Plan Commission Agenda

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

7:30 PM

1. **ROLL CALL**
2. **MINUTES APPROVAL**
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-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.
Little Einsteins Academy proposes to occupy a portion of the building and operate a child daycare facility with use of an existing outdoor playground on the Subject Property. A daycare had previously occupied the space, which is currently vacant.

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.
Huntington National Bank plans to construct a free-standing ATM kiosk drive-

through facility within the parking lot on the Subject Property.

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.
Lexington Homes wants to construct a new multi-family residential development consisting of 53 townhomes on the Subject Property.

6. REVIEW OF DRAFT RESOLUTIONS

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 of Development and Planning Services Michaela Kohlstedt
Date: 2025-10-07
Subject: 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.

Overview
Little Einsteins Academy proposes to occupy a portion of the building and operate a child daycare facility with use of an existing outdoor playground on the Subject Property. A daycare had previously occupied the space, which is currently vacant.

Fiscal Impact
N/A.

Recommendation
Conduct a public hearing and consider a draft Resolution recommending approval.

Background
See attachments.

755 Huehl - Staff Report 10-7-25
755 Huehl - Draft Plan Commission Resolution
755 Huehl - Application Summary, Aerials, Site Photos
755 Huehl - BOT Minutes 8-12-25
755 Huehl - Previously approved Ordinances
755 Huehl - Applicant Submittal

MEMORANDUM

To: Plan Commission
From: Senior Planner, Swati Pandey
CC: Deputy Director, Michaela Kohlstedt
Date: October 7, 2025
Subject: PCD-25-14: 755 Huehl Road – Child Day Care Facility with Outdoor Playground

INTRODUCTION

On October 7, 2025 the Plan Commission will conduct a public hearing on an application filed by Little Einsteins Academy & Daycare Inc. (the "Applicant") as lessee of the property commonly known as 755 Huehl Road (the "Subject Property), which is owned by Center on Deafness (the "Owner"). The applicant proposes to occupy a portion of the building and operate a child daycare facility with use of an existing outdoor playground on the Subject Property. A daycare had previously occupied the space under different ownership, but closed operations a year ago. The following zoning relief is requested:

A. Repeal the existing special permit from 2012 and 2017 for the previous user; [staff noted that this relief is no longer necessary as the past special permits have expired]

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 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*. Staff has not received any written comment for this application.

PROPERTY DESCRIPTION

The Subject Property is identified as being:

- located northeast corner of Dundee Road and Huehl Road;
- approximately 169,312 square feet in size;
- improved with an office building (41,000 square feet) with the proposed tenant space of 6,200 square feet;
- zoned IB Institutional Building District;
- designated as appropriate for Institutional Facility in the Comprehensive Plan's Future Land Use;
- surrounded by properties with land uses as depicted on the attached Application Summary;
- not located within the 100-year flood plain; and
- not located in proximity to any areas identified in the Master Stormwater Management Plan.
- The Village's Bicycle and Pedestrian Plan designates Huehl Road and Dundee Road in front of the property for a Sidepath (shared-use path located adjacent to roadway).

BACKGROUND INFORMATION

On January 24, 2012, the Board of Trustees granted Ordinance No. 2012-9 to allow a child day care facility at 755 Huehl Road for Wyspa Dzieci Learning Center. On February 14, 2017, Wyspa Dzieci was granted renewal for their special permit through Ordinance No. 2017-04. Subsequently, Wyspa Dzieci ceased operations and left the facility. The tenant unit has been vacant since January 2025.

Preliminary Review

On August 12, 2025, the Board of Trustees conducted a preliminary review of the request for a new child daycare facility at the property. The Board found the request to be appropriate and recommended a review by the Plan Commission. An excerpt of the Board of Trustees minutes is attached for reference, and the meeting can be viewed on the Village website as well to hear the actual commentary from the Trustees. 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	In favor of request
Robert Israel	Trustee	Present	In favor of request
Heather Ross	Trustee	Present	In favor of request
Johannah Hebl	Trustee	Present	In favor of request
Joy Ebhomielen	Trustee	Present	In favor of request
Michelle Kohler	Trustee	Present	In favor of request
Matt Cassidy	Trustee	Present	In favor of request

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)
- Fire
- Police

There were minor zoning comments, which the Applicant addressed and provided responses. Included with the material submitted by the Applicant are the responses to those questions.

Compliance with Village Plans

- The Comprehensive Plan identifies the property for Institutional Facility uses which is intended to accommodate existing and future educational facilities, religious and other membership facilities, cultural facilities, and in-patient health care facilities.
- The Village's Bicycle and Pedestrian Plan is applicable and as noted earlier in this memo, it designates Huehl Road and Dundee Road in front of the property for a Sidepath (shared-use path located adjacent to roadway).

PROPOSED PROJECT

- Little Einstein's Academy & Daycare Inc., the applicant has proposed to occupy the same tenant unit previously occupied by a child day care facility (Wyspa Dzieci Learning Center) and is currently vacant. The applicant will be a tenant on the property and the property owner has entered into a lease with the applicant. A child daycare facility is a special permit use in the IB Institutional Building District and the new child day care business is required to receive approval. Details regarding the proposed request are outlined in the attached material submitted by the Applicant.

- The proposed daycare will occupy 6,200 square feet in the southwest portion of the existing office building. The building will have five classrooms, offices, and a warming kitchen. Food will be catered and delivered daily in the morning. The food will be delivered via a van within the parking lot, which will be received by staff with the help of a delivery cart.
- The facility shall serve children between the age range of two years to twelve years old; divided into five classrooms with a total of 96 children within the facility. The class sizes would comply with the student/staff ratio as required by the DCFS guidelines.
- The Applicant has stated that the parents and guardians will park in the parking lot and accompany the children in and out of the facility as they will be required to sign-in and sign-out in order to drop-off and pick-up children.
- The proposed hours of operation are 7:00am – 6:00pm Monday through Friday; closed on weekend.
- The facility will be staffed by a total of 14 employees.
- There will be interior modifications made to accommodate the proposed day care, including adding a classroom. There will be no site or exterior building changes.
- There are 111 parking spaces provided on the property. The parking requirement for a day care facility is 1 per employee plus 1 per 10 students. Based on the data provided by the Applicant, a total of 24 spaces would be required for the proposed use. Based on our records, the previous day care tenant required 23 parking spaces. Given that there has not been major changes in the tenant mix on the property, parking will be in compliance with the requirements of the Zoning Code.
- Signage has not been proposed at this time, however, the Applicant has stated that if proposed in future it will comply with requirements of the Zoning Code and receive a sign permit.
- There is an existing outdoor playground area enclosed with a privacy fence, adjacent to the southwest portion of the building. The play area will be directly accessed through the childcare facility. There will be no change to the existing play area and will be used as is.

ZONING RELIEF

Special Permit

The Applicant is requesting approval for a child daycare facility as a special permit in IB Institutional Building District. The details of the use have been discussed above. The Plan Commission and Board of Trustees must consider the general standards for special permit established in Paragraph 11-602 E1 of the Zoning Code when deciding whether to grant the requested special permit. 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?

Several of the above criteria are of particular importance in considering whether or not a special permit should be granted for the proposed use, specifically standards 2 & 5. The Applicant has included a statement of justification with their application addressing the above points.

The Applicant has stated that their use is replacing a similar use at this location and would not have any negative impact on the surrounding properties. The outdoor play area will remain the same without any new structures being added to this space. There are no exterior improvements to the building or site.

The Applicant has also stated that there will be no drop-off/pick-up allowed curb-side or within the fire lane, instead the parents/guardians will be required to park within the parking lot at all times and accompany children, in and out of the facility.

SUMMARY

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

1) Is the proposed child daycare use appropriate on the Subject Property?
2) Is it acceptable to grant a special permit for a child day care on the Subject Property in the IB Institutional Building District?
    a) If so, should there be any operational limitations?
3) Is the existing outdoor play area still appropriate location with adequate screening?

Upon direction from the Plan Commission, staff has prepared the attached draft resolution for consideration by the Commission. If the Commission should choose to amend and/or take action on this resolution, it would be **Resolution No. 25-PC-20.**

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

DRAFT

RESOLUTION NO. 25-PC-__

VILLAGE OF NORTHBROOK PLAN COMMISSION
DOCKET NO. PCD-25-14
(755 HUEHL ROAD)

WHEREAS, an application has been filed by Little Einsteins Academy & Daycare Inc. (the "Applicant") as lessee of the property commonly known as 755 Huehl Road (the "Subject Property), which is owned by Center on Deafness (the "Owner"), and

WHEREAS, the Applicant has filed an application (Docket No. PCD-25-14) with the Village of Northbrook requesting:

A. Repeal the existing special permit from 2012 and 2017 for the previous user; [relief no longer necessary]
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 to accomplish development and use of the Subject Property as requested by the Applicant.

WHEREAS, the Subject Property is designated as appropriate for Institutional Facility 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 meeting on October 7, 2025; and

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

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

1. Village of Northbrook Plan Commission Application form & attachments received August 25, 2025, and all subsequent additions and revisions to these application materials and attachments.
2. Comments made by the Board of Trustees during its review of the preliminary application regarding this request.
3. All written and oral testimony concerning the application.

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

1. <u>Findings</u>:

A. <u>Comprehensive Plan Compliance</u>. The Northbrook Plan Commission does hereby find that with respect to Docket No. PCD-25-14 the proposed application **is in general compliance** with the Northbrook Comprehensive Plan, and specifically in compliance with the Future Land Use Map.

B. Special Permit. With respect to Docket No. PCD-25-14B, the Plan Commission does hereby find that the Special Permit standards established in Paragraph 11-602 E1 of the Zoning Code, for the proposed child daycare facility (the "Facility"), are **satisfied** as follows:

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

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

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

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

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

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

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

C. Other Relief. With respect to Docket No. PCD-25-11C, the Plan Commission does hereby find that no other relief is necessary.

2. Recommendations: The Northbrook Plan Commission does hereby recommend to the Board of Trustees of the Village of Northbrook **approval** of Docket No. PCD-25-14A based on the findings established herein, to allow a Special Permit for Child Day Care Services (SIC No. 8351.00) to be issued to the Applicant for the Subject Property.

ADOPTED THIS __ day of October 2025.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

_____
Steven Elisco, Chairman
Northbrook Plan Commission

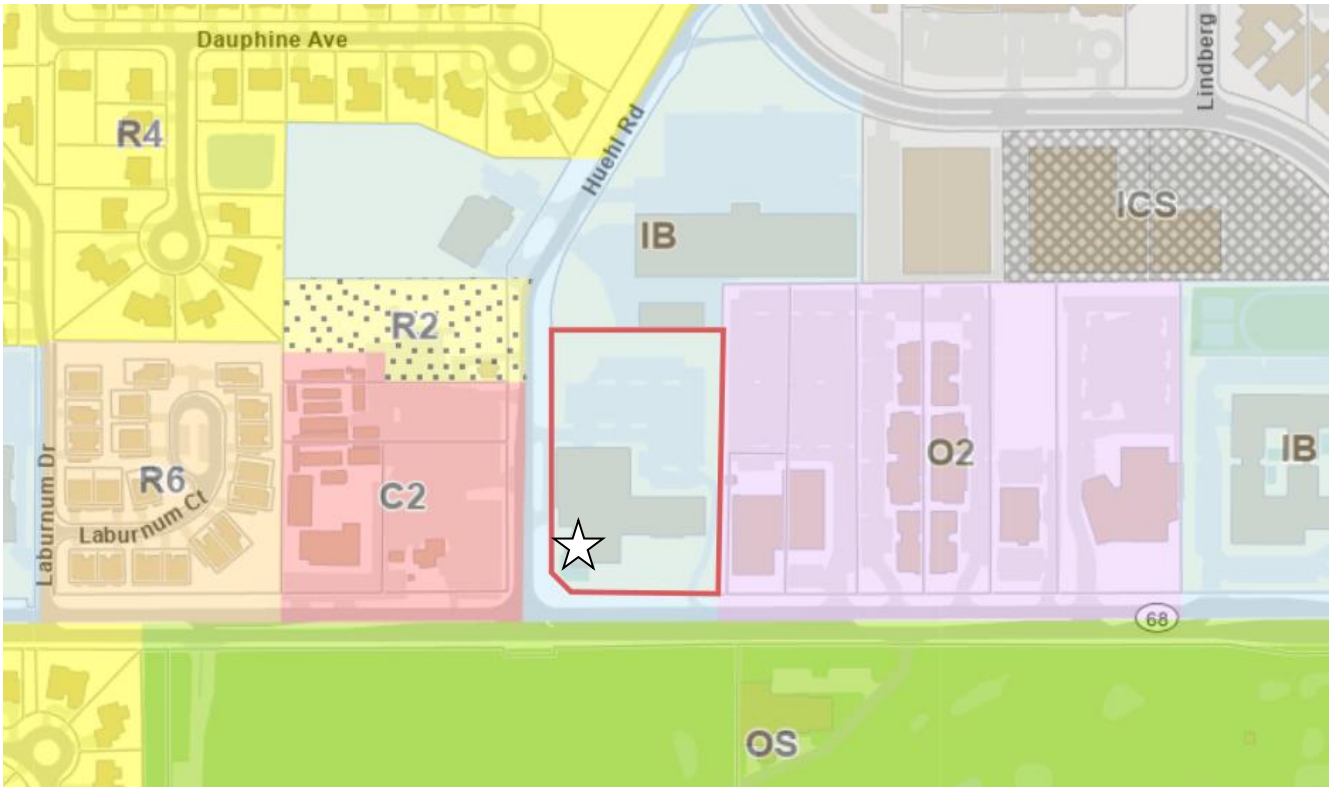
ATTEST:

_____
Amy McEwan, Director
Development and Planning Services

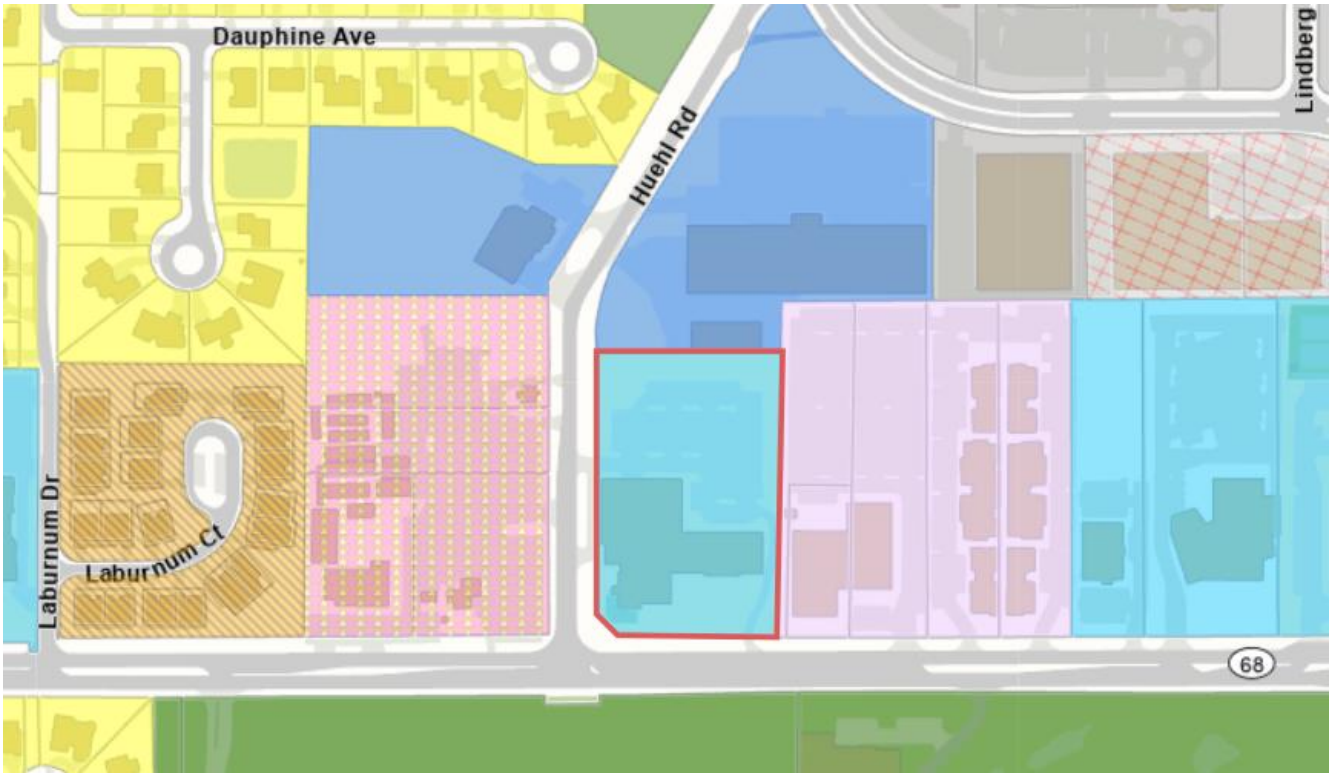
PCD-25-14: 755 HUEHL ROAD
APPLICATION SUMMARY

Applicant:	Little Einsteins Academy & Daycare, Inc.
Site Location:	755 Huehl Road
Requested Action:	Repeal of previous Special Permits; Special Permit for Child Daycare Services in IB District
Proposal:	Allow a child daycare facility in the building.
Existing Zoning & Land Use:	IB Institutional Building District; Center on Deafness
Surrounding Zoning & Land Use:	North: IB Institutional Building; Public Works South: OS Open Space; Park District Golf Course East: O-2 Office Building; Office West: C-2 Neighborhood Commercial & R-2 Single Family Residential; Red's Garden Center & Single Family Home
Comprehensive Plan Designation:	Institutional Facility

ZONING MAP



COMPREHENSIVE PLAN MAP



Legend

- Open Space & Outdoor Recreation
- Single Family
- Single Family Large Lot
- Multi-Family up to 6 DUA
- Multi-Family 6-9 DUA
- Multi-Family 9-15 DUA
- Multi-Family over 15 DUA
- Senior or Special Residential
- Government Facility
- Institutional Facility
- Neighborhood Office
- Neighborhood Edge 1
- Neighborhood Edge 2
- Office - Professional
- Office - Corporate/Corridor
- Community Retail
- Major Retail
- Industrial & Commercial Service
- General Industrial, Warehouse & Office
- Major Industrial/Distribution
- Transportation, Comm. & Utilities
- Village Center Mixed Use
- Techny Area Multi-Use
- Major Corridor Multi-Use
- Techny Area

GISConsortium



Legend

0 1000 2000 ft

Print Date: 7/14/2025

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

GISConsortium



Legend

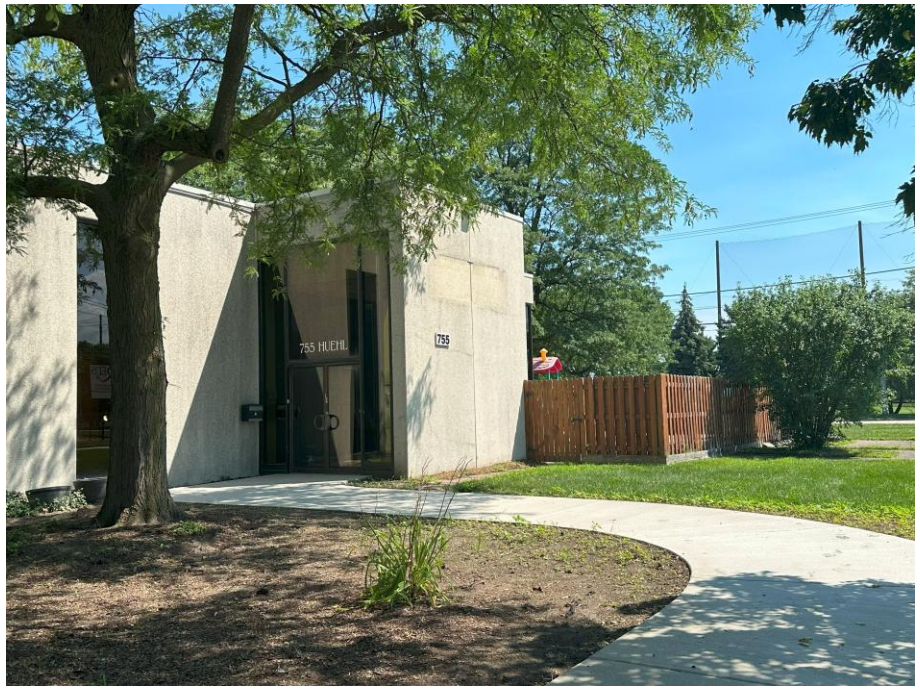
0 300 600 ft

Print Date: 7/14/2025

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.


755 Huehl Road – Proposed Day Care with Existing Outdoor Play Area


755 HUEHL
755


NO
PARKING
FIRE
LANE


755


Center on Deafness
MAIN ENTRANCE

Village Board of Trustees Minutes

Sandra "Sandy" Frum Board Room
1225 Cedar Lane Northbrook, IL 60062
Tuesday, August 12, 2025

Village President Kathryn Ciesla called the meeting to order at 7:44 PM

1. ROLL CALL

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

2. PLEDGE OF ALLEGIANCE

3. MINUTES APPROVAL

A. July 22, 2025 Regular Board Meeting Minutes for Approval

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

4. PUBLIC COMMENT TIME

Ari Bruckman provided public comment about building connection and a sense of community. Looking ahead, he would like to see new tools can be used to engage younger generations while staying authentic, inclusive, and making Northbrook feel like home.

5. MANAGER'S REPORT

Village Manager Pavlicek reported that a Zoning Code Public Hearing will be held on August 19 at 7:30 PM, congratulated Jon Salmi on his promotion to Police Commander, and welcomed Emilia Talar who joined the Village Staff as the new Community Engagement Specialist.

E. Preliminary Review of a Request by Little Einstein's Academy & Daycare Inc. for a Special Permit for Child Daycare Facility at 755 Huehl Road

Presentation waived.

Trustees Hebl, Kohler, Cassidy spoke in favor of the application.

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

F. Preliminary Review of a Request by Huntington National Bank for a Special Permit for an Accessory Drive-Through Facility at 40 Skokie Boulevard

Amy McEwan, Director of Development & Planning Services, discussed an application submitted by Huntington National Bank for the property located at 40 Skokie Boulevard. The applicant is requesting a Special Permit for an Accessory Drive-Through Facility. She provided a brief overview of the following: property's history, zoning, and proposed plan.

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

Trustees Hebl, Ross, Kohler, and Cassidy spoke in favor of the application.

President Ciesla suggested leasing empty parking lot space for restaurants.

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

1205331057

Doc#: 1205331057 Fee: $56.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 02/22/2012 03:42 PM Pg: 1 of 10

Ordinance 2012-9

An Ordinance Granting a Special Permit to Allow the Operation of a Child Day Care Service Facility (Wyspa Dzieci Learning Center - 755 Huehl Road) (Plan Commission Docket No. 12-01)

Passed by the Board of Trustees, 1/24/2012
Printed and Published 1/25/2012

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

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

/s/ Debra J. Ford
Village Clerk

Ordinance 2012-9

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

An Ordinance Granting a Special Permit to Allow the Operation of a Child Day Care Service Facility (Wyspa Dzieci Learning Center - 755 Huehl Road) (Plan Commission Docket No. 12-01)

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

Wyspa Dzieci Learning Center, an Illinois not-for-profit corporation ("***Applicant***") is a prospective lessee of a portion of the property commonly known as 755 Huehl Road ("***Property***"). The Applicant has requested that the Village grant approval of a special permit to allow the operation of a child day care service facility ("***Facility***") on the Property. The Property is owned by the Center on Deafness, an Illinois not-for-profit corporation ("***Owner***") which has consented to the Applicant's application.

Section 2. DESCRIPTION OF PROPERTY.

The Property is commonly known as 755 Huehl Road and is legally described in ***Exhibit A*** and depicted on ***Exhibit B***, attached to and, by this reference, made a part of this Ordinance. The Property is located within the IB Institutional Building District.

Section 3. PUBLIC HEARING.

A public hearing was duly advertised on December 29, 2011, in the *Northbrook Star* and held at the Plan Commission's regular meeting on January 17, 2012. At that meeting the Plan Commission recommended approval of the application by adoption of Resolution No. 12-PC-01.

Section 4. SPECIAL PERMIT.

Subject to and contingent upon the conditions, restrictions, and provisions set forth in Section 5 of this Ordinance, a special permit to allow the operation of a child day care facility (Northbrook SIC No. 8351.00) on the Property shall be, and is hereby, granted to the Applicant in accordance with and pursuant to Section 11-602 of the Northbrook Zoning Code (1988), as amended ("***Zoning Code***") and the home rule powers of the Village of Northbrook.

Section 5. CONDITIONS OF THE SPECIAL PERMIT.

The special permit granted in Section 4 of this Ordinance shall be, and is hereby, expressly subject to and contingent upon each of the following terms, conditions, and restrictions:

A. Operated by Applicant. The Facility must, at all times during the term of this

special permit ordinance, be operated by the Applicant.

B. Hours of Operation. The Facility shall be subject to and limited to the following regular hours of operation:

7:00 A.M. thru 6:00 P.M. Monday-Friday

C. Special Events. The Applicant is allowed to conduct special events and programs, not involving child day care services, no more than once a month during afternoon hours on Saturdays or Sundays.

D. Permitted Ages. The Facility may provide day care services to children between the ages of 2 and 14 years.

E. Maximum Enrollment. At no time may more than 73 children be allowed to be present at the Facility simultaneously.

F. Outdoor Play Area. The Applicant shall construct and maintain an outdoor play area enclosed with a four-foot fence in the location depicted in ***Exhibit B***.

G. Pick-up and Drop-off Areas. The Applicant must limit all pick-up and drop-off of children to the parking lot on the north side of the Property by posting signage visible to all vehicles that enter the Property. At no time may the fire lane located on the west side of the building adjacent to Huehl Road ("***Fire Lane***") be used for the pick-up or drop-off of children. The Applicant must install appropriate pavement striping and post signage prohibiting any such use of the Fire Lane. The Applicant must place traffic cones at both ends of the Fire Lane during business hours to prevent vehicles from accessing the Fire Lane.

H. Permitting. The Applicant and the Facility must at all times maintain and comply with all permits and licenses required to operate a child day care facility in the State of Illinois, including, without limitation, all permits and licenses issued by the Illinois Department of Children and Family Services ("***DCFS***").

Section 6. FAILURE TO COMPLY WITH CONDITIONS.

Upon failure or refusal of the Applicant to comply with any or all of the conditions, restrictions or provisions of this Ordinance, the special permit granted in Section 4 of this Ordinance shall, at the sole discretion of the Village Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village Board of Trustees may not so revoke the approval of the special permit unless it shall first provide the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Board of Trustees. In the event of revocation, the development and use of the Property shall be governed solely by the regulations of the IB Institutional Buildings District, as the same may, from time to time, be amended. Further, in the event of such revocation of the approval of the special permit, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances. The Applicant acknowledges that public notices and hearings have been held with respect to the adoption of this Ordinance, has considered the possibility of the revocation provided for in this Section, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice to the Applicant required by this Section is given.

Section 7. AMENDMENT TO THE SPECIAL PERMIT.

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

Section 8. BINDING EFFECT; NON-TRANSFERABILITY.

The privileges, obligations, and provisions of each and every Section of this Ordinance are for the sole benefit of, and shall be binding on, the Applicant, except as otherwise expressly provided in this Ordinance. Nothing in this Ordinance shall be deemed to allow this Ordinance to be transferred to any person or entity without a new application for approval for any person or entity other than the Applicant.

Section 9. TERM.

The special permit granted in Section 4 shall automatically expire, and the designated use shall terminate, on the date that is five years after the effective date of this Ordinance, unless prior to such date, the Applicant shall have requested, and the Corporate Authorities, in its sole and absolute discretion, shall have granted a renewal in accordance with Section 11-602 K of the Zoning Code.

Section 10. EFFECTIVE DATE.

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

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

ii. publication in pamphlet form in the manner required by law;

iii. the filing with the Village Clerk by the Applicant of an unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance, and demonstrating the Owner's consent to the terms of the Ordinance and its recordation. Said unconditional agreement and consent shall be in the form of ***Exhibit C***, attached to and, by this reference, made a part of this Ordinance; and

iv. the recordation of this Ordinance together with such exhibits as the Village Clerk deems appropriate for recordation in the Office of the Cook County Recorder. The Applicant shall bear the full cost of such recordation.

B. In the event that the Applicant does not file with the Village Clerk a fully executed copy of the unconditional agreement and consent referenced in Section 10.A.iii of this Ordinance, within 60 days after the date of passage of this Ordinance by the corporate authorities, the corporate authorities shall have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

EXHIBIT A

Legal Description of Property

Parcel 1:

That part of the East 387.75 feet of the South 561.00 feet at the Southwest Quarter of the Southwest Quarter of section 5, Township 42 North, Range 12 East of the Third Principal Meridian, described as follows:

Beginning at the intersection of the East line thereof and a line 75.0 feet North of (as measured at right angles) and parallel with the South line thereof; thence West along sa1d parallel line 316.0 feet; thence Northwesterly to a point 105.0 feet North (as measured at right angles) of the South line of said Quarter Quarter section and 30.0 feet East (as measured at right angles) of the West line of the East 387.75 feet of said Quarter Quarter Section; thence North along a line 30.0 feet East of and parallel with the west line of the East 387.75 feet aforesaid, to the North line of the South 561.00 feet aforesaid; thence East along said North line of the South 561.00 feet, 357.75 feet, to the East line of said Quarter Quarter Section; thence south along said East line to the point of beginn1ng, in Cook county, Illinois.

ALSO

Parcel 2:

That pary of the East 387.75 feet of the South 561.00 feet of the Southwest Quarter of the Southwest Quarter of Section 5, Township 42 North, Range 12 East of the Third Principal Meridian, described as follows:

Beginning at the intersection of the East 11ne thereof and a line 75.0 feet north of (as measured at right angles) parallel with the South line thereof; thence West along said parallel line 316.00 feet; thence Northwesterly to a point 105.0 feet North (its measured at right angles) of the south line of said Quarter Quarter Section and 30.0 feet East (as measured at right angles) of the West line of the East 387.75 feet of said Quarter Quarter Section; thence North along a line 30.0 feet East of and parallel with the West line of the East 387.75 feet aforesaid, to the North line of the South 561.00 feet aforesaid; thence West along the said North 11ne of the South 561. 00 feet to its intersection with a line 25.0 feet East of and parallel with the center line of Huehl Road as established by Document No. 2114078; thence South along said parallel 1inc to a point 75.0 feet North (as measured at right angles) of the South line of said Quarter Quarter Section; thence Southeasterly to a paint on a line, said line being 50.0 feet North of and parallel to the South line of said Quarter Quarter Section 45.00 feet East (as measured on said parallel line) of the center line of Huehl Road aforesaid thence East along said parallel line to said East line of said Quarter Quarter section; thence North on said East line to the point of beginning, excepting from said above-described Parcels 1 and 2 the following described portion thereof dedicated for public street by Plat of Dedication For public street recorded September 3, 1980 as Document Number 25569955, described as follows:

That part of the East 387.75 feet of the South 561.00 feet of the Southwest Quarter of the Southwest Quarter of section 5, Township 42 North, Range 12 East of the Third Principal Meridian, described as follows:

Beginning at the intersection of a line 30.00 feet East of and parallel with the West line of the East 387.75 feet of the Southwest Quarter of the Southwest Quarter aforesaid, with the North line of the South 561.0 feet aforesaid; thence South along said parallel line (hereinafter referred to as Line "A") to a point in a line 85.0 feet North of (measured at right angles) the South line of the Southwest Quarter of Section 5

aforesaid; thence southeasterly along a line to a point in a line being 50.0 feet North of and parallel with the South line of the Southwest Quarter of Section 5 aforesaid and 35.0 feet East of the Southerly extension of Line "A" hereinbefore described; thence West along a line 50.0 feet North of and parallel with the South line of the Southwest Quarter aforesaid to the intersection with a line 25.0 feet East of and parallel with the center line of Huehl Road as established by Document no. 2114078; thence north along said parallel line to the North line of the South 561.0 feet aforesaid; thence East along the North line of the South 561.0 feet to the point of beginning, in Cook County, Illinois.

P.I.N.: 04-05-303-003

Commonly known as 755 Huehl Road, Northbrook, Illinois 60062

EXHIBIT C

Unconditional Agreement and Consent

TO: The Village of Northbrook, Illinois (***"Village"***):

WHEREAS, Wyspa Dzieci Learning Center, an Illinois not-for-profit corporation (***"Applicant"***) is a prospective lessee of a portion of the property commonly known as 755 Huehl Road (***"Property"***). The Applicant has requested that the Village grant approval of a special permit to allow the operation of a child day care service facility (***"Facility"***) on the Property. The Property is owned by the Center on Deafness, an Illinois not-for-profit corporation (***"Owner"***) which has consented to the Applicant's application.

WHEREAS, the Property is located within the IB Institutional Buildings District; and

WHEREAS, Ordinance No.12-9, adopted by the President and Board of Trustees of the Village of Northbrook on January 24, 2012 (***"Ordinance"***), grants approval of such special permit, subject to certain conditions, for the benefit of the Applicant; and

WHEREAS, the Applicant desires to evidence to the Village its unconditional agreement and consent to accept and abide by each of the terms, conditions, and limitations set forth in said Ordinance, and the Owner desires to evidence its consent to recording the Ordinance against the Property;

NOW THEREFORE, the Applicant and the Owner do hereby agree and covenant as follows:

1. The Applicant shall, and does hereby unconditionally agree to, accept, consent to and abide by all of the terms, conditions, restrictions, and provisions of that certain Ordinance No. 12-9, adopted by the Village Board of Trustees on January 24, 2012.

2. The Applicant acknowledges and agrees that the Village is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's review and approval of any plans for the Property, or the issuance of any permits for the use and development of the Property, and that the Village's review and approval of any such plans and issuance of any such permits does not, and shall not, in any way, be deemed to insure the Applicant against damage or injury of any kind and at any time.

3. The Applicant acknowledges that the public notices and hearing have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice to the Applicant required by Section 6 of the Ordinance is given.

4. The Applicant agrees to and does hereby hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with (a) the Village's review and approval of any plans and issuance of any permits, (b) the procedures followed in connection with the adoption of the Ordinance, (c) the development, construction, maintenance, and use of the Property, and (d) the performance by the Applicant of its obligations under this Unconditional Consent and Agreement.

5. The Applicant shall, and does hereby agree to, pay all expenses incurred by the Village in defending itself with regard to any and all of the claims mentioned in this Unconditional Consent and Agreement. These expenses shall include all out-of-pocket expenses, such as attorneys' and experts' fees, and shall also include the reasonable value of any services rendered by any employees of the Village.

6. The Owner warrants and represents to the Village that it owns fee simple title to the Property and consents to the recording of the Ordinance against the Property.

WYSPA DZIECI LEARNING CENTER,
an Illinois non-profit corporation

By: _____

Its: NAWROT MONIKA OWNER
PRESIDENT AND SECRETARY

SUBSCRIBED and **SWORN** to before me this 13 day of FEB, 2012.

_____
Notary Public

NOTARY PUBLIC STATE OF OFFIC AL SEAL ELIZABETH A INMAN MY COMMISSION EXPIRES OCTOBER 1, 2012

ATTEST:

By: _____

Its: _____

CENTER ON DEAFNESS, an Illinois non-profit corporation

By: _____

Its: CFO/Controller

SUBSCRIBED and **SWORN** to before me this 17th day of February, 2012.

_____
Notary Public

OFFICIAL SEAL
THOMAS ZAMBRZYCKI
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:08/24/13

Adopted: 1/24/2012

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Michael Scolaro, Trustee
SECONDER:	Kathryn Ciesla, Trustee
AYES:	Karagianis, Buehler, Scolaro, Ciesla, Israel, Frum
ABSENT:	Todd Heller

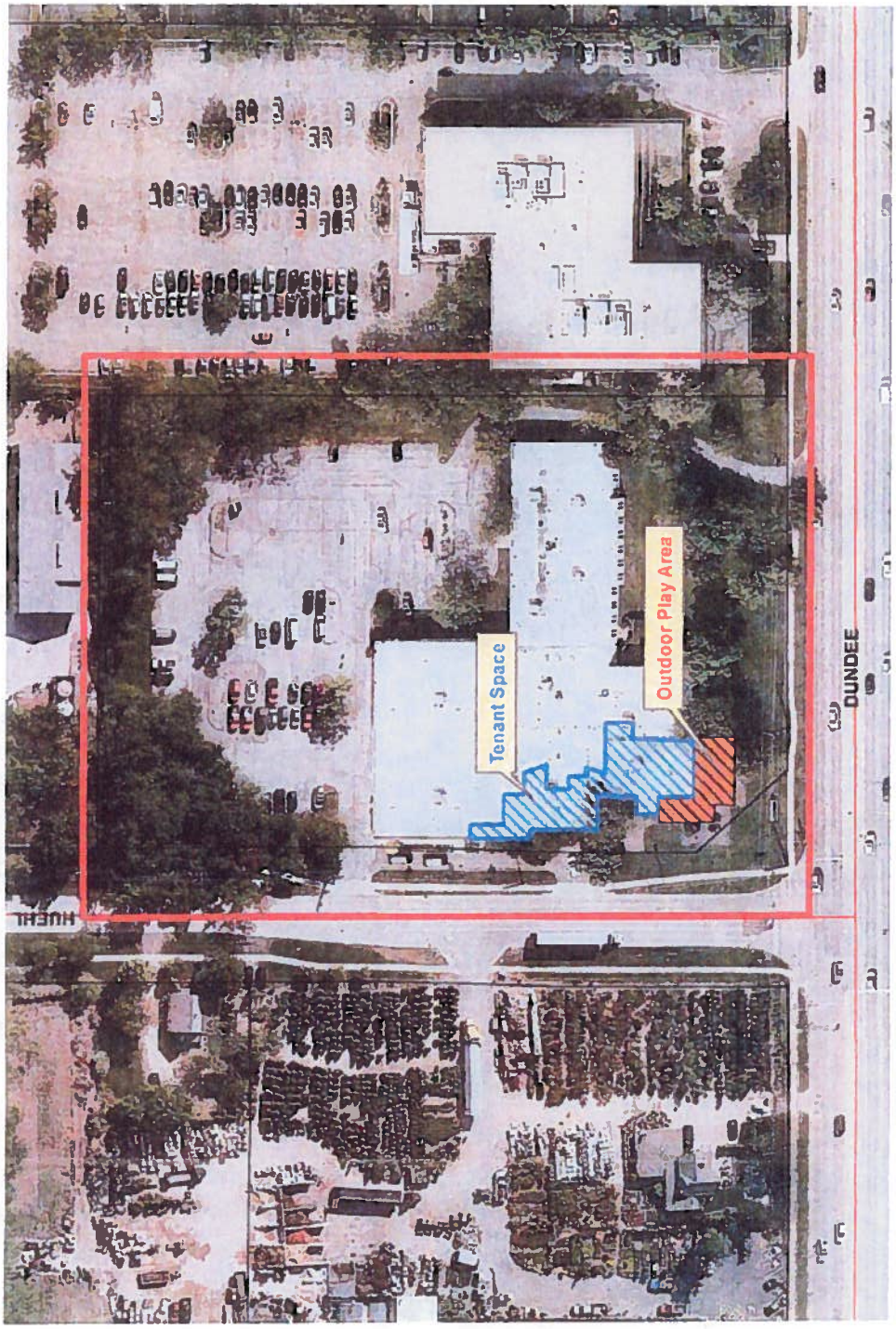
ATTEST:

/s/ Sandra E. Frum
Village President

/s/ Debra J. Ford
Village Clerk

EXHIBIT B

Depiction of Facility Space and Outdoor Play Area



1710115133

Doc# 1710115133 Fee $48.00

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/11/2017 02:07 PM PG: 1 OF 6

Ordinance 2017-4

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

Ordinance Renewing a Special Permit for Wyspa Dzieci Learning Center at 755 Huehl Road (BOT-16-15)

shall be, and is hereby, adopted as follows:

Section 1. RENEWAL OF SPECIAL PERMIT.

On January 24, 2012, the Corporate Authorities adopted Ordinance No. 12-09 granting Wyspa Dzieci Learning Center, an Illinois not-for-profit corporation ("***Applicant***") a special permit to operate a child day care service facility ("***Facility***") at 755 Huehl Road ("***Property***") which is owned by Center on Deafness, an Illinois not-for-profit corporation (the "***Owner***") and is located in the IB Institutional Building District.

The special permit granted by Ordinance No. 2012-09 has a five-year term that will expire on February 22, 2017. The Applicant has submitted an application requesting a renewal of the special permit granted in Ordinance No. 12-09 and minor amendments to the Facility's hours of operation pursuant to Subsections 11-602 J and 11-602 K of the Northbrook Zoning Code (1988), as amended ("***Zoning Code***"). The Owner has consented to the Applicant's request for a renewal.

The Facility has operated since 2012 without incident and the President and the Board of Trustees have determined that the circumstances under which the original special permit was granted have not changed. Therefore, the Corporate Authorities have determined that it is in the best interests of the Village and the public to renew the special permit originally granted by Ordinance No. 12-09 with minor amendments.

Section 2. PUBLIC HEARING AND PUBLIC MEETING.

A public hearing to consider the renewal and minor amendment to the special permit was duly advertised and was held at the Board of Trustees regular meeting on February 14, 2017 in

accordance with the requirements of Subsections 11-602 J and 11-602 K.

Section 3. RENEWAL OF SPECIAL PERMIT.

Subject to and contingent upon the conditions, restrictions, and provisions set forth in Ordinance No. 2012-09, and pursuant to Subsection 11-602 K of the Zoning Code, special permit to allow the operation of a child day care service facility (Northbrook SIC No. 8351.00 – Child Day Care Service Facility) on the Property ("***Special Permit***"), is hereby, renewed and granted to the Applicant.

Section 4. RESTATEMENT OF ORDINANCE NO. 12-09 WITH MINOR AMENDMENTS.

All terms, provisions, conditions, and restrictions of Ordinance No. 2012-09 shall remain in full force and effect with the exception of: [added text **bold and double underlined**; deleted text ~~struck through~~]

A. Term. The term of the special permit granted shall automatically expire, and the designated use shall terminate, on ~~the date that is five years after the effective date of this Ordinance~~ **April 14, 2022**, unless prior to such date, the Applicant shall have requested, and the Corporate Authorities, in its sole and absolute discretion, shall have granted a renewal in accordance with Section 11-602 K of the Zoning Code.

B. Hours of Operation. The Facility shall be limited to the following hours of operation:

Monday thru Friday ~~7:00 a.m.~~ **6:00 a.m.** to 6:00 p.m.,

Section 5. BINDING EFFECT; TRANSFERABILITY.

The privileges, obligations, and provisions of each and every Section of this Ordinance, are for the sole benefit of, and shall be binding on, the Applicant, except as otherwise expressly provided in this Ordinance. Nothing in this Ordinance shall be deemed to allow this Ordinance to be transferred to any person or entity unless and until (a) such person or entity ("***Transferee***") executes and files with the Village Clerk an unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance in a form acceptable to the Village Manager and (b) the Board of Trustees has approved such transfer by resolution duly adopted.

Section 6. EFFECTIVE DATE.

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

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

ii. Publication in pamphlet form in the manner required by law;

iii. The filing by Applicant and Owner with the Village Clerk, for recording in the Office of the Cook County Recorder of Deeds, of an unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance. Such unconditional agreement and consent shall be in the form attached to

and, by this reference, made part of this Ordinance as ***Exhibit A***, and shall be executed by the Applicant.

B. In the event that the Applicant does not file with the Village Clerk a fully executed copy of the unconditional agreement and consent referenced in Paragraph 6.A.iii above within 60 days after the date of passage of this Ordinance by the Corporate Authorities, the Corporate Authorities shall have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

Adopted: 2/14/2017

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	James Karagianis, Trustee
SECONDER:	Kathryn Ciesla, Trustee
AYES:	Karagianis, Buehler, Scolaro, Heller, Ciesla, Israel, Frum

ATTEST:

/s/ Sandra E. Frum
Village President

/s/ Debra J. Ford
Village Clerk



EXHIBIT A

Applicant's Unconditional Agreement and Consent

TO: The Village of Northbrook, Illinois (the "Village"):

WHEREAS, Wyspa Dzieci Learning Center, an Illinois not-for-profit corporation ("***Applicant***"), has applied for renewal and minor amendment of a special permit to allow the continued operation of a child day care service facility at 755 Huehl Road in the Village of Northbrook ("***Property***") which is owned by Center on Deafness, an Illinois not-for-profit corporation ***("Owner")***; and

WHEREAS, Ordinance No. 17-4, adopted by the President and Board of Trustees of the Village of Northbrook on February 14, 2017, grants such a renewal, subject to certain conditions; and

WHEREAS, Section 6 of said Ordinance provides that said Ordinance will be of no force or effect unless and until the Applicant and shall have filed with the Village Clerk, within 60 days after its passage, its unconditional agreement and consent executed by the Applicant and the Owner to accept and abide by each of the terms, conditions and limitations set forth in said Ordinance;

NOW THEREFORE, the Applicant and the Owner do hereby agree and covenant as follows:

1. The Applicant shall and does hereby unconditionally agree to, accept, consent to and abide by all of the terms, conditions, restrictions and provisions of that certain Village Ordinance No. 2017-4, adopted by the Village Board of Trustees on February 14, 2017 which renewed the special permit originally granted by Ordinance No. 2012-09 ("***Ordinance***").

2. The Applicant acknowledges and agrees that the Village is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's review and approval of any plans for the Property, or the issuance of any permits for the use and development of the Property, and that the Village's review and approval of any such plans and issuance of any such permits does not, and shall not, in any way, be deemed to insure the Applicant against damage or injury of any kind and at any time.

3. The Applicant acknowledges that the public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice to the Applicant required by Section 6 of Ordinance No. 2012-09 is given.

4. The Applicant agrees to and does hereby hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with (a) the Village's review and approval of plans and issuance of any permits, (b) the procedures followed in connection with the adoption of the Ordinance, (c) the development, construction, maintenance, and

use of the Property, and (d) the performance by the Applicant of its obligations under this Unconditional Consent and Agreement.

5. The Applicant shall, and does hereby agree to, pay all expenses incurred by the Village in defending itself with regard to any and all of the claims mentioned in this Unconditional Consent and Agreement. These expenses shall include all out-of-pocket expenses, such as attorneys' and experts' fees, and shall also include the reasonable value of any services rendered by any employees of the Village.

6. The Owner warrants and represents to the Village that it owns fee simple title to the Property and consents to the recording of the Ordinance against the Property.

WITNESS:

By: _____
Signature

By: _____
Print Name

Its: Teacher

SUBSCRIBED and **SWORN** to before me this 3rd day of April, 2017.

_____
Notary Public

WYSPA DZIECI LEARNING CENTER, an Illinois non-profit corporation

By: _____
Signature

By: MONIKA NAWROT
Print Name

Its: PRESIDENT

JOSHUA MALL
Official Seal
Notary Public - State of Illinois
My Commission Expires Jul 8, 2020

WITNESS:

By: _____
Signature

By: MIKE PEARCE
Print Name

Its: _____

SUBSCRIBED and **SWORN** to before me this 10th day of March, 2017.

_____
Notary Public

"OFFICIAL SEAL"
NAHREN I KOMA
Notary Public - State of Illinois
My Commission Expires January 14, 2020

CENTER ON DEAFNESS, an Illinois non-profit corporation

By: _____
Signature

By: John Little
Print Name

Its: Director of Business Services

FORMAL APPLICATION – ZONING & SUBDIVISION RELIEF**

Prior to submitting this formal application, the matter must first be reviewed as a preliminary application by the Village Board of Trustees. If the Board has not yet reviewed your preliminary application, please contact the Department of Development & Planning Services to learn what is required. The following materials are the minimum required for the processing of a formal application by the Village of Northbrook's Plan Commission and Board of Trustees. A public hearing or public meeting for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. If you have questions regarding the completion of this application please contact the Development & Planning Services Department at 847-664-4050.
****Applications for zoning relief from the Zoning Board of Appeals must use a different application form.***

The initial submittal MUST contain:

- ❑ **1 electronic version (PDF)** of ALL application materials **(refer to application section regarding instructions).**

Applicant Information

Legal Name Little Einsteins Academy & Daycare Inc.

Company Little Einsteins Academy & Daycare Inc.

Address 755 Huehl Rd.

City, State, Zip [redacted]

Primary Contact Person

Name Natalia Zukowski

Company Little Einsteins Academy & Daycare Inc.

Address 755 Huehl Rd.

City, State, Zip Northbrook IL 60062 [redacted]

Consultants *(as applicable)*

Attorney

Name

Company

Address

City, State, Zip

Phone No.

Email

Architect/Planner

Name Betsy Gensburg

Company Sara E.F. Gensburg, Ltd.

[redacted]

Civil Engineer

Name

Company

Address

City, State, Zip

Phone No.

Email

Other

Name

Company

Address

City, State, Zip

Phone No.

Email

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

Site Location/Address: 755 Huehl Rd. Northbrook IL 60062

Property Index Numbers: 04-05-303-003

Size of Property: 6200 sq ft (square feet/acres)

Size of Building Space, if applicable: _____ (square feet)

Comprehensive Plan Land Use Designation[1]: institutional

Current Zoning: IB

Current Use of the Property: previous daycare, currently vacant from 01.2025

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 child daycare
- ☐ 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 - Concept Plan
- ☐ Planned Development - Final Plan
- ☐ Subdivision - Tentative Plat
- ☐ Subdivision - Final Plat
- ☐ Subdivision - Variations/Waiver for _____
- ☐ Exception for _____
- ☐ Other _____

☐ **Plat of Survey & Parcel Legal Description(s)**

Attach the most recent plat of survey of the Subject Property, certified by a registered land surveyor, showing existing lot lines and dimensions, lot area, all easements, all public and private rights-of-way, and all streets across and adjacent to the subject property.

☐ **Conformity with Comprehensive Plan**

Include a written statement explaining the conformity, or lack of conformity, of the approval being requested to the Village's Official Comprehensive Plan and Official Map. Where the approval being requested does not conform to the Official Comprehensive Plan or Official Map, provide reasons justifying the requested approval.

