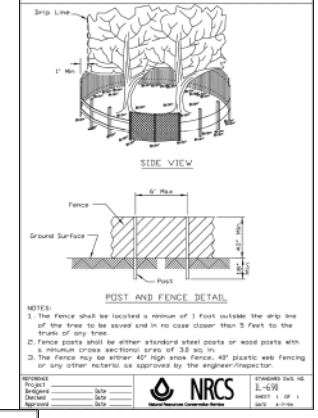


NOTES:
1. A daily maintenance schedule must maintain a sediment accumulation of less than 10% of the height of the inlet protection.
2. Debris should be inspected.
3. Fabric type should be IDM 592 Standard Table 1 Class 4

REFERENCE Project / Designed / Drawn / Checked / Approved — Date

STANDARD DWG. NO. IDM-531 — SHEET 1 OF 1 — DATE 08-02-12

TREE PROTECTION - FENCING



NOTES:
1. The Fence shall be located a minimum of 1 Foot outside the drip line of the tree to be saved and in no case closer than 5 Feet to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with a minimum cross sectional area of 3.0 sq. in.
3. The fence may be either 48" high snow fence, 48" plastic web fencing or any other material as approved by the engineer/inspector.

REFERENCE Project / Designed / Drawn / Checked / Approved — Date

NRCS — Natural Resources Conservation Service

STANDARD DWG. NO. IL-690 — SHEET 1 OF 1 — DATE 4-17-96

CONSTRUCTION SEQUENCE

CONSTRUCTION SEQUENCE AND RESPONSIBLE CONTRACTOR

	GRADING CONTRACTOR	UNDERGROUND CONTRACTOR	PAVING CONTRACTOR	LANDSCAPE CONTRACTOR
1. INSTALL SEDIMENT CONTROL MEASURES -DITCH CHECKS -EROSION CONTROL FENCE -SEDIMENT BASIN -STABILIZED CONSTRUCTION ENTRANCE -TEMPORARY SWALES -SPECIFIED STORM SEWER LINES	▬			
2. GRADE SITE/STOCKPILE TOPSOIL	▬			
3. INSTALL STORMWATER MANAGEMENT MEASURES -STORM SEWER -SEDIMENT TRAP, INLET PROTECTION -DITCH/SWALES	▬	▬		
4. TEMPORARY VEGETATIVE STABILIZATION -CONTROL MEASURES -TEMPORARY SEEDING -MULCHING				▬
5. INSTALL ROAD SUBGRADE -AGGREGATE COVER			▬	
6. SITE CONSTRUCTION WORK -CURB AND GUTTER -PAVING (WALKS & BIKEPATHS)			▬	
7. VEGETATIVE COVER ON ALL AREAS TO BE EXPOSED LONGER THAN 60 DAYS -TEMPORARY SEEDING				▬
8. SURFACE ROADS -PAVING			▬	
9. PERMANENT VEGETATIVE STABILIZATION OF ALL EXPOSED AREAS -PERMANENT SEEDING -SODDING				▬
10. INSTALL PERMANENT LANDSCAPING				▬
11. PERFORM CONTINUING MAINTENANCE	▬	▬	▬	▬

SOIL PROTECTION CHART

Soil Protection Chart

Stabilization Type	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Permanent Seeding			A			*	*		*			
Dormant Seeding	B										B	
Temporary Seeding			C				D					
Sodding			E**									
Mulching	F											

A KENTUCKY BLUEGRASS 90 LBS/AC MIXED WITH PERENNIAL RYE GRASS 50 LBS/AC

B KENTUCKY BLUEGRASS 135 LBS/AC MIXED WITH PERENNIAL RYE GRASS 50 LBS/AC + 2 TONS STRAW MULCH PER AC

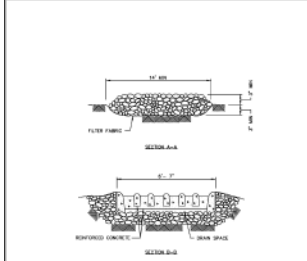
C SPRING OATS 100 LBS/AC

D WHEAT OR CEREAL RYE 150 LBS/AC

E SOD

F STRAW MULCH 2 TONS/AC

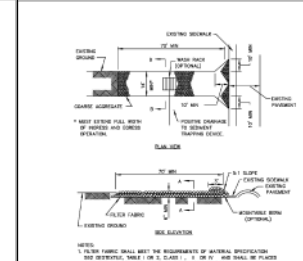
* IRRIGATION NEEDED DURING JUNE, JULY AND SEPTEMBER
** IRRIGATION NEEDED FOR 2-3 WEEKS AFTER SODDING



STABILIZED CONSTRUCTION ENTRANCE DETAIL

northbrook Public Works Department

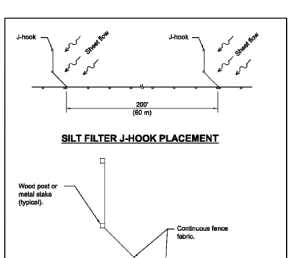
STANDARD DETAIL P-11 (01)



STABILIZED CONSTRUCTION ENTRANCE DETAIL

northbrook Public Works Department

STANDARD DETAIL P-11 (01)



No.	Date	Revision
1.	4-13-2026	Per Village Review

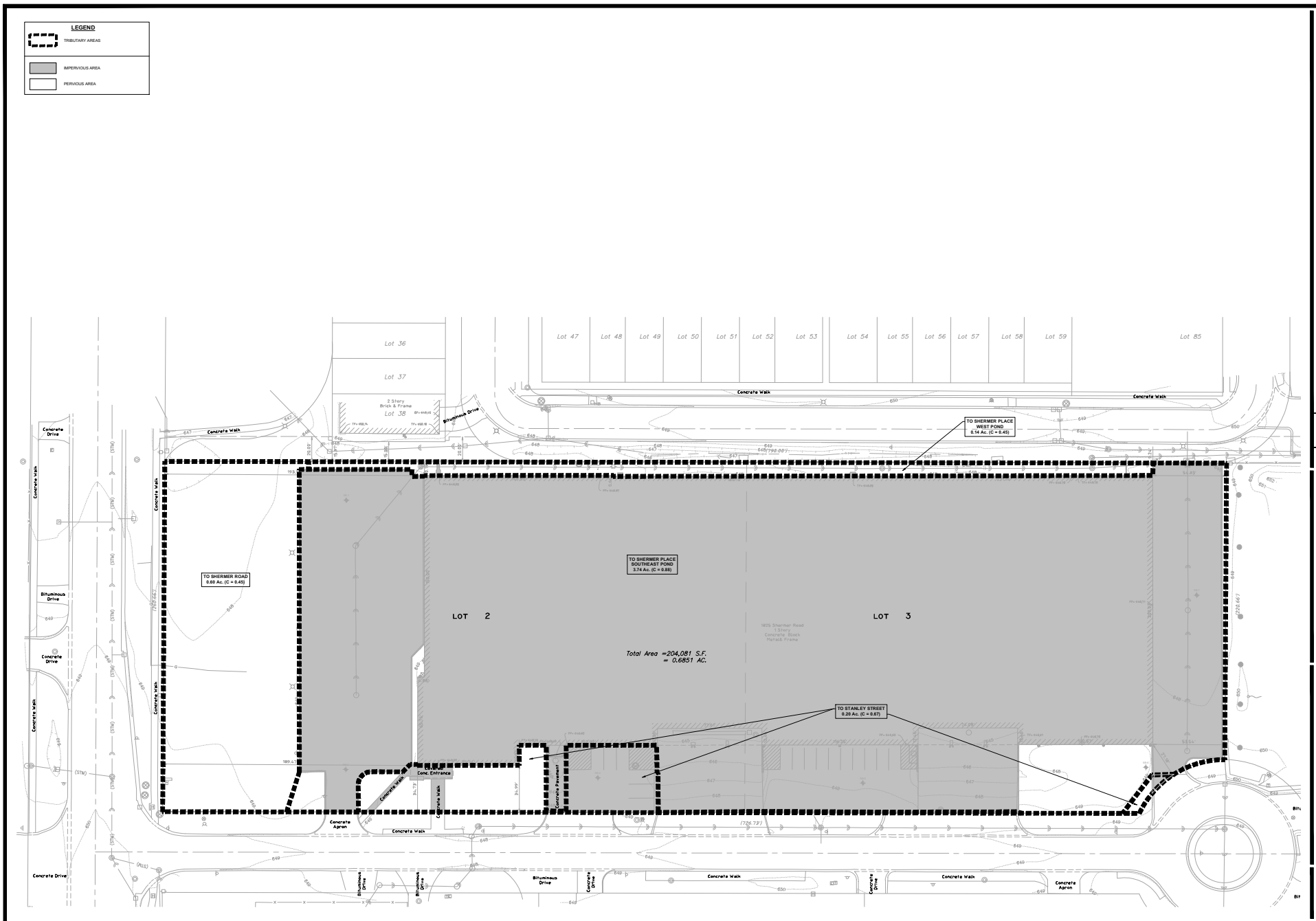
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SWPPP
TYPICAL DETAILS
NORTHBROOK ROW
SWPP PLAN
1875 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager: P A C
Engineer: J N
Date: 03/02/2026
Project No. 20-122
Sheet EC4.0 / EC4

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Plot Date: Apr 13, 2026 - 11:23am Plotted By: jenny-h
File Name: P:\2020\20122\Drawing\Final Engineering\20122-SWPPP.dwg



No.	Date	Revision
1.	4-13-2026	Per Village Review

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DRAINAGE EXHIBIT
EXISTING CONDITIONS
NORTHBROOK ROW
SITE IMPROVEMENT PLANS
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	C J B
Date:	03/02/2026
Project No.	20-122
Sheet	EX1.0 / EXR

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Plot Date: Apr 13, 2026 - 11:33am Plotted By: jenny-n
File Name: P:\2020\20122\Drawings\Final Engineering\Exhibits\20122-Drainage Existing.dwg

LEGEND

- TRIBUTARY AREAS
- UNRESTRICTED AREA
- UPSTREAM AREA (TRADE-OFF & BYPASS)
- IMPERVIOUS AREA
- PERVIOUS AREA
- WATER AREA (NWL)

STORMWATER MANAGEMENT SUMMARY

SHERMER PLACE (SUMMARY OF EXISTING)

PER MWRD PERMIT #03-093
DETENTION SERVICE AREA - SOUTHEAST POND

DETENTION SERVICE AREA	= 5.97 AC.
SHERMER PLACE AREA	= 2.27 AC. (38%)
OFF-SITE AREA (NOW NORTHBROOK ROW)	= 3.70 AC. (62%)
TOTAL PROVIDED STORAGE	= 1.91 AC-FT
PROVIDED STORAGE FOR SHERMER PLACE	= 0.73 AC-FT (38%)
PROVIDED STORAGE FOR NORTHBROOK ROW	= 1.18 AC-FT (62%)

PER AS-BUILT / TOPOGRAPHIC SURVEY

TOTAL PROVIDED STORAGE	= 1.40 AC-FT
LESS STORAGE FOR SHERMER PLACE	= 0.73 AC-FT
PROVIDED STORAGE FOR NORTHBROOK ROW	= 0.67 AC-FT

PER MWRD REQUIREMENTS
REDEVELOPMENT TRIBUTARY TO SHERMER PLACE SOUTHEAST

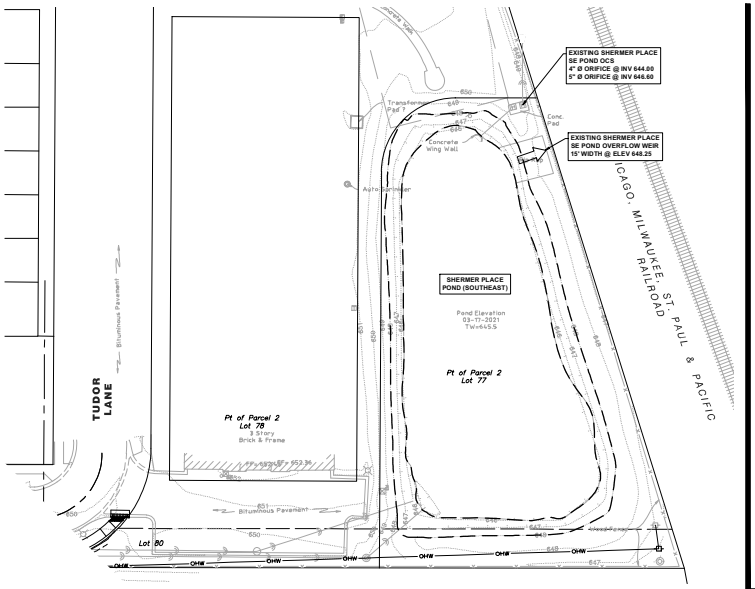
TRIBUTARY AREA TO SHERMER PLACE POND	= 0.79 AC
REQUIRED STORAGE PER MWRD LEGACY METHOD	= 0.257 AC-FT
PROVIDED STORAGE IN SHERMER PLACE POND	= 0.67 AC-FT

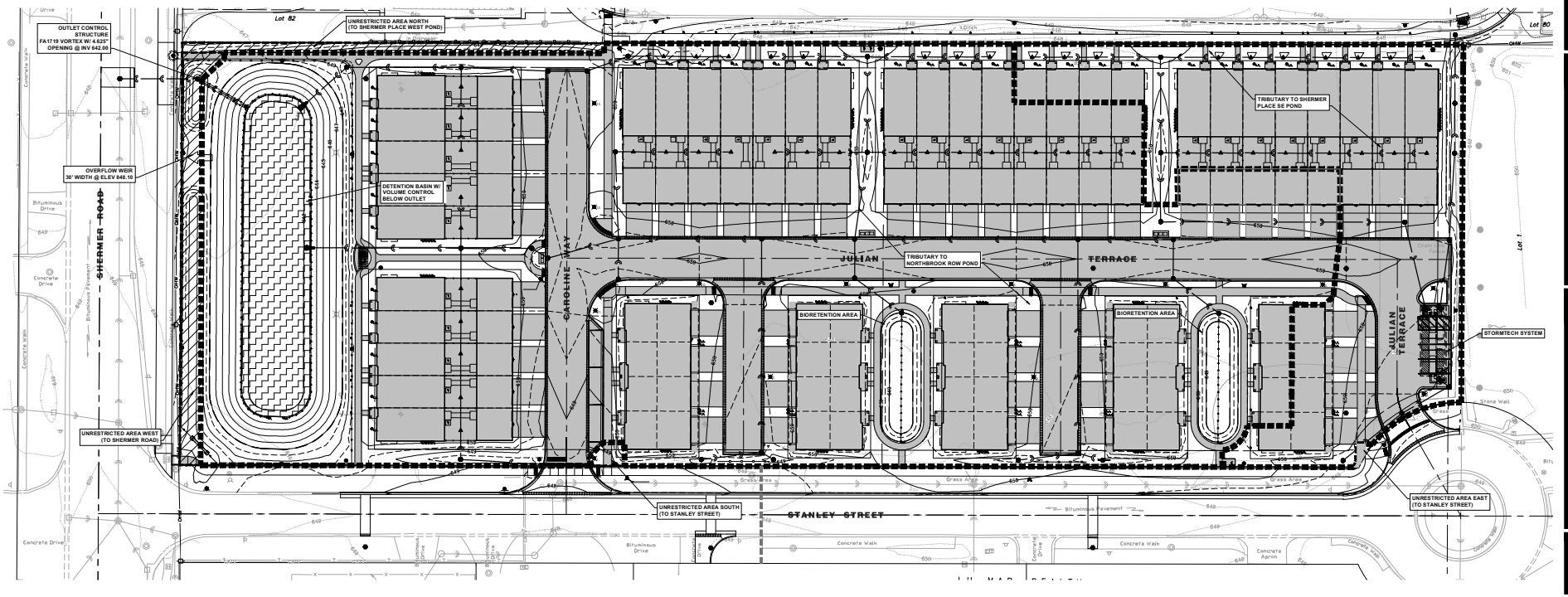
NEW DEVELOPMENT TRIBUTARY TO NORTHBROOK ROW POND

DEVELOPMENT AREA TO NORTHBROOK ROW POND	= 3.895 AC
TRIBUTARY AREA TO NORTHBROOK ROW POND	= 3.775 AC
REQUIRED STORAGE PER MWRD NOMOGRAPH	= 1.260 AC-FT
PROVIDED STORAGE ON-SITE	= 1.486 AC-FT
REQUIRED VOLUME CONTROL	= 0.255 AC-FT
PROVIDED VOLUME CONTROL	= 0.268 AC-FT

PER NORTHBROOK REQUIREMENTS

REQUIRED STORAGE PER NORTHBROOK	= 2.242 AC-FT
TOTAL PROVIDED DETENTION	= 2.438 AC-FT
PROVIDED DETENTION ON-SITE	= 1.486 AC-FT
VOLUME CONTROL CREDITED AS DETENTION	= 0.269 AC-FT
STORMTECH INCIDENTAL DETENTION	= 0.013 AC-FT
IN SHERMER PLACE SE POND	= 0.670 AC-FT





NORTH
Scale: 1" = 30'

No.	Date	Revision
1.	4-13-2026	Per Village Review

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DRAINAGE EXHIBIT
PROPOSED CONDITIONS
NORTHBROOK ROW
SITE IMPROVEMENT PLANTS
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	C J B
Date:	03/02/2026
Project No.	20-122
Sheet	EX2.0 / EXR

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Plot Date: Apr 13, 2026 - 12:22pm Plotted By: jenny-h
File Name: P:\2020\20122\Drawing\Final Engineering\Exhibit\20122-Drainage Proposed.dwg

UTILITY LEGEND

Existing		Proposed
	Sanitary Sewer	(Qualified)
	Storm Sewer	

HATCH LEGEND

Blanket Public/Private Utility Easement

Stormwater Management Easement

Total Contiguous Ownership:	4.685 Acres
Proposed Development Area:	4.685 Acres

Stormwater Summary	Required (Ac-Ft)	Provided (Ac-Ft)
Volume Control	0.255	0.268
Detention Storage (MWRD New Development)	1.260	1.486
Detention Storage (MWRD Legacy)	0.257	0.670
Detention Storage (Village)	2.242	2.438

Project Site Summary

Address: 1825 Shermer Road, Northbrook, IL
PIN: 04-15-102-002-0000
04-15-102-003-000

Property Legal Description:
Section 15, Township 42N, Range 12E

LOT 2 (EXCEPT THE WEST 17 FEET DEDICATED FOR PUBLIC RIGHT OF WAY RECORDED AS DOCUMENT 22068821, ON SEPTEMBER 29, 1972) AND LOT 3 IN STANLEY SUBDIVISION IN THE SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF REGISTRAROF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 15, 1956 AS DOCUMENT LR1650782, IN COOK COUNTY ILLINOIS. COOK COUNTY, ILLINOIS.

The following maintenance items shall be the responsibility of the owner to complete on the schedule described below.

MAINTENANCE CHECKLIST

1. General
Regular inspections and routine maintenance of general areas shall be performed on a monthly or as-needed basis. Specific items of concern include:
- ____ Litter and debris shall be controlled
- ____ Landscaped areas shall be maintained with regular mowing and restored with appropriate seeding/vegetation as necessary
- ____ Accumulated sediment shall be disposed of properly, along with any wastes generated during maintenance operations
- ____ Riprap areas shall be repaired with the addition of new riprap, as necessary, of similar size and shape
- ____ Roads shall be swept, vacuumed and/or washed on a regular basis

2. Stormwater Management Facilities
All components of the stormwater management facilities shall be checked monthly between March and November and maintained as necessary to ensure proper performance. It is critical that all inflows and outflows to the detention facility are clean and performing as designed. In addition, the design volume of the detention facility shall also be maintained. Inspections for the following specific items should be conducted monthly between March and November:

Side Slopes/Embankment/Emergency Overflow Structure
- ____ Inspect embankments for settlement and erosion
- ____ Remove woody growth from the embankment
- ____ Any breaks, hire Registered Professional Engineer for design resolution
- ____ Seed and soil any eroded areas
- ____ Signs of piping (leakage) or seepage, repair
- ____ Stabilize emergency overflow structure if erosion observed
- ____ Remove obstructions blocking emergency overflow spillway

Vegetated Areas
- ____ Regular mowing to control vegetation, no cutting of native vegetation
- ____ Need for planting, reseeding or sodding. Supplement alternative native vegetation if a significant portion has not established (50% of the surface area). Reseed with alternative grass species if original grass cover has not successfully established
- ____ Evidence of grazing, motorbikes or other vehicles, repair
- ____ Check for invasive vegetation, remove where possible
- ____ All vegetation must be maintained per the approved planting plan

Outlet Control Structure
- ____ Inspect restrictor and remove debris if clogged or discharge reduced
- ____ Remove accumulated sediment at outlet
- ____ Scour and erosion at outlet, repair and reseed
- ____ Any inc damage to walls of pipe, repair if necessary
- ____ Condition of trash racks, remove debris
- ____ Outlet channel conditions downstream

Access for Maintenance Equipment
- ____ Remove any obstructions placed in maintenance easements

Safety Features
- ____ Access controls to hazardous areas
- Fences
- ____ Loose or damaged posts
- ____ Loose or broken wires
- ____ Condition of gates
- ____ Signs

Detention Volume
- ____ Inspect all stormwater detention facilities to ensure that the constructed volume for detention is maintained. No sediment, topsoil, or other dumping into the facility shall be allowed. Specific locations in the stormwater management system, designed to accumulate sediment, shall be dredged as necessary to prevent sediment from reaching the invert of any gravity outlet pipe.

3. Volume Control Facility
Routine inspections and maintenance of volume control facilities shall be performed by the Owner on a yearly or as-needed basis. Specific items of concern include:
- ____ Facility shall be inspected yearly using the monitoring well to verify the system is functioning properly.
- ____ Surface of permeable pavement shall be cleaned with low pressure power washer.
- ____ Accumulated sediment from surface shall be vacuumed out and disposed of properly.
- ____ Appropriate signage shall be repaired if damaged or illegible.

4. Stormwater Collection System
The Owner shall perform monthly inspections of all components of the stormwater collection system. The monthly inspection shall occur between March and November and include the following specific areas of concern:

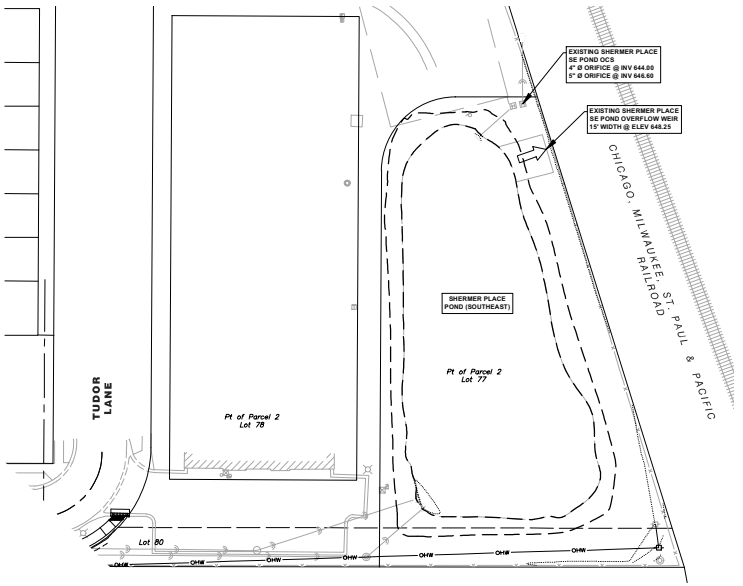
Storm Inlets/Manholes
- ____ Remove accumulated leaves and other debris from grates
- ____ Reset inverts/sills in as-needed basis
- ____ Remove accumulated sediment from manhole bottom when 50% of sump is filled

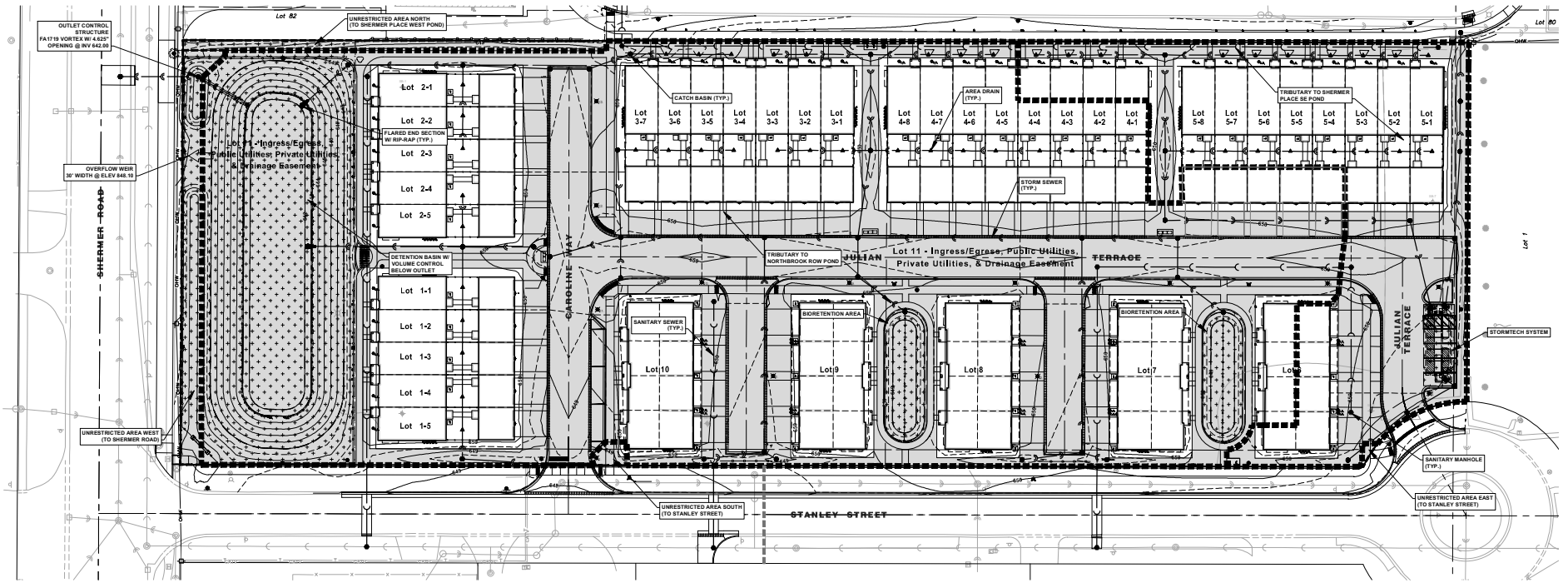
Storm Sewers/Culverts
- ____ Visually inspect pipes by removing manhole lids, no re-repairs as necessary
- ____ Storm sewers and culverts shall be checked for rubble, deposits, or debris, and within the conduit, clean out as necessary. Restore riprap at outfalls if erosion observed
- ____ Restore riprap at outfalls
- ____ Replant and reseed any eroded areas

Overland Flow Routes (Ditches/Swales)
- ____ Annual visual inspections shall be performed that verify the design capacity of the overland flow routes is maintained. The slope and cross-sectional area of the ditch/swale shall be verified during this inspection.
- ____ Remove any obstructions that have been placed in the drainage path
- ____ Seed and soil any eroded areas
- ____ Restore riprap as necessary
- ____ Regrade to provide positive drainage as necessary
- ____ Regular mowing to control vegetation

5. Vegetated Areas
- ____ Need for planting, reseeding, or sodding. Supplement alternative native vegetation if a significant portion has not established (50% of the surface area after second growing season). Reseed with alternative native grass species if original grass cover has not successfully established.
- ____ Evidence of grazing, motorbikes, or other vehicles, repair.
- ____ Check for invasive vegetation, remove when possible.
- ____ Regular mowing to control vegetation; It is recommended that native vegetation remain uncut.
- ____ Dead or damaged non-native grassy areas - repair with seeding with fertilization or seeding with mulch.
- ____ Compensatory storage area shall be reseeded with appropriate vegetation according to the approved planting plan.

6. Qualified Sewer Construction
- ____ Perform manhole inspections once every five years, make repairs as necessary.
- ____ Perform sewer inspections once every five years, make repairs as necessary.
- ____ Perform regular cleaning so that each sewer segment is cleaned once every 5 years.
- ____ Remove any obstructions placed in maintenance easements that may impede maintenance equipment access.





NORTH
Scale: 1" = 30'

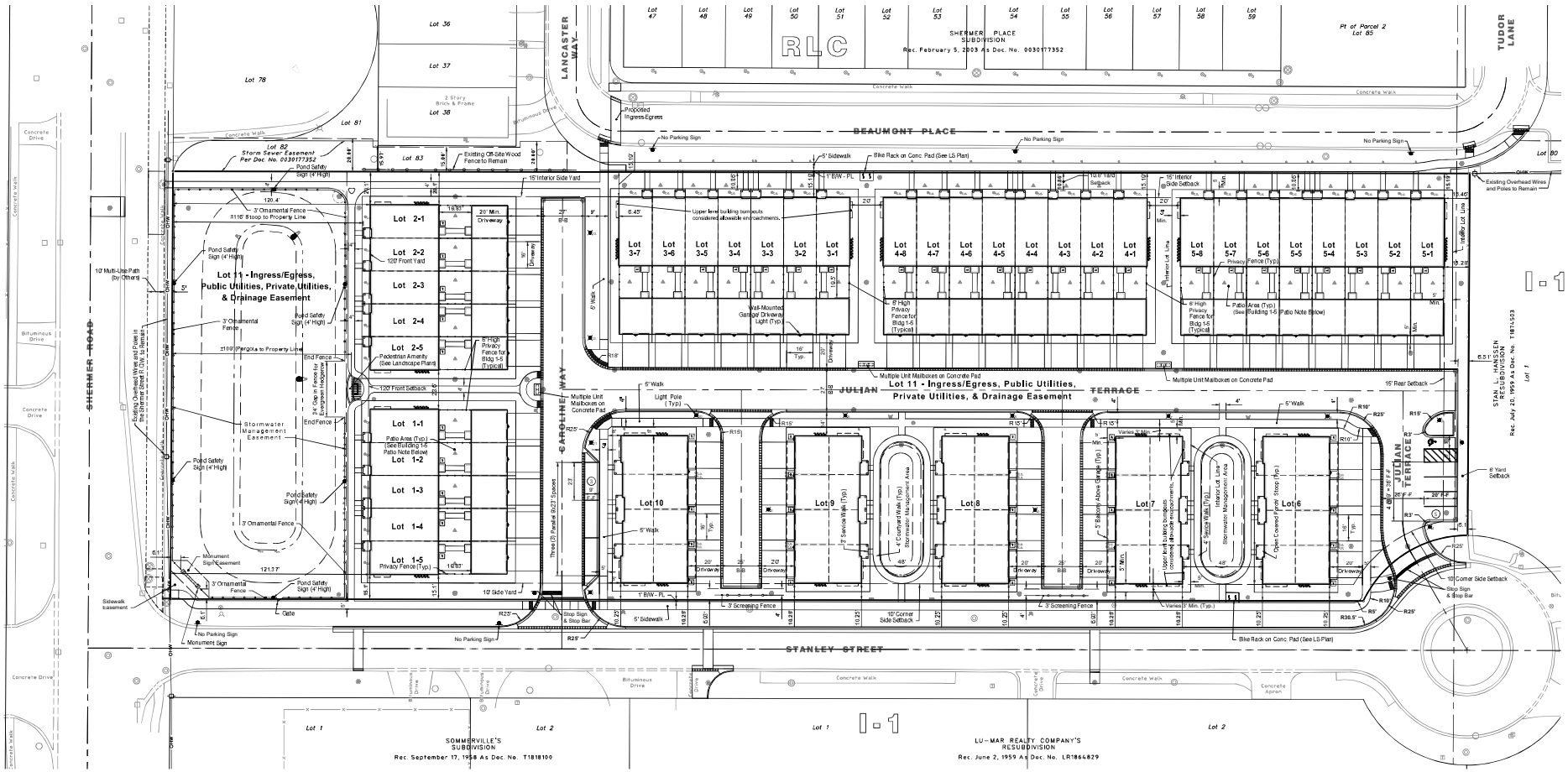
No.	Date	Revision
1.	4-13-2026	Per Village Review

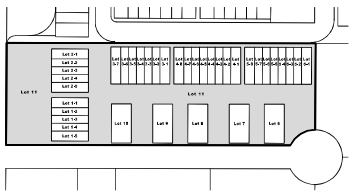
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MWRD MAINTENANCE & MONITORING EXHIBIT R
NORTHBROOK ROW
SITE IMPROVEMENT PLANTS
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	C J B
Date:	03/02/2026
Project No.	20-122
Sheet	EX-R / EXR

Plot Date: Apr 13, 2026 - 11:37am Plotted By: jenny-h
File Name: P:\2020\20122\Drawings\Final Engineering\Exhibit\20122-Exhibit R.dwg





Lot 11 Key Map
1" = 150'

Site Data		
Gross Site Area	4.69 Ac.	
Row Home Units	33	62.3%
Rear-Load Mews Townhome Units	20	37.7%
Total Dwelling Units (TDU)	**53**	**100.0%**
Affordable Housing Units	**8**	**15.1%**
Density (Based on 53 Total Dwelling Units)	**11.3 DU/Ac.**	

Parking Summary		Parking Ratio (Per TDU)
Garage Stalls	106	@ 2.0:1
Driveway Stalls	106	@ 2.0:1
Guest Stalls On-Site	8	@ 0.15
Total	**220**	**@ 4.15:1**

Building 1 - 5 Patio Note
All the areas between the garages and residential units have been accounted for as 100% impervious to allow for optional future patios.

Bulk, Space and Yard Requirements[1]	Required/ Permitted	Proposed
Building Height - Stories	4	3
Building Height - Feet[2]	65'	44' - 2"
Minimum Lot Area (s.f.)	45,000	204,061
Lot Area per Dwelling (s.f.)[3]	4,150	4,535
Setback Summary		
Front (Shermer Road)	100	120
Corner Side (Stanley Street)	100	10
Interior Side (North)	6	15
Rear (East)	25	15
Yard Summary		
Front (Shermer Road)	100	109
Corner Side (Stanley Street)[4]	100	6
Interior Side (North)	6	10.8
Rear (East)	25	6
Floor Area Ratio (FAR)[5]	65%	63%
Lot Coverage	70%	47%

Notes:
1. Existing zoning: Planned Development RLC (Residential and Limited Commercial.) The Required/ Permitted values listed in the table reference that zoning.

2. The taller, Rowhome (Buildings 1-5) height, is listed in the above table. The Mews Townhome (Buildings 6-10) height is 39' - 6".

3. The Gross Lot Area per Dwelling Unit is calculated based on the "Total Dwelling Units" less "Affordable Housing Units" – 53 - 8 = 45

4. Floor Area Ratio (FAR) is based on the maximum SF for the Row Homes of 2,500 sf and the maximum SF for the Mews Homes of 2,300 sf.

5. The lines labeled "Interior Lot Line" correspond to the subdivided lot lines illustrated on the Final Plat of Northbrook Row. Refer to the Final Plat of Northbrook Row for additional information on the subdivided lot lines.

NORTH
0 15 30
Scale: 1" = 30'

No.	Date	Revision
2	05/07/2026	Per Village Review/Added Note #5
1	04/15/2026	Per Village Review

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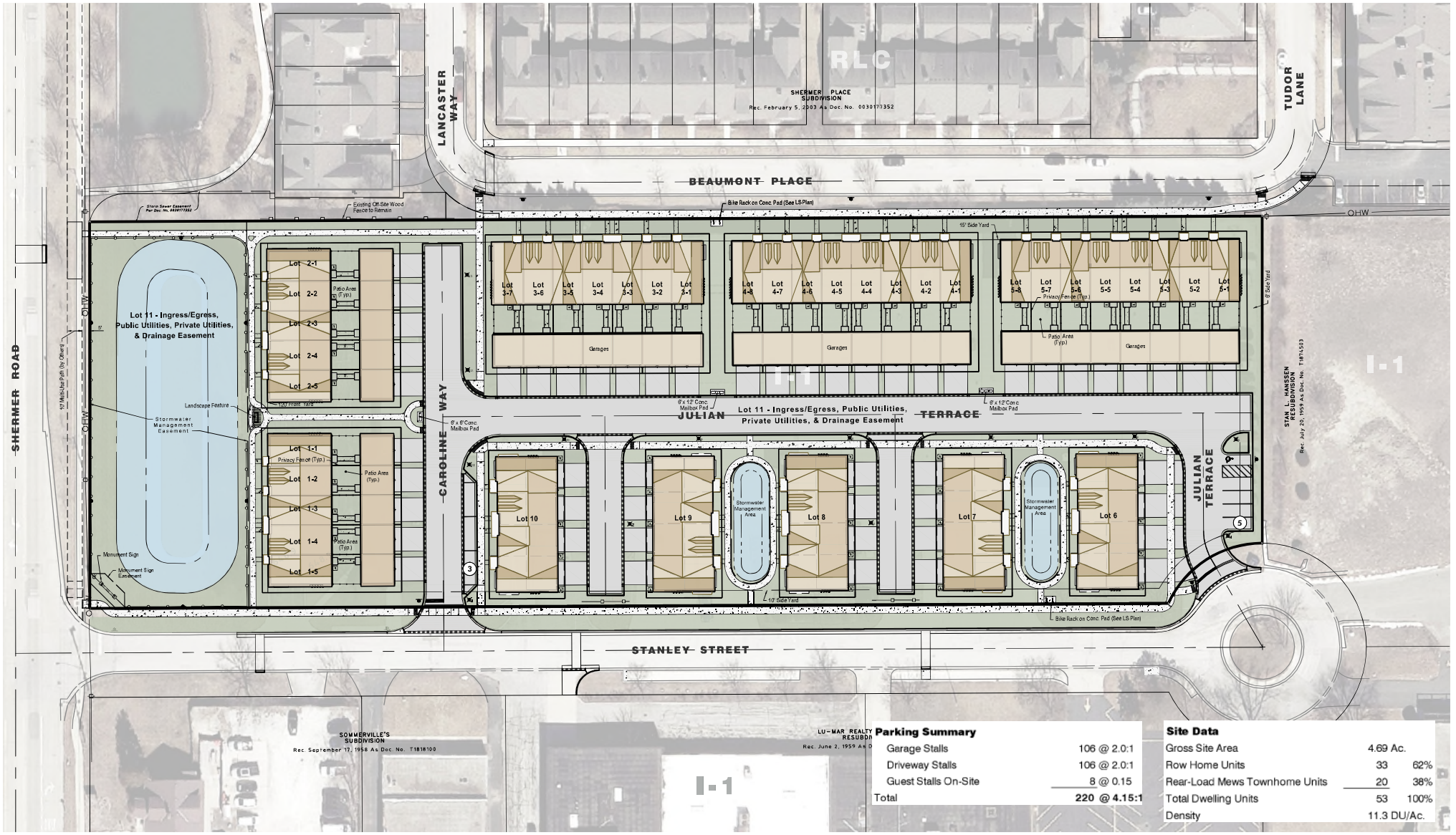
FINAL PD SITE PLAN

NORTHBROOK ROW
FINAL PUD
VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

Project Manager: TAS
Engineer: PAC
Date: 03/02/2026
Project No. 20122
Sheet 1/1

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Plot Date: May 08, 2026 - 1:26pm Plotted By: todd-c Layout: FINAL PD SITE PLAN
File Name: P:\2020\20122\Drawings\Final Engineering\20122-SP FINAL.dwg



Parking Summary	
Garage Stalls	106 @ 2.0:1
Driveway Stalls	106 @ 2.0:1
Guest Stalls On-Site	8 @ 0.15
Total	220 @ 4.15:1

Site Data		
Gross Site Area	4.69 Ac.	
Row Home Units	33	62%
Rear-Load Mews Townhome Units	20	38%
Total Dwelling Units	53	100%
Density	11.3 DU/Ac.	