☐ **Surrounding Property Owners Addresses**

Please attach the names and mailing addresses of all property owners of record (not tenants) within 250 feet of the property, excluding public rights-of-way, based on current County tax records. See page10 of this document for instructions on how to obtain the addresses.

[1] As found on the Village website www.northbrook.il.us/Government/Departments/Planning/GIS/index.php

Site Ownership and Control

Current Property Owner Information

Legal Name: Center on Deafness

Primary Contact: John Little

Address 3444 Dundee Rd

City, State, Zip Northbrook IL 60062

[redacted]

Proposed Property Owner Information

Legal Name: _____

Primary Contact: _____

Address _____

City, State, Zip _____

Phone No. _____

Email _____

Attach a copy of a title policy or deed showing current ownership of the property. If property is held in a trust, also include a certified copy of the trust agreement or a simple affidavit (under oath before a notary) as to who are the beneficiaries of the trust. *(Check which document(s) are attached):*

- ☒ Deed
- ☐ Title Policy or Title Commitment ***(Required for Subdivision Applications & Plats of Consolidation Applications)***
- ☐ Certified Copy of Trust Agreement OR a simple Affidavit Identifying Trust Beneficiaries

☒ **Complete Attachment A, listing all individuals/entities that have a beneficial interest in the legal entity that currently owns the property**

☐ **Complete Attachment B, listing all individuals/entities that have a beneficial interest in the legal entity that is proposed to own the property upon receiving necessary approvals.**

Applicants Involvement with the Property

If the Applicant does not own the property, please also provide documentation showing the applicant's interest in the property *(Check which document is attached. The dollar amounts in documents may be blacked-out)*:

- ☐ Owner (see the previous box)
- ☐ Real Estate Contract
- ☒ Lease
- ☐ Other _____

☐ **Complete Attachment C, listing all individuals/entities that have a beneficial interest in the legal entity that is the Applicant.**

Additional Required Attachment(s)

Submit all relevant attachments specified in the below worksheet(s) that correspond with your application request(s) selected on page two of this application; the worksheets can be found on the Village of Northbrook website www.northbrook.il.us, as well as in the Community Planning Department in the Village Hall. *(Check all that are applicable)*

- ☐ Comprehensive Plan Amendment Worksheet
- ☐ Annexation Worksheet
- ☐ Rezoning Worksheet
- ☐ Special Permit Worksheet
- ☐ Site Plan Approval Worksheet
- ☐ Zoning Code Text Amendment Worksheet
- ☐ Zoning Variation Worksheet
- ☐ Planned Development Worksheet- Concept Plan
- ☐ Planned Development Worksheet- Final Plan
- ☐ Subdivision Worksheet – Tentative Plat
- ☐ Subdivision Worksheet - Final Plat
- ☐ Subdivision Worksheet - Variations/Waiver
- ☐ Zoning Exception Worksheet
- ☐ Condominium Conversion Worksheet
- ☐ Plat of Consolidation Worksheet

Filing Fees

All applications require payment of a non-refundable fee, as well as additional funds that are held in escrow to off-set anticipated recoverable expenses. Please attach a check with your application and indicate below the amount of the fee submitted. A copy of the fee schedule is attached to the application form.

$_____ Amount of Non-Refundable Fee

$_____ Amount of Escrow

$_____ Total Application Fee (Non-Refundable Fee plus Escrow)

The escrow covers such items as Village attorney time (currently billing at approx. $400.00 per hour), public notice expenses, public meetings ($50.00 per mtg), & staff review time. If these expenses exceed the initial escrow deposit, the applicant is responsible for additional payment to the Village prior to completing approval process. If the expenses are less than the escrow deposit, the applicant will be issued a refund.

Northbrook Ethics Code *(potential conflicts of interest)*
On a separate sheet of paper list the name, address, nature, and extent of any current or potential interest that any Village officer or employee may have in, or with respect to the owner, the applicant, or the property. **If none, check here:** ____
(For more information, see Sections 2-71 through 2-85 of the Northbrook Municipal Code located on our website, or pick-up a copy of the Northbrook Ethics Code booklet in the Development & Planning Services Department at the Village Hall)

Repeat Application

Has any other application for this property been submitted to the Village and denied within the last two years?
___ yes X no (check one)
If yes, attach a statement of the grounds justifying reconsideration (See Zoning Code Sec. 11-302).

Applicant/Owner Acknowledgments

By execution of this application in the space provided below, the Applicant and Owner(s) do hereby certify, acknowledge, agree and affirm to the Village of Northbrook that:

1. The Village and its representatives have the right, and are hereby granted permission and license, to enter upon the property, and into any structures located thereon, for purposes of conducting any inspections that may be necessary in connection with this application.

2. I (We) have carefully read this application, the Northbrook Zoning Code and Northbrook Subdivision & Development Code and fully understand the terms and provisions of each.

3. I (We) waive any rights to exemption from disclosure under the Illinois Freedom of Information Act of any and all documents and information submitted in connection with this application.

4. I (We), in accordance with the requirements of the Annual Fee Ordinance, the Northbrook Zoning Code and the Northbrook Subdivision & Development Code, agree to pay all applicable filing fees and be responsible for the payment of all reimbursable expenses associated with the processing of this application.

Applicants may attach additional materials or exhibits to this application if necessary or helpful in explaining the relief requested.

Signature of Applicant: Piotr Bleszko **Date** 9/11/25
Print Name & Title: PIOTR BLESZKO, OWNER Little Einsteins Academy Daycare
Signatures of Property Owner(s): [signature] **Date** 9/11/25
Print Name & Title: JOHN LITTLE, DIRECTOR OF BUSINESS SERVICES **Property Address:** 3444 DUNDEE 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: Freyda Greenman
Board President
[redacted]
Ownership or Trust Interest: 0 %

Name: Sharon Kirkpatrick
Board Member
[redacted]
Ownership or Trust Interest: 0 %

Name: Elizabeth Hebert
Board Member
[redacted]
Ownership or Trust Interest: 0 %

Name: Joel Meisel
Board Member
[redacted]
Ownership or Trust Interest: 0 %

Name: Howard Kaufman
Secretary
[redacted]
Ownership or Trust Interest: 0 %

Name: Dr. Charles Weingarten / Christine O'Brien
Board Member
[redacted]
Ownership or Trust Interest: 0 %

ATTACHMENT C - Applicant – Beneficial Interest

Please check which of the following describes the beneficial interest in the legal entity that is the applicant and complete this sheet as instructed for each type of beneficial interest:

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

Name: Piotr Bleszko

[redacted]

Ownership or Trust Interest: 50 %

Name: Lukasz Sokolowski

[redacted]

Ownership or Trust Interest: 50 %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

SPECIAL PERMIT WORKSHEET

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

The initial submittal MUST contain:

☑ **1 electronic version (PDF)** of all application materials submitted in a format as described on the last page of the Formal Application form.

REQUIRED MATERIALS FOR SUBMISSION

- **Written Explanation of Application Request**
  Attach a written statement explaining the proposed application. This letter should include the following applicable items, as well as any other pertinent detailed information pertaining to the request: hours of operation, number of employees, number of existing parking spaces on site, if the building has multiple tenants please list what the other tenant businesses are, if any existing buildings are being demolished, will the site be reconfigured, and if there will there be any included outdoor activity or uses.

- **Standard Industrial Classification Number & Description**
  Include on the line provided below the SIC (Standard Industrial Classification) number and description for the requested Special Permit Use. This number and description can be found in the Village of Northbrook Zoning Code or by contacting the Development & Planning Department. Every use contains a related SIC number and description. **SIC Number & Description:** *8351.00 Child Day Care Services*

- **Visual Representation of Special Permit Request**

  ☑ **Applications without Site Improvements Include: Graphic Depiction of Application Request**
  Attach a graphic depiction of the following, as appropriate, to illustrate the proposed special permit being requested:
    - parking information (location of spaces in relation to use;)
    - general floor plan;
    - building elevations (if the exterior is to be modified);
    - proposed exterior signs.

  -or-

  ☐ **Applications with Site Improvements Include: Site Plan Approval Worksheet Requirements**
  If the requested Special Use Permit application involves any site modifications (i.e. construction or renovation of any structure(s), addition or expansion of a parking lot, relocation of driveway(s), removal or addition of trees, etc.) the Applicant must also submit a **Site Plan Approval Worksheet**.

REQUIRED MATERIALS FOR SUBMISSION *(continued)*

- **Statement of Justification**

A written statement of need for the requested special permit is required. The statement should address each of the below Standards for Special Permit Applications established in Subsection 11-602 E of the Zoning Code and listed below. The staff, Plan Commission and Board of Trustees will use these standards in making a determination whether or not the proposed activity is appropriate. ***Please complete the below form (use additional paper if needed) and submit this form with the Formal Application. Please provide detailed responses for each item. Do not merely state for instance for Item (b) that "Our proposed project will not have substantial or undue adverse effect……" You must state what specifically about your project will not have undue adverse effect.***

(a) Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.

Our proposed project, a child day care center, is within the IB, Institutional buildings zoning district. The proposed use is in alignment with the assigned zoning district. This project is an interior alteration of an existing space and has very minor work on exterior facade and no site related work such as additional parking. Therefore this project has very little to no effect on its site or surroundings.

(b) No Undue Adverse Impact. The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.

The size, type and quality of this project does not have any negative effect on its environment. It is a day care center project of interior alteration with the exception of addition of a single exterior door. The project scope consists of minor changes to the interior space. Only modifying and adding some walls, additional restrooms, modification of existing restrooms and a small amount of ceiling work only on modified areas. There is no exterior work requiring drainage or changes to the building's facade except addition of one door, there is no change in surrounding landscape of this building.

(c) No Interference with Surrounding Development. The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

This is an interior alteration of an existing building for a day care center. The existing play ground will be used as is without any alterations and no new additional structure will be built. Therefore it will not dominate or interfere with the use and development of any neighboring properties.

(d) Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

The proposed project is not adding a large amount of people since it is not an addition or a new building but an interior alteration of an existing space. The existing building was designed to serve 73 children and 12-15 adults during

(d) *operational hours (7:00 am to 6:00 pm). Our proposed plan is designed to serve 96 children and 13 adults during operational hours. The total area of work has increased to 6,200 sf., a small amount, from the previous 5,461 sf.*

(e) No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

The people who visit the building will be dropping off their kids and will not be not staying throughout the day with the exception of the employees who will be staying during the operational hours. Since the amount of adults more or less stays the same there is no need for additional parking.

(f) No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss or damage to natural, scenic or historic feature of significant importance.

There is no exterior work or demolition work, no changes to the site.

(g) Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

This proposed project is in compliance with the current zoning and building codes of Village of Northbrook. Refer to sheet A-1 in the drawing set for details.

COMPLIANCE WITH VILLAGE REGULATIONS

All applications will be reviewed to determine compliance with the following Village codes and regulations:

- Zoning Code
- Subdivision & Development Code
- Standards and Specifications Manual
- Tree Protection and Tree Preservation Ordinance
- Existing Conditions
- Restrictive Covenants
- Development Agreements
- All other applicable Village codes and regulations

The applicant is responsible for ensuring a submitted application includes all of the necessary submittal requirements and meets all applicable standards and requirements of the Village codes.

Village Departments Involved with the Review of Community Planning Applications

- Development & Planning Services
- Fire
- Police
- Public Works and Engineering
- Village Attorney

LITTLE EINSTEINS ACADEMY
& DAYCARE CENTER

Date: 07/10/2025

Village of Northbrook Preliminary Review Application Written Narrative

Description of Property, as it exists today & Use of Property

The property at 755 Huehl Rd is currently vacant. The previous tenant was licensed by DCFS and the village of Northbrook for a daycare. The property is 6,200sq. Currently there are 4 classrooms, a large open space, which was used as a gross motor area by the previous daycare. There is also an office and two closed storage spaces as well as three closed closets and a mop sink closet. There are two restrooms with 5 toilets total. There is a warming kitchen with a three compartment sink and a refrigerator in the building. Outside, there is a fenced playground.

755 Huehl is connected to a larger building owned by The Center for Deafness, located at 3444 Dundee Rd Northbrook IL 60062. 755 is leased from The Center for Deafness. There is are two entrances to the rest of the building from 755 Huehl, which are locked at all times. Only admins have the keys to access these doors. The secondary emergency exit from 755 Huehl is not affected by these locked doors.

The Center for Deafness occupies the building along with two tenants; Little Einsteins Academy, a proposed daycare, occupying 6,200sq ft and Comfort Air Control, an HVAC Company, occupying 600 sf ft of space. The Center for Deafness is a nonprofit organization which provides a day service program for the deaf and hearing individuals who are MI and DD. The deaf program provides services for 27 individuals and the hearing program provide services for 10-12. Staff in the building consists of a total of 18 part and full time employees. The Center on Deafness takes up a total of 20,000 square feet. The square footage of the building is 41,000 square feet.

755 Huehl Rd and 3444 Dundee Rd share a parking lot, located on the side of the building. There are 111 car stalls, 5 ADA Stalls and 267 LF of curb. There is 66SF of bay door area, which is not used by 755 Huehl.

[redacted]

Description of the proposed use of property

The proposed use of the property at 755 Huehl is a daycare center. We are looking to add a fifth classroom, converting the previously open space into a closed classroom, with walls no higher than 8ft, add a hallway to connect the entrance with the rest of the classrooms, add a hand-washing sink in classroom 109 (see attached architectural plan for floor plan with classroom numbers), and a stackable laundry machine by the mop sink in the mop closet. Additionally the entrance to the playground will be through the front corridor, with the outside gate only used as a secondary, emergency exit from the playground. (See architectural plan for proposed new exterior door with side lights.

The existing parking lot is to remain, with no changes. The fire lane, located near the front entrance of 755 Huehl, has signage to inform daycare parents there is no stoping or standing in the fire lane and they cannot use this lane for pick up and drop off. All deliveries to the daycare must park on the parking lot, not in the fire lane.

755 Huehl is leased from The Center on Deafness by Little Einsteins Academy & Daycare. Per the lease agreement The Center on Deafness has agreed to allow Little Einsteins Academy & Daycare to make interior and exterior changes to the building, per city and state permit approvals, and to run a state licensed daycare, as needed. (See attached lease agreement) All proposed changes to the building are in the first paragraph under “Description of the proposed use of property”. There are no proposed exterior alterations proposed.

Little Einsteins Academy & Daycare will be licensed by DCFS. The license will be for no more than 96 children, with 14 staff members. Little Einsteins Academy & Daycare will be opening 5 classrooms for children ages 2 years old to 12 years old. Below is the list of classrooms and the ages of children they serve, along with the number of staff members.

Classroom 1 (103) - 2-3 year olds - Max kids: 16 - Staff: 2
Classroom 2 (104) - 3-4 year olds - Max kids: 20 - Staff: 2
Classroom 3 (105) - 4-5 year olds - Max kids: 20 - Staff: 2
Classroom 4 (109) - 15 months- 2 year olds - Max kids: 15 - Staff: 3

Classroom 5 (113) - 5-12 year olds - Max kids: 25 - Staff: 2

Little Einsteins Academy & Daycare will operate from Monday - Friday from 7:00am-6:00pm. Little Einsteins Academy & Daycare will be closed on Saturdays and Sundays.

Little Einsteins Academy & Daycare will be operated in accordance to state DCFS and Fire Marshall and city guidelines.

Per DCFS guidelines, Little Einsteins Academy & Daycare will operate in the following manner.

Design & Maintenance of Building:

The building is a single story building, with one main entrance in the front and an evacuation exit from the rear of the building. From the front corridor, there is access to the daycare and to the playground. The front doors are to remain closed and locked at all times. Parents or visitors will need to be let in by a staff member.

The building will have five classrooms and an office as well as a warming kitchen. There are multiple closets in the building which will be used as storage spaces. Any closets that will hold any chemicals such as cleaning equipment will be hung on automatic self closing door hinges and locked.

There are two bathrooms at the end of the corridor, these will be used by all classrooms. There is a diaper changing table for kids who are not yet potty trained or in the process. There will be toilet training equipment provided for children being toilet trained.

The building has a parking lot with 111 car stalls. The parking lot was recently sealed and striped in July 2025.

Entrances and Exits:

The facility has:

1. Front entrance door leading to lobby
2. One interior door leading from the to the director’s office.
3. Five classroom doors (each classroom is going to have a door.
4. One door to the kitchen

5. One back door to be used as an evacuation exit.

The width of the doors will accommodate wheelchairs and the needs of individuals with physical disabilities.
Interior doors will swing in the directon of most frequent travel and exit doors will swing to the exterior.
Doorways and exits will be free of debris and equipment to allow unobstructed traffic from the room.
The hand contact and splash areas of doors and walls will be covered with an easily cleanable finish, at least as cleanable as an epoxy finish or enamel paint.

Maintenance and Storage of Food Service and Maintenance Equipment, Chemicals, and Supplies:

Little Einsteins Academy & Daycare will serve breakfast, lunch, and two snacks. Food will be catered from Child Eats, which is a licensed and insured daycare catering company. Food will be delivered daily, in the morning, between the hours of 7:00am and 8:00am.

Food will be delivered via a sprinter van from the caterer, driven by the catering company's driver. The van will park in the parking lot, the delivery driver shall call the director or assistant director, then the director or director assistant shall take a food cart and bring it to the food delivery driver. The delivery driver shall put all food trays on the cart and the director or assistant director shall take the cart inside to the kitchen and measure the temperature of the food.

The temperature of food delivered will be measured at the time of delivery with a food grade thermometer and recorded in the food temperature log. The food will be then placed either in the refrigerator for cold food or on the hot plate for hot foods.

Drop off and pick up Policy:

All parents, caregivers, or other persons who are picking up or dropping off children must park in the parking lot and walk their children to and from the building using the front door using the sidewalk. Parents will be informed and reminded as needed that they cannot park in the fire lane and Little Einsteins Academy will not accept children from outside, the

parent or guardian must walk with their child/children to the building from the parking lot, sign the child in on the sign in sheets, only then can a staff member take the child to their classroom.

The daycare's front door will be locked at all times. Parents will be able to access the building by using a call button on the side of the door. After confirming the person's identity the director will buzz them in or physically open the door for them.

Only those people who the parent/guardian has authorized through written consent will be allowed to pick up the child/children. The mother/father is always allowed to pick up their child/children from the center regardless of being on the pick up list. A court order is the only document that prevents a parent from picking up their child.

The following information must be included for anyone listed on the pick up list: First and Last Name, Relationship to the child, Working telephone number for work, home, and cell phone, and home address.

Anyone picking up a child must be over the age of 18 and present a valid photo ID.

Child/Children being taken out of the center must have written authorization on file by parent or legal guardian.

Children are not allowed to enter or exit the building by themselves. A parent or guardian must be with their child at all times. Once the parent/guardian or pick up person arrives and greets the child/children, the child/children are now the responsibility of the parent/guardian or pick up person.

Sign In & Sign Out Policy:

All children must be signed in and out everyday on our log sheets. This lets us know who is dropping off and picking up each child along with the time of their arrival and departure.

DCFS License & Renewal:

DCFS will license Little Einsteins Academy. The initial DCFS licensing process will check to make sure Little Einsteins Academy follows all state standards including child to staff ratio, proper record maintenance, and

proper documentation of forms, files and classroom management. The initial licensing process entails that once all documentation is accepted and approved by DCFS a initial license is given to the daycare, for the first six months the daycare is in the permit phase where DCFS conducts unannounced surprise visits to ensure the center is complying with all standards. After the permit phase the daycare center receives their license, which needs to be renewed every three years. DCFS then conducts an annual visit, as well as unannounced visits throughout the year as they see fit.

Little Einsteins Academy, per DCFS requirements, is required to undergo the license renewal process every three years. The license renewal process, similar to the initial process again checks compliance with all standards and rules.

755 Huehl Rd
Special Zoning Comments Response
September 11, 2025

Responses in red.

- The applicant and property owner must sign the application form. Currently it is just typed (with a different font). If easier, both entities can sign on a separate sheet. See attached.

  Attached

- Provide the Legal Description of the property in a Word Document

  Attached

- Confirm if in the future any business signs are proposed, then those would be in compliance with the requirements of the Zoning Code.

  All future business signs proposed will be in compliance with the requirements of the Zoning Code. Should any business signs be hung in the future, we will be obtaining permits for them.

- Are there any changes proposed to the existing outdoor play area, such as size of the playground; any new canopies; fence, etc.?

  There are no proposed changes to the existing outdoor play area.

- Is there an existing trash enclosure on the property? If yes, confirm that the existing trash enclosure would have sufficient capacity for the new daycare facility.

  There is currently an 8 yard dumpster on the property. It gets picked up weekly and our landlord has stated there was never any issues with it being overfilled when the previous daycare (which had similar capacity) was using the space.

PLAT OF SURVEY

PARCEL 1

THAT PART OF THE EAST 387.75 FEET OF THE SOUTH 561.00 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE THEREOF AND A LINE 75.0 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE SOUTH LINE THEREOF; THENCE WEST ALONG SAID PARALLEL LINE 316.0 FEET; THENCE NORTHWESTERLY TO A POINT 105.0 FEET NORTH (AS MEASURED AT RIGHT ANGLES) OF THE SOUTH LINE OF SAID QUARTER QUARTER SECTION AND 30.0 FEET EAST (AS MEASURED AT RIGHT ANGLES) OF THE WEST LINE OF THE EAST 387.75 FEET OF SAID QUARTER QUARTER SECTION; THENCE NORTH ALONG A LINE 30.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST 387.75 FEET AFORESAID, TO THE NORTH LINE OF THE SOUTH 561.00 FEET AFORESAID; THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH 561.00 FEET, 357.75 FEET, TO THE EAST LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2

THAT PART OF THE EAST 387.75 FEET OF THE SOUTH 561.00 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE THEREOF AND A LINE 75.0 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES) PARALLEL WITH THE SOUTH LINE THEREOF; THENCE WEST ALONG SAID PARALLEL LINE 316.00 FEET; THENCE NORTHWESTERLY TO A POINT 105.0 FEET NORTH (AS MEASURED AT RIGHT ANGLES) OF THE SOUTH LINE OF SAID QUARTER QUARTER SECTION AND 30.0 FEET EAST (AS MEASURED AT RIGHT ANGLES) OF THE WEST LINE OF THE EAST 387.75 FEET OF SAID QUARTER QUARTER SECTION; THENCE NORTH ALONG A LINE 30.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST 387.75 FEET AFORESAID, TO THE NORTH LINE OF THE SOUTH 561.00 FEET AFORESAID; THENCE WEST ALONG THE SAID NORTH LINE OF THE SOUTH 561.00 FEET TO ITS INTERSECTION WITH A LINE 25.0 FEET EAST OF AND PARALLEL WITH THE CENTER LINE OF HUEHL ROAD AS ESTABLISHED BY DOCUMENT NO. 2114078; THENCE SOUTH ALONG SAID PARALLEL LINE TO A POINT 75.0 FEET NORTH (AS MEASURED AT RIGHT ANGLES) OF THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTHEASTERLY TO A POINT ON A LINE, SAID LINE BEING 50.0 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION 45.00 FEET EAST (AS MEASURED ON SAID PARALLEL LINE) OF THE CENTER LINE OF HUEHL ROAD AFORESAID; THENCE EAST ALONG SAID PARALLEL LINE TO SAID EAST LINE OF SAID QUARTER QUARTER SECTION; THENCE NORTH ON SAID EAST LINE OF THE POINT OF BEGINNING, EXCEPTING FROM SAID ABOVE DESCRIBED PARCELS 1 AND 2 THE FOLLOWING DESCRIBED PORTION THEREOF DEDICATED FOR PUBLIC STREET BY PLAT OF DEDICATION FOR PUBLIC STREET RECORDED SEPTEMBER 3, 1980 AS DOCUMENT NO. 25569955, DESCRIBED AS FOLLOWS:

THAT PART OF THE EAST 387.75 FEET OF THE SOUTH 561.00 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF A LINE 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST 387.75 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AFORESAID, WITH THE NORTH LINE OF THE SOUTH 561.0 FEET AFORESAID; THENCE SOUTH ALONG SAID PARALLEL LINE (HEREINAFTER REFERRED TO AS LINE "A") TO A POINT IN A LINE 85.0 FEET NORTH OF (MEASURED AT RIGHT ANGLES) THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 5 AFORESAID; THENCE SOUTHEASTERLY ALONG A LINE TO A POINT IN A LINE BEING 50.0 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 5 AFORESAID AND 35.0 FEET EAST OF THE SOUTHERLY EXTENSION OF LINE "A" HEREINBEFORE DESCRIBED; THENCE WEST ALONG A LINE 50.0 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER AFORESAID TO THE INTERSECTION WITH A LINE 25.0 FEET EAST OF AND PARALLEL WITH THE CENTER LINE OF HUEHL ROAD AS ESTABLISHED BY DOCUMENT NO. 2114078; THENCE NORTH ALONG SAID PARALLEL LINE TO THE NORTH LINE OF THE SOUTH 561.0 FEET AFORESAID; THENCE EAST ALONG THE NORTH LINE OF THE SOUTH 561.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SCALE: 1 INCH IS 30 FEET
ORDER NO. 92-10821
ORDERED BY: CENTER ON DEAFNESS

STATE OF ILLINOIS S.S.
COUNTY OF COOK

EXZAKT SURVEY CO., INC., A REGISTERED ILLINOIS LAND SURVEYOR CORPORATION, HEREBY CERTIFIES THAT A SURVEY HAS BEEN MADE, AT AND UNDER ITS DIRECTION, OF THE PROPERTY DESCRIBED ABOVE AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO THE STANDARD.

ILLINOIS REGISTERED LAND SURVEYOR CORPORATION NO. 31.
CHICAGO, ILLINOIS.

BY: _____ PRESIDENT

5/19/92

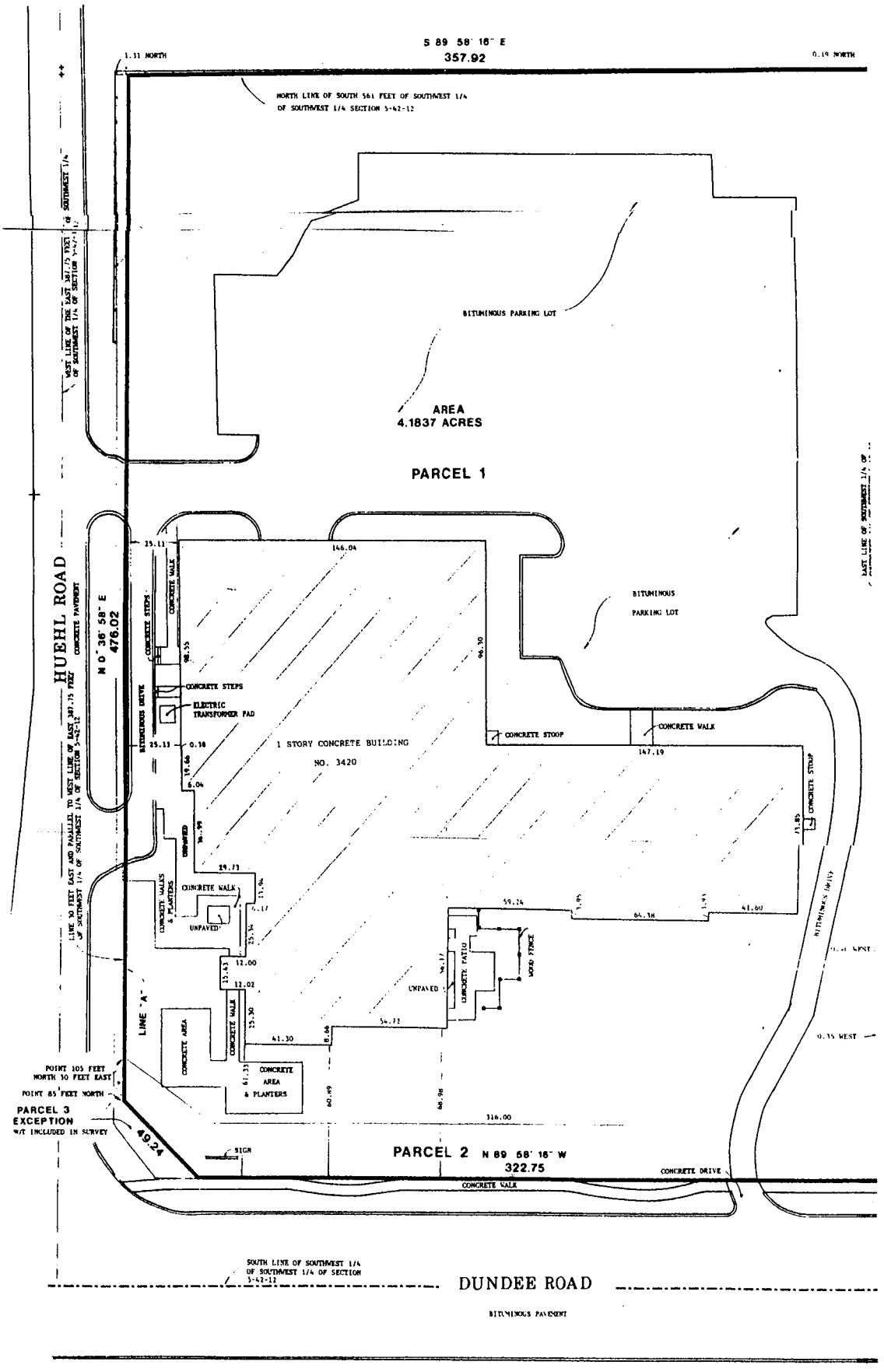
EXZAKT SURVEY CO., INC.

326 E. BURLINGTON ROAD

RIVERSIDE, ILLINOIS 60546

PHONE: (708) 447-2003

EXZAKT SURVEY CO., INC. • REGISTERED LAND SURVEYOR CORPORATION NO. 31 • STATE OF ILLINOIS



INTS BEFORE BUILDING BY SAME AND AT ONCE REPORT
BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN
OUR ABSTRACT DEED, CONTRACT OR ZONING ORDINANCE.


Center For Deafness
3444 Dundee Rd
Northbrook, IL 60062
Striping Plan:
Car Stalls - 111 EA
ADA Stalls - 5 EA
Curb - 267 LF
Bay Door Area - 66 SF
ADA Sign/Fine Tag and Post in Greenspace
5 EA

GISConsortium



Legend

- entrance
- 755 Huehl
  Little Einsteins Academy
  Building Surface
- Fenced Outdoor
  Playground

0 150 300 ft

Print Date: 7/9/2025

Notes

Disclaimer: The GIS Consortium and MDP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

MEMORANDUM

To: Plan Commission
From: Deputy Director of Development and Planning Services Michaela Kohlstedt
Date: 2025-10-07
Subject: 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.

Overview

Huntington National Bank plans to construct a free-standing ATM kiosk drive-through facility within the parking lot on the Subject Property.

Fiscal Impact

N/A.

Recommendation

Conduct a public hearing and consider a draft Resolution recommending approval.

Background

See attachments.

40 Skokie - Staff Report 10-7-25
40 Skokie - Draft Plan Commission Resolution
40 Skokie - Application Summary, Aerials, Site Photos
40 Skokie - BOT Minutes 8-12-25
40 Skokie - Comprehensive Plan Excerpt
40 Skokie - Applicant Submittal

MEMORANDUM

To: Plan Commission
From: Senior Planner, Swati Pandey
CC: Deputy Director, Michaela Kohlstedt
Date: October 7, 2025
Subject: PCD-25-15: 40 Skokie Boulevard – Accessory Drive-Through Facility for a Bank

INTRODUCTION

On October 7, 2025 the Plan Commission will conduct a public hearing on an application filed by Huntington National Bank (the "Applicant") as lessee of the property commonly known as 40 Skokie Boulevard (the "Subject Property), which is owned by 40 Skokie Property, LLC (the "Owner"). Note that this application was filed prior to the adoption and effective date of the new Zoning Code. The Applicant plans to construct a free-standing ATM kiosk drive-through facility within the parking lot on the Subject Property. The following zoning relief is requested:

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 to accommodate the development of the Subject Property as proposed 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*. Staff has received no written comments for this application.

PROPERTY DESCRIPTION

The Subject Property is identified as being:

- located at southwest corner of Lake Cook Road and Skokie Boulevard;
- approximately 204,848 square feet (4.70 acres) in size;
- improved with a six-story multi-tenant office building (111,925 square feet building);
- zoned O-3 General Office District;
- designated as appropriate for Office – Corporate/Corridor in the Comprehensive Plan's Future Land Use;
- surrounded by properties with land uses as depicted on the attached Application Summary;
- not located within the 100-year flood plain; and
- not located in proximity to any areas identified in the Master Stormwater Management Plan.
- The Master Bicycle and Pedestrian Plan does not designate Skokie Boulevard for any bicycle infrastructure. The Skokie Valley Trail, Phase 2 is shown west of the property to be designated for a Shared-Use Path (facilities separated from roadways for use by bicyclists and pedestrians).

BACKGROUND INFORMATION

Preliminary Review

On August 12, 2025, the Board of Trustees conducted a preliminary review of the request for a drive-through ATM facility within the parking lot of the property to be operated by a banking tenant of the building on the Subject Property. The Board found the request to be appropriate and recommended review by the Plan Commission. An excerpt of the Board of Trustees minutes is attached for reference, and the meeting can be viewed on the Village website as well to hear the actual commentary from the Trustees.

The proposal and the general layout of the plan presented at preliminary review have not changed with the formal application, however, the scope of minor work on the Subject Property and the level of detail has expanded which is discussed later in the report. 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	In favor of request
Robert Israel	Trustee	Present	In favor of request
Heather Ross	Trustee	Present	In favor of request
Johannah Hebl	Trustee	Present	In favor of request
Joy Ebhomielen	Trustee	Present	In favor of request
Michelle Kohler	Trustee	Present	In favor of request
Matt Cassidy	Trustee	Present	In favor of request

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)
- Engineering
- Tree Preservation
- Fire
- Police

There were minor zoning comments, which the Applicant addressed and provided responses. Included with the material submitted by the Applicant are the responses to those questions. There were no comments received from any other department.

Compliance with Village Plans

- The Comprehensive Plan identifies the property for corporate corridor office uses which is intended to accommodate business and professional offices and related business uses that require a wide range of office space with higher intensity of pedestrian and vehicular traffic movements. The area accommodates the needs of regional, national, and international corporate headquarters.
    - The property is also identified within the ‘Special Study Area’ of the Skokie Boulevard Corridor which is part of the Comprehensive Plan. The Study (attached) highlights the goal and policies for this area to encourage “high quality commercial and multi-use area”. The Study states to “promote a land use pattern that is consistent with high quality office corridor”, and “work with property owners to develop appropriate plans for the redevelopment of selected areas along the corridor” – the proposed use develops an unused portion of the parking lot with enhanced service.
- The Village’s Bicycle and Pedestrian Plan is applicable and as noted earlier in this memo, does not designate Skokie Boulevard for any bicycle infrastructure. The Skokie Valley Trail, Phase 2 is shown

west of the property to be designated for a Shared-Use Path (facilities separated from roadways for use by bicyclists and pedestrians).

PROPOSED PROJECT

- Huntington National Bank will occupy a portion of the first floor of the six-story office building on Skokie Boulevard for banking and financial services. A Depository Institution (SIC No. 6000.01) is a permitted use in the O-3 District. The applicant has stated that the bank operations require a drive-up ATM service, however, due to the orientation of the building they cannot establish an attached drive-through facility. Therefore, the applicant is proposing a drive-up ATM facility within the southeast portion of the parking lot. An accessory drive-through facility (SIC No. 9980.00) is a special permit in the O-3 District. The Property Owner has granted approval for the proposed use. Details regarding the proposed request are outlined in the attached material submitted by the Applicant.
- The drive-through facility is proposed in the southeast portion of the parking lot and will replace 15 parking spaces with new concrete drive-up island, one ATM kiosk, and new pavement. The existing parking lot drive-aisles are one-way drive and the orientation of the ATM kiosk will maintain the existing drive-aisle pattern.
- The maximum height of the ATM kiosk will be ten feet. There will be no employee at the kiosk site, but will be managed and maintained by the bank. The kiosk will include standard wireless alarm system, and video surveillance cameras. The kiosk will also include canopy lights and a site light will be installed adjacent to the ATM facility within the parking lot. The kiosk will include corporate colors and signage.
- The proposed hours of operation for ATM facility is 24 hours/seven days a week.
- The property currently has 370 parking spaces on-site. The proposed plan will remove 15 parking spaces within the parking lot, with the total remaining 355 parking spaces. Based on the tenant information provided by the applicant for the property, which is entirely an office use; the parking analysis is submitted and shows that 352 parking spaces are required per the Zoning Code. Therefore, parking will be in compliance with the requirements of the Zoning Code.

ZONING RELIEF

Special Permit

The Applicant is requesting approval for a stand-alone remote ATM facility as a special permit to allow an Accessory Drive-Through Facility (SIC No. 9980.00) to a bank in the O-3 General Office District. A bank (SIC No. 6000.01 Depository Institutions) is a permitted use in the O-3 District. The details of the use have been discussed above. The Plan Commission and Board of Trustees must consider the general standards for special permit established in Paragraph 11-602 E1 of the Zoning Code when deciding whether to grant the requested special permit. 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?

Several of the above criteria are of particular importance in considering whether or not a special permit should be granted for the proposed use, specifically standards 2, 3, and 5. The Applicant has included a statement of justification with their application addressing the above points.

The Applicant has stated that the drive-through facility will be contained within the parking lot and will not impact the available number of parking spaces for the property. There will be no increase in impervious surface

area and existing drainage patterns will not be modified in any significant way. There is no change to the existing vehicular traffic patterns due to the proposed facility. The Applicant has stated that the size of the kiosk would not have any significant impact on the property or the adjacent lots and would maintain the required bulk requirements in the O-3 District.

As the Plan Commission considers this request, the Commission will also want to consider the following standards from the Zoning Code for accessory drive through facilities. The Applicant has submitted a response to each standard, which is attached.

- Traffic Management and Queuing. Every accessory drive-through facility shall be designed and constructed so as to have on-site adequate queuing area for motor vehicles. No special permit for an accessory drive-through facility shall be granted except on evidence satisfactory to the Board of Trustees that the queue will not obstruct parking areas or major travel aisles. Stacking areas may not back-up onto public streets or impede emergency access to buildings.
    - *The drive-through facility has been proposed on the south side of the building, occupying a small portion of the parking lot. This allows ample stacking space for vehicles on the parking lot, and does not impact the adjacent properties. The internal movement configuration of the vehicles is not proposed to changes per the proposed plan.*
- Pedestrian Movement. No special permit for an accessory drive-through facility shall be granted except on evidence satisfactory to the Board of Trustees that the accessory drive-through facility will not be hazardous to pedestrians and cyclists. A safe and convenient pedestrian circulation system shall be maintained both onsite and on adjoining public rights-of-way.
    - *The drive-through facility does not interfere with the pedestrian access on the property.*
- Enhanced Architectural and Landscape Features. No special permit for an accessory drive-through facility shall be granted except on evidence satisfactory to the Board of Trustees that the proposed facility incorporates appropriate architectural and landscape features. All accessory drive-through facilities shall provide screening from any nearby residential activities.
    - *The facility has been proposed on existing impervious surface with minimal impact to landscape material. There are no residential homes adjacent to the facility.*
- Hours of Operation & Noise Restrictions. As a condition of approving a special permit for any accessory drive-through facility, the Board of Trustees may restrict the hours of operation of the facility or establish other use limitations to ensure compatibility with surrounding land uses.
    - *The Applicant is requesting approval for the drive-through ATM to operate 24/7. There are no residential areas adjacent to the proposed facility.*

SUMMARY

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

a) Is the proposed drive-through facility an appropriate use on the property?

b) Is it acceptable to grant a special permit for an accessory drive-through facility for an ATM on the property in the O-3 General Business District?

    i. If so, should there be any operational limitations?

c) Is the location and design of the facility within the parking lot appropriate?

Upon direction from the Plan Commission, staff has prepared the attached draft resolution for consideration by the Commission. If the Commission should choose to amend and/or take action on this resolution, it would be **Resolution No. 25-PC-21.**

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

DRAFT

RESOLUTION NO. 25-PC-__

VILLAGE OF NORTHBROOK PLAN COMMISSION
DOCKET NO. PCD-25-15
(40 SKOKIE BOULEVARD)

WHEREAS, an application has been filed by Huntington National Bank (the "Applicant") as lessee of the property commonly known as 40 Skokie Boulevard (the "Subject Property), which is owned by 40 Skokie Property, LLC (the "Owner"), and

WHEREAS, the Applicant has filed an application (Docket No. PCD-25-15) with the Village of Northbrook requesting:

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 to accommodate the development of the Subject Property as proposed by the Applicant.

WHEREAS, the Subject Property is designated as appropriate for Office – Corporate/Corridor 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 meeting on October 7, 2025; and

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

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

1. Village of Northbrook Plan Commission Application form & attachments received August 27, 2025, and all subsequent additions and revisions to these application materials and attachments.
2. Comments made by the Board of Trustees during its review of the preliminary application regarding this request.
3. All written and oral testimony concerning the application.

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

1. <u>Findings</u>:

A. <u>Comprehensive Plan Compliance</u>. The Northbrook Plan Commission does hereby find that with respect to Docket No. PCD-25-15 the proposed application **is in general compliance** with the Northbrook Comprehensive Plan, and specifically in compliance with the Future Land Use Map.

B. <u>Special Permit</u>. With respect to Docket No. PCD-25-15A, the Plan Commission does hereby find that the Special Permit standards established in Paragraph 11-602 E1 of the Zoning Code, for the proposed accessory drive-through facility (the "Facility"), are **satisfied** as follows:

1) The Facility will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the O-3 General Office District were adopted, and with the general purpose and intent of the Official Comprehensive Plan.

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

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

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

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

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

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

C. Site Plan Approval. With respect to Docket No. PCD-25-15B, the Plan Commission does hereby find that the proposed improvements on the Subject Property are **consistent** with the standards for such approvals as established in Section 11-604 of the Zoning Code.

D. Other Relief. With respect to Docket No. PCD-25-15C, the Plan Commission does hereby find that no other relief is necessary.

2. Recommendations: The Northbrook Plan Commission does hereby recommend to the Board of Trustees of the Village of Northbrook **approval** of Docket No. PCD-25-15A/B based on the findings established herein, subject to the following conditions:

A. Special Permit for Accessory Drive-Through Facility. A special permit to allow Accessory Drive-Through Facility (SIC No. 9980.00) shall be issued to the Applicant for the Subject Property.

B. Site Plan Approval. The site plan consisting of one page, prepared by The Hezner Corporation, dated August 26, 2025, attached as ***Exhibit A***, shall be approved

ADOPTED THIS __ day of October 2025.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

_____
Steven Elisco, Chairman
Northbrook Plan Commission

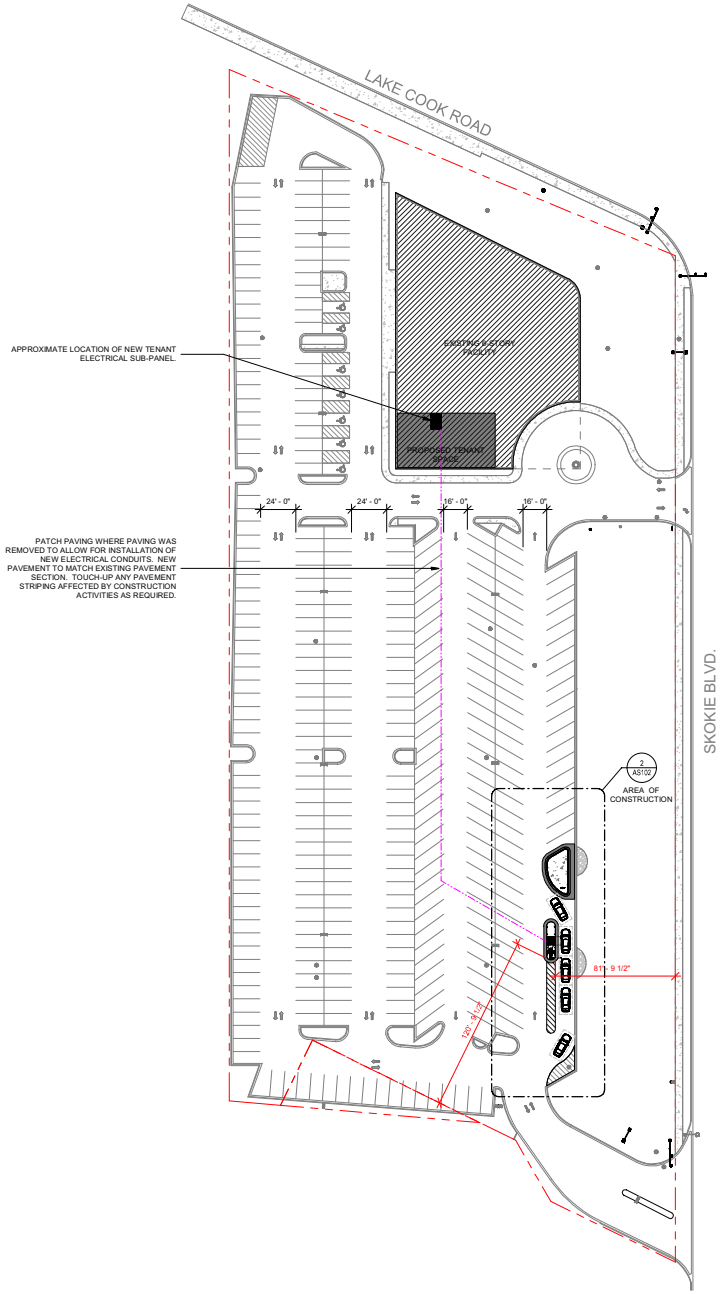
ATTEST:

_____

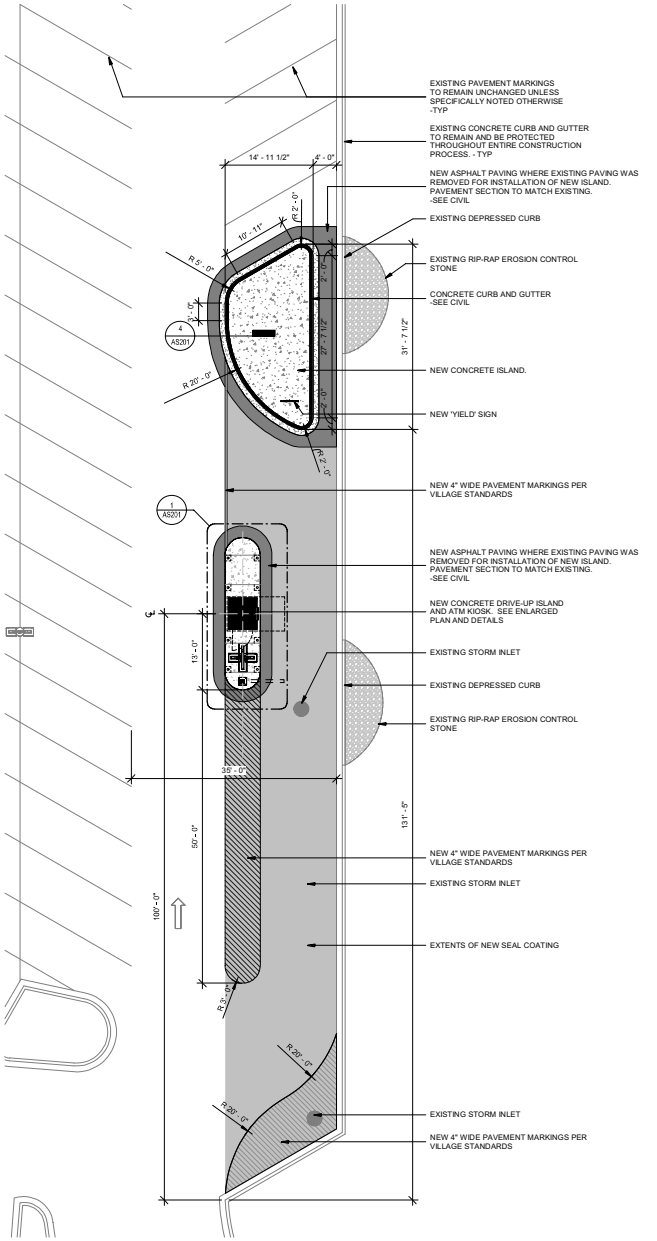
Amy McEwan, Director
Development and Planning Services

EXHIBIT A

Site Plan



1 NEW SITE PLAN
1" = 40'-0"



2 ENLARGED SITE PLAN - NEW
1" = 10'-0"

PROJECT LEGEND - SITE

	NEW CONCRETE PAVING/CONCRETE ISLAND
	NEW ASPHALT PAVING - STANDARD DUTY
	NEW CONCRETE CURB
	NEW SEAL COATING AND PAVEMENT STRIPING
	EXISTING RIP-RAP EROSION STONE
E	OVERHEAD POWER LINES
G	GAS LINES
W	WATER LINES
SS	SANITARY SEWER
ST	STORM SEWER
	FIRE HYDRANT
	MANHOLE
	STORM INLET
	VALVE BOX

811 Know what's below. Call before you dig.

NOTES:
1. Removal of existing conditions shall include excavation of existing conditions as required to accommodate new construction.
2. Contractor shall establish a straight, sawcut transition between existing conditions to remain and existing conditions to be removed.