NORTH
0 60
Scale: 1" = 60'

No.	Date	Revision
1	4-13-2026	Per Village Review

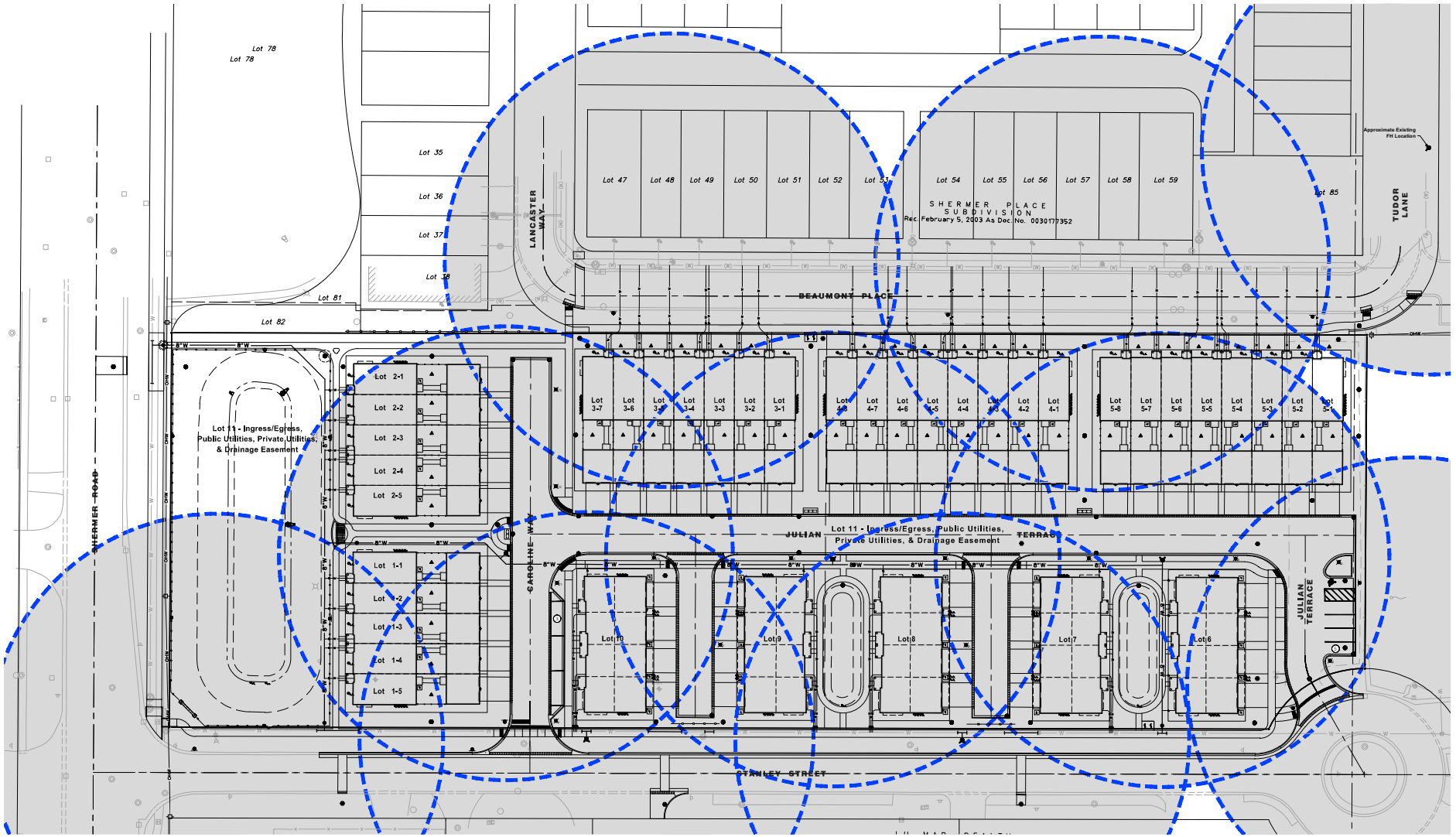
ILLUSTRATIVE SITE PLAN
NORTHBROOK ROW
FINAL PUD
VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

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Project Manager:	TAS
Engineer:	JN
Date:	03/02/2026
Project No.	20-122
Sheet	1 / 1

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NORTH

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No.	Date	Revision
1.	04/13/2026	Per Village Review

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150' RADIUS FIRE HYDRANT COVERAGE EXHIBIT

NORTHBROOK ROW FINAL PUD

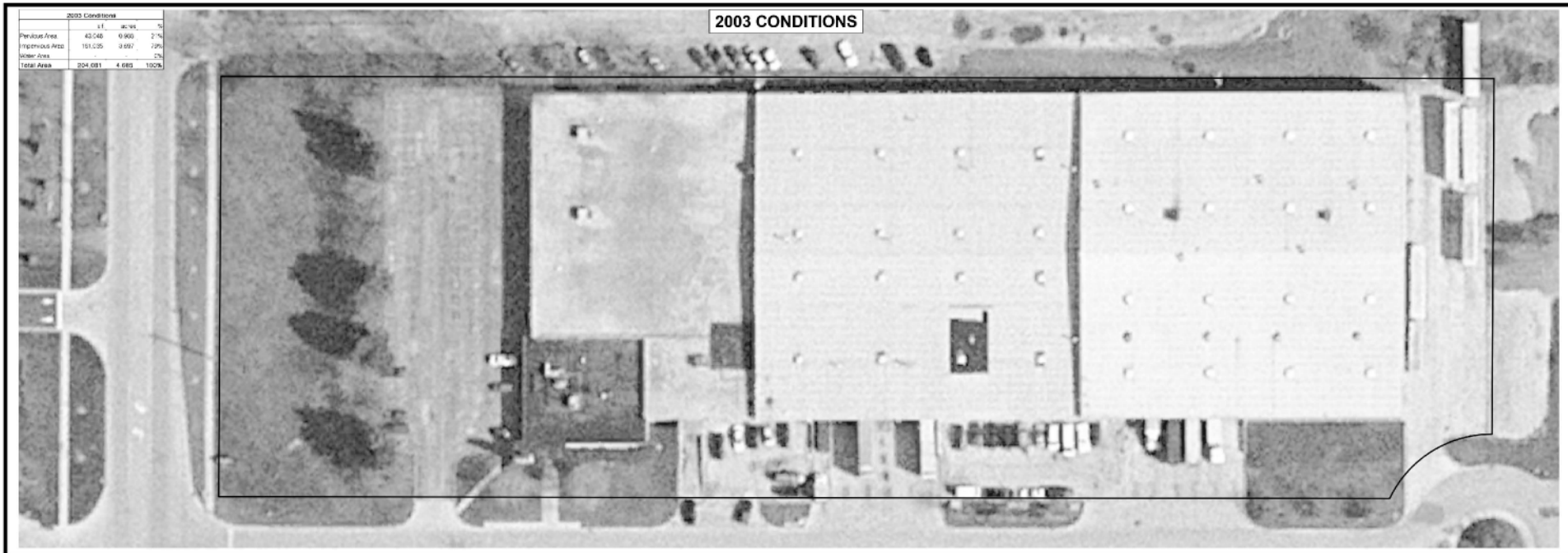
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	J N
Date:	03/02/2026
Project No.	20-122
Sheet	1/1

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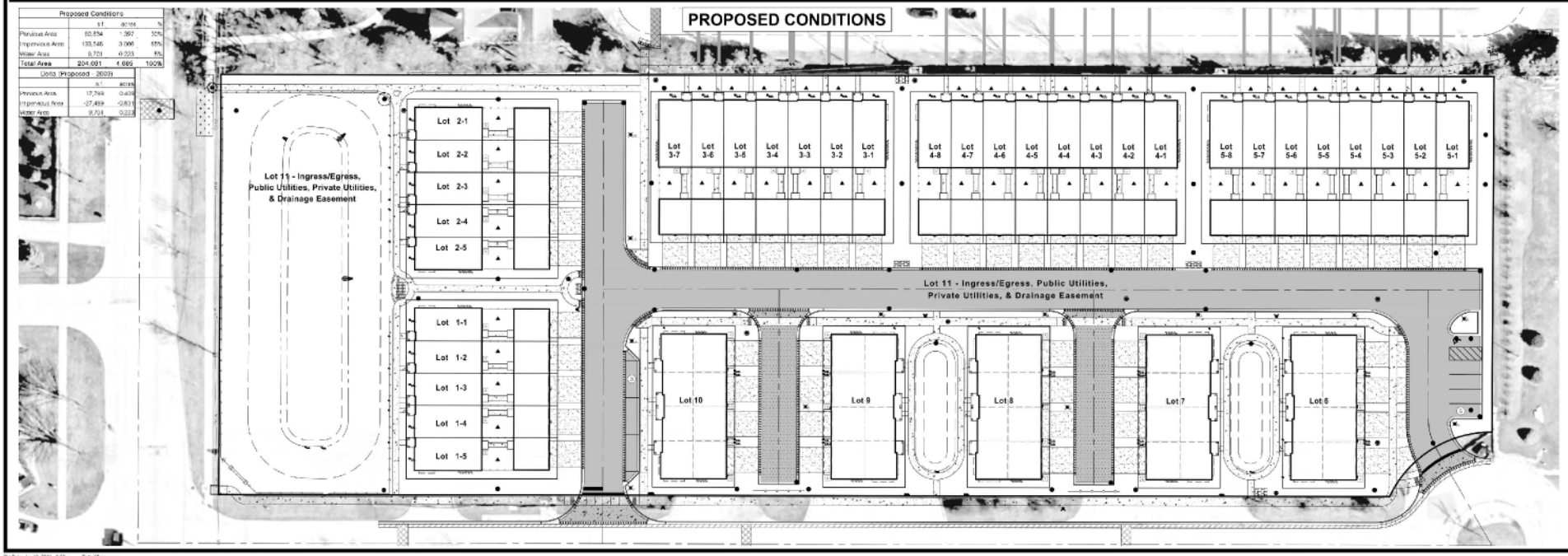
Plot Date: Apr 13, 2026 - 9:11am Plotted By: jenny-n
File Name: P:\2020\20122\Drawings\Final Engineering\Exhibits\20122-Fire Hydrant Exhibit.dwg

2003 Conditions			
	s.f.	acres	%
Pervious Area	43,046	0.988	21%
Impervious Area	161,035	3.697	79%
Water Area			0%
Total Area	204,081	4.685	100%



Proposed Conditions			
	s.f.	acres	%
Pervious Area	60,854	1.397	30%
Impervious Area	133,546	3.066	65%
Water Area	9,701	0.223	5%
Total Area	204,081	4.685	100%

Delta (Proposed - 2003)		
	s.f.	acres
Pervious Area	17,799	0.409
Impervious Area	-27,489	-0.631
Water Area	9,701	0.223



NORTH
Scale: 1" = 30'

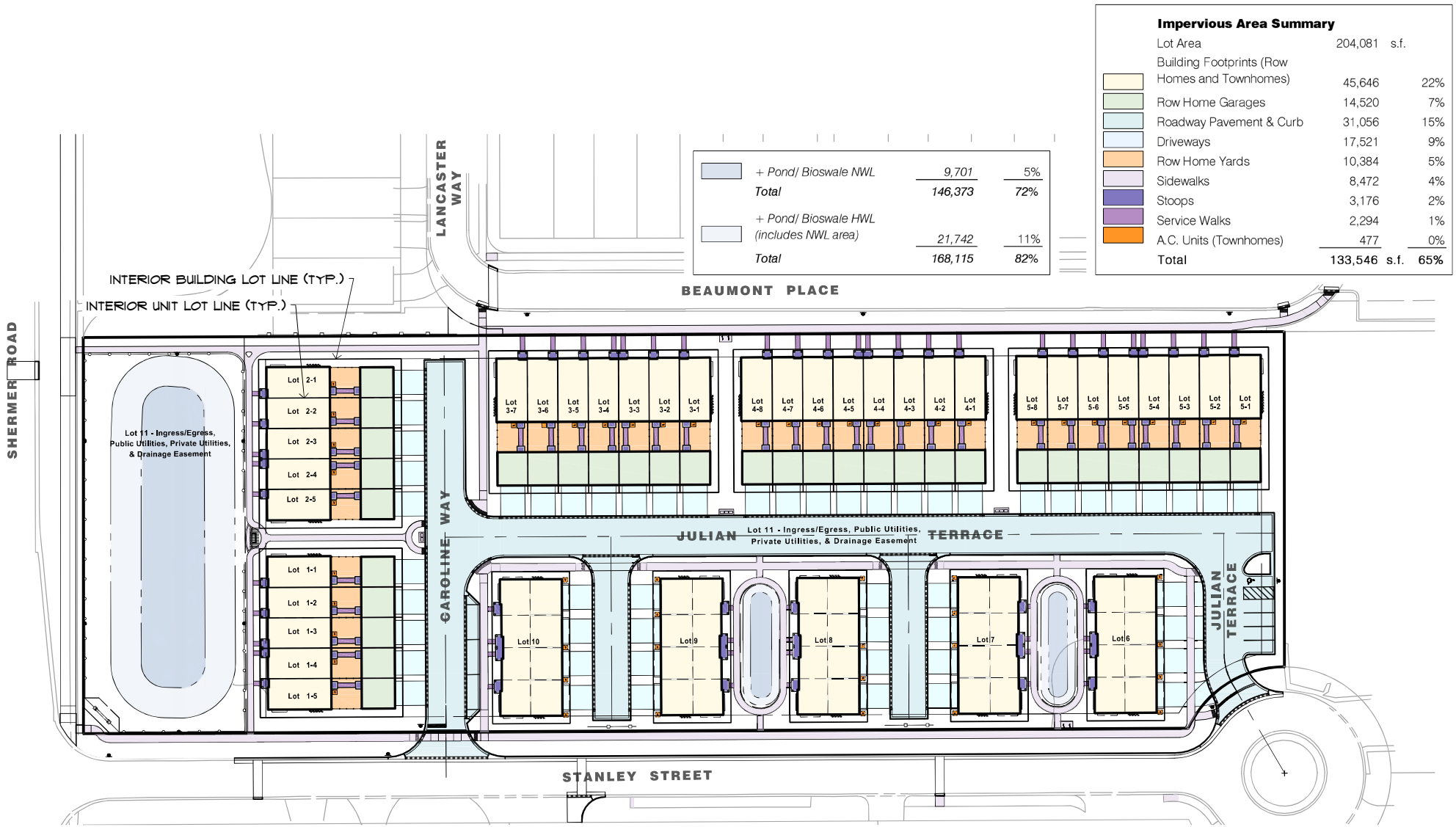
No.	Date	Revision
1	1-3-2024	Per Village Review

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IMPERVIOUS AREA COMPARISON EXHIBIT
2003 CONDITIONS vs PROPOSED CONDITIONS
NORTHBROOK ROW
FINAL PUD
1875 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	T A S
Engineer:	J N
Date:	03/02/2024
Project No.	20-122
Sheet	1 / 1

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	+ Pond/ Bioswale NWL	9,701	5%
	Total	146,373	72%
	+ Pond/ Bioswale HWL (includes NWL area)	21,742	11%
	Total	168,115	82%

Impervious Area Summary

	Lot Area	204,081 s.f.	
	Building Footprints (Row Homes and Townhomes)	45,646	22%
	Row Home Garages	14,520	7%
	Roadway Pavement & Curb	31,056	15%
	Driveways	17,521	9%
	Row Home Yards	10,384	5%
	Sidewalks	8,472	4%
	Stoops	3,176	2%
	Service Walks	2,294	1%
	A.C. Units (Townhomes)	477	0%
	Total	133,546 s.f.	65%

NORTH
0 60
Scale: 1" = 60'

No.	Date	Revision
1	4-13-2026	Per Village Review

IMPERVIOUS SURFACE EXHIBIT

NORTHBROOK ROW
FINAL PUD

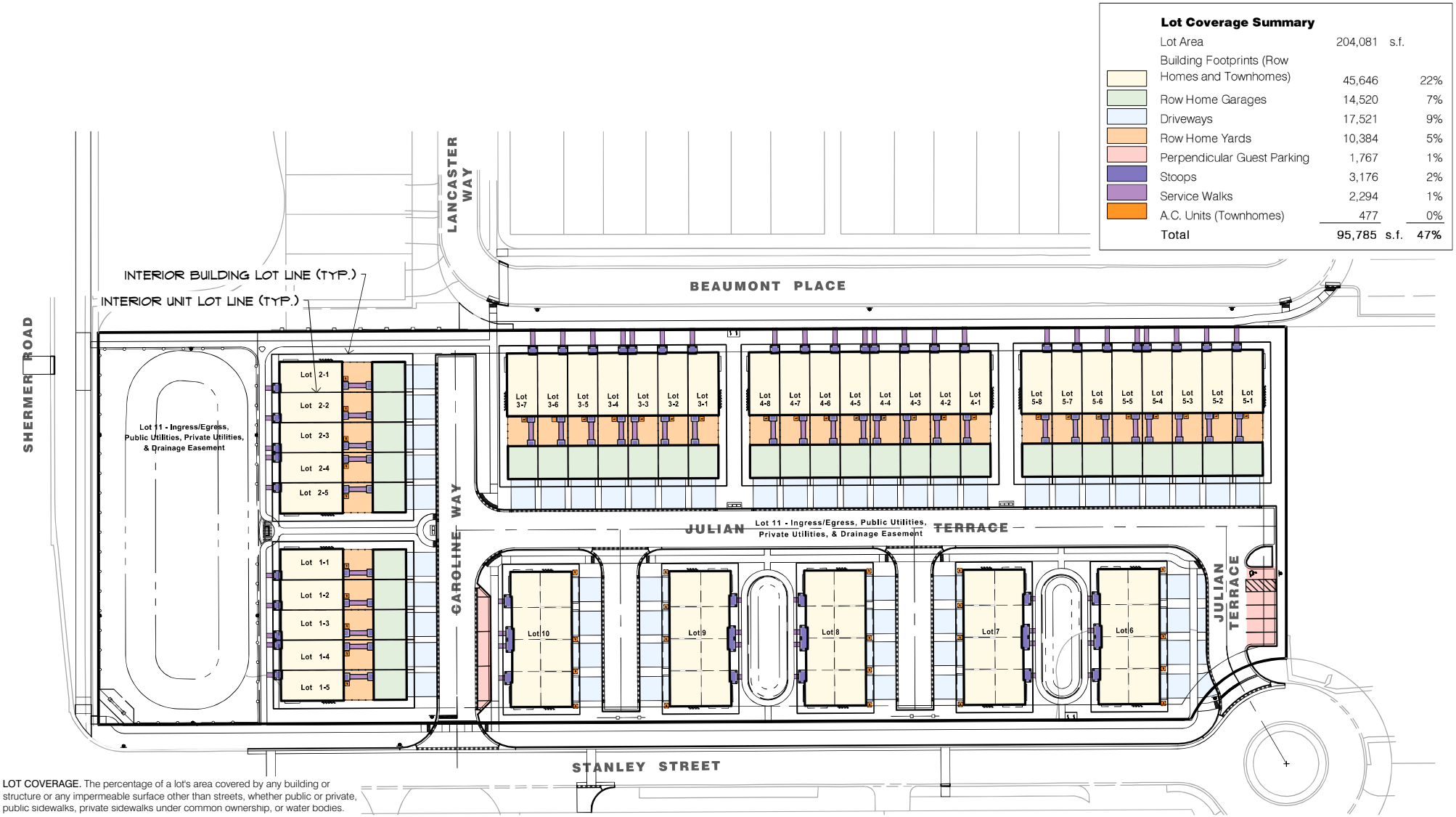
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Project Manager:	T A S
Engineer:	J N
Date:	03/02/2026
Project No.	20-122
Sheet	1 / 1

P:\2020\20122\Drawings\Final Engineering\Exhibits\20122-SP Coverage Exhibit.dwg | Apr 13, 2026 - 9:33am | jenny-n

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LOT COVERAGE. The percentage of a lot's area covered by any building or structure or any impermeable surface other than streets, whether public or private, public sidewalks, private sidewalks under common ownership, or water bodies.

Source: Northbrook Zoning Code, Article XII - Applicability and Interpretation, Part II - Interpretation, Including Definitions.

No.	Date	Revision
1	4-13-2026	Per Village Review

LOT COVERAGE EXHIBIT

NORTHBROOK ROW
FINAL PUD

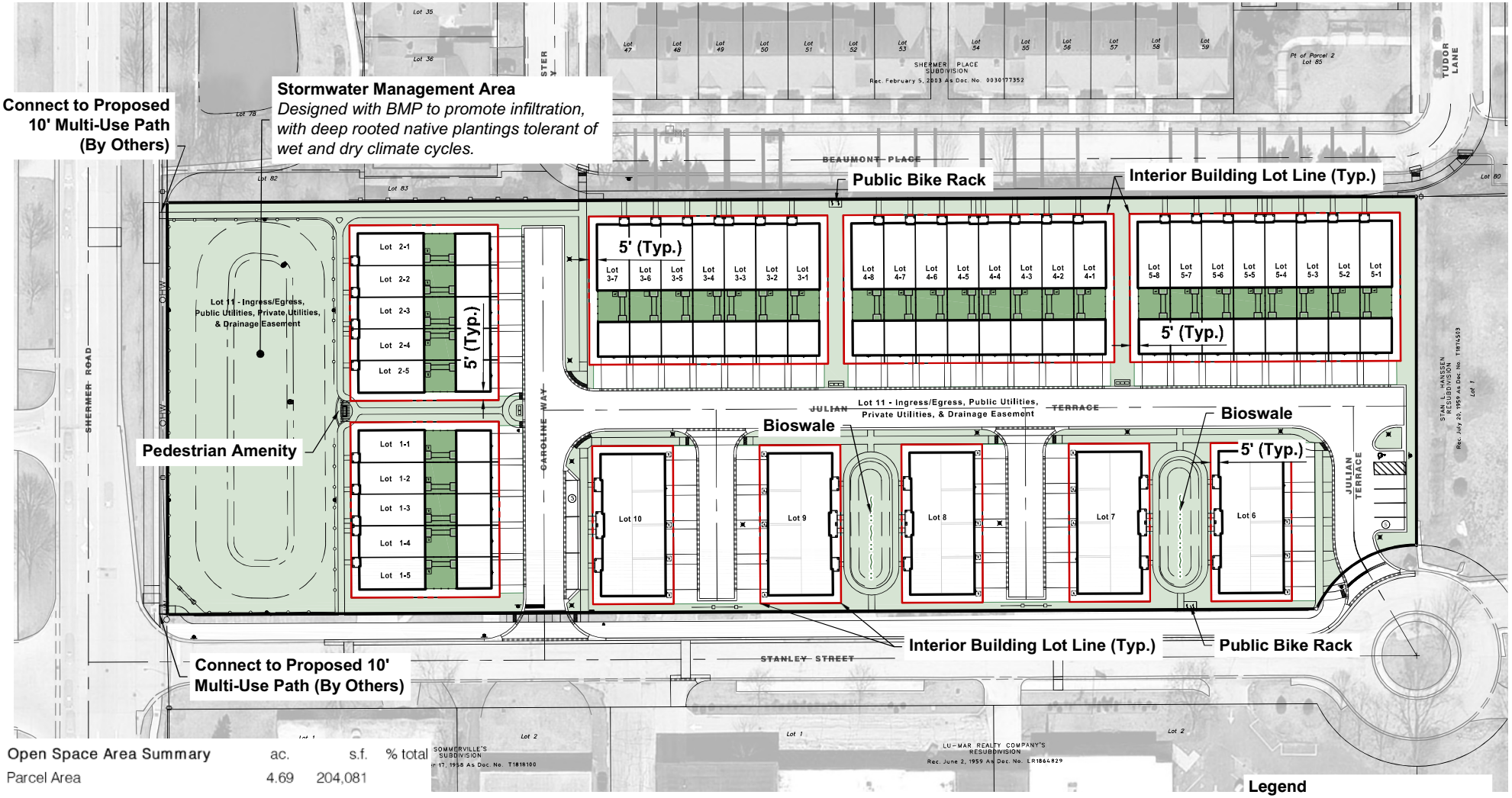
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Project Manager:	T A S
Engineer:	J N
Date:	03/02/2026
Project No.	20-122
Sheet	1 / 1

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Open Space Area Summary	ac.	s.f.	% total
Parcel Area	4.69	204,081	
Common Area Open Space	1.43	62,410	30.6%
Private Open Space (Back Yards)	0.30	13,173	6.5%
Total Open Space	**1.74**	**75,582**	**37%**

Legend

- Common Open Space
- Private Open Space (Back Yards)

NORTH
0 60
Scale: 1" = 60'

No.	Date	Revision
1	4-13-2026	Per Village Review

OPEN SPACE EXHIBIT

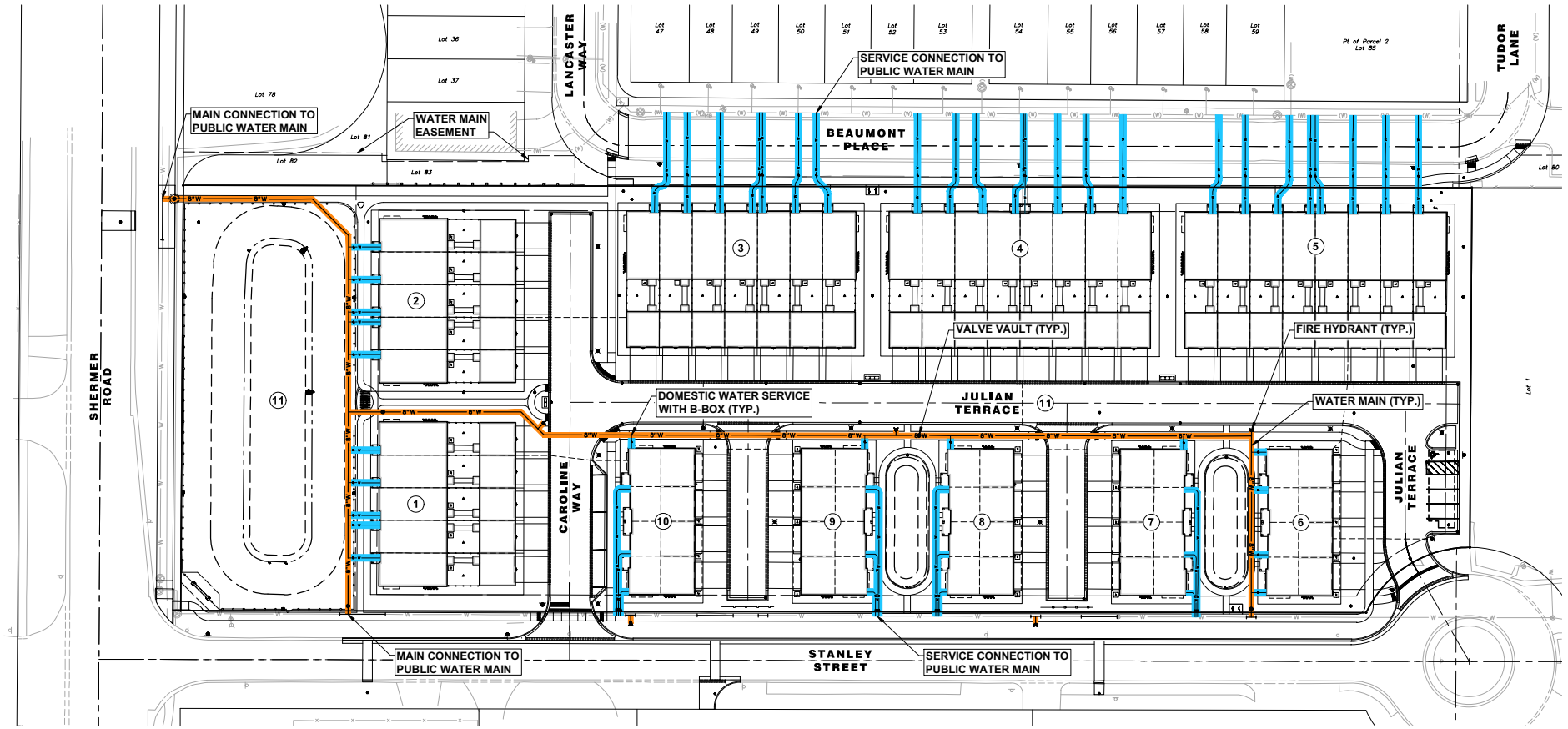
NORTHBROOK ROW
FINAL PUD
VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

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Project Manager:	T A S
Engineer:	J N
Date:	03/02/2026
Project No.	20-122
Sheet	1 / 1

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WATER MAIN & SERVICES
OWNERSHIP/MAINTENANCE EXHIBIT
NORTHBROOK ROW
FINAL PUD
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

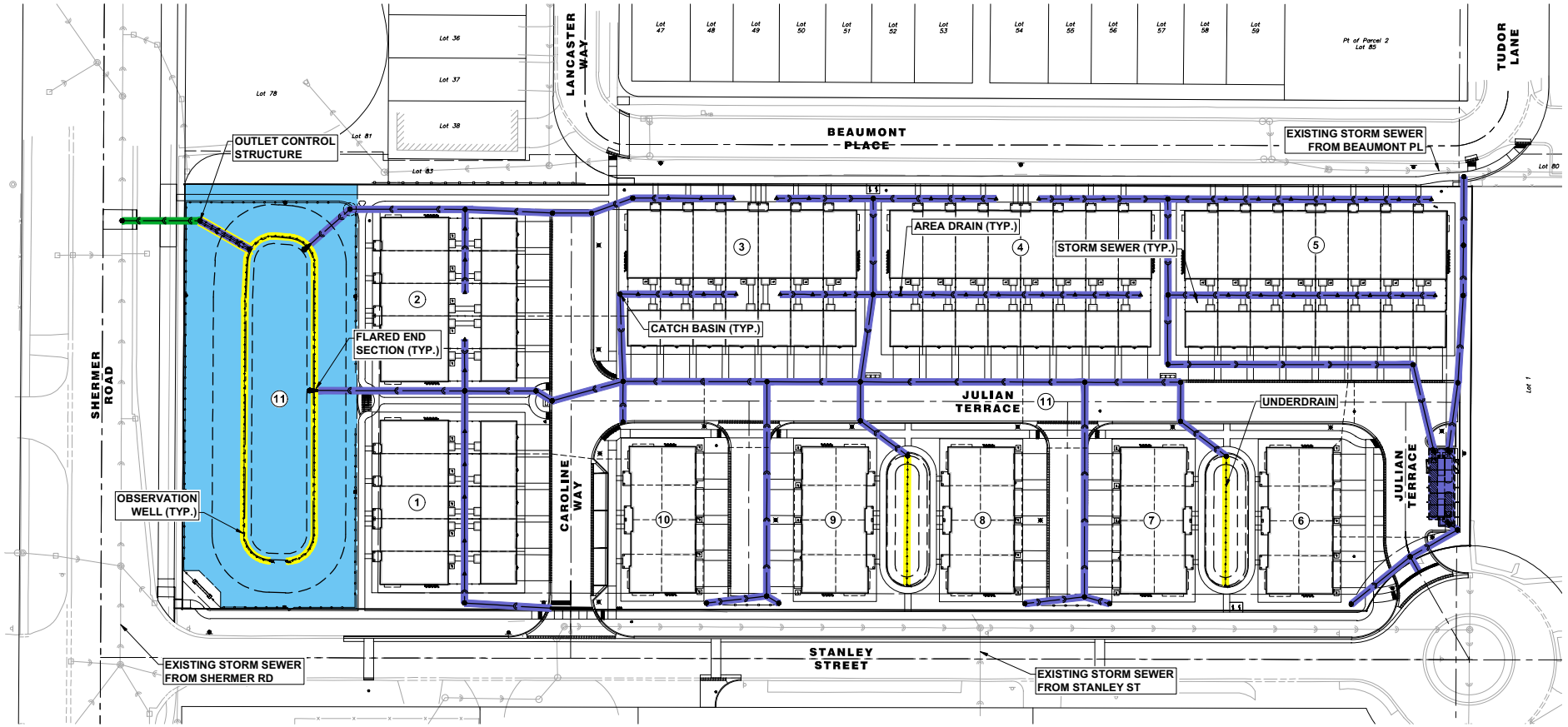
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No.	Date	Revision
1.	4.13.2026	Per Village Review

Project Manager: P A C
Engineer: J N
Date: 03/02/2026
Project No. 20-122
Sheet 1/1

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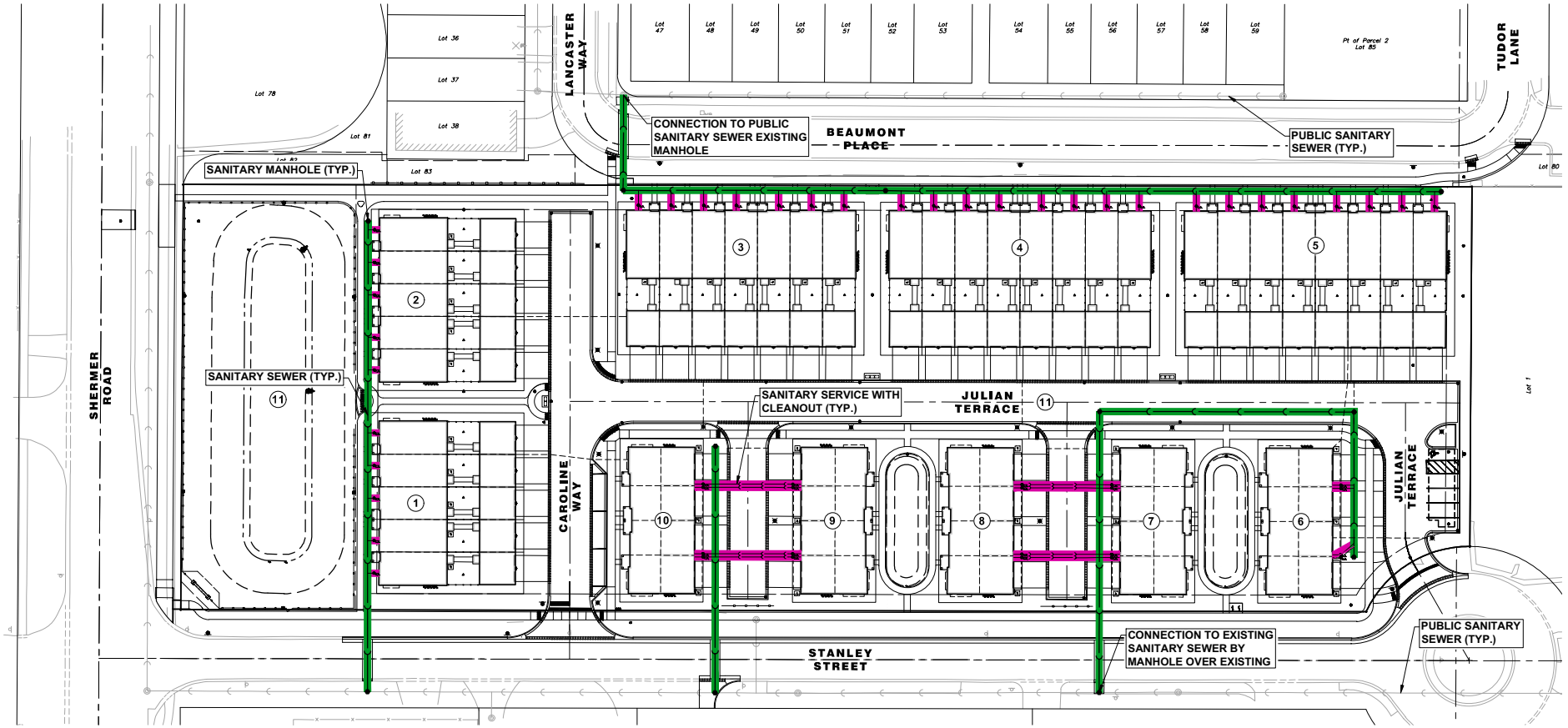
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1.	4-13-2026	Per Village Review

STORM SEWER & SERVICES / SWM
OWNERSHIP/MAINTENANCE EXHIBIT
NORTHBROOK ROW
FINAL PUD
1875 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager: P A C
Engineer: J N
Date: 03/02/2026
Project No. 20-122
Sheet 1/1

Plot Date: Apr 13, 2026 - 9:43am Plotted By: jenny-n
File Name: P:\2020\20122\Drawings\Final Engineering\Exhibits\20122-Utility Ownership Exhibit.dwg



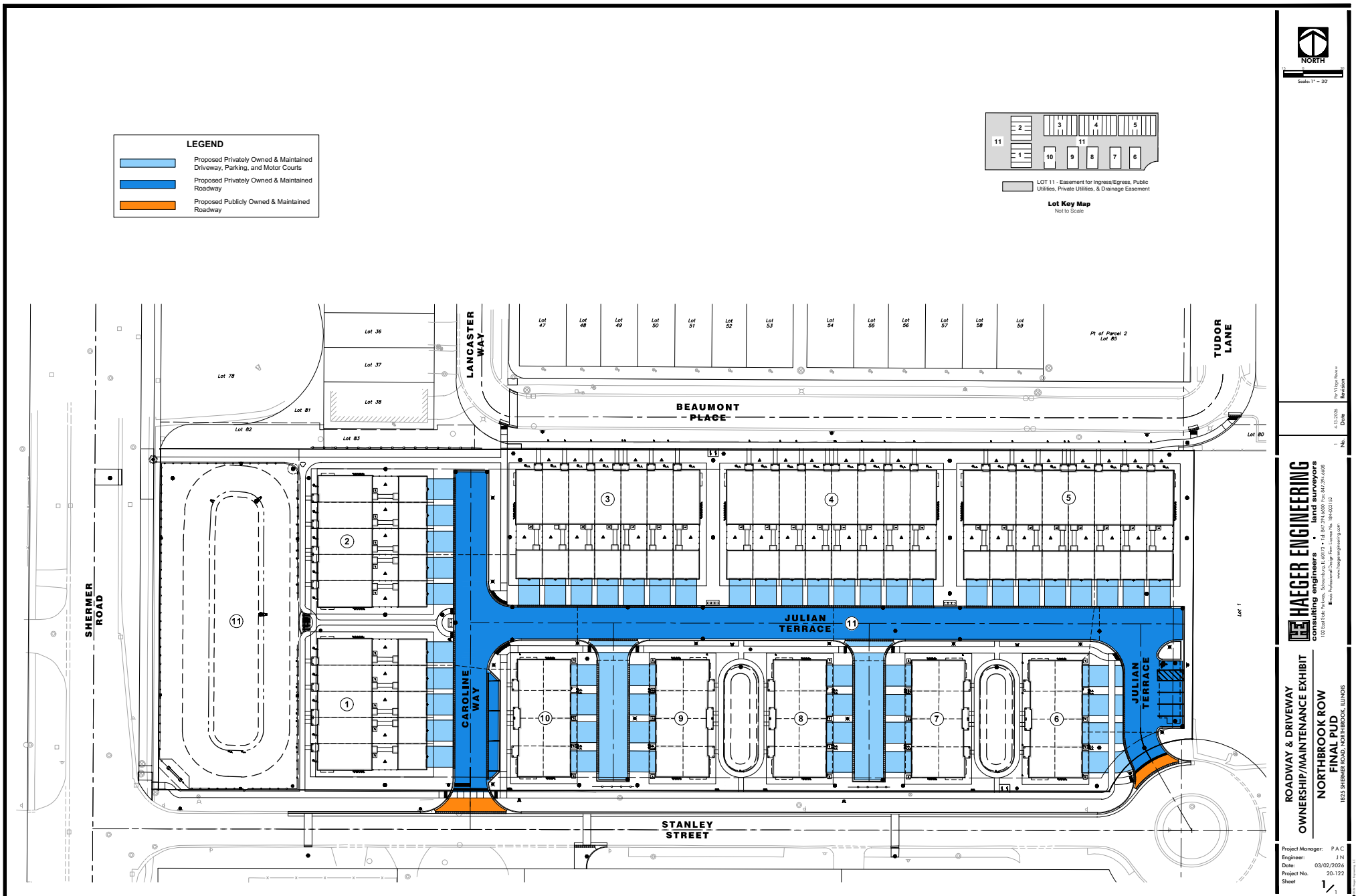
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SANITARY SEWER & SERVICES
OWNERSHIP/MAINTENANCE EXHIBIT
NORTHBROOK ROW
FINAL PUD
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager: P A C
Engineer: J N
Date: 03/02/2026
Project No. 20-122
Sheet 1/1

Plot Date: Apr 13, 2026 - 9:43am Plotted By: jenny-n
File Name: P:\2020\20122\Drawings\Final Engineering\Exhibits\20122-Utility Ownership Exhibit.dwg



Per Village Review Revisions

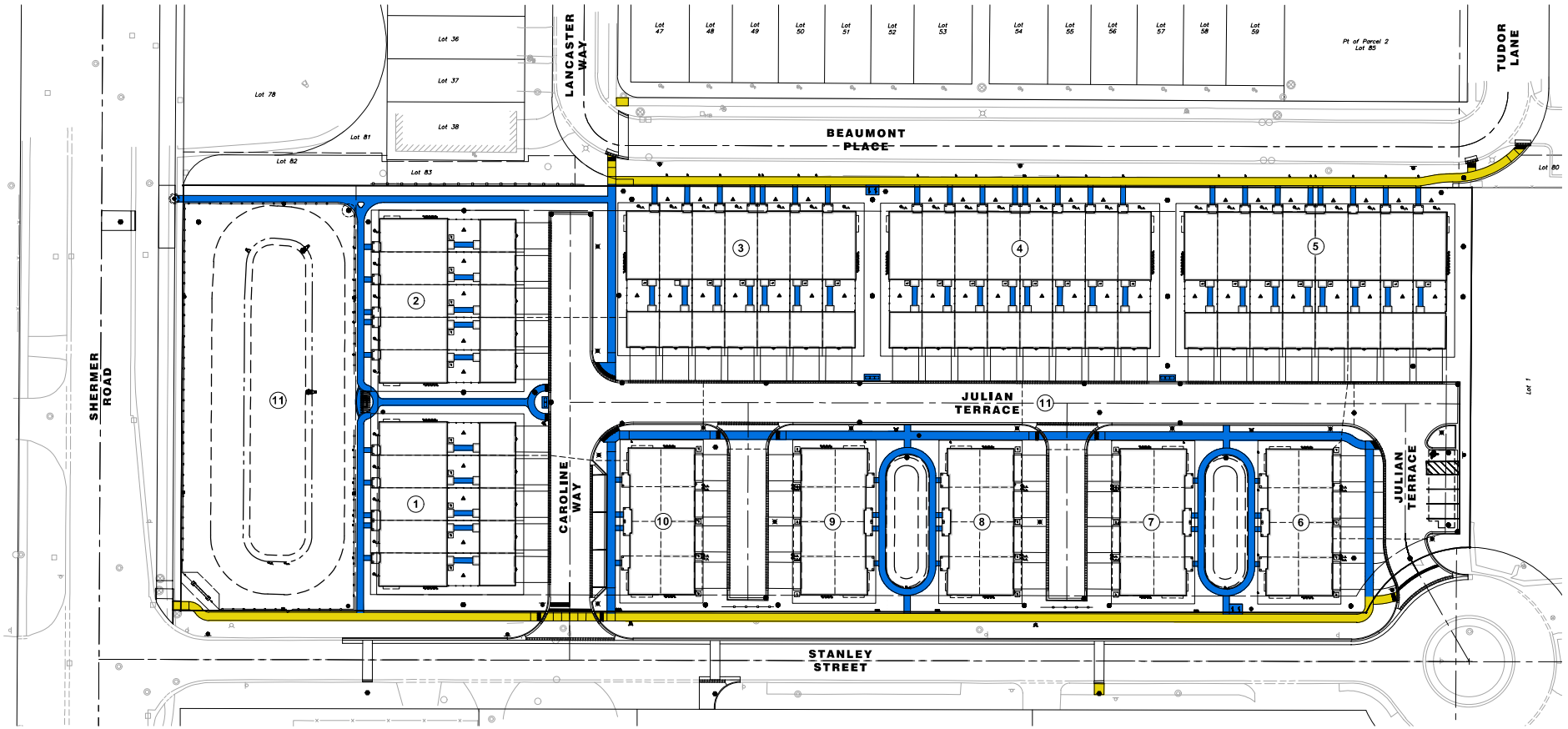
1 | 4-13-2026 | Date

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ROADWAY & DRIVEWAY OWNERSHIP/MAINTENANCE EXHIBIT
NORTHBROOK ROW
FINAL PUD
1875 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager: P A C
Engineer: J N
Date: 03/02/2026
Project No. 20-122
Sheet 1/1

Plot Date: Apr 13, 2026 - 9:42am Plotted By: jenny-n
File Name: P:\2020\20122\Drawings\Final Engineering\Exhibits\20122-Utility Ownership Exhibit.dwg



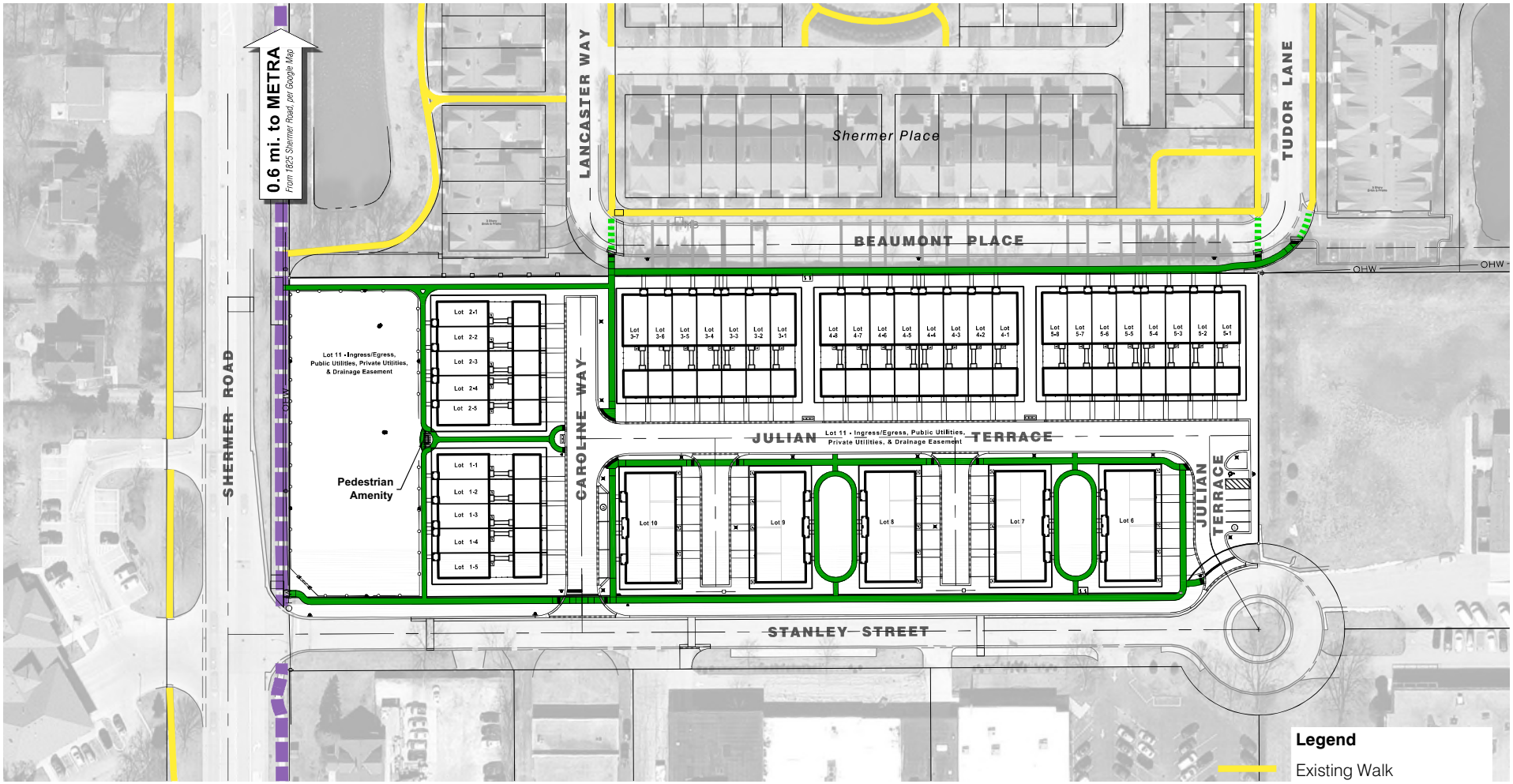
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1.	4-13-2026	Per Village Review

SIDEWALK
OWNERSHIP/MAINTENANCE EXHIBIT
NORTHBROOK ROW
FINAL PUD
1875 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	J N
Date:	03/02/2026
Project No.	20-122
Sheet	1/1

Plot Date: Apr 13, 2026 - 9:42am Plotted By: jenny-h
File Name: P:\2020\20122\Drawings\Final Engineering\Exhibits\20122-Utility Ownership Exhibit.dwg



NORTH
0 80
Scale: 1" = 80'

No.	Date	Revision
1	4-13-2026	Per Village Review

SIDEWALK CONNECTIVITY EXHIBIT

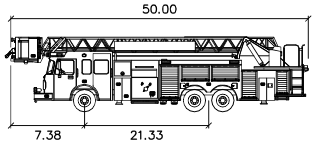
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Project Manager:	T A S
Engineer:	J N
Date:	03/02/2026
Project No.	20-122
Sheet	1 / 1

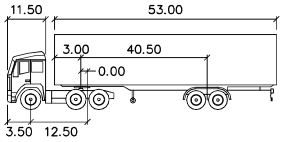
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Pierce Lance 100

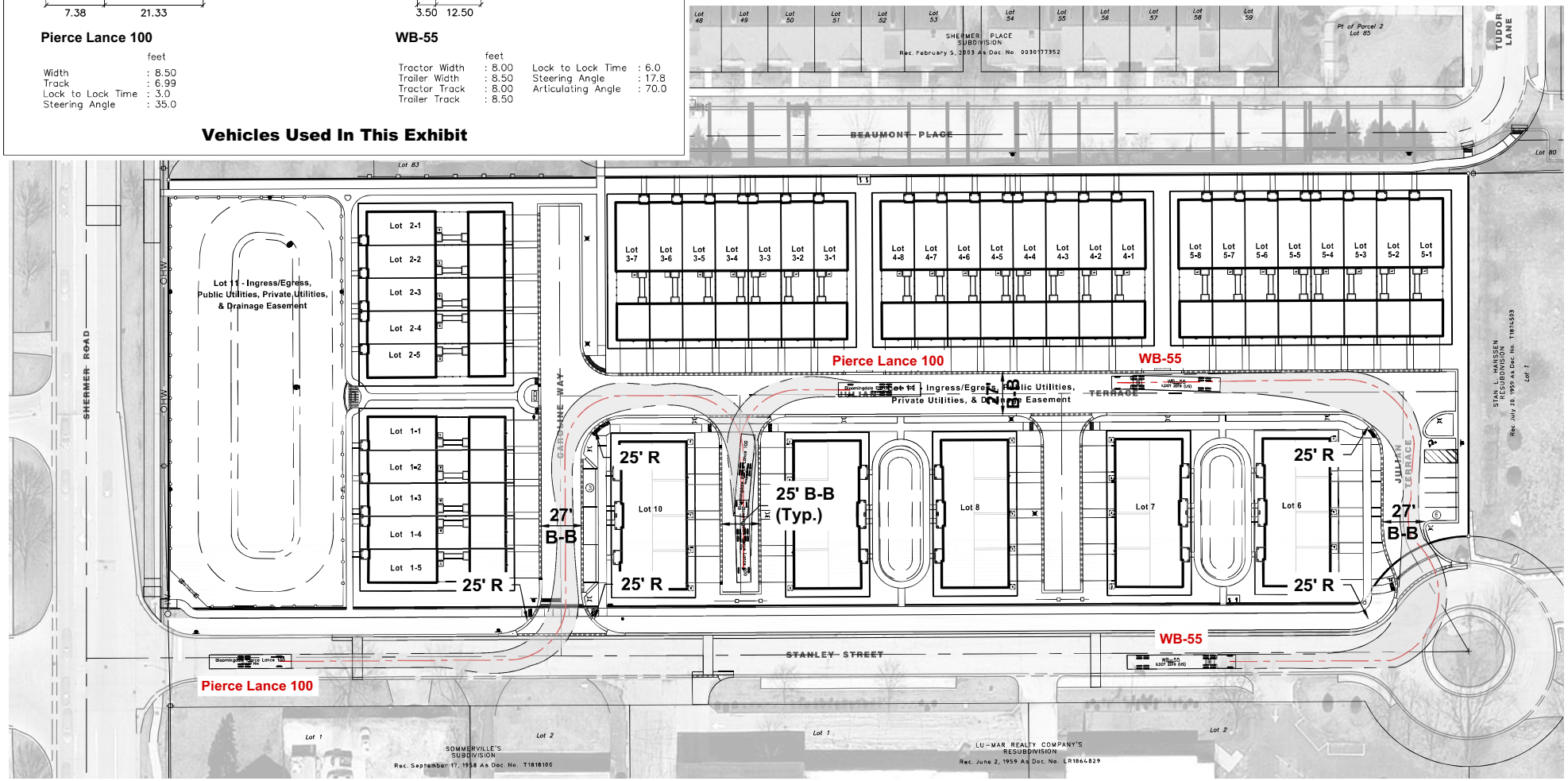
	feet
Width	: 8.50
Track	: 6.99
Lock to Lock Time	: 3.0
Steering Angle	: 35.0



WB-55

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.8
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

Vehicles Used In This Exhibit



NORTH
0 60
Scale: 1" = 60'

No.	Date	Revision
1	4-13-2026	Per Village Review

VEHICLE TURNING EXHIBIT

NORTHBROOK ROW
FINAL PUD

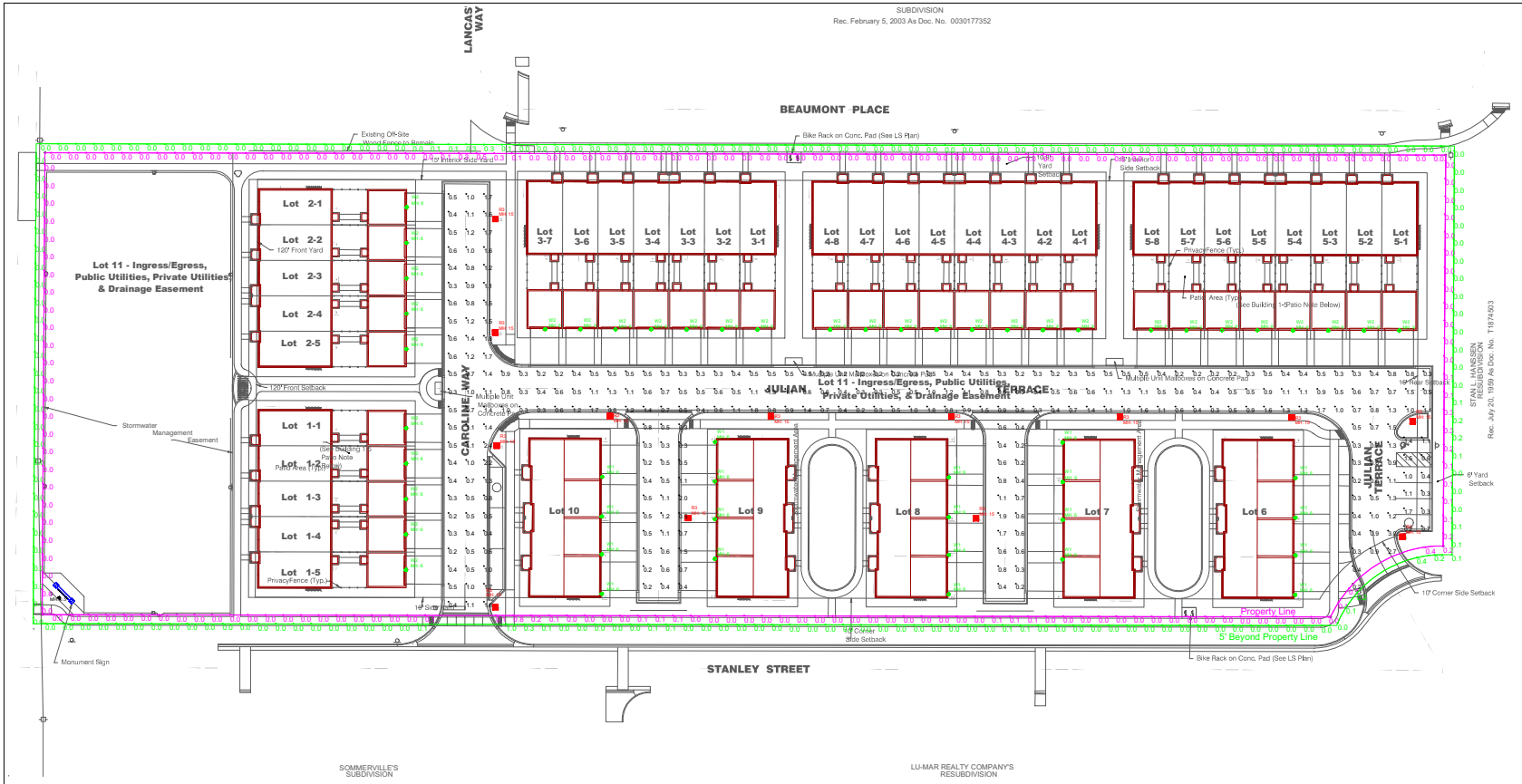
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Date:	03/02/2026
Project No.	20-122
Sheet	1 / 1

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Luminaire Schedule						
Symbol	Qty	Label	Description	LLF	Lum Watts	Mtg Height
	13	R3	Current EPTT02003BN30_PBLCK-120-277V	0.900	29	15
	1	S	BK SA-LED-X54-FL-9-4000K	0.900	10.4162	0.5
	20	W1	Progress P5642-3130K	0.900	59.4	6
	33	W2	Progress P5641-3130K	0.900	29.6	6, 9

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Monument Sign	Illuminance	Fc	18.16	49.7	1.9	9.56	26.16
Parking Spaces	Illuminance	Fc	0.86	1.7	0.2	4.30	8.50
Property Line	Illuminance	Fc	0.03	0.8	0.0	N.A.	N.A.
Property Line 5ft Beyond	Illuminance	Fc	0.02	1.0	0.0	N.A.	N.A.
Streets	Illuminance	Fc	0.74	3.0	0.2	3.70	15.00

Mounting Height=15ft (Pole)
Mounting Height=9ft (Wall Above Garage)
Mounting Height=6ft (Wall By Door)
Fixture Tilt=0
Light Loss Factor=0.9 (Maintained Fc)
Calculation Grids Are At Grade (Z=0)

Luminaire Location Summary				
LumNo	Label	Z	Orient	Tilt
1	R3	15	90	0
2	R3	15	180	0
3	R3	15	180	0
4	R3	15	0	0
5	R3	15	180	0
6	R3	15	180	0
7	R3	15	90	0
8	R3	15	180	0
9	R3	15	90	0
10	R3	15	180	0
11	R3	15	180	0
12	R3	15	90	0
13	R3	15	90	0
14	S	0.5	44.5	135
15	W1	6	0	0
16	W1	6	0	0
17	W1	6	0	0
18	W1	6	0	0
19	W1	6	180	0
20	W1	6	180	0
21	W1	6	180	0
22	W1	6	180	0
23	W1	6	0	0
24	W1	6	0	0
25	W1	6	0	0
26	W1	6	0	0
27	W1	6	0	0
28	W1	6	0	0
29	W1	6	0	0
30	W1	6	0	0
31	W1	6	180	0
32	W1	6	180	0
33	W1	6	180	0
34	W1	6	180	0

Luminaire Location Summary				
LumNo	Label	Z	Orient	Tilt
35	W2	9	270	0
36	W2	9	270	0
37	W2	9	270	0
38	W2	9	270	0
39	W2	9	270	0
40	W2	9	270	0
41	W2	9	270	0
42	W2	9	270	0
43	W2	9	270	0
44	W2	9	270	0
45	W2	9	270	0
46	W2	9	270	0
47	W2	9	270	0
48	W2	9	270	0
49	W2	9	270	0
50	W2	9	270	0
51	W2	9	270	0
52	W2	9	270	0
53	W2	9	270	0
54	W2	9	270	0
55	W2	9	270	0
56	W2	9	270	0
57	W2	9	270	0
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59	W2	6	0	0
60	W2	6	0	0
61	W2	6	0	0
62	W2	6	0	0
63	W2	6	0	0
64	W2	6	0	0
65	W2	6	0	0
66	W2	6	0	0
67	W2	6	0	0

FOOTCANDLE ANALYSIS BY PHOTOMETRICS LLC 2/20/2026.

POLE LIGHTS ARE MOUNTED 15FT ABOVE FINISHED GRADE.
WALL LIGHTS ARE MOUNTED 6FT & 9FT ABOVE FINISHED GRADE.

THIS LAYOUT MEETS IES RP8-22 RECOMMENDATIONS FOR LOCAL ROADWAY LIGHTING LEVELS AND UNIFORMITY.

FOOTCANDLE READINGS DO NOT INCLUDE SHADOWING EFFECTS CAUSED BY OBSTRUCTIONS ONSITE SUCH AS BUILDINGS, TREES, ETC.

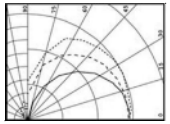
THE IES PHOTOMETRIC COMPUTER FILES USED FOR THIS ANALYSIS WERE PROVIDED BY THE MANUFACTURER(S) OF THE LIGHT FIXTURE(S) USED ON THIS PROJECT. THE ACCURACY OF THESE FILES ARE THE RESPONSIBILITY OF THE MANUFACTURER(S).

CONFORMANCE TO ANY AND ALL FACILITY, LOCAL, STATE, OR NATIONAL CODES AND REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

CAREFUL PLACEMENT AND ORIENTATION OF THE LIGHT FIXTURES ONSITE IS REQUIRED FOR THIS COMPUTER SIMULATION TO BE ACCURATE.

NORMAL TOLERANCES OF VOLTAGE, TEMPERATURE, LAMP OUTPUT, AND BALLAST AND LUMINAIRE MANUFACTURER WILL AFFECT RESULTS.

Photometrics LLC
rveazey@photometricsllc.com
Ph: (407) 330-8220



#	Date	Comments
1	2/20/26	Revised Background & Location

Revisions

Drawn By: BV
Checked By:
Date: 5/4/2026
Scale: 1"=30'(at 24"x36" Print Size)

NORTHBROOK ROW
STREET LIGHTING

Photometic Plan

SHEET#: PH1

EVOLVE



CUSTOMER NAME _____

PROJECT NAME Northbrook ROW Street Lighting

DATE 3/6/25 TYPE R3

CATALOG NUMBER EPTT02003N30 PBCLK

EPTT Town & Country

LED Post Top

The Evolve® LED Post Top Town & Country (EPTT) offers energy efficiency and quality of light in a classic look and style. The advanced LED optical system provides improved horizontal and vertical uniformity, reduced glare and improved lighting control.

Construction

Housing:	Die-cast aluminum housing with traditional lantern design. Cupola compatible with C136.41-2010 PE's, Shorting Caps and LightGrid Nodes
Refractors:	Acrylic, Polycarbonate, None/Open
Lens:	Impact resistant UV resistant polymer
Paint:	Corrosion resistant polyester powder paint, minimum 2.0 mil thickness Standard = Black, Dark Bronze RAL & custom colors available
Weight:	14 - 18 lbs (6.2 - 8 kg)

Optical System

Lumens:	2,070-7,970
Distribution:	Symmetric Asymmetric
Efficacy:	72-130
CCT:	2700K, 3000K, 4000K, 5000K
CRI (Min):	≥70

Electrical

Input Voltage:	120-277V
Input Frequency:	50/60Hz
Power Factor:	≥ 90% at rated watts
Total Harmonic Distortion:	≤ 20% at rated watts

Surge Protection*

STANDARD	OPTIONAL
☐ 10kV/5kA	☐ Secondary 10kV/5kA (R Option)

*Per ANSI C136.2-2015

Lumen Maintenance

Projected Lxx per IES TM-21-11 at 25°C

DISTRIBUTION	LXX(10K) @ HOURS		
	25,000 HR	50,000 HR	60,000 HR
02, 03	L99	L99	L98
04, 05, 06, 07	L96	L91	L89

Note: Projected Lxx based on LM80 (≥ 10,000 hour testing). Accepted Industry tolerances apply to initial luminous flux and lumen maintenance measurements.

Ambient Temperature Factor

AMBIENT TEMP (°C)	INITIAL FLUX FACTOR	AMBIENT TEMP (°C)	INITIAL FLUX FACTOR
10	1.02	30	0.99
20	1.01	40	0.98
25	1.00	50	0.97

Ratings

Operating Temperature:	-40°C to 50°C (Optical Code 02-06) -40°C to 40°C (Optical Code 07)
Vibration:	3G per ANSI C136.31-2010
LM-79:	Testing in accordance with IES Standards

Controls

Dimming:	Standard - 0-10V	☐
	Optional - DALI (Option U)	☐
Sensors:	Photo Electric Sensors (PE) available LightGrid+™ Compatible	

Warranty

☐ 5 Year (Standard) ☐ 10 Year (Optional)

Not all product variations listed on this page are DLC qualified. Visit www.designlights.org/search to confirm qualifications.

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EVOLVE

EPTT Town & Country
LED Post Top

CUSTOMER NAME _____

PROJECT NAME _____

DATE _____ TYPE _____

CATALOG NUMBER _____

Ordering Information

EPTT 02 0 03 B N 30 P BCLK

_ _ _ _ __ _ __ _ _ __ _ _ ____ ___

PROD. ID	GEN	VOLTAGE	LUMENS	DISTRIBUTION	REFRACTOR	CCT	CONTROLS PER ANSI C136.41	MOUNTING	COLOR	OPTIONS
E = Evole	02	0 = 120-277V	02 = 2000 lm	A = Symmetric	A = Acrylic	27 = 2700K[1]	A = ANSI C136.41 7-Pin PE Receptacle[2]	P = Pole Mounted	BLCK = Black	L = Tool-Less Entry
P = Post Top			03 = 3000 lm	B = Asymmetric	P = Polycarbonate	30 = 3000K[1]	D = ANSI C136.41 7-Pin PE Receptacle w/ Shorting Cap		DKBZ = Dark Bronze	P06 = Prewire with 6 ft of 14/3 Cable
TT = Town & Country Traditional			04 = 4000 lm		N = None[1]	40 = 4000K	E = ANSI C136.41 7-Pin PE Receptacle w/ non Dimming PE			R = Secondary 10kV/5kA
			05 = 5000 lm			50 = 5000K				U = DALI Programmable[2]
			06 = 6000 lm							Y = Coastal Finish[3]
			07 = 7000 lm							XXX = Special Options

[1] **Select for IDA Approved Units**
[2] **Compatiable with LightGrid+™ Nodes**
[3] **Recommended for installations within 750 feet of coast. Lead time varies, check with factory.**

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EVOLVE

EPTT Town & Country

LED Post Top

CUSTOMER NAME _____

PROJECT NAME _____

DATE _____ TYPE _____

CATALOG NUMBER _____

LUMEN OUTPUT	DIST. CODE	DESCRIPTION	REFRACTOR CODE	TYPICAL INITIAL LUMENS			WATTAGE	BUG RATINGS		
				2700K	3000K	4000K/5000K	120-277V	2700K	3000K	4000K/5000K
02	A	Symmetric	A	2600	2810	2930	25	B1-U3-G2	B1-U3-G2	B1-U3-G2
03	A	Symmetric	A	3070	3310	3450	29	B2-U3-G2	B2-U3-G2	B2-U3-G2
04	A	Symmetric	A	4230	4560	4760	41	B2-U3-G2	B2-U3-G2	B2-U3-G2
05	A	Symmetric	A	5150	5560	5790	50	B2-U3-G3	B2-U3-G3	B2-U4-G3
06	A	Symmetric	A	5710	6160	6410	56	B2-U4-G3	B2-U4-G3	B3-U4-G3
07	A	Symmetric	A	6960	7500	7820	72	B3-U4-G3	B3-U4-G3	B3-U4-G3
02	B	Asymmetric	A	2430	2630	2730	25	B1-U3-G2	B1-U3-G2	B1-U3-G2
03	B	Asymmetric	A	2870	3100	3220	29	B1-U3-G2	B1-U3-G2	B1-U3-G2
04	B	Asymmetric	A	3950	4270	4440	41	B1-U3-G3	B1-U3-G3	B1-U3-G3
05	B	Asymmetric	A	4810	5190	5410	50	B1-U4-G3	B2-U4-G3	B2-U4-G3
06	B	Asymmetric	A	5330	5750	5990	56	B2-U4-G3	B2-U4-G3	B2-U4-G3
07	B	Asymmetric	A	6500	7010	7300	72	B2-U4-G3	B2-U4-G3	B2-U4-G3
02	A	Symmetric	P	2070	2230	2330	25	B1-U3-G1	B1-U3-G1	B1-U3-G1
03	A	Symmetric	P	2440	2630	2740	29	B1-U3-G1	B1-U3-G2	B1-U3-G2
04	A	Symmetric	P	3370	3630	3780	41	B2-U3-G2	B2-U3-G2	B2-U3-G2
05	A	Symmetric	P	4100	4420	4600	50	B2-U3-G2	B2-U4-G2	B2-U4-G2
06	A	Symmetric	P	4540	4900	5100	56	B2-U4-G2	B2-U4-G2	B2-U4-G2
07	A	Symmetric	P	5530	5970	6220	72	B2-U4-G3	B2-U4-G3	B3-U4-G3
02	B	Asymmetric	P	1930	2090	2170	25	B1-U3-G2	B1-U3-G1	B1-U3-G2
03	B	Asymmetric	P	2280	2460	2560	29	B1-U3-G2	B1-U3-G2	B1-U3-G2
04	B	Asymmetric	P	3140	3390	3530	41	B1-U3-G2	B1-U3-G2	B1-U3-G2
05	B	Asymmetric	P	3830	4130	4300	50	B1-U3-G2	B1-U4-G3	B1-U4-G3
06	B	Asymmetric	P	4240	4580	4770	56	B1-U4-G3	B1-U4-G3	B2-U4-G3
07	B	Asymmetric	P	5170	5580	5810	72	B2-U4-G3	B2-U4-G3	B2-U4-G3
02	A	Symmetric	N	2840	3070	3190	25	B2-U0-G1	B2-U0-G1	B2-U0-G1
03	A	Symmetric	N	3350	3620	3770	29	B2-U0-G1	B2-U0-G1	B2-U0-G1
04	A	Symmetric	N	4620	4980	5190	41	B2-U0-G1	B3-U0-G1	B3-U0-G1
05	A	Symmetric	N	5620	6070	6320	50	B3-U0-G1	B3-U0-G1	B3-U0-G1
06	A	Symmetric	N	6230	6720	7000	56	B3-U0-G1	B3-U0-G1	B3-U0-G1
07	A	Symmetric	N	7590	8190	8530	72	B3-U0-G1	B3-U0-G1	B3-U0-G1
02	B	Asymmetric	N	2660	2870	2980	25	B1-U0-G1	B1-U0-G1	B1-U0-G1
03	B	Asymmetric	N	3130	3380	3520	29	B1-U0-G1	B1-U0-G1	B1-U0-G1
04	B	Asymmetric	N	4320	4660	4850	41	B1-U0-G1	B1-U0-G1	B1-U0-G2
05	B	Asymmetric	N	5250	5670	5900	50	B1-U0-G2	B1-U0-G2	B1-U0-G2
06	B	Asymmetric	N	5820	6280	6540	56	B1-U0-G2	B1-U0-G2	B2-U0-G2
07	B	Asymmetric	N	7090	7650	7970	72	B2-U0-G2	B2-U0-G2	B2-U0-G2

For additional information on EPTT IES files, please refer to LED.com

BUG RATING B1-U0-G1 Zero Uplight and Low Glare

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EVOLVE

EPTT Town & Country

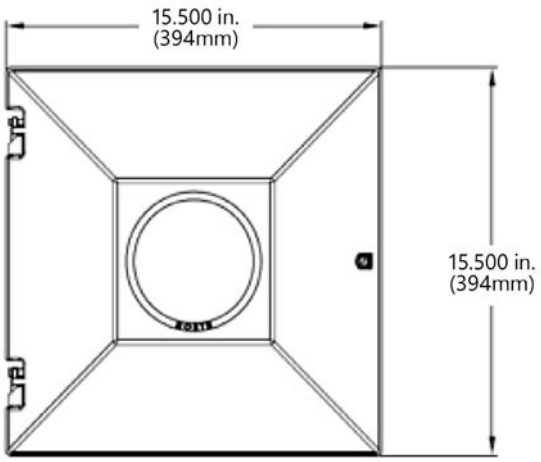
LED Post Top

CUSTOMER NAME _____

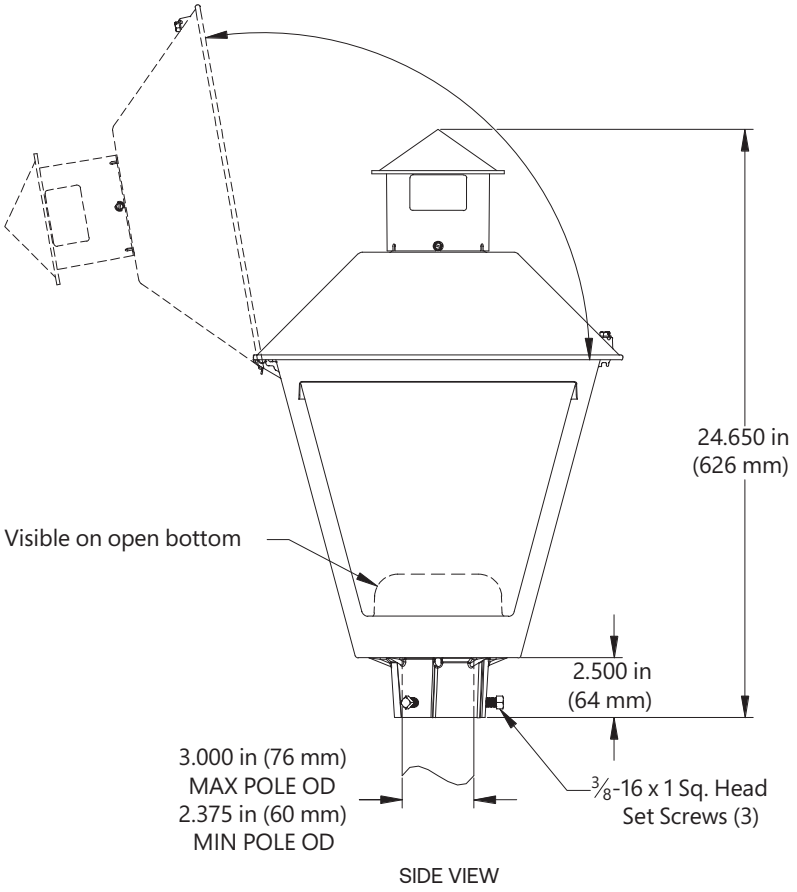
PROJECT NAME _____

DATE _____ TYPE _____

CATALOG NUMBER _____



TOP VIEW



SIDE VIEW

Mounting

- Mounts to 2-3/8 to 3-inch (60-76mm) OD vertical tenon
- Suggested Mounting Height = 8-18 ft. (2.5 - 5.5M)

Effective Projected Area

- 1.6 sq. ft. max (0.15 sq M max)

Weight

- 14 lbs (6.2 kgs) - 18 lbs (8 kgs)

EPTT House Side Shields

PART NUMBER	DESCRIPTION
LSPX-TT	Perforated Shield for Open Sided or Refractor Designs
LSSX-TT	Solid "Black" Shield for Open Sided or Refractor Designs

Network Lighting Controls



Current's LightGrid+™ Outdoor Lighting Control System is designed for Street and Roadway Applications. It enables remote monitoring, control, and asset management of a single fixture or a group of fixtures through a web enabled Central Management System.

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PROGRESS LIGHTING™

Project: Northbrook ROW Street Lighting

Fixture Type: W1

Location: Northbrook, IL

Contact:

Cylinder

Wall Mounted • Damp Location Listed PROGRESS LED

P5642-31/30K

Description:

6" uplight/downlight wall cylinders are ideal for a wide variety of interior and exterior applications including residential and commercial. The aluminum Cylinders offers a contemporary design with its sleek cylindrical form and elegant fade and chip resistant Black finish, perfect for today's inspired exteriors. With over 2,150 lumens both up and down the LED Cylinders unite performance, energy savings and safety benefits. Provides even illumination up and down. Specify P860046 top cover lens for use in wet locations.



Specifications:

- Black finish.
- Powder coat finish.
- Die-cast aluminum construction with durable powder coated finish
- 2,150 lumens 30 lumens/watt per module (delivered)
- 3000K color temperature, 90+ CRI
- Meets California Title 24 high efficacy requirements for outdoor use only.
- Dimmable to 10% with many ELV dimmers
- Dimmable to 10% brightness (See Dimming Notes)
- Back plate covers a standard 4" recessed outlet box: 4.5 in W., 4.5 in ht., 2.94 in depth
- Mounting strap for outlet box included
- 6 in of wire supplied

Performance:

Number of Modules	2
Input Power	29 W
Input Voltage	120 V
Input Frequency	60 Hz
Lumens/LPW (Down-Source)	1262/44 (LM-82) per module
Lumens/LPW (Up-Source)	1300/44 (LM-82) per module
Lumens/LPW (Delivered)	2,150/30 (LM-79)
CCT	3000 K
CRI	90 CRI
Life (hours)	60000 (L70/TM-21)
EMI/RFI	FCC Title 47, Part 15, Class B
Max. Operating Temp	30 °C
Warranty	5-year Limited Warranty
Labels	cCSAus Damp Location Listed

Dimensions:

Width: 6 in
Height: 18 in
Depth: 8-7/8 in
H/CTR: 8 in

BUG RATING B1-U4-G0 (No Glare)

P5642-31/30K

Dimming Notes:

P5642-31/30K is designed to be compatible with many ELV/Reverse Phase controls.

The following is a partial list of known compatible dimmer controls.

Dimming Controls:

Lutron_Diva DVELV-300P
Lutron_Nova NTELV-300
Lutron_Vierti VTELV-600
Lutron_Maestro MAELV-600
Lutron_spacer/system SPSELV-600
Leviton_Renoir II AWRMG-EAW
Leviton_6615-P

Dimming capabilities will vary depending on the dimmer control, load, and circuit installation.
Always refer to dimmer manufacturer instructions or a controls specialist for specific requirements.
Dimmer control brand names where identified above are trade names or registered trademarks of each respective company.

PROGRESS LIGHTING™

Project: Northbrook ROW Street Lighting

Fixture Type: W2

Location: Northbrook, IL

Contact:

One-Light Outdoor

Wall mounted • Wet location listed PROGRESS LED

P5641-31/30K

Description:

6" downlight wall cylinders are ideal for a wide variety of interior and exterior applications including residential and commercial. The aluminum Cylinders offers a contemporary design with its sleek cylindrical form and elegant fade and chip resistant Black finish, perfect for today's inspired exteriors. With over 1,050 lumens the LED Cylinders unite performance, energy savings and safety benefits.

Specifications:

- Black (-31) (powder coat paint)
- Die cast and extruded aluminum Construction
- Black finish.
- Interior finish matches exterior finish.
- Die-cast aluminum construction with durable powder coated finish
- 1,050 lumens 29 lumens/watt (delivered)
- 3000K color temperature, 90+ CRI
- Dimmable to 10% brightness (See Dimming Notes)
- Back plate covers a standard 4" octagonal recessed outlet box
- Mounting strap for outlet box included
- 6" of wire supplied
- Meets California Title 24 high efficacy requirements for outdoor use only

Performance:

Number of Modules	1
Input Power	29.6w
Input Voltage	120 V
Input Frequency	60 Hz
Lumens/LPW (Delivered)	1,050/29 (LM-79)
CCT	3000 K
CRI	90 CRI
Life (hours)	60,000 (L70/TM-21)
FCC	FCC Title 47, Part 15, Class B
Min. Start Temp	-30 °C
Max. Operating Temp	30 °C
Warranty	5 year warranty
Labels	cCSAus Wet location listed
	Meets California Title 24 high efficacy requirements
	for outdoor use only

BUG RATING B1-U0-G0 (No Glare)

Images:



Dimensions:

Width: 6"
Depth: 8-7/8"
Height: 12"
H/CTR: 4-1/2"

P5641-31/30K

Dimming Notes:

P5641 is designed to be compatible with many ELV/Reverse Phase controls.

The following is a partial list of known compatible dimmer controls.

Dimming Controls

Lutron Diva DVELV-300P
Lutron Nova NTELV-300
Lutron Vierti VTELV-600
Lutron MAELV-600
Lutron SPELV-600
Leviton AWRMG-EAW
Leviton 6615-P

Dimming capabilities will vary depending on the dimmer control, load, and circuit installation.
Always refer to dimmer manufacturer instructions or a controls specialist for specific requirements.

Dimmer control brand names where identified above are trade names or registered trademarks of each respective company.