PLAN NORTH

Hezner

The Hezner Corporation
Architectural Services

678 Broadway Street, Suite 100
Libertyville, IL 60048-2325

Ph.: (847)-918-3800
Fax: (847)-549-7633
Email: hezner@hezner.biz

Architect's Seal & Signature

PRELIMINARY NOT FOR CONSTRUCTION

Drawn By: EWW

Checked By: SKH

©Copyright 2025
The Hezner Corporation
Libertyville, Illinois 60048-2325

Date: 08-26-25
Issued For: ZONING RELIEF

REVISION SCHEDULE		
Rev.	Date:	Issued For:

Project Title

Huntington

New Drive-up ATM Kiosk

40 Skokie Blvd Northbrook, IL 60062

Sheet Title

NEW SITE PLANS

Architect's Project Number

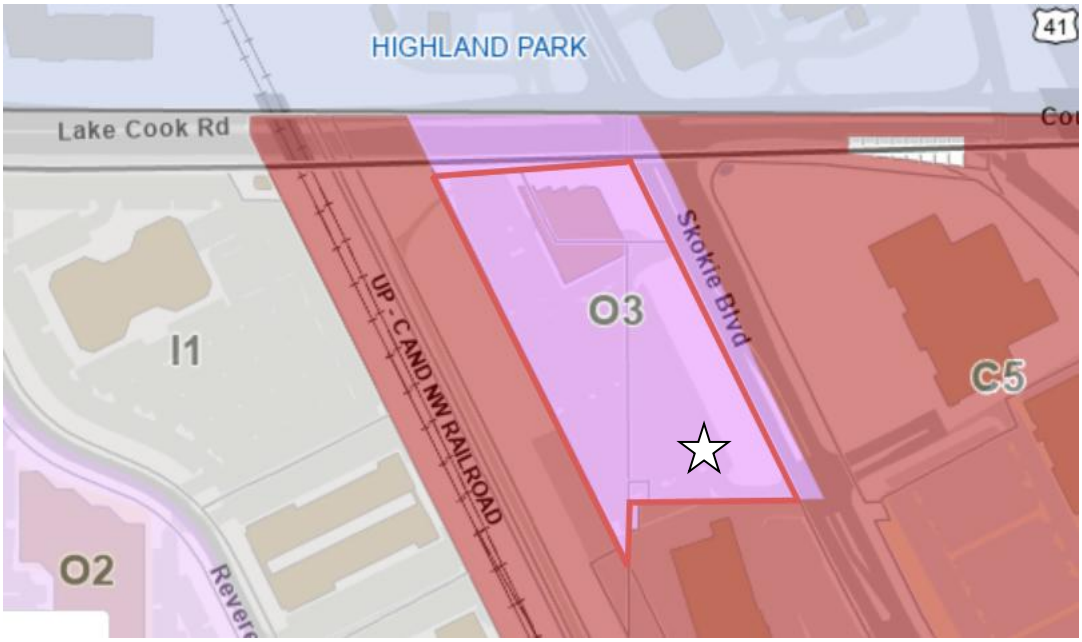
JS25047

AS102

PCD-25-15: 40 SKOKIE BOULEVARD
APPLICATION SUMMARY

Applicant:	Huntington National Bank
Site Location:	40 Skokie Boulevard
Requested Action:	Special Permit for Accessory Drive-Through Facility in O-3 General Office District; and Site Plan Approval.
Proposal:	Allow an accessory drive-through facility within the parking lot for a bank
Existing Zoning & Land Use:	O-3 General Office District; Multi-tenant office building
Surrounding Zoning & Land Use:	North: City of Highland Park; Commercial South: C-5 Boulevard Commercial; Car Dealership East: C-5 Boulevard Commercial; Shopping Center West: C-5 Boulevard Commercial; Railroad Right-of-Way
Comprehensive Plan Designation:	Office – Corporate/Corridor

ZONING MAP



COMPREHENSIVE PLAN MAP



Legend

- Open Space & Outdoor Recreation
- Single Family
- Single Family Large Lot
- Multi-Family up to 6 DUA
- Multi-Family 6-9 DUA
- Multi-Family 9-15 DUA
- Multi-Family over 15 DUA
- Senior or Special Residential
- Government Facility
- Institutional Facility
- Neighborhood Office
- Neighborhood Edge 1
- Neighborhood Edge 2
- Office - Professional
- Office - Corporate/Corridor
- Community Retail
- Major Retail
- Industrial & Commercial Service
- General Industrial, Warehouse & Office
- Major Industrial/Distribution
- Transportation, Comm. & Utilities
- Village Center Mixed Use
- Techny Area Multi-Use
- Major Corridor Multi-Use
- Techny Area

GISConsortium | 40 Skokie



Legend

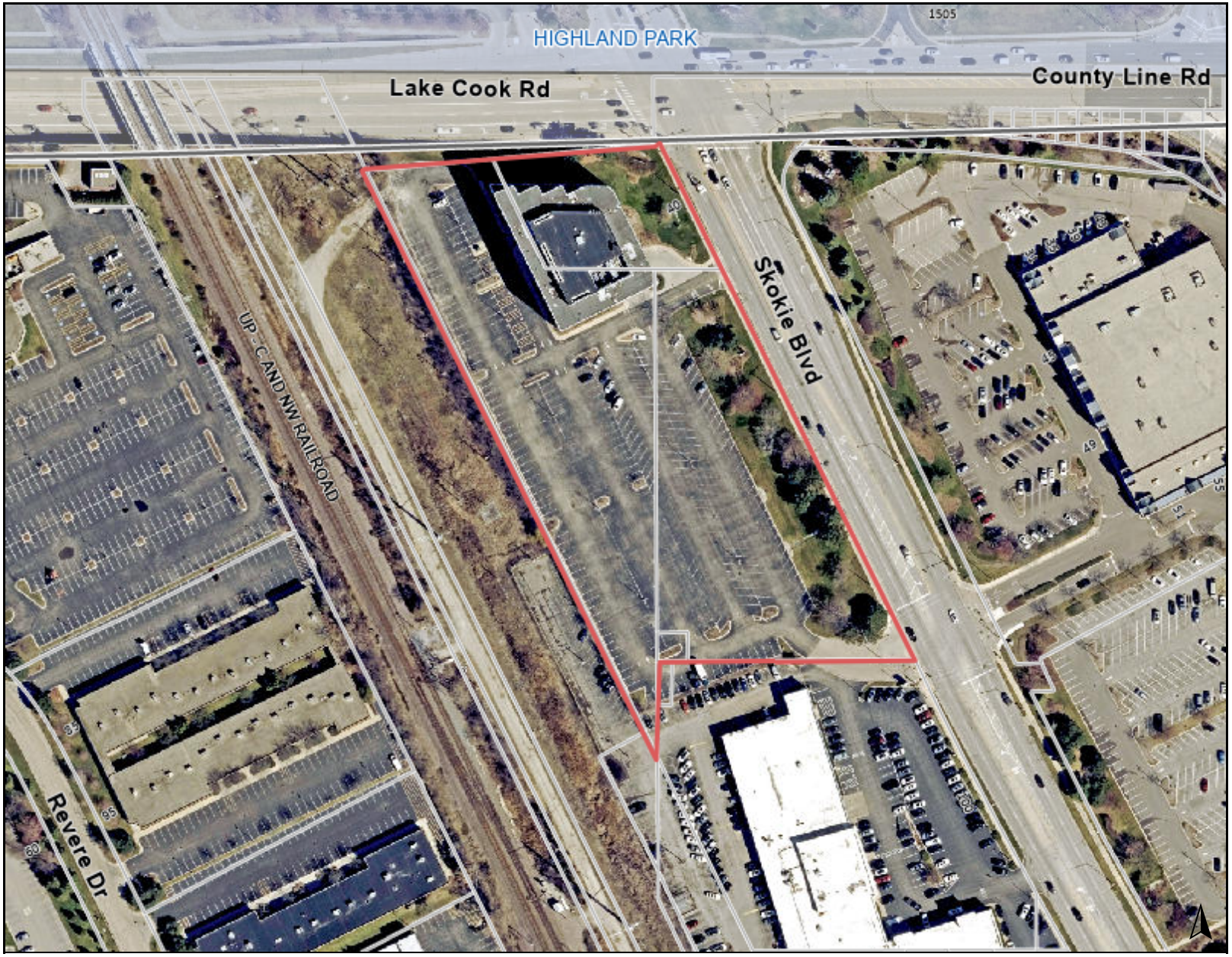
0 1000 2000 ft

Print Date: 7/29/2025

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

GISConsortium | 40 Skokie



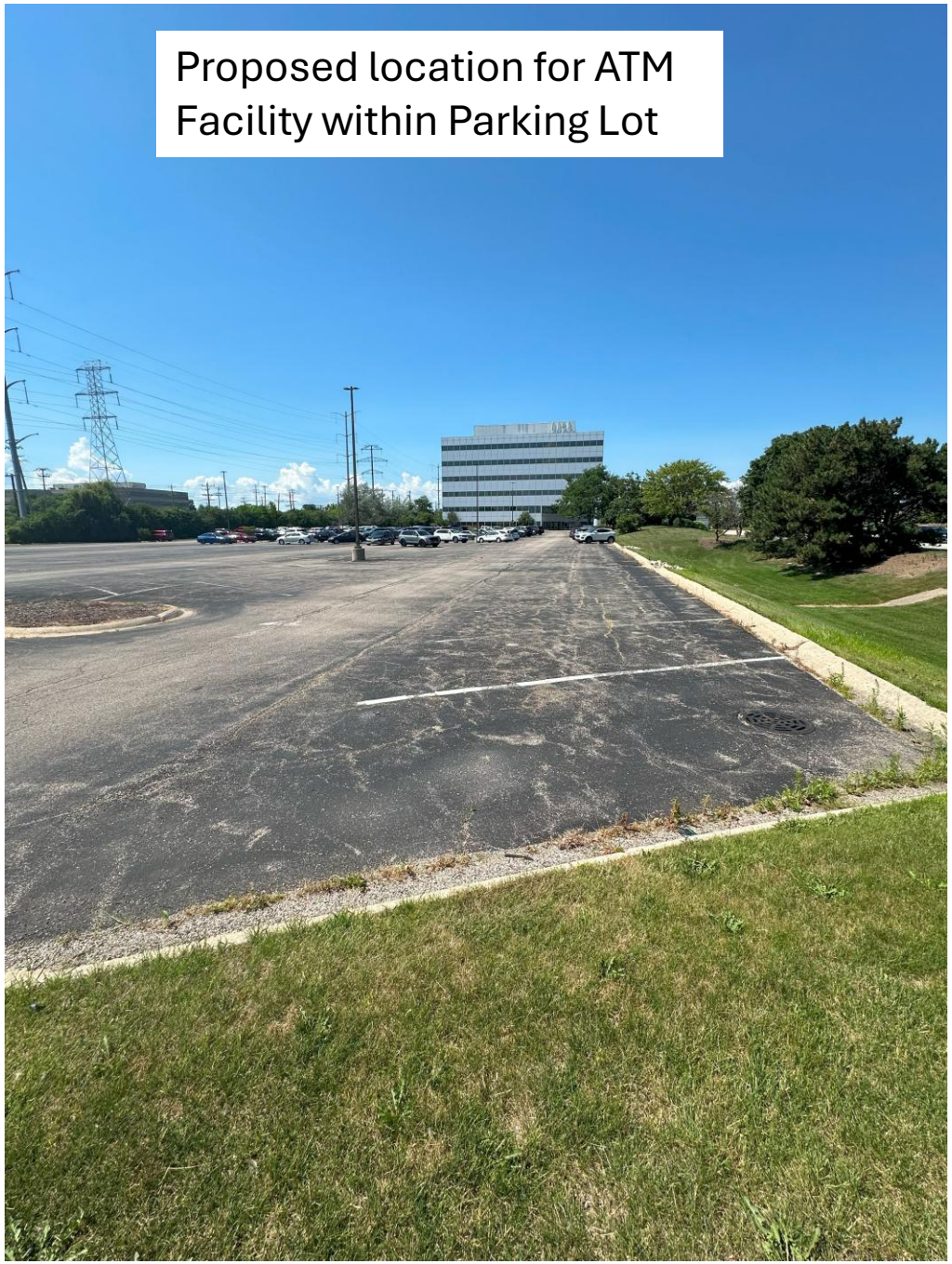
Legend

0 300 600 ft

Print Date: 7/29/2025

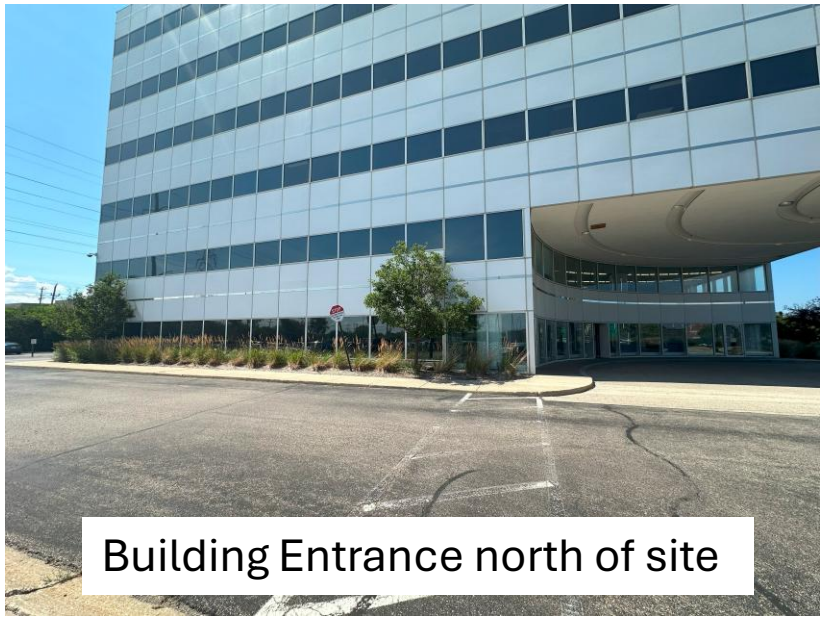
Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



40 Skokie Boulevard





Village Board of Trustees Minutes

Sandra "Sandy" Frum Board Room
1225 Cedar Lane Northbrook, IL 60062
Tuesday, August 12, 2025

Village President Kathryn Ciesla called the meeting to order at 7:44 PM

1. ROLL CALL

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

2. PLEDGE OF ALLEGIANCE

3. MINUTES APPROVAL

A. July 22, 2025 Regular Board Meeting Minutes for Approval

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

4. PUBLIC COMMENT TIME

Ari Bruckman provided public comment about building connection and a sense of community. Looking ahead, he would like to see new tools can be used to engage younger generations while staying authentic, inclusive, and making Northbrook feel like home.

5. MANAGER'S REPORT

Village Manager Pavlicek reported that a Zoning Code Public Hearing will be held on August 19 at 7:30 PM, congratulated Jon Salmi on his promotion to Police Commander, and welcomed Emilia Talar who joined the Village Staff as the new Community Engagement Specialist.

E. Preliminary Review of a Request by Little Einstein's Academy & Daycare Inc. for a Special Permit for Child Daycare Facility at 755 Huehl Road

Presentation waived.

Trustees Hebl, Kohler, Cassidy spoke in favor of the application.

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

F. Preliminary Review of a Request by Huntington National Bank for a Special Permit for an Accessory Drive-Through Facility at 40 Skokie Boulevard

Amy McEwan, Director of Development & Planning Services, discussed an application submitted by Huntington National Bank for the property located at 40 Skokie Boulevard. The applicant is requesting a Special Permit for an Accessory Drive-Through Facility. She provided a brief overview of the following: property's history, zoning, and proposed plan.

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

Trustees Hebl, Ross, Kohler, and Cassidy spoke in favor of the application.

President Ciesla suggested leasing empty parking lot space for restaurants.

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

Skokie Boulevard Corridor Policies

The Skokie Boulevard Corridor is comprised of a mixture of uses including offices, retail buildings, restaurants, nursing homes as well as significant areas prime for redevelopment. The overall goal is to encourage property owners to work together in achieving a high quality commercial and multi-use area that has compatible architectural, landscaping, and signage theme. In addition, both pedestrian and vehicular traffic should be able to move internally within the district, including from north to south, without having to enter and exit the District.

SB 1. ***Land Use***

a. Promote a land use pattern that is consistent with a high quality office corridor, while still providing opportunities for appropriate retail and other complementary land uses.

b. Promote the development of integrated commercial and mixed use developments that form a major "gateway" to the community.

c. Review existing zoning controls to determine if they are consistent with the overall land development objectives for the Skokie Boulevard Corridor. If necessary initiate Zoning Code text amendments to remedy discrepancies.

d. Work with property owners to develop appropriate plans for the redevelopment of selected areas along the corridor.

e. Encourage uses that complement existing land uses and businesses.

f. New development or redevelopment activities should be of an appropriate scale and site design.

SB 2. ***Economic Development***

a. Consider selected incentives as a means to promote the attraction of new or expansion of existing businesses along the corridor.

b. Encourage development and redevelopment that will have a positive impact on the Village and local taxing bodies.

c. Encourage the long term economic viability of buildings in the area by requiring that they be designed in such a manner as to allow for the adaptive re-use of tenant space.

SB 3. ***Architecture, Landscaping, and Building Materials***

a. Encourage extensive landscaping in and around new development projects to create high quality commercial and multi-use development through:

- Incorporating landscaped entry features at major access points.
- Requiring appropriate landscaping around buildings, pedestrian walkways, and parking areas.

b. Encourage excellent architectural design and quality building materials through:

- The design of building facades, including those facing the Edens Expressway, that avoid the appearance of expansive, unadorned walls.
- The use of varied setbacks, roof lines, windows and other architectural features to help minimize the visual impact of larger buildings.

SB 4. ***Community Facilities and Amenities***

a. Examine opportunities for providing coordinated storm drainage systems that benefit all properties along the corridor.

b. Continue to promote attractive landscaping along the entire Skokie Boulevard corridor.

c. Promote the installation of appropriate gateway features at major entrances to the community along the corridor.

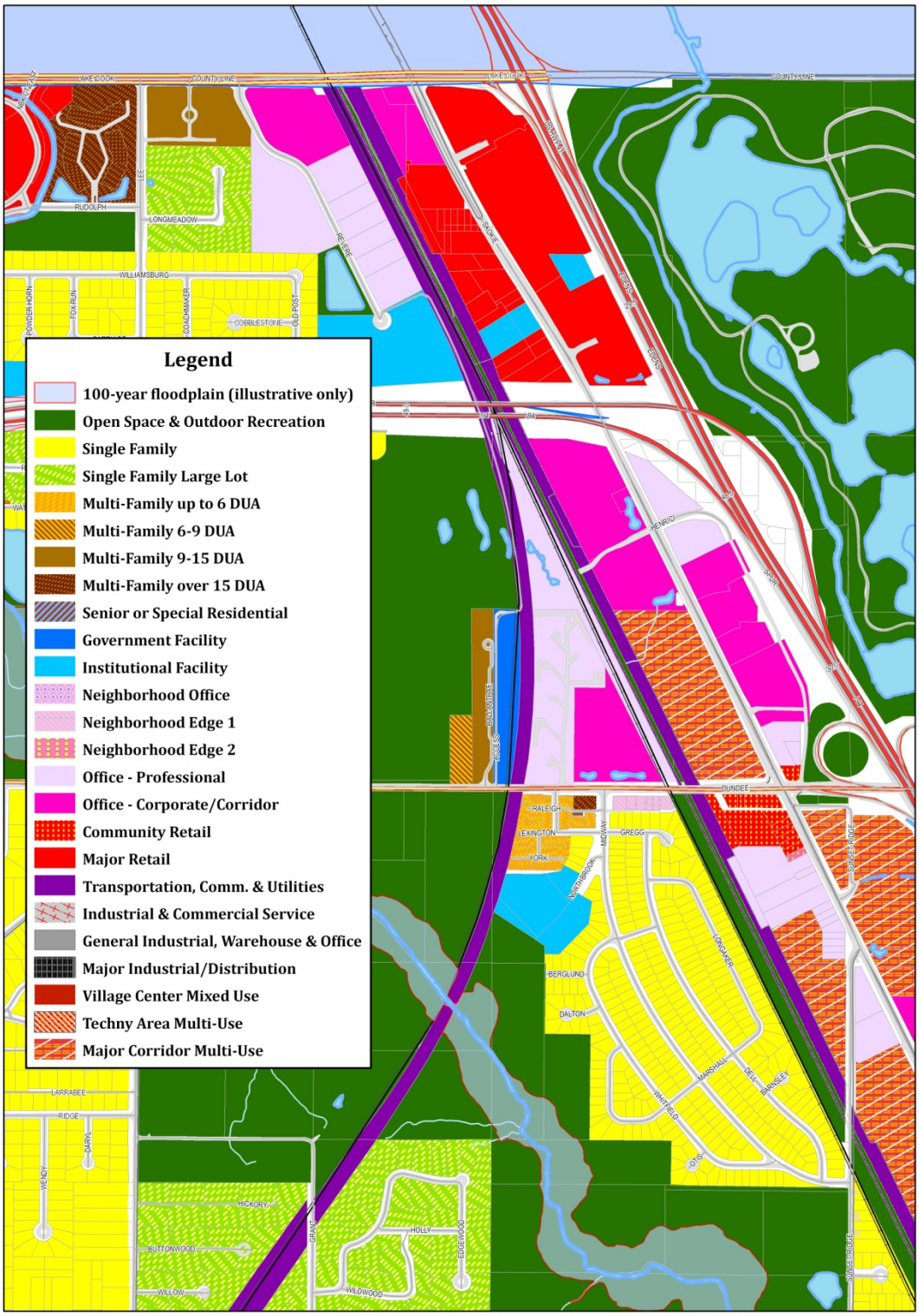
SB 5. ***Transportation***

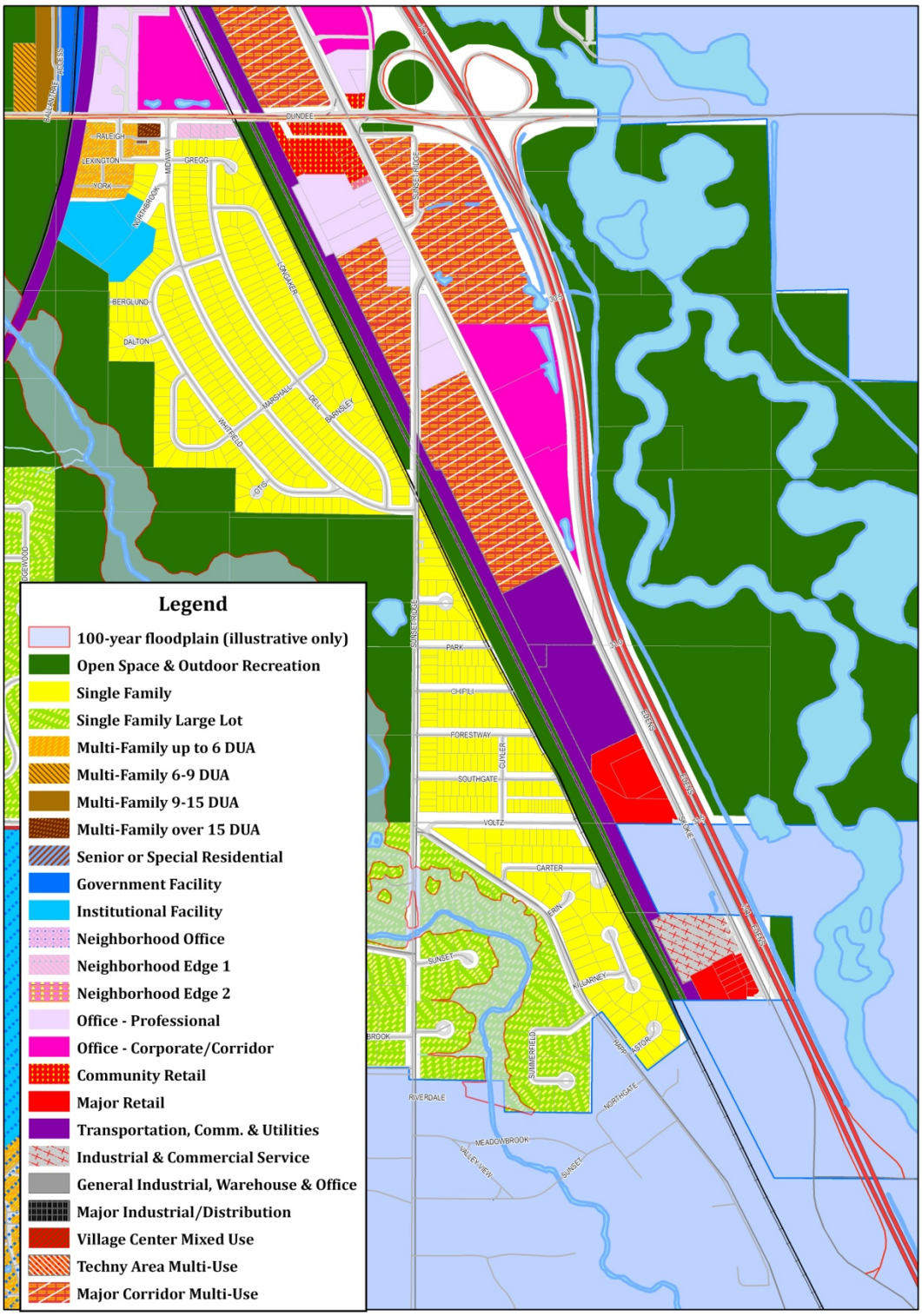
a. Examine opportunities for improving the capacity and overall level of service of the Skokie Boulevard/Dundee Road intersection.

b. Discourage proliferation of curb cuts on Skokie Boulevard, while still providing efficient ingress and egress to both customers and delivery vehicles.

c. Examine opportunities for traffic improvements at the Skokie Boulevard/Lake Cook Road intersection as well as the installation of traffic signals at entrances along Skokie Boulevard.

The remainder of this page is intentionally blank


Legend
100-year floodplain (illustrative only)
Open Space & Outdoor Recreation
Single Family
Single Family Large Lot
Multi-Family up to 6 DUA
Multi-Family 6-9 DUA
Multi-Family 9-15 DUA
Multi-Family over 15 DUA
Senior or Special Residential
Government Facility
Institutional Facility
Neighborhood Office
Neighborhood Edge 1
Neighborhood Edge 2
Office - Professional
Office - Corporate/Corridor
Community Retail
Major Retail
Transportation, Comm. & Utilities
Industrial & Commercial Service
General Industrial, Warehouse & Office
Major Industrial/Distribution
Village Center Mixed Use
Techny Area Multi-Use
Major Corridor Multi-Use
N
W
E
S
Village of Northbrook
Development & Planning Services
580 290 0 580 1,160 1,740 Feet
Northbrook Comprehensive Plan
Future Land Use Map
Skokie Boulevard Corridor
(North Section)
For 12-14-10
Board of Trustees
Meeting


Legend
100-year floodplain (illustrative only)
Open Space & Outdoor Recreation
Single Family
Single Family Large Lot
Multi-Family up to 6 DUA
Multi-Family 6-9 DUA
Multi-Family 9-15 DUA
Multi-Family over 15 DUA
Senior or Special Residential
Government Facility
Institutional Facility
Neighborhood Office
Neighborhood Edge 1
Neighborhood Edge 2
Office - Professional
Office - Corporate/Corridor
Community Retail
Major Retail
Transportation, Comm. & Utilities
Industrial & Commercial Service
General Industrial, Warehouse & Office
Major Industrial/Distribution
Village Center Mixed Use
Techny Area Multi-Use
Major Corridor Multi-Use
N
W
E
S
Village of Northbrook
Development & Planning Services
500 250 0 500 1,000 1,500 Feet
Northbrook Comprehensive Plan
Future Land Use Map
Skokie Boulevard Corridor
(South Section)
For 12-14-10
Board of Trustees
Meeting

Docusign Envelope ID: 69015352-0451-4878-9E96-5C349AF143F8

FORMAL APPLICATION – ZONING & SUBDIVISION RELIEF**

Prior to submitting this formal application, the matter must first be reviewed as a preliminary application by the Village Board of Trustees. If the Board has not yet reviewed your preliminary application, please contact the Department of Development & Planning Services to learn what is required. The following materials are the minimum required for the processing of a formal application by the Village of Northbrook's Plan Commission and Board of Trustees. A public hearing or public meeting for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. If you have questions regarding the completion of this application please contact the Development & Planning Services Department at 847-664-4050.
Applications for zoning relief from the Zoning Board of Appeals must use a different application form.

The initial submittal MUST contain:

- ❑ **1 electronic version (PDF)** of ALL application materials **(refer to application section regarding instructions).**

Applicant Information

Legal Name Huntington National Bank

Company Huntington National Bank

[redacted]

Primary Contact Person

Name Mr. Collin Lybarger

Company Huntington National Bank

[redacted]

Consultants *(as applicable)*

Attorney

Name

Company

Address

City, State, Zip

Phone No.

Email

Architect/Planner

Name Scott K. Hezner

Company The Hezner Corporation

[redacted]

Civil Engineer

Name Derek Anderson

Company HMG Engineers

[redacted]

Other

Name Brian Janczak

Company OptiVia Solutions

[redacted]

Docusign Envelope ID: 69015352-0451-4878-9E96-5C349AF143F8

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

Site Location/Address: 40 Skokie Boulevard

Property Index Numbers: 04021010050000, 04021050150000, 04021010040000, 04021030110000

04021010230000

Size of Property: 204,858 sf (4.70 acres) (square feet/acres)

Size of Building Space, if applicable: _____ (square feet)

Comprehensive Plan Land Use Designation[1]: Office/Corporate Corridor

Current Zoning: O-3 General Office District

Current Use of the Property: O-3 General Office District

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 _____
  a drive-up ATM Kiosk located in SE corner of
  existing parking lot
- ☐ 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 - Concept Plan
- ☐ Planned Development - Final Plan
- ☐ Subdivision - Tentative Plat
- ☐ Subdivision - Final Plat
- ☐ Subdivision - Variations/Waiver for _____
- ☐ Exception for _____
- ☐ Other _____

■ **Plat of Survey & Parcel Legal Description(s)**

Attach the most recent plat of survey of the Subject Property, certified by a registered land surveyor, showing existing lot lines and dimensions, lot area, all easements, all public and private rights-of-way, and all streets across and adjacent to the subject property.

■ **Conformity with Comprehensive Plan**

Include a written statement explaining the conformity, or lack of conformity, of the approval being requested to the Village's Official Comprehensive Plan and Official Map. Where the approval being requested does not conform to the Official Comprehensive Plan or Official Map, provide reasons justifying the requested approval.

■ **Surrounding Property Owners Addresses**

Please attach the names and mailing addresses of all property owners of record (not tenants) within 250 feet of the property, excluding public rights-of-way, based on current County tax records. See page10 of this document for instructions on how to obtain the addresses.

[1] As found on the Village website www.northbrook.il.us/Government/Departments/Planning/GIS/index.php

Docusign Envelope ID: 69015352-0451-4878-9E96-5C349AF143F8

Site Ownership and Control

Current Property Owner Information

Legal Name: 40 Skokie Property, LLC

Primary Contact: Andrew Gutman

[redacted]

Proposed Property Owner Information

Legal Name: 40 Skokie Property, LLC

Primary Contact: Andrew Gutman

[redacted]

Attach a copy of a title policy or deed showing current ownership of the property. If property is held in a trust, also include a certified copy of the trust agreement or a simple affidavit (under oath before a notary) as to who are the beneficiaries of the trust. *(Check which document(s) are attached):*

- ☐ Deed
- ☐ Title Policy or Title Commitment ***(Required for Subdivision Applications & Plats of Consolidation Applications)***
- ☐ Certified Copy of Trust Agreement OR a simple Affidavit Identifying Trust Beneficiaries

☐ **Complete Attachment A, listing all individuals/entities that have a beneficial interest in the legal entity that currently owns the property**

☐ **Complete Attachment B, listing all individuals/entities that have a beneficial interest in the legal entity that is proposed to own the property upon receiving necessary approvals.**

Applicants Involvement with the Property

If the Applicant does not own the property, please also provide documentation showing the applicant's interest in the property *(Check which document is attached. The dollar amounts in documents may be blacked-out)*:

- ☐ Owner (see the previous box)
- ☐ Real Estate Contract
- ■ Lease
- ☐ Other _____

☐ **Complete Attachment C, listing all individuals/entities that have a beneficial interest in the legal entity that is the Applicant.**

Additional Required Attachment(s)

Submit all relevant attachments specified in the below worksheet(s) that correspond with your application request(s) selected on page two of this application; the worksheets can be found on the Village of Northbrook website www.northbrook.il.us, as well as in the Community Planning Department in the Village Hall. *(Check all that are applicable)*

- ☐ Comprehensive Plan Amendment Worksheet
- ☐ Annexation Worksheet
- ☐ Rezoning Worksheet
- ■ Special Permit Worksheet
- ■ Site Plan Approval Worksheet
- ☐ Zoning Code Text Amendment Worksheet
- ☐ Zoning Variation Worksheet
- ☐ Planned Development Worksheet- Concept Plan
- ☐ Planned Development Worksheet- Final Plan
- ☐ Subdivision Worksheet – Tentative Plat
- ☐ Subdivision Worksheet - Final Plat
- ☐ Subdivision Worksheet - Variations/Waiver
- ☐ Zoning Exception Worksheet
- ☐ Condominium Conversion Worksheet
- ☐ Plat of Consolidation Worksheet

Docusign Envelope ID: 69015352-0451-4878-9E96-5C349AF143F8

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.

$ 250.00 Amount of Non-Refundable Fee

$ 4,000.00 Amount of Escrow

$ 4,250.00 Total Application Fee (Non-Refundable Fee plus Escrow)

The escrow covers such items as Village attorney time (currently billing at approx. $400.00 per hour), public notice expenses, public meetings ($50.00 per mtg), & staff review time. If these expenses exceed the initial escrow deposit, the applicant is responsible for additional payment to the Village prior to completing approval process. If the expenses are less than the escrow deposit, the applicant will be issued a refund.

Northbrook Ethics Code *(potential conflicts of interest)*
On a separate sheet of paper list the name, address, nature, and extent of any current or potential interest that any Village officer or employee may have in, or with respect to the owner, the applicant, or the property. **If none, check here:** ____
(For more information, see Sections 2-71 through 2-85 of the Northbrook Municipal Code located on our website, or pick-up a copy of the Northbrook Ethics Code booklet in the Development & Planning Services Department at the Village Hall)

Repeat Application

Has any other application for this property been submitted to the Village and denied within the last two years?
____ yes X no (check one)
If yes, attach a statement of the grounds justifying reconsideration (See Zoning Code Sec. 11-302).

Applicant/Owner Acknowledgments

By execution of this application in the space provided below, the Applicant and Owner(s) do hereby certify, acknowledge, agree and affirm to the Village of Northbrook that:

1. The Village and its representatives have the right, and are hereby granted permission and license, to enter upon the property, and into any structures located thereon, for purposes of conducting any inspections that may be necessary in connection with this application.

2. I (We) have carefully read this application, the Northbrook Zoning Code and Northbrook Subdivision & Development Code and fully understand the terms and provisions of each.

3. I (We) waive any rights to exemption from disclosure under the Illinois Freedom of Information Act of any and all documents and information submitted in connection with this application.

4. I (We), in accordance with the requirements of the Annual Fee Ordinance, the Northbrook Zoning Code and the Northbrook Subdivision & Development Code, agree to pay all applicable filing fees and be responsible for the payment of all reimbursable expenses associated with the processing of this application.

Applicants may attach additional materials or exhibits to this application if necessary or helpful in explaining the relief requested.

Signature of Applicant: Collin Lybarger **Date** 08/21/2025
Print Name & Title: Collin Lybarger - VP Product Execution Manager Sr.
Signatures of Property Owner(s): DocuSigned by: Andrew Gutman B6B40E884B89445... 8/21/2025
Print Name & Title: Andrew Gutman, Authorized Signatory **Property Address:** [redacted]
If more than one applicant or property owner, please copy this page and have all 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.

SPECIAL PERMIT WORKSHEET

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

The initial submittal MUST contain:

❒ **1 electronic version (PDF)** of all application materials submitted in a format as described on the last page of the Formal Application form.

REQUIRED MATERIALS FOR SUBMISSION

- **Written Explanation of Application Request**
  Attach a written statement explaining the proposed application. This letter should include the following applicable items, as well as any other pertinent detailed information pertaining to the request: hours of operation, number of employees, number of existing parking spaces on site, if the building has multiple tenants please list what the other tenant businesses are, if any existing buildings are being demolished, will the site be reconfigured, and if there will there be any included outdoor activity or uses.

- **Standard Industrial Classification Number & Description**
  Include on the line provided below the SIC (Standard Industrial Classification) number and description for the requested Special Permit Use. This number and description can be found in the Village of Northbrook Zoning Code or by contacting the Development & Planning Department. Every use contains a related SIC number and description.
  SIC Number & Description: 6012 National Commercail Bank

- **Visual Representation of Special Permit Request**

  ❒ **Applications without Site Improvements Include: Graphic Depiction of Application Request**
  Attach a graphic depiction of the following, as appropriate, to illustrate the proposed special permit being requested:
    - parking information (location of spaces in relation to use;)
    - general floor plan;
    - building elevations (if the exterior is to be modified);
    - proposed exterior signs.

  -or-

  ❒ **Applications with Site Improvements Include: Site Plan Approval Worksheet Requirements**
  If the requested Special Use Permit application involves any site modifications (i.e. construction or renovation of any structure(s), addition or expansion of a parking lot, relocation of driveway(s), removal or addition of trees, etc.) the Applicant must also submit a **Site Plan Approval Worksheet**.

REQUIRED MATERIALS FOR SUBMISSION *(continued)*

- **Statement of Justification**

A written statement of need for the requested special permit is required. The statement should address each of the below Standards for Special Permit Applications established in Subsection 11-602 E of the Zoning Code and listed below. The staff, Plan Commission and Board of Trustees will use these standards in making a determination whether or not the proposed activity is appropriate. ***Please complete the below form (use additional paper if needed) and submit this form with the Formal Application. Please provide detailed responses for each item. Do not merely state for instance for Item (b) that "Our proposed project will not have substantial or undue adverse effect……" You must state what specifically about your project will not have undue adverse effect.***

(a) Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.

(b) No Undue Adverse Impact. The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.

(c) No Interference with Surrounding Development. The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

(d) Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

(e) No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

(f) No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic feature of significant importance.

(g) Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

COMPLIANCE WITH VILLAGE REGULATIONS

All applications will be reviewed to determine compliance with the following Village codes and regulations:

- Zoning Code
- Subdivision & Development Code
- Standards and Specifications Manual
- Tree Protection and Tree Preservation Ordinance
- Existing Conditions
- Restrictive Covenants
- Development Agreements
- All other applicable Village codes and regulations

The applicant is responsible for ensuring a submitted application includes all of the necessary submittal requirements and meets all applicable standards and requirements of the Village codes.

Village Departments Involved with the Review of Community Planning Applications

- Development & Planning Services
- Fire
- Police
- Public Works and Engineering
- Village Attorney

Statement of Justification

(a) Code and Plan Purposes. ***The proposed use and development will be in harmony with the general and specific purposes for which this code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.***

Response: The proposed use, a standalone remote ATM kiosk, complies with the intent of the Northbrook Comprehensive Plan, Future Land Use Map, as a part of the office/corporate corridor. With a setback in excess of 80' from Skokie Blvd., the proposed kiosk size and location will not adversely affect the existing large parking lot it is proposed to be positioned in, and as and fits within the approved special use category of the Village Zoning Ordinance, the proposed kiosk should not be considered detrimental to any future development either proposed or considered for this area in Northbrook.

(b) No Undue Adverse Impact. ***The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.***

Response: The proposed use will be contained within an existing large parking lot and will not adversely affect the required number of parking spaces available for the office center it will be associated with. There will be no increase in impervious surface area and existing drainage patterns will not be modified in any significant way. There will be no effect upon adjacent properties as existing and normal vehicular traffic patterns will not be altered. As a generally static and small improvement, the functions of this kiosk will not impose any undue or negative effect upon the existing large, and considerably under used, parking lot, and therefore will not adversely affect the safety of the existing area or general welfare of those individuals who currently navigate it.

(c) No Interference with Surrounding Development. ***The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.***

Response: The positioning of the proposed kiosk at the Southeast edge of the existing large parking area will not alter current vehicular traffic patterns and the size of the kiosk will have no impact upon the large open parking lot. Due to the size and positioning of the kiosk there will be no impact upon neighboring property and it will not impose any limits upon current or future development for the site on which it sits.

(d) Adequate Public Facilities. ***The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protections, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.***

Response: Due to the nature, size, orientation, and access to this proposed improvement, there will be no impact upon essential public facilities and services. As the vehicular access component of the kiosk is proposed to be oriented towards the eighty-foot setback from Skokie Blvd., there will be unencumbered visual access to the use it offers, and as it exists as a generally static, and unstaffed improvement, there will be limited potential for first responder needs. Maintenance of this kiosk will be on a set schedule and parking for those maintaining the functions of the kiosk can be accommodated in the large parking lot. Site maintenance including any garbage pick up will be limited as this type of use does not generally generate garbage with its functions. Any garbage generated by the use of this kiosk will be that generated by users and will be similar to that which currently occurs in the adjacent parking lot that the office building monitors and maintains.

(e) No Traffic Congestion. ***The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.***

Response: The proposed improvement meets or exceeds existing ordinance requirements for vehicular stacking at the point of transaction, does not alter existing vehicular traffic patterns in the area, and has no association with residential streets.

(f) No Destruction of Significant Features. ***The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic feature of significant importance.***

Response: The proposed improvement is positioned at the Southeast edge of a large, under used, parking lot with no natural, scenic or historic features of importance serving the public or region. There will be no loss or damage initiated.

(g) Compliance with Standards. ***The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.***

Response: Our research to date has confirmed that the proposed development of this drive-up kiosk is in compliance with all known additional standards imposed on it by all provisions of the Code authorizing its construction or use.

Accessory Drive-Through Facilities in the O-3 District – 40 Skokie Boulevard

1. Traffic Management and Queuing. Every accessory drive-through facility shall be designed and constructed so as to have adequate queuing area on the zoning lot for motor vehicles. No special permit for an accessory drive-through facility shall be granted except on evidence satisfactory to the Board of Trustees that the queue will not obstruct parking areas or major travel aisles. Stacking areas may not back-up onto public streets or impede emergency access to buildings.

   Response:

   The drive-up kiosk was located so as to minimize any interruption to the existing traffic flow in the area. The placement is within what was the existing parking stalls allowing the existing circulation path to remain unaltered. The positioning allows for 4 car stack without bleeding into the circulation path and dose not impede any emergency access to the facility or backing into the main drive entrance or public streets.

2. Pedestrian Movement. No special permit for an accessory drive-through facility shall be granted except on evidence satisfactory to the Board of Trustees that the accessory drive-through facility will not be hazardous to pedestrians and cyclists. A safe and convenient pedestrian circulation system shall be maintained both on the zoning lot and on adjoining public right-of-ways.

   Response:

   The drive-up kiosk is located as such that it does not interfere with the existing pedestrian and bicycle traffic. There are no sidewalks or bike paths in the immediate area around the kiosk.

3. Enhanced Architectural and Landscape Features. No special permit for an accessory drive-through facility shall be granted except on evidence satisfactory to the Board of Trustees that the proposed facility incorporates appropriate architectural and landscape features. All accessory drive-through facilities shall provide screening from any nearby residential activities.

   Response:

   The subject property does not abut any residential zoning districts and is located entirely within and existing paved parking lot, therefor there are no proposed changes to the existing site landscaping or screening.

4. Hours of Operation & Noise Restrictions. As a condition of approving a special permit for any accessory drive-through facility, the Board of Trustees may restrict the hours of operation of the facility or establish other use limitations to ensure compatibility with surrounding land uses.

   Response:

   Noted

Project Description

Involving

Huntington National Bank

New Drive-up ATM at 40 Skokie Blvd.

Project Narrative

Huntington National Bank is establishing a new retail branch banking facility on the first floor of the 40 Skokie Boulevard building in Northbrook, IL. In addition to taking over suites 105/105a on the ground floor of the facility, Huntington Bank is proposing that a new Huntington National Bank drive-up ATM Kiosk be established at the far southeast corner of the existing parking lot. At the 40 Skokie Boulevard location, Huntington National Bank is not able to establish any attached drive-thru banking facilities due to the orientation of the existing structure. Huntington National Bank feels that, to serve their clients comprehensive banking needs, a drive-up ATM is a very important component of their banking service offerings.

The proposed location for the drive-up ATM in the existing parking lot is the mutually agreed upon location between the 40 Skokie Blvd. building management team at Farbman Group and Huntington National Bank.

Current parking available at the 40 Skokie Boulevard office building is 370 spaces, and the current required number of spaces for the building, by zoning ordinance, is 352. The proposed improvement will be in the existing parking lot and will encroach upon the number of existing parking spaces available for the building. After the site improvement has been made, the amount of parking available for the building will be at 355 spaces which will continue to exceed the amount required by ordinance.

The site improvements needed will not increase the amount of impervious surface in the proposed area and will not alter how stormwater currently dissipates. Also, existing parking lot traffic patterns will not be altered or changed in any way.

The goal of Huntington National Bank is to establish an efficient, easy to access and use, drive-up ATM that will enhance the banking service offerings they support, and bring a seamless and low impact banking amenity to the 40 Skokie Boulevard complex.

Project Intent

To bring a new Huntington National Bank drive-up ATM to the 40 Skokie Blvd. site.

Project Clarifications

Zoning

O-3 General Office District

Existing Site

- The site limits for the proposed project are within the current site limits of the existing parking lot.
- The site exists at 204,858 sf (4,70 Acres)
- The current site is occupied by the existing 6 story office building.

Proposed Development

- The proposed site improvement will modify the existing parking surface at the far southeast corner of the site but will not alter the existing on-site or off-site traffic patterns or circulation routes. There will be minimal to no changes for existing tenants utilizing the existing parking lot on a daily basis.

Intensity of Use

- The proposed improvement will bring forward a low density, and low impact use.

Hours of Operation

- The ATM will be a operational 24hr a day, seven days a week.

Safety, Security and Lighting

- The proposed ATM island will include a new a new sight lighting standard on the ATM island just south of the proposed ATM kiosk. Lighting levels will comply with Illinois Compiled Statues dictating required lighting levels at ATMs.
- ATM/ATM kiosk will be equipped with standard security feature including wireless alarm and video surveillance cameras.

Surrounding Properties

40 Skokie Blvd. is on a corner lot bordered by:
North: Lake Cook Road
South: Napleton Cadillac of Northbrook
East: Skokie Blvd.
West: Railroad tracks

Landscaping

No landscaping is anticipated for this improvement.

40 Skokie – Existing Facility

Number of Floors:

6 Story Facility

Floor plan area:

	Gross Area	Net Area
Level One:	17,775 sf	11,640 sf
Level Two:	17,830 sf	13,090 sf
Level Three:	19,320 sf	16,000 sf
Level Four:	19,160 sf	15,840 sf
Level Five:	19,000 sf	15,680 sf
Level Six:	18,840 sf	15,520 sf
Total:	111,925 sf	87,770 sf

Occupancy:

B- business

Parking:

Retail Use = 1/250 net sf
Finance, Insurance, and Real Estate = 1/250 net sf
Business and Professional Use = 1/250 net sf
Services = 1/250 net sf

Required Parking: 352 (87,770 sf / 250)
Currently Available Parking: 370 *Compliant*
Available Parking After Site Alterations: 355 *Compliant*

Current Tenants

- Suite 01DB FedEx Drop Box
- Suite 105/105a Wolf and Solovy, LLP
- Suite 110 Comprehensive GI Health
- Suite 145 Comprehensive GI Health
- Suite 150 Robert H. Rosenfeld & Associates, LLC
- Suite 152 Talcott Networks
- Suite 200/280 SunCloud Health
- Suite 220 HomeThrive, Inc
- Suite 221 Vacant
- Suite 225 Jack Greenberg and Associates
- Suite 230 Vacant
- Suite 235 Mark Foods
- Suite 240 LaSalle Benefits LLC
- Suite 260 Remedium Health Care Products, LLC
- Suite 300 Association for Women's Heath Care LTD
- Suite 305 Vacant
- Suite 320 Vacant
- Suite 400 Charles E. Alexander PC
- Suite 400 Martin M Brozosky
- Suite 400 Kenneth S Freedman
- Suite 410 Legal Cash Buoy LLC
- Suite 420 First American Title Insurance Co.
- Suite 430 Sanctuary Wealth
- Suite 440 Vacant
- Suite 450 Farbman Group of Chicago
- Suite 460 Midwest Counseling Diagnostics
- Suite 500 The Derm Collective North Shore, PLLC
- Suite 510/520 Sun Cloud Holdings, LLC
- Suite 530 Vacant
- Suite 550 Unified Womens Healthcare, LP
- Suite 600 Clay Consulting
- Suite 604 Vacant
- Suite 605/630 OVA Institute, LLC
- Suite 610 Vacant
- Suite RF01 Chicago SMSA Limited Partnership

Huntington Bank Will leasing Suite(s) 105/105A for on the ground floor for their new branch bank. They will also be taking over a yet to be determined portion of the sixth floor for their local corporate office functions.

Legend of Symbols & Abbreviations

Power Pole	—S— Stockade Fence	N.	North
Light Pole	—x— Chain Link Fence	S.	South
Transformer	⋙ Guard Rail	E.	East
Utility Terminal	Ⓐ Area Sprinkler	W.	West
Gas Valve	Ⓒ Flared End Section	°	Degrees
Water Valve	● Found Iron Rod	'	Feet or Minutes
● B-Box	○ Found Iron Pipe	"	Inches or Seconds
Manhole	Ⓟ Handicap Stall	Sq.	Square
Catch Basin	Parking Stop	Ft.	Feet
Fire Hydrant	Bollard	Vol.	Volume
Electric Meter	Soil Boring Location	Pg.	Page
Gas Meter	Concrete	Calc.	Calculated
Ground Light	Rolled Curbing	Rec.	Recorded
Air Conditioner	Telephone	Meas.	Measured
Traffic Signal	—G— Gas	ROW	Right of Way
Sign	—E— Electric	C.L.	Centerline
Flag Pole	OHW Overhead Wires	PUE	Public Utility Easement
ST Storm Sewer	SAN Sanitary Sewer	(S)	Survey Bearing

Items Corresponding to Schedule B

(6) GRANT OF EASEMENT TO COMMONWEALTH EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, TO INSTALL, MAINTAIN, OPERATE AND CONSTRUCT CONDUITS AND/OR CABLES AND WIRES WITH NECESSARY MANHOLES AND OTHER FIXTURES FOR THE DISTRIBUTION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER AND FOR THE TRANSMISSION AND DISTRIBUTION OF SOUND AND SIGNALS AND THE RECEPTION OF TELEVISION AND THE TRANSMISSION AND DISTRIBUTION OF TELEPHONE AND TELEGRAPH AND SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION OF THEREOF, OVER, UNDER AND ALONG THE STRIP OF LAND DESCRIBED AS FOLLOWS: THE EAST 16 FEET OF LOT 1 IN BLOCK 1 IN LAKE COOK ROAD ADDITION TO GLENCOE, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 1925 AS DOCUMENT 9102, IN COOK COUNTY, ILLINOIS. ITEM DOES APPLY AND IS PLOTTED.