NORTHBROOK ROW

1825 SHERMER ROAD | NORTHBROOK, ILLINOIS

PROJECT TEAM

DEVELOPER:
LEXINGTON HOMES, LLC.
1731 N. MARCEY STREET, #200
CHICAGO, IL 60614
TEL (773) 457-8563

CONTACT: JOHN AGENLIAN / NATE WYNSMA

LAND PLANNER:
HAEGER ENGINEERING
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173
TEL (847) 394-6600

CONTACT: TOM JASEK

SURVEYOR/CIVIL ENGINEER:
HAEGER ENGINEERING
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173
TEL (847) 394-6600

CONTACT: TODD SHAFFER / PHIL CERRATO

ARCHITECT:
BSB DESIGN, INC. - CHICAGO
220 N. SMITH STREET, SUITE 210
PALATINE, IL 60067
TEL (847) 705-2200

CONTACT: JEFF MULCRONE / NATALIE VISCUSO

LANDSCAPE ARCHITECT:
DICKSON DESIGN STUDIO, INC.
9 CRYSTAL LAKE ROAD, SUITE 110
LAKE IN THE HILLS, IL 60156
TEL (224) 241-8181

CONTACT: SHARON DICKSON / JEFF TORRENS

ARBORIST:
DAVEY RESOURCE GROUP
NATURAL RESOURCE CONSULTING
TEL (248) 221-0439

CONTACT: PETE SORENSEN

SHEET INDEX

L0.1 SHEET INDEX
PROJECT TEAM

L0.2 SCHEDULE: PLANT & MATERIALS
DETAILS: PLANTING
NOTES: GENERAL LANDSCAPE

L0.3 SHEET KEY: OVERALL PLAN

L1.1 DETAIL: TREE PROTECTION FENCE
TREE PRESERVATION & REMOVAL PLAN

L1.2 TREE INVENTORY
EXISTING TREES - CONDITION / FORM RATING SCALE
NOTES: ARBORIST METHODS FOR ADDRESSING EXISTING TREES
NOTES: TREE PRESERVATION

L2.1 LANDSCAPE PLAN - PROPOSED WEST

L2.2 LANDSCAPE PLAN - PROPOSED EAST

L2.3 FOUNDATION PLANTING PLANS & SCHEDULES - TOWNHOMES & ROWHOMES

L2.4 FOUNDATION PLANTING PLAN & SCHEDULES - ROWHOMES (UNIT 480)

L2.5 FOUNDATION PLANTING PLAN & SCHEDULES - ROWHOMES (UNIT 470)

L3.1 FENCE PLAN - PROPOSED OVERALL

L3.2 DETAILS: SITE FEATURES - OVERALL FENCING

L3.3 DETAILS: SITE FEATURES - OVERALL BICYCLE RACK ENTRY MONUMENT

L3.4 DETAILS: SITE FEATURES - AMENITY AREA OVERLOOK

L3.5 DETAILS: SITE FEATURES - AMENITY AREA OVERLOOK

L4.1 STORMWATER MANAGEMENT AREAS: LANDSCAPE PLANS

L4.2 STORMWATER MANAGEMENT AREAS: SCHEDULES & NOTES

L4.3 STORMWATER MANAGEMENT AREAS: MANAGEMENT (AND PERFORMANCE STANDARDS)

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES
1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

MARCH 2, 2026

REVISIONS

1.	4/10/26 PER VILLAGE COMMENTS *(MEMORANDUM, APRIL 3, 2026)*
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

FINAL LANDSCAPE PLAN - TITLE

SHEET NUMBER

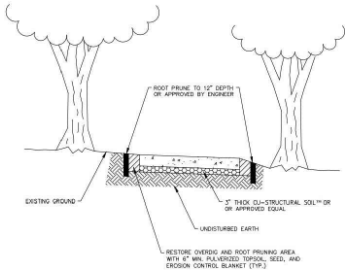
L0.1

SCHEDULE: PLANTS & MATERIALS

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Shade Trees				
CJ4	2	4" caliper	Cercidiphyllum japonicum	Katsura Tree
CO	5	2.5" caliper	Celtis occidentalis	Hackberry
CO4	2	4" caliper	Celtis occidentalis	Hackberry
GB	3	2.5" caliper	Gingko biloba	Gingko (male species)
GD	2	2.5" caliper	Gymnocladus dioica	Kentucky Coffeetree
GD4	2	4" caliper	Gymnocladus dioica	Kentucky Coffeetree
LS	4	2.5" caliper	Liquidambar styraciflua	Sweetgum
LT	2	2.5" caliper	Liriodendron tulipifera	Tulip Tree
MO4	2	4" caliper	Metasequoia glyptostroboides	Dawn Redwood
NS	8	2.5" caliper	Nyssa sylvatica	Black Tupelo
PMC	3	2.5" caliper	Platanus acerifolia 'Morton Circle'	Exclamation London Planetree
QB	2	2.5" caliper	Quercus bicolor	Swamp White Oak
QB4	2	4" caliper	Quercus bicolor	Swamp White Oak
RPCB	2	2.5" caliper	Robinia pseudoacacia 'Chicago Blues'	Chicago Blues Black Locust
TSS	2	2.5" caliper	Tilia tomentosa 'Sterling Silver'	Sterling Silver Linden
UA	3	2.5" caliper	Ulmus carpinifolia 'Accolade'	Accolade Smoothleaf Elm
UA4	2	4" caliper	Ulmus carpinifolia 'Accolade'	Accolade Smoothleaf Elm
UP	2	2.5" caliper	Ulmus x 'Patriot'	Patriot Elm
Columnar Shade Trees				
AMM	1	2.5" caliper	Acer miyabei 'Morton'	State Street Miyabe Maple
FSDP	2	2.5" caliper	Fagus sylvatica 'Dawyckii Purple'	Dawyck Purple Upright European Beach
GBF	1	2.5" caliper	Ginkgo biloba 'Fastigiata'	Upright Maidenhair Tree
GPS	3	2.5" caliper	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo (male species)
QRP	2	2.5" caliper	Quercus robur 'Regal Prince'	Regal Prince English Oak
Evergreen Trees				
PCP8	4	8' high	Pinus cembra	Swiss Stone Pine
Fastigiate Evergreen Trees				
JCF8	9	8' high	Juniperus chinensis 'Fairview'	Fairview Juniper
Ornamental Trees				
AC	2	8' high	Amelanchier canadensis	Shadblow Serviceberry
BN	1	8' high	Betula nigra	River Birch
BFV	2	8' high	Betula nigra 'Fox Valley'	Fox Valley Dwarf River Birch
CCE	3	8' high	Cercis canadensis	Eastern Redbud
CF	3	8' high	Cornus florida	White Flowering Dogwood
HVC	2	8' high	Hamamelis virginiana	Common Witchhazel
MJIS	3	8' high	Malus 'JFS KW214MX'	Ivory Spear® Crabapple
MJRS	2	8' high	Malus 'JFS KW213MX'	Raspberry Spear® Crabapple
VP	4	8' high	Viburnum prunifolium	Blackhaw Viburnum
Evergreen Shrubs				
JCK	5	3 Gal./24"	Juniperus chinensis 'Kallay'	Kallay Compact Chinese Juniper
TMW	7	36" BB	Taxus media 'Wardii'	Ward Intermediate Yew
Large Deciduous Shrubs				
CIH	8	42" high	Cornus alba 'Ivory Halo'	Ivory Halo Tatarian Dogwood
FGBS	6	7 Gal./36"	Fothergilla gardenii 'Blue Shadow'	Blue Shadow Dwarf Fothergilla
HPLQF	3	7 Gal./36"	Hydrangea paniculata 'Little Quick Fire'	Little Quick Fire Hydrangea
VJ	5	42" high	Viburnum x juddii	Judd Viburnum
Small Deciduous Shrubs				
RGL	17	5 Gal./24"	Rhus aromatica 'Gro-Low'	Gro Low Sumac
Ornamental Grasses				
PHM3	14	3 Gal.	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass
PWN3	36	3 Gal.	Panicum virgatum 'Northwind'	Northwind Switch Grass
SH	6	1 Gal.	Sporobolus heterolepsis	Prairie Dropseed
Perennials				
EKKH	12	1 Gal.	Echinacea purpurea 'Kim's Knee High'	Kim's Knee High Coneflower
SBH	27	1 Gal.	Salvia 'Blue Hill'	Blue Hill Salvia
Materials				
-	12	C.Y.	-	Soil Amendments
-	34	C.Y.	-	Shredded Hardwood Mulch
-	2.5	C.Y.	-	Structural Soil *(10' x 5' x 3' deep)*
-	TBD	S.Y.	-	Seed & Blanket *(Kentucky Bluegrass Blend)*
-	TBD	S.Y.	-	Sod *(Kentucky Bluegrass Blend)*
Amenities				
-	1	EACH	-	Seating Bench
-	4	EACH	-	Bicycle Racks
-	64	L.F.	-	Motor Court Terminus Fencing *(3' high)*
-	640	L.F.	-	Ornamental Safety Fencing *(3" high)*
-	840	L.F.	-	Privacy Fencing *(6' high)*
-	70	S.F.	-	Pavers *(Permeable)*
-	1	EACH	-	Monument Sign
-	1	EACH	-	Arbor with Masonry Piers

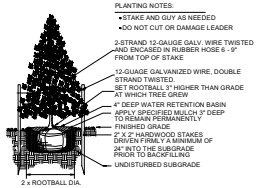
DETAILS: PLANTING

(Some details provided by Village of Northbrook)



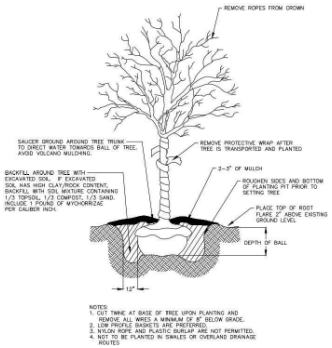
TREE PLANTING - PCC SIDEWALK UNDER DRIP-LINE

NOT TO SCALE



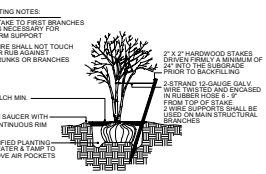
EVERGREEN TREE PLANTING

NOT TO SCALE



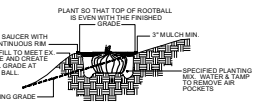
TREE PLANTING & STAKING

NOT TO SCALE



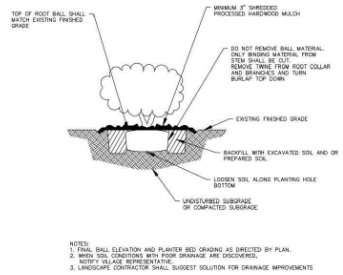
MULTI-TRUNK TREE STAKING

NOT TO SCALE



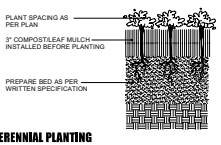
HILLSIDE PLANTING

NOT TO SCALE



SHRUB PLANTING

NOT TO SCALE



PERENNIAL PLANTING

NOT TO SCALE

NOTES: GENERAL LANDSCAPE

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.
2. CALL J.U.L.I.E. UTILITY LOCATING SERVICE (TEL 800.892.0123), 48 HOURS PRIOR TO THE START OF ANY DIGGING.
3. GENERAL PLANT NOTES:
   A. ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
   B. ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS.
   C. ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE (LESS THAN 50 MILES).
   D. PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM / HABIT. PLANTS SHALL NOT BE PRUNED/HEDGED UNLESS ABSOLUTELY NECESSARY (DUE TO VISIBILITY OR HAZARD OBSTRUCTION).
   E. ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE.
4. LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.
5. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (6"-12" DEEP), FINE GRADING, AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS. ALL SOILS SHALL BE FREE OF CONSTRUCTION DEBRIS, PRIOR TO INSTALLING ANY PLANT MATERIAL.
6. PRIOR TO SPREADING TOPSOIL, THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM GRADES INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.
7. ALL SHRUB, GROUNDCOVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE PREPARED WITH A SOIL AMENDMENT MIX - 1/3 TOPSOIL, 1/3 MUSHROOM COMPOST, AND 1/3 TORPEDO SAND. MATERIAL SHALL BE ROTO-TILLED JUST PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
8. ALL PLANTING ISLANDS SHALL BE MOUNDED TO PROVIDE POSITIVE DRAINAGE.
9. ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL OR OTHER BORDER IS SPECIFIED.
10. ALL PLANTING BED AREAS SHALL MAINTAIN A MAX. 3" DEEP LAYER OF SHREDDED HARDWOOD MULCH (COLOR: NON-DYED, BROWN).
11. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH LANDSCAPE MAINTENANCE CONTRACTOR, TO ENSURE PROPER WATERING OF PLANTED AND SODDED AREAS AFTER INITIAL INSTALLATION.
12. LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE ANY REDO OF COMPLETED LANDSCAPE WORK AND DAMAGE TO PLANT MATERIAL.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN LAYOUT WORK. UPON REQUEST, LANDSCAPE ARCHITECT SHALL BE AVAILABLE TO ASSIST/APPROVE CONTRACTOR LAYOUT.
14. EVERY ATTEMPT HAS BEEN MADE TO DEPICT ALL EXISTING UTILITY LINES. CONTRACTOR SHALL USE PRECAUTION WHEN DIGGING. CONTRACTOR SHALL MAKE THEMSELVES THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING, VERIFYING LOCATIONS AND DEPTHS OF ALL UTILITIES.
15. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
16. PLANT LIST QUANTITIES PROVIDED AT TIME OF FINAL PLANS ARE APPROXIMATIONS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETING THEIR OWN QUANTITY TAKE-OFFS. IF A DISCREPANCY IS FOUND BETWEEN THE PLAN AND THE PLANT LIST, THEN THE PLAN SHALL PREVAIL.
17. PLANT SUBSTITUTIONS ARE ALLOWED DUE TO PLANT AVAILABILITY OR PLANTING TIME OF YEAR, ONLY WITH THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT. IF SUBSTITUTIONS ARE MADE WITHOUT PRIOR CONSENT, THE LANDSCAPE ARCHITECT MAINTAINS THE RIGHT TO REJECT MATERIAL IN THE FIELD, AT THE COST TO THE CONTRACTOR.
18. CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.
19. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
20. ALL TURF SHALL SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL, NOT PEAT), PER VILLAGE, SEED IS NOT ALLOWED.
21. CONTRACTOR SHALL RESTORE LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
22. LANDSCAPE DETAILS SHOWN ARE FOR DESIGN INTENT ONLY. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY. CONTRACTOR IS RESPONSIBLE FOR ERECTING AND INSTALLING PROPERLY BUILT AMENITIES PER CODE, PER SITE CONDITIONS (FINAL GRADING & UTILITY LOCATIONS), AND PER AREA CLIMATE CONDITIONS. ALL LANDSCAPE SITE DETAILS FOR STRUCTURES AND FOOTINGS SHALL BE REVIEWED & APPROVED BY A STRUCTURAL ENGINEER.
23. CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL, IN PERPETUITY.
24. (IF APPLICABLE) CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A THREE-YEAR MONITORING AND MAINTENANCE PROGRAM ON ALL NATURALIZED DETENTION AREAS.

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

MARCH 2, 2026

REVISIONS

1.	4/10/26 PER VILLAGE COMMENTS *(MEMORANDUM, APRIL 3, 2026)*
2.	
3.	
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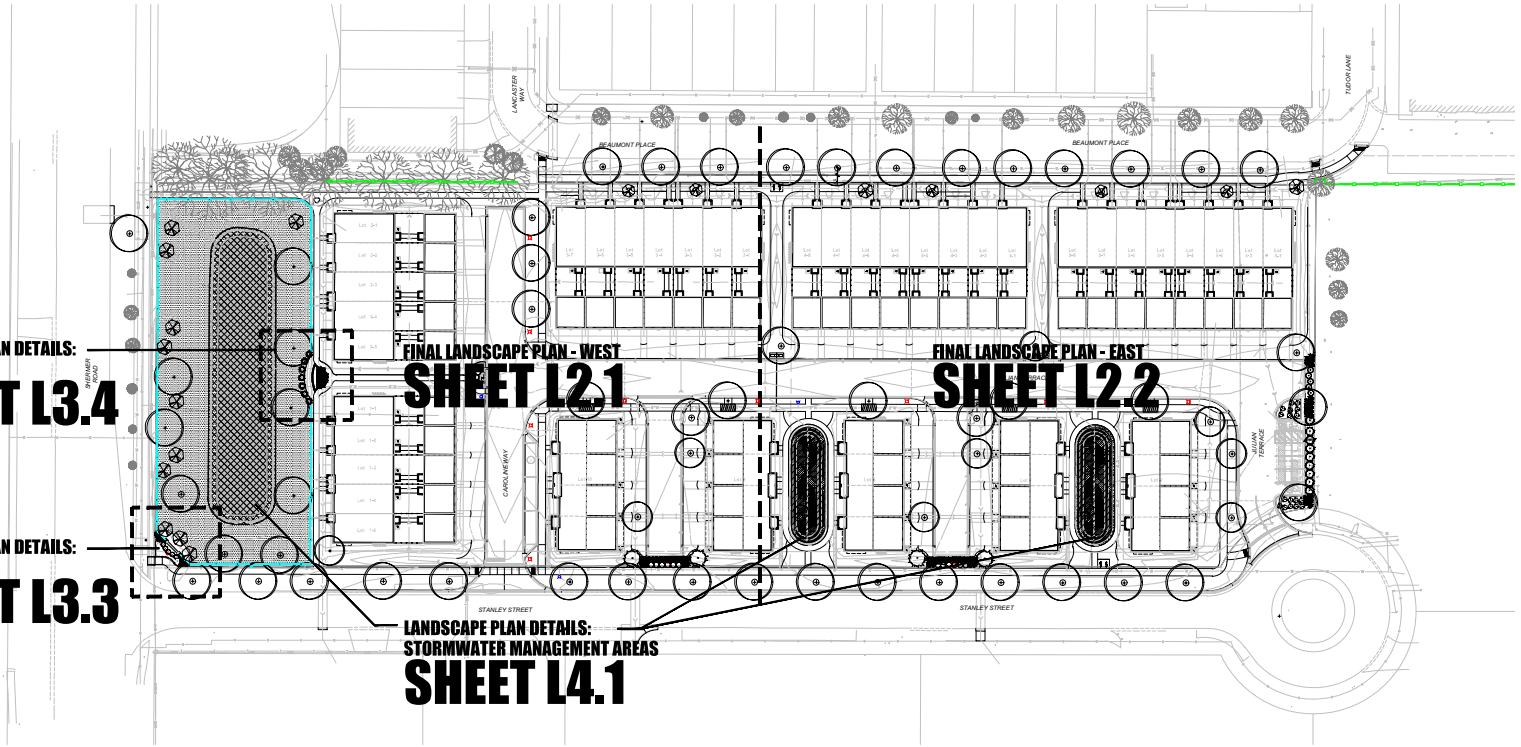
PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

FINAL LANDSCAPE PLAN - SCHEDULE, DETAILS & NOTES

SHEET NUMBER

L0.2



LANDSCAPE PLAN DETAILS:
OVERLOOK
SHEET L3.4

LANDSCAPE PLAN DETAILS:
MONUMENT
SHEET L3.3

FINAL LANDSCAPE PLAN - WEST
SHEET L2.1

FINAL LANDSCAPE PLAN - EAST
SHEET L2.2

LANDSCAPE PLAN DETAILS:
STORMWATER MANAGEMENT AREAS
SHEET L4.1

FOR TREE PRESERVATION PLAN, REFER TO
SHEET L1.1

FOR TYPICAL FOUNDATIONS, REFER TO
SHEETS L2.3-L2.5

NORTH

SHEET KEY: OVERALL PLAN

SCALE: 1" = 40'-0"

0 20' 40' 80'

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PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

FINAL LANDSCAPE PLAN - SHEET KEY

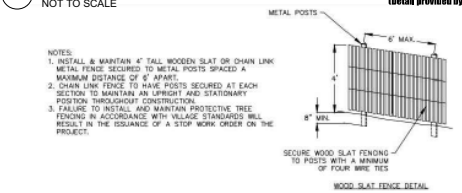
SHEET NUMBER

L0.3

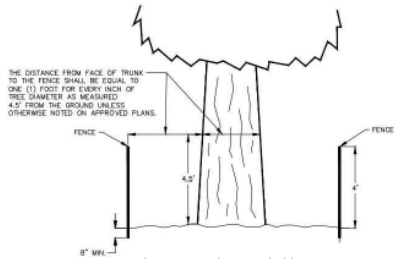
1 DETAIL: TREE PROTECTION FENCE

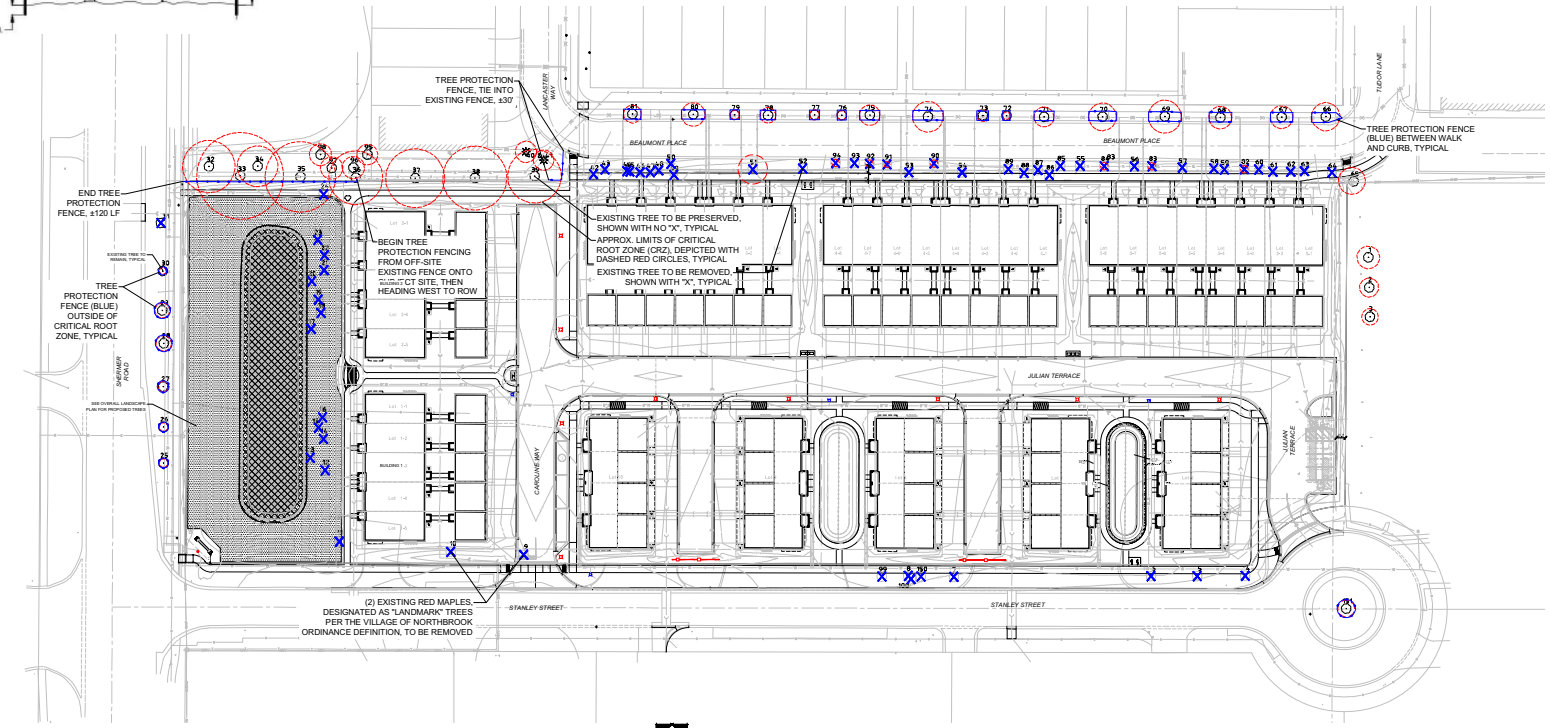
NOT TO SCALE

(Detail provided by Village of Northbrook)



WOOD SLAT FENCE DETAIL





NORTH

TREE PRESERVATION & REMOVAL PLAN - PROPOSED CONDITIONS

SCALE: 1" = 40'-0"

0 20' 40' 80'

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9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

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1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

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PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW

NORTHBROOK, IL

FINAL LANDSCAPE PLAN - TREE PRESERVATION & REMOVAL PLAN

SHEET NUMBER

L1.1

TREE INVENTORY: ON-SITE

TAG #	COMMON NAME	SCIENTIFIC NAME	DBH	CONDITION	CATEGORY	OUTCOME
9	Red Maple	Acer rubrum	19.8	Fair	LANDMARK	REMOVE
10	Red Maple	Acer rubrum	16.5	Fair	LANDMARK	REMOVE
11	Norway Maple	Acer platanoides	19.8	Fair	NON-NUISANCE	REMOVE
12	Crabapple	Malus spp.	14.4	Poor	NUISANCE	REMOVE
13	Norway Maple	Acer platanoides	20.8	Good	NON-NUISANCE	REMOVE
14	Austrian Pine	Pinus nigra	14.6	Dead	DEAD	REMOVE
15	Austrian Pine	Pinus nigra	23.6	Fair	NON-NUISANCE	REMOVE
16	Austrian Pine	Pinus nigra	17.9	Fair	NON-NUISANCE	REMOVE
17	Crabapple	Malus spp.	0	Removed	REMOVED	REMOVE
18	Crabapple	Malus spp.	13.9	Poor	NUISANCE	REMOVE
19	Norway Maple	Acer platanoides	14.3	Poor	NON-NUISANCE	REMOVE
20	Norway Maple	Acer platanoides	13.7	Fair	NON-NUISANCE	REMOVE
21	Austrian Pine	Pinus nigra	13.5	Dead	DEAD	REMOVE
22	Scots Pine	Pinus sylvestris	15	Fair	NON-NUISANCE	REMOVE
23	Scots Pine	Pinus sylvestris	19.1	Dead	DEAD	REMOVE
24	Crabapple	Malus spp.	13.1	Poor	NON-NUISANCE	REMOVE

TREE INVENTORY: OFF-SITE

TAG #	COMMON NAME	SCIENTIFIC NAME	DBH	CONDITION	CATEGORY	OUTCOME	PARKWAY
1	Ginkgo	Ginkgo biloba	8.5	Very Good	NON-NUISANCE	Preserve	
2	Ginkgo	Ginkgo biloba	6.9	Very Good	NON-NUISANCE	Preserve	
3	Ginkgo	Ginkgo biloba	6.2	Very Good	NON-NUISANCE	Preserve	
4	Norway Maple	Acer platanoides	15.3	Fair	DAMAGED	REMOVE	X
5	Norway Maple	Acer platanoides	17.1	Good	PROTECTED	REMOVE	X
6	Norway Maple	Acer platanoides	12.7	Good	PROTECTED	REMOVE	X
7	Norway Maple	Acer platanoides	10.8	Poor	NUISANCE	REMOVE	X
8	Norway Maple	Acer platanoides	12.2	Fair	PROTECTED	REMOVE	X
25	Kentucky Coffeetree	Gymnocladus dioicus	3.4	Very Good	PROTECTED	Preserve	X
26	Hybrid Elm	Ulmus x	7	Very Good	PROTECTED	Preserve	X
27	American Basswood	Tilia americana	4.8	Very Good	PROTECTED	Preserve	X
28	Hybrid Elm	Ulmus x	6.4	Very Good	PROTECTED	Preserve	X
29	Catalpa	Catalpa speciosa	6.3	Very Good	PROTECTED	Preserve	X
30	Ginkgo	Ginkgo biloba	2.2	Good	PROTECTED	Preserve	X
31	Callery Pear	Pyrus calleryana	14.4	Fair	PROTECTED	REMOVE	X
32	River Birch	Betula nigra	17.8	Poor	NON-NUISANCE	ADDRESS	
33	Honeylocust	Gleditsia triacanthos	30	Good	NON-NUISANCE	ADDRESS	
34	River Birch	Betula nigra	13.4	Dead	NON-NUISANCE	ADDRESS	
35	Honeylocust	Gleditsia triacanthos	24.7	Good	NON-NUISANCE	ADDRESS	
36	Honeylocust	Gleditsia triacanthos	18.9	Good	NON-NUISANCE	ADDRESS	
37	Honeylocust	Gleditsia triacanthos	19.5	Good	NON-NUISANCE	ADDRESS	
38	Honeylocust	Gleditsia triacanthos	21.6	Good	NON-NUISANCE	ADDRESS	
39	Honeylocust	Gleditsia triacanthos	18.5	Very Good	NON-NUISANCE	ADDRESS	
40	White Spruce	Picea glauca	7.6	Very Good	NON-NUISANCE	Preserve	
41	White Spruce	Picea glauca	7.2	Good	NON-NUISANCE	Preserve	
42	Honeylocust	Gleditsia triacanthos	21.1	Very Good	PROTECTED	REMOVE	X
43	White Spruce	Picea glauca	5.2	Good	PROTECTED	REMOVE	X
44	White Spruce	Picea glauca	5.1	Good	PROTECTED	REMOVE	X
45	White Spruce	Picea glauca	7.1	Good	PROTECTED	REMOVE	X
46	White Spruce	Picea glauca	5	Good	PROTECTED	REMOVE	X
47	White Spruce	Picea glauca	5.7	Fair	PROTECTED	REMOVE	X
48	White Spruce	Picea glauca	6.5	Fair	PROTECTED	REMOVE	X
49	White Spruce	Picea glauca	6.6	Fair	PROTECTED	REMOVE	X
50	White Spruce	Picea glauca	6.4	Good	PROTECTED	REMOVE	X
51	Kentucky Coffeetree	Gymnocladus dioicus	9.7	Good	PROTECTED	REMOVE	X
52	Kentucky Coffeetree	Gymnocladus dioicus	12.3	Good	PROTECTED	REMOVE	X
53	Miyabe's Maple	Acer miyabei	12.8	Good	PROTECTED	REMOVE	X
54	Miyabe's Maple	Acer miyabei	14	Good	PROTECTED	REMOVE	X
55	Crabapple	Malus spp.	0	Removed	NUISANCE	REMOVE	X
56	Crabapple	Malus spp.	5.4	Good	PROTECTED	REMOVE	X
57	Crabapple	Malus spp.	5.5	Good	PROTECTED	REMOVE	X
58	Blue Spruce	Picea pungens	11.6	Good	PROTECTED	REMOVE	X
59	Blue Spruce	Picea pungens	12.9	Good	PROTECTED	REMOVE	X
60	Blue Spruce	Picea pungens	10.7	Good	PROTECTED	REMOVE	X
61	Blue Spruce	Picea pungens	11.4	Good	PROTECTED	REMOVE	X
62	Blue Spruce	Picea pungens	11.9	Good	PROTECTED	REMOVE	X
63	Blue Spruce	Picea pungens	10.5	Good	PROTECTED	REMOVE	X
64	American Basswood	Tilia americana	13.8	Fair	PROTECTED	REMOVE	X
65	White Mulberry	Morus alba	9.1	Fair	NUISANCE	Preserve	
66	Littleleaf linden	Tilia cordata	9.6	Good	PROTECTED	Preserve	X
67	Littleleaf linden	Tilia cordata	7.7	Fair	PROTECTED	Preserve	X
68	Littleleaf linden	Tilia cordata	7.7	Fair	PROTECTED	Preserve	X
69	Swamp white oak	Quercus bicolor	11.2	Very good	LANDMARK	Preserve	X
70	Swamp white oak	Quercus bicolor	9.4	Very good	LANDMARK	Preserve	X
71	Northern hackberry	Celtis occidentalis	6.8	Good	PROTECTED	Preserve	X
72	Japanese tree lilac	Syringa reticulate	2.5	Good	PROTECTED	Preserve	X
73	Japanese tree lilac	Syringa reticulate	4.0	Good	PROTECTED	Preserve	X
74	Miyabe maple	Acer miyabei	10.4	Good	PROTECTED	Preserve	X
75	Miyabe maple	Acer miyabei	6.9	Poor	PROTECTED	Preserve	X
76	Tatarian maple	Acer tataricum subsp. Ginnala	3.1	Very good	PROTECTED	Preserve	X
77	Tatarian maple	Acer tataricum subsp. Ginnala	3.4	Very good	PROTECTED	Preserve	X
78	Sweetgum	Liquidambar styriciflua	5.3	Good	PROTECTED	Preserve	X
79	Tatarian maple	Acer tataricum subsp. Ginnala	3.1	Very good	PROTECTED	Preserve	X
80	Northern hackberry	Celtis occidentalis	8.0	Good	PROTECTED	Preserve	X
81	Northern hackberry	Celtis occidentalis	6.0	Good	PROTECTED	Preserve	X
82	Serviceberry	Amalanchier spp.	2.1	Very good	PROTECTED	REMOVE	X
83	Japanese tree lilac	Syringa reticulata	2.3	Good	PROTECTED	REMOVE	X
84	Japanese tree lilac	Syringa reticulata	2.3	Good	PROTECTED	REMOVE	X
85	Serviceberry	Amalanchier spp.	10.2	Good	PROTECTED	REMOVE	X
86	Serviceberry	Amalanchier spp.	16.1	Good	PROTECTED	REMOVE	X
87	Serviceberry	Amalanchier spp.	8.8	Fair	PROTECTED	REMOVE	X
88	Serviceberry	Amalanchier spp.	24.5	Good	PROTECTED	REMOVE	X
89	Serviceberry	Amalanchier spp.	11.8	Fair	PROTECTED	REMOVE	X
90	Ohio buckeye	Aesculus glabra	2.3	Very good	PROTECTED	REMOVE	X
91	Ohio buckeye	Aesculus glabra	1.6	Good	PROTECTED	REMOVE	X
92	Japanese tree lilac	Syringa reticulata	2.3	Good	PROTECTED	REMOVE	X
93	Japanese tree lilac	Syringa reticulata	2.3	Fair	PROTECTED	REMOVE	X
94	Japanese tree lilac	Syringa reticulata	2.3	Good	PROTECTED	REMOVE	X
95	Hawthorn	Crategus spp.	7	Good	NON-NUISANCE	Preserve	
96	Hawthorn	Crategus spp.	7.8	Good	NON-NUISANCE	Preserve	
97	Hawthorn	Crategus spp.	7.6	Good	NON-NUISANCE	Preserve	
98	Hawthorn	Crategus spp.	7.5	Good	NON-NUISANCE	Preserve	
99	Crabapple	Malus spp.	9.5	Fair	PROTECTED	REMOVE	X
100	Crabapple	Malus spp.	9.4	Fair	PROTECTED	REMOVE	X
150	Crabapple	Malus spp.	4.5	Fair	PROTECTED	REMOVE	X
151	Eastern white pine	Pinus strobus	5.7	Poor	PROTECTED	Preserve	

EXISTING TREES - CONDITION / FORM RATING SCALE

Excellent
The tree is typical of the species, has less than 10% deadwood in the crown that is attributable to normal clauses, has no other observed problems, and required no remedial action.

Good
The tree is typical of the species and/or has less than 20% deadwood in the crown, only one or two minor problems that are easily corrected with normal care.

Fair
The tree is typical of the species and/or has less than 30% deadwood in the crown, one or two minor problems that are not eminently lethal to the tree, and no significant decay or structural problems, but the tree must have remedial care above normal care in order to minimize the impact of future stress and to insure continued health.

Poor
The tree is not typical of the species and/or has significant problems such as 30-50% deadwood in the crown, serious decay or structural defect, insects, disease or other problems that can be eminently lethal to the tree or create a hazardous tree if not corrected in a short period of time or if the tree is subjected to additional stress.

Critical
The tree is not typical of the species and/or has over 50% deadwood in the crown, major decay or structural problems, is hazardous or is severely infested with insects, disease, or other problems that even if aggressively corrected would not result in the long term survival of the tree.

Dead
Less than 10% of the tree shows signs of life.

NOTES: ARBORIST METHODS FOR ADDRESSING EXISTING TREES

For **Northbrook Row** the following techniques and strategies are recommended to be followed to ensure the best possible success in retaining existing trees:

Protective Fencing
All trees to be preserved on site shall be identified based on the tree preservation plan. Once identified, tree protection fencing shall be installed in accordance to the tree preservation plan and all village codes. Where trees are grouped in clusters, protective fencing shall be installed, as shown on the tree preservation plan. In addition to the tree protection fencing, a protective sedimentation fence should be installed at the drip-line of all significant trees or protected trees which are located downgrade of any clearing, excavation and/or construction activity. Fencing shall be installed prior to any construction activities, including tree removal. For trees at or near the property lines, fencing shall only be installed on the **Northbrook Row** property side, except where tying into existing off-site fencing.

For trees identified for preservation that will have construction activity occurring within the critical root zone, including those trees identified to be further addressed, protective fencing shall be installed at the limit of construction.

At no time shall any construction activity, equipment, parking/placement of vehicles, materials, spoils, or debris be stored within the tree protection zone. In addition, no crushed limestone, hydrocarbons or other materials detrimental to trees shall be stored on the uphill side adjacent to protected trees.

Protective fencing shall remain in place throughout the construction process.

Tree Removal
Once protective fencing has been installed, removal of existing trees as identified on the tree preservation can commence. Trees and stumps shall be removed and can be chipped on site for use as mulch. For tree removals adjacent to protective fencing or vegetation, at no time shall vegetation be forcibly removed in such a manner that would damage the root system of surrounding preserved vegetation.

Mulching
Chipped tree mulch shall be spread at a depth of 12"-18" between preserved tree trunks and the protective fencing, to lessen soil/root compaction where access is needed over critical root zones.

Root Pruning
Root pruning shall occur where either the limit of construction encroaches on the critical root zone, or where trees that are being removed are directly adjacent to trees being preserved. Root pruning shall entail clean cuts of all encountered roots.

Fertilization
All trees that are being root pruned shall also receive fertilization to promote new root growth.

Additional Landscaping
The landscape plan has been designed in a way that minimizes the potential damage to roots by limiting any planting within the critical root zones, including those trees identified to be further addressed. All landscape work to be conducted within the protective fencing zone shall be hand-dig only.

All work regarding the removal and protection of existing trees shall be conducted by or under the supervision of an ISA Certified Arborist.

NOTES: TREE PRESERVATION

1. TREE PRESERVATION:

A. **ALL WORK MUST BE PERFORMED ACCORDING TO THE APPROVED TREE PRESERVATION PLAN. IT IS STRONGLY RECOMMENDED TO DOCUMENT GOOD STEWARDSHIP PRACTICES DURING CONSTRUCTION. IF REQUIRED, PRIOR TO COMMENCING ANY DEMOLITION / CONSTRUCTION ACTIVITY, NOTIFY MUNICIPAL FORESTRY DEPARTMENT (NOTIFY AT LEAST 48 HOURS IN ADVANCE OF WORK).**

B. AN APPROVED TREE PRESERVATION PLAN MUST BE AVAILABLE AT THE BUILDING SITE.

C. PRIOR TO ANY DEMOLITION / CONSTRUCTION ACTIVITY, INSTALL TREE PRESERVATION FENCE AND PERFORM ROOT PRUNING FOR ALL PROTECTED TREES.

D. FENCE THE CRITICAL ROOT ZONE (CRZ) / CANOPY DRIP-LINE, OF THE ENTIRE EXISTING TREE TO BE PRESERVED, WITH TREE PROTECTION FENCE. FENCE TO PREVENT WOUNDS TO THE TREE & SOIL COMPACTION. POST THE FENCE WITH A SIGN STATING, "TREE PROTECTION ZONE - KEEP OUT".

E. ALL REQUIRED TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL THE TIME OF FINISH GRADING AND LANDSCAPING.

F. NO TRENCHING SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES FOR ANY CONSTRUCTION ACTIVITY, UNLESS PRE-APPROVED BY PROJECT ARBORIST &/OR PROJECT LANDSCAPE ARCHITECT.

G. NO GRADE CHANGES SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES OF TREES FOR ANY CONSTRUCTION ACTIVITY.

H. SHOULD IT BE NECESSARY TO TRENCH WITHIN THE CRZ FOR UTILITIES, INCLUDING DISCONNECTION OR CAPPING OF EXISTING UTILITIES, ALL TRENCHES SHALL BE HAND DUG. NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS NO OTHER ALTERNATIVE IS FEASIBLE. ALL SMALLER ROOTS THAT REQUIRE CUTTING, SHALL BE CUT WITH A SHARP PRUNING SAW. CUTS SHALL BE MADE FLUSH WITH THE SIDE OF THE TRENCH. IF AT ANY TIME, TWENTY-FIVE PERCENT (25%) OF THE AREA WITHIN THE CRZ IS BEING SEPARATED FROM THE TREE BY A TRENCH, THEN THE LINE SHALL BE EITHER RELOCATED OR INSTALLED USING TRENCH-LESS METHODS.

I. LOCATE THE PROPOSED WATER AND SEWER LINES OUTSIDE OF THE TREE PROTECTION ZONE OR INSTALL THE SEWER AND WATER UTILITIES USING TRENCH-LESS METHODS. AUGER THROUGH THE ENTIRE TREE PROTECTION ZONE, LOCATE PITS OUTSIDE OF THE TREE PROTECTION ZONE.

J. THE PROPOSED WATER SERVICE LINE VALVES (B-BOXES), ARE TO BE TEN FEET (10') FROM PRESERVED TREES. IF FUTURE UTILITY EXCAVATIONS NEED TO OCCUR, THIS REDUCES THE CHANCES OF EXTENSIVE STEM OR ROOT DAMAGE, WHICH COULD LEAD TO TREE DECLINE.

K. AT NO TIME SHALL ANY EQUIPMENT, MATERIALS, SUPPLIES OR FILL SOIL BE ALLOWED IN THE TREE PROTECTION ZONE(S). DO NOT STORE EXCAVATED SOIL OR THE DUMPSTER WITHIN THE DRIP-LINE (CRZ) OF THE PRESERVED TREE(S).

L. **REMOVAL OF ANY HARDSCAPE WITHIN THE TREE PROTECTION ZONES WILL BE DONE BY HAND.** NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS THERE IS NO ALTERNATIVE FEASIBLE. CUTS WILL BE MADE WITH A SHARP PRUNING SAW TO AVOID TEARING AND WILL BE FLUSH WITH THE TREE SIDE OF THE TRENCH.

M. THE TREE PROTECTION ZONE MAY BE MULCHED TO IMPROVE THE GROWING CONDITIONS FOR TREE ROOTS AND TO MINIMIZE MAINTENANCE OF THE LAWN.

N. ALL OFF-SITE TREES SHALL BE PRESERVED.

O. EXISTING TREES SHOWN TO REMAIN SHALL BE PRESERVED TO THE BEST EXTENT POSSIBLE, PENDING FINAL SITE PLAN, FINAL CIVIL ENGINEERING, AND/OR ANY UNFORESEEN ISSUES.