(7) GRANT OF EASEMENT FOR INGRESS AND EGRESS AS CONTAINED IN GRANT RECORDED MAY 17, 1983 AS DOCUMENT 26509 MADE BY 3 AND BETWEEN HAROLD BOULEVARD BANK AS TRUSTEE UNDER TRUST NO. 2917 AND NATIONAL BOULEVARD BANK AS TRUSTEE UNDER TRUST 3588 AND THE TERMS AND PROVISIONS CONTAINED THEREIN. (AFFECTS PARCEL 1) ITEM DOES APPLY AND IS PLOTTED. (AFFECTS PARCEL 2) ITEM DOES NOT APPLY.

(8) COVENANTS AND RESTRICTIONS CONTAINED IN DECLARATION RECORDED APRIL 14, 1960 AS DOCUMENT 17660124 MADE BY LA SALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 15, 1960 AND KNOWN AS TRUST NUMBER 24-1-1 AND NATIONAL BOULEVARD BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER A TRUST AGREEMENT DATED DECEMBER 23, 1960 AND KNOWN AS TRUST NUMBER 3053. THE TERMS AND PROVISIONS CONTAINED THEREIN. (AFFECTS PARCEL 1) ITEM DOES APPLY AND IS PLOTTED. (AFFECTS PARCEL 2) ITEM DOES NOT APPLY.

(9) GRANT OF EASEMENT TO THE VILLAGE OF NORTHBROOK FOR UTILITY PURPOSES AS CONTAINED IN GRANT RECEIVED APRIL 28, 1983 AS DOCUMENT 26509 AND THE TERMS AND PROVISIONS CONTAINED THEREIN. (AFFECTS PARCEL 1) ITEM DOES APPLY AND IS PLOTTED. (AFFECTS PARCEL 2) ITEM DOES NOT APPLY.

(10) EASEMENT FOR UNDERGROUND UTILITY AND STORM SEWER RESERVED OVER THE NORTH 16 FEET OF VACATED NEW HAMPSHIRE AVENUE AS RESERVED IN ORDINANCE NO. 81-44 VACATING NEW HAMPSHIRE AVENUE AS RESERVED IN ORDINANCE NO. 81-44 VACATING NEW HAMPSHIRE AVENUE RECORDED AS DOCUMENT 26509001 AND THE TERMS AND PROVISIONS CONTAINED THEREIN. (AFFECTS PARCEL 1) ITEM DOES APPLY AND IS PLOTTED. (AFFECTS PARCEL 2) ITEM DOES NOT APPLY.

(11) EASEMENT FOR PUBLIC UTILITIES DISTRIBUTION FACILITIES, OVER THE SOUTH 16 FEET OF VACATED NEW HAMPSHIRE AVENUE AS RESERVED IN ORDINANCE NO. 81-44 VACATING NEW HAMPSHIRE AVENUE RECORDED AS DOCUMENT 26509001 AND THE TERMS AND PROVISIONS CONTAINED THEREIN. (AFFECTS PARCEL 1) ITEM DOES APPLY AND IS PLOTTED. (AFFECTS PARCEL 2) ITEM DOES NOT APPLY.

(12) EASEMENT GRANTED BY THE VILLAGE OF NORTHBROOK TO ILLINOIS BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, FOR THE RIGHT TO INSTALL AND MAINTAIN UTILITIES AND APPURTENANCES, IN, OVER, UNDER AND ALONG THE STRIP OF LAND DESCRIBED AS FOLLOWS: THE EAST 16 FEET OF LOT 1 IN BLOCK 1 IN LAKE COOK ROAD ADDITION TO GLENCOE, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 1925 AS DOCUMENT 9102, IN COOK COUNTY, ILLINOIS. ITEM DOES APPLY AND IS PLOTTED.

(13) EASEMENT FOR WATER MAIN GRANTED BY ESTHER G. BAER AND ANN KING BAER TO THE VILLAGE OF NORTHBROOK, RECORDED AS DOCUMENT 26509001 AND THE TERMS AND PROVISIONS CONTAINED THEREIN. (AFFECTS PARCEL 1) ITEM DOES APPLY AND IS PLOTTED. (AFFECTS PARCEL 2) ITEM DOES NOT APPLY.

(14) TERMS, CONDITIONS AND PROVISIONS OF THE DOCUMENT CREATING THE EASEMENT RECORDED AS DOCUMENT 26509001 DESCRIBED AS SCHEDULE "C" TOGETHER WITH THE RIGHTS OF THE ADJOINING OWNERS IN AND TO THE CONCURRENT USE OF SAID EASEMENT. ITEM DOES APPLY AND IS PLOTTED.

Miscellaneous Notes

(MN1) ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS.

(MN2) ALL STREETS SHOWN ARE PUBLIC RIGHT OF WAY, UNLESS OTHERWISE NOTED.

(MN3) ASSUMED BEARING: THE WEST RIGHT OF WAY LINE OF SKOKIE BOULEVARD TO BE SOUTH 25 DEGREES 58 MINUTES 00 SECONDS EAST.

(MN4) AT THE TIME OF THIS SURVEY THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY OR BURIAL GROUND.

(MN5) AT THE TIME OF THIS SURVEY, THE ADDRESS WAS POSTED AS 40 SKOKIE BOULEVARD.

(MN6) THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM SKOKIE BOULEVARD WHICH IS GOVERNED BY THE VILLAGE OF NORTHBROOK.

(MN7) IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

(MN8) IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO RECENT STREET OR SIDEWALK CONSTRUCTION OR PROPOSED RIGHT OF WAY CHANGES PROVIDED.

(MN9) IN REGARDS TO TABLE "A" ITEM 18, AT THE TIME OF THE SURVEY, THERE WERE NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

(MN10) IN REGARDS TO TABLE "A" ITEM 19, AT THE TIME OF THE SURVEY, THERE WAS NO STAKED WETLAND DELINEATION TO REFERENCE ON THIS SURVEY.

(MN11) IN REGARDS TO TABLE "A" ITEM 21, PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF $1,000,000.00 IS IN EFFECT.

(MN12) PARCELS ARE CONTIGUOUS AND THERE ARE NO GAPS OR OVERLAPS.

Utility Notes

(UN1) The location of Utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans to determine the location of any subterranean uses.

Significant Observations

THERE ARE NO SIGNIFICANT OBSERVATIONS.

Vicinity Map



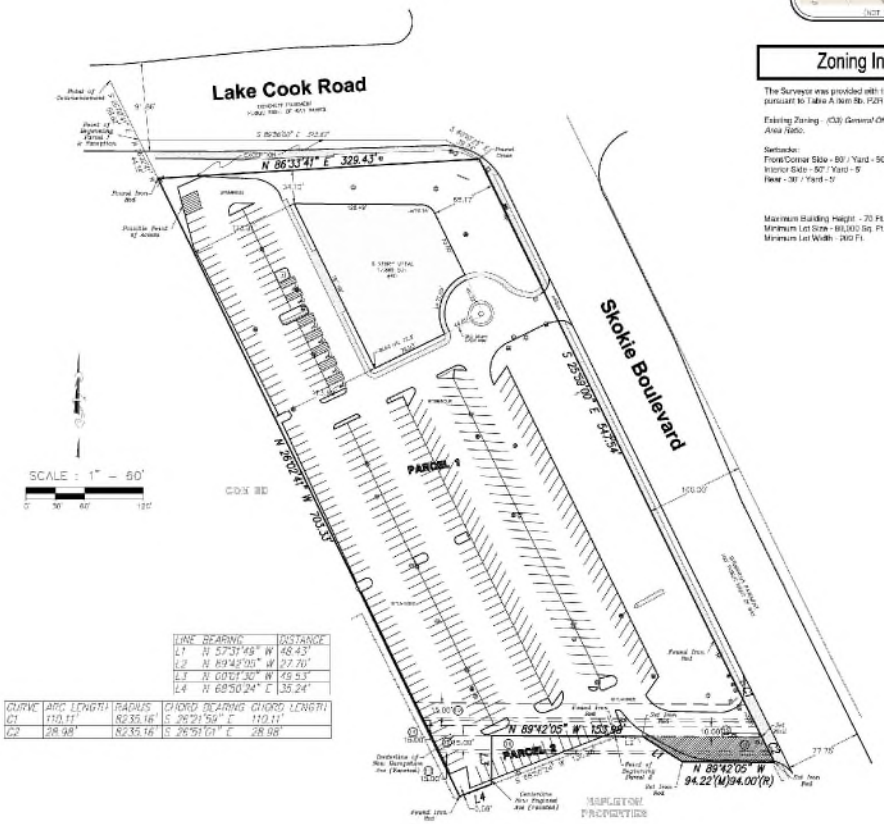
Zoning Information

The Surveyor was provided with the zoning information by the Insurer pursuant to Table A Item 6b. PZR report #01059-1, dated 01/25/2016.

Existing Zoning - *(O3) General Office District, with a 0.6 (FAR) Floor Area Ratio.*

Setbacks:
Front/Corner Side - 80' / Yard - 50'
Interior Side - 50' / Yard - 5'
Rear - 30' / Yard - 5'

Maximum Building Height - 70 Ft. / 5 Stories
Minimum Lot Size - 80,000 Sq. Ft.
Minimum Lot Width - 200 Ft.



LINE	BEARING	DISTANCE
L1	N 57°31'45" W	48.43'
L2	N 89°42'05" W	27.70'
L3	N 00°17'30" W	49.53'
L4	N 68°50'24" E	35.24'

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	110.11'	R235.16'	S 26°21'59" E	110.11'
C2	28.98'	R235.16'	S 26°51'01" E	28.98'

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 17031C0083J WHICH BEARS AN EFFECTIVE DATE OF 8/19/2008 AND IS NOT IN A 100-YEAR FLOOD HAZARD AREA, NOT SUBJECT TO 0.2% ANNUAL CHANCE FLOOD HAZARD AREA. NO WARRANTY OF FLOOD INSURANCE PROGRAM (http://www.fema.gov/). RELIANCE LOCATED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO AMEND THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PARCEL 1: 201,731.09 SF± OR 4.63 ACRES±
PARCEL 2: 3,127.37 SF± OR 0.07 ACRES±
TOTAL: 204,858.46 SF± OR 4.70 ACRES±

COPYRIGHT 2016
by Bock & Clark, Corp.
This product, style and format is protected by Copyright and all rights are reserved. The use of this style and format is strictly prohibited without the written consent and permission of Bock & Clark, Corp.

Record Description

PARCEL 1:
THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 8 WITH THE EASTERLY LINE OF A COMMONWEALTH EDISON COMPANY (FKA ILLINOIS NORTHERN UTILITIES COMPANY) RIGHT OF WAY, SAID EASTERLY RIGHT OF WAY LINE BEING 33.00 FEET NORTHEASTERLY, OF AS MEASURED AT RIGHT ANGLES AND RADIALLY, TO THE CENTERLINE OF THE ORIGINAL SOUTHERLY MAIN TRACK OF THE CHICAGO NORTHWESTERN RAILROAD COMPANY ACCORDING TO A DEED RECORDED MARCH 20, 1925 AS DOCUMENT 9102181, BEING SAID HEREINAFTER DESCRIBED AS MAIN TRACK CENTERLINE; THENCE SOUTH 89 DEGREES 56 MINUTES 07 SECONDS EAST ALONG SAID NORTH LINE, 50.67 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 86 DEGREES 33 MINUTES 41 SECONDS WEST, 329.43 FEET TO THE EASTERLY LINE OF THE COMMONWEALTH EDISON COMPANY RIGHT OF WAY AFORESAID; THENCE SOUTH 25 DEGREES 58 MINUTES 00 SECONDS EAST ALONG SAID EASTERLY LINE, 547.54 FEET TO THE SOUTH LINE OF LAKE COOK ROAD, AS MEASURED 66.00 FEET SOUTHERLY OF AND AT RIGHT ANGLES TO THE CENTERLINE OF SAID LAKE COOK ROAD; THENCE NORTH 89 DEGREES 42 MINUTES 05 SECONDS WEST ALONG SAID SOUTH LINE, 103.98 FEET TO THE EASTERLY LINE OF SKOKIE BOULEVARD AS DEDICATED BY DOCUMENT 9102181 AFORESAID; THENCE NORTH 26 DEGREES 02 MINUTES 41 SECONDS WEST ALONG SAID EASTERLY LINE, 703.33 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS AND PARKING OVER AND UPON THE FOLLOWING DESCRIBED PARCEL AS CREATED BY AND CONTAINED IN DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS RECORDED APRIL 14, 1960 AS DOCUMENT 17660124 MADE BY LA SALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 15, 1960 AND KNOWN AS TRUST NUMBER 24-1-1 AND NATIONAL BOULEVARD BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER A TRUST AGREEMENT DATED DECEMBER 23, 1960 AND KNOWN AS TRUST NUMBER 3053:
THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 8 WITH THE EASTERLY LINE OF A COMMONWEALTH EDISON COMPANY (FORMERLY ILLINOIS NORTHERN UTILITIES COMPANY) RIGHT OF WAY, SAID EASTERLY RIGHT OF WAY LINE BEING 33.00 FEET NORTHEASTERLY, OF AS MEASURED AT RIGHT ANGLES AND RADIALLY, TO THE CENTERLINE OF THE ORIGINAL SOUTHERLY MAIN TRACK OF THE CHICAGO NORTHWESTERN RAILROAD COMPANY AS ACQUIRED BY DEED RECORDED MARCH 20, 1925 AS DOCUMENT 9102181, BEING SAID HEREINAFTER DESCRIBED AS MAIN TRACK CENTERLINE; THENCE SOUTH 89 DEGREES 56 MINUTES 07 SECONDS EAST ALONG SAID NORTH LINE, 50.67 FEET TO A POINT ON THE EASTERLY LINE OF THE COMMONWEALTH EDISON COMPANY RIGHT OF WAY AFORESAID; THENCE SOUTH 86 DEGREES 33 MINUTES 41 SECONDS WEST, A DISTANCE OF 329.43 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 25 DEGREES 58 MINUTES 00 SECONDS EAST, A DISTANCE OF 547.54 FEET TO THE SOUTH LINE OF LAKE COOK ROAD, AS MEASURED 66.00 FEET SOUTHERLY OF AND AT RIGHT ANGLES TO THE CENTERLINE OF SAID LAKE COOK ROAD; THENCE NORTH 89 DEGREES 42 MINUTES 05 SECONDS WEST ALONG SAID SOUTH LINE, 103.98 FEET TO THE EASTERLY LINE OF SKOKIE BOULEVARD AS DEDICATED BY DOCUMENT 9102181 AFORESAID; THENCE NORTH 26 DEGREES 02 MINUTES 41 SECONDS WEST ALONG SAID EASTERLY LINE, 703.33 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ABOVE LEGAL DESCRIPTION IS THE PROPERTY DESCRIPTION IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS--754606--CHI2, BEARING AN EFFECTIVE DATE OF DECEMBER 24, 2015.

ALTA/ACSM Land Title Survey

IPT Chicagoland

B&C Project No. 201503730,001

40 Skokie Boulevard, Northbrook, IL

Based on First American Title Insurance Company
Commitment No. NCS-754606-CHI2
bearing an effective date of December 24, 2015.

Surveyor's Certification

To 40 Skokie Acquisition LLC, an Illinois Limited Liability company and its successors and/or assigns; Wells Fargo Bank, National Association, and its successors and/or assigns; First American Title Insurance Company and Bock & Clark Corporation.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6b, 7a, 7b1, 7c, 8, 9, 11a, 13, 14, 16, 17, 18, 19 and 21 of Table A thereof. The field work was completed on November 13, 2015.

James L. Harpole
Illinois Professional Land Surveyor No. 3190
In the State of Illinois, Expires 11-30-2016

Date of Plat Issue	November 17, 2015
Date of Last Revision	February 01, 2019

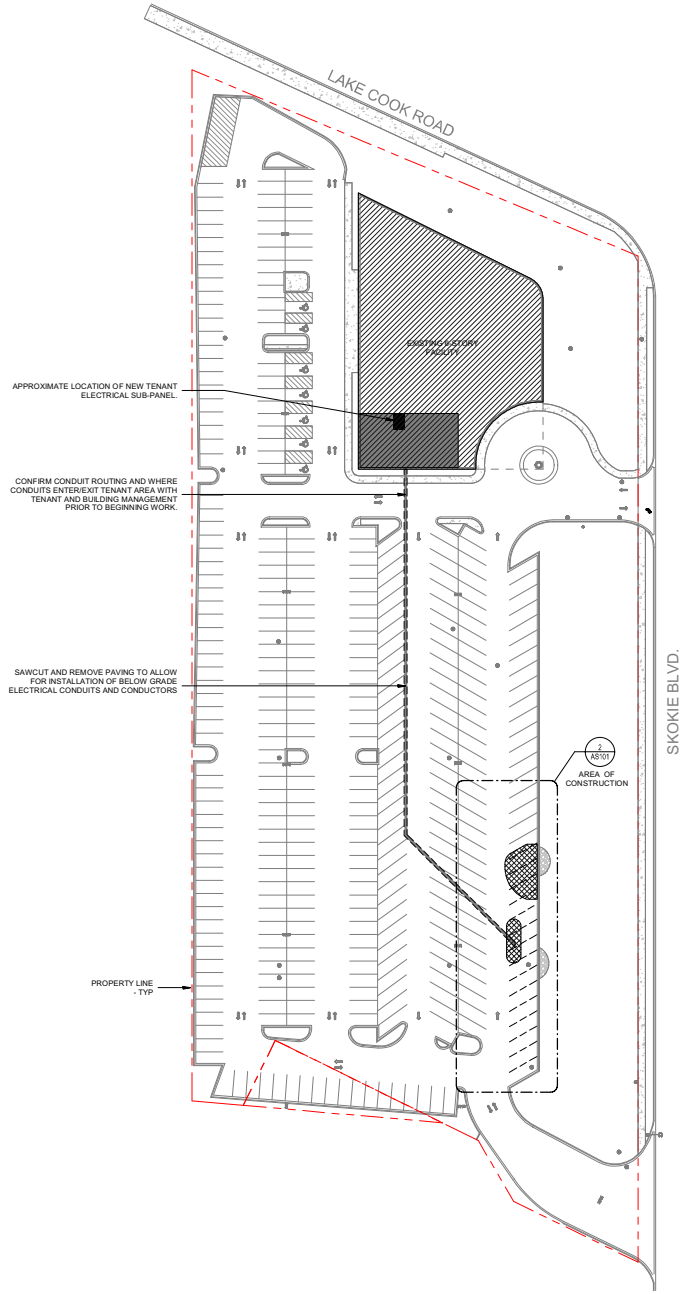
THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

Network Project No. 201503730,001

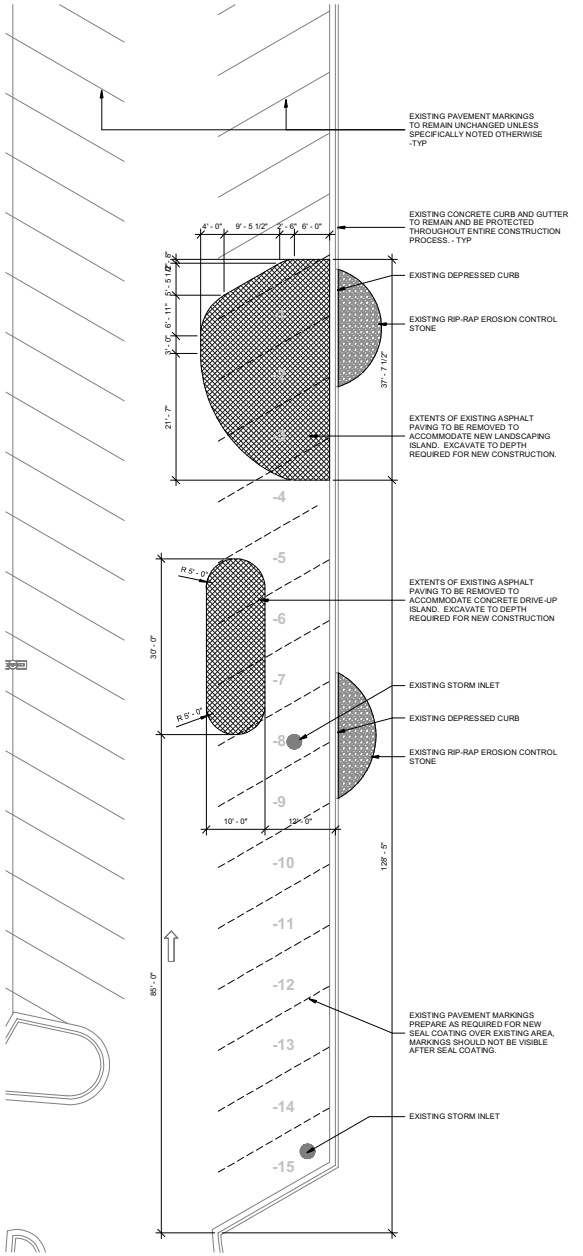
Page 1 of 1

Survey Performed By:
JLH Land Surveying Inc.
7222 Courtwright Drive
Plainfield, IL 60586
Phone: 815-729-4000
www.jlhsurvey.com

Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
3550 W. Market Street, Suite 200, Akron, Ohio 44333
Phone: (800) SURVEYS (787-8397), Fax: (330) 666-0808 www.bockandclark.com



1 DEMOLITION SITE PLAN
1" = 40'-0"



2 ENLARGED SITE PLAN - DEMOLITION
1" = 10'-0"

Know what's below. Call before you dig.

SITE DEMOLITION GENERAL NOTES

A. Contractor shall provide a saw-cut edge at transition between all existing conditions to remain and existing conditions to be demolished.
B. Contractor shall coordinate all work on site with building managers prior to beginning any work.
C. Contractor shall provide all necessary barriers and blockades as required to protect public from construction activities.

PLAN NORTH

Hezner

The Hezner Corporation
Architectural Services

678 Broadway Street, Suite 100
Libertyville, IL 60048-2325

Ph.: (847)-918-3800
Fax: (847)-549-7633
Email: hezner@hezner.biz

Architect's Seal & Signature

PRELIMINARY NOT FOR CONSTRUCTION

Drawn By: EWW

Checked By: SKH

©Copyright 2025
The Hezner Corporation
Libertyville, Illinois 60048-2325

Date: 08-26-25
Issued For: ZONING RELIEF

REVISION SCHEDULE

Rev.	Date:	Issued For:

Project Title

Huntington

New Drive-up ATM Kiosk

40 Skokie Blvd Northbrook, IL 60062

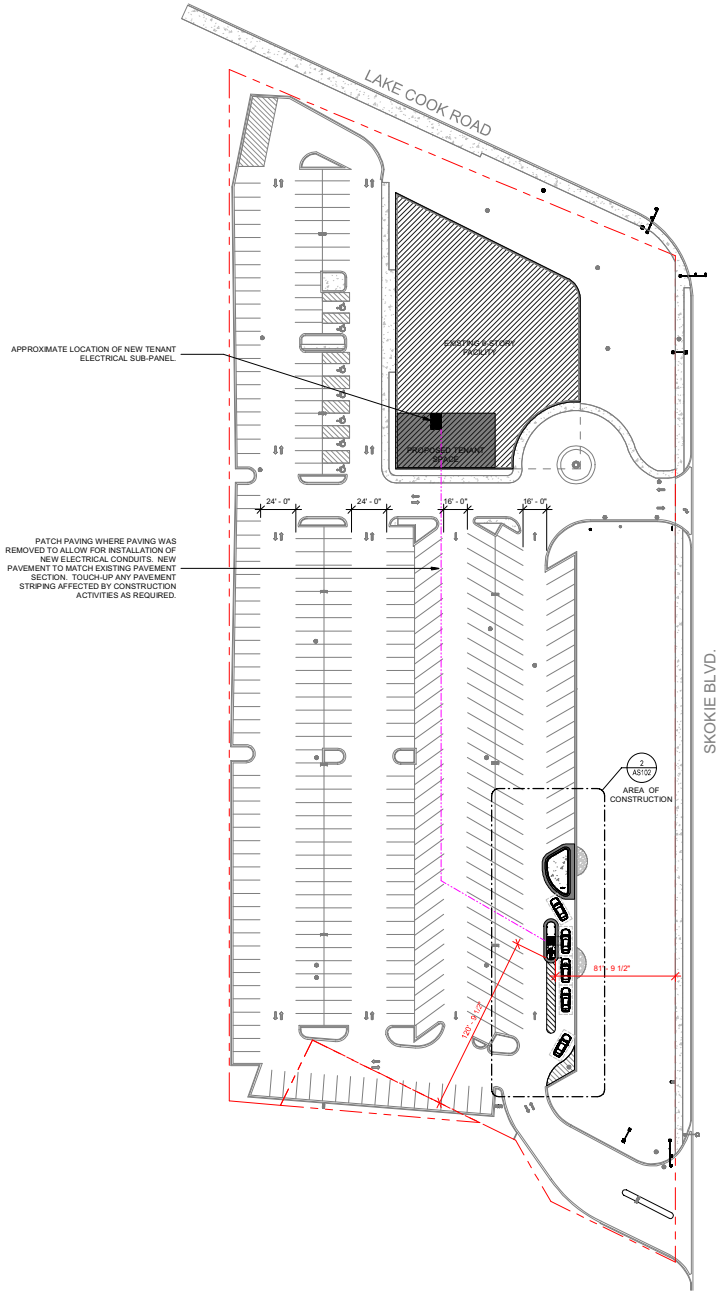
Sheet Title

DEMOLITION SITE PLAN

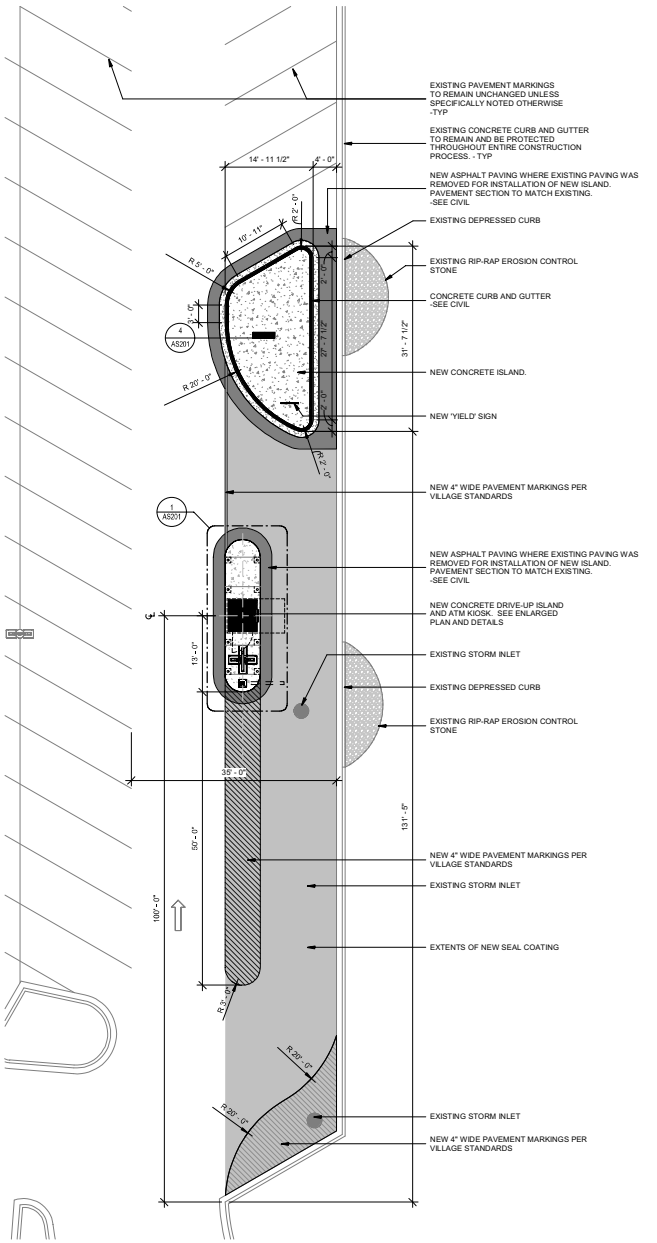
Architect's Project Number

JS25047

AS101



1 NEW SITE PLAN
1" = 40'-0"



2 ENLARGED SITE PLAN - NEW
1" = 10'-0"

PROJECT LEGEND - SITE

	NEW CONCRETE PAVING/CONCRETE ISLAND
	NEW ASPHALT PAVING - STANDARD DUTY
	NEW CONCRETE CURB
	NEW SEAL COATING AND PAVEMENT STRIPING
	EXISTING RIP-RAP EROSION STONE
E	OVERHEAD POWER LINES
G	GAS LINES
W	WATER LINES
SS	SANITARY SEWER
ST	STORM SEWER
	FIRE HYDRANT
	MANHOLE
	STORM INLET
	VALVE BOX

811 Know what's below. Call before you dig.

NOTES:
1. Removal of existing conditions shall include excavation of existing conditions as required to accommodate new construction.
2. Contractor shall establish a straight, sawcut transition between existing conditions to remain and existing conditions to be removed.

PLAN NORTH

Hezner

The Hezner Corporation
Architectural Services

678 Broadway Street, Suite 100
Libertyville, IL 60048-2325

Ph.: (847)-918-3800
Fax: (847)-549-7633
Email: hezner@hezner.biz

Architect's Seal & Signature

PRELIMINARY NOT FOR CONSTRUCTION

Drawn By: EWW

Checked By: SKH

©Copyright 2025
The Hezner Corporation
Libertyville, Illinois 60048-2325

Date: 08-26-25
Issued For: ZONING RELIEF

REVISION SCHEDULE		
Rev.	Date:	Issued For:

Project Title

Huntington

New Drive-up ATM Kiosk

40 Skokie Blvd Northbrook, IL 60062

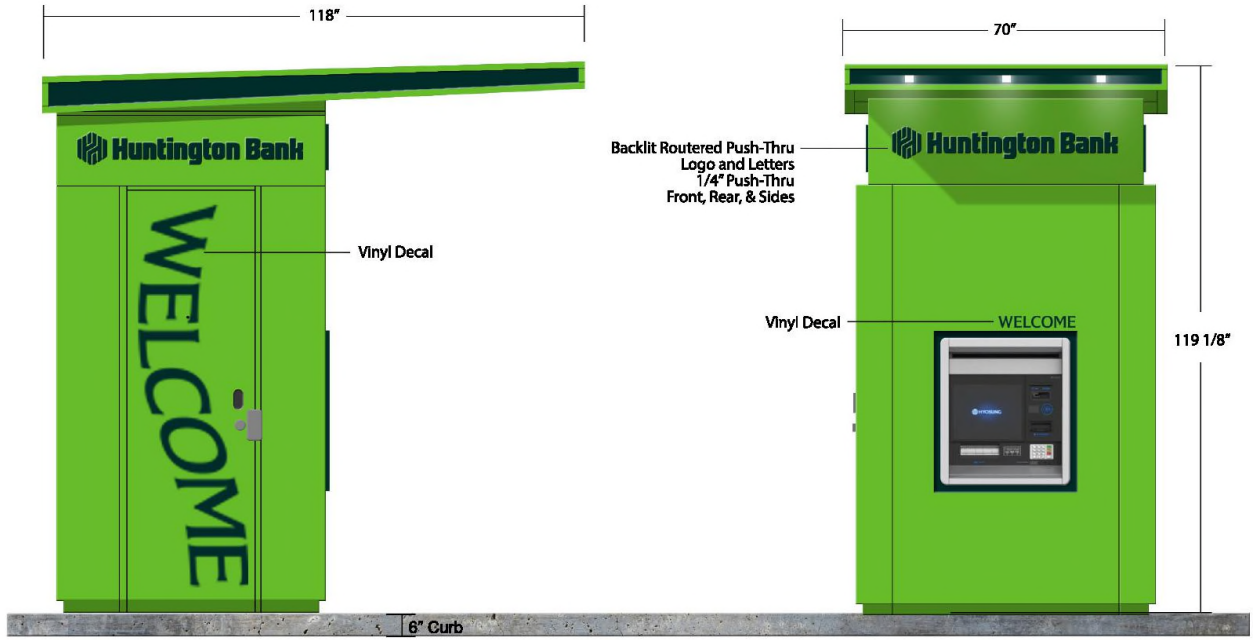
Sheet Title

NEW SITE PLANS

Architect's Project Number

JS25047

AS102





1 ATM KIOSK ELEVATIONS
1" = 1'-0"

Hezner

The Hezner Corporation
Architectural Services

678 Broadway Street, Suite 100
Libertyville, IL 60048-2325

Ph.: (847)-918-3800
Fax: (847)-549-7633
Email: hezner@hezner.biz

Architect's Seal & Signature

PRELIMINARY
NOT FOR
CONSTRUCTION

Drawn By: EWW

Checked By: SKH

©Copyright 2025
The Hezner Corporation
Libertyville, Illinois 60048-2325

Date: 08-26-25
Issued For: ZONING RELIEF

REVISION SCHEDULE		
Rev.	Date:	Issued For:

Project Title

Huntington

New Drive-up ATM Kiosk

40 Skokie Blvd Northbrook, IL 60062

Sheet Title

ATM KIOSK
ELEVATIONS &
SIGNAGE

Architect's Project Number

JS25047

AS202

MEMORANDUM

To: Plan Commission
From: Deputy Director of Development and Planning Services Michaela Kohlstedt
Date: 2025-10-07
Subject: 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.

Overview
Lexington Homes wants to construct a new multi-family residential development consisting of 53 townhomes on the Subject Property.

Fiscal Impact
N/A.

Recommendation
Conduct a public hearing and consider a draft Resolution recommending approval.

Background
See attachments.

1825 Shermer - Staff Report 10-7-25
1825 Shermer - Sustainability Addendum
1825 Shermer - Draft Plan Commission Resolution
1825 Shermer - Application Summary, Aerials, Site Photos
1825 Shermer - BOT Minutes 2-13-24
1825 Shermer - Public Comment
1825 Shermer - District 30 & Park District Comment
1825 Shermer - Formal Application
1825 Shermer - Project Narrative & Responses
1825 Shermer - Traffic Impact
1825 Shermer - Engineering Reports
1825 Shermer - Tax Impact Study-Declaration
1825 Shermer - Engineering Plans
1825 Shermer - Plats-Landscape Plans
1825 Shermer - Architectural Plans

MEMORANDUM

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

INTRODUCTION

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

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

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

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

D. Approval of Tentative Plat of Subdivision;

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

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

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

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

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

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

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

L. Site Plan Approval; and

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

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

PROPERTY DESCRIPTION

The Subject Property is:

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

BACKGROUND INFORMATION

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

Preliminary Review

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

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

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

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

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

Staff Review

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

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

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

Compliance with Village Plans

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

Architectural Control Commission (ACC):

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

Housing Committee:

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

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

PROPOSED PROJECT

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

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

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

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

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

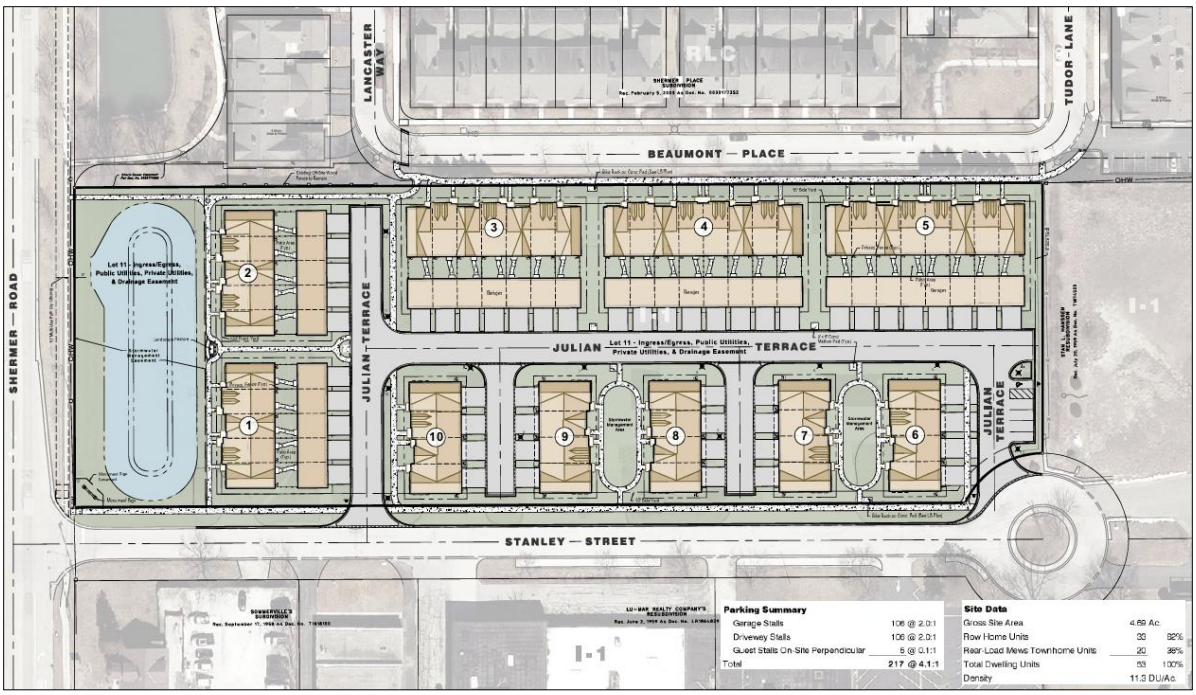


Figure 1: Proposed Site Plan

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

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

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

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



Figure 2: Row Homes Elevations



Figure 3: Mews Homes Elevations

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

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

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



Figure 4: Development Sign

SUSTAINABILITY

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

REQUIRED ZONING RELIEF

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

Rezoning

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

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

Tentative Plat of Subdivision

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

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

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

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

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

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

Residential and Limited Commercial District.

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

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

Special Permit for Concept Planned Development and Townhomes

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

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

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

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

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

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

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

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

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

Zoning Code Variations

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

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

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

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

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

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

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

AFFORDABLE HOUSING

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

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

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

IMPACTS ON SCHOOL DISTRICTS & MUNICIPAL SERVICES

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

Village of Northbrook

Park, School & Library Impact Fees

for New Subdivisions & Developments

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

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

SUMMARY

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

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

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

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

MEMORANDUM

To: Plan Commission
From: Kate Carney, Sustainability Coordinator
cc: Amy McEwan, DPS Director
Date: October 7, 2025
Subject: PCD-24-06: 1825 Shermer Road – Townhomes – Sustainability Addendum

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

GREENSPACE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DRAFT

RESOLUTION NO. 25-PC-__
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%);
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.

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

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

F. Subdivision Code Variations. With respect to Docket No. 24-06H/I/J, 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;
3) Variation of the Subdivision Code to Waive the Requirement to Bury Overhead Utility Lines along the Shermer Road frontage of the Subject Property.

G. Exception for Location of Affordable Housing Units. With respect to Docket No. PCD-24-06K, the Plan Commission does hereby find that the proposed inclusion of affordable housing units located in four buildings on the Subject Property complies with the intent for such approvals as established in Section 9-308 of the Zoning Code.

H. 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.

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/J/K/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 June 20, 2025, consisting of one page as **Exhibit B**.

2. Landscape Plan, prepared by Dickson Design Studio, with latest revised date of June 13, 2025, consisting of three 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; (2) to allow a sidewalk on only one side of the proposed private street within the development; and (3) to Waive the Requirement to Bury Overhead Utility Lines along the Shermer Road frontage of the Subject Property; 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 Variation. An off-street parking variation shall be granted to reduce the number of required off-street parking spaces by 22 spaces, from 239 spaces to 217 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 __ day of October 2025.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

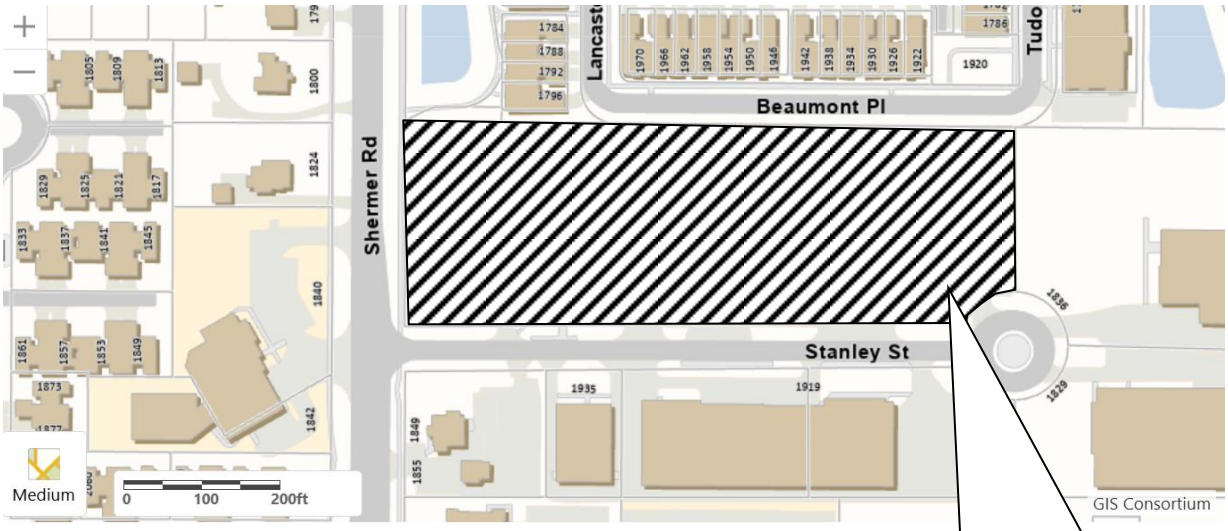
_____
Steven Elisco, Chairman
Northbrook Plan Commission

ATTEST:

_____
Amy McEwan, Director
Development and Planning Services

Exhibit A

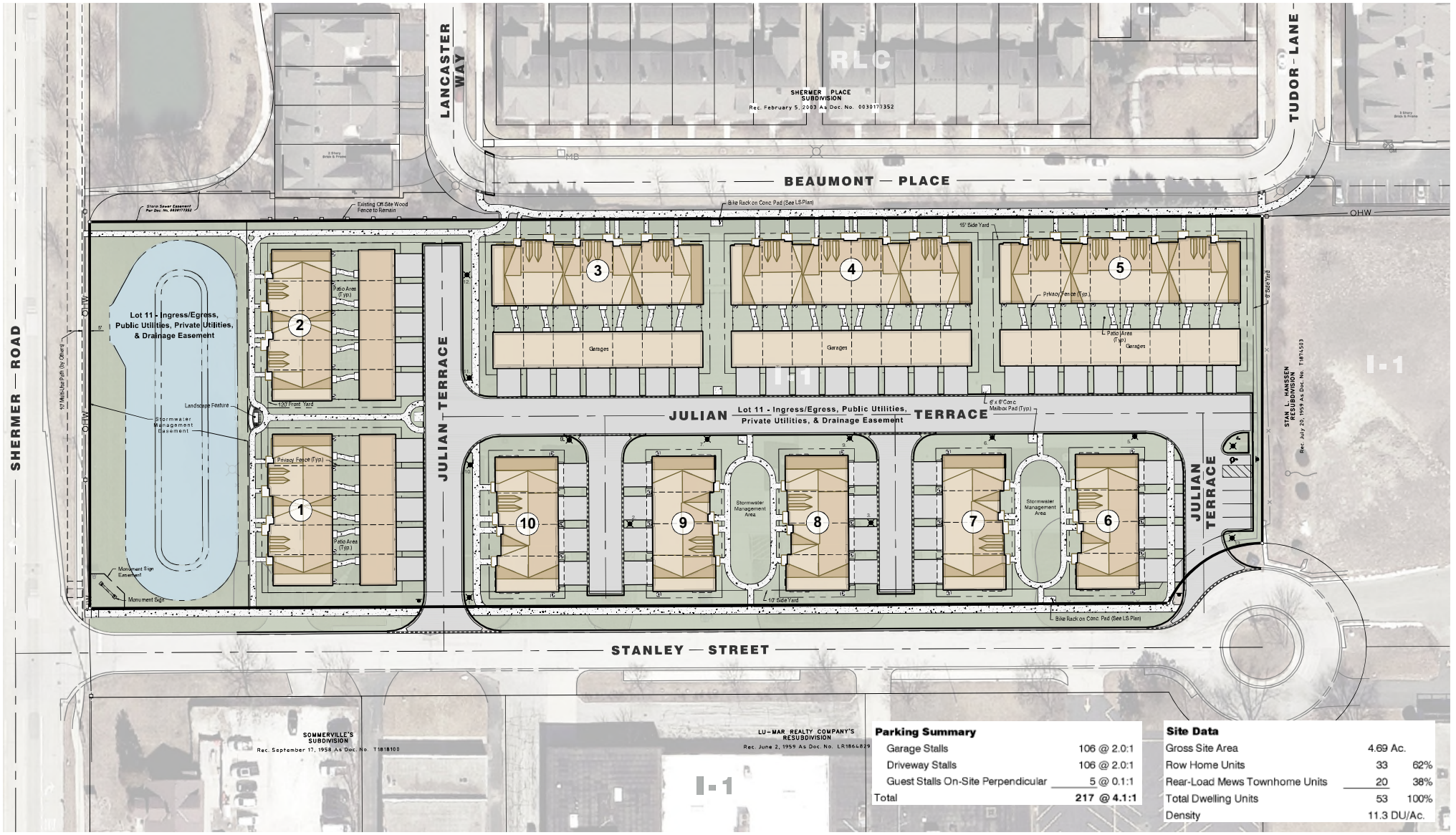
Zoning Map Amendment



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

Exhibit B

Site Plan



Parking Summary

Garage Stalls	106 @ 2.0:1
Driveway Stalls	106 @ 2.0:1
Guest Stalls On-Site Perpendicular	5 @ 0.1:1
Total	**217 @ 4.1:1**

Site Data

Gross Site Area	4.69 Ac.	
Row Home Units	33	62%
Rear-Load Mews Townhome Units	20	38%
Total Dwelling Units	53	100%
Density	11.3 DU/Ac.	