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES
1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

MARCH 2, 2026

REVISIONS

1.	4/10/26 PER VILLAGE COMMENTS *(MEMORANDUM, APRIL 3, 2026)*
2.	
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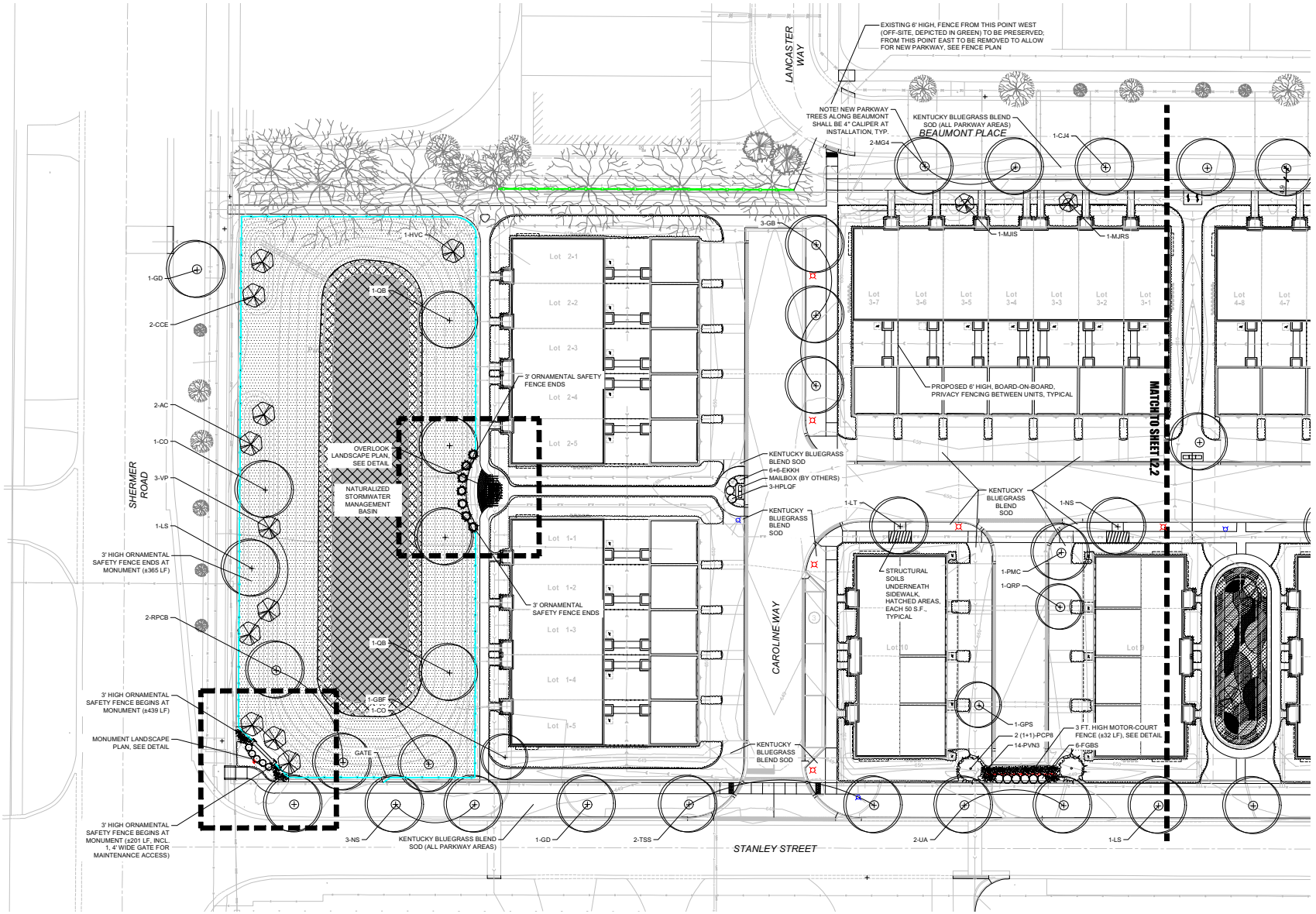
PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

FINAL LANDSCAPE PLAN
- TREE INVENTORY & NOTES

SHEET NUMBER

L1.2



NORTH

LANDSCAPE PLAN - PROPOSED WEST

SCALE: 1" = 20'-0"

0 10' 20' 40'

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

MARCH 2, 2026

REVISIONS

1.	4/10/26 PER VILLAGE COMMENTS *(MEMORANDUM, APRIL 3, 2026)*
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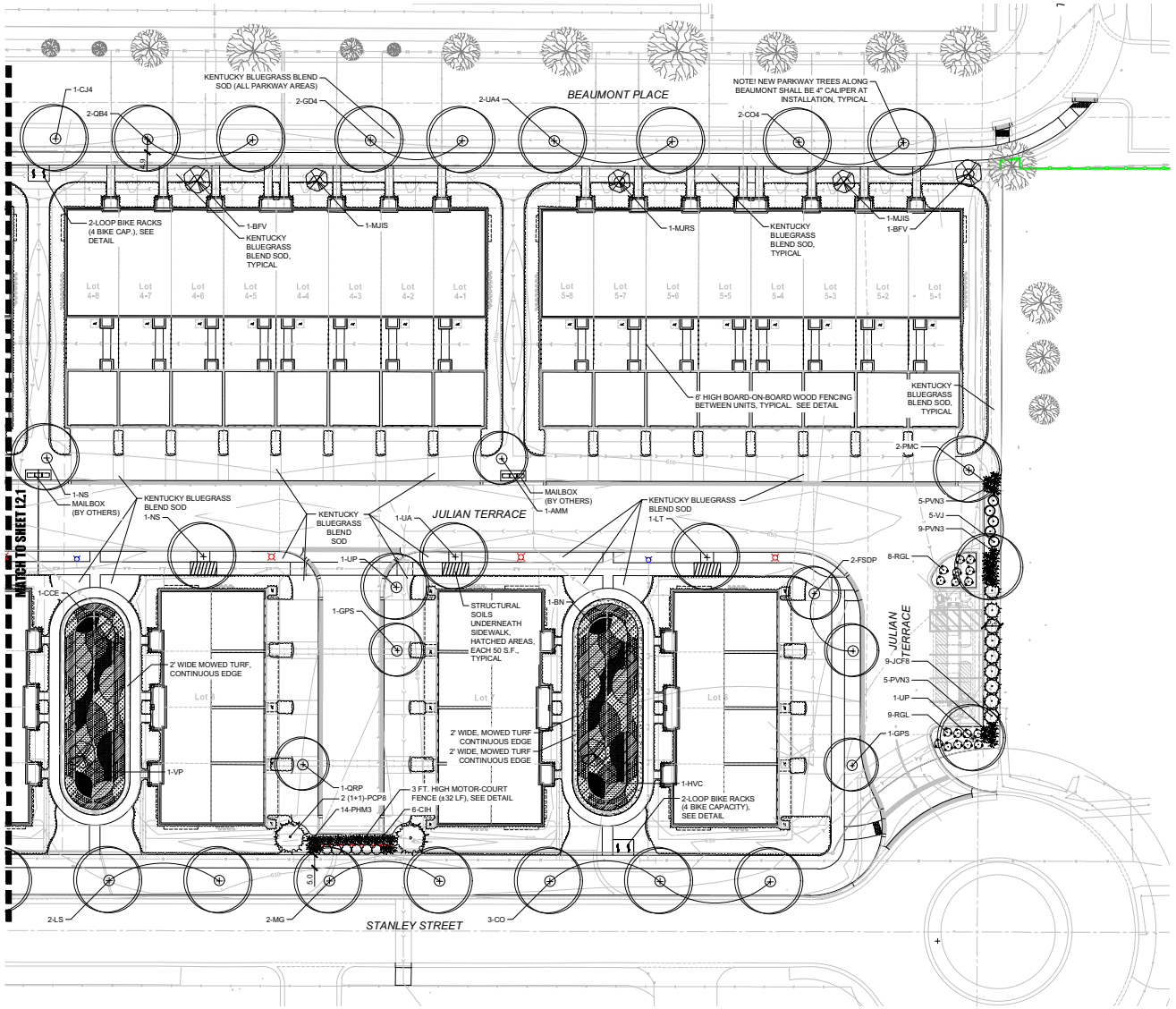
PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

FINAL LANDSCAPE PLAN - WEST

SHEET NUMBER

L2.1



NORTH

LANDSCAPE PLAN - PROPOSED EAST

SCALE: 1" = 20'-0"

0 10' 20' 40'

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9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

MARCH 2, 2026

REVISIONS

1.	4/10/26 PER VILLAGE COMMENTS *(MEMORANDUM, APRIL 3, 2026)*
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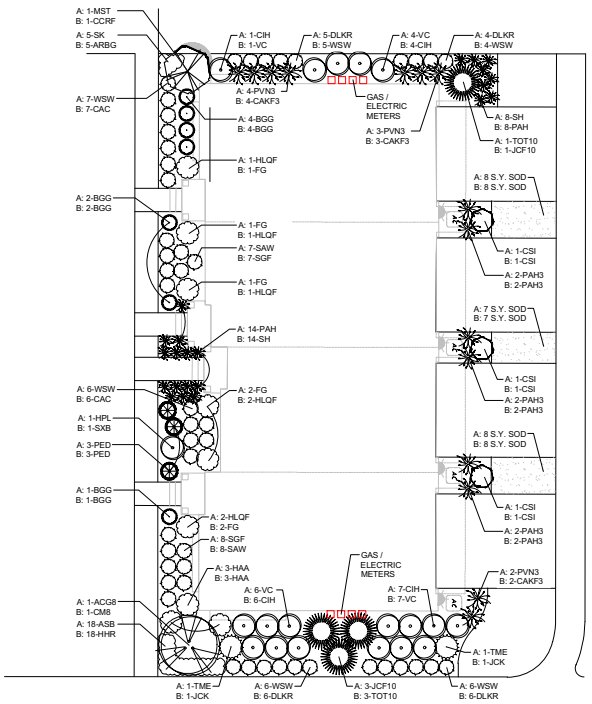
PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

FINAL LANDSCAPE PLAN - EAST

SHEET NUMBER

L2.2



TYPICAL FOUNDATION PLANTING PLAN: TOWNHOMES

SCALE: 1" = 10'-0"

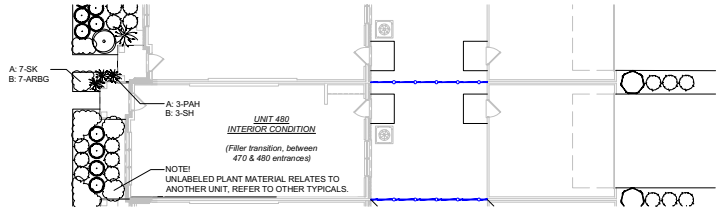
0 5' 10' 20'

TOWNHOME UNIT SCHEDULE "A" - EAST FACING, LOTS 7 & 9

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Fastigiate Evergreen Trees				
JCF10	3	10' high	Juniperus chinensis 'Fairview'	Fairview Juniper
TOT10	1	10' high	Thuja occidentalis 'Techny'	Mission Arborvitae
Ornamental Trees				
ACG3	1	8' high	Amelanchier canadensis 'Glennform'	Rainbow Pillar Shadblow Serviceberry
MST	1	5' high	Malus sargenti 'Tina'	Tina Sargent Flowering Crabapple
Evergreen Shrubs				
BGG	7	30" wide	Buxus x 'Green Gem'	Green Gem Boxwood
PED	3	30" wide	Pinus mugo 'Enci Dwarf'	Enci Dwarf Mugo Pine
TME	2	30" wide	Taxus x media 'Everlow'	Everlow Yew
Medium - Large Deciduous Shrubs				
CIH	8	7 Gal./36"	Cornus alba 'Ivory Halo'	Ivory Halo Tatarian Dogwood
CSI	3	30" high	Cornus sericea 'Allemans Dwarf'	Allemans Dwarf Redosier Dogwood
FG	4	7 Gal./36"	Fothergilla gardenii	Dwarf Fothergilla
HAA	3	7 Gal./36"	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea
HLQF	3	7 Gal./36"	Hydrangea paniculata 'Little Quick Fire'	Little Quick Fire Panicle Hydrangea
HPL	1	42" high	Hydrangea paniculata 'Limelight'	Limelight Hydrangea
VC	10	7 Gal./36"	Viburnum carlesii	Koreanspice Viburnum
Small Deciduous Shrubs				
DLKR	9	5 Gal./24"	Diervilla x splendens 'Kodiak Red'	Kodiak Red Bush Honeysuckle
SAW	7	5 Gal./24"	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spirea
SGF	8	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Spirea
WSW	25	5 Gal./24"	Weigela florida 'Spilled Wine'	Midnight Wide Weigela
Ornamental Grasses				
PAH3	6	3 Gal.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
PAH	14	1 Gal.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
PVN2	9	3 Gal.	Panicum virgatum 'Northwind'	Northwind Switch Grass
SH	8	1 Gal.	Sporobolus heterolepsis	Prairie Dropseed
Perennials/Groundcovers				
ASB	18	1 Gal.	Allium 'Summer Beauty'	Summer Beauty Ornamental Onion
SK	5	1 Qt.	Sedum kamtschaticum	Russian Stonecrop
Materials				
-	4	C.Y.	-	Soil Amendments
-	13	C.Y.	-	Shredded Hardwood Mulch
-	23	S.Y.	-	Sod *(Kentucky Bluegrass Blend)*

TOWNHOME UNIT SCHEDULE "B" - WEST FACING, LOTS 6, 8 & 10

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Fastigiate Evergreen Trees				
JCF10	1	10' high	Juniperus chinensis 'Fairview'	Fairview Juniper
TOT10	3	10' high	Thuja occidentalis 'Techny'	Mission Arborvitae
Ornamental Trees				
CCR	1	8' high	Cercis canadensis 'Ruby Falls'	Ruby Falls Redbud
CM8	1	8' high	Cornus mas	Cornelian Cherry
Evergreen Shrubs				
BGG	7	30" wide	Buxus x 'Green Gem'	Green Gem Boxwood
JCK	2	3 Gal./24"	Juniperus chinensis 'Kallay'	Kallay Compact Chinese Juniper
PED	3	30" wide	Pinus mugo 'Enci Dwarf'	Enci Dwarf Mugo Pine
Medium - Large Deciduous Shrubs				
CIH	10	7 Gal./36"	Cornus alba 'Ivory Halo'	Ivory Halo Tatarian Dogwood
CSI	3	30" high	Cornus sericea 'Allemans Dwarf'	Allemans Dwarf Redosier Dogwood
FG	3	7 Gal./36"	Fothergilla gardenii	Dwarf Fothergilla
HAA	3	7 Gal./36"	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea
HLQF	4	7 Gal./36"	Hydrangea paniculata 'Little Quick Fire'	Little Quick Fire Panicle Hydrangea
SXB	1	7 Gal./36"	Syringa x 'Bloomerang'	Bloomerang Lilac
VC	8	7 Gal./36"	Viburnum carlesii	Koreanspice Viburnum
Small Deciduous Shrubs				
CAC	13	5 Gal./24"	Cotoneaster apiculatus	Cranberry Cotoneaster
DLKR	12	5 Gal./24"	Diervilla x splendens 'Kodiak Red'	Kodiak Red Bush Honeysuckle
SAW	8	5 Gal./24"	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spirea
SGF	7	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Spirea
WSW	9	5 Gal./24"	Weigela florida 'Spilled Wine'	Midnight Wide Weigela
Ornamental Grasses				
CAKF3	9	3 Gal.	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
PAH3	6	3 Gal.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
PAH	8	1 Gal.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
SH	14	1 Gal.	Sporobolus heterolepsis	Prairie Dropseed
Perennials/Groundcovers				
ARBG	5	1 Qt.	Ajuga reptans 'Burgundy Glow'	Burgundy Glow Bugleweed
HRR	18	1 Gal.	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily
Materials				
-	4	C.Y.	-	Soil Amendments
-	13	C.Y.	-	Shredded Hardwood Mulch
-	23	S.Y.	-	Sod *(Kentucky Bluegrass Blend)*



TYPICAL FOUNDATION PLANTING PLAN: UNIT 480 - INTERIOR UNIT (JOINT ENTRY)

SCALE: 1" = 10'-0"

0 5' 10' 20'

UNIT 480 - INTERIOR UNIT SCHEDULE "A"

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Ornamental Grasses				
PAH	3	1 Gal.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
Perennials/Groundcovers				
SK	7	3" pots	Sedum kamtschaticum	Russian Stonecrop
Materials				
-	0.25	C.Y.	-	Soil Amendments
-	0.25	C.Y.	-	Shredded Hardwood Mulch

UNIT 480 - INTERIOR UNIT SCHEDULE "B"

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Ornamental Grasses				
SH	3	1 Gal.	Sporobolus heterolepsis	Prairie Dropseed
Perennials/Groundcovers				
ARBG	7	3" pots	Ajuga reptans 'Burgundy Glow'	Burgundy Glow Bugleweed
Materials				
-	0.25	C.Y.	-	Soil Amendments
-	0.25	C.Y.	-	Shredded Hardwood Mulch

NOTE!
"A" = FRONT ORIENTATION FACES SOUTH OR WEST | "B" = FRONT ORIENTATION FACES NORTH OR EAST

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

MARCH 2, 2026

REVISIONS

1.	4/10/26 PER VILLAGE COMMENTS *(MEMORANDUM, APRIL 3, 2026)*
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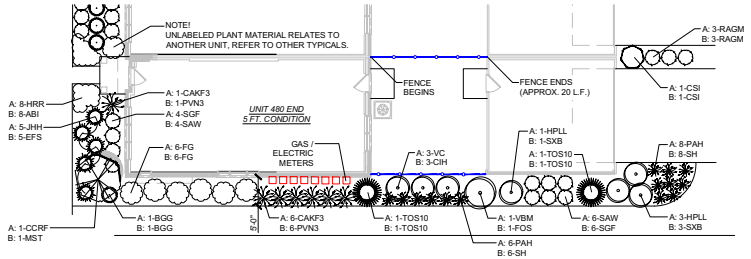
PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

FINAL LANDSCAPE PLAN
- FOUNDATION PLANTING PLANS
TOWNHOMES & ROWHOMES

SHEET NUMBER

L2.3



TYPICAL FOUNDATION PLANTING PLAN:
UNIT 480 - END UNIT - 5' PLANTING BED DEPTH

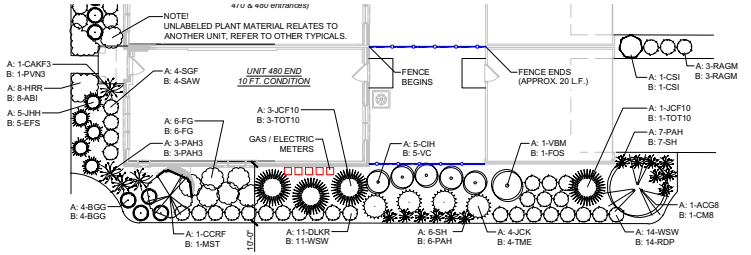
SCALE: 1" = 10'-0"

UNIT 480 - END UNIT - 5' PLANTING BED DEPTH SCHEDULE "A"

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Fastigiate Evergreen Trees				
TOS10	2	10' high	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae
Ornamental Trees				
CCRF	1	6' high	Cercis canadensis 'Ruby Falls'	Rubby Falls Redbud
Evergreen Shrubs				
BGG	1	30" wide	Buxus x 'Green Gem'	Green Gem Boxwood
JHH	5	30" wide	Juniperus horizontalis 'Hughes'	Hughes Juniper
Medium - Large Deciduous Shrubs				
CSI	1	30" high	Cornus sericea 'Allemans Dwarf'	Allemans Dwarf Redoseir Dogwood
FG	6	7 Gal./36"	Fothergilla gardenii	Dwarf Fothergilla
HPLL	4	7 Gal./36"	Hydrangea paniculata 'Little Limelight'	Little Limelight Panicle Hydrangea
VBM	1	48" high	Viburnum burkwoodii 'Mohawk'	Mohawk Burkwood Viburnum
VC	3	7 Gal./36"	Viburnum carlesii	Koreanspice Viburnum
Small Deciduous Shrubs				
RAGM	3	5 Gal./24"	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant
SAW	6	5 Gal./24"	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spirea
SGF	4	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Spirea
Ornamental Grasses				
CAKF3	7	3 Gal.	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
PAH	14	1 Gal.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
Perennials/Groundcovers				
HRR	8	1 Gal.	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily
Materials				
-	2	C.Y.	-	Soil Amendments
-	5	C.Y.	-	Shredded Hardwood Mulch
-	20	L.F.	-	Fencing (6' high, board-on-board)

UNIT 480 - END UNIT - 5' PLANTING BED DEPTH SCHEDULE "B"

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Fastigiate Evergreen Trees				
TOS10	2	10' high	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae
Ornamental Trees				
MST	1	5' high	Malus sargentii 'Tina'	Tina Sargent Flowering Crabapple
Evergreen Shrubs				
BGG	1	30" wide	Buxus x 'Green Gem'	Green Gem Boxwood
EFS	5	30" wide	Euonymus fortunei 'Sarcoxie'	Sarcoxie Euonymus
Medium - Large Deciduous Shrubs				
CIH	3	7 Gal./36"	Cornus alba 'Ivory Halo'	Ivory Halo Tatarian Dogwood
CSI	1	30" high	Cornus sericea 'Allemans Dwarf'	Allemans Dwarf Redoseir Dogwood
FG	6	7 Gal./36"	Fothergilla gardenii	Dwarf Fothergilla
FOS	1	48" high	Forsythia ovata 'Sunrise'	Sunrise Early Forsythia
SXB	4	7 Gal./36"	Syringa x 'Bloomerang'	Bloomerang Lilac
Small Deciduous Shrubs				
RAGM	3	5 Gal./24"	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant
SAW	4	5 Gal./24"	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spirea
SGF	6	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Spirea
Ornamental Grasses				
PVN3	7	3 Gal.	Panicum virgatum 'Northwind'	Northwind Switch Grass
SH	14	1 Gal.	Sporobolus heterolepsis	Prairie Dropseed
Perennials/Groundcovers				
ABI	8	1 Gal.	Amsonia x 'Blue Ice'	Blue Ice Blue Star
Materials				
-	2	C.Y.	-	Soil Amendments
-	5	C.Y.	-	Shredded Hardwood Mulch
-	20	L.F.	-	Fencing (6' high, board-on-board)



TYPICAL FOUNDATION PLANTING PLAN:
UNIT 480 - END UNIT - 10' BED DEPTH

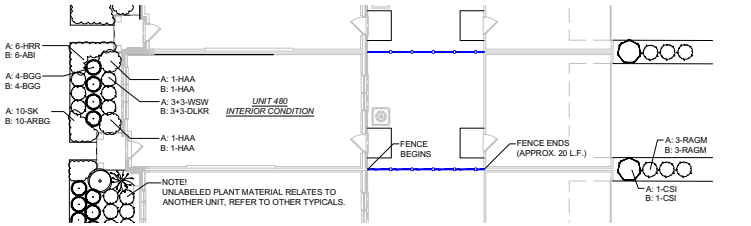
SCALE: 1" = 10'-0"

UNIT 480 - END UNIT - 10' PLANTING BED DEPTH SCHEDULE "A"

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Fastigiate Evergreen Trees				
JCF10	4	10' high	Juniperus chinensis 'Fairview'	Fairview Juniper
Ornamental Trees				
ACG8	1	8' high	Amelanchier canadensis 'Glennform'	Rainbow Pillar Shadblow Serviceberry
CCRF	1	6' high	Cercis canadensis 'Ruby Falls'	Rubby Falls Redbud
Evergreen Shrubs				
BGG	4	30" wide	Buxus x 'Green Gem'	Green Gem Boxwood
JCK	4	30" wide	Juniperus chinensis 'Kaltay'	Kaltay Compact Chinese Juniper
JHH	5	30" wide	Juniperus horizontalis 'Hughes'	Hughes Juniper
Medium - Large Deciduous Shrubs				
CIH	5	7 Gal./36"	Cornus alba 'Ivory Halo'	Ivory Halo Tatarian Dogwood
CSI	1	30" high	Cornus sericea 'Allemans Dwarf'	Allemans Dwarf Redoseir Dogwood
FG	6	7 Gal./36"	Fothergilla gardenii	Dwarf Fothergilla
VBM	1	48" high	Viburnum burkwoodii 'Mohawk'	Mohawk Burkwood Viburnum
Small Deciduous Shrubs				
DLKR	11	5 Gal./24"	Diervilla x splendens 'Kodiak Red'	Kodiak Red Bush Honeysuckle
RAGM	3	5 Gal./24"	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant
SGF	4	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Spirea
WSW	14	5 Gal./24"	Weigela florida 'Spilled Wine'	Midnight Wide Weigela
Ornamental Grasses				
CAKF3	1	3 Gal.	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
PAH3	3	3 Gal.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
PAH	7	1 Gal.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
SH	6	1 Gal.	Sporobolus heterolepsis	Prairie Dropseed
Perennials/Groundcovers				
HRR	6	1 Gal.	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily
Materials				
-	3	C.Y.	-	Soil Amendments
-	8	C.Y.	-	Shredded Hardwood Mulch
-	20	L.F.	-	Fencing (6' high, board-on-board)

UNIT 480 - END UNIT - 10' PLANTING BED DEPTH SCHEDULE "B"

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Fastigiate Evergreen Trees				
TOT10	4	10' high	Thuja occidentalis 'Techny'	Mission Arborvitae
Ornamental Trees				
CM8	1	8' high	Cornus mas	Cornelian Cherry
MST	1	5' high	Malus sargentii 'Tina'	Tina Sargent Flowering Crabapple
Evergreen Shrubs				
BGG	4	30" wide	Buxus x 'Green Gem'	Green Gem Boxwood
EFS	5	30" wide	Euonymus fortunei 'Sarcoxie'	Sarcoxie Euonymus
TME	4	30" wide	Taxus x media 'Everlow'	Everlow Yew
Medium - Large Deciduous Shrubs				
CSI	1	30" high	Cornus sericea 'Allemans Dwarf'	Allemans Dwarf Redoseir Dogwood
FG	6	7 Gal./36"	Fothergilla gardenii	Dwarf Fothergilla
FOS	1	48" high	Forsythia ovata 'Sunrise'	Sunrise Early Forsythia
VC	5	7 Gal./36"	Viburnum carlesii	Koreanspice Viburnum
Small Deciduous Shrubs				
RAGM	3	5 Gal./24"	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant
RDP	14	5 Gal./24"	Rosa x 'Oso Easy, Double Pink'	Double Pink Oso Easy Rose
SAW	4	5 Gal./24"	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spirea
WSW	11	5 Gal./24"	Weigela florida 'Spilled Wine'	Midnight Wide Weigela
Ornamental Grasses				
PAH3	3	3 Gal.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
PAH	6	1 Gal.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
PVN3	1	3 Gal.	Panicum virgatum 'Northwind'	Northwind Switch Grass
SH	7	1 Gal.	Sporobolus heterolepsis	Prairie Dropseed
Perennials/Groundcovers				
ABI	8	1 Gal.	Amsonia x 'Blue Ice'	Blue Ice Blue Star
Materials				
-	3	C.Y.	-	Soil Amendments
-	8	C.Y.	-	Shredded Hardwood Mulch
-	20	L.F.	-	Fencing (6' high, board-on-board)



TYPICAL FOUNDATION PLANTING PLAN:
UNIT 480 - INTERIOR UNIT

SCALE: 1" = 10'-0"

UNIT 480 - INTERIOR UNIT SCHEDULE "A"

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Evergreen Shrubs				
BGG	4	30" wide	Buxus x 'Green Gem'	Green Gem Boxwood
Medium - Large Deciduous Shrubs				
CSI	1	30" high	Cornus sericea 'Allemans Dwarf'	Allemans Dwarf Redoseir Dogwood
HAA	2	7 Gal./36"	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea
Small Deciduous Shrubs				
RAGM	3	5 Gal./24"	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant
WSW	6	5 Gal./24"	Weigela florida 'Spilled Wine'	Midnight Wide Weigela
Perennials/Groundcover				
HRR	6	1 Gal.	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily
SK	10	1 Qt.	Sedum kamtschaticum	Russian Stonecrop
Materials				
-	1		-	Soil Amendments
-	3		-	Shredded Hardwood Mulch
-	20	L.F.	-	Fencing (6' high, board-on-board)

UNIT 480 - INTERIOR UNIT SCHEDULE "B"

CODE	QTY		BOTANIC NAME	COMMON NAME
Evergreen Shrubs				
BGG	4	30" wide	Buxus x 'Green Gem'	Green Gem Boxwood
Medium - Large Deciduous Shrubs				
CSI	1	30" high	Cornus sericea 'Allemans Dwarf'	Allemans Dwarf Redoseir Dogwood
HAA	2	7 Gal./36"	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea
Small Deciduous Shrubs				
DLKR	6	5 Gal./24"	Diervilla x splendens 'Kodiak Red'	Kodiak Red Bush Honeysuckle
RAGM	3	5 Gal./24"	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant
Perennials/Groundcover				
ABI	6	1 Gal.	Amsonia x 'Blue Ice'	Blue Ice Blue Star
ARBG	10	1 Qt.	Ajuga reptans 'Burgundy Glow'	Burgundy Glow Bugleweed
Materials				
-	1	C.Y.	-	Soil Amendments
-	3	C.Y.	-	Shredded Hardwood Mulch
-	20	L.F.	-	Fencing (6' high, board-on-board)

NOTE!
"A" = FRONT ORIENTATION FACES SOUTH OR WEST | "B" = FRONT ORIENTATION FACES NORTH OR EAST

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

MARCH 2, 2026

REVISIONS

1.	4/10/26 PER VILLAGE COMMENTS (MEMORANDUM, APRIL 3, 2026)
2.	
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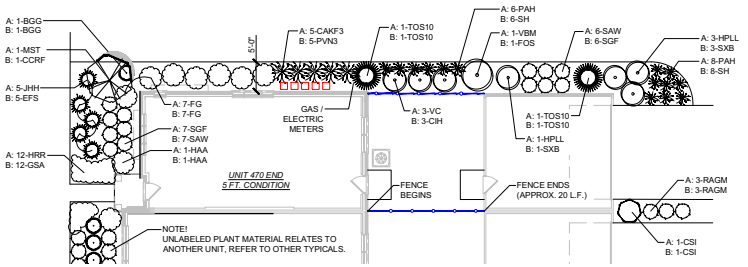
PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

FINAL LANDSCAPE PLAN
- FOUNDATION PLANTING PLANS
ROWHOMES (UNIT 480)

SHEET NUMBER

L2.4



TYPICAL FOUNDATION PLANTING PLAN:
UNIT 470 - END UNIT - 5' PLANTING BED DEPTH

SCALE: 1" = 10'-0"

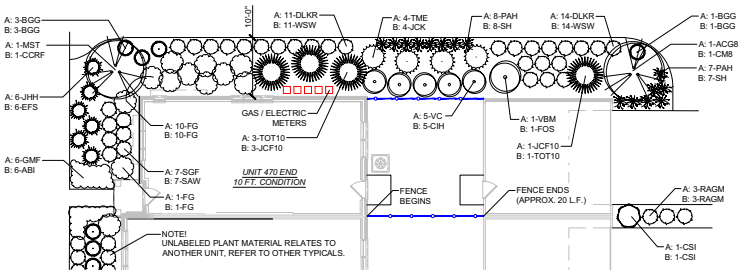
0 5' 10' 20'

UNIT 470 - END UNIT - 5' PLANTING BED DEPTH
SCHEDULE "A"

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Fastigiate Evergreen Trees				
TOS10	2	10' high	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae
Ornamental Trees				
MST	1	5' high	Malus sargentii 'Tina'	Tina Sargent Flowering Crabapple
Evergreen Shrubs				
BGG	1	30" wide	Buxus x 'Green Gem'	Green Gem Boxwood
JHH	5	30" wide	Juniperus horizontalis 'Hughes'	Hughes Juniper
Medium - Large Deciduous Shrubs				
CSI	1	30" high	Cornus sericea 'Allemans Dwarf'	Allemans Dwarf Redosier Dogwood
FG	7	7 Gal./36"	Fothergilla gardenii	Dwarf Fothergilla
HAA	1	7 Gal./36"	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea
HPLL	4	7 Gal./36"	Hydrangea paniculata 'Little Limelight'	Little Limelight Panicle Hydrangea
SXB	3	7 Gal./36"	Syringa x 'Bloomerang'	Bloomerang Lilac
VBM	1	48" high	Viburnum burkwoodii 'Mohawk'	Mohawk Burkwood Viburnum
VC	3	7 Gal./36"	Viburnum carlesii	Koreanspice Viburnum
Small Deciduous Shrubs				
RAGM	3	5 Gal./24"	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant
SAW	6	5 Gal./24"	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spirea
SGF	7	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Spirea
Ornamental Grasses				
CAKF3	5	3 Gal.	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
PAH	14	1 Gal.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
Perennials/Groundcovers				
HRR	12	1 Gal.	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily
Materials				
-	2	C.Y.	-	Soil Amendments
-	6	C.Y.	-	Shredded Hardwood Mulch
-	20	L.F.	-	Fencing *(6' high, board-on-board)*

UNIT 470 - END UNIT - 5' PLANTING BED DEPTH
SCHEDULE "B"

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Fastigiate Evergreen Trees				
TOS10	2	10' high	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae
Ornamental Trees				
CCRF	1	6' high	Cercis canadensis 'Ruby Falls'	Rubby Falls Redbud
Evergreen Shrubs				
BGG	1	30" wide	Buxus x 'Green Gem'	Green Gem Boxwood
EFS	5	30" wide	Euonymus fortunei 'Sarcoxie'	Sarcoxie Euonymus
Medium - Large Deciduous Shrubs				
CSI	1	30" high	Cornus sericea 'Allemans Dwarf'	Allemans Dwarf Redosier Dogwood
CIH	3	7 Gal./36"	Cornus alba 'Ivory Halo'	Ivory Halo Tatarian Dogwood
FG	7	7 Gal./36"	Fothergilla gardenii	Dwarf Fothergilla
FOS	1	48" high	Forsythia ovata 'Sunrise'	Sunrise Early Forsythia
HAA	1	7 Gal./36"	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea
SXB	1	7 Gal./36"	Syringa x 'Bloomerang'	Bloomerang Lilac
Small Deciduous Shrubs				
RAGM	3	5 Gal./24"	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant
SAW	7	5 Gal./24"	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spirea
SGF	6	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Spirea
Ornamental Grasses				
PVN3	5	3 Gal.	Panicum virgatum 'Northwind'	Northwind Switch Grass
SH	14	1 Gal.	Sporobolus heterolepsis	Prairie Dropseed
Perennials/Groundcovers				
GSA	12	1 Gal.	Geranium sanguineum 'Album'	Album Cranesbill
Materials				
-	2	C.Y.	-	Soil Amendments
-	6	C.Y.	-	Shredded Hardwood Mulch
-	20	L.F.	-	Fencing *(6' high, board-on-board)*



TYPICAL FOUNDATION PLANTING PLAN:
UNIT 470 - END UNIT - 10' BED DEPTH

SCALE: 1" = 10'-0"

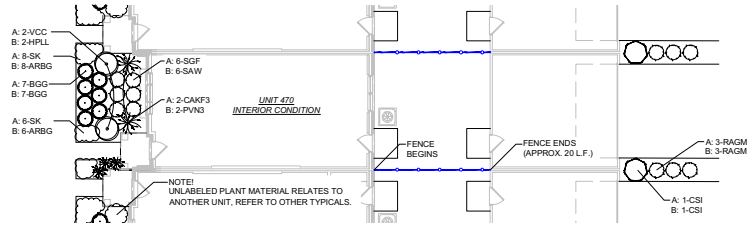
0 5' 10' 20'

UNIT 470 - END UNIT - 10' PLANTING BED DEPTH
SCHEDULE "A"

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Fastigiate Evergreen Trees				
JCF10	1	10' high	Juniperus chinensis 'Fairview'	Fairview Juniper
TOT10	3	10' high	Thuja occidentalis 'Techny'	Mission Arborvitae
Ornamental Trees				
ACG8	1	8' high	Amelanchier canadensis 'Glennform'	Rainbow Filler Shadblow Serviceberry
MST	1	5' high	Malus sargentii 'Tina'	Tina Sargent Flowering Crabapple
Evergreen Shrubs				
BGG	4	30" wide	Buxus x 'Green Gem'	Green Gem Boxwood
JHH	6	30" wide	Juniperus horizontalis 'Hughes'	Hughes Juniper
TME	4	30" wide	Taxus x media 'Everlow'	Everlow Yew
Medium - Large Deciduous Shrubs				
CSI	1	30" high	Cornus sericea 'Allemans Dwarf'	Allemans Dwarf Redosier Dogwood
FG	11	7 Gal./36"	Fothergilla gardenii	Dwarf Fothergilla
VBM	1	48" high	Viburnum burkwoodii 'Mohawk'	Mohawk Burkwood Viburnum
VC	5	7 Gal./36"	Viburnum carlesii	Koreanspice Viburnum
Small Deciduous Shrubs				
DLKR	25	5 Gal./24"	Diervilla x splendens 'Kodiak Red'	Kodiak Red Bush Honeysuckle
RAGM	3	5 Gal./24"	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant
SGF	7	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Spirea
Ornamental Grasses				
PAH	15	1 Gal.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
Perennials/Groundcovers				
GMF	6	1 Gal.	Geranium sanguineum 'Max Frei'	Max Frei Cranesbill
Materials				
-	3	C.Y.	-	Soil Amendments
-	9	C.Y.	-	Shredded Hardwood Mulch
-	20	L.F.	-	Fencing *(6' high, board-on-board)*

UNIT 470 - END UNIT - 10' PLANTING BED DEPTH
SCHEDULE "B"

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Fastigiate Evergreen Trees				
JCF10	3	10' high	Juniperus chinensis 'Fairview'	Fairview Juniper
TOT10	1	10' high	Thuja occidentalis 'Techny'	Mission Arborvitae
Ornamental Trees				
CCRF	1	6' high	Cercis canadensis 'Ruby Falls'	Rubby Falls Redbud
CM8	1	8' high	Cornus mas	Cornelian Cherry
Evergreen Shrubs				
BGG	4	30" wide	Buxus x 'Green Gem'	Green Gem Boxwood
EFS	6	30" wide	Euonymus fortunei 'Sarcoxie'	Sarcoxie Euonymus
JCK	4	30" wide	Juniperus chinensis 'Kallay'	Kallay Compact Chinese Juniper
Medium - Large Deciduous Shrubs				
CIH	5	7 Gal./36"	Cornus alba 'Ivory Halo'	Ivory Halo Tatarian Dogwood
CSI	1	30" high	Cornus sericea 'Allemans Dwarf'	Allemans Dwarf Redosier Dogwood
FG	11	7 Gal./36"	Fothergilla gardenii	Dwarf Fothergilla
FOS	1	48" high	Forsythia ovata 'Sunrise'	Sunrise Early Forsythia
Small Deciduous Shrubs				
RAGM	3	5 Gal./24"	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant
SAW	7	5 Gal./24"	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spirea
WSW	25	5 Gal./24"	Weigela florida 'Spilled Wine'	Midnight Wide Weigela
Ornamental Grasses				
SH	15	1 Gal.	Sporobolus heterolepsis	Prairie Dropseed
Perennials/Groundcovers				
ABI	8	1 Gal.	Amsonia x 'Blue Ice'	Blue Ice Blue Star
Materials				
-	3	C.Y.	-	Soil Amendments
-	9	C.Y.	-	Shredded Hardwood Mulch
-	20	L.F.	-	Fencing *(6' high, board-on-board)*



TYPICAL FOUNDATION PLANTING PLAN:
UNIT 470 - INTERIOR UNIT

SCALE: 1" = 10'-0"

0 5' 10' 20'

UNIT 470 - INTERIOR UNIT
SCHEDULE "A"

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Evergreen Shrubs				
BGG	7	30" wide	Buxus x 'Green Gem'	Green Gem Boxwood
Medium - Large Deciduous Shrubs				
CSI	1	30" high	Cornus sericea 'Allemans Dwarf'	Allemans Dwarf Redosier Dogwood
VCC	2	7 Gal./36"	Viburnum carlesii 'Compactum'	Dwarf Koreanspice Viburnum
Small Deciduous Shrubs				
RAGM	3	5 Gal./24"	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant
SGF	6	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Spirea
Ornamental Grasses				
CAKF3	2	3 Gal.	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
Perennials/Groundcovers				
SK	13	1 Qt.	Sedum kamtschaticum	Russian Stonecrop
Materials				
-	1	C.Y.	-	Soil Amendments
-	3	C.Y.	-	Shredded Hardwood Mulch
-	20	L.F.	-	Fencing *(6' high, board-on-board)*

UNIT 470 - INTERIOR UNIT
SCHEDULE "B"

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Evergreen Shrubs				
BGG	7	30" wide	Buxus x 'Green Gem'	Green Gem Boxwood
Medium - Large Deciduous Shrubs				
CSI	1	30" high	Cornus sericea 'Allemans Dwarf'	Allemans Dwarf Redosier Dogwood
HPLL	2	7 Gal./36"	Hydrangea paniculata 'Little Limelight'	Little Limelight Panicle Hydrangea
Small Deciduous Shrubs				
RAGM	3	5 Gal./24"	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant
SAW	6	5 Gal./24"	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spirea
Ornamental Grasses				
PVN3	2	3 Gal.	Panicum virgatum 'Northwind'	Northwind Switch Grass
Perennials/Groundcovers				
ARBG	13	1 Qt.	Ajuga reptans 'Burgundy Glow'	Burgundy Glow Bugleweed
Materials				
-	1	C.Y.	-	Soil Amendments
-	3	C.Y.	-	Shredded Hardwood Mulch
-	20	L.F.	-	Fencing *(6' high, board-on-board)*

NOTE!
"A" = FRONT ORIENTATION FACES SOUTH OR WEST | "B" = FRONT ORIENTATION FACES NORTH OR EAST

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES
1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

MARCH 2, 2026

REVISIONS

1.	4/10/26 PER VILLAGE COMMENTS *(MEMORANDUM, APRIL 3, 2026)*
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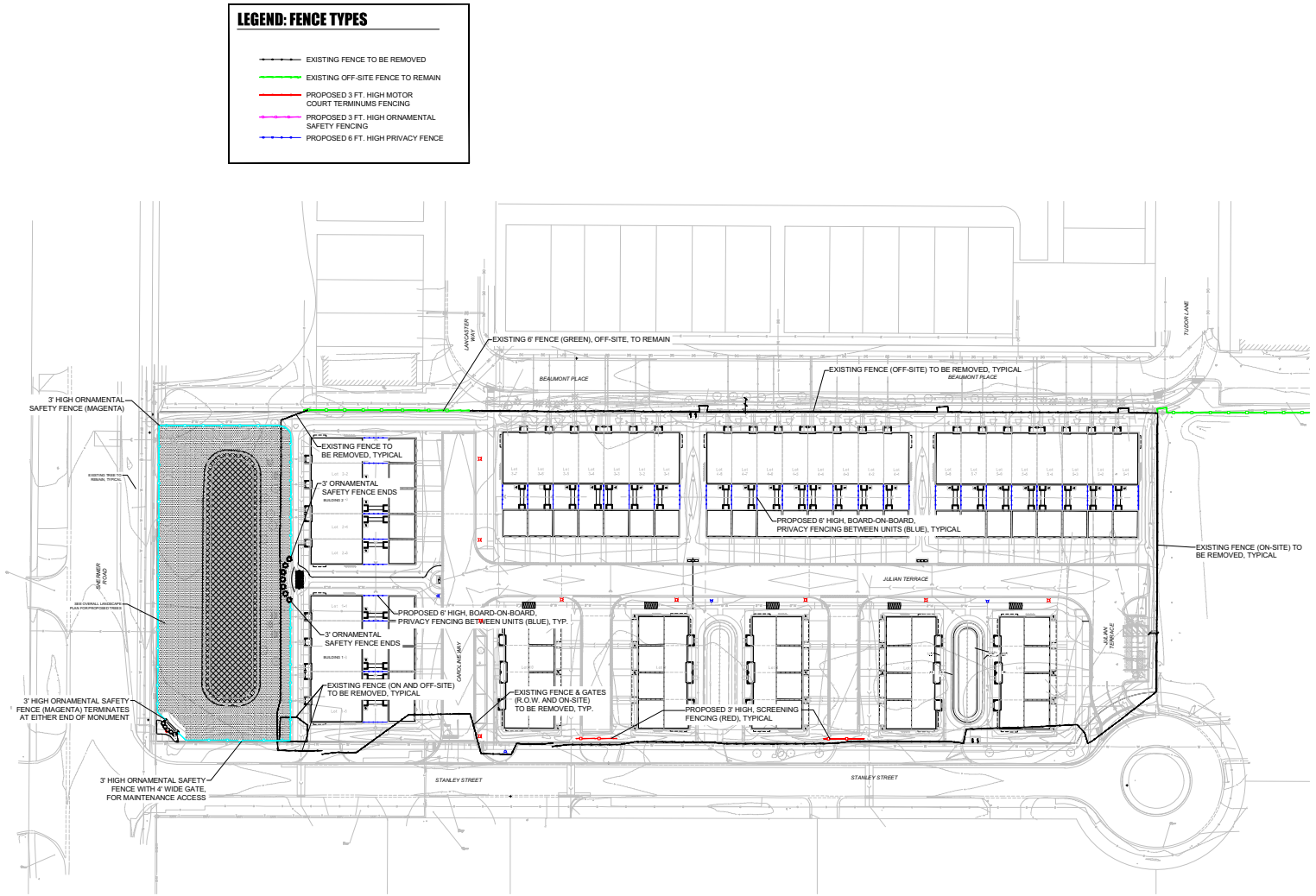
PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

FINAL LANDSCAPE PLAN
- FOUNDATION PLANTING PLANS
ROWHOMES (UNIT 470)

SHEET NUMBER

L2.5



NORTH

FENCE PLAN - PROPOSED OVERALL

SCALE: 1" = 40'-0"

0 20' 40' 80'

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

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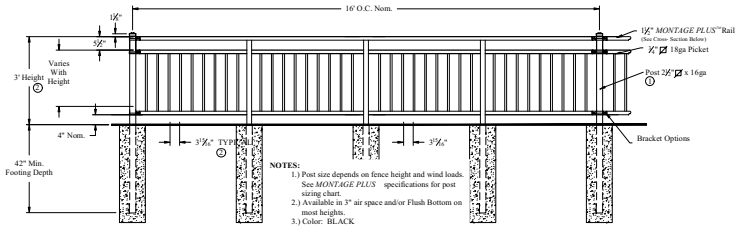
NORTHBROOK ROW
NORTHBROOK, IL

FINAL LANDSCAPE PLAN - FENCING PLAN

SHEET NUMBER

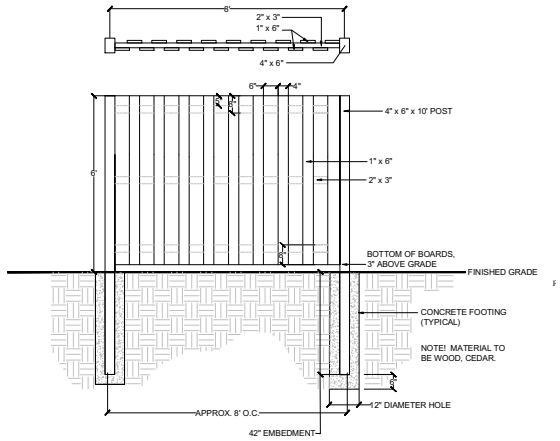
L3.1

DETAILS: SITE FEATURES - OVERALL DEVELOPMENT



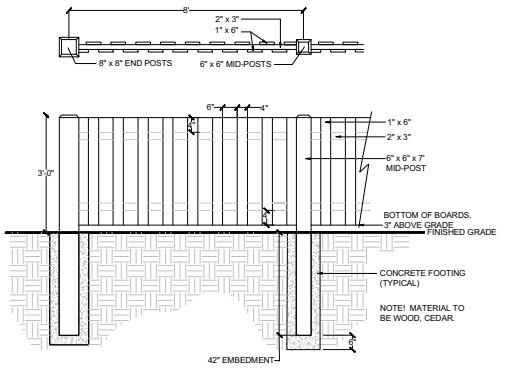
1 FENCE DETAIL: ORNAMENTAL SAFETY FENCE

SCALE: 1/2" = 1'-0"



2 FENCE DETAIL, PRIVACY FENCE FOR ROWHOME REAR YARDS

SCALE: 1/2" = 1'-0"



4 FENCE DETAIL: MOTORCOURT TERMINUS

SCALE: 1/2" = 1'-0"

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

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PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

FINAL LANDSCAPE PLAN - DETAILS: FENCING

SHEET NUMBER

L3.2

DETAILS: SITE FEATURES - OVERALL DEVELOPMENT

1 SPECIFICATION: BICYCLE RACK

SHALL BE:

- NAME: ORION SQUARE RACK
- MODEL #: ORNS-2-SF-P
- MATERIAL: POWDER COATED STEEL
- COLOR: BLACK
- DIMENSIONS: 26" L X 33" H

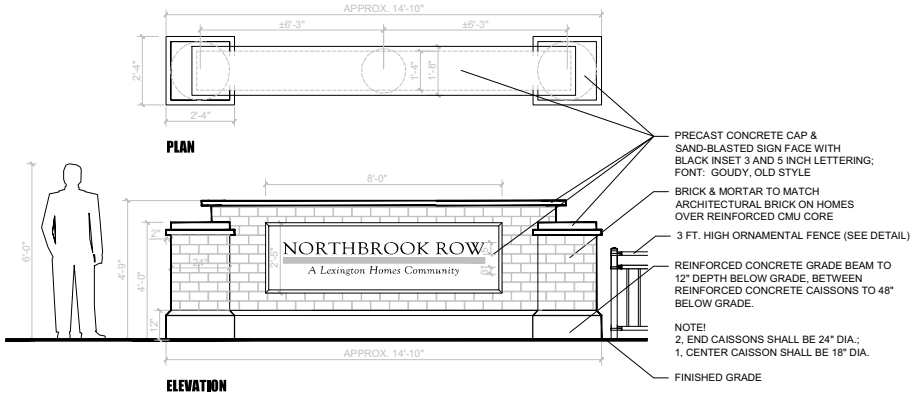
- SHALL BE SURFACE MOUNTED PER MANUFACTURER'S SPECIFICATIONS.

- AVAILABLE THRU (OR APPROVED EQUAL:
  GRABER MANUFACTURING, INC.
  THOMAS STEELE, MADRAX
  CONTACT: LARRY SEIPLE
  LSEIPLE@MADRAX.COM



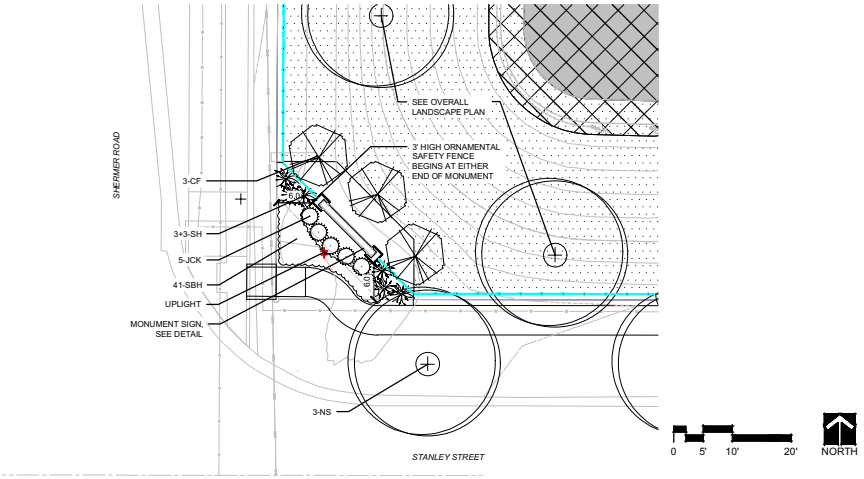
2 DETAIL: ENTRY MONUMENT

SCALE: 1/2" = 1'-0"



3 DETAIL: ENTRY MONUMENT LANDSCAPE PLAN

SCALE: 1" = 10'-0"



dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

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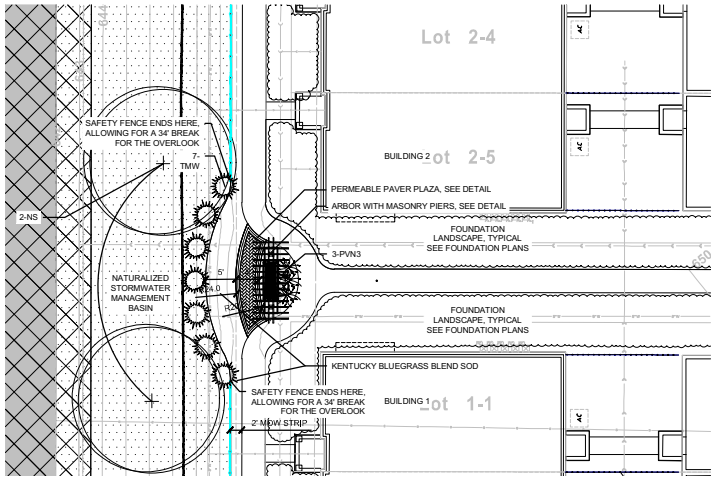
NORTHBROOK ROW
NORTHBROOK, IL

FINAL LANDSCAPE PLAN - DETAILS: BICYCLE RACK & ENTRY MONUMENT

SHEET NUMBER

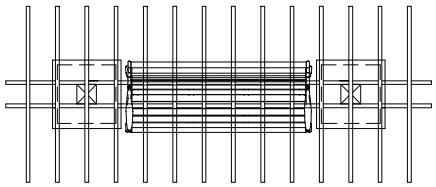
L3.3

DETAILS: SITE FEATURES - AMENITY AREA, OVERLOOK

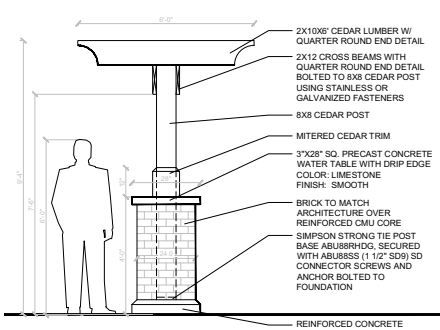


1 DETAIL: OVERLOOK LANDSCAPE PLAN
SCALE: 1" = 10'-0"

0 5' 10' 20' NORTH



PLAN



2 DETAIL: ARBOR WITH MASONRY PIERS
SCALE: 1/2" = 1'-0"

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

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1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

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PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

FINAL LANDSCAPE PLAN - DETAILS: OVERLOOK

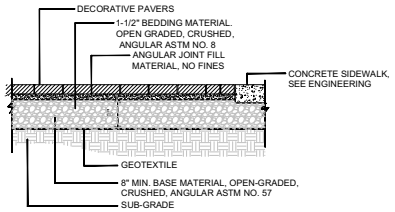
SHEET NUMBER

L3.4

DETAILS: SITE FEATURES - AMENITY AREA, OVERLOOK

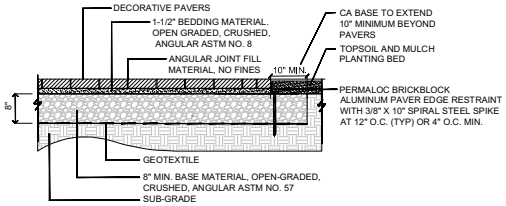
1 DETAIL: PAVER PLAZA, PAVERS ABUTTING SIDEWALKS

NOT TO SCALE



2 DETAIL: PAVER PLAZA, PAVERS ALONG LANDSCAPED AREAS

NOT TO SCALE



3 SPECIFICATION: DECORATIVE PAVING

SHALL BE:

OVERLOOK PLAZA PAVERS:
- MANUFACTURER: UNILOCK
- PAVER TYPE: TOWN HALL (PERMEABLE)
- SIZE: LARGE RECTANGLE (3 7/8" X 9 7/8" X 2 3/4"
- COLOR: BASALT
- PATTERN: HERRINGBONE WITH DOUBLE ROW RUNNING BOND EDGE

PAVER JOINT SAND SHALL BE:

- GATORMAXX POLYMERIC SAND
- COLOR: SLATE GREY

PAVER SEALER SHALL BE:

- SUREBOND 8700
- COLOR: CLEAR, MATTE FINISH
- NOTE: POST-INSTALLATION, APPLY SEALER TO DEEPEN COLOR OF FEATURE PAVERS. EVERY 5-10 YEARS (OR AS NEEDED). LIGHTLY PRESSURE WASH FEATURE PAVERS AND RE-APPLY SEALER.

- SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS

- AVAILABLE THRU:
  UNILOCK CHICAGO
  CONTACT:
  TIM WOELKE
  TEL: (630) 330-5578
  EMAIL: TIM.WOELKE@UNILOCK COM



COLOR: BASALT
(UNILOCK, TOWN HALL)

4 SPECIFICATION: SEATING BENCH

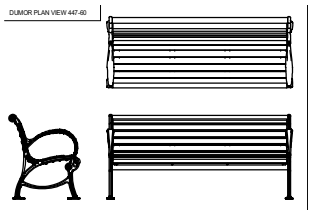
NOT TO SCALE

SHALL BE:

- NAME: DUMOR
- MODEL: 447-60D, 6' LONG (SURFACE-MOUNT)
- MATERIAL: CAST ALUMINUM
- COLOR: BLACK / DOUGLAS FIR SEAT

- INSTALL: PER MANUFACTURER'S SPECIFICATIONS

- AVAILABLE THRU (OR APPROVED EQUAL):
  NUTOYS LEISURE PRODUCTS
  LA GRANGE, IL
  CONTACT:
  RICK BIETERMAN @ TEL (708) 579-9055





INSPIRATION IMAGE

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES
1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

MARCH 2, 2026

REVISIONS

1.	4/10/26 PER VILLAGE COMMENTS *(MEMORANDUM, APRIL 3, 2026)*
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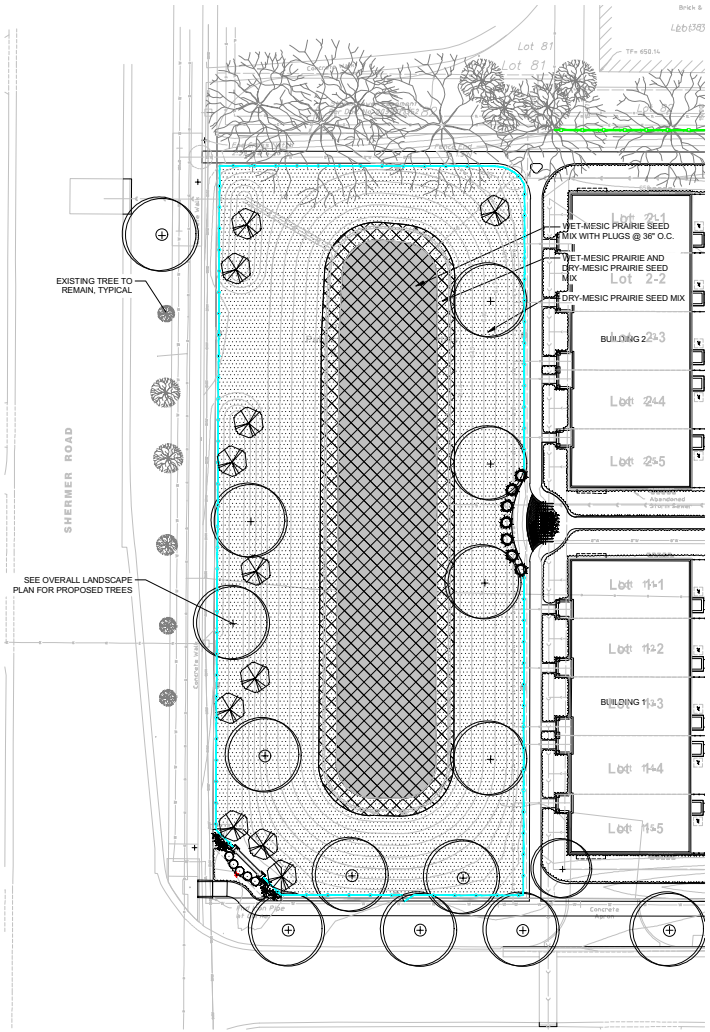
PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

FINAL LANDSCAPE PLAN - DETAILS: OVERLOOK, PAVER PLAZA

SHEET NUMBER

L3.5

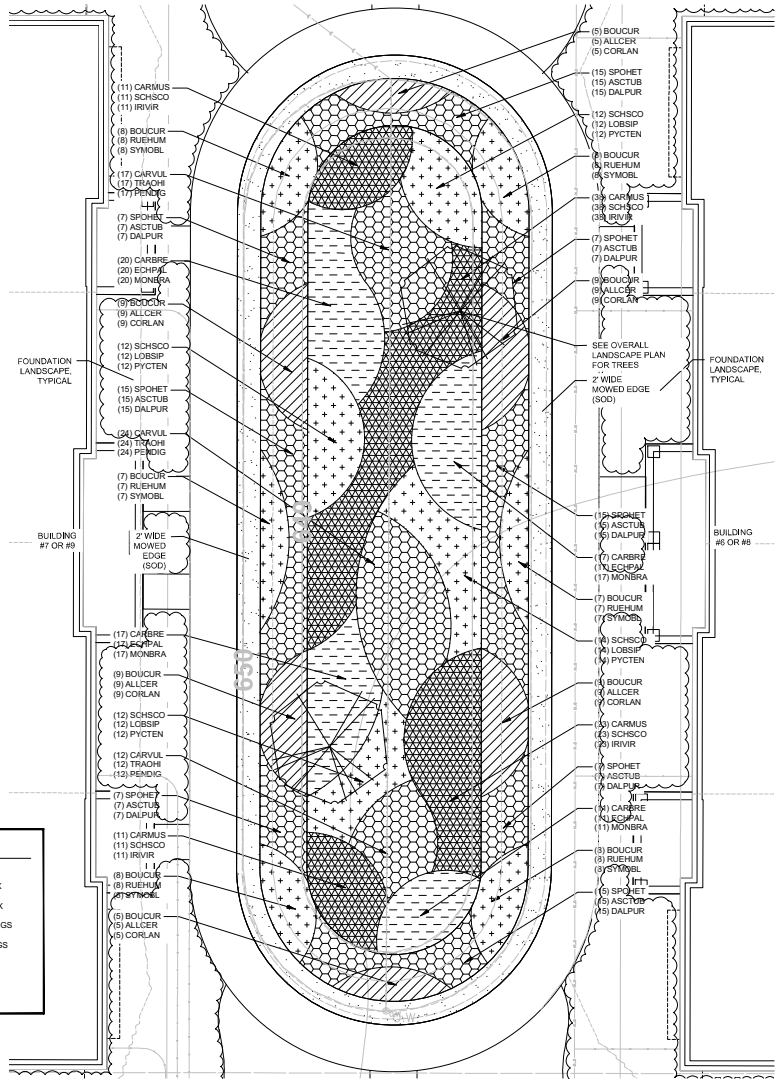


1 **DETAIL: STORMWATER MANAGEMENT BASIN LANDSCAPE PLAN - WEST**
SCALE: 1" = 20'-0"

0 10' 20' 40' NORTH

LEGEND:

- DRY-MESIC PRAIRIE SEED MIX
- WET-MESIC PRAIRIE SEED MIX
- WET PRAIRIE-EMERGENT PLUGS
- BIOINFILTRATION PLANT PLUGS



2 **DETAIL: BIOINFILTRATION AREA LANDSCAPE PLAN (TYPICAL PEDESTRIAN COURTYARD AREA)**
SCALE: 1" = 10'-0"

0 5' 10' 20' NORTH

Prepared by:
INDIGO ECOLOGICAL DESIGN
www.indigoecologicaldesign.com

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PROJECT NAME AND SHEET TITLE
NORTHBROOK ROW
NORTHBROOK, IL

FINAL LANDSCAPE PLAN - STORMWATER MANAGEMENT AREAS (LANDSCAPE PLANS)

SHEET NUMBER
L4.1

STORMWATER MANAGEMENT AREA (WEST BASIN)

SCHEDULE: PLANT & MATERIALS

BASIN BOTTOM: NATIVE PLUG MATRIX

Botanical Name	Common Name	Quantity	Spacing	Depth	Duration	Plant Height
Grasses, Sedges, and Rushes						
Carex muskingumensis	Palm sedge	50	36" O.C.	12"	L 12+	24-36"
Carex stricta	Tussock sedge	50	36" O.C.	12"	L 5	12-36"
Carex vulpinoidea	Brown fox sedge	50	36" O.C.	24"	ML 4	12-36"
Juncus effusus	Soft rush	50	36" O.C.	18"	L 45+	2-4'
Forbs						
Asclepias incarnata	Swamp milkweed	50	36" O.C.	18"	L 5	3-4'
Iris virginica var. shrevei	Southern blue flag iris	50	36" O.C.	12"	ML 4	3'
Liatris pycnostachya	Prairie blazing star	50	36" O.C.	18"	MS 3	2-5'
Lobelia siphilitica	Great blue lobelia	50	36" O.C.	18"	L 5	2-3'
Peltandra virginica	Arrow arum	50	36" O.C.	12"	ML 4	18-24"
Physostegia virginiana	Obedient plant	50	36" O.C.	12"	ML 4	36-48"
Pontederia cordata	Pickerelweed	50	36" O.C.	18"	ML 4	24-48"
Rudbeckia subtomentosa	Sweet coneflower	50	36" O.C.	18"	MS 3	3-5'
Sagittaria latifolia	Broadleaved arrowhead	50	36" O.C.	18"	MS 3	1-4'
Scutellaria incana	Downy skullcap	50	36" O.C.	24"	MS 3	2-3'
		700				

BASIN BOTTOM & SIDE SLOPES: WET-MESIC PRAIRIE SEED MIX

Scientific name	Common Name	Oz./Acre	lbs./Acre
Grasses & Sedges:			
Carex bicknellii	Copper shouldered sedge	3.7	
Carex scoparia	Broom oval sedge	1.6	
Carex vulpinoidea	Brown fox sedge	1.0	
Glyceria striata	Fowl mana grass	1.8	
Juncus torreyi	Torrey's rush	0.05	
Panicum virgatum	Switch grass	5.8	
Schizachyrium scoparium	Little bluestem	44.6	
Scheonoplectus pungens	Chairmaker's Bulrush	4.1	
Scheonoplectus tabernaemontani	Soft-stemmed Bulrush	2.1	
Total Grasses		**64.8**	**4.0**
Forbs:			
Asclepias incarnata	Swamp milkweed	17.3	
Echinacea purpurea	Purple coneflower	11.9	
Liatris spicata	Marsh Blazing Star	16.3	
Lobelia cardinalis	Cardinal flower	0.1	
Lobelia siphilitica	Great Blue Lobelia	0.2	
Monarda fistulosa	Wild bergamot	1.3	
Penstemon digitalis	Foxglove Beard tongue	0.6	
Physostegia virginiana	Obedient plant	2.1	
Ratibida pinnata	Yellow coneflower	3.1	
Rudbeckia hirta	Black eyed Susan	1.7	
Rudbeckia subtomentosa	Sweet black-eyed Susan	1.7	
Silphium terebinthinaceum	Prairie Dock	13.1	
Symphyotrichum novae-angliae	New England aster	1.0	
Tradescantia ohiensis	Spiderwort	19.6	
Veronia missurica	Missouri Ironweed	2.4	
Veronicastrum virginicum	Culver's Root	0.1	
Zizia aurea	Golden Alexanders	4.4	
Total Forbs		**90.0**	**5.6**
Total Grasses, Sedges, & Forbs		**154.7**	**9.7**
Temporary Cover Crop:			
Avena sativa	Common oats	**240.0**	**15.0**
Elymus canadensis	Canada wild rye	**16.0**	**1.0**
Elymus virginicus	Virginia wild rye	**16.0**	**1.0**

BASIN BOTTOM & SIDE SLOPES: DRY-MESIC PRAIRIE SEED MIX

Scientific name	Common Name	Oz./Acre	lbs./Acre
Grasses:			
Boutelaua curtipendula	Side oats grama	43.6	
Carex bicknellii	Copper shouldered sedge	9.7	
Danthonia spicata	Poverty oat grass	5.2	
Schizachyrium scoparium	Little bluestem	38.6	
Sporobolus heterolepis	Prairie dropseed	22.4	
Total Grasses		**119.5**	**7.5**
Forbs:			
Allium cernuum	Nodding Onion	6.5	
Asclepias tuberosa	Butterfly weed	29.9	
Coreopsis palmata	Stiff coreopsis	6.6	
Dalea purpurea	Purple prairie clover	4.6	
Echinacea pallida	Pale purple coneflower	15.7	
Echinacea purpurea	Purple coneflower	8.7	
Liatris aspera	Button blazing star	8.0	
Monarda fistulosa	Wild bergamot	1.0	
Oligoneuron rigidum	Stiff Goldenrod	1.9	
Parthenium integrifolium	Wild Quinine	5.2	
Penstemon digitalis	Foxglove Beard tongue	0.4	
Pycnanthemum tenuifolium	Slender mountain mint	0.2	
Rudbeckia hirta	Black-eyed Susan	1.7	
Ratibida pinnata	Yellow coneflower	2.1	
Rudbeckia subtomentosa	Sweet black-eyed Susan	1.1	
Symphyotrichum oblongifolium	Aromatic Aster	0.7	
Tradescantia ohiensis	Spiderwort	16.5	
Verbena stricta	Hoary vervain	2.5	
Total Forbs		**113.3**	**7.1**
Total All Species		**232.8**	**14.6**
Temporary Cover Crop:			
Avena sativa	Common oats	**320.0**	**20.0**
Elymus canadensis	Canada wild rye	**24.0**	**1.5**

STORMWATER MANAGEMENT AREA (BIOINFILTRATION BASINS)

SCHEDULE: PLANT & MATERIALS

BASIN BOTTOM: NATIVE PLUG MATRIX

Symbol	Botanical Name	Common Name	Quantity	Spacing	Size	Depth	Duration	Plant Height	Location
Grasses, Sedges, and Rushes									
BOUCUR	*Boutelaua curtipendula*	Sideoats grama	184	15" O.C.	2" wide x 5" deep plug	6"	S 2	18-30"	side slopes, not bottom
CARBRE	*Carex brevior*	Shortbeak sedge	130	15" O.C.	2" wide x 5" deep plug	12"	S 2	18-24"	bottom
CARMUS	*Carex muskingumensis*	Palm sedge	166	15" O.C.	2" wide x 5" deep plug	12"	L 12+	24-36"	bottom
CARVUL	*Carex vulpinoidea*	Brown fox sedge	106	15" O.C.	2" wide x 5" deep plug	24"	ML 4	12-36"	bottom
SCHSCO	*Schizachyrium scoparium*	Little bluestem	266	15" O.C.	2" wide x 5" deep plug	12"	S 2	24-36"	bottom
SPOHET	*Sporobolus heterolepis*	Prairie dropseed	176	15" O.C.	2" wide x 5" deep plug	6"	S 2	24-36"	side slopes, not bottom
Forbs									
ALLCER	*Allium cernuum*	Nodding onion	92	15" O.C.	2" wide x 5" deep plug			12-18"	throughout
ASCTUB	*Asclepias tuberosa*	Butterflyweed	176	15" O.C.	2" wide x 5" deep plug	12"	S 1	12-30"	side slopes, not bottom
CORLAN	*Coreopsis lanceolata*	Lanceleaf coreopsis	92	15" O.C.	2" wide x 5" deep plug	6"	S 2	12-24"	throughout
DALPUR	*Dalea purpurea*	Purple prairie clover	176	15" O.C.	2" wide x 5" deep plug	6"	S1	12-36"	side slopes, not bottom
ECHPAL	*Echinacea pallida*	Pale purple coneflower	130	15" O.C.	2" wide x 5" deep plug	12"	S 2	24-36"	side slopes, not bottom
IRIVIR	*Iris virginica var. shrevei*	Southern Blue Flag Iris	166	15" O.C.	2" wide x 5" deep plug	12"	ML 4	12-36"	bottom
LOBSIP	*Lobelia siphilitica*	Great Blue Lobelia	100	15" O.C.	2" wide x 5" deep plug	18"	L 5	24-36"	bottom
MONBRA	*Monarda bradburiana*	Bee balm	130	15" O.C.	2" wide x 5" deep plug	12"	S 2	12-24"	throughout
PENDIG	*Penstemon digitalis*	Foxglove beard tongue	106	15" O.C.	2" wide x 5" deep plug	12"	S 2	3-4'	bottom
PYCTEN	*Pycnanthemum tenuifolium*	Slender mountain mint	100	15" O.C.	2" wide x 5" deep plug	12"	S 2	24"	bottom
RUEHUM	*Ruellia humilis*	Wild petunia	92	15" O.C.	2" wide x 5" deep plug			12"	side slopes, not bottom
SYMOBL	*Symphyotrichum oblongifolium*	Aromatic aster	92	15" O.C.	2" wide x 5" deep plug	6"	S 1	18-24"	side slopes, not bottom
TRAOHI	*Tradescantia ohiensis*	Ohio spiderwort	106	15" O.C.	2" wide x 5" deep plug	12"	S 2	24-36"	bottom
		TOTAL	2586						

EROSION CONTROL BLANKET

NORTH AMERICAN GREEN, BIONET S75 BN *(OR APPROVED EQUAL)*

NOTE!
ALL AREAS RECEIVING NATIVE SEED SHALL BE INSTALLED WITH AN EROSION CONTROL BLANKET.

MATERIAL SOURCES

NATIVE PLANTS

STANTEC *(OR APPROVED EQUAL)*
TEL (574) 586-2412
NUSERYSALES@STANTEC.COM
WWW.STANTEC.COM/NURSERY

EROSION CONTROL BLANKET

NORTH AMERICAN GREEN *(OR APPROVED EQUAL)*
TEL (800) 772-2040

WWW.NAGREEN.COM

NOTES - INSTALLATION OF NATIVE PLANTINGS

CONTRACTOR QUALIFICATIONS:
ALL WORK SHALL BE PERFORMED BY A NATURAL AREAS CONTRACTOR WITH AT LEAST SEVEN (7) YEARS OF DOCUMENTED EXPERIENCE IN PLANTING OF NATIVE SPECIES, NATURAL AREAS MANAGEMENT, MONITORING, AND REPORTING FOR THE PURPOSES OF ECOLOGICAL RESTORATION.

SITE PREPARATION:
SOIL - PRIOR TO PLANTING, SPREAD A MINIMUM OF EIGHT INCHES (8") / UP TO TWELVE INCHES (12") DEPTH OF QUALITY TOPSOIL WITHIN THE BOTTOM OF EACH BASIN AND FOR ALL BASIN SIDE SLOPES. TOPSOIL SHALL CONTAIN A MINIMUM OF 4% ORGANIC MATERIAL AS DOCUMENTED BY RECENT SOIL TESTING RESULTS, SOIL TESTING TO BE PROVIDED BY THE CONTRACTOR. ENSURE ALL GRADES AFTER SOIL PLACEMENT ARE PER THE ENGINEERING PLANS. NO ROCKS, SOD, CLODS, OR OTHER DEBRIS IN EXCESS OF TWO INCHES (2") IN ANY DIMENSION SHALL BE ALLOWED.

WATER LEVEL - ENSURE THAT ALL RESTRICTORS, FILTERS, OR OTHER TEMPORARY STORMWATER SYSTEM MODIFICATIONS IMPLEMENTED DURING CONSTRUCTION HAVE BEEN REMOVED AND THAT WATER LEVELS ARE ESTABLISHED AT THEIR PERMANENT HEIGHTS PRIOR TO SEEDING/PLANTING. CONTRACTOR IS RESPONSIBLE FOR DEWATERING AS NEEDED PRIOR TO SEEDING/PLANTING.

HERBACEOUS CLEARING - IF ANY VEGETATION HAS BECOME ESTABLISHED IN THE BASIN PRIOR TO SEEDING/PLANTING, APPLY A NON-SELECTIVE SYSTEMIC HERBICIDE WITH LOW RESIDUAL PROPERTIES APPROXIMATELY TWO (2) WEEKS BEFORE SEED/PLANT INSTALLATION. HERBICIDE APPLICATIONS IN OR ADJACENT TO SHORELINES OR OPEN WATER SHALL UTILIZE AN HERBICIDE APPROVED FOR AQUATIC USE. REMOVE ANY BIOMASS, LITTER, AND DEBRIS FROM THE SITE PRIOR TO SEED INSTALLATION. SCARIFY SOIL TO ENSURE GOOD SEED-TO-SOIL CONTACT.

SEEDING & PLANTING:
MATERIALS - NATIVE SEED MATERIAL SHALL BE PURCHASED FROM SOURCES SPECIALIZING IN NATIVE SPECIES AND LOCATED WITHIN 200 MILES OF THE PROJECT SITE.

SEED - ALL NATIVE SEED SHALL BE PROVIDED ON A PURE LIVE SEED (PLS) BASIS. ACTUAL SEED AMOUNTS USED ON THE PROJECT WILL VARY WITH THE ACTUAL PERCENT OF PLS IN THE SEED LOT. SEED CONTAINING NOXIOUS WEEDS IS NOT ACCEPTABLE. SEED CONTAINING WEED SEED IN EXCESS OF 0.5% IS NOT ACCEPTABLE. "BEARDED" FORB SPECIES (EX. ASTER, SOLIDAGO, LIATRIS, ETC.) SHALL BE PROVIDED AS DE-HULLED SEED. ALL SEED SHALL BE FURNISHED IN SEALED CONTAINERS; SEED THAT HAS BECOME WET (UNLESS AS A RESULT OF STRATIFICATION), MOLDY, OR OTHERWISE DAMAGED IN TRANSIT OR STORAGE IS NOT ACCEPTABLE. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IMMEDIATELY UPON SEEDING COMPLETION.

TIMING & MAINTENANCE - SEEDING: (SPRING) MARCH 1ST - JUNE 15TH AND (FALL) SEPTEMBER 15TH - OCTOBER 31ST. BEGIN MAINTENANCE AND MONITORING ACTIVITIES IMMEDIATELY AFTER SEEDING AND CONTINUE FOR THREE (3) FULL GROWING SEASONS.

Prepared by:

INDIGO ECOLOGICAL DESIGN
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SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

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1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

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PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

FINAL LANDSCAPE PLAN
- STORMWATER MANAGEMENT AREAS (SCHEDULES & NOTES)

SHEET NUMBER

L4.2

STORMWATER MANAGEMENT AREAS: NATIVE MANAGEMENT PLAN & PERFORMANCE STANDARDS

NATIVE MANAGEMENT PLAN
FOR THE DETENTION AND BIORETENTION BASINS AT NORTHBROOK ROW
NORTHBROOK, IL

February 24, 2026

1.0 INTRODUCTION

The stormwater bioretention basins of the proposed Northbrook Row housing development are located on Shermer Road in Northbrook, Cook County, Illinois. The bioretention basin area closest to Shermer Road is roughly 0.42 acres and consists of the excavation of a basin on the west end of the development, installing an underdrain around the perimeter, and vegetating the bottom and slopes with adapted native species. Two smaller, 1,685 square foot, bioretention basin areas are located in courtyard areas between Stanley Street and Julian Terrace and consist of excavation, installing underdrain through the middle, and vegetating the bottom and slopes with adapted native species. Fostering the growth of native species will help stabilize soils with their deep roots, slow stormwater, and filter pollutants before they are carried downstream. The Village of Northbrook requires a long-term Native Management Plan documenting:

1. Responsible parties for monitoring and maintenance activities both short term and long term.
2. Identification of funding sources and levels of monitoring and maintenance activities.
3. Acceptance standards.
4. Annual reporting requirements to the Village on progress of vegetation development relative to the acceptance standards.
5. Annual inspection and monitoring activities.
6. Annual maintenance activities.

2.0 MAINTENANCE

The success of the seeded and planted areas depends on routine maintenance. This Native Management Plan recommends a method and timing of activities and identifies responsible parties. The *management will be contracted out by the Owner (Developer or HOA) to a qualified ecological* consultant. The Owner will also be responsible for funding the maintenance activities. Maintenance will include any activity necessary to meet the designated Performance Standards and then maintain the restored areas at the third-year standard (or higher) designated in this Native Management Plan.

3-Year Maintenance

For the first three years, annual maintenance of restored areas will likely consist of a combination of mowing, selective herbicide application, supplemental seeding/planting, and supplemental removal of invasive woody species. Other activities, such as debris removal within the basin may also be required. Prescribed burning, if allowed, shall become the primary method for promoting the growth of native species and controlling non-native species but is not recommended until the beginning of the fourth year following restoration. Three-year maintenance task descriptions and a proposed implementation schedule follow.

Mowing

All native herbaceous vegetation restored with seed mixes shall be mowed to a height of 8-10 inches after vegetation has reached a height of 24 inches and before non-native or invasive species go to seed. Mowing should be conducted up to two times during the first growing season and one time during the second growing season, likely in late June and/or late August. Mowing during the growing season should be conducted only as needed following the second full growing season.

Hand Pulling

The planted courtyard basins should primarily be weeded through hand pulling once per month during the first full growing season and twice during the second full growing season until native vegetation starts to fill in.

Herbicide Application

Selective herbicide application shall be limited to areas where mowing and hand pulling are not possible or is not effective. Herbicide shall be applied to target species (i.e. non-native and/or weedy species) using a hand-held wick application, whenever possible to avoid spraying native species, or by careful spot spraying. The best application period is just before flowering of targeted species. Herbicide can be applied at any time during the growing season as needed. Two herbicide trips will likely occur during the first and second growing seasons and at least one visit during the third season. Target species may include the following: *Lythrum salicaria* (Purple Loostrife), *Dipsacus sylvestris* (Common Teasel), *Phalaris arundinacea* (Reed Canary Grass), and *Typha angustifolia* (Narrow-leaved Cattail).