NORTH
0 60
Scale: 1" = 60'

No.	Date	Revision
2	6-20-2025	Per Village Comments
1	3-28-2025	Per Village Comments

ILLUSTRATIVE SITE PLAN
NORTHBROOK ROW

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

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

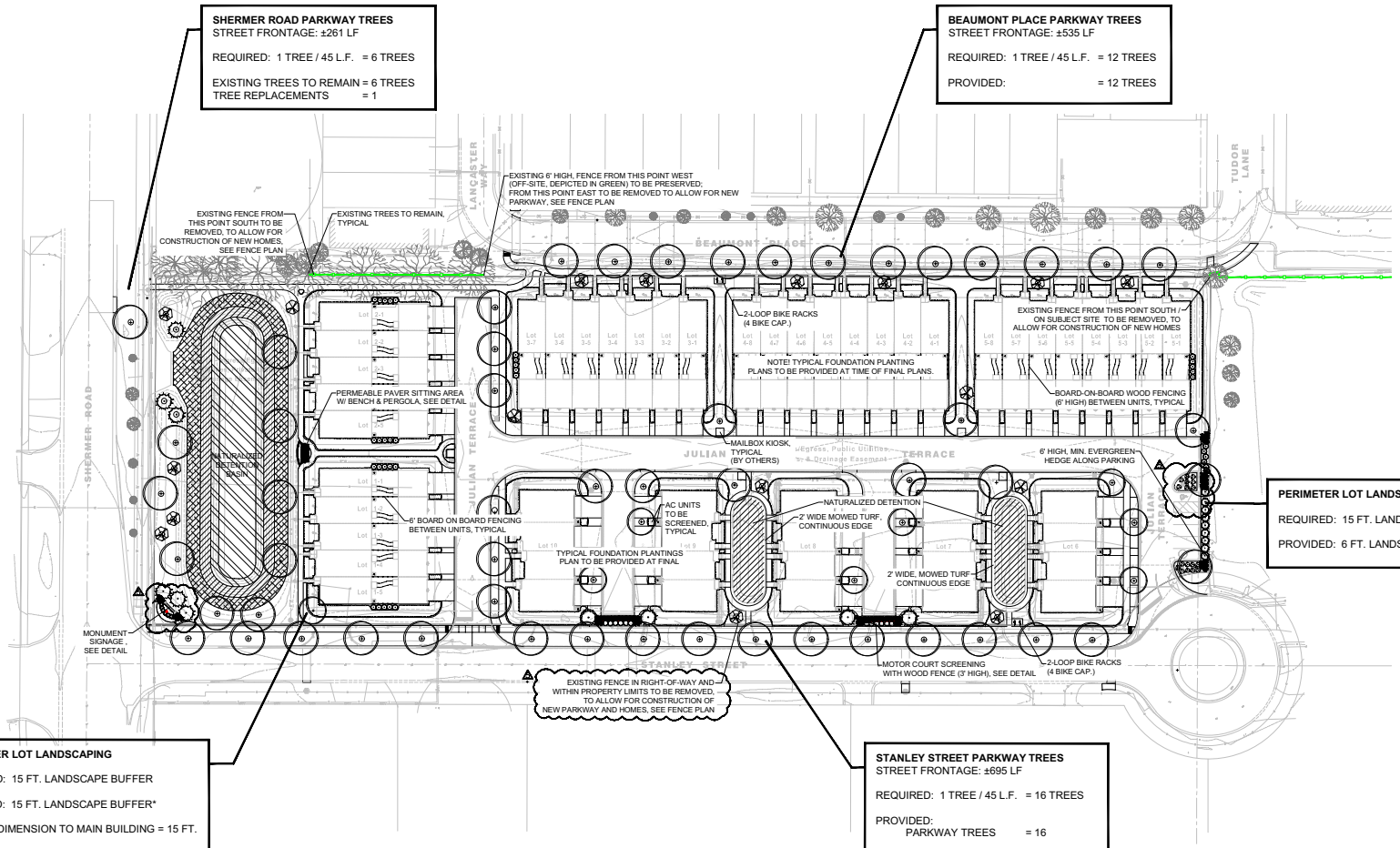
Project Manager:	TAS
Engineer:	PAC
Date:	9-24-2024
Project No.	20-122
Sheet	1 / 1

P:\2020\20122\Drawings\Preliminary\20122-Colorized SP.dwg | Jun 16, 2025 - 1:36pm | jenny-n

© 2025 Haeger Engineering, LLC

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.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

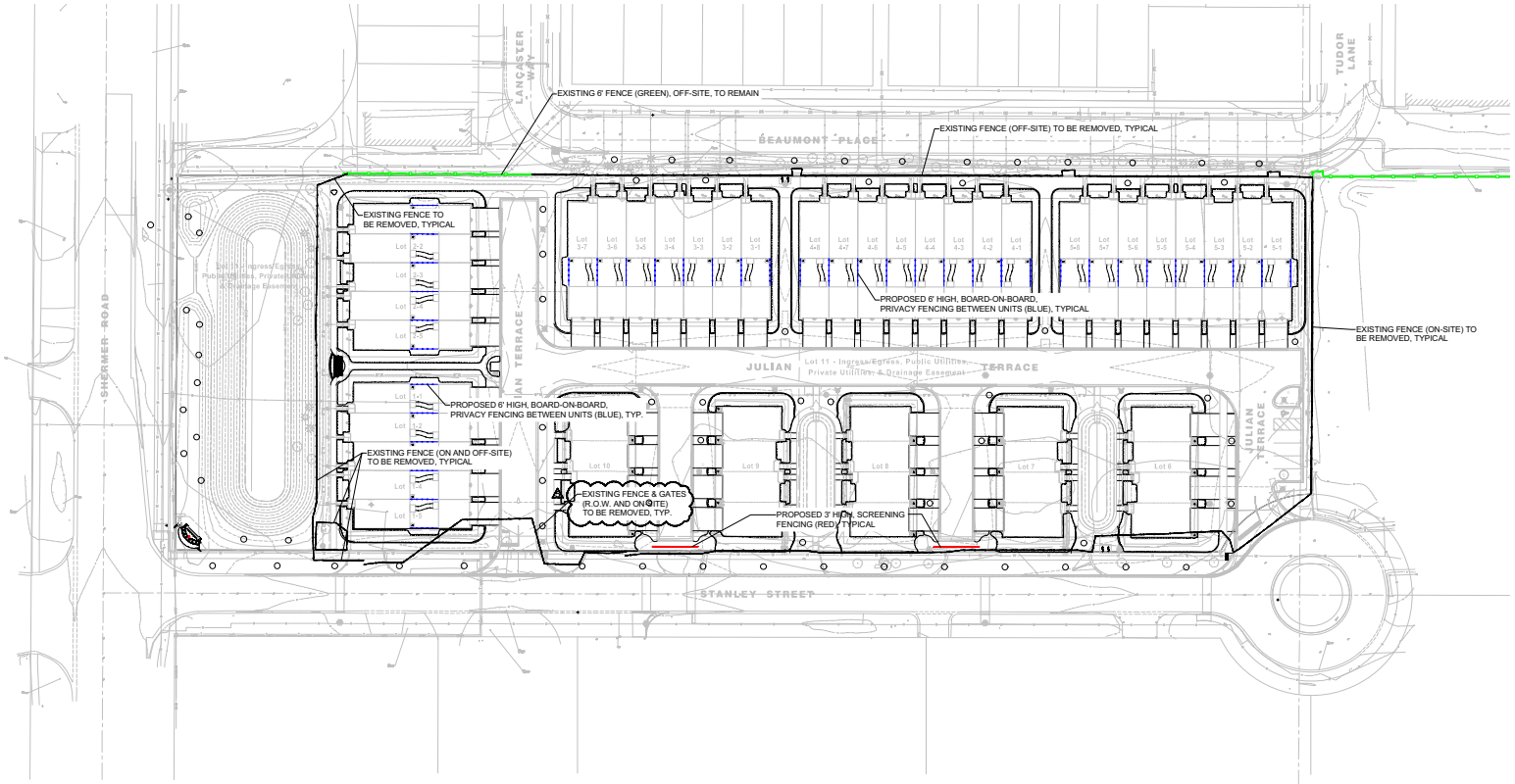
PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

L1.1

LEGEND: FENCE TYPES

- EXISTING FENCE TO BE REMOVED
- EXISTING OFF-SITE FENCE TO REMAIN
- PROPOSED 3 FT. HIGH 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.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

PRELIMINARY LANDSCAPE PLAN - FENCING PLAN

SHEET NUMBER

L2.0

SPECIFICATION - ORION SQUARE (LOOP) BIKE RACK



SHALL BE:

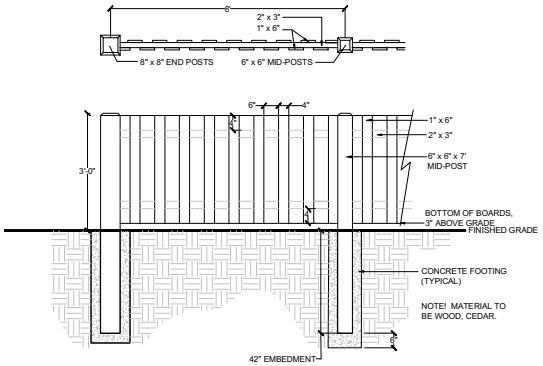
- QUANTITY: 4
- NAME: ORION SQUARE RACK
- MODEL #: ORNS-2-SF-P
- MATERIAL: POWDER COATED STEEL
- COLOR: BLACK
- DIMENSIONS: 26" L X 33" H

- 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

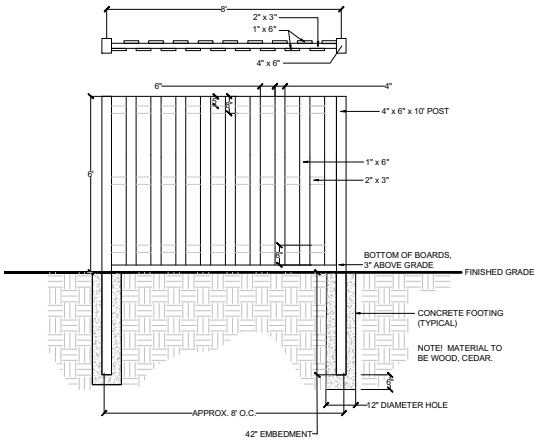
BIKE RACK DETAIL - ORION SQUARE (LOOP)

NOT TO SCALE



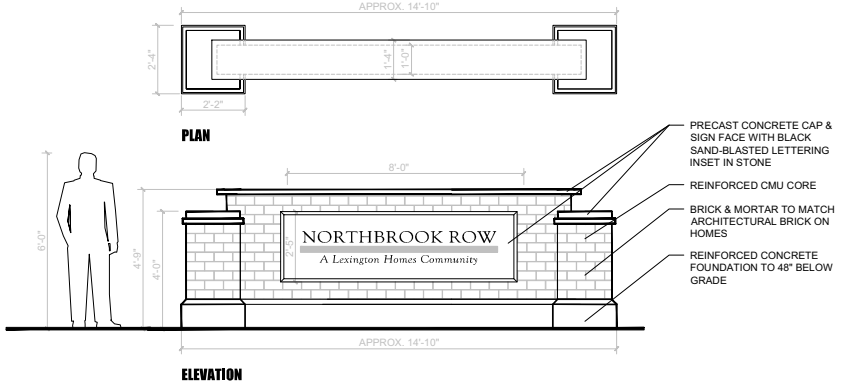
MOTOR COURT TERMINUS FENCE DETAIL

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



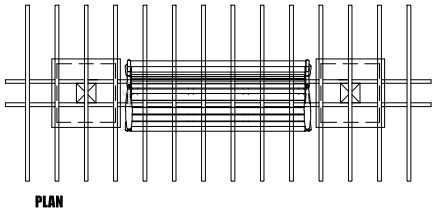
FENCE DETAIL, PRIVACY FENCE FOR ROWHOME REAR YARDS

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

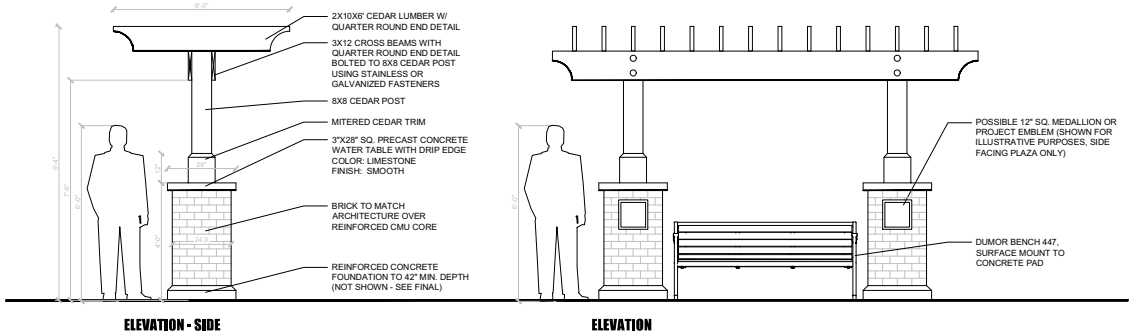


ENTRY MONUMENT DETAIL

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



PLAN



PERGOLA DETAIL

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

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

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

AUGUST 26, 2022

REVISIONS

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

PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW

NORTHBROOK, IL

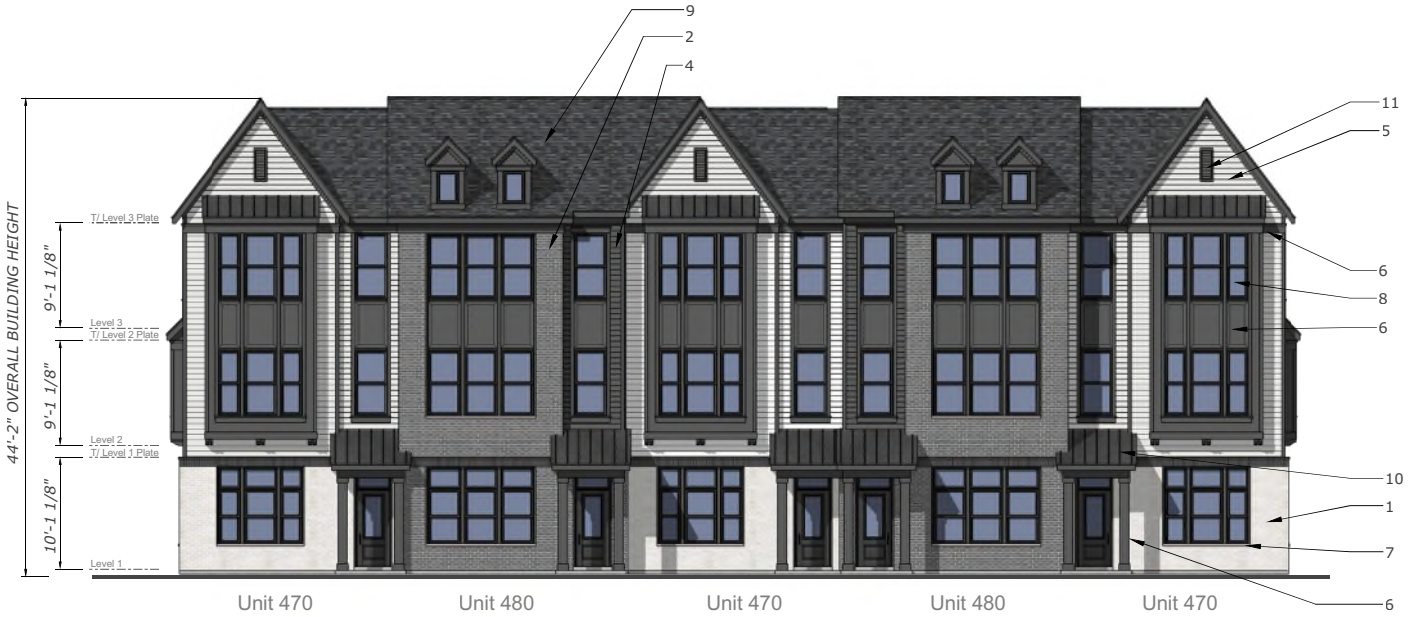
PRELIMINARY LANDSCAPE PLAN - DETAILS

SHEET NUMBER

L3.0

Exhibit D

Elevations



Front Elevation

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

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

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



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



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

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

LEXINGTON HOMES
Chicago, Illinois

5-Unit Building Assembly

Northbrook Row
Northbrook, IL

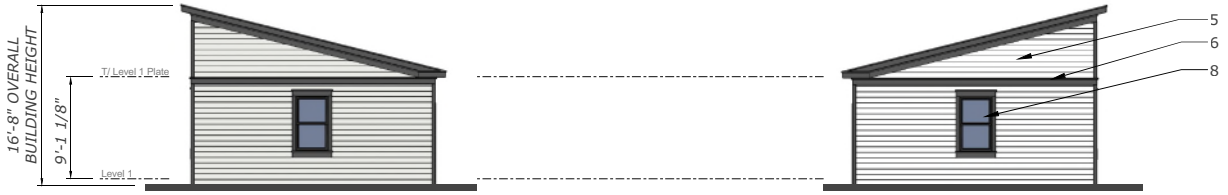
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2023 BSB Design, Inc.

March 25, 2025 | SF210505.00

BSB DESIGN
BSBDesign.com



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



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

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



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

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.



Front Elevation

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

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

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



Rear Elevation

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



Side Elevation

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

Side Elevation

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

LEXINGTON HOMES
Chicago, Illinois

7-Unit Building Assembly

Northbrook Row
Northbrook, IL

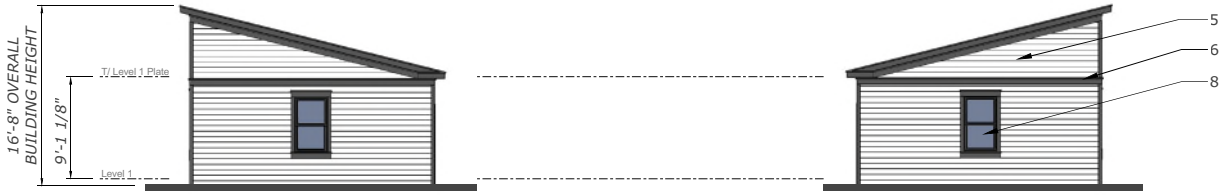
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2023 BSB Design, Inc.

March 25, 2025 | SF210505.00

BSB DESIGN
BSBDesign.com

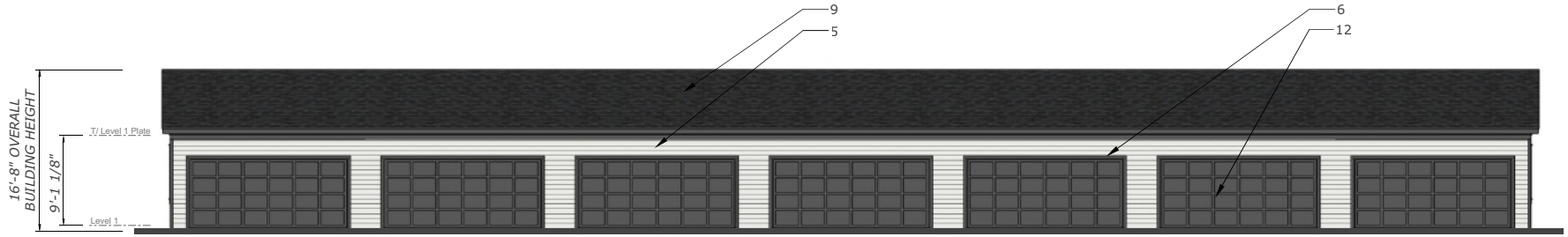


Rear Elevation
scale: 3/16" = 1'-0"



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

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



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

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.



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"



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

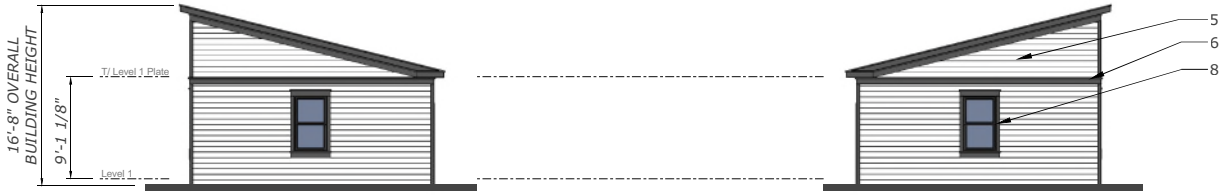
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2023 BSB Design, Inc.

March 25, 2025 | SF210505.00

BSB DESIGN
BSBDesign.com

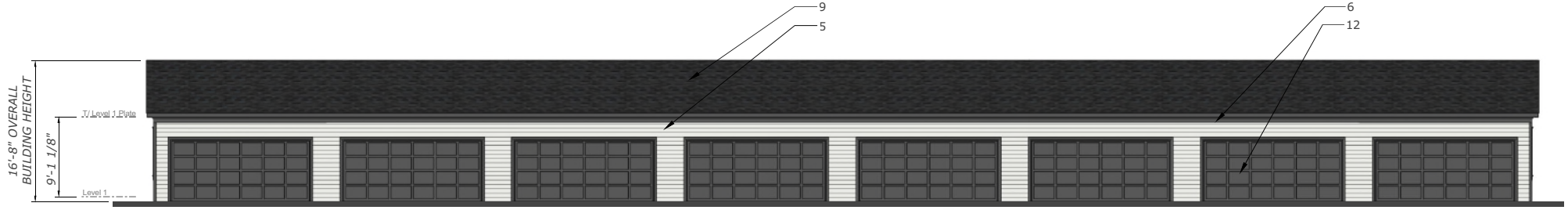


Rear Elevation
scale: 3/16" = 1'-0"



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

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



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

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.



Front Elevation

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

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

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



Rear Elevation

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



Side Elevation

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

Side Elevation

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

LEXINGTON HOMES
Chicago, Illinois

4-Unit Building Assembly

Northbrook Row
Northbrook, IL

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

March 25, 2025 | SF210505.00

BSB DESIGN
BSBDesign.com

Exhibit E

Tentative Plat of Subdivision

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

MAIL PLAT TO:

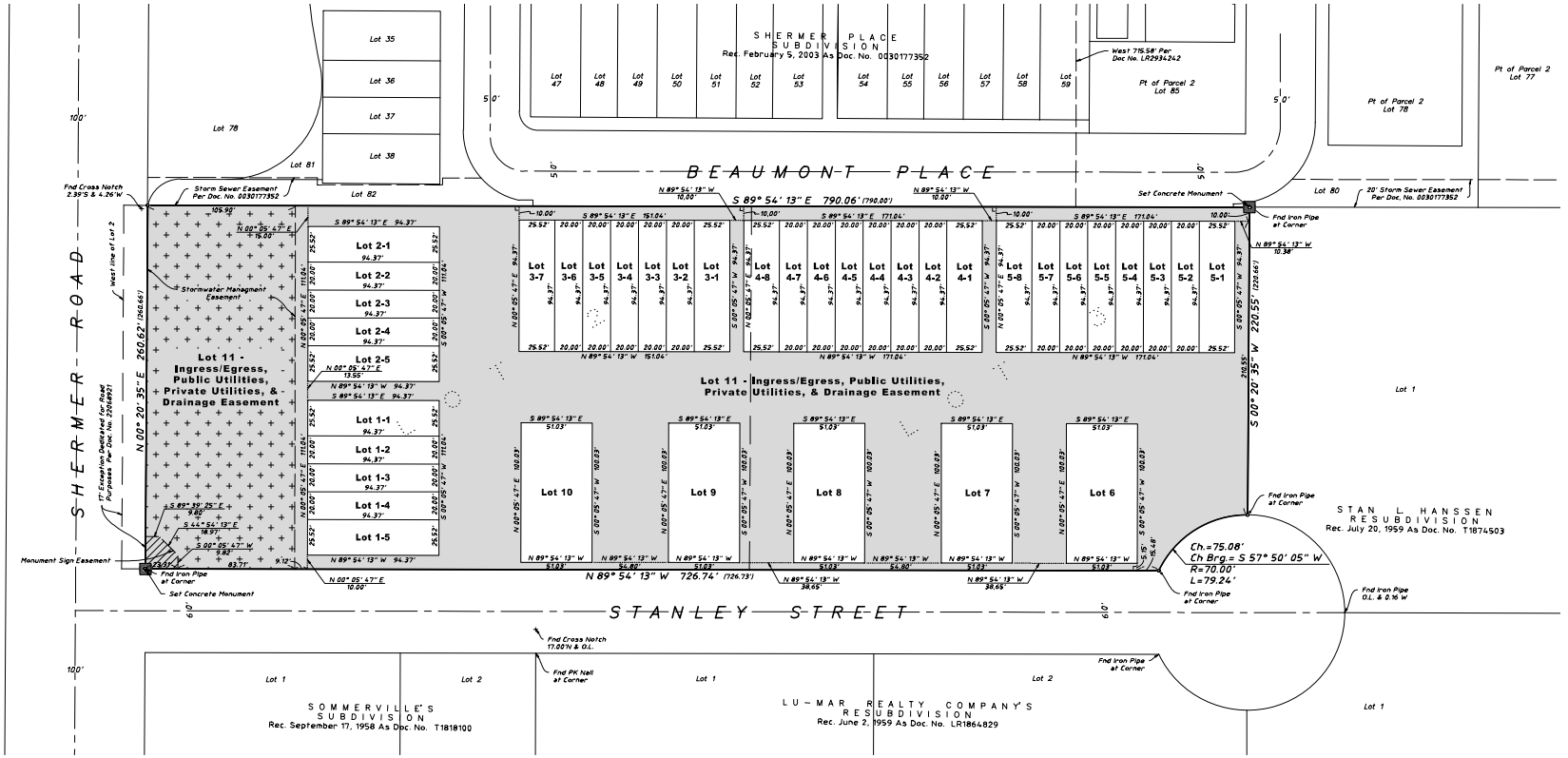
HAEGER ENGINEERING LLC
CONCULTING ENGINEERS AND LAND SURVEYORS
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173

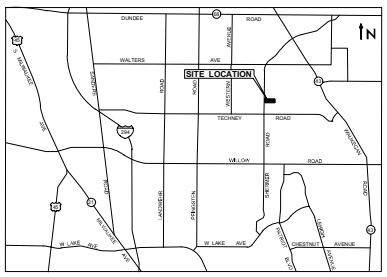
PRELIMINARY PLAT
OF
NORTHBROOK ROW

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

© 2025 Haeger Engineering, LLC

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

PCD-24-06: 1825 SHERMER ROAD
APPLICATION SUMMARY

Applicant: 1825 Shermer Road, LLC, an affiliate of Lexington Homes

Site Location: 1825 Shermer Road

Requested Action:

- Rezoning from the I-1 Restricted Industrial District to RLC Residential and Limited Commercial District;
- Special permit for Concept Plan for a Planned Development with 53 townhomes;
- Special Permit for Townhomes (SIC 9862.00);
- Approval of Tentative Plat of Subdivision;
- Subdivision Variation to allow a private road system, sidewalk on one side, and waiver for burial of overhead utility lines;
- Yard and Setback Variations
- Parking Variation (9.21%)
- Affordable Housing Ordinance Exceptions

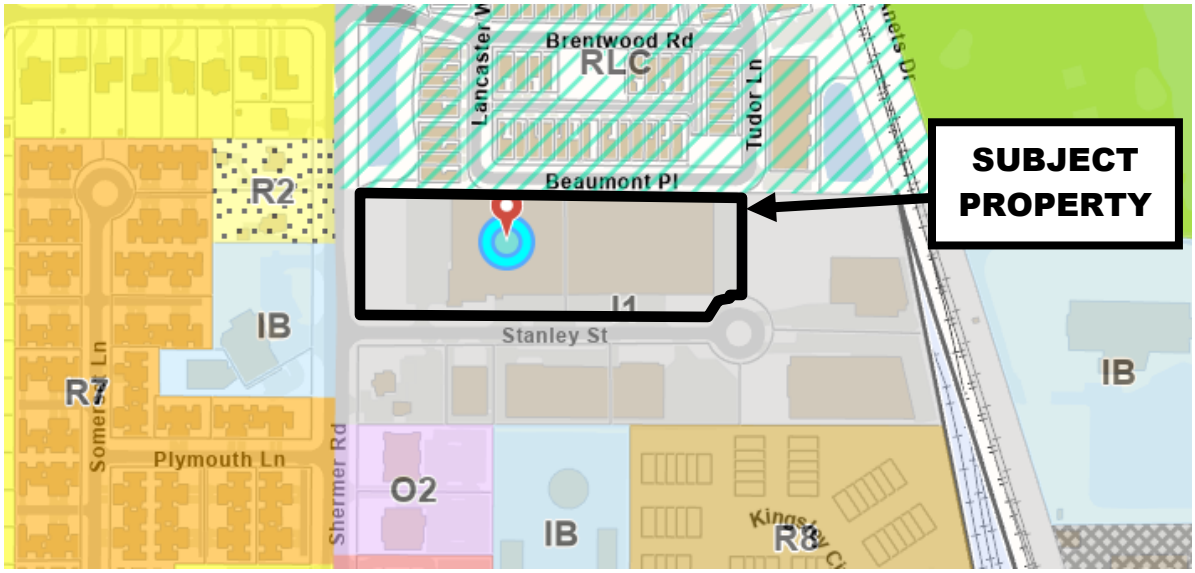
Proposal: To construct a three-story townhome development with 53 units on 4.69 acres.

Existing Zoning & Land Use: I-1 Industrial District; industrial use

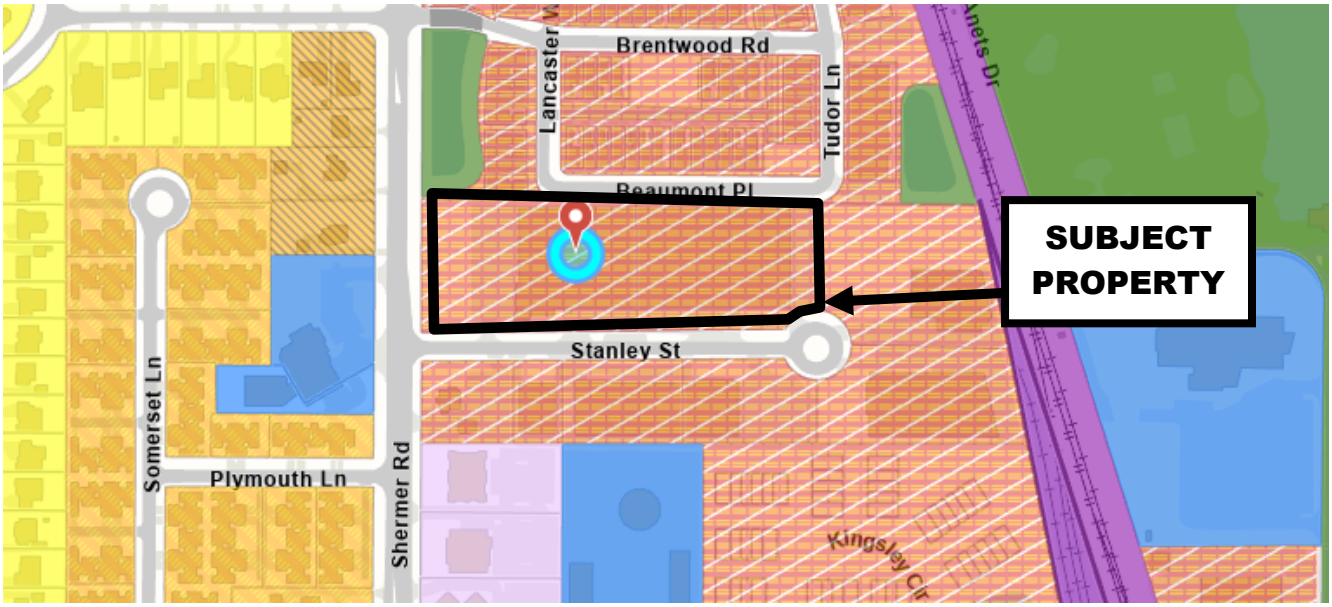
Surrounding Zoning & Land Use:
North: RLC Residential and Limited Commercial District; multi-family residential use with some office and commercial space (Shermer Place)
South: I-1 Industrial District; industrial use
East: I-1 Industrial District; industrial use
West: R-2 Single Family Residential; single-family residential use, and I-B Institutional Buildings District; fire station

Comprehensive Plan Designation: Major Corridor Multi-Use

ZONING MAP



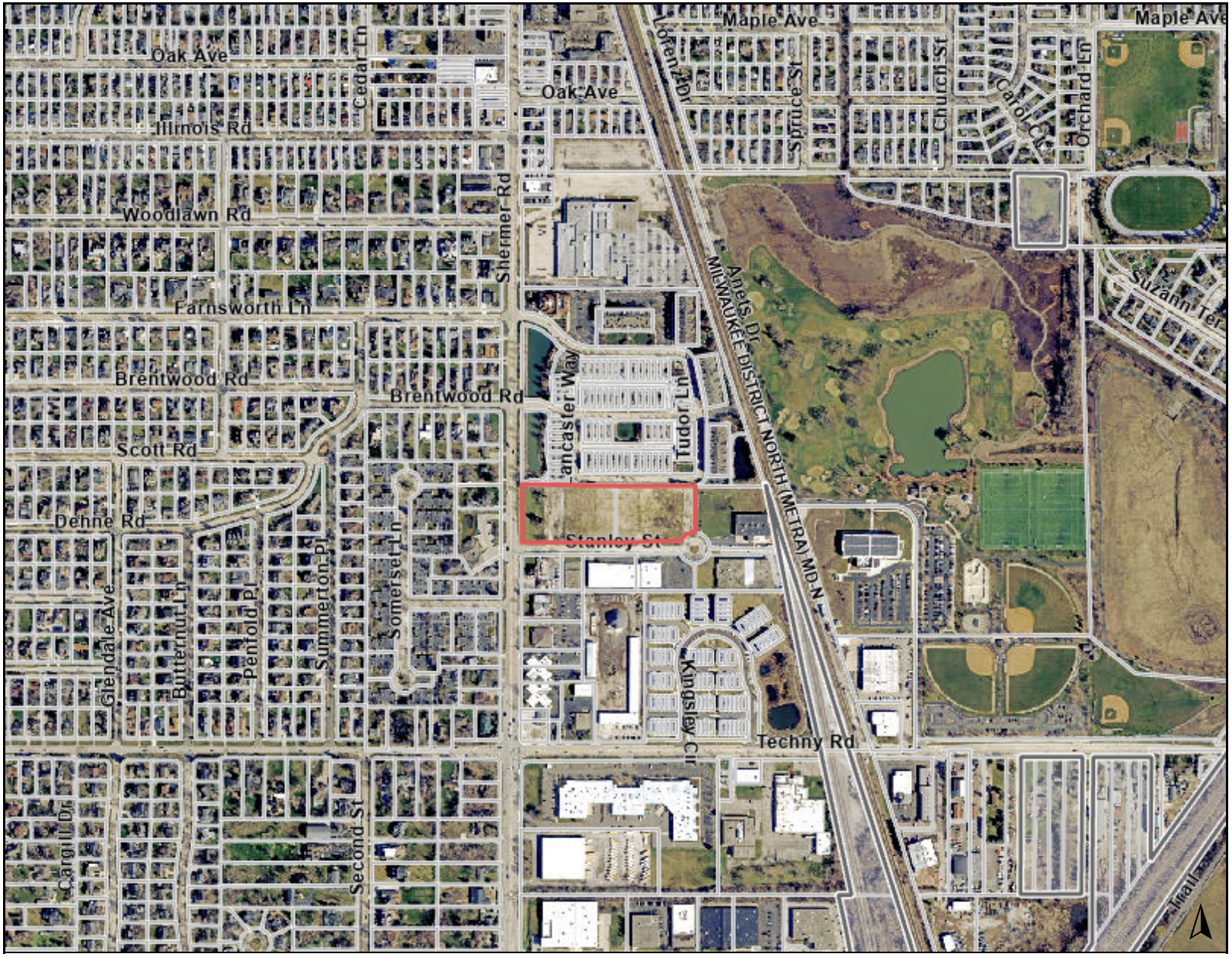
COMPREHENSIVE PLAN MAP



Legend

- Open Space & Outdoor Recreation
- Single Family
- Single Family Large Lot
- Multi-Family up to 6 DUA
- Multi-Family 6-9 DUA
- Multi-Family 9-15 DUA
- Multi-Family over 15 DUA
- Senior or Special Residential
- Government Facility
- Institutional Facility
- Neighborhood Office
- Neighborhood Edge 1
- Neighborhood Edge 2
- Office - Professional
- Office - Corporate/Corridor
- Community Retail
- Major Retail
- Industrial & Commercial Service
- General Industrial, Warehouse & Office
- Major Industrial/Distribution
- Transportation, Comm. & Utilities
- Village Center Mixed Use
- Techny Area Multi-Use
- Major Corridor Multi-Use
- Techny Area

GISConsortium | 1825 Shermer Road



Legend

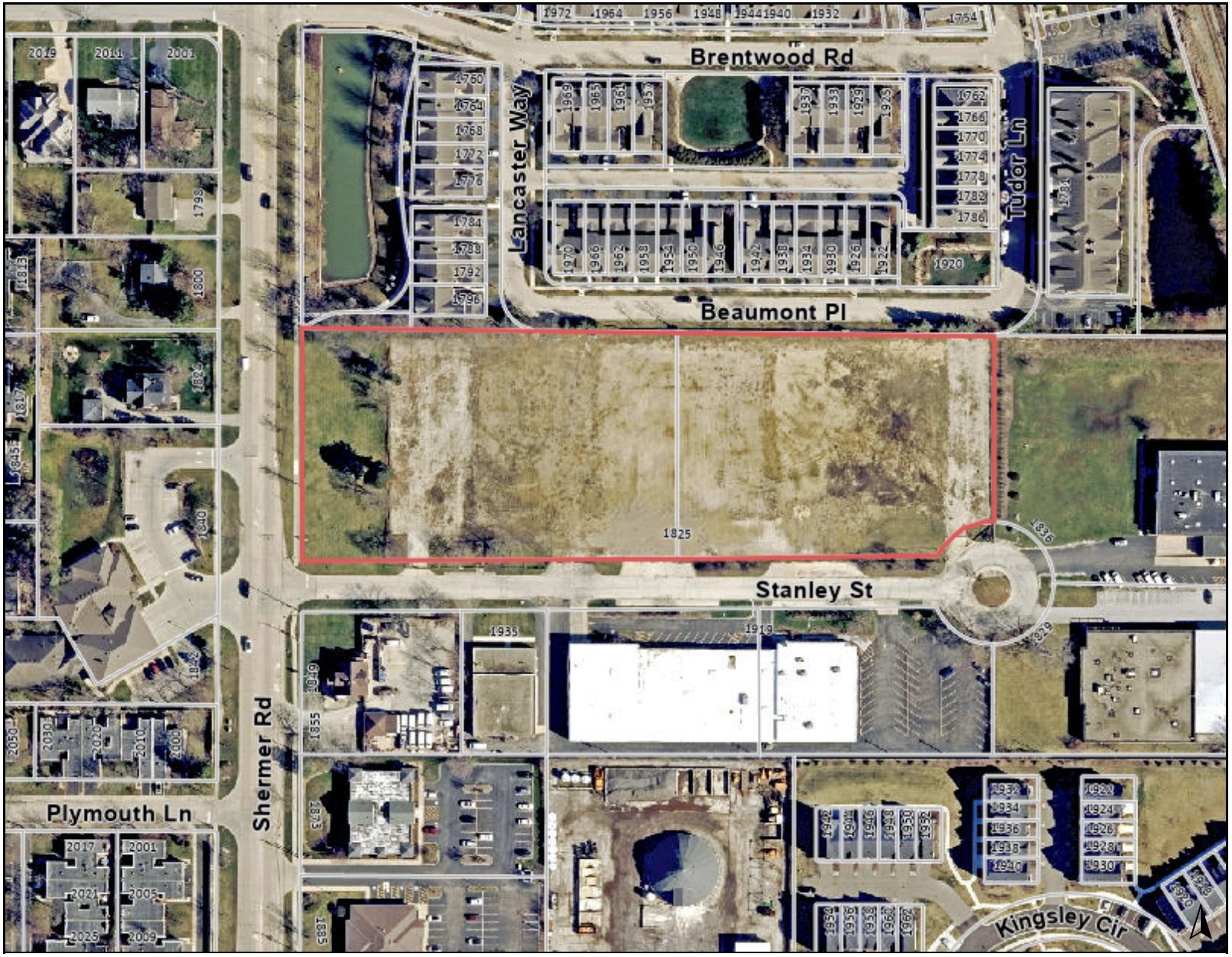
0 1000 2000 ft

Print Date: 9/4/2025

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

GISConsortium | 1825 Shermer Road



Legend

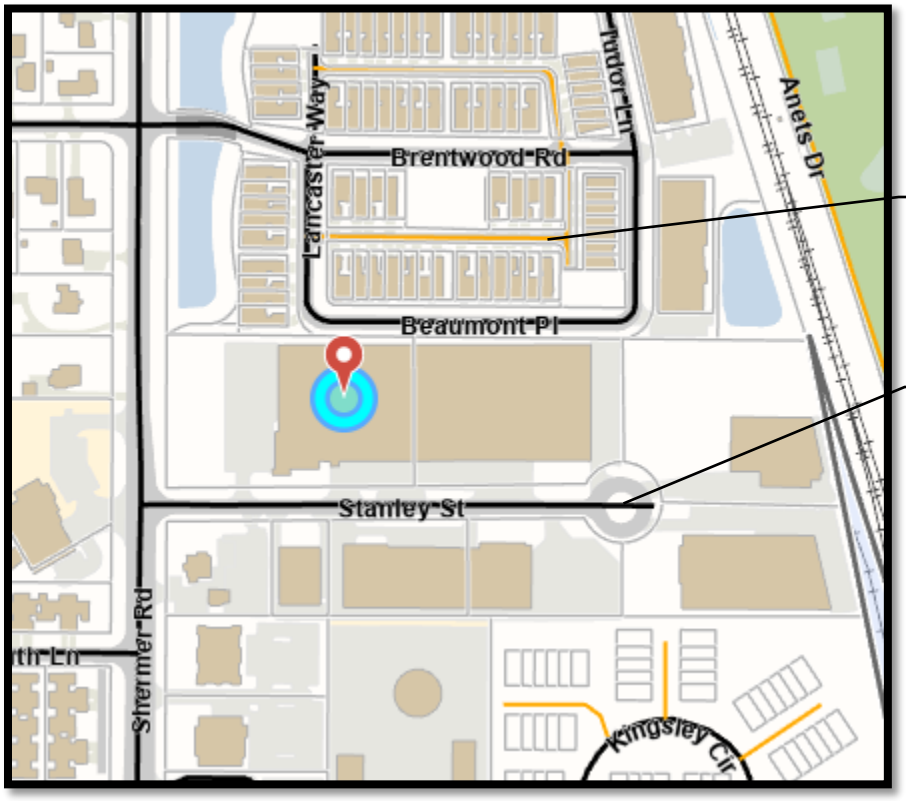
0 300 600 ft

Print Date: 9/4/2025

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

Streets and Roads Ownership



Parking Restrictions




Shermer Rd





Village Board of Trustees Agenda

Sandra "Sandy" Frum Board Room
1225 Cedar Lane Northbrook, IL 60062
Tuesday, February 13, 2024

Village President Kathryn Ciesla called the meeting to order at 7:39 PM

1. **ROLL CALL**

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

2. **PLEDGE OF ALLEGIANCE**

3. **MINUTES APPROVAL**
   A. January 23, 2024 Regular Board Meeting Minutes for Approval

Village President Ciesla read Trustee Israel's comments regarding amending the minutes.

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

4. **PUBLIC COMMENT TIME –** None

5. **MANAGER'S REPORT**

Village Manager Cara Pavlicek reported Village offices will be closed next Monday, due to employee training.
Village Hall will serve as a voting site for the public.
The Village established a donation site in the front of the building to respectfully retire flags.

9. ADMINISTRATION AND FINANCE

A. Motion to approve the transfer an additional $1,000,000 each to the Police and Firefighters' Pension Funds.

Added to Consent Agenda

10. PLANNING AND ECONOMIC DEVELOPMENT

A. Preliminary Review of a Request for Zoning Relief from Lexington Homes LLC for a Proposed 53-Unit Multi-Family Residential Planned Development at 1825 Shermer Road.

Jonathan Mendel, Director of Development and Planning Services, discussed an application submitted by Lexington Homes, LLC, for the property located at 1825 Shermer Road.

The applicant is requesting zoning relief to allow a residential planned unit development of 53 townhomes. He provided a brief overview of the following: the property's history, zoning, and proposed plan. He noted the requested relief/primary issues the Village Board should consider.

Trustee Pepoon asked if private streets are held to the same standards as public streets.

Director Mendel responded yes; public and private streets must comply with the Zoning Code regulations.

Director Mendel clarified the target price points with Trustee Kohler.

President Ciesla read several questions and comments from Trustee Ross.

Director Mendel addressed several written questions from Trustee Ross.

The applicant believes the fee in lieu will suffice for the affordable housing requirement. President Ciesla responded the Village Board would like the applicant to address the questions.

Trustee Hebl favors the rezoning. She expressed concern regarding the following: increased density, private roads, and lack of green space. Furthermore, she has no concerns regarding the parking variation or detention and requested the Architectural Control Commission review the application. Lastly, she suggested scheduling a joint meeting to consider the application.

Trustee Pepoon concurs with Trustee Hebl. Additionally, he spoke on the importance of building affordable housing units and requested the Architectural Control Commission review the application.

Trustee Ebhomielen concurs with her fellow Trustees. She spoke on the importance of building affordable housing units. Also, she requested the applicant increase green space and implement the CAP Plan.

Trustee Kohler concurs with her fellow Trustees. She spoke on the importance of building affordable housing units. Also, she requested information regarding school impacts and parking.

President Ciesla requested the Village evaluate the use of private roads. She favors

Trustee Hebl's comments regarding a joint meeting to consider the application, due to the affordable housing issue.

RESULT:	**MOTION TO HOLD A JOINT MEETING WITH THE PLAN COMMISSION [4 – 0]**
MOVER:	Joy Ebhomielen, Trustee
SECONDER:	Dan Pepoon, Trustee
AYES:	Hebl, Pepoon, Ebhomielen, Kohler
NAYES:	None
ABSTAIN:	Kathryn Ciesla, President
ABSENT:	Robert Israel, Trustee and Heather Ross, Trustee

11. COMMUNITY AND SUSTAINABILITY

A. January 23, 2024 Community and Sustainability Meeting Minutes for Approval

Not enough members of the Community and Sustainability Committee were present

12. PUBLIC WORKS AND FACILITIES – None

13. PUBLIC SAFETY – None

14. COMMUNICATIONS AND OUTREACH – None

15. REMARKS FOR THE GOOD OF THE ORDER – None

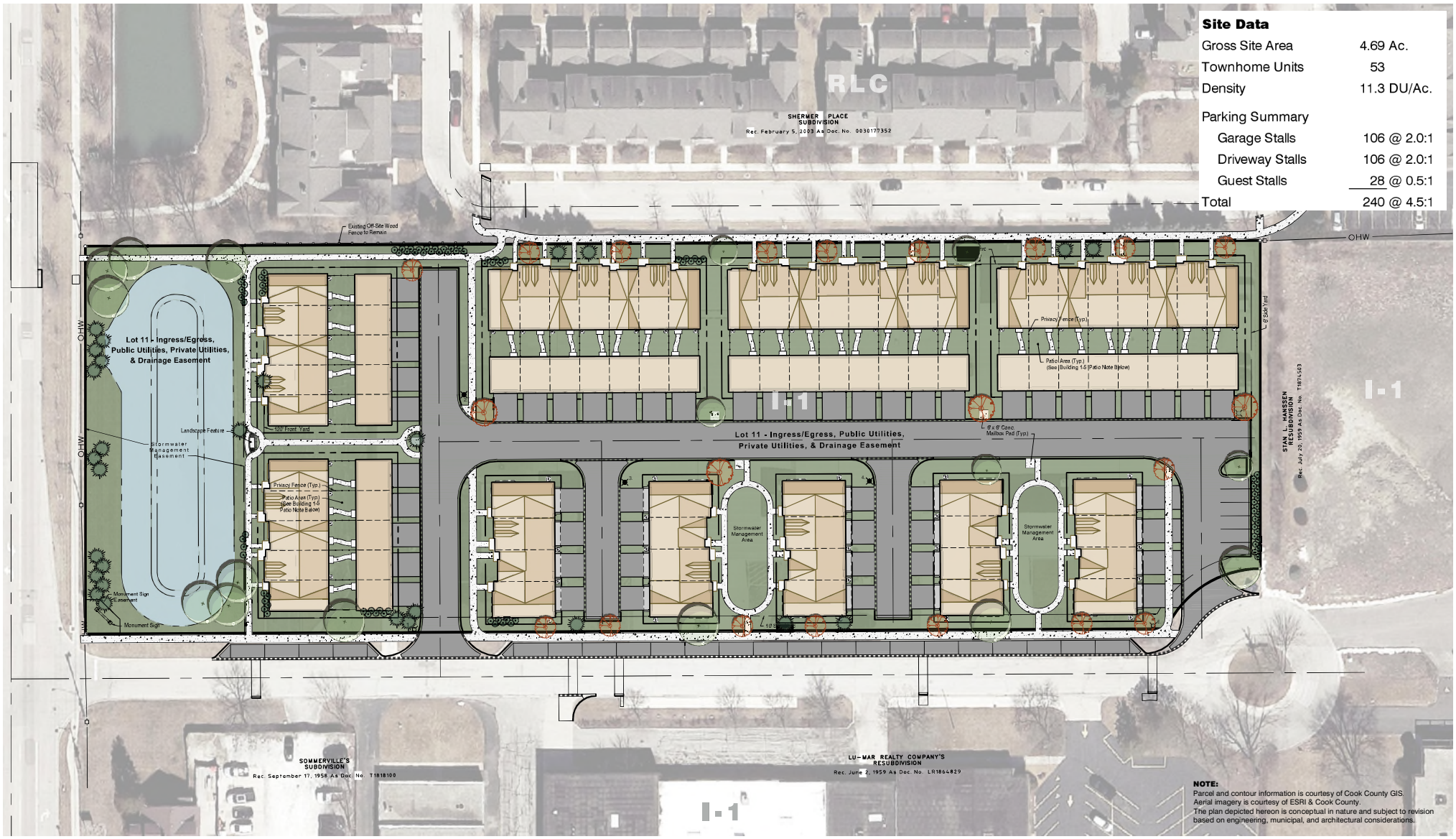
16. CLOSED SESSION

President Cielsa led the Board of Trustees into a Closed Session pursuant to 5 ILCS 120/2(a) to discuss agenda items regarding security procedures and minutes review. These agenda items are permitted subjects to be considered in Closed Session and are enumerated exceptions under the Open Meetings Act, with the exceptions being 5 ILCS 120/2(a) c(8) and c(21).

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

17. ADJOURN

RESULT:	**ADJOURN AT 8:52 P.M. [4 TO 0]**
MOVER:	Dan Pepoon, Trustee
SECONDER:	Joy Ebhomielen, Trustee
AYES:	Hebl, Pepoon, Ebhomielen, Kohler
NAYES:	None
ABSTAIN:	Kathryn Ciesla, President
ABSENT:	Robert Israel, Trustee and Heather Ross, Trustee



Site Data

Gross Site Area	4.69 Ac.
Townhome Units	53
Density	11.3 DU/Ac.
Parking Summary	
Garage Stalls	106 @ 2.0:1
Driveway Stalls	106 @ 2.0:1
Guest Stalls	28 @ 0.5:1
Total	240 @ 4.5:1

NOTE:
Parcel and contour information is courtesy of Cook County GIS.
Aerial imagery is courtesy of ESRI & Cook County.
The plan depicted hereon is conceptual in nature and subject to revision based on engineering, municipal, and architectural considerations.

NORTH
0 60
Scale: 1" = 60'

No.	Date	Revision

PRELIMINARY PD SITE PLAN
NORTHBROOK ROW

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

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

Project Manager:	TAS
Engineer:	PAC
Date:	2-8-2023
Project No.	20-122
Sheet	1 / 1

P:\2020\20122\Drawings\Preliminary\20122-Colorized SP.dwg | Nov 20, 2023 - 9:21am | jesus-b

© 2023 Haeger Engineering, LLC

Archived: Monday, September 29, 2025 2:09:24 PM
From: Marie Junkmann
Sent: Monday, September 29, 2025 1:50:48 PM
To: Pandey, Swati
Cc: Tom Len; Tricia Len; Beth Cohen
Subject: 1825 Shermer Rd. Property- Support w. Concerns
Sensitivity: Normal

Beware External Email - Think Before You Act

On behalf of Tom Len, owner of Tom Len Custom Homes, please see below. Additionally, please respond back to this email acknowledging that this letter has been received.

Dear Members of the Northbrook Plan Commission,

I am writing to express support for the proposed development, 1825 Shermer Rd (next door to my business on Shermer/Stanley); however, I would like to raise several concerns that I believe should be addressed as part of the approval process to ensure that the impact on neighboring properties is considered and properly managed.

1. **Traffic and Accessibility**
   We are concerned about how traffic will be affected—both during construction and after completion. Specifically, how will this development impact our accessibility to our office? Increased congestion or blocked access during construction could seriously hinder our day-to-day operations.

2. **Curb Cuts and Access Points**
   Will the entrance and exit points for the development be located on Shermer, Stanley, or both? We would appreciate more clarity on this, as changes to curb cuts or traffic flow could directly impact how we and others access our property.

3. **Property Maintenance**
   The site in question is currently not being maintained. We have contacted the Village multiple times regarding overgrown weeds—some reaching 5–6 feet high—but the property continues to be neglected. This raises concerns about whether the developer will begin maintaining the property now and throughout the construction process. To date, they have not demonstrated responsible property management or good neighbor practices.

4. **Parking on Stanley**
   Stanley Street is currently a no-parking zone. We would like clarification on whether this will remain in effect during and after construction. Specifically, how will parking by construction workers be managed and enforced to avoid overflow or illegal parking on our street?

5. **Cleanliness and Use of the Street**
   Presently, the street is being treated as a dumping ground due to the ongoing work by A Lamp on Shermer. We've seen concrete debris, parked equipment, and generally poor site cleanliness, all of which negatively impact our property's value and curb appeal. We are concerned this development may result in the same issues. We would like to know what assurances can be made to prevent this—including whether street sweepers will be used regularly, and what measures will be in place to ensure that construction crews do not use our private driveways for turnaround or storage.

As a local builder myself, I take care to meet high standards for cleanliness, safety, and neighborhood courtesy on every job site. I believe I should be afforded the same level of consideration and professionalism in return.

I appreciate the Plan Commission's attention to these concerns and respectfully ask that appropriate conditions be included in any development approval to ensure a workable and respectful outcome for all parties involved.

Thank you for your time and consideration.

Sincerely,

Tom Len

--
Marie Junkmann
Project Administrator
Director of Marketing/Social Media/Public Relations
Tom Len Custom Homes
[redacted]

Northbrook | Glenview
School District 30

Maple | Wescott | Willowbrook

2374 Shermer Road
Northbrook, Illinois 60062

Phone: 847-498-4190
Fax: 847-498-8981

August 5, 2025

Village of Northbrook
Development & Planning Services
c/o Swati Pandey, AICP
1225 Cedar Lane
Northbrook, IL 60062

RE: Response to Johnson Research Group Memorandum - Northbrook Row Development

Dear Village of Northbrook:

Northbrook | Glenview District 30 acknowledges receipt of the Johnson Research Group (JRG) memorandum dated June 30, 2025. While we appreciate their response, it reinforces rather than addresses our concerns about the Northbrook Row development's impact on District 30.

JRG's reliance on 1996 multipliers based on 1990 Census data ignores three decades of educational improvements that have transformed our district into a destination for families seeking exceptional schools. The families attracted to our community today represent a reality not captured by 1990 demographic patterns.

JRG dismisses Sterling Place as "not statistically sufficient," yet it represents our only current, local evidence. Sterling Place generated 33 students versus the projected 15, a 120% underestimation that reflects the reality of families who choose our community for its schools. When similar underestimations occur with Northbrook Row, District 30 expects these actual generation rates to become the standard for evaluating future developments.

Current methodologies focus solely on immediate per-pupil costs while ignoring capacity constraints that force expensive referenda long after developers have left town. Wescott School is already approaching capacity. When enrollment exceeds sustainable levels, taxpayers, not developers, fund the multi-million dollar building expansions needed to accommodate growth.

While District 30 will continue providing exceptional education for all students, our community deserves transparency about development impacts. Each new residential project approved under current methodologies likely means higher taxes for existing residents, overcrowded facilities, and future referenda to address capacity issues created by cumulative development growth.

We respectfully request that this letter become part of the public record regarding Northbrook Row, ensuring our community understands the long-term educational and fiscal consequences of development decisions based on outdated assumptions rather than current realities.

Sincerely,

Emily K. Tammaru, Ed.D
Superintendent
Northbrook | Glenview District 30

cc: Board of Education, Northbrook | Glenview District 30
Nate Wynsma, Lexington Homes
Harold Francke, Meltzer, Purtill & Stelle LLC
Ann Moroney, Johnson Research Group, Inc.

Northbrook | Glenview
School District 30

Maple | Wescott | Willowbrook

2374 Shermer Road
Northbrook, Illinois 60062

Phone: 847-498-4190
Fax: 847-498-8981

May 29, 2025

Village of Northbrook
Development & Planning Services
c/o Swati Pandey, AICP
1225 Cedar Lane
Northbrook, IL 60062

RE: Lexington Homes Proposed New Development

Village of Northbrook:

Northbrook | Glenview District 30 is writing to express our concerns regarding the potential impact of the Lexington Homes development on our public schools. We are particularly concerned about the methodology used to determine financial and enrollment impact of the development on District 30, as well as the impact on facility capacity at Wescott School that would result in the need for future referenda to meet the needs of the expanding enrollment.

A substantial discrepancy has been identified in the financial methodologies utilized to analyze the impact of various developments upon District 30. The study pertaining to Northbrook Row employs a "Residential Property Share" calculation, resulting in a 46.3% reduction in student costs (from $447,858 to $240,382). This methodology generates an artificial positive fiscal impact of $48,102. However, absent this adjustment, the actual fiscal impact would be a negative $159,374 annually ($447,858 in costs versus $288,484 in tax revenue). District 30 has not seen this type of calculation used by previous developers when factoring the financial impact. It is believed that presenting the financial impact in this matter falsely represents to the community and taxpayers that the development would be beneficial to the school district.

Additionally, District 30 strongly feels the enrollment calculation used to calculate new student enrollment grossly underestimates the actual impact. Using the recent Sterling Place development as a reference for predicted to actual new enrollment, there is concrete evidence that the calculation underestimates new student enrollment. Sterling Place is a similar Townhome development with similar-sized units and potential buyers. The developers estimated 15 new school-aged children, but District 30 actually gained 33 new students from the Sterling Place development. This was an underestimate of actual student enrollment by a factor of 2.2. Northbrook Row utilizes identical student multipliers without acknowledging this prior inaccuracy. Should a similar underestimation occur, District 30 may receive 40 students rather than 18, each incurring an approximate cost to the district of $24,881. This scenario would result in actual costs substantially exceeding the projected property tax revenue.

Significant strain upon the resources of Wescott School is anticipated should the proposed development proceed. Concerns extend to spatial constraints, encompassing shared public facilities such as cafeterias, libraries, and gymnasiums, as well as instructional spaces. In order to maintain current class sizes, additional classrooms will be

required. It is our considered opinion that the projected estimate for new students is materially underestimated, especially in light of the precedent established by the Sterling Place development.

A request is hereby made for the Developer to reconsider the financial methodology used. The availability of accurate fiscal impact data is of paramount importance for informed community decision-making. Furthermore, acknowledgment of the prior underestimation of the student generation is requested, along with the suggestion of adjusted calculations based on the empirical experience District 30 has just actualized with the Sterling Place development.

It is imperative that District 30 and the Northbrook community have accurate and timely information to fully assess the impact that the proposed new Lexington Homes development will have on the schools and community. We respectfully request the opportunity for further dialogue on these critical matters.

Sincerely,



Emily K. Tammaru, Ed.D
Superintendent
Northbrook | Glenview District 30

Joe Doud Administration Building
545 Academy Drive
Northbrook, IL 60062-2426

847-291-2960

nbparks.org

May 28, 2025

Michaela Kohlstedt, AICP
Village of Northbrook
1225 Cedar Lane
Northbrook, IL 60062

Dear Michaela:

I am writing in response to a request for comment on: PCD-24-06 – 1825 Shermer Road – Lexington Townhomes.

Thank you for sharing the application for the proposed development at 1825 Shermer Road. The Board of Commissioners recognizes and supports the Village's goal of encouraging and attracting affordable housing developments while also preserving the community's character and environment.

As the project progresses, the Board is open to considering a potential partial waiver of impact fees for the proposed eight (8) affordable housing units. This consideration is specific to the development at 1825 Shermer Road and its affordable housing opportunities.

Sincerely,

Chris Leiner
Executive Director
Northbrook Park District

Village of
Northbrook

FORMAL APPLICATION – ZONING & SUBDIVISION RELIEF**

Prior to submitting this formal application, the matter must first be reviewed as a preliminary application by the Village Board of Trustees. If the Board has not yet reviewed your preliminary application, please contact the Department of Development & Planning Services to learn what is required. The following materials are the minimum required for the processing of a formal application by the Village of Northbrook's Plan Commission and Board of Trustees. A public hearing or public meeting for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. If you have questions regarding the completion of this application please contact the Development & Planning Services Department at 847-664-4050.
Applications for zoning relief from the Zoning Board of Appeals must use a different application form.

The initial submittal MUST contain:

- ☐ **8 collated copies of complete sets** of all application materials, including the application form, required attachments, and folded full size plat/plan sheets
- ☐ **1 electronic version (PDF)** of ALL application materials **(refer to application section regarding instructions).**

Applicant Information

Legal Name
1825 Shermer Road LLC
Company c/o Lexington Homes
Address 1731 N. Marcy St.
City, State, Zip Chicago, IL 60614
[redacted]

Primary Contact Person

Name Nate Wynsma
Company Lexington Homes
Address 1731 N. Marcy St.
City, State, Zip Chicago, IL 60614
[redacted]

Consultants *(as applicable)*

Attorney

Name Harold W. Francke
Company Meltzer, Purtill & Stelle LLC
Address 1515 Woodfield Rd., Ste. 250
City, State, Zip Schaumburg, IL 60173
[redacted]

Architect/Planner

Name Jeff Mulcrone
Company BSB Design, Inc. - Chicago
Address 1540 E. Dundee Rd., Ste. 310
City, State, Zip Palatine, IL 60074
[redacted]

Civil Engineer

Name Todd A. Shaffer
Company Haeger Engineering
Address 100 E. State Pkwy
City, State, Zip Schaumburg, IL 60173
[redacted]

Other

Name Sharon L. Dickson (Landscape Architect)
Company Dickson Design Studio
Address 526 Skyline Dr.
City, State, Zip Algonquin, IL 60102
[redacted]

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

Site Location/Address: Northeast corner of Shermer Road and Stanley Street / 1825 N. Shermer Road

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

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

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

Comprehensive Plan Land Use Designation[1]:

Current Zoning: I-1 Restricted Industrial District

Current Use of the Property: Vacant

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

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

- ☐ Comprehensive Plan Amendment
- ☐ Annexation (*separate form required*)
- ☑ Rezoning from I-1 to RLC
- ☑ Special Permit for Planned Development; Special Permit for Townhomes
- ☐ Renewal of Special Permit Ord. No. _____
- ☐ Amendment to Existing Special Permit
  Ord. No. _____
- ☑ Site Plan Approval
- ☐ Zoning Code Text Amendment
- ☑ Zoning Variation (in conjunction with other relief) for yards and parking
- ☑ Planned Development - Concept Plan
- ☐ Planned Development - Final Plan
- ☑ Subdivision - Tentative Plat
- ☐ Subdivision - Final Plat
- ☑ Subdivision - Variations/Waiver for private street and waiver of existing overhead burial requirement
- ☐ Exception for _____ ☐
- Other _____

☑ **Plat of Survey & Parcel Legal Description(s)**

Attach the most recent plat of survey of the Subject Property, certified by a registered land surveyor, showing existing lot lines and dimensions, lot area, all easements, all public and private rights-of-way, and all streets across and adjacent to the subject property.

☑ **Conformity with Comprehensive Plan--See Exhibit A**

Include a written statement explaining the conformity, or lack of conformity, of the approval being requested to the Village's Official Comprehensive Plan and Official Map. Where the approval being requested does not conform to the Official Comprehensive Plan or Official Map, provide reasons justifying the requested approval.

See Exhibit A

☑ **Surrounding Property Owners Addresses**

Please attach the names and mailing addresses of all property owners of record (not tenants) within 250 feet of the property, excluding public rights-of-way, based on current County tax records. See page10 of this document for instructions on how to obtain the addresses.

[1] As found on the Village website www.northbrook.il.us/Government/Departments/Planning/GIS/index.php

Site Ownership and Control

Current Property Owner Information

Legal Name: 1825 Shermer Road LLC

Primary Contact: Nate Wynsma

Address 1731 N. Marcy St.

City, State, Zip Chicago, IL 60614

[redacted]

Proposed Property Owner Information

Legal Name: 1825 Shermer Road LLC

Primary Contact: Nate Wynsma

Address 1731 N. Marcy St.

City, State, Zip Chicago, IL 60614

[redacted]

Attach a copy of a title policy or deed showing current ownership of the property. If property is held in a trust, also include a certified copy of the trust agreement or a simple affidavit (under oath before a notary) as to who are the beneficiaries of the trust. *(Check which document(s) are attached):*

- ☐ Deed
- ☑ Title Policy or Title Commitment ***(Required for Subdivision Applications & Plats of Consolidation Applications)***
- ☐ Certified Copy of Trust Agreement OR a simple Affidavit Identifying Trust Beneficiaries

☐ **Complete Attachment A, listing all individuals/entities that have a beneficial interest in the legal entity that currently owns the property**

☐ **Complete Attachment B, listing all individuals/entities that have a beneficial interest in the legal entity that is proposed to own the property upon receiving necessary approvals.**

Applicants Involvement with the Property

If the Applicant does not own the property, please also provide documentation showing the applicant's interest in the property *(Check which document is attached. The dollar amounts in documents may be blacked-out)*:

- ☑ Owner (see the previous box)
- ☐ Real Estate Contract
- ☐ Lease
- ☐ Other _____

☐ **Complete Attachment C, listing all individuals/entities that have a beneficial interest in the legal entity that is the Applicant.**

Additional Required Attachment(s)

Submit all relevant attachments specified in the below worksheet(s) that correspond with your application request(s) selected on page two of this application; the worksheets can be found on the Village of Northbrook website www.northbrook.il.us, as well as in the Community Planning Department in the Village Hall. *(Check all that are applicable)*

- ☐ Comprehensive Plan Amendment Worksheet
- ☐ Annexation Worksheet
- ☑ Rezoning Worksheet
- ☑ Special Permit Worksheet
- ☑ Site Plan Approval Worksheet
- ☐ Zoning Code Text Amendment Worksheet
- ☑ Zoning Variation Worksheet
- ☑ Planned Development Worksheet- Concept Plan
- ☐ Planned Development Worksheet- Final Plan
- ☑ Subdivision Worksheet – Tentative Plat
- ☐ Subdivision Worksheet - Final Plat
- ☐ Subdivision Worksheet - Variations/Waiver
- ☐ Zoning Exception Worksheet
- ☐ Condominium Conversion Worksheet

☐ Plat of Consolidation Worksheet

Filing Fees

All applications require payment of a non-refundable fee, as well as additional funds that are held in escrow to off-set anticipated recoverable expenses. Please attach a check with your application and indicate below the amount of the fee submitted. A copy of the fee schedule is attached to the application form.

$_____ Amount of Non-Refundable Fee

$_____ Amount of Escrow

$_____ Total Application Fee (Non-Refundable Fee plus Escrow)

The escrow covers such items as Village attorney time (currently billing at approx. $400.00 per hour), public notice expenses, public meetings ($50.00 per mtg), & staff review time. If these expenses exceed the initial escrow deposit, the applicant is responsible for additional payment to the Village prior to completing approval process. If the expenses are less than the escrow deposit, the applicant will be issued a refund.

Northbrook Ethics Code *(potential conflicts of interest)*
On a separate sheet of paper list the name, address, nature, and extent of any current or potential interest that any Village officer or employee may have in, or with respect to the owner, the applicant, or the property. **If none, check here:** ____
(For more information, see Sections 2-71 through 2-85 of the Northbrook Municipal Code located on our website, or pick-up a copy of the Northbrook Ethics Code booklet in the Development & Planning Services Department at the Village Hall)

Repeat Application

Has any other application for this property been submitted to the Village and denied within the last two years?
____ yes __x__ no (check one)
If yes, attach a statement of the grounds justifying reconsideration (See Zoning Code Sec. 11-302).

Applicant/Owner Acknowledgments

By execution of this application in the space provided below, the Applicant and Owner(s) do hereby certify, acknowledge, agree and affirm to the Village of Northbrook that:

1. The Village and its representatives have the right, and are hereby granted permission and license, to enter upon the property, and into any structures located thereon, for purposes of conducting any inspections that may be necessary in connection with this application.

2. I (We) have carefully read this application, the Northbrook Zoning Code and Northbrook Subdivision & Development Code and fully understand the terms and provisions of each.

3. I (We) waive any rights to exemption from disclosure under the Illinois Freedom of Information Act of any and all documents and information submitted in connection with this application.

4. I (We), in accordance with the requirements of the Annual Fee Ordinance, the Northbrook Zoning Code and the Northbrook Subdivision & Development Code, agree to pay all applicable filing fees and be responsible for the payment of all reimbursable expenses associated with the processing of this application.

Applicants may attach additional materials or exhibits to this application if necessary or helpful in explaining the relief requested.

Signature of Applicant: _____ **Date** _____
Print Name & Title: Nate Wynsma, duly authorized agent
Signatures of Property Owner(s): _____ **Date** _____
Print Name & Title: same **Property Address:** _____
****If more than one applicant or property owner, please copy this page and have additional applicants/property owners sign form.**

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

ATTACHMENT A: Current Property Owner – Beneficial Interest

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

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

Name: Ronald J. Benach Trust (100%)
Address: c/o Lexington Homes
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Village of
Northbrook

REZONING & ZONING MAP WORKSHEET

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

The initial submittal MUST contain:

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

REQUIRED MATERIALS FOR SUBMISSION

- ❑ **Specify Current Zoning District(s):** I-1
- ❑ **Specify Requested Zoning District(s):** RLC
- ❑ **Statement of Justification**

A written statement of need for the requested rezoning and zoning map amendment is required. The statement of justification shall address the following factors as outlined in Subsection 11-301 E of the Zoning Code. The staff, Plan Commission and Board of Trustees will use these standards in making a determination whether or not the proposed rezoning is appropriate. Please complete the below form (use additional paper if needed) and submit this form with the formal application.

a) The existing uses and zoning classifications of properties in the vicinity of the subject property.

See Exhibit "A"

b) The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present plan designation or zoning classification.

See Exhibit "A"

c) The extent to which the value of the subject property is diminished by the existing plan designation or zoning classification applicable to it.

See Exhibit "A"

d) The extent to which such diminution in value is offset by an increase in the public health, safety and welfare.

See Exhibit "A"

e) The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

See Exhibit "A"

OVER→

f) The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.

See Exhibit "A"

g) The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

See Exhibit "A"

h) The suitability of the subject property for uses permitted or permissible under its present plan designation and zoning classification.

See Exhibit "A"

i) The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.

See Exhibit "A"

j) The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under its present plan designation and zoning classification.

See Exhibit "A"

k) The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

See Exhibit "A"

l) The community need for the proposed map amendment and for the uses and development it would allow.

See Exhibit "A"

EXHIBIT "A"

NORTHBROOK ROW/LEXINGTON HOMES
Rezoning & Zoning Map Worksheet
Statement of Justification

(a) *The existing uses and zoning classifications in properties in the vicinity of the subject property*.

North: Shermer Place Residential Community/RLC Residential and Limited Commercial District

East: Metra train tracks, Anetsberger Golf Course, and Techny Prairie Activity Center/OS Open Space District, IB Institutional Building District, and ICS Institutional and Commercial Services District

South: Townhome, office and retail uses/R-8 Multiple Family Residential District; IB Institutional Building District, and O-2 Limited Office District

West of Shermer Road: Single-family homes and fire station/R-2 Single Family Residential District, IB Institutional Building District and R-7 Single Family Residential District.

(b) The trend of development in the vicinity of the subject property, including changes, if any in such trend since the subject property was placed in its present plan designation or zoning classification.

The trend of development in the vicinity of the subject property has changed dramatically since the property was zoned in an industrial zoning district classification. The Shermer Place residential development situated to the north of the subject property was constructed many years ago. Since then, M/I Homes has constructed the 84-unit Sterling Place townhome development just south of the subject property, and Lennar Residential Communities has been approved to construct a mixed-use development, containing both multi-family residential and commercial uses, on the former Grainger property situated north of Shermer Place on a parcel previously zoned in the I-1 Restricted Industrial District.

In addition, since the subject property was zoned for industrial use, the Village has amended its Comprehensive Plan to designate the property as being appropriate for Major Corridor Multi-Use and to locate the property in the South Shermer Road Corridor. Multiple goals and objectives for new development in the South Shermer Road Corridor will be furthered by Lexington Homes proposed development of the property.

(c) The extent to which the value of the subject property is diminished by the existing plan designation or zoning classification applicable to it.

The value of the subject property is significantly diminished by the existing I-1Restricted Industrial zoning district classification as market forces now support a residential use of the property as its highest and best use.

(d) The extent to which such diminution in value is offset by an increase in the public health, safety and welfare.

The aforesaid diminution in value and the current status of the subject property as a vacant parcel does nothing to increase the public health, safety and welfare of either the Village and its residents or other affected taxing jurisdictions, such as local school and park districts. On the other hand, the development of the subject property in the manner being proposed will increase the public health, safety and welfare of both the Village and its residents and those other taxing jurisdictions.

(e) The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

The use and enjoyment of adjacent properties would be enhanced if the proposed rezoning request was approved as its approval would lead to the construction of a new attached single-family home community with beautiful streetscape improvements on an abutting parcel of land which currently stands vacant, new sidewalk improvements which will improve pedestrian mobility in the neighborhood, and new on-site and off-site stormwater management improvements which will help reduce the risks of flooding in the neighborhood.

(f) The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.

The value of the adjacent properties would be positively affected by the proposed rezoning amendment as it would eliminate the possibility of a new industrial use being established in a part of the Village that has significantly transformed over time to benefit the Village, generally, and downtown Northbrook, in particular.

(g) The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

The properties adjacent to the subject property have already been substantially developed. The future orderly development of adjacent properties would be enhanced by the proposed rezoning amendment as it would eliminate the uncertainty surrounding the potential use and development of an adjacent parcel that is currently vacant and zoned in the I-1 Restricted Industrial District.

(h) The suitability of the subject property for uses permitted or permissible under its present plan designation and zoning classification.

The subject property is not suited for its current zoning classification based upon its proximity to adjacent residential properties and the Village's intended development of the South Shermer Road Corridor, as set forth in the Comprehensive Plan.

(i) The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.

The applicant has submitted a Traffic Impact Study prepared by KLOA, Inc. which concludes traffic conditions in the immediate vicinity of the subject property would not be adversely affected by the construction and occupancy of the proposed Northbrook Row community.

(j) The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under its present plan designation and zoning classification.

Adequate utilities and essential public services exist to serve the subject property, both as it is presently zoned and as it is proposed to be developed by Lexington Homes.

(k) The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

The industrial building that previously existed on the subject property had been vacant for a significant period of time prior to Lexington Homes' acquisition of the property in May, 2021. After it acquired the property, Lexington demolished that building. The property has remained vacant ever since.

(l) The community need for the proposed map amendment and for the uses and development it would allow

The recent success of the Sterling Place townhome community confirms that there is a significant demand for high quality, appropriately priced townhome residences in the community, especially those that are situated in close proximity to downtown Northbrook. The construction and occupancy of the proposed Northbrook Row community would benefit businesses in downtown Northbrook.

Village of
Northbrook

PLANNED DEVELOPMENT CONCEPT PLAN WORKSHEET

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

The initial submittal MUST contain:

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

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

REQUIRED MATERIALS FOR SUBMISSION

❑ **Development Name**
Select a name which is unique to the Northbrook area for identification purposes: Northbrook Row

❑ **Map Depicting the Municipal & Special District Boundaries where adjacent to or within the Subject Property**

❑ **Written Statement – Project Description: See accompanying Project Description**
Attach a written statement explaining a general description of the proposed planned development, the planning objectives to be achieved by it, including the rationales and assumptions of the applicant supporting the proposed planned development, and the market it is intended to serve. Also explain how the proposed planned development is to be designed, arranged and operated so as not to adversely affect the development and use of neighboring property in accordance with applicable regulations of this Code.

The written statement must also include an outline of the Applicant's intent with respect to ownership, sale, and leasing of the various completed units, structures, spaces, and areas within the proposed development.

The statement must also include a development schedule for the phases of development that will occur. This schedule must include an approximated start and completion date for all phases of the proposed development.

Lastly the written statement must identify existing natural and environmental resources and features on the subject property, including its topography, vegetation, soils, geology, and scenic view, and the impact of the proposed planned development on such resources and features, including proposals to preserve or protect such resources and features.

Schematic Graphic Depiction of Proposed Plan

- ❑ Submit schematic graphic drawings, drawn to scale, of the proposed site plan depicting the below items:
  - Public and/or Private rights-of-way on or adjacent to the Subject Property
  - Proposed dimensions and locations of vehicular and pedestrian circulation and parking elements
  - Public and private open space
  - Residential, commercial, office, and/or industrial and other land use designation locations
  - General location and purpose of all easements
- ❑ Submit Preliminary Engineering Plans depicting the adequacy of the existing and proposed sanitary sewer, storm sewer, and water distribution systems
- ❑ Submit soft-line architectural elevations indicating the general style of architecture and typical building materials.

❑ Tax Impact Study

The Tax Impact Study should indicate the possible tax consequences and/or benefits the proposed planned development will have upon the Village of Northbrook and other affected taxing bodies.

❑ Traffic & Transit Study

The Traffic Study must include a list of new street construction and traffic control improvements necessary to accommodate the estimated increase in traffic and traffic related problems occasioned by the proposed development, as well as a statement of the Applicant's proposals for providing those needed improvements.

Natural and Environmental Resources and Features

- ❑ Copy of an application for Natural Resource Assessment to the North Cook County Soil and Water Conservation District *(this is solely for parcels over 2 acres in size)*
- ❑ Written description of natural and environmental resources and features on the subject property including its topography, vegetation, soils, geology, and scenic view, and the impact of the proposed planned development on such resources and features, including proposals to preserve or protect such resources. This includes providing a Tree Survey for the existing conditions.

❑ Detailed Financial Assurance – Financing Plan

Submit a detailed description of the financial assurances to be presented to guarantee completion of all public improvements and private open space to be provided in connection with the proposed planned development. The Applicant must also submit evidence of the financing plan proposed to use to complete the proposed development (an applicant's prior success in completing projects of similar scope may be offered in support of this requirement).

❑ Tentative Plat of Subdivision Worksheet (if required)

❑ Special Permit Worksheet

❑ Statements of Justification Satisfying the Standards for a Planned Development

In addition to submitting a statement of justification for the special permit associated with the Planned Development, all applicants must submit additional responses to ALL of the below listed items. The responses must be submitted on an additional sheet of paper with as detailed answers as possible.

a) **Unified Ownership Required.** The entire property proposed for planned development treatment shall be in single ownership or under such unified control as to ensure that the entire property will be developed as a unified whole. All owners of the property shall be included as joint applicants on all applications and all approvals shall bind all owners. The violation of any owner as to any tract shall be deemed a violation as to all owners and all tracts.

b) **Minimum Area.** The district regulations of this Code establishing standards for particular types of planned development specify the minimum area required for same planned development. In addition to meeting that specific standard, or where no specific standard is set, the applicant shall have the burden of establishing that the subject property is of sufficient size and shape to be planned and developed as a unified whole capable of meeting the objectives for which planned developments may be established pursuant to this Section.

c) **Covenants and Restrictions to be Enforceable by Village.** All covenants, deed restrictions, easements and similar restrictions to be recorded in connection with the planned development shall provide that they may not be modified, removed or released without the express consent of the Board of Trustees and that they may be enforced by the Village as well as by future landowners within the proposed development.

d) **Public Open Space and Contributions.** Whenever the Official Comprehensive Plan or Official Map indicates that development of a planned development will create a need for land for public purposes of the Village within the proposed planned development, the Board of Trustees may require that such area be designated and to the extent such need is specifically and uniquely attributable to the proposed development, dedicated to the Village for such use. In addition, the Board of Trustees may require evidence that all requirements of Village ordinances pertaining to the dedication of land or the contribution of cash in connection with subdivisions or developments of land have been met as respects the proposed planned development.

e) **Common Open Space.**

(1) Amount, Location and Use. The failure of a planned development to provide common open space shall be considered to be an indication that it has not satisfied the objectives for which such developments may be approved pursuant to this Code. When common open space is provided in a planned development, the amount and location of such open space shall be consistent with its intended function as set forth in the application and planned development plans. No such open space shall be used for the construction of any structure or improvement except such structures and improvements as may be approved in the Final Plan as appropriate to the intended leisure and recreational uses for which such open space is intended.

(2) Preservation. Adequate safeguards, including recorded covenants or dedication of development rights, shall be provided to prevent the subsequent use of common open space for any use, structure, improvement or development other than that shown on the approved Final Plan. The restrictions must be permanent and not for a given period of years and must run with the land.

(3) Ownership and Maintenance. The Final Plan shall include such provisions for the ownership and maintenance of such open space and improvements as are reasonably necessary to ensure their continuity, care, conservation, maintenance and operation in accordance with predetermined standards and to ensure that remedial measures will be available to the Village if such open space or improvements are permitted to deteriorate or are not maintained in a condition consistent with the best interests of the planned development or the Village.

(4) Property Owners' Association. When the requirements of the preceding Subparagraph are to be satisfied by the ownership or maintenance of such open space or improvements by a property owners' association, such association shall meet each of the following standards:

(i) The by-laws and rules of the association and all declarations, covenants and restrictions to be recorded must be approved as part of the Detailed Plan prior to becoming effective. Each such document shall provide that it shall not be amended in any manner that would result in it being in violation of the requirements of this Subparagraph.

(ii) The association must be established and all covenants and restrictions recorded prior to the sale of any property within the area of the planned development designated to have the exclusive use of the proposed open space or improvements.

(iii) The association must be responsible for casualty and liability insurance, taxes, and the maintenance of the open space and improvements to be deeded to it.

(iv) Membership in the association must be mandatory for each property owner, and any successive owner, having a right to the use or enjoyment of such open space or improvements.

(v) Every property having a right to the use or enjoyment of such open space or improvements

must pay its pro rata share of the cost of the association by means of an assessment to be levied by the association that meets the requirements for becoming a lien on the property in accordance with statutes of the State of Illinois.

(vi) The association must have the right to adjust the assessment to meet changed needs. The membership vote required to authorize such adjustment shall not be fixed at more than 51 percent of the members voting on the issue.

(vii) The Village must be given the right to enforce the covenants.

(viii) The Village must be given the right, after ten days' written notice to the association, to perform any maintenance or repair work that the association has neglected to perform, to assess the membership for such work and to have a lien against the property of any member failing to pay such assessment. For this purpose alone, the Village shall have all the rights and powers of the association and its governing body under the agreements and declarations creating the association.

f) **Landscaping and Perimeter Treatment.** Any area of a planned development not used for structures or circulation elements shall be landscaped or otherwise improved. The perimeter of the planned development shall be treated so as to ensure compatibility with surrounding uses by means such as provision of compatible uses and structures; setbacks; screening; or natural or manmade buffers. Every planned development shall provide a perimeter landscaped open space along each of its boundaries; each such open space shall have a minimum depth equal to the minimum applicable yard required in the district in which it is located.

g) **Private Streets.** Private streets shall be permitted in a planned development provided that:

(1) Said streets shall be treated as public streets and rights of way for purposes of all setbacks, yards and calculations under this Code.

(2) Said streets shall be owned and maintained by a property owners' association meeting the requirements set forth in Subparagraph E2(e)(4) above; and

(3) A covenant shall be recorded against the subject property acknowledging that the Village shall at no time be under any obligation to provide maintenance for or accept dedication of said streets.

h) **Utilities.** All utility lines shall be installed underground.

Where district regulations authorizing a planned development use in a particular district impose additional standards, a special permit for such development shall not be granted unless the applicant establishes compliance with such standards.

COMPLIANCE WITH VILLAGE REGULATIONS

All applications will be reviewed to determine compliance with the following Village codes and regulations:

- Zoning Code
- Subdivision & Development Code
- Standards and Specifications Manual
- Tree Protection and Tree Preservation Ordinance
- Restrictive Covenants
- Development Agreements
- All other applicable Village codes and regulations

The applicant is responsible for ensuring a submitted application includes all of the necessary submittal requirements and meets all applicable standards and requirements of the Village codes.

Village Departments Involved with the Review of Community Planning Applications

- Development & Planning Services
- Fire
- Police
- Public Works and Engineering
- Village Attorney

EXHIBIT "A" TO
PLANNED DEVELOPMENT CONCEPT PLAN WORKSHEET

NORTHBROOK ROW/LEXINGTON HOMES

Statements of Justification Satisfying the Standards for a Planned Development

1825 Shermer Road LLC, an Illinois limited liability company ("Applicant"), by and through Lexington Homes, makes the following statements in support of the conclusion that its request for planned development concept plan approval for the Northbrook Row residential community satisfies the standards for a planned development:

a) **Unified Ownership Required**. The entire property proposed for planned development treatment shall be in single ownership or under such unified control as to ensure that the entire property will be developed as a unified whole. All owners of the property shall be included as joint applicants on all applications and all approvals shall bind all owners. The violation of any owner as to any tract shall be deemed a violation as to all owners and all tracts.

Response: The entirety of the property is owned by Applicant.

b) **Minimum Area**. The district regulations of this Code establishing standards for particular types of planned development specify the minimum area required for same planned development. In addition to meeting that specific standard, or where no specific standard is set, the applicant shall have the burden of establishing that the subject property is of sufficient size and shape to be planned and developed as a unified whole capable of meeting the objectives for which planned developments may be established pursuant to this Section.

Response: The subject property has a gross area of approximately 4.69 acres (204,296 square feet), which meets the minimum area required for the proposed planned development (100,000 square feet). The subject property is of sufficient size and shape to be planned and developed as a unified whole capable of meeting the following objectives for which planned developments may be established:

1. Creation of a more desirable environment than would be possible through strict application of other Village land use regulations.
2. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities.
3. Combination and coordination of architectural styles, building forms, and building relationships.
4. Encouragement of land uses that promote the public health, safety and general welfare.

c) **Covenants and Restrictions to be Enforceable by Village**. All covenants, deed restrictions, easements and similar restrictions to be recorded in connection with the planned development shall provide that they may not be modified, removed or released without the express consent of the Board of Trustees and that they may be enforced by the Village as well as by future landowners within the proposed development.

Response: All covenants, deed restrictions, easements and similar restrictions to be recorded in connection with the Northbrook Row planned development will provide that they may not be modified, removed or released without the express consent of

the Board of Trustees and that they may be enforced by the Village as well as by future landowners within the proposed Northbrook Row planned development.

d) **Public Open Space and Contributions**. Whenever the Official Comprehensive Plan or Official Map indicates that development of a planned development will create a need for land for public purposes of the Village within the proposed planned development, the Board of Trustees may require that such area be designated and to the extent such need is specifically and uniquely attributable to the proposed development, dedicated to the Village for such use. In addition, the Board of Trustees may require evidence that all requirements of Village ordinances pertaining to the dedication of land or the contribution of cash in connection with subdivisions or developments of land have been met as respects the proposed planned development.

Response: Applicant, in its construction of the Northbrook Row planned development, will be satisfying all requirements of Village ordinances pertaining to the dedication of land or the contribution of cash in connection with the subdivision or development of land.

e) **Common Open Space**.

(1) Amount, Location and Use. The failure of a planned development to provide common open space shall be considered to be an indication that it has not satisfied the objectives for which such developments may be approved pursuant to this Code. When common open space is provided in a planned development, the amount and location of such open space shall be consistent with its intended function as set forth in the application and planned development plans. No such open space shall be used for the construction of any structure or improvement except such structures and improvements as may be approved in the Final Plan as appropriate to the intended leisure and recreational uses for which such open space is intended.

Response:

1. *The plans for Northbrook Row provide for common open space, as identified on the Open Space Exhibit prepared by Haeger Engineering dated February 26, 2024, which accompanies Applicant's application to the Village. As can be seen, the amount of open space to be provided has been increased in response to comments made by the Board of Trustees at the first preliminary review meeting, which occurred in January 2022.*
2. *Adequate safeguards for provided common open space will be provided in the Northbrook Row Declaration.*
3. *The Final Plans and the Northbrook Row Declaration will reflect the ownership and maintenance of all improvements that will be constructed in provided common open space.*

(2) Preservation. Adequate safeguards, including recorded covenants or dedication of development rights, shall be provided to prevent the subsequent use of common open space for any use, structure, improvement or development other than that shown on the approved Final Plans. The restrictions must be permanent and not for a given period of years and must run with the land.

Response: Adequate safeguards to prevent the subsequent use of common open space for any use, structure, improvement or development other than that which is shown on the approved Final Plans for Northbrook Row will be included in the Northbrook Row Declaration.

(3) Ownership and Maintenance. The Final Plan shall include such provisions for the ownership and maintenance of such open space and improvements as are reasonably necessary to ensure their continuity, care, conservation, maintenance and operation in accordance with predetermined standards and to ensure that remedial measures will be available to the Village if such open space or improvements are permitted to deteriorate or are not maintained in a condition consistent with the best interests of the planned development or the Village.

Response: The provisions noted above will be included in the Northbrook Row Declaration.

(4) Property Owners' Association. When the requirements of the preceding Subparagraph are to be satisfied by the ownership or maintenance of such open space or improvements by a property owners' association, such association shall meet each of the following standards:

(i) The by-laws and rules of the association and all declarations, covenants and restrictions to be recorded must be approved as part of the Detailed Plan prior to becoming effective. Each such document shall provide that it shall not be amended in any manner that would result in it being in violation of the requirements of this Subparagraph.

Response: The operating agreement (by-laws) is attached as Exhibit C to the Declaration for Northbrook Row. Section 10.02 of the Declaration provides that no amendment to the Declaration which affects the rights of the Village shall be effective unless the Village has given its prior written consent thereto.

(ii) The association must be established and all covenants and restrictions recorded prior to the sale of any property within the area of the planned development designated to have the exclusive use of the proposed open space or improvements.

Response: The association will be established, and the Declaration recorded, prior to the conveyance of the first dwelling unit in the subdivision.

(iii) The association must be responsible for casualty and liability insurance, taxes, and the maintenance of the open space and improvements to be deeded to it.

Response: The association is obligated to maintain casualty and liability insurance with respect to common area/open space owned by the association, and improvements located thereon, pursuant to Article Four of the Declaration. Pursuant to Section 2.16 of the Declaration, the Declarant is responsible for tax bills levied against common area until the date such common area is made subject to the Declaration, and the association is responsible for any and all future tax bills levied with respect to common area. The association is responsible for maintaining all common areas/open space pursuant to Section 3.02 of the Declaration.

(iv) Membership in the association must be mandatory for each property owner, and any successive owner, having a right to the use or enjoyment of such open space or improvements.

Response: Membership in the association is mandatory for each owner pursuant to Section 5.02 of the Declaration. Each owner has the right to use and enjoy the common area/open space, and such right passes with title to every townhome unit, pursuant to Section 2.06 of the Declaration.

(v) Every property having a right to the use or enjoyment of such open space or improvements must pay its pro rata share of the cost of the association by means of an assessment to be levied by the association that meets the requirements for becoming a lien on the property in accordance with statutes of the State of Illinois.

Response: Pursuant to Sections 6.02, 6.08, and 7.01 of the Declaration, each owner of a dwelling unit, by acceptance of a deed thereto, is deemed to covenant and agree to pay the association an equal share of the common expenses incurred by the association, and such amount will be a continuing lien on upon the owner's dwelling unit until paid.

(vi) The association must have the right to adjust the assessment to meet changed needs. The membership vote required to authorize such adjustment shall not be fixed at more than 51 percent of the members voting on the issue.

Response: The Managers have the right to adjust assessments to meet changed needs pursuant to Section 6.04 of the Declaration.

(vii) The Village must be given the right to enforce the covenants.

Response: The Village has the right to enforce the covenants under the Declaration pursuant to Section 7.10 of the Declaration.

(viii) The Village must be given the right, after ten days' written notice to the association, to perform any maintenance or repair work that the association has neglected to perform, to assess the membership for such work and to have a lien against the property of any member failing to pay such assessment. For this purpose alone, the Village shall have all the rights and powers of the association and its governing body under the agreements and declarations creating the association.

Response: The above described rights and powers are granted to the Village in Section 7.10 of the Declaration.

f) Landscaping and Perimeter Treatment. Any area of a planned development not used for structures or circulation elements shall be landscaped or otherwise improved. The perimeter of the planned development shall be treated so as to ensure compatibility with surrounding uses by means such as provision of compatible uses and structures; setbacks; screening; or natural or manmade buffers. Every planned development shall provide a perimeter landscaped open space along each of its boundaries; each such open space shall have a minimum depth equal to the minimum applicable yard required in the district in which it is located.

Response: The portions of the development not used for structures or circulation will be landscaped in accordance with the Landscape Architecture Design Narrative prepared by Dickson Design Studio that Applicant has submitted to the Village with its formal application for zoning and subdivision relief. The perimeter of the planned development will be treated so as to ensure compatibility with surrounding uses by means such as the provision of compatible setbacks, screenings or manmade buffers. The development will satisfy the requirements for the provision of open space, as such requirements may be modified by the Board of Trustees through the consideration of Applicant's application for zoning and subdivision relief.

g) Private Streets. Private streets shall be permitted in a planned development provided that:

(1) Said streets shall be treated as public streets and rights of way for purposes of all setbacks, yards and calculations under this Code.

(2) Said streets shall be owned and maintained by a property owners' association meeting the requirements set forth in Subparagraph E2(e)(4) above; and

(3) A covenant shall be recorded against the subject property acknowledging that the Village shall at no time be under any obligation to provide maintenance for or accept dedication of said streets.

Response: Applicant is seeking to establish the internal drive which will serve Northbrook Road-Julian Terrace-as a private street. See accompanying Tentative Plat of Subdivision Worksheet to see support for grant of variation to allow for the construction and maintenance of Julian Terrace as a private street in Northbrook Row.

As noted in our Project Description, Northbrook Row homebuyers will be informed, in both the Northbrook Row Homeowners Declaration and the Subdivision and Development Agreement for Northbrook Row, both of which will be recorded against title to the subject property, that Julian Terrace is a private drive which is to be maintained by the Northbrook Row Homeowners Association, and that at no time will the Village be under any obligation to provide maintenance for or accept dedication of Julian Terrace.

h) Utilities. All utility lines shall be installed underground.

Response: All new utility lines that will be constructed to serve the Northbrook Row planned development will be installed underground.

Village of
Northbrook

SPECIAL PERMIT WORKSHEET

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

The initial submittal MUST contain:

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

REQUIRED MATERIALS FOR SUBMISSION

- **Written Explanation of Application Request**
  Attach a written statement explaining the proposed application. This letter should include the following applicable items, as well as any other pertinent detailed information pertaining to the request: hours of operation, number of employees, number of existing parking spaces on site, if the building has multiple tenants please list what the other tenant businesses are, if any existing buildings are being demolished, will the site be reconfigured, and if there will there be any included outdoor activity or uses. **See accompanying Project Description.**

- **Standard Industrial Classification Number & Description**
  Include on the line provided below the SIC (Standard Industrial Classification) number and description for the requested Special Permit Use. This number and description can be found in the Village of Northbrook Zoning Code or by contacting the Development & Planning Department. Every use contains a related SIC number and description.
  SIC Number & Description: 9862.00 - Special Permit or Conditional Permit for Townhomes

- **Visual Representation of Special Permit Request**
  - ❑ **Applications without Site Improvements Include: Graphic Depiction of Application Request**
    Attach a graphic depiction of the following, as appropriate, to illustrate the proposed special permit being requested:
    - parking information (location of spaces in relation to use;)
    - general floor plan;
    - building elevations (if the exterior is to be modified);
    - proposed exterior signs.

  -or-

  - ❑ **Applications with Site Improvements Include: Site Plan Approval Worksheet Requirements**
    If the requested Special Use Permit application involves any site modifications (i.e. construction or renovation of any structure(s), addition or expansion of a parking lot, relocation of driveway(s), removal or addition of trees, etc.) the Applicant must also submit a **Site Plan Approval Worksheet**.

REQUIRED MATERIALS FOR SUBMISSION *(continued)*

- **Statement of Justification SEE EXHBIT "A"**

A written statement of need for the requested special permit is required. The statement should address each of the below Standards for Special Permit Applications established in Subsection 11-602 E of the Zoning Code and listed below. The staff, Plan Commission and Board of Trustees will use these standards in making a determination whether or not the proposed activity is appropriate. ***Please complete the below form (use additional paper if needed) and submit this form with the Formal Application. Please provide detailed responses for each item. Do not merely state for instance for Item (b) that "Our proposed project will not have substantial or undue adverse effect....." You must state what specifically about your project will not have undue adverse effect.***

(a) Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.

(b) No Undue Adverse Impact. The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.

(c) No Interference with Surrounding Development. The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

(d) Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

(e) No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

(f) No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic feature of significant importance.

(g) Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

COMPLIANCE WITH VILLAGE REGULATIONS

All applications will be reviewed to determine compliance with the following Village codes and regulations:

- Zoning Code
- Subdivision & Development Code
- Standards and Specifications Manual
- Tree Protection and Tree Preservation Ordinance
- Existing Conditions
- Restrictive Covenants
- Development Agreements
- All other applicable Village codes and regulations

The applicant is responsible for ensuring a submitted application includes all of the necessary submittal requirements and meets all applicable standards and requirements of the Village codes.

Village Departments Involved with the Review of Community Planning Applications

- Development & Planning Services
- Fire
- Police
- Public Works and Engineering
- Village Attorney

EXHIBIT "A" TO
SPECIAL PERMIT WORKSHEET

NORTHBROOK ROW/LEXINGTON HOMES

Statement of Justification

(a) Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.

The proposed Northbrook Row residential community will be in harmony with the general purposes of the Zoning Code in that it will be (i) providing a new market-rate housing opportunity in the Village that is compatible with existing uses and developments in the South Shermer Road Corridor, and (ii) furthering the Village's goal of providing new affordable housing opportunities in the community. Northbrook Row will also be consistent with the specific purposes of the RLC Residential and Limited Commercial District, which include providing a diversity of residential uses that complement the Village's Central Business District and strengthening the identify and importance of one of the gateways to the Village's downtown by improving an area adjacent to the right-of-way of Shermer Road and enhancing pedestrian movement along that right-of-way and between residential developments (Northbrook Row and Shermer Place). Northbrook Row will also be in harmony with the general purpose and intent of the Village's Official Comprehensive Plan in that its construction will further the redevelopment of the northern portion of the South Shermer Road Corridor in a manner that is beneficial to the Central Business District and adjacent residential neighborhoods and similar in nature to the adjacent Shermer Place residential community.

(b) No Undue Adverse Impact. The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.

The proposed use and development of the subject property will be consistent and compatible with nearby residential uses. Such use and development will not have a substantial or undue adverse impact effect upon adjacent property, the character of the area or the public health, safety and general welfare of the community given the site, traffic management, utility, stormwater management and landscaping improvements Lexington Homes will be constructing as part of the development.

Among other things, Lexington Homes will be constructing stormwater management improvements which fully comply with applicable Village and MWRD codes and regulations, and it is offering to work with the Shermer Place Association and the Village to improve the functionality of stormwater management improvements which presently exist in the southeast corner of the Shermer Place Planned Development. In short, from the standpoint of stormwater management, the proposed development will have no adverse effect upon adjacent property and the public health, safety and general welfare, and, in fact, it may actually lead to an improvement in existing conditions which could lessen the risk of flooding in the future to existing residents in the Shermer Place Planned Development and the future residents of Northbrook Row.

(c) No Interference with Surrounding Development. The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

Northbrook Row will be constructed, arranged and operated so as not to dominate the immediate vicinity or interfere with the use and development of neighboring property. As indicated in the Project Description and the Rezoning and Zoning Map Worksheet which accompanies Lexington Homes' Application for Special Permit, Northbrook Row has been designed to take into account, be respectful of, and be consistent with recently constructed and older residential developments in the South Shermer Road Corridor.

(d) Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

Adequate public facilities, services and roads exist to serve the proposed Northbrook Row community. In fact, as noted above, Lexington Homes is proposing to improve an existing drainage structure in the area which, if accomplished, will benefit not only the residents of Shermer Place but the future residents of Northbrook Row. In addition, Lexington will be paying all impact fees required by Village ordinances except to the extent relief from those ordinances is afforded by the Zoning Ordinance for the provision of affordable housing units in the Village.

(e) No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

The existing road system in the vicinity of the subject property has the capacity to accommodate the traffic that is expected to be generated by the Northbrook Row community. In addition, site-generated traffic, which will be directed to Stanley Street and Shermer Road and not nearby residential streets, will be able to be safely integrated into the existing traffic without causing undue traffic congestion on Shermer Road or on those residential streets. These conclusions are supported by the KLOA, Inc. Traffic Impact Study Lexington Homes submitted with its applications to the Village for Northbrook Row.

(f) No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic feature of significant importance.

The construction of Northbrook Row will occur on vacant land that was previously used for industrial purposes. Such construction will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance.

(g) Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

The proposed use and development of the subject property will comply with all additional standards imposed on it by the particular provisions of the Zoning Code authorizing such use except to the extent relief from those provisions is expressly granted by the Village Board of Trustees.

SUBDIVISION VARIATION WORKSHEET Northbrook Row- 1825 Shermer Road

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

The initial submittal MUST contain:

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

REQUIRED MATERIALS FOR SUBMISSION

❑ **Describe Variation Being Requested:** To allow Julian Terrace to be a private street;To waive the requirement to bury existing overhead utility lines on Shermer Road; To allow a sidewalk on only one side of a private street.

❑ **Statement of Justification** See Exhibit "A"

Every application filed pursuant to Article III of the Subdivision Code shall provide a statement of how the variation sought would satisfy the standards set forth in Section 2-102:A. of this Code. The staff, Board of Trustees, and Plan Commission, will use these standards in making a determination whether or not the proposed variation is appropriate. Please complete the below form (use additional paper if needed) and submit this form with the formal application.

1. The requested variation is in keeping with the overall purpose and intent of the Subdivision and Development Code.

2. The granting of the variation will not be to the detriment of adjacent properties.

3. The granting of the variation will not be contrary to the public health, safety and general welfare.

4. The situation of the applicant is not of a general or recurring nature for similarly situated properties within the Village or its jurisdiction.

OVER →

COMPLIANCE WITH VILLAGE REGULATIONS

All applications will be reviewed to determine compliance with the following Village codes and regulations:

- Zoning Code
- Subdivision & Development Code
- Standards and Specifications Manual
- Tree Protection and Tree Preservation Ordinance
- Existing Conditions
- Restrictive Covenants
- Development Agreements
- All other applicable Village codes and regulations

The applicant is responsible for ensuring a submitted application includes all of the necessary submittal requirements and meets all applicable standards and requirements of the Village codes.