Supplemental Seeding or Planting

Seed or plants do not always grow as intended and remedial work is needed. Additional seed and live plant material can be installed to supplement initial seeding to cover bare areas or to out-compete invasive species. If seeded areas fail to meet performance standards for a given year, a remedial seeding/planting action plan may need to be implemented that takes into consideration the site goals and specific deficiencies causing the remedial action. Reseeding/planting should generally be completed in May-June or November-December for seed and anytime during the growing season for wet prairie or emergent plant plugs. Utilize seed mixes specified in the original landscape drawings or approved equal by the Owner's consulting ecologist.

Supplemental Watering

Watering is usually not needed for seeded areas if overseeding is completed in late fall or spring as defined above, however, it is likely needed for live plant material during the first full growing season. Supplemental watering is at the discretion of the contractor and may be used to meet the performance standards. Periodic watering during extended periods of drought will benefit plant survival during establishment. Do not apply water with such a force as to disturb seed, seedlings, and/or topsoil, or that would run off the soil surface.

Supplemental Woody Species Removal

Routine follow-up removal of non-native or invasive woody species may be needed for the success of the project. This benefits the soil-stabilizing understory vegetation by reducing shade suppression, reducing competition between native and non-native species, and preventing debris jams in stormwater basins. Target species may include the following: *Rhamnus cathartica* (common buckthorn), *Ulmus americana* (American elm), *Acer negundo* (box elder), *Populus deltoides* (eastern cottonwood), *Lonicera tatarica* (honeysuckle), *Morus alba* (white mulberry), *Pyrus calleryana* (pear), *Euonymus alatus* (burning bush), *Rosa multiflora* (multiflora rose), and *Salix sp.* (willow). Brushing is most effective when combined with selective stump herbicide application of particularly problematic species. Winter (mid-December – mid-March) is the ideal season for brushing and subsequent burning of brush material.

Table 1. Recommended Three-Year Maintenance Schedule

Task	Year 1				Year 2				Year 3			
	Quarter				Quarter				Quarter			
	1	2	3	4	1	2	3	4	1	2	3	4
Mowing: Conducted twice in the first and second years for seeded areas; once annually thereafter if needed to control invasive species. Mid-June and late-August are ideal mowing dates.		■				■						
Hand Pulling: Conducted at least once monthly during the first growing season and twice annually during the second growing season for weed control in planted areas, or as supplement to mowing and brushing.		■				■						
Herbicide Application: Conducted at least twice annually for weed control, or as supplement to mowing and brushing.		■				■				■		
Supplemental Seeding/Planting: Only if required to meet guarantees for native vegetation cover.		■				■				■		
Supplemental Woody Species Removal: Conducted as needed to meet performance standards, preferably during winter months.	■			■				■				■
Debris Removal: Inspect & Repair as needed after large rain events.	■	■	■	■	■	■	■	■	■	■	■	■

*Highlighted quarters indicate the typical timeframe in which work is recommended, but is not necessarily limited to the quarter(s) indicated.

Long Term Maintenance (4+ Years)

It is imperative that long-term maintenance (4+ years) continue after the initial short-term (3 years) maintenance is complete. The Owner is expected to fund long-term maintenance. Long-term maintenance will likely include short-term maintenance activities such as herbicide application and supplemental woody species removal, but is expected to become less intense and frequent as prescribed burning becomes the primary management tool for controlling non-native species. The success of native vegetation establishment and slope stabilization should be reported at least once annually. Erosion anywhere within the basin should be assessed and repaired immediately by a qualified professional.

Prescribed Burning

Prescribed burn management, if allowed, shall become the primary method for long-term management of the native plant communities. Burning should begin in spring prior to the fourth growing season if fuel is sufficient. Burning should then be conducted at least every 3 years. Burning should be conducted by an entity experienced in burn planning and permit application as well as prescribed burn management.

Mowing

If burning is not allowed or not practical based on the location or size of the restoration, another long-term maintenance strategy for prairies is mowing in late winter/early spring each year while the plants are dormant. Leaving the stems and seed heads of native plants over the winter provides interest, wildlife habitat, and bird food. In higher profile areas, the last year's dead growth can be cut back and removed to provide a clean slate for the new growing season and to help maintain a more formal appearance.

A recommended long-term (4th – 10th years) maintenance schedule is provided below. Maintenance after the 10th year can follow a similar schedule.

Table 2. Recommended Long-Term (4-10 Years) Maintenance Schedule

Task	Year 4				Year 5				Year 6				Year 7				Year 8				Year 9				Year 10			
	Quarter				Quarter				Quarter				Quarter				Quarter				Quarter				Quarter			
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
Prescribed Burn: Conduct burn in early spring or late fall at least every three years.		■								■								■								■		
Herbicide Application: Conducted at least annually if needed for weed control.		■		■		■		■		■		■		■		■		■		■		■		■		■		■
Supplemental Woody Species Removal: Conducted as needed to keep woody invasives under control.		■		■		■		■		■		■		■		■		■		■		■		■		■		■
Debris Removal: Inspect and repair as needed.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

*Highlighted quarters indicate the typical timeframe in which work is recommended, but is not necessarily limited to the quarter(s) indicated.

3.0 MONITORING AND REPORTING

The Owner will hire a qualified ecological contractor to maintain, monitor, and report on the project site for the first three growing seasons (2027-2029). The Owner is also expected to fund and hire a qualified professional to manage, monitor, and report on the success of the restoration during the long term (4-10+ years). Monitoring and reports for all years shall specifically address how well the restored native plant communities meet and maintain the 3-Year Performance Standards.

Restored areas shall be assessed twice annually for a period of three years and at least once annually from the fourth to tenth (and beyond) years to document vegetation establishment and general

condition of the restoration area. Existing conditions shall be photo-documented and described in a letter report for submittal to the Owner and the Village of Northbrook by December 31st of the monitoring year. Installed native vegetation shall meet the 3-Year Performance Standards found in the Performance Standards section of this document.

Signs of water quality degradation, such as excessive turbidity, sediment, nutrient loading, odor, debris, and adverse changes to aquatic and terrestrial wildlife should be monitored and noted for further investigation. Sources of water quality impairments may be from off-site and not immediately evident.

At the Owner's discretion, a photographic record may be taken at the same locations, using fixed or permanent reference points, during spring and fall and following intense rainfall events.

Monitoring

- Twice annual monitoring of all communities planted with native vegetation shall be conducted during the 3-year maintenance and monitoring period (beginning 2027). Annual monitoring shall be conducted in the long term (4-10+ years)
- The site visit(s) each year shall be conducted between June 1 and September 30 for vegetation establishment.
- Each visit shall be conducted by qualified professionals with adequate plant identification skills and/or who are also able to make recommendations regarding the management of native plant communities. The site inspector(s) shall collaborate on the needed maintenance requirements for a given year with the Owner.
- The vegetation monitoring shall be conducted using the meander search method to identify
  - Approximate percent vegetative coverage by native and non-native species within each native plant community
  - To create a species list for each native plant community that can be compared to installed plant lists
  - To make recommendations related to site management to meet 3-Year Performance Standards.
- Representative photographs of the restored native plant communities shall be taken to document the site conditions through time.

Reporting

- An annual letter report shall be prepared and submitted to the Owner at the end of each growing season and not later than December 31st of the year of monitoring. The report should also be submitted to the Village for review.
- The report shall identify management recommendations and services that have been conducted throughout the growing season and outline future management recommendations.
- The report shall include a section that addresses the required 3-year Performance Standards found in this maintenance and monitoring plan.
- Site photographs shall be included in the report to document the site conditions.

4.0 PERFORMANCE STANDARDS

Reports shall specifically address how well the native plant communities meet the 3-Year Performance Standards listed below.

Native Vegetation Performance Standards

Native Vegetation Seeding

- The Contractor shall guarantee each vegetation community will meet or exceed the following performance criteria **three full growing seasons** after provisional acceptance: 80% total (aerial) plant cover and at least 70% relative cover by seeded and/or planted native species in each plant community, in addition, non-native and/or invasive native species shall collectively not comprise greater than 10% relative cover in each plant community. Opportunistic invasive/non-native shrubs and trees shall not exceed 5% of any plant community.

Herbaceous Perennial Planting

- The Contractor shall guarantee that planted areas will meet or exceed the following performance criteria **one full growing season** after provisional acceptance: 90% survivorship of all herbaceous plants. If more that 10% of plants do not survive after one year, the Contractor shall return to the site and replant lost plants as specified by the owner and/or to meet the performance standard.

Prepared by:

INDIGO ECOLOGICAL DESIGN

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SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

MARCH 2, 2026

REVISIONS

1.	4/10/26 PER VILLAGE COMMENTS *(MEMORANDUM, APRIL 3, 2026)*
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

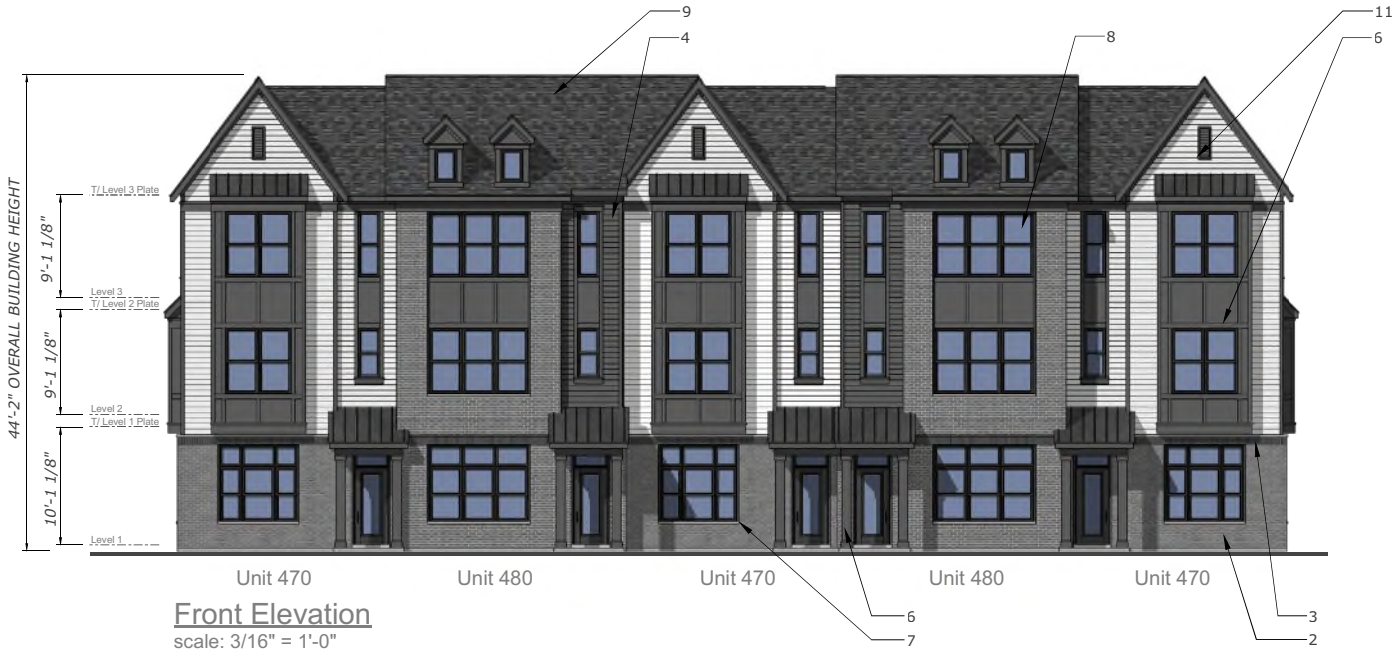
PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

FINAL LANDSCAPE PLAN - STORMWATER MANAGEMENT AREAS (MANAGEMENT)

SHEET NUMBER

L4.3



Front Elevation

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

Exterior Finish Schedule			
1	Not Used	Not Used	Not Used
2	Brick Veneer	General Shale	Slate Gray
3	Brick Soldier Course	Glen-Gery	Iron Vineyard
4	Engineered Lap Siding	LP SmartSide	Midnight Shadow
5	Engineered Lap Siding	LP SmartSide	Snowscape White
6	Engineered Trim & Panel	LP SmartSide	SW 7625 "Mount Edna"
7	Cast Stone Sill	Limestone	Gray
8	Vinyl Windows	Midway	Black-By-White
9	Asphalt Shingles	Certainteed	Landmark "Moire Black"
10	Standing Seam Metal Roof	Pac-Clad	Matte Black
11	Decorative Louver	Fypon	Black
12	Steel Garage Door	Clopay	SW 7625 "Mount Edna"

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Rear Elevation

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



Side Elevation

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

Side Elevation

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

LEXINGTON HOMES
Chicago, Illinois

5-Unit Building Assembly

Northbrook Row
Northbrook, IL

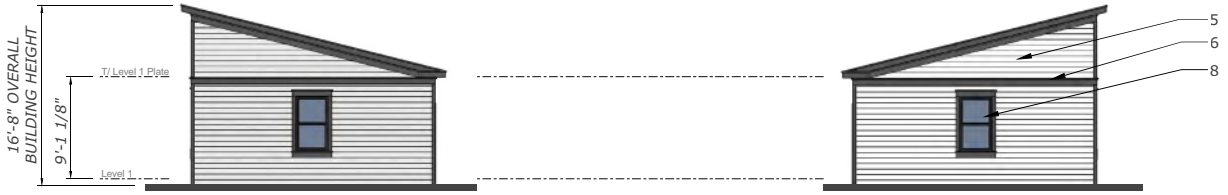
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Rear Elevation
scale: 3/16" = 1'-0"



Side Elevation
scale: 3/16" = 1'-0"

Side Elevation
scale: 3/16" = 1'-0"



Front Elevation
scale: 3/16" = 1'-0"

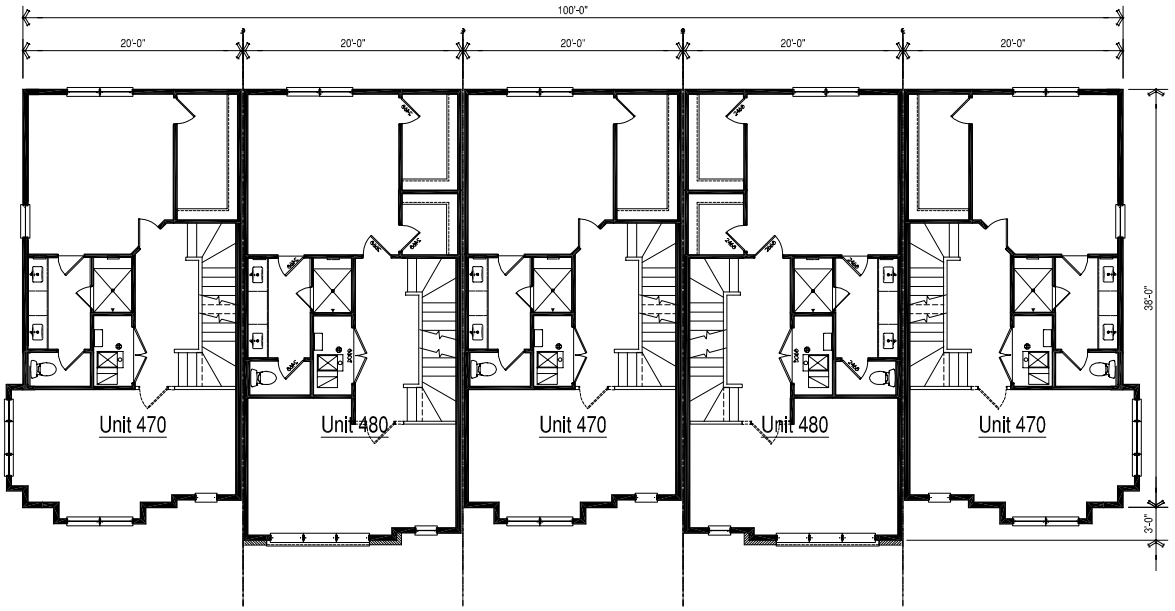
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Level 1 Floor Plan

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

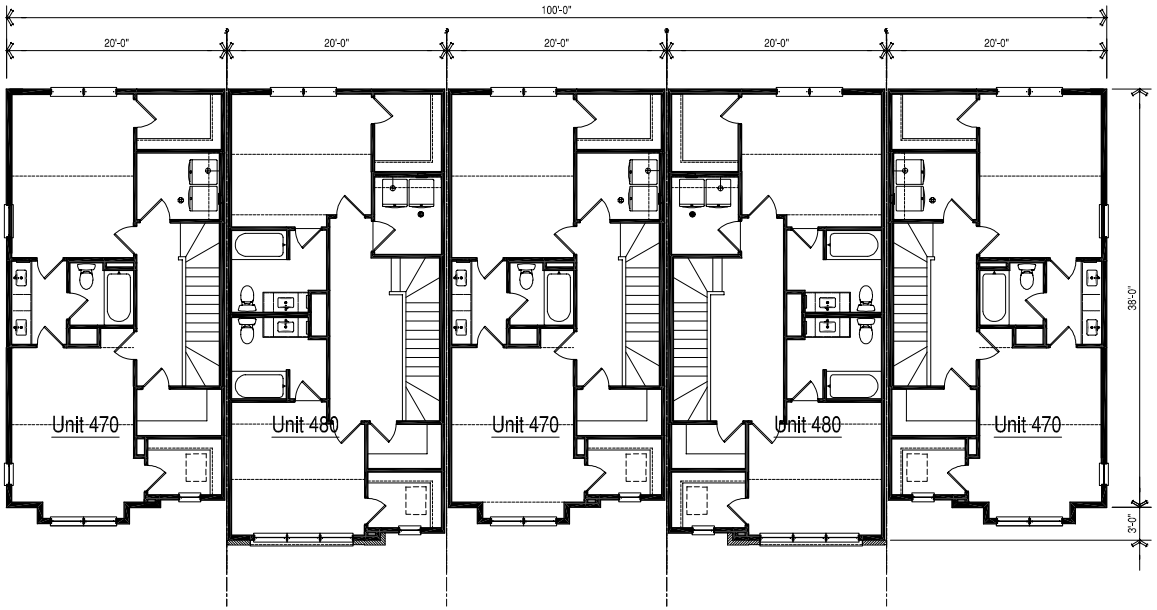
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Level 2 Floor Plan

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

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Level 3 Floor Plan

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

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Front Elevation

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

Exterior Finish Schedule			
1	Not Used	Not Used	Not Used
2	Brick Veneer	General Shale	Slate Gray
3	Brick Soldier Course	Glen-Gery	Iron Vineyard
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5	Engineered Lap Siding	LP SmartSide	Snowscape White
6	Engineered Trim & Panel	LP SmartSide	SW 7625 "Mount Edna"
7	Cast Stone Sill	Limestone	Gray
8	Vinyl Windows	Midway	Black-By-White
9	Asphalt Shingles	Certainteed	Landmark "Moire Black"
10	Standing Seam Metal Roof	Pac-Clad	Matte Black
11	Decorative Louver	Fypon	Black
12	Steel Garage Door	Clopay	SW 7625 "Mount Edna"

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Rear Elevation

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



Side Elevation

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

Side Elevation

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

LEXINGTON HOMES
Chicago, Illinois

7-Unit Building Assembly

Northbrook Row
Northbrook, IL

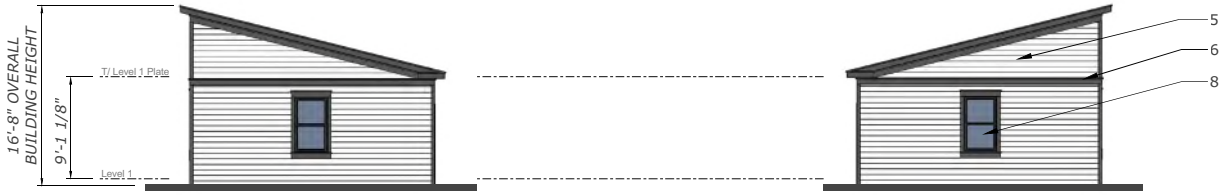
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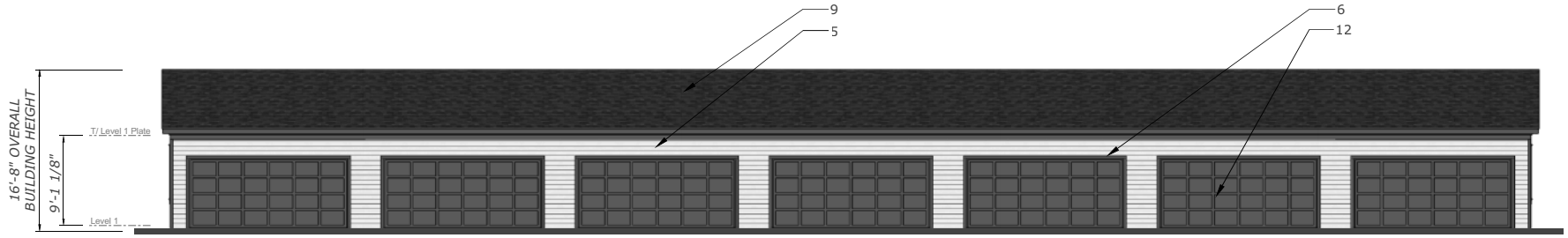


Rear Elevation
scale: 3/16" = 1'-0"



Side Elevation
scale: 3/16" = 1'-0"

Side Elevation
scale: 3/16" = 1'-0"



Front Elevation
scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

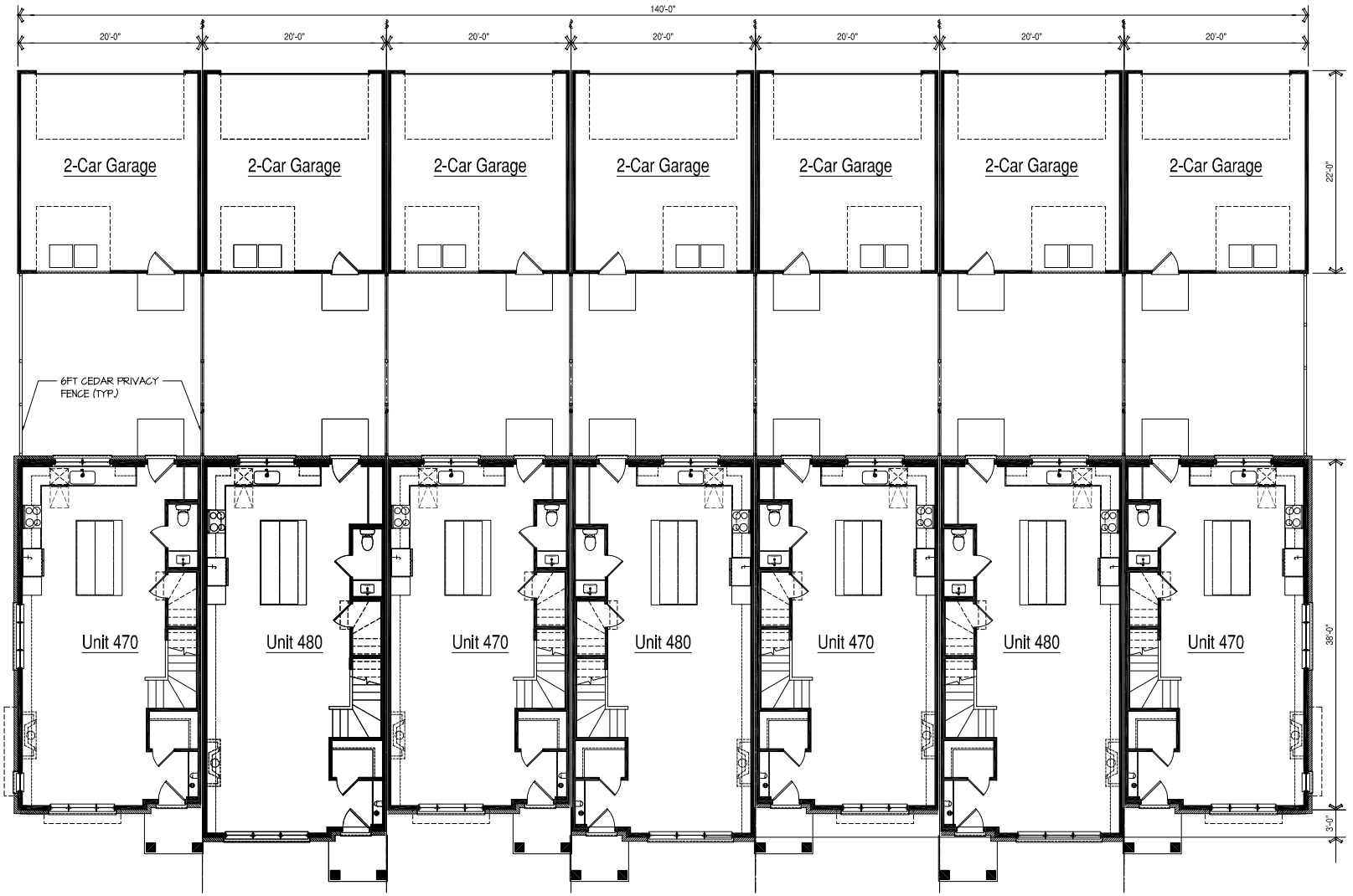
7-Unit Garage Assembly

Northbrook Row
Northbrook, IL

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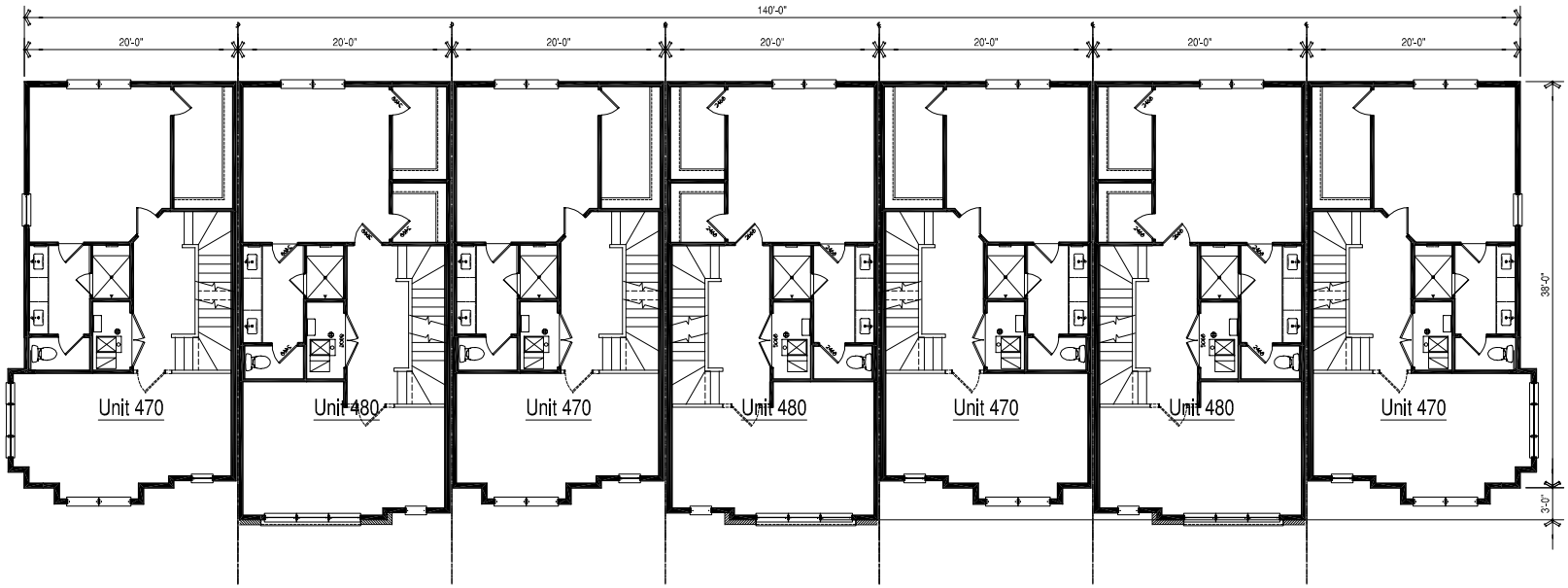
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Level 1 Floor Plan

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

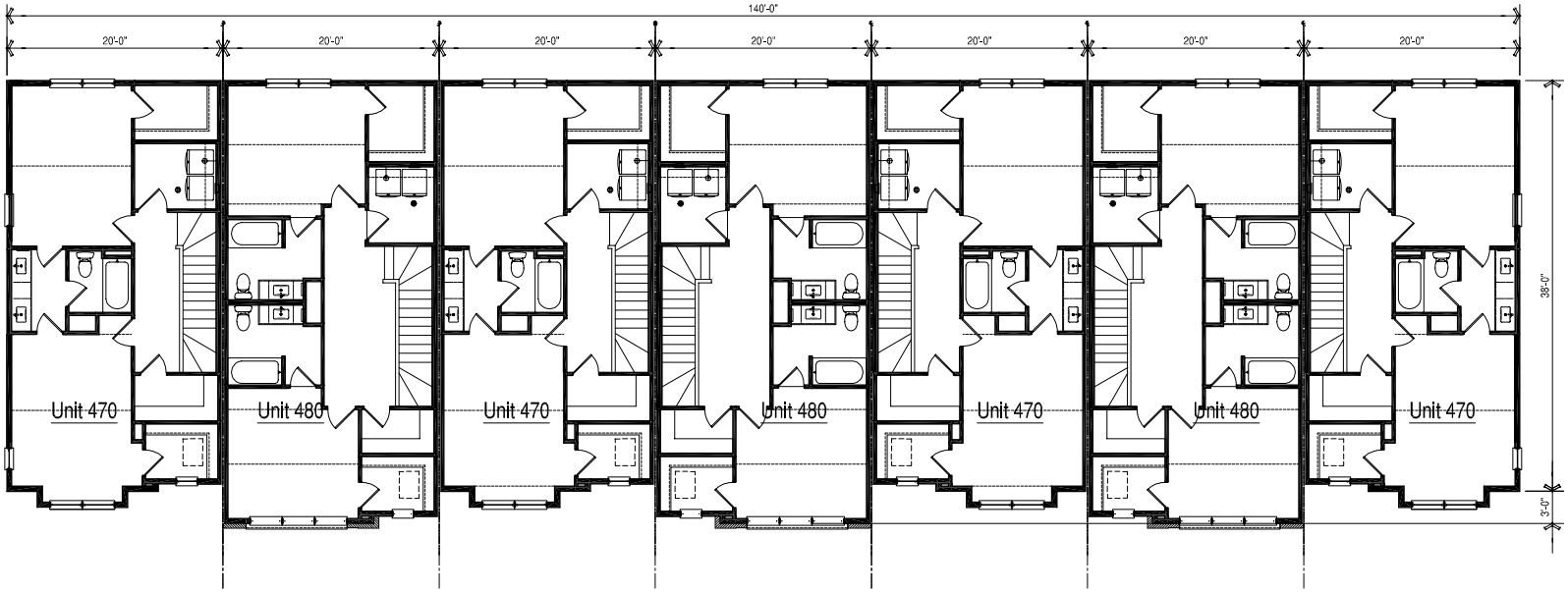
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Level 2 Floor Plan

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

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Level 3 Floor Plan

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

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Front Elevation

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

Exterior Finish Schedule			
1	Not Used	Not Used	Not Used
2	Brick Veneer	General Shale	Slate Gray
3	Brick Soldier Course	Glen-Gery	Iron Vineyard
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11	Decorative Louver	Fypon	Black
12	Steel Garage Door	Clopay	SW 7625 "Mount Edna"

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Rear Elevation

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



Unit 470

Side Elevation

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

Unit 470

Side Elevation

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

LEXINGTON HOMES
Chicago, Illinois

8-Unit Building Assembly

Northbrook Row
Northbrook, IL

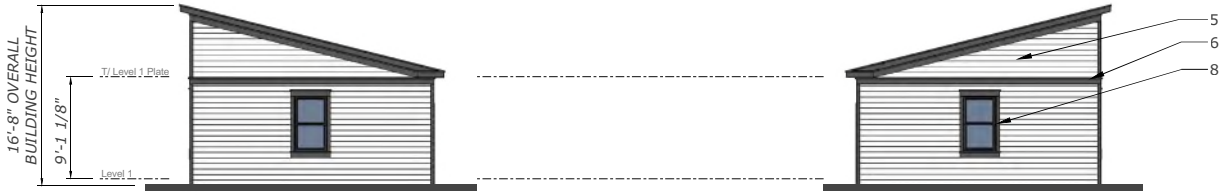
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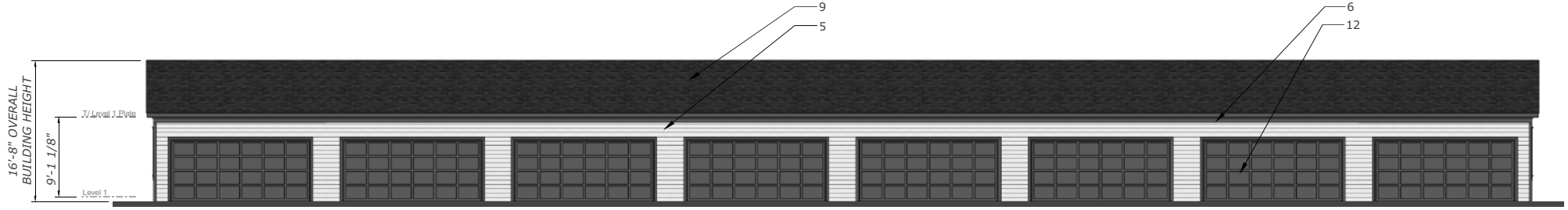


Rear Elevation
scale: 3/16" = 1'-0"



Side Elevation
scale: 3/16" = 1'-0"

Side Elevation
scale: 3/16" = 1'-0"



Front Elevation
scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

8-Unit Garage Assembly

Northbrook Row
Northbrook, IL

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Level 1 Floor Plan

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

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Chicago, Illinois

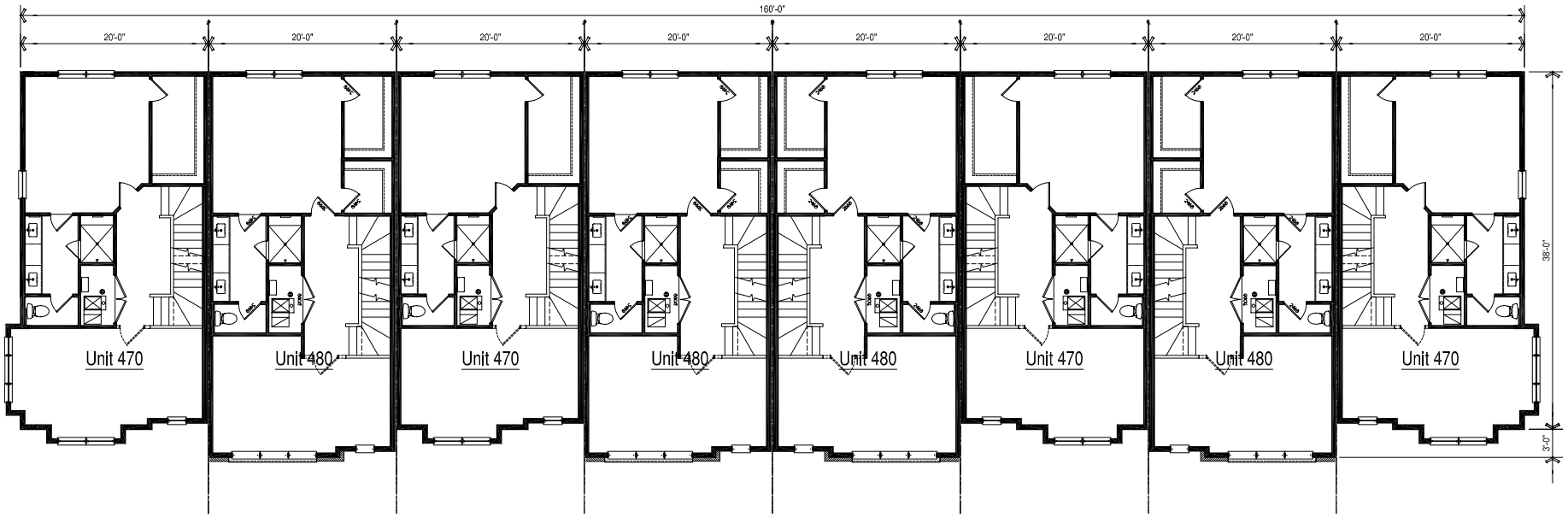
8-Unit Building Assembly

Northbrook Row
Northbrook, IL

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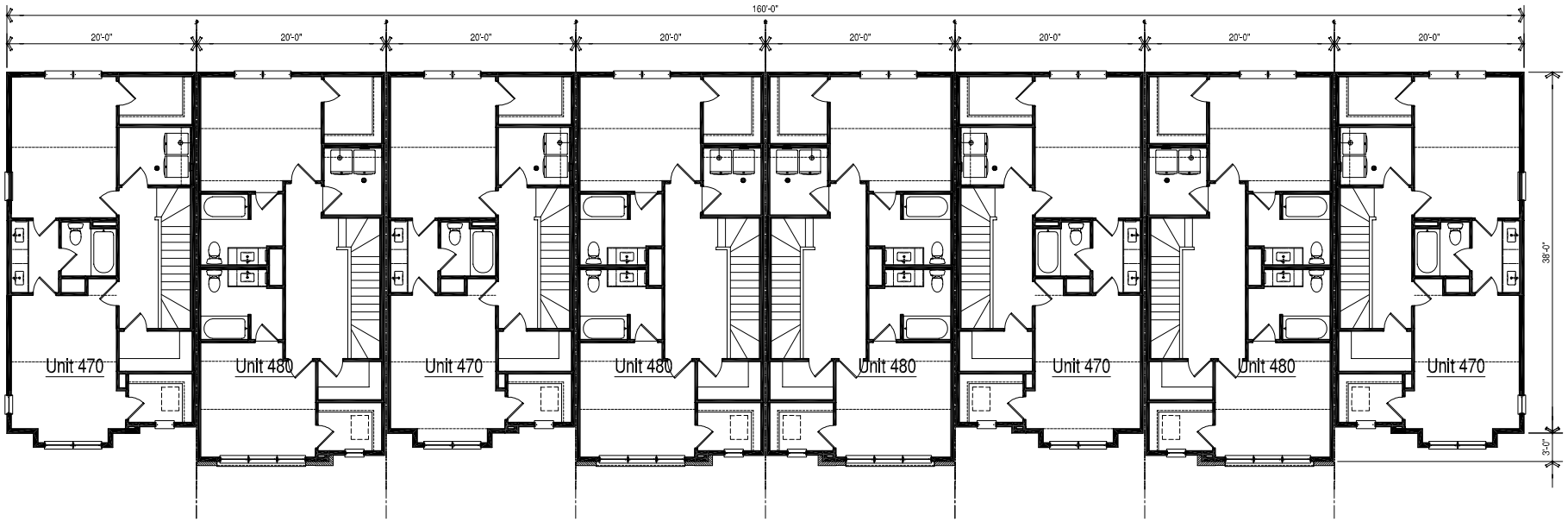
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Level 2 Floor Plan

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

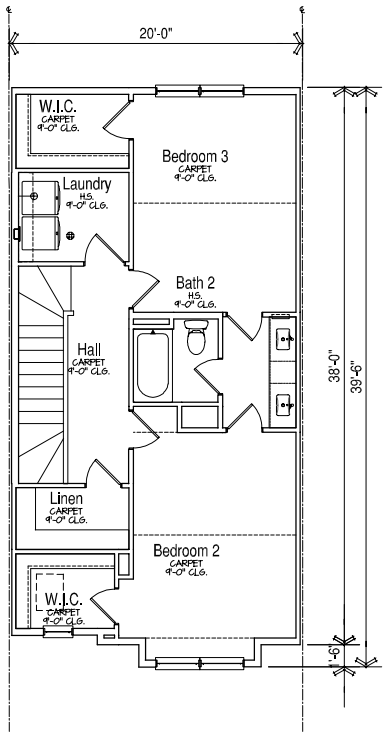
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Level 3 Floor Plan

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

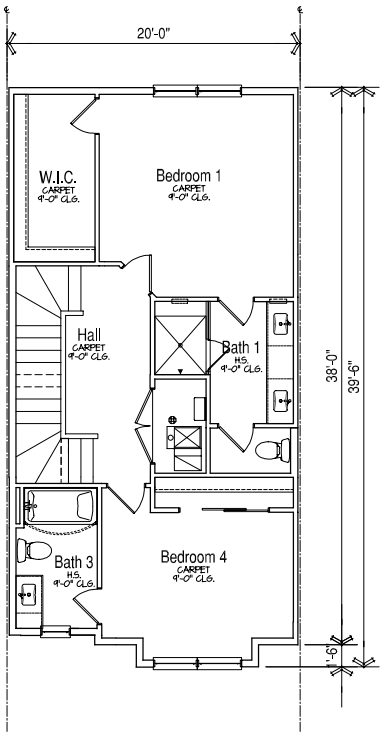
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Unit 470