Village Departments Involved with the Review of Community Planning Applications

- Development & Planning Services
- Fire
- Police
- Public Works/Engineering
- Village Attorney

EXHIBIT "A" TO
SUBDIVISION VARIATION WORKSHEET

NORTHBROOK ROW/LEXINGTON HOMES

1825 Shermer Road LLC, an Illinois limited liability company ("Applicant"), by and through Lexington Homes, is requesting approval of the subdivision variations identified below in furtherance of its construction of the Northbrook Row planned development and in support of such request submits these responses for how its variation requests satisfy the standards for the approval of a variation:

A. Variations Being Requested

1. To allow Julian Terrace to be a private street (public street otherwise required by Section 4-102(C) of the Subdivision and Development Code (referred to herein as the "Code"));

2. To waive the requirement that the existing overhead utility lines on Shermer Road be buried (burial otherwise required by Section 4-104(F) of the Code; and

3. To allow a sidewalk on only one side of a private street (sidewalks otherwise required on both sides of private streets by Section 4-102(N) of the Code).

B. Statements of Justification / Standards for Variation Approval

1. Variation to allow Julian Terrace to be a private street.

(a) Responses to Statements of Justification set forth in Section 2-102(A) of the Code:

i. The requested variation is in keeping with the overall purpose and intent of the Code.

Response: Allowing Julian Terrace to be a private street is in keeping with the overall purpose and intent of the Code, which is to provide a means of safe and efficient vehicular access to the residents of a residential community and their guests, and ensure the proper location and construction of the utilities that will be needed to serve the community. In addition, the Code seeks to ensure that streets be constructed in a manner that minimizes the need for future maintenance and repair, and this intent will be satisfied by Lexington Homes' commitment to construct Julian Terrace in accordance with the standards for a dedicated local street that are set forth in Section 4-102(A) of that code.

It is also worth noting that establishing Julian Terrace as a private street is consistent with the provisions of Section 11-603E2(g) of the Zoning Code, which allow for the establishment of private streets within a planned development provided certain conditions are satisfied (all of which Lexington Homes will satisfy) except that the Zoning Code only requires a 24-foot back-to-back pavement width for a private street in a planned development, and Julian Terrace will be constructed with a back-to-back pavement width of 27 feet, which is the same pavement width required for a dedicated public street.

ii. The granting of the variation will not be to the detriment of adjacent properties.

Response: Constructing and maintaining Julian Terrace as a private street will have no detrimental impact on adjacent properties. In fact, as noted in our Project Description, the immediately adjacent residential community of Shermer Place also has private streets. In addition, both points of entry and exit from Julian Terrace will be on Stanley Street so, again, the construction of Julian Terrace will have no detrimental impact on the residents of Shermer Place.

iii. The granting of the variation will not be contrary to the public health, safety and general welfare.

Response: Allowing Julian Terrace to be private street will not be contrary to the public health, safety and welfare because, as noted above, it will be constructed in accordance with the standards for a dedicated public street and afford safe and adequate means of vehicular and pedestrian access to the future residents of Northbrook Row and their guests. In addition, it will have two points of ingress and egress, which will ensure that safe access to the community by police, fire and other emergency personnel is always available.

iv. The situation of the applicant is not of a general or recurring nature for similarly situated properties within the Village or its jurisdiction.

Response: As noted in the justifications statement we submitted with our request for zoning variations, the subject property is unique in condition and uniquely situated. The situation and facts confronting Lexington Homes in the construction of Northbrook Row would not be generally found throughout the Village. That being said, it should be noted that private streets can be found in other parts of the Village (for example, Shermer Place and the Gateway Townhome Projects, as noted above, and the recently approved Northbrook Pointe, the planned development situated on Lake Cook Road near Interstate 294).

(b) Responses to Standards of Approval for Private Streets set forth in Section 4-102(C):

i. No private street shall be permitted which serves through traffic or is deemed to be contrary to the Official Comprehensive Plan.

Response: Julian Terrace will be constructed to serve only the Northbrook Row development, will not permit any through traffic to the nearby Shermer Place development to the north and will not be contrary to the Official Comprehensive Plan.

ii. No private street shall be created which does not satisfy the minimum pavement requirements for public streets, as established in the Village Standards and Specifications Manual, current edition. All approved private streets shall incorporate the cost estimate for such streets in the performance guarantee and shall be inspected by the Village of Northbrook.

Response: Julian Terrace will satisfy the minimum pavement requirements for public streets set forth in the most recent edition of the Village Standards and Specifications Manual. Furthermore, the full value of constructing Julian Terrace, in accordance with the plans submitted to staff, will be included in the performance guarantee for the same and the roadway shall be made available for inspection by the Village following its completion.

iii. Private streets shall be maintained and repaired by or on behalf of a duly established property owners' association in accordance with Subsection 4-105(E) of the Code.

Response: Julian Terrace will be owned, maintained and repaired, as needed, by the Northbrook Row Homeowners Association as required by the Code.

iv. Private street rights-of-way shall be established as outlots, as defined herein, and shall not be included in any minimum lot area or setback calculations for individual lots.

Response: Julian Terrace will be located in Lot 11 which contains all common elements, open space, public and private utilities, and stormwater management facilities servicing Northbrook Row. The area within the private street is excluded from the calculation of minimum lot area or setbacks applicable to individual lots.

v. In recognition of the fact that private streets may be approved with rights-of-way which are less than those required for an equivalent public street, all lots abutting a duly approved private street shall have building restriction lines established and recorded in such a manner as to create a setback from the edge of pavement equal to that which would have existed were a public street established. The Village Engineer shall verify the location of all such building restriction lines for compliance with this standard.

Response: All building setbacks shall be determined and established by utilizing a 60-foot right-of-way overlay of the proposed roadway.

vi. A covenant shall be recorded against the subject property acknowledging that the Village shall at no time be under any obligation to provide maintenance for or accept dedication of said private streets.

Response: A covenant to this effect is included on the preliminary plat of subdivision provided to staff and will be identified on the final plat of subdivision for recording.

2. <u>Variation to waive the requirement to bury the overhead utility lines on Shermer Road</u>.

(a) The requested variation is in keeping with the overall purpose and intent of the Code.

Response: Although the purpose and intent of the Code is to require the underground installation of new utilities, over time the Village has shown more latitude in the requirement to bury existing overhead utility lines.

(b) The granting of the variation will not be to the detriment of adjacent properties.

Response: Granting the waiver will not be detrimental to the residents of Shermer Place or other residents in the area as those residents have been living with the existing condition of having overhead utility lines for decades. In fact, allowing the utility lines to remain overhead will make them more easily accessible and easier to repair in the event of an emergency, which will be a benefit to residents and businesses in the area.

(c) The granting of the variation will not be contrary to the public health, safety and general welfare.

Response: Again, the overhead utility lines on Shermer Road in the vicinity of the subject property have existed for decades. Allowing them to remain in that condition will not adversely impact either the safety and welfare of the future residents of Northbrook Row, as their homes will be substantially set back from the Shermer Road right-of-way, or other residents in the area. It is also worth noting that other utilities exist in the Shermer Road right-of-way which could make the undergrounding of the existing overhead utility lines a significant challenge.

(d) The situation of the applicant is not of a general or recurring nature for similarly situated properties within the Village or its jurisdiction.

*Response: Applicant's situation arises out of the fact that the subject property is located on a significant arterial road in the Village that has overhead utility lines running alongside it (i.e., Shermer Road), which is not a condition that recurs regularly within the Village. That being said, M/I Homes, which recently developed a parcel that was similarly situated (albeit on Techny Road) was granted a waiver of this requirement when it pursued its approvals for its Sterling Place townhome development. (*See also separately submitted letter*).*

3. <u>Variation to allow a sidewalk on only one side of a private street.</u>

(a) The requested variation is in keeping with the overall purpose and intent of the Code.

Response: Permitting construction of a sidewalk on only one side of the proposed street is in keeping with the overall purpose and intent of the Code as doing so will promote orderly development of the sidewalk network throughout the Northbrook Row development and support connectivity with the existing sidewalk system in the Shermer Place development to the north.

(b) The granting of the variation will not be to the detriment of adjacent properties.

Response: The granting of this variation will not be to the detriment of adjacent properties. As stated above, the proposed sidewalk system is designed to complement the existing sidewalk system within the Shermer Place development and promote pedestrian connectivity throughout both properties for the benefit of existing Shermer Place residents as well as future residents of the Northbrook Row development.

(c) The granting of the variation will not be contrary to the public health, safety and general welfare.

Response: The granting of the variation will improve pedestrian safety by minimizing pedestrian foot traffic along the interior of the development and decreasing designed road crossings which would otherwise be needed to create a continuous sidewalk network on both sides of the proposed street.

(d) The situation of the applicant is not of a general or recurring nature for similarly situated properties within the Village or its jurisdiction.

Response: Applicant's situation is very unique due to the property's history (industrial use in an area being redeveloped for residential use), the small site with its rectangular and elongated shape, and the fact that it is bounded by streets on three sides.

ZONING VARIATION WORKSHEET

Northbrook Row - 1825 Shermer Road

In addition to submitting the *Plan Commission Application* form **for a zoning variation in conjunction with a special permit, subdivision, or rezoning application**, the Applicant must include the following information with your application. A Plan Commission public hearing for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. All of the required application materials must be submitted to the Department of Development & Planning Services.

The initial submittal MUST contain:

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

REQUIRED MATERIALS FOR SUBMISSION

❑ **Describe Variation Being Requested: SEE EXHIBIT "A"**

❑ **Statement of Justification SEE EXHIBIT "A"**

Every application filed pursuant to Section 11-503 of the Zoning Code shall provide a statement of how the variation sought would satisfy the standards set forth in Subsection 11-503 F of this Code. The staff, Plan Commission and Board of Trustees will use these standards in making a determination whether or not the proposed variation is appropriate. Please complete the below form (use additional paper if needed) and submit this form with the formal application.

(a) General Standard. No variation of the Zoning Code shall be granted unless the applicant shall establish that carrying out the strict letter of the provisions of Zoning Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth below.

(b) Unique Physical Condition. The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.

(c) Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner or his predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of the Zoning Code, for which no compensation was paid.

OVER →

(d) Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

(e) Not Merely Special Privilege. The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the sale of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.

(f) Code and Plan Purposes. The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which the Zoning Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

(g) Essential Character of the Area. The variation would not result in a use or development on the subject property that:

1. Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development value of property or improvements permitted in the vicinity;
2. Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity;
3. Would substantially increase congestion in the public streets due to traffic or parking;
4. Would unduly increase the danger of flood or fire;
5. Would unduly tax public utilities and facilities in the area; or
6. Would endanger the public health or safety.

COMPLIANCE WITH VILLAGE REGULATIONS

All applications will be reviewed to determine compliance with the following Village codes and regulations:

- Zoning Code
- Subdivision & Development Code
- Standards and Specifications Manual
- Tree Protection and Tree Preservation Ordinance
- Existing Conditions
- Restrictive Covenants
- Development Agreements
- All other applicable Village codes and regulations

The applicant is responsible for ensuring a submitted application includes all of the necessary submittal requirements and meets all applicable standards and requirements of the Village codes.

Village Departments Involved with the Review of Community Planning Applications

- Development & Planning Services
- Fire
- Police
- Public Works/Engineering
- Village Attorney

EXHIBIT "A" TO
ZONING VARIATION WORKSHEET

NORTHBROOK ROW/LEXINGTON HOMES

1825 Shermer Road LLC, an Illinois limited liability company ("Applicant"), by and through Lexington Homes, is requesting approval of the zoning variations identified below in furtherance of its construction of the Northbrook Row planned development and in support of such request submits these responses for how its variation requests satisfy the standards for the approval of a variation:

A. Variations Being Requested

1. To allow a corner side yard and side setback of 10 feet along Stanley Street (100 feet otherwise required by Section 8-711 C(1)(a) and (b) of the Zoning Code), and for a rear yard of 6 feet (25 feet otherwise required by Section 8-711 C(3)(a) of the Zoning Code) and a rear setback of 15 feet (25 feet otherwise required by Section 8-711 (3)(b) of the Zoning Code) along the east boundary of the subject property;

2. To reduce the required number of off-street parking spaces from 239 to 217 and provide a parking ratio of 4.09 parking spaces per unit (4.5 parking spaces per unit otherwise required by Section 9-104 F1(a)(7) of the Zoning Code).

B. Statements of Justification / Standards for Variation Approval

1. Request for a Corner Side Yard and Side Setback Variation (Stanley Street) and for a Rear Yard and Rear Setback Variation on the East Boundary of the Property

(a) **General Standard**. No variation of the Zoning Code shall be granted unless the applicant shall establish that carrying out the strict letter of the provisions of Zoning Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth below.

Response: The small size of the development parcel, its rectangular and elongated shape, the fact that it is a corner lot bounded by streets on three sides--on the west by Shermer Road; on the south by Stanley Street; and on the north by Beaumont Place--and by a business zoned in the I-1 Restricted Industrial District on the east, the desire to construct a new stormwater detention facility on the western portion of the property that is complementary to the detention pond that exists to the north in the Shermer Place planned development, and the desire to zone the property in the same zoning district in which the Shermer Place planned development is zoned (i.e., the RLC District) collectively create hardships which make it difficult to develop the subject property with attached single-family residential uses in a reasonable manner.

(b) **Unique Physical Condition**. The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.

Response: See above. In addition, the subject property is unique in that it was previously improved with an industrial building which has since been demolished and yet remains zoned in the I-1 Restricted Industrial District.

(c) **Not Self-Created**. The aforesaid unique physical condition is not the result of any action or inaction of the owner or his predecessors in title and existed at the time of the enactment of the

provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of the Zoning Code, for which no compensation was paid.

Response: The aforesaid unique physical conditions of the subject property are not the result of any action or inaction taken by either the current owner of the property or its predecessors in title. They have existed for a long time.

(d) **Denied Substantial Rights**. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Response: Applicant's requests for relief from the yard and setback requirements of the Zoning Code are needed to construct necessary and desirable stormwater management and landscaping improvements. Given that the subject property is only 4.69 acres, requiring a 100-foot corner side yard and corner side building setback along Stanley Street and a 25-foot rear yard and 25-foot building setback along the eastern boundary of the property, which is what the regulations of the RLC District require, would make it impossible for the Applicant to develop the property in a manner similar to how others have been able to construct similar developments in the area (for example, Sterling Place). The requests for yard and setback relief are not dissimilar to the relief granted to the owners of other lots in the South Shermer Road Corridor. For example, the owner of the property situated at 1657 Shermer Road (the LMC/HODC Mixed-Use Project) was granted front yard, interior yard and rear yard variations.

(e) **Not Merely Special Privilege.** The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the sale of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.

Response: Development of the subject property in an economically feasible manner would not be possible if the regulations at issue were strictly enforced given Village planning objectives relative to affordable housing, off-street parking, open space, landscaping and stormwater management. Again, the Applicant is not seeking to enjoy a special privilege or additional right not available to owners of other lots in the area. As noted above, other owners of properties in the area have been granted similar zoning relief so that they could develop their properties in a similar manner.

(f) **Code and Plan Purposes**. The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which the Zoning Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

Response: The requested variations, if granted, will result in the construction of a development which is in harmony with the purposes of the Zoning Code and complementary to the Shermer Place planned development situated to the north. Additionally, the proposed residential use of the subject property is a use of the property that is contemplated by the Village's Comprehensive Plan.

(g) ***Essential Character of the Area****. The variation would not result in a use or development on the subject property that:*

1. Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development or value of property or improvements permitted in the vicinity;
2. Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity;
3. Would substantially increase congestion in the public streets due to traffic or parking;
4. Would unduly increase the danger of flood or fire;
5. Would unduly tax public utilities and facilities in the area; or
6. Would endanger the public health or safety.

Response: The requested variations, if granted, will not result in the establishment of a use or the construction of a development that would:

(1) be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development or value of property or improvements permitted in the vicinity;

In fact, the construction of Northbrook Row will improve the public welfare and further the enjoyment and use of property and improvements in the vicinity by creating new housing units in close proximity to the Village's downtown business district, furthering the Village's affordable housing objectives, constructing new sidewalks which enhance pedestrian mobility in the area, and undertaking the construction of stormwater management improvements which will reduce the risk of flooding for nearby properties.

(2) materially impair an adequate supply of light and air to the properties and improvements in the vicinity;

The construction of Northbrook Row will not impair an adequate supply of light and air to Shermer Place or other properties situated on Stanley Street or west of Shermer Road. The residential units Applicant is proposing to construct will be only three stories in height (four stories permitted in the RLC District) and approximately 36'10" in height (65 feet permitted in the RLC District).

(3) substantially increase congestion in the public streets due to traffic or parking;

As indicated in the Traffic Study Applicant has included with its application, the proposed development will generate a minimal increase in traffic, the existing roadway system has sufficient capacity to accommodate that traffic; the total volume of traffic that will be generated is likely to be reduced due to the proximity of the proposed development to public transportation; and adequate parking for the residents of the proposed development and their guests will be provided on-site and in the 22 parallel parking spaces that will be available on Stanley Street. In short, the development will not substantially increase congestion in the public streets.

(4) unduly increase the danger of flood or fire;

As noted in Applicant's Project Description, the proposed development will be constructed in accordance with all current Village and MWRD stormwater management regulations. In addition, Applicant hopes to work with the Shermer Place Association and the Village to improve the functionality of a detention pond that presently exists in the southeast portion of the Shermer Place development. Thus, there will not only be no increase in the danger of flood in the area. The risk

of flooding should diminish.

The risk of fire will also not increase due to the fact that the proposed development will be constructed in accordance with all current Village fire codes and regulations.

(5) unduly tax public utilities and facilities in the area; or

Adequate public utilities and facilities exist in the area to serve the proposed development. The proposed development will enhance the tax bases of the Village, local school districts, the Northbrook Park District and the Northbrook Public Library District, and create positive annual and recurring fiscal benefits to those bodies. In addition, Applicant will be paying the impact fees required by the Subdivision and Development Code which will benefit Northbrook schools, the Northbrook Park District and the Northbrook Public Library District.

(6) endanger the public health or safety.

For all of the reasons set forth above, the proposed development will benefit the public health and safety, not endanger it.

2. Variation to reduce the required number of off-street parking spaces from 239 to 217 and provide a parking ratio of 4.09 parking spaces per unit (4.5 parking spaces per unit otherwise required by Section 9-104 F1(a)(7) of the Zoning Code).

(a) **General Standard**. No variation of the Zoning Code shall be granted unless the applicant shall establish that carrying out the strict letter of the provisions of Zoning Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth below.

Response: The small size of the development parcel, its rectangular and elongated shape, the desire to construct a new stormwater detention facility on the western portion of the property that is complementary to the detention pond that exists to the north in the Shermer Place planned development, and the desire to advance the Village's goals with respect to the provision of affordable housing collectively create hardships which make it difficult to develop the subject property with attached single-family residential uses with a parking ratio of 4.5 parking spaces per unit.

(b) **Unique Physical Condition**. *The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.*

Response: See above. The subject property is also exceptional in that it is surrounded on three sides by streets-Shermer Road on the west, Beaumont Place on the north, and Stanley Street on the south.

(c) **Not Self-Created**. The aforesaid unique physical condition is not the result of any action or inaction of the owner or his predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of the Zoning Code, for which no compensation was paid.

Response: The aforesaid unique physical conditions of the subject property are not the result of any action or inaction taken by either the current owner of the property or its predecessors in title. They have existed for a long time.

(d) **Denied Substantial Rights**. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Response: The developer of the Sterling Place residential community also received a variation for parking, albeit a smaller one than the Applicant is requesting, but the developer of that community did not have to comply with the requirements of the Village's recently adopted Affordable Housing Ordinance. Section 9-301 B(7) of that ordinance specifically provides as follows:

> ***Reduced Off-street Parking Minimums**. In considering a proposed governed development with affordable housing units, the Plan Commission may recommend and the Board of Trustees may approve a reduction in the otherwise applicable off-street parking minimums for the affordable housing units. In considering the merits of such a reduction, the Village shall consider the availability of alternative means of transportation, including mass transit and bicycle facilities in the vicinity of the governed development and any unique transportation needs of the expected residents.*

Additionally, Section 9-308G(1) of that ordinance provides as follows:

> ***Parking Amenities**. Regular access to at least one parking space per affordable housing unit must be included with the occupancy of the unit without any additional charge to the occupant above the maximum permitted housing expenses for that unit. Additional parking spaces must be made available at the same price and using the same method for allocation for market rate housing units. Premium parking spaces, such as indoor parking, will not be required to be allocated to the affordable housing units free of charge, provided that required parking is provided elsewhere within the governed development.*

With respect to the proposed development, there are several facts worth considering.

First, the Village's downtown Metra train station parking lots are located in walking distance of the proposed development. Those lots offer free parking after 10:00 a.m. on weekdays and on weekends and federal holidays.

Second, 22 parking spaces on Stanley Street will be available for parking to guests of the development's residents. If those parking spaces are included in the calculation of provided parking spaces, the parking ratio provided for the proposed development will be 4.51 spaces per unit, which is consistent with the Zoning Code's requirement to provide 4.50 parking space per unit.

Finally, if the applicable parking requirement was reduced to one space for each affordable unit in accordance with the forgoing provisions (even though the affordable housing units, like the market-rate units, will have two-car garages and two-car wide driveways), the number of required on-site parking spaces would drop from 239 to 211[1] (note: 217 parking spaces are being provided), which would mean that the current proposal would exceed the minimum parking requirement by 6 spaces. Furthermore, even if the required spaces were reduced to a lesser degree to two parking spaces per affordable unit to more accurately reflect unit parking in this proposal, the number of required parking spaces would drop from 239 to 219. This would result in the need for a variation for only two spaces, translating to a parking variation of approximately 1%, which is less than the parking variation approved for Sterling Place.

(e) **Not Merely Special Privilege.** The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the sale of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.

[1] *45 DUs x 4.5 PS/DU = 203 spaces + 8 DUs x 1.0 PS/DU = 8 spaces; 203 + 8 = 211 spaces.*

Response: Applicant is not requesting the parking variation to enjoy some special privilege or additional right. It is seeking to creatively address the constraints created by the physical conditions of the development parcel, as described above, and the Village's interest in creating affordable housing units on the subject property.

(f) **Code and Plan Purposes**. The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which the Zoning Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

Response: Granting the requested parking variation would be in harmony with the general and specific purposes of the Zoning Code relative to the provision of adequate parking for residential development residents and guests as adequate parking would be available via on-site parking spaces, the 22 parallel parking spaces on Stanley Street, and the parking that will be available to the guests of the development's residents in the nearby Metra station parking lots.

(g) **Essential Character of the Area**. The variation would not result in a use or development on the subject property that:

1. Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development value of property or improvements permitted in the vicinity;
2. Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity;
3. Would substantially increase congestion in the public streets due to traffic or parking;
4. Would unduly increase the danger of flood or fire;
5. Would unduly tax public utilities and facilities in the area; or
6. Would endanger the public health or safety.

Response: The requested variations, if granted, will not:

(1) be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development or value of property or improvements permitted in the vicinity;

Granting the requested parking variation will not be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development or value of property or improvements permitted in the vicinity because adequate parking for residents of the proposed development and their guests will exist on-site, in the 22 parallel parking spaces that will exist on Stanley Street and in the nearby Metra train station parking lots. As noted in Applicant's Project Description, those lots afford free parking after 10:00 a.m. on weekdays, on weekends and on federal holidays.

(2) materially impair an adequate supply of light and air to the properties and improvements in the vicinity;

Granting the requested parking variation will not impair an adequate supply of light and air to the properties and improvements in the vicinity.

(3) substantially increase congestion in the public streets due to traffic or parking;

Granting the requested parking variation will not substantially increase congestion in the public streets due to traffic or parking. As indicated in the Traffic Study Applicant has included with its application, the proposed development will generate a minimal increase in traffic, the existing roadway system has sufficient capacity to accommodate that traffic; the total volume of traffic that will be generated is likely to be reduced due to the proximity of the proposed development to public transportation; and adequate parking for the

residents of the proposed development and their guests will be provided on-site and in the 22 parallel parking spaces that will be available on Stanley Street.

(4) unduly increase the danger of flood or fire;

Granting the requested parking variation will not unduly increase the danger of flood or fire.

(5) unduly tax public utilities and facilities in the area; or

Granting the requested parking variation will not unduly tax public utilities and facilities in the area given the availability of convenient and nearby parking opportunities on Stanley Street and in the nearby Metra train station parking lots, as noted above.

(6) endanger the public health or safety.

For the reasons set forth above, granting the requested parking variation will not endanger the public health or safety.

NORTHBROOK ROW

PROJECT DESCRIPTION

July 24, 2025 – UPD September 8, 2025

Lexington Homes Illinois, Inc. is pleased to submit to the Village of Northbrook its revised plans for *Northbrook Row*, a new 53-unit attached single-family home development it seeks to construct on the property situated at the northeast corner of the intersection of Shermer Road and Stanley Street. The subject property has a gross area of 4.68506 acres (204,081 square feet), is currently zoned I-1 Restricted Industrial District, and is owned by 1825 Shermer Road LLC, a Lexington Homes affiliate.

In furtherance of the construction of *Northbrook Row*, Lexington is seeking the following relief from the Village's Zoning Code and Subdivision and Development Code:

1. Rezoning of the property to the RLC District;
2. Approval of a Special Permit for a Residential Planned Development;
3. Site Plan Approval;
4. Planned Development Concept Plan Approval;
5. Approval of variations from the Zoning Code for minimum corner setback and yard, minimum rear setback and yard; and
6. Approval of variations from the Subdivision and Development Code to allow for the construction and maintenance of a private street with less than a 60-foot wide right-of-way and with a sidewalk on only one side of a street, and to waive the requirement to bury existing overhead utility lines; and
7. Tentative Plat of Subdivision Approval.

Northbrook Row will consist of 10 buildings, each of which sits on its own legal lot of record (Lots 1 through 10). An eleventh lot (Lot 11) will contain an on-site private street (Julian Terrace) with two points of ingress and egress, an on-site detention pond and additional common area. The buildings will contain 33 attached single-family Row Homes, with detached two-car garages and private rear yards, and 20 attached single-family Mews Homes, with attached two-car garages that are accessed by motor courts.

The Row Homes will be three stories in height and include between 2,300 and 2,500 square feet of living space (on average), a garage containing approximately 400 square feet, three bedrooms, and three or three and a half bathrooms. Initial selling prices for the Row Homes are anticipated to be in the $750,000 to $810,000 price range.

The Mews Homes will also be three stories in height and include between 1,600 and 2,300 square feet of living space (on average), a garage containing between 400 and 500 square feet, two, three or four bedrooms, and two, three or three and a half bathrooms. Initial selling prices for the market-rate Mews Homes are anticipated to be in the $590,000 to $675,000 price range. The Mews Homes that will be marketed as affordable units will be priced at $380,000 (in accordance with the Affordable Housing Compliance Plan separately submitted to staff, and which reflects the maximum price the Village's July 1, 2024 Technical Guide - Village of Northbrook Affordable Unit Pricing Schedule), or at such other price as might be permitted by later-dated versions of that Technical Guide.

Building 1 through 5, inclusive, will be platted with one lot per unit, as indicated on our revised plat of subdivision. Each dwelling unit will share a party wall with at least one other dwelling unit. Each conveyance lot will consist of a dwelling unit (including approximately one-half of each party wall which divides the unit from an adjacent dwelling unit), landscaped areas and portions of driveways and walkways.

Buildings 6 through 10, inclusive, will be platted with one lot per building and the conveyance parcels will include a portion of the lot (e.g., the west 28' of Lot XX). Each subdivided lot will be divided into four or more parcels that will be defined by party walls, as extended to the front and rear lot lines. Each such parcel will consist of a dwelling unit (including approximately one-half (1/2) of each party wall which divides the unit from an adjacent dwelling unit), landscaped areas, and portions of driveways and walkways. Each conveyance parcel will be legally described by metes and bounds in the deed which conveys the parcel to the first purchaser of the dwelling unit that has been constructed thereon.

Resident access to *Northbrook Row* and its on-site private drive of Julian Terrace will be provided via Stanley Street, the abutting public street. Julian Terrace will be constructed in accordance with the standards for a dedicated local street set forth in Section 4-102.A of the Subdivision and Development Code, but within the reduced easement area depicted on the project preliminary engineering plans. Among other things, this means that it will be constructed with a 27-foot pavement width (back-to-back) rather than a 24-foot pavement width (back-to-back), the latter being the minimum pavement width required for a local private street in a planned development.

In many respects, the design, use and maintenance of Julian Terrace will be similar to the design, use and maintenance of the private drives that serve the townhome portions of the Shermer Place planned development to the north and the Gateway Townhome community situated just north of downtown, as shown on **Exhibit "A"** attached hereto.

Northbrook Row homebuyers will be informed, in both the *Northbrook Row* Homeowners Declaration and the *Northbrook Row* Subdivision and Development Agreement, both of which will be recorded against title to the subject property, that Julian Terrace is a private drive which is to be maintained by the *Northbrook Row* Homeowners Association, and that at no time will the Village be under any obligation to provide maintenance for or accept a dedication of Julian Terrace. In short, Lexington will satisfy the requirements for the establishment of a private street in a planned development that are set forth in Section 11-603E2(g) of the Zoning Code and in Section 4-102C of the Subdivision and Development Code.

The treatment of the Shermer Road frontage will be similar to that of the Shermer Place planned development to the north. A detention pond will be constructed and improved so that it serves as an amenity to the residents of the new community. In addition, new sidewalks will be constructed which create connectivity to Shermer Place and enhance pedestrian mobility in the area.

Our site plan faces residences outward along the perimeter of the property, which again is similar to the design of Shermer Place. Building front elevations face Beaumont Place to the north and Shermer Road to the west; building side elevations face Stanley Street to the south.

The individual homes within each building have a variety of architectural design treatments to distinguish themselves from one another. The individual entries, bay windows, dormer windows, fenestration patterns, brick detailing, and roofscape elements enhance the caliber of the atypical townhome design.

Off-street parking will be provided at a ratio of 4.09 stalls per unit (217 total spaces, including the ADA-compliant space referenced below) in the following manner: 2 interior garage spaces and a 2 driveway parking spaces will be provided for each dwelling unit, and 5 guest parking spaces (one of which is an ADA-compliant parking space, and all of which will be located off the easterly access drive at the Stanley Street cul-de-sac). Since the Zoning Code would ordinarily require the provision of 239 spaces (that is, 4.5 spaces per dwelling unit), we have applied for a parking variation. In considering

this variation request, it should be noted that Sections 9-307B(7)[1] and 9-308G(1)[2] of Part III of Article IX of the Zoning Code (Affordable Housing in New Developments) (the "Affordable Housing Ordinance") specifically allow for a reduction in the number of required off-street parking spaces for affordable housing units. As noted below, we are proposing to satisfy the requirements of the Affordable Housing Ordinance by constructing eight affordable housing units. Therefore, if in accordance with the foregoing provisions, the parking requirement was reduced to the minimum allowable requirement of one parking space per unit for each of these affordable units, the result would be a reduced total parking requirement of 211 parking spaces for the site[3]. As noted above, 217 parking spaces are being provided, which would obviate the need for a parking variation altogether. For this reason, we believe our parking variation request should be deemed to be a reasonable one, especially given the proximity of the free guest parking that will be available to Northbrook Row residents and their guests in the nearby train station parking lots after 10:00 a.m. on weekdays and on weekends and federal holidays.

Lexington proposes to satisfy the requirements of the Affordable Housing Ordinance by constructing eight on-site affordable units at *Northbrook Row* in accordance with the separately submitted Affordable Housing Compliance Plan. The number of required affordable housing units has been determined pursuant to the following calculation, as contemplated by Part III of the Affordable Housing Ordinance:

- Market-rate units (proposed): 41 (note: 49 permitted by RLC District regulations)
- Affordable units (required): 6 (.15 x 41 = 6.15)
- Sub-total number of units (provided): 47
- Market-rate bonus units (authorized): 6
- Sub-total number of units (provided): 53
- Affordable units (required): 8 (.15 x 53 = 7.95)

Total No. of Units Constructed: 53

Since Sections 9-305 A(1) and 9-307 A of the Affordable Housing Ordinance provide that market-rate bonus units are not to be included in density calculations, the 47 non-bonus market-rate units and affordable units proposed for construction translates to a density of 10.02 dwelling units per acre, which is less than the 10.45 dwelling units per acre permitted by the regulations of the RLC District, and less than the 11.96 dwelling units per acre density of the adjacent Shermer Place development (also zoned in the RLC District). While the proposed density is greater than the 7.50 dwelling units per acre density of the recently constructed Sterling Place townhome development, that development is located in a different residential zoning district (the R-8 District) and provided no affordable housing units.

---

[1] Section 9-307B(7) reads as follows: *"Reduced Off-street Parking Minimums. In considering a proposed governed development with affordable housing units, the Plan Commission may recommend and the Board of Trustees may approve a reduction in the otherwise applicable off-street parking minimums for the affordable housing units. In considering the merits of such a reduction, the Village shall consider the availability of alternative means of transportation, including mass transit and bicycle facilities in the vicinity of the governed development and any unique transportation needs of the expected residents.*"

[2] Section 9-308G(1) reads as follows: "*Parking Amenities. Regular access to at least one parking space per affordable housing unit must be included with the occupancy of the unit without any additional charge to the occupant above the maximum permitted housing expenses for that unit. Additional parking spaces must be made available at the same price and using the same method for allocation for market rate housing units. Premium parking spaces, such as indoor parking, will not be required to be allocated to the affordable housing units free of charge, provided that required parking is provided elsewhere within the governed development."*

[3] 45 DUs x 4.5 PS/DU = 203 spaces + 8 DUs x 1.0 PS/DU = 8 spaces; 203 + 8 = 211 spaces.

Stormwater management for the eastern 3.70 acres (C-Factor = 0.95) of the subject property was permitted by the MWRD under MWRD Permit #03-093 for the Shermer Place planned development. Pursuant to that permit, a stormwater management system consisting of a wet pond plus an underground concrete vault was constructed in the southeast corner of Shermer Place. According to the Shermer Place plans, the southeast stormwater management system ("SE SWMS") discharges to the northeast into the railroad ROW and continues to the north via a ditch. Our design team has determined that the SE SWMS does not provide the storage volume as permitted due to an elevated normal water level. *Northbrook Row* has been engineered to utilize the available storage volume in the SE SWMS and to provide the remaining required storage in a proposed wetland bottom pond located in the western +/-106-ft of the proposed development. That wetland bottom pond will discharge the restricted release and overflow to the Shermer Road right-of-way and storm sewer system. In addition, two bioretention basins are proposed in the courtyards for Buildings 6 and 7 and Buildings 8 and 9. Additional information is provided in the Preliminary Stormwater Management Report included with this resubmission.

Detail on some of the proposed stormwater management improvements and on the proposed tree preservation and tree removal plan, the preliminary landscape plan and anticipated signage improvements is provided on the Landscape Architecture Design Narrative prepared by Dickson Design Studio which is attached as **Exhibit "B".**

All stormwater management and site improvements required for *Northbrook Row* will be constructed in compliance with applicable ordinances, controls, and best practices, except to the extent relief from those ordinances is approved by the Village.

Lexington Homes has included a Sustainability Plan for *Northbrook Row* and a tax impact study in its resubmission to the Village. The tax impact study projects the number of students *Northbrook Row* will generate and the anticipated fiscal impact this residential community will have on Northbrook/Glenview School District 30 and Glenbrook High School District 225.

Finally, Lexington Homes is seeking to commence construction of the planned residential community this fall, and plans to construct the community in a single phase.

EXHIBIT "A" TO NORTHBROOK ROW PROJECT DESCRIPTION

STREET COMPARISON EXHIBIT

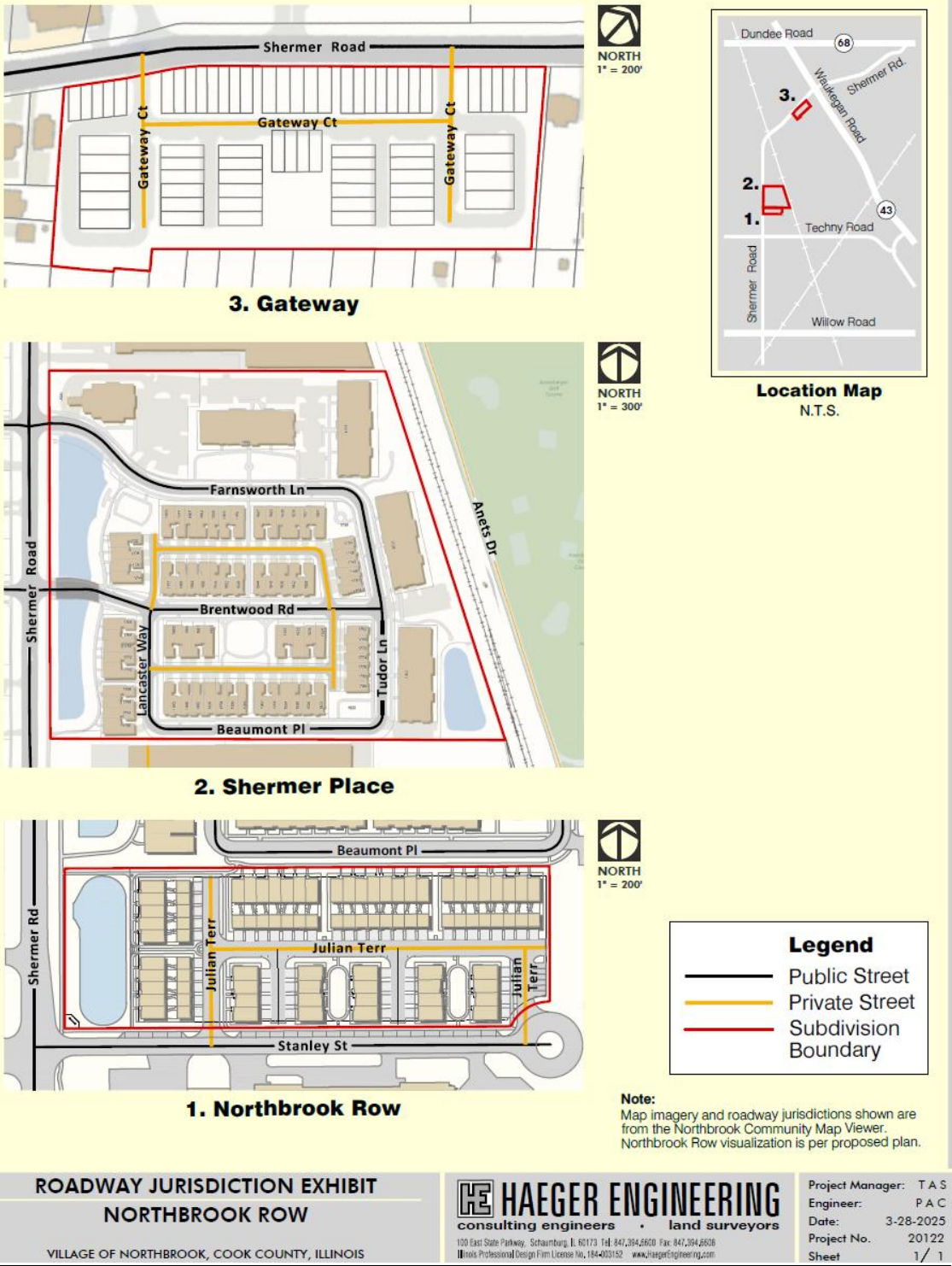


EXHIBIT "B" TO NORTHBROOK ROW PROJECT DESCRIPTION

LANDSCAPE ARCHITECTURE DESIGN NARRATIVE

dickson design STUDIO

Updated July 23, 2025

Village of Northbrook
Lexington Homes | Northbrook Row

Landscape Architecture Design Narrative:

In order to prepare a Tree Preservation & Removal / Preliminary Landscape Plan, a tree survey and tree inventory were completed. The inventory was completed by a certified arborist of the *Davey Resource Group*. The arborist compared each existing tree with a like species of specimen quality, in order to determine the condition and overall health of each tree. Updated findings included that there are (150) existing trees onsite, offsite, and in the Shermer Road, Stanley Street and Beaumont Place rights-of-way. Existing trees include a mix of deciduous and evergreen species. Norway Maple, Crabapple, and Austrian Pine are the most prevalent trees on the subject site, followed by Scots Pine and Red Maple. There are no Oak, Sugar Maple, nor Hickory trees on-site; there are two, on-site trees classified as "landmark" per Village definition, both are Red Maples. Trees located offsite or within rights-of-way include (27) different tree varieties. A complete listing of existing trees both onsite and offsite is include within the tree inventory on the landscape plan set.

Due to the proposed grading, utilities, and site layout for the new development, a tree preservation and removal plan has been provided indicating trees to remain and trees that need to be removed.

The proposed landscape is conducive to the site climate zone, will offer multiple seasons of interest, and will include a diversity of plant species, sizes, textures, bloom times, and colors. All plants will be selected for quality, long-term sustainability, disease-resistance, and desired growth habits. Proposed plant material will enhance the overall development and the proposed building architecture. Plant material will be carefully and purposely sited, taking into consideration pedestrian travel and vehicular visibility (both for aesthetics and safety). The proposed landscape plan will include shade, ornamental and evergreen trees, deciduous and evergreen shrubs, ornamental grasses, and perennials. For the initial project phase, the preliminary plan depicts locations of all proposed plant material and site enhancements. At the time of final project phase, all proposed materials and site enhancements will be individually labeled with a corresponding Plant & Materials List. This list will indicate quantities, sizes, species (botanic and common plant names), and/or descriptions of all proposed materials.

Stormwater management for the project will be handled via a large basin located along Shermer Road and two bioswales located in the center courtyards between buildings 6 & 7 and 8 & 9. All areas will be naturalized with native plantings that are able to withstand periods of wet and dry times. Native plantings will aid in water storage and water purification, along with providing habitat for pollinators and other beneficial insects. The monitoring and care of the stormwater management areas will be handled by the development homeowner's association (HOA).

The proposed development will have one entry monument, located at the southwest corner of Shermer Road and Stanley Street. The monument will include the name of the development, *Northbrook Row*, and will complement the architectural style and materials of the proposed homes. It will consist of brick with limestone-like caps and a single-sided sign panel. The sign measures approximately 15' long, 5' tall, and 2.5' deep. Evergreen trees provide a backdrop for the sign, while lower-growing plant material flanks the base of the sign. The proposed sign and surrounding plant material will provide a pleasing and welcoming entrance to the development.

Between buildings 1 & 2, at the west end, is an enhanced common area amenity overlooking the basin, including a cozy seating bench and a small pergola. Beyond the basin, further to the west, is a berm flanking Shermer Road, proposed with trees atop for some roadway buffering.

All homes will have foundation landscape flanking their front and side elevations (where applicable, as some homes are attached to one another and thus do not have side yards). In order to provide continuity and cohesion throughout the entire development, each home will receive a similar planting design at its foundation, in terms of scale, type, and quantity of plantings proposed. The planting design will remain fairly consistent building-to-building, but actual plant species will vary. Each foundation landscape for each unit will include a mixture of deciduous and evergreen shrubs and some may include perennials, ornamental grasses, and an ornamental/understory tree. Proposed plant material has been chosen to complement the architecture, to pay careful attention to window placement and height, and to offer 4-seasons of interest with a variety of plant types and species.

The rear yards for the homes along Shermer Road and Beaumont Place will be fenced with a 6' high, board-on-board, wood fence, separating each individual yard. Fencing is also proposed at the ends of each motor court along Stanley Street. This fencing will be 3' high, decorative wood, with its purpose being to screen the alleys and to shield vehicle headlights.

Any fencing currently located on the subject property and in the rights-of-way of Stanley Street and Beaumont Place will be removed to allow for the construction of the new parkways and homes. All existing, off-site fencing will remain.

Another aspect of the proposed landscape plan for *Northbrook Row* is the incorporation of goals and initiatives of the Climate Action Plan for the Village of Northbrook:

- Proposed sidewalks link to existing and new pedestrian accessways, encouraging more pedestrian travel as opposed to vehicular. All sidewalks will consist of light-colored concrete pavement. The enhanced common area amenity will utilize permeable pavers surrounding the seating area and pergola.
- Native wetland species will be utilized in all stormwater management areas (for water absorption and to aid in water purification).
- Native and nativar plant species will be incorporated into the proposed plant palette for the community. A good variety of plant species will also add to the biodiversity of the site.
- Bioswales have been incorporated into the site plan, they will function as an alternative to turf grass, i.e. lawn. They and the stormwater basin offer plant material conducive to creating pollinator habitat. (Plant palettes will be provided at time of final plans.)
- Expanded green space areas, reduce impervious coverage.
- Shade trees incorporated into the townhome alleyways reduce the heat island effect from driveway pavement.
- New trees will consist of evergreen trees, deciduous shade/canopy, and deciduous ornamental/understory, adding canopy coverage and offering beneficial shade and carbon dioxide sequestration.
- Once the community is ready for landscape maintenance to commence, the developer will work with the landscape contractor to explore potential opportunities to utilize non-gas-powered lawn equipment and integrated pest management.
- Once a unit is sold, the homeowner has the ability to take advantage of the Village's discounted rain barrels, for use in the rear yards of any row home. (Rain barrels aid in rooftop stormwater runoff collection and provide irrigation that is not dependent upon Village water.)

Dickson Design Studio, Inc.



Sharon L. Dickson PLA | ASLA

dicksondesignstudio.com

MELTZER, PURTILL & STELLE LLC

ATTORNEYS AT LAW

MPSLAW

SCHAUMBURG • CHICAGO

1450 AMERICAN LANE
SUITE 1900
SCHAUMBURG, IL 60173
TELEPHONE (847) 330-2400

125 SOUTH WACKER DRIVE
SUITE 2900
CHICAGO, IL 60606
TELEPHONE (312) 987-9900

www.mpslaw.com

Email: hfrancke@mpslaw.com
Direct Dial: (847) 330-6068

August 28, 2025

Michaela Kohlstedt, Deputy Director
Swati Pandey, Senior Planner
Department of Development and Planning Services
Village of Northbrook
1225 Cedar Lane
Northbrook, Illinois 60062

RE: *Northbrook Row* – 1825 Shermer Road – Affordable Housing Compliance Plan

Dear Michaela and Swati,

We are sending you this response to the comments received from Amy Kaufman at Community Partners for Affordable Housing concerning the Affordable Housing Compliance Plan ("Plan") Lexington Homes has submitted for its *Northbrook Row* residential community pursuant to the Village's Affordable Housing Ordinance (the "Ordinance"). We appreciate CPAH's review of the Plan and its support for one of the Plan's deviations from the minimum requirements of the Ordinance. We also fully understand why CPAH does not support the other two Plan deviations and why it suggests that there be full compliance with the minimum requirements of the Ordinance. With this letter, we will explain why we believe all three deviations are reasonable and why the Plan should be recommended for approval by the Housing Committee and approved by the Village Board.

As described in detail in the updated *Northbrook Row* Project Description, Lexington has agreed to construct on site the eight for-sale affordable units required by the Ordinance[1]. Its Plan, however, deviates from the requirements of the Ordinance in three respects. As you know, any deviations from the minimum affordable housing requirements of the Ordinance must be approved by the Village Board as an alternate method of compliance.

[1] As you will recall, Lexington initially proposed to seek approval of an alternate method of compliance which contemplated the construction of four affordable units on site and the payment of an in-lieu affordable housing fee of $500,000 for four additional affordable units even though Lexington was then required to provide a total of only seven affordable units on site. Lexington has since agreed to construct eight affordable units on site in response to the feedback it received from the Village Board at the February 13, 2024 Preliminary Review meeting.

This is the first requested deviation from the minimum requirements of the Ordinance.

Section 9-305 B of the Ordinance states that half of the affordable units Lexington markets to the public as affordable must be offered to Tier 1 households (i.e., households with income less than 80% of AMI), and that the other half must be offered to Tier 2 households (i.e., households with income equal to or greater than 80% but less than 120% of AMI). In its Plan, Lexington proposes to offer all eight affordable units to households with income equal to or greater than 80% of AMI, but less than 120% of AMI[2]. This means that all eight affordable units will be offered at a maximum purchase for a four-bedroom unit of $380,000[3]. If Lexington is required to market half of the affordable units to Tier 1 households, it means the maximum purchase price for a four-bedroom affordable unit will be $210,000. CPAH does not support this requested deviation. As noted in its updated Project Description, Lexington anticipates selling the market-rate Row Homes in *Northbrook Row* in the $750,000 to $810,000 price range, and market-rate Mews Homes in *Northbrook Row* in the $590,000 to $675,000 price range. Based on the foregoing and CPAH's suggested compliance with the dispersion requirement described below, and assuming an average sales price for a four-bedroom Row Home of $800,000 and an average sales price for a four- bedroom Mews Home of $635,000, full compliance with this Ordinance requirement and the dispersion requirement described below, would require a pro forma budget "write-down" of approximately $3,380,000, or more.

This is the second requested deviation from the minimum of the Ordinance.

The Plan states that the affordable units will have four bedrooms and approximately 1,650 square feet, and that all of the affordable units will be Mews Homes. The market rate units are two to four bedrooms ranging from 1,600 square feet to 2,500 square feet and are a combination of Mews Homes and Row Homes. Sections 9-308 B and 9-308 F of the Ordinance state that the affordable unit housing size must be "generally representative" of the market rate units, and the bedroom mix must be "in equal proportion to the bedroom mix of the market rate housing units." CPAH has said it believes that offering 1,650 square feet four-bedroom affordable owner-occupied units will provide significant affordable housing opportunities, and ones that "accommodate family living needs for common space and dining areas" (Section 9-313 D(3). For that reason, CPAH supports this requested deviation.

This is the third requested deviation from the minimum requirements of the Ordinance.

Section 9-308 A of the Ordinance states that "affordable housing units must be dispersed among the market rate housing units throughout the governed development and not clustered together or segregated from the market rate housing units unless there is a therapeutic or other justification particular to the populations to be served by the affordable housing unit." Lexington's Plan contemplates the dispersion of the proposed eight affordable units throughout the Mews Homes portion of *Northbrook Row*. It does not intend to construct any of the Row Homes as

[2] This reflects a correction made to the Plan in response to an appropriate comment Amy Kaufman made in her letter.
[3] Per Table 4, 2025 Technical Guide-Village of Northbrook Affordable Housing Unit Pricing Schedule

affordable units. CPAH does not support this deviation because Lexington has offered no therapeutic or other justification for making this distinction.

Lexington Homes believes it has made a significant commitment to advancing the community's goal of creating more affordable housing opportunities in the Village, while at the same time balancing the Village's interests in that goal with many of the other goals the Village has established for the community.