Third Floor Plan

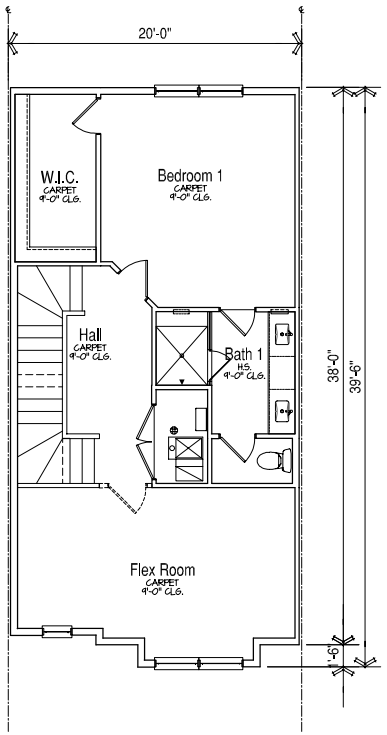
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Unit 470 - Opt. Bedroom 4 - Bath 3

Second Floor Plan

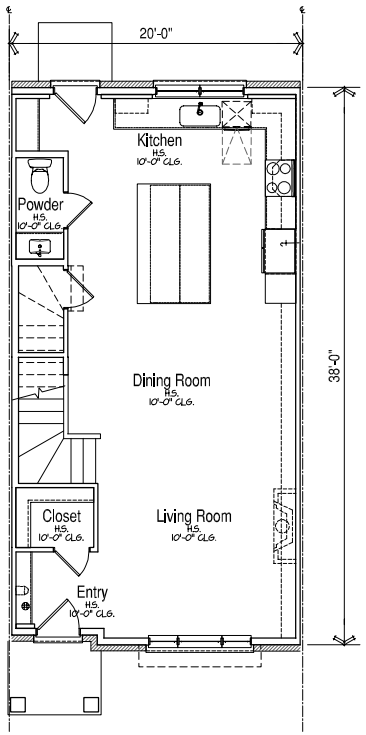
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Unit 470

Second Floor Plan

SCALE: 1/4"=1'-0"

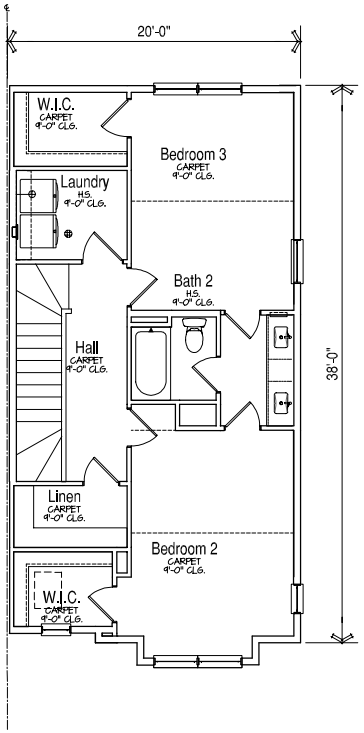


Unit 470

First Floor Plan

SCALE: 1/4"=1'-0"

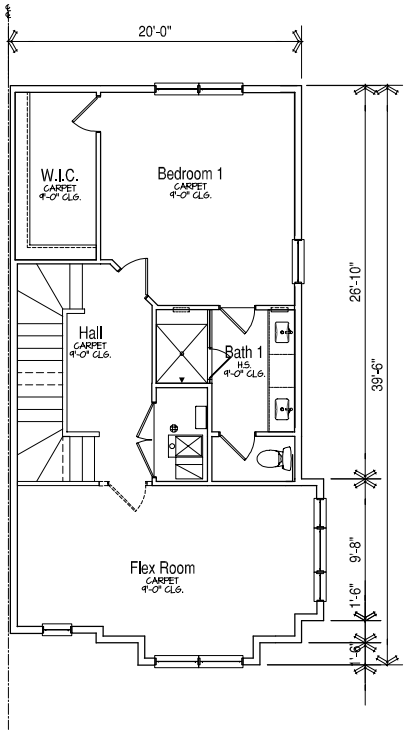
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Unit 470 - End Condition

Third Floor Plan

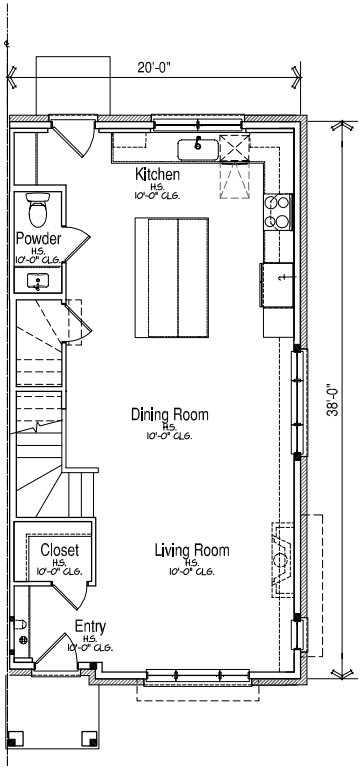
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Unit 470 - End Condition

Second Floor Plan

SCALE: 1/4"=1'-0"

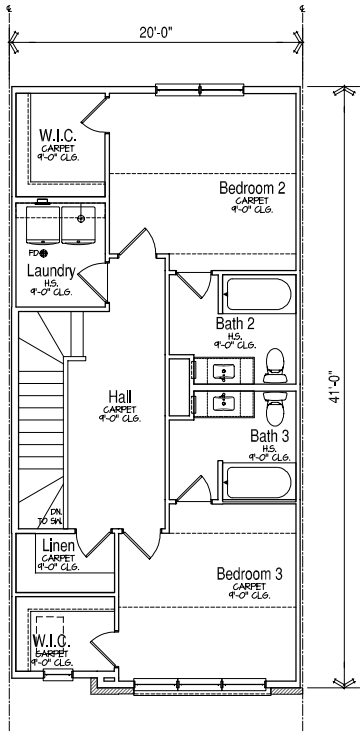


Unit 470 - End Condition

First Floor Plan

SCALE: 1/4"=1'-0"

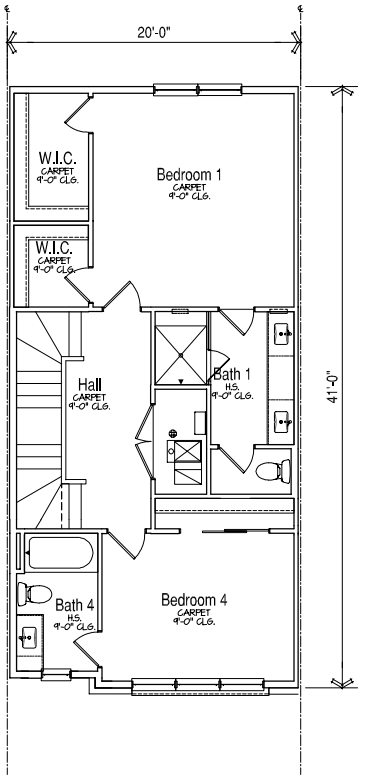
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Unit 480

Third Floor Plan

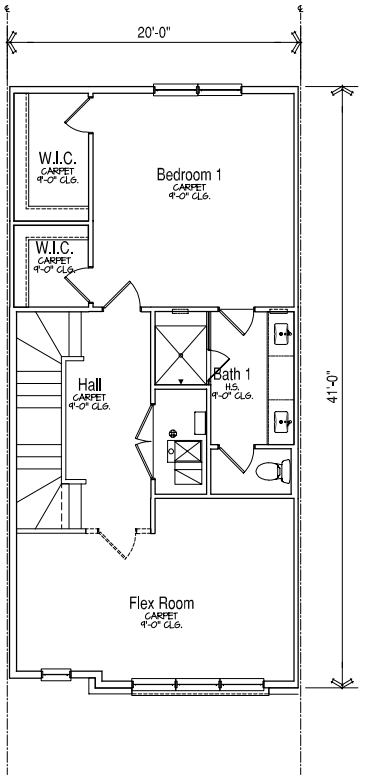
SCALE: 1/4"=1'-0"



Unit 480 - Opt. Bedroom 4 - Bath 4

Second Floor Plan

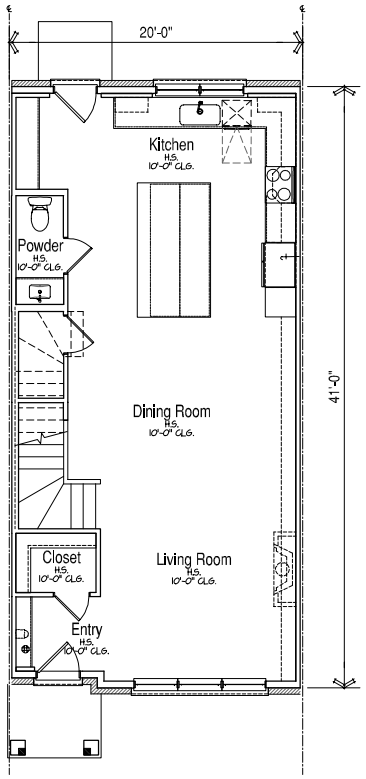
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Unit 480

Second Floor Plan

SCALE: 1/4"=1'-0"

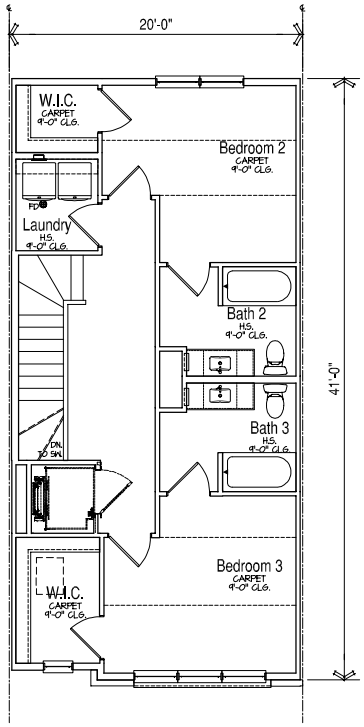


Unit 480

First Floor Plan

SCALE: 1/4"=1'-0"

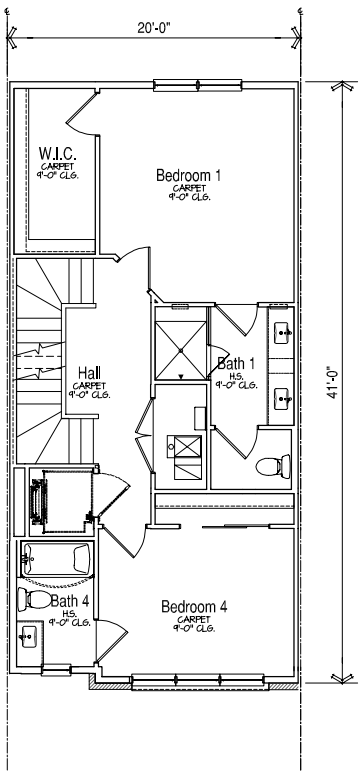
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Unit 485

Third Floor Plan

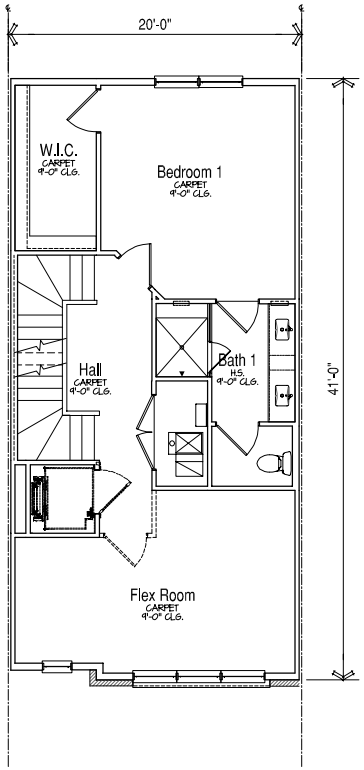
SCALE: 1/4"=1'-0"



Unit 485 - Opt. Bedroom 4 - Bath 4

Second Floor Plan

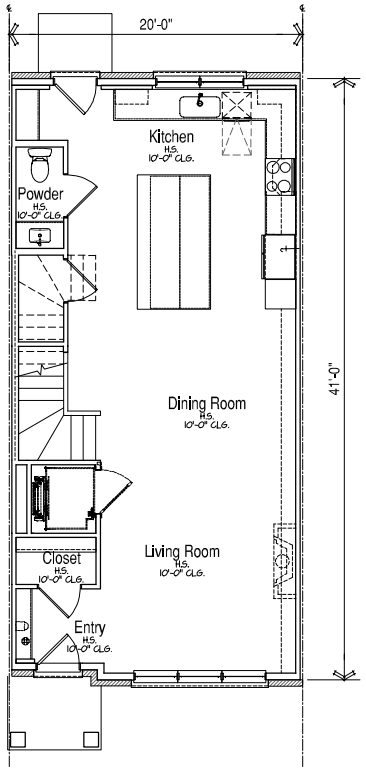
SCALE: 1/4"=1'-0"



Unit 485

Second Floor Plan

SCALE: 1/4"=1'-0"



Unit 485

First Floor Plan

SCALE: 1/4"=1'-0"

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Front Elevation

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

Exterior Finish Schedule			
1	Not Used	Not Used	Not Used
2	Brick Veneer	General Shale	Slate Gray
3	Brick Soldier Course	Glen-Gery	Iron Vineyard
4	Engineered Lap Siding	LP SmartSide	Midnight Shadow
5	Engineered Lap Siding	LP SmartSide	Snowscape White
6	Engineered Trim & Panel	LP SmartSide	SW 7625 "Mount Edna"
7	Cast Stone Sill	Limestone	Gray
8	Vinyl Windows	Midway	Black-By-White
9	Asphalt Shingles	Certainteed	Landmark "Moire Black"
10	Standing Seam Metal Roof	Pac-Clad	Matte Black
11	Decorative Louver	Fypon	Black
12	Steel Garage Door	Clopay	SW 7625 "Mount Edna"

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Rear Elevation

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



Side Elevation

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



Side Elevation

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

LEXINGTON HOMES
Chicago, Illinois

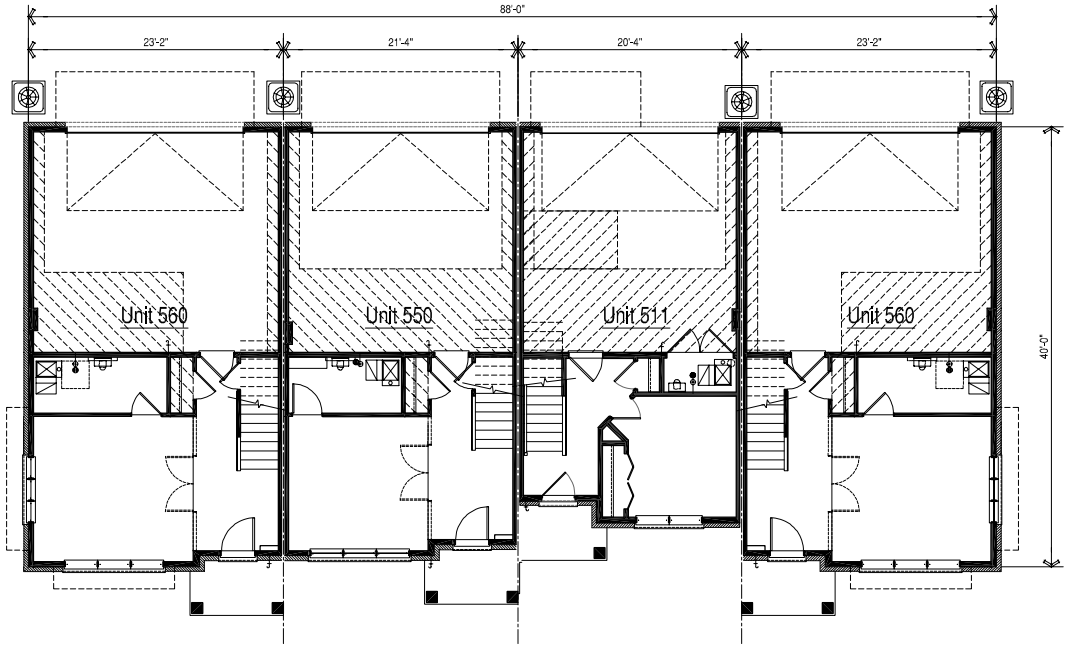
4-Unit Building Assembly

Northbrook Row
Northbrook, IL

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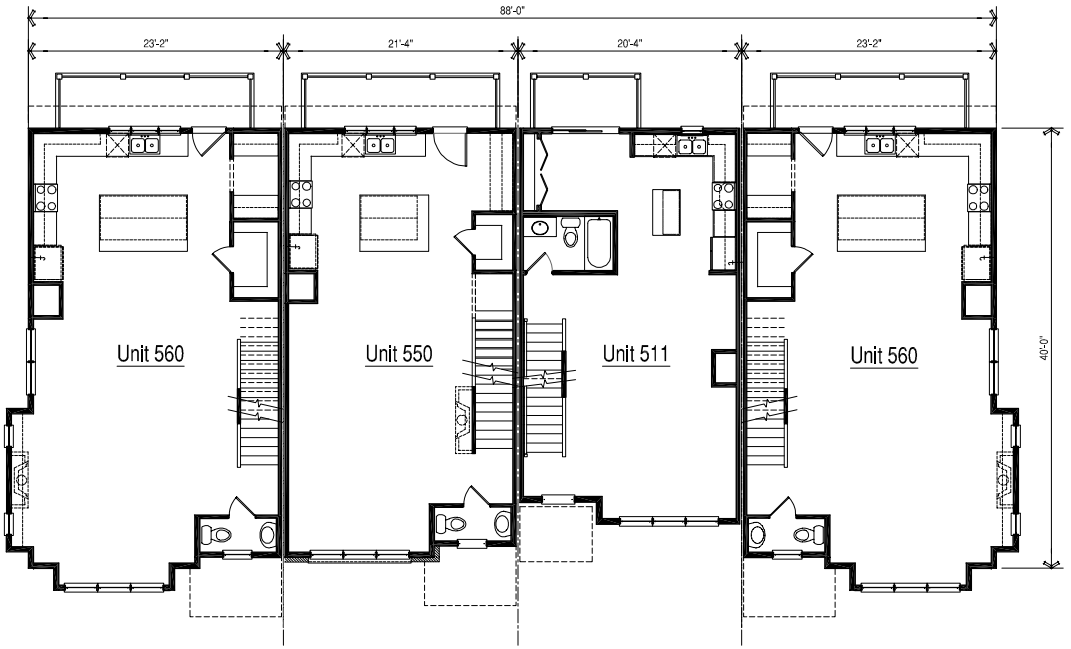
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Level 1 Floor Plan

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

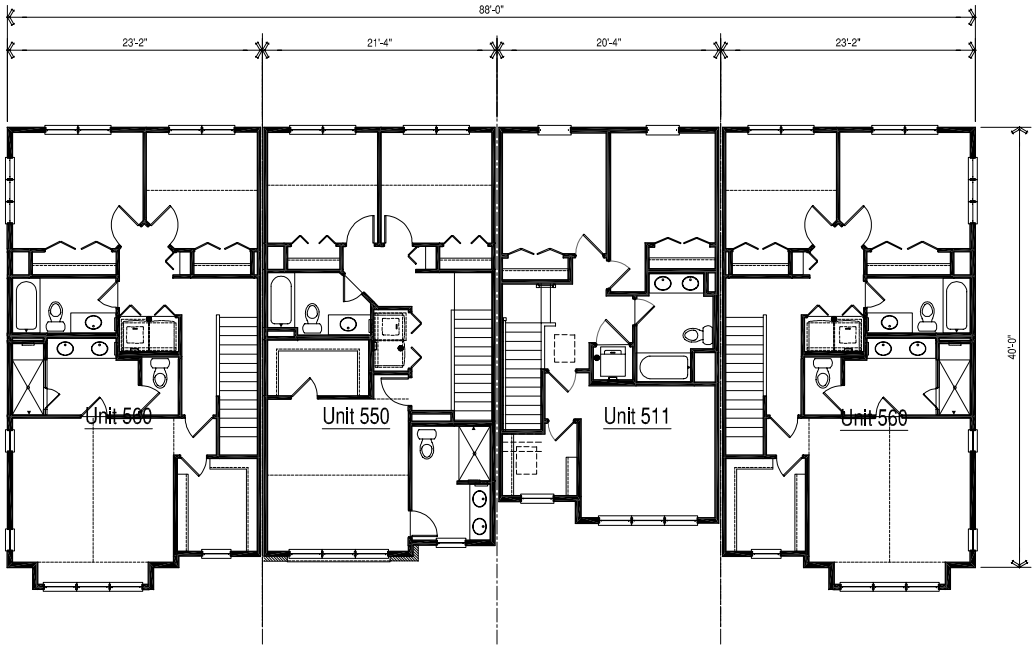
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Level 2 Floor Plan

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

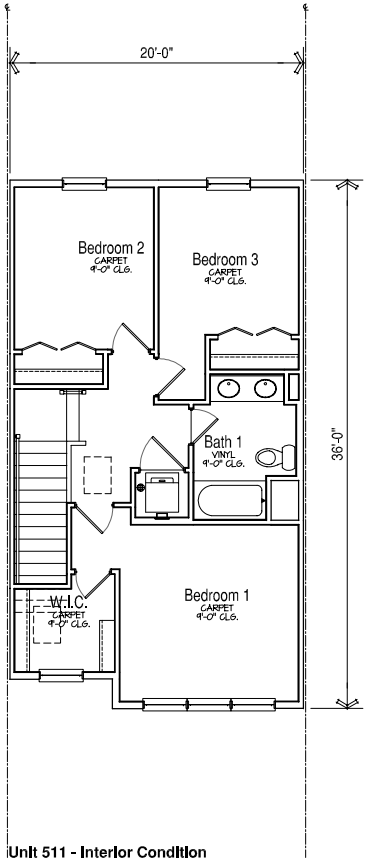
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Level 3 Floor Plan

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

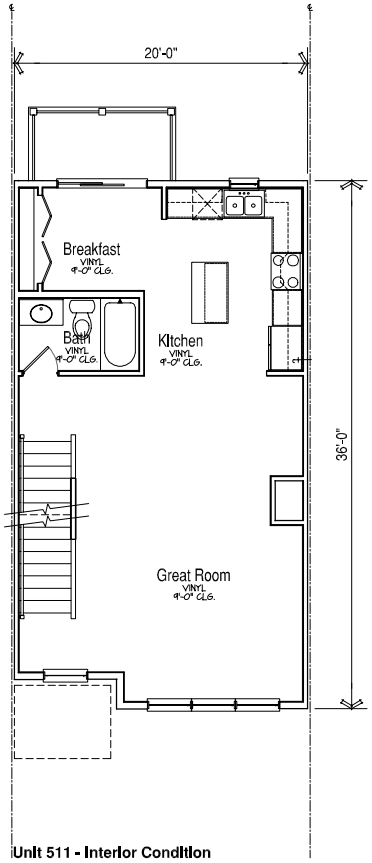
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2025 BSB Design, Inc.



Unit 511 - Interior Condition

Third Floor Plan

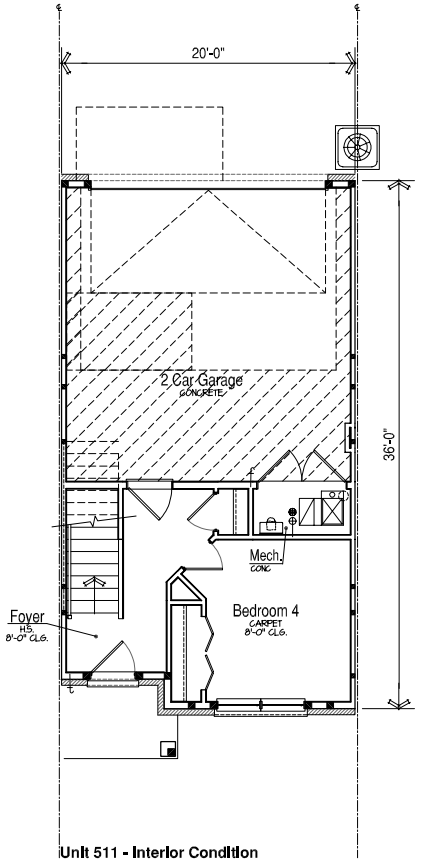
SCALE: 1/4"=1'-0"



Unit 511 - Interior Condition

Second Floor Plan

SCALE: 1/4"=1'-0"

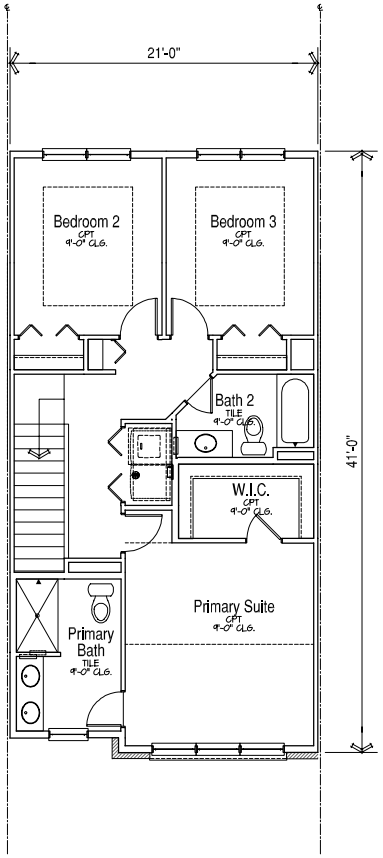


Unit 511 - Interior Condition

First Floor Plan

SCALE: 1/4"=1'-0"

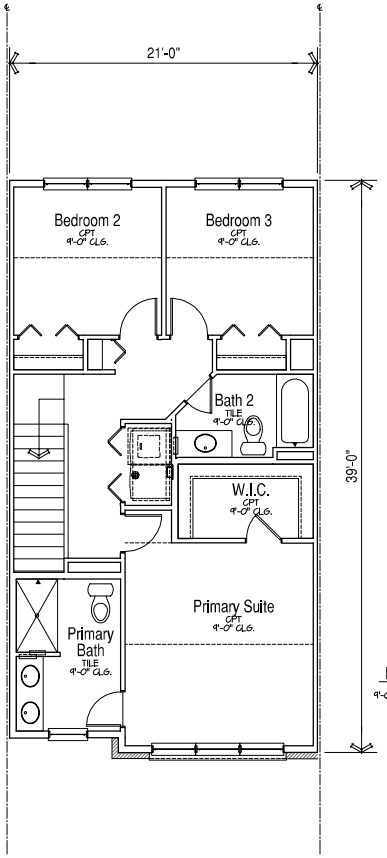
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2025 BSB Design, Inc.



Unit 550 - Opt. 2 Ft. Extension

Third Floor Plan

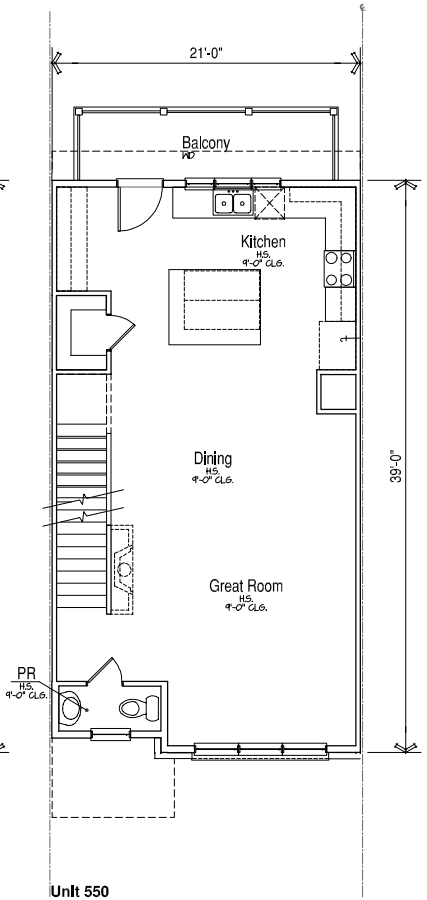
SCALE: 1/4"=1'-0"



Unit 550

Third Floor Plan

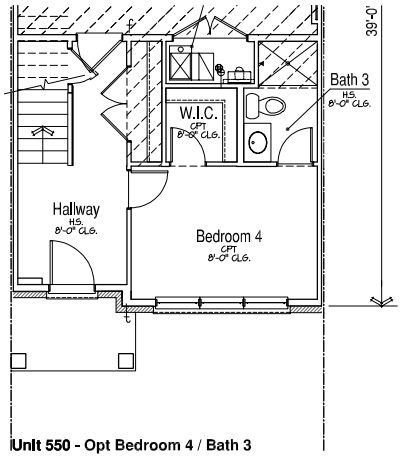
SCALE: 1/4"=1'-0"



Unit 550

Second Floor Plan

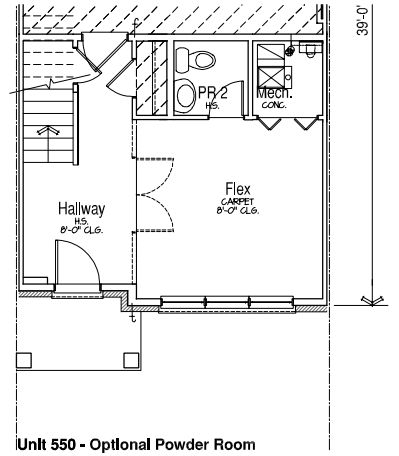
SCALE: 1/4"=1'-0"



Unit 550 - Opt Bedroom 4 / Bath 3

First Floor Plan

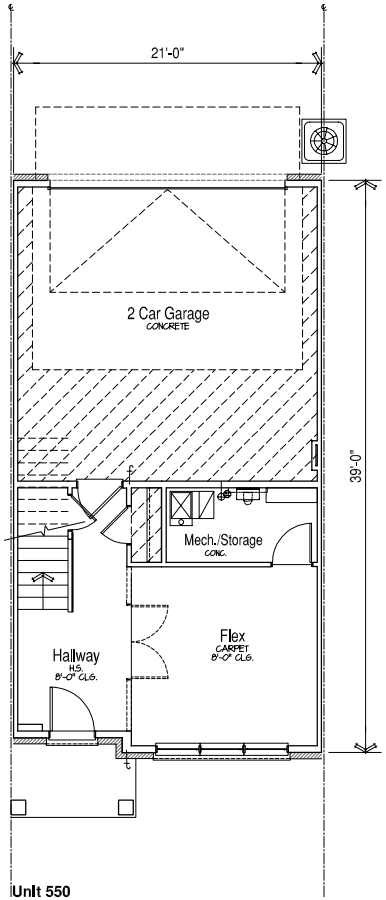
SCALE: 1/4"=1'-0"



Unit 550 - Optional Powder Room

First Floor Plan

SCALE: 1/4"=1'-0"



Unit 550

First Floor Plan

SCALE: 1/4"=1'-0"

LEXINGTON HOMES
Chicago, Illinois

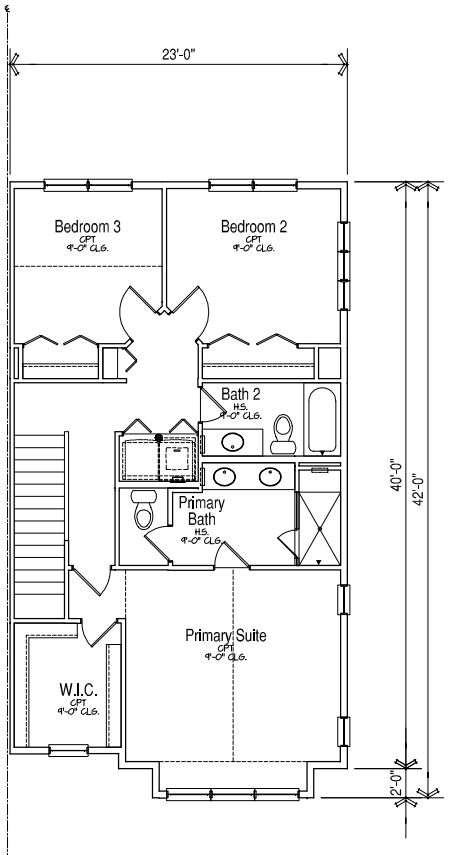
Unit 550 - 1,954 SF

Northbrook Row
Northbrook, IL

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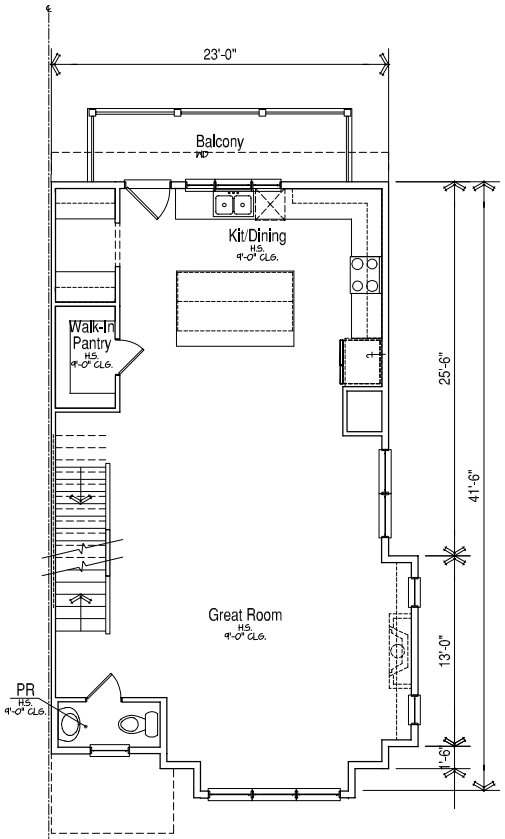
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Unit 560

Third Floor Plan

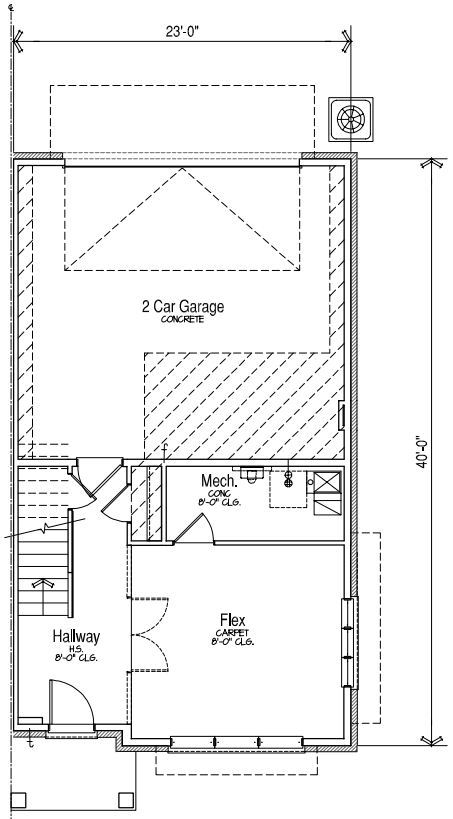
SCALE: 1/4"=1'-0"



Unit 560

Second Floor Plan

SCALE: 1/4"=1'-0"



Unit 560

First Floor Plan

SCALE: 1/4"=1'-0"

LEXINGTON HOMES
Chicago, Illinois

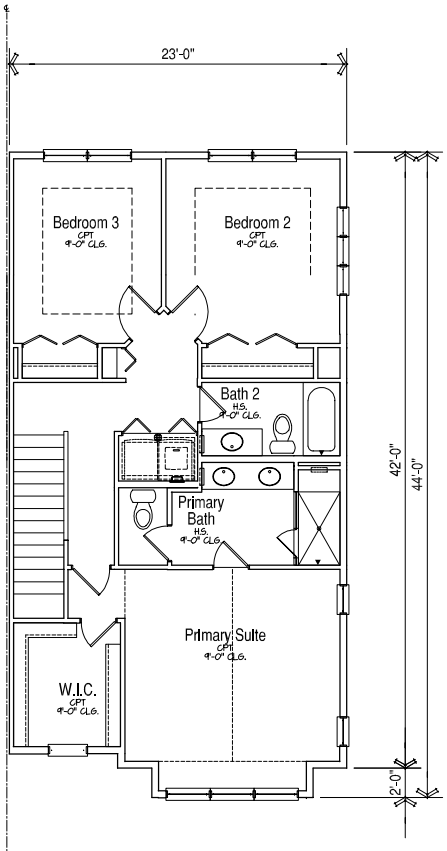
Unit 560 - 2,278 SF

Northbrook Row
Northbrook, IL

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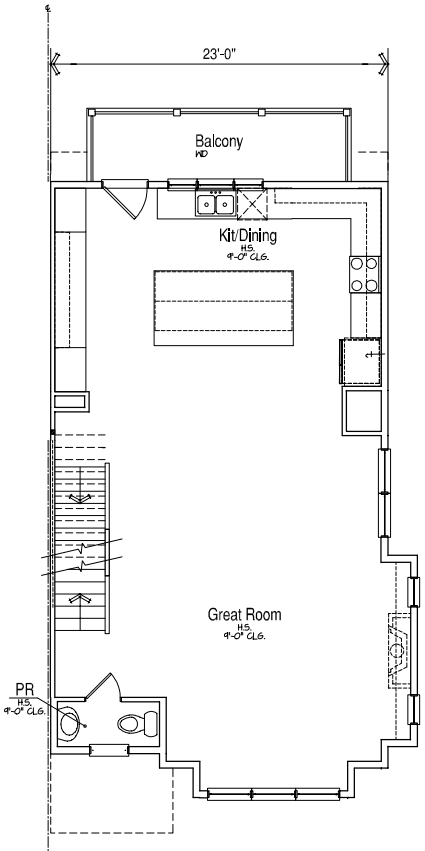
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Unit 560 - Opt. 2 Ft. Extension

Third Floor Plan

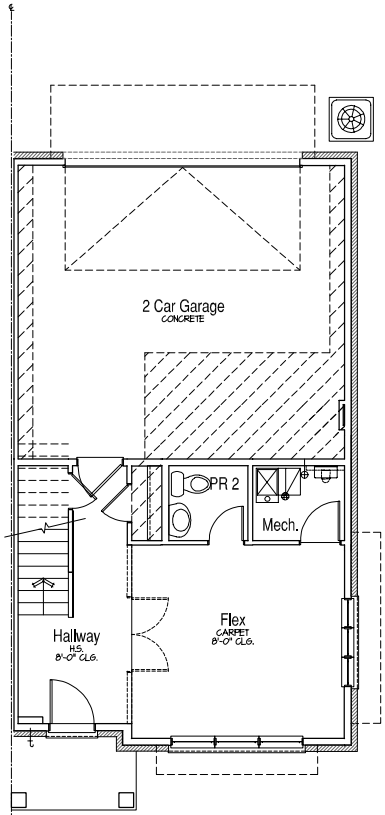
SCALE: 1/4"=1'-0"



Unit 560 - Optional Gourmet Kitchen

Second Floor Plan

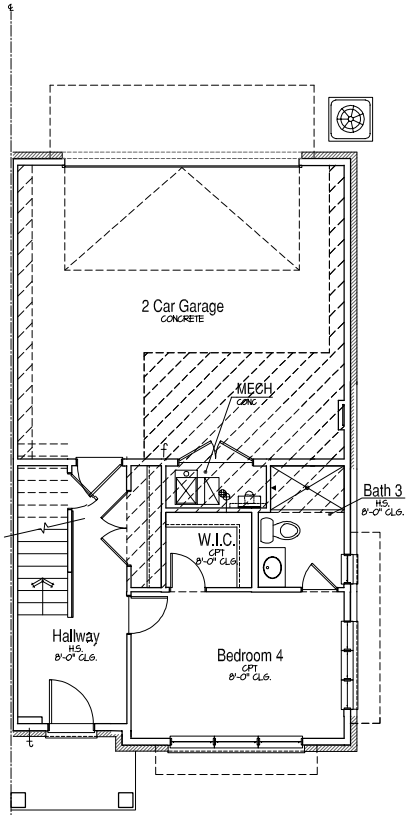
SCALE: 1/4"=1'-0"



Unit 560 - Optional Powder Room

First Floor Plan

SCALE: 1/4"=1'-0"



Unit 560 - Opt. Bedroom 4 / Bath 3

First Floor Plan

SCALE: 1/4"=1'-0"

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LP SmartSide Trim:
SW7625 “Mount Edna”



Asphalt Shingles:
Certainteed
Landmark “Moire Black”



Standing Seam Metal Roof:
Pac-Clad “Matte Black”



LP SmartSide Lap Siding:
“Midnight Shadow”



Brick Veneer:
General Shale “Slate Gray”



LP SmartSide Lap Siding:
“Snowscape White”



Brick Soldier Course:
Glen-Gery “Iron Vineyard”

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