For example, Lexington's plan for the rezoning of the property at 1825 Shermer Road and its construction of the *Northbrook Row* community on a parcel that is proximate to Northbrook's downtown, a parcel which is currently zoned in the I-1 Restricted Industrial District, will further the following goals of the Village's Comprehensive Plan:

- Overall Community Goal 3 - Promote sustainable development
- Overall Community Goal 10 – Encourage the redevelopment of key areas in the Village
- Environmental Quality & Natural Resource Protection Goal 1 – "Improve and maintain the Village's stormwater system to protect Village property owners from unnecessary property damage
- Environmental Quality & Natural Resource Protection Goal 2 – Integrate sustainable storm water management solutions into the community's infrastructure
- Environmental Quality & Natural Resource Protection Goal 7 – Evaluate opportunities for utilizing sustainable building and development practices
- Neighborhoods, Housing & Community Diversity Goal 1 – Provide housing that meets the needs of the entire population of Northbrook
- Neighborhoods, Housing & Community Diversity Goal 3 - Encourage an increase in the supply of housing in the vicinity of shopping and mass transit opportunities
- Neighborhoods, Housing & Community Diversity Goal 5 - Encourage land development patterns and site/landscape designs to ensure that infill development does not detract from the quality and character of surrounding neighborhoods

Lexington's redevelopment plan will also advance goals of the South Shermer Road Corridor Special Study Area component of the Comprehensive Plan, such as promoting the redevelopment of properties in the Shermer Road Mutli-Use Area in a way that complements nearby businesses and single-family areas.

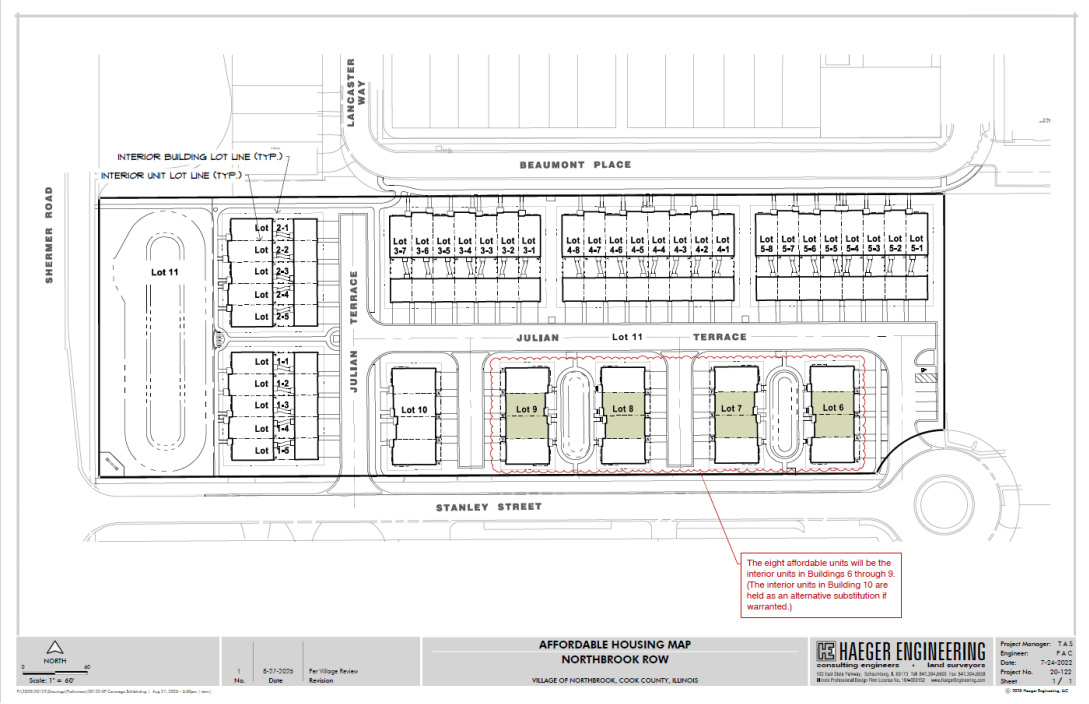
It should also be noted that, for *Northbrook Row* to become a reality, the redevelopment proposal must be economically feasible. In that regard, we would ask you to consider that, unlike certain other recently approved redevelopment projects in the Village for which affordable housing compliance plans have been approved, the land upon which *Northbrook Row* is to be constructed has not been donated to the developer or owned by the developer for decades. It was purchased in the relatively recent past in an arm's length commercial transaction. In other words, the developer here will have a significant cost basis in the land.

MPSLAW

In addition, unlike other recently approved residential projects that have approved Affordable Housing Compliance Plans, *Northbrook Row* will not be a rental community, for which tax credits and other government incentives are available, nor will it be an age-targeted or age restricted community. It will be a traditional, owner-occupied family oriented residential community.

While the economic realities of the costs of acquisition, development, and sales and marketing make it impractical for Lexington to offer for-sale housing units to Tier 1 households, Lexington's willingness to offer eight new affordable units to Tier 2 households will still, to quote the CPAH response referred to above, "*provide significant affordable housing opportunities"* to Village residents.

Finally, we believe the intent of Section 9-308 A of the Ordinance (which again requires that affordable housing units be dispersed among the market rate housing units throughout the governed development and not clustered together or segregated from the market rate housing units) will be achieved by Lexington's plan to disperse the proposed affordable housing units among the Mews Homes in *Northbrook Row*. Specifically, Lexington plans to locate the affordable units in the interior portions of Buildings 6 through 9, as depicted on its updated Affordable Housing Compliance Plan location map, a copy of which is set forth below:



In short, we believe the owners and occupants of these homes will feel no sense of special treatment or segregation. Again, the economic realities referred to above make it infeasible to include affordable units within that portion of *Northbrook Row* that is to contain the Row Homes.

We appreciate your consideration of the foregoing matters and look forward to appearing before the Housing Committee to discuss them at the earliest opportunity.

Sincerely,

MELTZER, PURTILL & STELLE LLC



Harold W. Francke

cc: Nate Wynsma, Lexington Homes
Brendan Penny, Meltzer, Purtill & Stelle LLC

For over 50 years
LexingtonHomes

April 25, 2025

Jack Bielak, Village Engineer
Village of Northbrook
1225 Cedar Lane
Northbrook, IL 60062

RE: Northbrook Row – 1825 Shermer Road –Maintenance of On-Site Sanitary Sewers, Storm Sewers, Watermains and Detention Areas

Mr. Bielak:

1825 SHERMER ROAD LLC, the owner and proposed developer of the captioned residential community, acknowledges that the maintenance of the on-site sanitary sewers, storm sewers, watermains and detention areas we are proposing to construct will be its responsibility until the date those maintenance responsibilities are turned over to the Northbrook Row Townhome Owners Association, LLC, an Illinois limited liability company, pursuant to the terms of the Declaration which has been included with our resubmittal to the Village.

Sincerely,

1825 Shermer Road, LLC

By: Nathan J Wynsma

Nathan Wynsma, it's representative

NORTHBROOK ROW

FINANCING PLAN

April 25, 2025

1825 Shermer Road, LLC, the owner of the parcel situated at 1825 Shermer Road, intends to finance the construction of the *Northbrook Row* community through a combination of equity contributions, provided directly from Lexington Homes, and debt financing, provided through an established borrowing agreement with Associated Bank. Our ability to finance and successfully construct a new residential community such as *Northbrook Row* is evidenced by our successful undertaking and/or completion of the following nearby single-family home communities:

***Metro on Main (Morton Grove)*: –** 89 townhome units on Lehigh Avenue with similar product to what we propose to build at *Northbrook Row*. Currently, 85% sold out. $45-50 million dollars in project gross revenues.

***Gateway of Northbrook*: –** 25 townhomes on Shermer Road with similar product to what we propose to build at *Northbrook Row*. Lexington has acquired the remaining finished lots and will begin sales and construction this spring. $17-18 million dollars in project gross revenues.

***Parkside of Glenview*: –** 29 age-targeted single family homes south of Willow Road west of Landwehr Road. Completed in 2023. $33-35 million dollars in gross revenues.

NORTHBROOK ROW

SUSTAINABILITY PLAN

April 22, 2025

(1) Introduction

In 2021, the Northbrook Village Board adopted a Climate Action Plan (CAP) with goals for community-wide greenhouse gas emission reduction and environmental sustainability. Set forth below are the actions Lexington Homes Illinois, Inc. is committed to taking as its Sustainability Plan for the *Northbrook Row* residential development to advance the strategies of the CAP. It should be noted that *Northbrook Row* will be replacing a previous industrial/manufacturing facility that generated a significant level of truck traffic. It should also be noted that, when that facility existed on the property, the majority of the property consisted of building improvements and other impervious areas.

(2) Section 02:TRANSPORTATION AND LAND USE

Strategy TL 2: Increase Public Transit Ridership.

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

Strategy TL 3: Increase Walk/Bike Transportation and Expand Discretionary Walk/Bike Infrastructure.

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

Strategy TL 5: Support and Encourage Alternative Fuel Vehicles.

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

Strategy TL 7: Reduce village wide off-road and lawn equipment emissions [Note: The Village has enacted a ban on the use of gas powered leaf blowers].

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

(3) Section 02: BUILDING AND ENERGY

Strategy BE 2: Improve Renewable Energy Policy and Incentives.

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

Strategy BE 6: Improve total Community wide residential, commercial, and industrial building energy efficiency.

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

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

Each building envelope will be held to the standard of under four air exchanges per hour.

All dwelling unit windows will be at 0.30 or below for their U-factor.

All dwelling unit water closets will utilize a gallon per flush rate of 1.6.

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

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

(4) Section 04: WASTE MANAGEMENT

Strategy WM 2: Increase landfill waste diversion.

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

All residents of Northbrook Row will be provided with recycling containers for use in weekly pickup.

Once the community is ready for landscape maintenance to commence, the developer will work with the landscape contractor to explore opportunities to utilize compost collection for landscape debris, further diverting unnecessary waste to landfills.

(5) Section 05: WATER AND WASTEWATER

Strategy WW 1: Promote increased water conservation.

Lexington action items: Where possible and practical, we will install low-flow water fixtures in the dwelling units.

We will install plant materials that are conducive to the area's climate zone and largely drought-tolerant, eliminating the need for permanent irrigation and reducing overall water consumption.

Strategy WW 2: Mitigate the projected increased flood hazards and impacts due to climate change.

See below.

Strategy WW 3: Update design standards and plans to meet project climate change flood mitigation requirements.

Lexington action items: We will control stormwater runoff by implementing forward thinking detention and infiltration strategies which satisfy the Village's release rate and design requirements. Our system prioritizes managing stormwater flows, encourages infiltration and will improve water quality before it enters the Village's storm sewer system.

Our plans contemplate the use of native species in all stormwater detention facilities and bioswales in the manner depicted on our site development plans. These native plantings will absorb water and aid in water purification.

We will incorporate native and nativar plant species into the proposed plant palette for the community which will add to the biodiversity of the site. The plant palette will contain no more than 30% of any one species.

Finally, we will use light-colored pavement in constructing the sidewalks depicted on our site development plans and install permeable pavers in the area surrounding the enhanced common area amenity depicted on those plans.

(6) Section 08: GREENSPACE AND ECOSYSTEM

Strategy GS 1: Increase Tree Cover and Diversity.

Lexington action item: Our site development plans contemplate the planting of 98 new trees. This is an increase of 53 trees over the number of trees that previously existed on-site and in adjacent rights-of-way. These new tree plantings will increase the overall tree coverage of the site, offering beneficial shade and carbon dioxide sequestration.

All new trees and shrubs will include a variety of types, sizes, textures, and bloom times, greatly increasing the plant palette biodiversity of our site.

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

Strategy GS 2: Increase the resilience and use of Native Species and Pollinator Restorations Areas.

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

Bioswales have been incorporated into our engineering plans for Northbrook Row between Buildings 6 and 7 and Buildings 8 and 9 which will function as an alternative to turf grass. A bioswale will also be created in the bottom of the detention basin we will be constructing at the west end of the community. These bioswales and the plantings described above will provide plant material that is conducive to creating pollinator habitat.

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

Strategy GS 3: Reduce, repurpose, and reimagine lawn space.

Lexington response: The bioswales mentioned above will function as an alternative to turf grass (i.e., lawn).

Strategy GS 4: Reduce Heat Island Effect through Village Wide impervious surface reduction.

Lexington response: Approximately 37% of the Northbrook Row site will be open space, approximately 31% of which will be common open space and approximately 6% of which will be private open space.

Many of the shade trees mentioned above will be planted in the townhome alleyways to reduce heat island effect from the alleyway driveway pavements.

April 29, 2025

Swati Pandey, Senior Planner
Development and Planning Services Department
Village of Northbrook
1225 Cedar Lane
Northbrook, Illinois 60062

RE: *Northbrook Row* / Request to Waive the Requirement to Bury Existing Overhead Utility Lines

Dear Ms. Pandey:

Pursuant to Section 4-104.F.2(d) of the Village's Subdivision and Development Code, we submit to you this request to waive the requirement to bury certain overhead wires ("OHW") that exist in the rights-of-way ("ROW") adjacent to the property situated at 1825 Shermer Road ("Subject Property").

The waiver we are requesting relates specifically to the existing OHW located along the east side of the Shermer Road ROW adjacent to the Subject Property. It does not include the existing OHW located along the south side of the Beaumont Place ROW immediately adjacent to the Subject Property, which OHW served the building which previously existed on the Subject Property. Those utility poles and OHW are proposed to be removed as part of our construction of the *Northbrook Row* community on the Subject Property.

The OHW adjacent to the Subject Property along the east side of Shermer Road are summarized below. The OHW adjacent to the Subject Property consist of the four utility poles and associated wires described below. It is important to note that "Shermer Road Utility Pole 3" and "Shermer Road Utility Pole 4" are located on or adjacent to the Shermer Place Planned Development.

The dry utilities (electric, telephone, CATV and gas) we will be installing for the *Northbrook Row* community will be installed underground. We are not requesting a waiver for those facilities.

For the reasons set forth below, we believe that waiving the requirement to bury the existing OHW described above will not be detrimental to adjacent properties or negatively affect the public health, safety or general welfare.

First, OHW are present throughout the Village of Northbrook. The Subject Property is located along Shermer Road in a transition area. Based on the Village's zoning map, the portion of Shermer Road located within the limits of Northbrook is between Old Willow Road on the south and Dundee Road on the north and extends for an approximate distance of 3.4 miles (18,000 lineal feet). The majority (+/-77%) of Shermer Road within these limits has OHW present. The only locations where this is not the case are the following areas from south to north, which collectively measure approximately 4,060 lineal feet:

- +/-200-ft section at the railroad crossing between St. Peter Cemetery (2785 Shermer Road) and Harvard Court
- +/-860-ft section adjacent to the western boundary of the Shermer Place Subdivision[1]
- +/-2,600-ft section between Walters Avenue (+/-100-ft south of Walters Avenue) & Angle Avenue (+/-120-ft south of Angle Avenue).
- +/-400-ft section at the intersection with Waukegan Road

[1] Arguably, this section was required to be buried by the Developer of Shermer Place per the Shermer Place Subdivision and Development Agreement. Note that this section excludes the +/- southern 45 feet of the Shermer Place Planned Development.

Shermer Road ROW Existing Utility Poles and OHW Adjacent to the Subject Property:

- **Shermer Road - Utility Pole 1 (refer to attached "Overhead Utility Exhibit")**
  This pole is off property and located in the southeast quadrant of the intersection of Shermer Road and Stanley Street next to a pole with a warning siren and light mast arm. This pole would be required to be converted to a down feed pole for all utilities. There are two fiber/CATV power supplies attached that could possibly remain pending further engineering assessment.
- **Shermer Road - Utility Pole 2 (refer to attached "Overhead Utility Exhibit")**
  ComEd will require an at grade switchgear installation to accommodate the extension of the existing overhead primary utility line and the down-feed primary crossing to the west of Shermer Road serving Northbrook Fire Department Station #12. The location of this switchgear is TBD by ComEd.
- **Shermer Road - Utility Pole 3 (refer to attached "Overhead Utility Exhibit")**
  This pole is located north of the northwest corner of the Subject Property adjacent to the Shermer Place Planned Development and has both AT&T and CATV down feeds that appear to cross Shermer Road. There is a CATV power supply that requires a ComEd service.
- **Shermer Road - Utility Pole 4 (refer to attached "Overhead Utility Exhibit")**
  This pole is located north of the Shermer Road Utility Pole 3 adjacent to the Shermer Place Planned Development and is a terminal pole for the remaining Shermer Road ROW west side overhead. This pole has a primary down-feed to an adjacent switchgear. The switchgear should remain and not be affected.

We have been told that the cost of burying all of the Shermer Road overhead facilities adjacent to the Subject Property, which burial may impact the Shermer Place Planned Development and Northbrook Fire Department Station #12, will exceed $200,000.

Beaumont Place ROW Existing Utility Poles and OHW Adjacent to the Subject Property:

Our dry utility consultant, after inspecting the utility poles and OHW on the south side of the Beaumont Place ROW adjacent to the Subject Property, concluded that ComEd electrical service is the only remaining overhead utility on these utility poles. That consultant also noted as follows:

1. At the locations of the two 3-phase transformer bank locations, all the fuses are open and secondaries have all been removed.
2. It does not appear that this overhead primary service adjacent to the north property line of the Subject Property is a source for any other customer(s). Unless ComEd argues otherwise, it is doubtful that these lines are looped with any other overhead feed(s). It appears that the overhead terminates at the northeast corner of the Subject Property near the adjacent property to the east.
3. The assumption is that these facilities can all be removed and/or be reconfigured to a single pole (location northeast of Subject Property) underground down feed to serve the Subject Property if ComEd requires that to be the source and/or if the primary feed must remain as part of their primary loop.

Section 4-104.F.2(d) of the Village's Subdivision and Development Code

The underground installation of electric, telecommunications, internet, broadband, cable service, and video service, utility facilities may be waived with the approval of the Board of Trustees upon a written request from the applicant for subdivision relief and a finding by the Board of Trustees that the strict enforcement of this Subsection F would constitute an undue hardship on the applicant and that minimal benefit to the Village and the public would accrue from the waiver of underground installation. The Board of Trustees' decision shall include, without limitation, consideration and analysis of the following factors:

(1) The extent of existing overhead utility facilities in the immediate area of the subdivision;

The attached exhibit titled "Overhead Utility Exhibit" illustrates the location of the overhead utilities in the vicinity of the Subject Property. Photos of the four utility poles that would be impacted along the east side of the Shermer Road ROW are also included.

(2) The location and heights of such utility facilities and their relationship to present or planned future streets and other rights-of-way;

The existing OHW are located on the east side of Shermer Road and run north-south over the Stanley Street ROW. There are no proposed access drives or roads under the existing OHW. There is one utility pole which is the drop pole for providing dry utilities to Northbrook Fire Department Station #12 on the west side of Shermer Road. The height of the existing OHW was established when the OHW were needed to provide service to the Maurice Sporting Goods building which formerly existed on the Subject Property.

(3) The crossing of such utility lines over streets and other rights-of way with significant levels of traffic;

According to IDOT, the Annual Average Daily Traffic on Shermer Road is 11,900 vehicles, so it does carry a significant level of traffic. However, the construction of Northbrook Row will not increase the number of overhead lines crossing over either Shermer Road or Stanley Street.

(4) The proximity of such utility facilities to schools, religious or community institutions, commercial areas, or other places where people congregate;

Northbrook Fire Department Station #12 is located immediately west of the Subject Property. As noted above, it is served by existing OHW that are adjacent to the Subject Property. The existing OHW are not proximate to any nearby schools, religious or community institutions, commercial areas, or other places where people congregate.

(5) The expected aesthetic appearance of that portion of the Village should the utility facilities be installed overhead instead of underground;

Again, we are not proposing to install any overhead utility lines in our construction of Northbrook Row.

With respect to the existing OHW, maintaining them would maintain the existing aesthetic. Burying them would require additional at-grade structures such as switchgear and transformers. In addition, the 45-ft length of OHW located in the southwest portion of Shermer Place will remain as it is located adjacent to the Shermer Place Planned Development and not the Subject Property.

(6) The impact of overhead utility facilities on future development in the area of the subdivision;

The area in the vicinity of the Subject Property is already fairly developed. We do not believe that allowing the existing OHW to remain in place will negatively impact future development in the area

(7) The practicality and feasibility of underground installation with due regard for the comparative costs between underground and overhead installation; however, a mere showing that an underground installation is more costly than overhead installation shall not be the sole criterion for granting a waiver.

Again, we will be installing all newly required dry utilities (electric, telephone, CATV and gas) for the Northbrook Row community underground. The estimated costs associated with the burial of the existing OHW on the east side of the Shermer Road ROW is disproportionate to any aesthetic benefit that would be realized from such burial. In addition, requiring the burial of the existing the OHW would introduce additional at-grade facilities, such as switchgear, pedestals and transformers, which some may view as not being aesthetically pleasing.

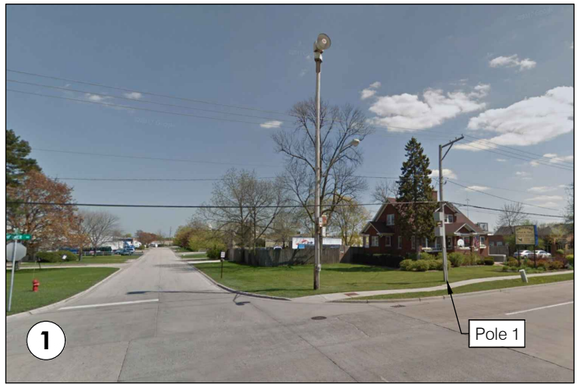
In conclusion, requiring us to bury the off-site OHW described above will create an undue hardship for us as we proceed to construct *Northbrook Row*, a residential community that will include eight "for sale" affordable housing units, and that minimal benefit to the Village and the public will accrue from requiring us to bury these OHW.

We appreciate the Village Board's consideration of this waiver request.

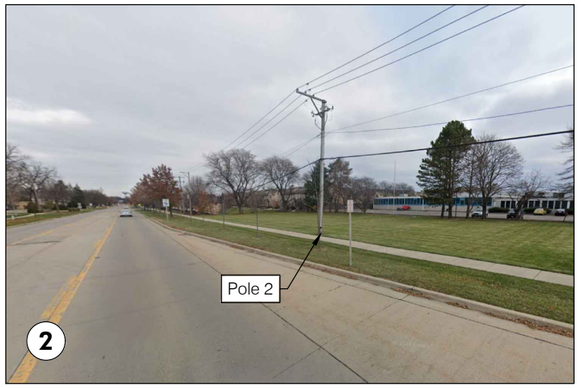
Sincerely,

1825 Shermer Road, LLC

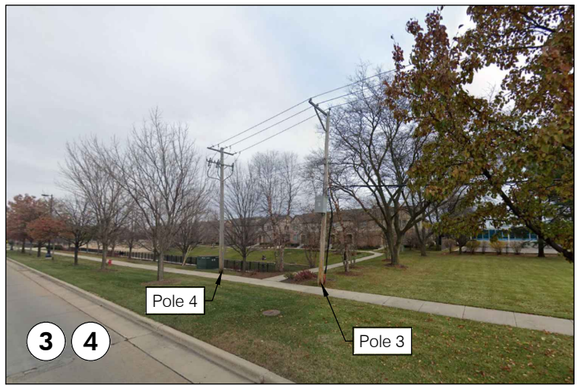
By: _____
Nathan Wynsma, its representative



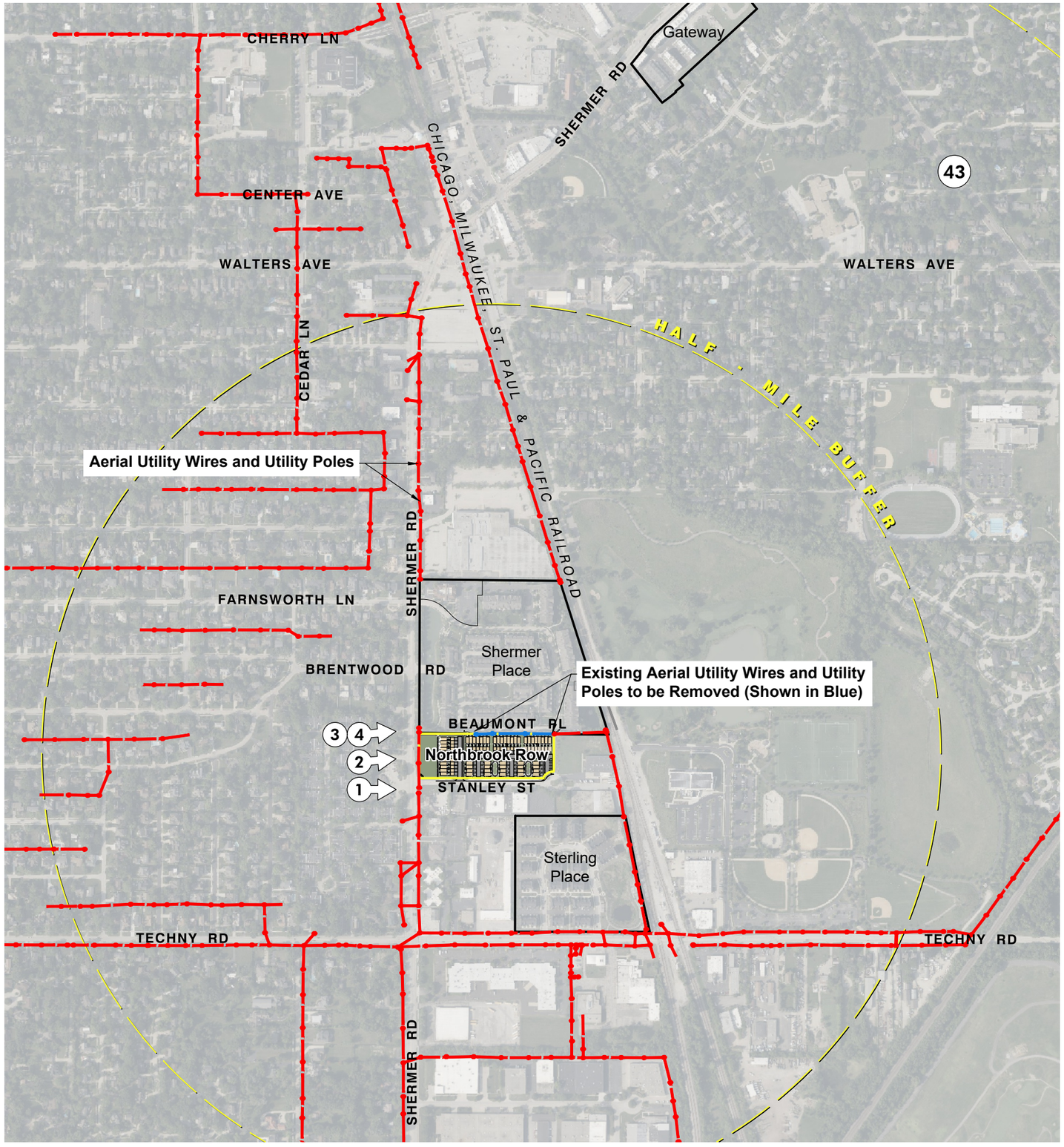
Off-site utility pole at the Southeast corner of Shermer Road and Stanley Street.



Utility pole on the East side of Shermer Road near the middle of the project frontage.



Off-site utility poles on the East side of Shermer Road near the Northwest corner of the Northbrook Row site.



NORTH

0 1/8 mile

Scale: 1" = 1/8 mile

No.	Date	Revision

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

OVERHEAD UTILITY EXHIBIT

NORTHBROOK ROW

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

Project Manager:	T A S
Engineer:	P A C
Date:	04/28/2025
Project No.	20122
Sheet	1 / 1

P:\2020\20122\Drawings\Preliminary\20122-OHW Exhibit.dwg | Apr 28, 2025 - 3:05pm | todd-s

© 2025 Haeger Engineering, LLC

Via Electronic Copy Only

MEMORANDUM

DATE: June 30, 2025

TO: Nate Wynsma, Lexington Homes

FROM: Ann Moroney, Johnson Research Group, Inc.
David Miller, Johnson Research Group, Inc.

CC: Harold Francke, Meltzer, Purtill & Stelle LLC

RE: School District 30 Letter Regarding Northbrook Row Tax Impact Study

---

This memorandum addresses issues raised by Dr. Emily Tammaru, Superintendent of Northbrook-Glenview School District 30 ("SD 30" or "District") in a May 29, 2025, letter to the Village of Northbrook ("Village") regarding the Tax Impact Study ("Study") prepared for Lexington Homes by Johnson Research Group, Inc. ("JRG") for a proposed residential development at 1825 Shermer Road called Northbrook Row.

Residential Multipliers

The Village of Northbrook's Municipal Code cites a set of multipliers for use in determining the size of land donations for additional school and park facilities for new residential development. Those multipliers, as noted in JRG's report, are from a 1996 study prepared by the Illinois School Consulting Service ("ISCS") and based on 1990 Census data. When specific multipliers are set in the municipal code for school and park impacts, it is JRG's practice to utilize those same multipliers to determine potential student generation from new residential developments unless otherwise directed by municipal officials.

For municipalities that do not require using a specific set of multipliers, JRG frequently relies on a 2006 study released by the *Center for Urban Policy Research in the Edward J. Bloustein School of Planning and Public Policy at Rutgers University*. The study is based on 2000 decennial census and provides differentiation within housing products by tenure, value, density, and public/private school enrolment.

JRG recognizes that both sets of multipliers are dated. Due to changes in data collection methods by the US Census Bureau, it is no longer possible to easily update the Rutgers report with decennial Census data.

The single data point of the Sterling Place Development, while more current, is not a statistically sufficient sample size to determine if Sterling Place is an outlier or presents a "new norm". We believe that the matter warrants further study and would be interested in enrollment data for other residential developments in SD 30's attendance boundaries to increase the sample size for an analysis.

Methodology

The objective of a fiscal impact study is to determine the marginal or incremental cost of providing additional municipal and education services to residents of a new development. A simple and convenient approach is to use the average cost per resident/student as a proxy for marginal cost. However, using an average cost figure tends to overstate the marginal cost for smaller residential developments, especially in the near term, because it includes fixed costs (i.e. existing staff salaries, benefits and pension costs) that

would not change with additional residents or students — unless the increase in residents or students necessitates increasing staffing levels. Instead of a fixed and all-inclusive value like average cost, true marginal costs follow a curve, with the incremental cost of providing an additional unit increasing as demand increases.

For example, Northbrook Row would be expected to impact Village expenditures in areas of public safety, fire protection, and emergency medical services but have little to no impact on Village administration and public works, among others. However, an average cost per resident includes all costs in that figure and overstates the cost to the Village from the addition of 53 new households.

SD 30 contends that the JRG report and methodology artificially understates the cost of potential student generation from Lexington Row by 46.3%. The JRG report states that based on an inflation adjusted operating expense per pupil ("OEPP") figure that the projected operating expenses in the first year of stabilization is $447,858. We do not dispute the assertion that $288,484 in property tax revenue generated by the Project for District 30 minus fully-loaded, inflation-adjusted operating expenses of $477,858, that the result would be negative. What our model attempts to illustrate is the portion of SD 30's operating expenses funded by residential property taxes.

Our model estimates residential property taxes funded 53.7% of SD 30's operating expenses, relative to non-residential property tax as well as other local, state, and federal sources. The calculation appears in Table 8 of the JRG Study with additional detail provided in Tables 9 and 10.

The figures in Table 9 come from the Illinois State Board of Education ("ISBE") Report Card dataset and show that local property taxes accounted for 90.8% of all revenue sources. The figures in Table 10 come from the *Abstract of Valuations, Levies, Tax Rates and Tax Extensions – Equalized Assessed Value Less Exemptions* published by the Cook County Clerk. It shows that residential property accounted for 59.1% of the equalized assessed value in SD 30 for Tax Year 2023, which means non-residential uses accounted for the remaining 40.9% of SD 30's property tax revenue for Tax Year 2023.

The calculation in Table 8 accounts for the proportion of SD 30 revenue that comes from property taxes (90.8%) and the proportion of property taxes that come from residential development (59.1%). When the two figures are multiplied the product (53.7%) approximates how much residential property taxes fund the District's operating expenses. So as a practical matter, no single residential development funds 100% of the operating expenses for the public-school students it generates. New residential developments should be required to meet a similar threshold.

Affordable Housing Requirement

It is important to note that the Village of Northbrook has an inclusionary housing ordinance, adopted in 2020, that requires new developments like Northbrook Row to make 15% of the units affordable. The ordinance allows for providing all required affordable units onsite, paying a fee of $125,000 per unit in lieu of providing units onsite, or a combination of both. For Northbrook Row, this requires providing eight affordable units onsite, paying up to $1.0 million in fees, or some combination of onsite units and fees.

As our report notes, Lexington Homes, in response to input it received from the Board of Trustees at the Preliminary Review meeting, has agreed to provide the required eight units onsite as four-bedroom townhomes. The maximum sale price for a household with income between 80% and 100% of the area median is capped at $350,000 for a four-bedroom townhome.

This requirement reduces potential property tax revenues for SD 30 as well as other taxing districts. If the eight affordable units were market rate units, the average sale price for those units would be $559,000 and total property taxes for SD 30 would be $302,685. We also note that the compounding effect from triennial reassessment over time would be greater if all the units were sold at market rates.

MELTZER, PURTILL & STELLE LLC

MPSLAW

ATTORNEYS AT LAW

SCHAUMBURG • CHICAGO

File Number: 35398-007
Direct Dial: (312) 461-4336
Email: bpenny@mpslaw.com

1450 AMERICAN LANE
SUITE 1900
SCHAUMBURG, IL 60173
TELEPHONE (847) 330-2400

125 SOUTH WACKER DRIVE
SUITE 2900
CHICAGO, IL 60606
TELEPHONE (312) 987-9900

www.mpslaw.com

September 8, 2025

Via Email
Swati Pandey, Senior Planner
Department of Development & Planning Services
Village of Northbrook
1225 Cedar Lane,
Northbrook, Illinois 60062
Email: swati.pandey@northbrook.il.us

Re: *Response to Village Third Review Comments - PCD-24-06 - 1825 Shermer Road*

Dear Ms. Pandey,

We are pleased to send you this letter in response to the comments received from the Village following the third review of our application materials, dated between August 5 and August 12, 2025. Those comments are consolidated below, with our responses noted in red.

DPS Comments - August 12, 2025

1. Project Narrative:
    a. Revise parking information on the narrative given the change in the guest parking lot.
    Response: Done. Please see the revised Project Description included with this letter.

    b. Remove all references to "planting of required parkway trees on private property" and resubmit.
    Response: Done. Please see the revised Project Description included with this letter.

2. Provide the legal description of the subject property in a Word document.
    Response: Please see enclosed legal description.

3. Subdivision Variation Worksheet:
    a. Revise the subdivision variation worksheet to include information related to the three variations listed below. Remove reference to "parkway trees on private property".
    Response: Done. Please see the revised Subdivision Variation Worksheet included with this letter.
        i. Variation of the Subdivision Code to allow a private road system;
        Response: Please see the revised Subdivision Variation Worksheet included with this letter.

MPSLAW

ii. Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development;
Response: Please see the revised Subdivision Variation Worksheet included with this letter.

iii. Variation of the Subdivision Code to Waive the Requirement to Bury Overhead Utility Lines along the Shermer Road frontage of the Subject Property.
Response: Please see the revised Subdivision Variation Worksheet included with this letter and the previously submitted accompanying letter.

b. Provide responses to the standards for variation to allow private street. See attached.
Response: Please see the revised Subdivision Variation Worksheet included with this letter.

4. Zoning Variation Worksheet: Revise per comments below:

a. The zoning variation worksheet references a variation request to allow for a six-foot fence in the corner side yard. The Fence Plan shows that the screening fence along Stanley Street will be three feet in height. If the only six-foot section is the privacy fence between units, then remove reference to the fence variation request (this is covered with the setback variation). Staff believes that there is no six-foot perimeter fence along Stanley Street. Confirm and revise.
Response: Confirmed. Please see the revised Zoning Variation Worksheet included with this letter.

b. Revise the parking variation number from 218 to 217 (given an ADA space in guest parking lot).
Response: Done. Please see the revised materials included with this letter which now identify 217 parking spaces.

5. Submit the following:

a. One fee check made to the Village of Northbrook for $1,600 for the following items – these zoning relief items were identified after the initial payment was received, and therefore are due:

i. Parking Variation ($350 Non-Refundable)
Response: We understand that payment was received and that no further action is required with respect to this item.

ii. Variations of the Subdivision Code ($250 Non-Refundable & $1,000 Escrow)
Response: We understand that payment was received and that no further action is required with respect to this item.

6. Affordable Housing Plan:
    a. The proposed eight affordable units should be split equally between Tier I and Tier II of the Eligible Income Tier and Maximum Prices as listed in Section 9-305.B. of the Zoning Code. See the applicable Pricing Schedule in the Table below (excerpt) and/or refer to the Technical Guide for the Affordable Unit Pricing Schedule. Revise the Affordable Housing Compliance Plan accordingly.
    Response: Please see response letter separately sent to you dated August 28, 2025.
    b. Provide a map exhibit attached to the Affordable Housing plan showing the location of the affordable units marked on the plan. The affordable units should be dispersed within the entire development.
    Response: An updated location map is included with the revised Affordable Housing Compliance Plan submitted with this letter. It is also referred to in the response letter referred to above.
    c. Please be advised that a Final Affordable Housing plan will be required during Final Planned Development approval application whereby further detailed information regarding the affordable units will be required. There will be restricted scope for deviation from the proposal made at the Concept Plan stage.
    Response: Noted.

7. The FAR noted on the Preliminary PUD Site Plan is 61%. Please be advised that as part of the Final PUD application, an exhibit showing the breakdown of the square footage (with a total of 61%) for the building area will be required.

    Response: Noted, this will be included with that application.

8. Based on any revisions made to the plans, all documents should match the details and all documents/plan sets revised should be resubmitted.

    Response: Noted.

CPAH Comments - August 11, 2025

1. Section II of the Plan states that "These affordable units will be offered to eligible households from the Tier B Eligible Income Tier…." However, Section 9-305 B. of the inclusionary housing ordinance, "Eligible Income Tiers and Maximum Prices", states that "affordable units in governed developments may only be offered to eligible households from the income tiers…. listed in the chart below." The chart specifies that half of the owner-occupied units must be offered to Tier 1 households with income below 80% AMI, and half the owner-occupied units must be offered to Tier 2 households with income below 120% AMI. The Northbrook Row proposal has all the units being sold only to the higher income tier (Tier 2), and none to the lower income tier (Tier 1.)* That will also result in all of the units being sold at the higher price point that is commensurate with the higher income tier. Section II of the Plan does not comply with the ordinance, and the Developer has not demonstrated that the affordable housing units will accommodate the needs of the target households which include those with household income below 80% AMI. Based on the

information provided, CPAH does not support the Developer's request for an exception to the requirements of Section 9- 305 B.

Response: Please see response letter separately sent to you dated August 28, 2025.

Elrod Friedman LLP Comments - August 5, 2025

1. We have no further comments on this application. Our only comment on the second submittal was that the Declarations does not address or provide for reduced or modified assessments for the affordable units. The applicant provided a response that they plan on having assessments remain the same for all units and explained the reasoning for that policy.

   Response: See revised Affordable Housing Compliance Plan included with this letter. The Applicant agrees to limit the amount of the assessment to $200 per month for affordable units in accordance with the Village's 2025 Technical Guide - Village of Northbrook Affordable Unit Pricing Schedule.

Tree Preservation Comments - August 11, 2025

1. Provide documentation that the residents to the North of the proposed development have been provided with written notice of the proposed removal of the parkway trees along the south side of Beaumont Place at time of building permit submittal.

   Response: Copies of this notice will be provided to the Village at the time of building permit submittal.

2. Provide list/table of all proposed plantings on site with type, size and quantities of plants/trees at time of building permit submittal.

   Response: Noted.

3. Native planting areas will require a 3-year maintenance plan by a qualified native landscape contractor. Provide 3-year maintenance plan at time of building permit submittal.

   Response: Noted.

4. This plan has approval to proceed to the plan commission. Additional comments will be forthcoming with building permit submittal.

   Response: Noted.

Glenview School District 30 Comments - August 5, 2025

1. Northbrook | Glenview District 30 acknowledges receipt of the Johnson Research Group (JRG) memorandum dated June 30, 2025. While we appreciate their response, it reinforces rather than addresses our concerns about the Northbrook Row development's impact on District 30.

2. JRG's reliance on 1996 multipliers based on 1990 Census data ignores three decades of educational improvements that have transformed our district into a destination for families seeking exceptional schools. The families attracted to our community today represent a reality not captured by 1990 demographic patterns.

MPSLAW

3. JRG dismisses Sterling Place as "not statistically sufficient," yet it represents our only current, local evidence. Sterling Place generated 33 students versus the projected 15, a 120% underestimation that reflects the reality of families who choose our community for its schools. When similar underestimations occur with Northbrook Row, District 30 expects these actual generation rates to become the standard for evaluating future developments.
4. Current methodologies focus solely on immediate per-pupil costs while ignoring capacity constraints that force expensive referenda long after developers have left town. Wescott School is already approaching capacity. When enrollment exceeds sustainable levels, taxpayers, not developers, fund the multi-million dollar building expansions needed to accommodate growth.
5. While District 30 will continue providing exceptional education for all students, our community deserves transparency about development impacts. Each new residential project approved under current methodologies likely means higher taxes for existing residents, overcrowded facilities, and future referenda to address capacity issues created by cumulative development growth.

Response: JRG analyzed potential student generation utilizing Table 4-1 (the "Table of Estimated Ultimate Population Per Dwelling Unit") in the Village's Subdivision and Development Code, as required by the Village Code. Additionally, the Applicant has agreed to pay all required school impact fees required by the Code for all dwelling units in *Northbrook Row* other than the affordable units.

We appreciate the continued review of our plans and look forward to continuing our work with you on this project.

Yours very truly,

MELTZER PURTILL & STELLE LLC

Brendan Penny

cc: Michaela Kohlstedt, Deputy Director – Development & Planning Services Dept.
Caitlyn Culbertson, Elrod Friedman LLP
Nate Wynsma, Lexington Homes
Hal Francke, Meltzer, Purtill & Stelle LLC

MEMORANDUM

To: 1825 SHERMER ROAD LLC
From SWATI PANDEY, SENIOR PLANNER
Date: MAY 27, 2025

Subject: PCD-24-06 – 1825 SHERMER ROAD – LEXINGTON TOWNHOMES

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

1. Project Narrative:
    a. Does 2,500 square feet noted for Row Homes and 2,300 square feet noted for Mews Homes include the garage square footage? If not, revise the Project Narrative and note the garage space as well.

       Response: It does not. Project Description has been revised to note the garage space as well. The revised Project Description is being delivered concurrently with the delivery of these responses.

    b. Page one of the document lists relief and states, "allow for planting of required parkway trees on private property" – is this still accurate? Confirm and revise, if required.

       Response (from Applicant's Landscape Architect): This is still accurate. Please see revised Project Description.

    c. See page 5 of this document with the heading, "Landscape Code Requested Variations" – foundation landscaping and perimeter landscape open space will not require variations. Parking lot screening is required to comply with the six-foot screening requirement – since it will be a controlled egress with a stop sign, it is not required to meet the sight triangle requirement. Fence has been reduced to three feet and complies. Check with staff for further clarification.

       Response (from Applicant's Landscape Architect): Noted and thank you. Please see revised Project Description.

2. Submit the following:
    a. One fee check for $1,600 for the following items:
        i. Parking Variation ($350 Non-Refundable)
        ii. Variations of the Subdivision Code ($250 Non-Refundable & $1,000 Escrow)

            Response: This has been submitted to the Village.

    b. Subdivision Variations worksheet – Revise the worksheet, and address the standards to include the following applicable requests and resubmit: ***Response: Done***
        i. Variation of the Subdivision Code to allow a private road system;
        ii. Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development;
        iii. Variation of the Subdivision Code to Waive the Requirement to Bury Overhead Utility Lines along the Shermer Road frontage of the Subject Property.
    c. Provide responses to the standards for variation to allow private street. See attached. ***Response: Done.***

d. Provide responses to the factors considering a waiver for utility burial. See attached. ***Response: It is now included.***

3. Confirm if the Homeowner's Association requirements will prohibit recreation facilities such as swing sets, basketball hoops, playground equipment, etc. Direct where in the HOA document is this noted? Revise appropriately if required.

   Response: It will and this is provided for in Section 8.14.

4. The Secretary of State of Illinois website shows a Trust is managing 1825 Shermer LLC. Provide the Trust documents. Confirm the names of authorized signatories that sign on behalf of 1825 Shermer LLC and provide documents as proof. ***Response: This has now been provided with these responses.***

Managers	Address
RONALD J. BENACH TRUST DTD 10/6/97, AS AMENDED AND RESTATED*	PO BOX 7500 DETROIT, MI 442750000

5. Preliminary PUD Site Plan:
   a. The ground sign is required to be a minimum of six feet from all property lines. Revise the preliminary PUD plan, color Illustrative plan, and landscape plan to show and label the minimum setback from the property lines to be six feet. Match all relevant plans. ***Response: Done.***
   b. Provide and label one ADA parking space within the guest parking area. At permitting the ADA space will be reviewed in compliance with the IL ADA parking requirements. ***Response: Done and understood.***

6. Landscape Plan:
   a. Include a bike loop detail on the plan. Label material and color. ***Response: Done.***
   b. Fence Plan: "Existing Fence (Off-Site) to be removed" – Is this referring to removing a fence on Shermer Place property? Does the Applicant have authorization to remove this fence? ***Response: Applicant intends to enter into a Cooperation Agreement with the Shermer Place Master Association which will permit this.***
   c. Please be advised that a future Final Landscape Plan should include detailed Plant List noting name, quantity, size, type, height at maturity, and whether the species is native or not in a tabular format for the proposed landscaping. ***Response: Noted.***

7. Photometric Plan:
   a. Highlight the property line in bold and note the foot-candle reading at the property line and five feet beyond in all directions. ***Response: Done.***
   b. Provide details of the proposed lights showing compliance that the lights will have cut-off shield and will prevent glare on to any public or private property or streets. ***Response: Done.***

8. Affordable Housing Plan:
   a. If the applicant is requesting a Development Impact Fee waiver for the affordable units then the request should be part of the Affordable Housing Compliance plan. Revise accordingly.
      Response: Applicant is requesting this relief and a note to that effect has been added to the revised Affordable Housing Compliance Plan being submitted concurrently with these responses.
   b. The proposed eight affordable units should be split equally between Tier I and Tier II of the Eligible Income Tier and Maximum Prices as listed in Section 9-305.B. of the Zoning Code. See the applicable Pricing Schedule in the Table below (excerpt) and/or refer to the Technical Guide for the Affordable Unit Pricing Schedule. Revise the Affordable Housing Compliance Plan accordingly. ***Response: Applicant has responded to this comment in its response to the CPAH comment letter.***

**Table 4: Village of Northbrook Affordable Ownership Unit Pricing Schedule*
Effective July 1, 2024**

	Tier A (0% to 80% AMI) Maximum price based on 65% AMI	Tier B (80% to 120% AMI) Maximum price based on 100% AMI
Efficiency	$85,000	$188,000
One	$115,000	$230,000
Two	$140,000	$273,000
Three	$168,000	$315,000
Four	$187,000	$350,000

c. Provide a map exhibit attached to the Affordable Housing plan showing the location of the affordable units marked on the plan. The affordable units should be dispersed within the entire development.

Response: The affordable units will be dispersed throughout Buildings 6 through 10. They will all be Mews units. The requested map has been added.

d. Please be advised that a Final Affordable Housing plan will be required during Final Planned Development approval application whereby further detailed information regarding the affordable units will be required. There will be restricted scope for deviation from the proposal made at the Concept Plan stage.

Response: Noted.

9. Based on any revisions made to the plans, all documents should match the details and all documents/plan sets revised should be resubmitted.

Response: Noted and done.

C. **Private Streets; Variation Required** It is the intent of this Code to require the construction and dedication of appropriate public streets and rights-of-way as part of the review and approval of Subdivision and Development applications. The Plan Commission may recommend and the Board of Trustees may approve a variation pursuant to Section 3-201 of this Code, authorizing the establishment of private streets. If approved, all such private streets shall comply with the following standards:

1. No private street shall be permitted which serves through traffic or is deemed to be contrary to the Official Comprehensive Plan.

2. No private street shall be created which does not satisfy the minimum pavement requirements for public streets, as established in the Village Standards and Specifications Manual, current edition. All approved private streets shall incorporate the cost estimate for such streets in the performance guarantee and shall be inspected by the Village of Northbrook.

3. Private streets shall be maintained and repaired by or on behalf of a duly established property owners' association in accordance with Subsection 4-105 E of this Code.

4. Private street rights-of-way shall be established as outlots, as defined herein, and shall not be included in any minimum lot area or setback calculations for individual lots.

5. In recognition of the fact that private streets may be approved with rights-of-way which are less than those required for an equivalent public street, all lots abutting a duly approved private street shall have building restriction lines established and recorded in such a manner as to create a setback from the edge of pavement equal to that which would have existed were a public street established. The Village Engineer shall verify the location of all such building restriction lines for compliance with this standard.

6. A covenant shall be recorded against the subject property acknowledging that the Village shall at no time be under any obligation to provide maintenance for or accept dedication of said private streets.

Village of Northbrook – Subdivision Code: Section 4-104.F.2.(d)

(d) The underground installation of electric, telecommunications, internet, broadband, cable service, and video service, utility facilities may be waived with the approval of the Board of Trustees upon a written request from the applicant for subdivision relief and a finding by the Board of Trustees that the strict enforcement of this Subsection F would constitute an undue hardship on the applicant and that minimal benefit to the Village and the public would accrue from the waiver of underground installation. The Board of Trustees' decision shall include, without limitation, consideration and analysis of the following factors:

(1) The extent of existing overhead utility facilities in the immediate area of the subdivision;

(2) The location and heights of such utility facilities and their relationship to present or planned future streets and other rights-of-way;

(3) The crossing of such utility lines over streets and other rights-of-way with significant levels of traffic;

(4) The proximity of such utility facilities to schools, religious or community institutions, commercial areas, or other places where people congregate;

(5) The expected aesthetic appearance of that portion of the Village should the utility facilities be installed overhead instead of underground;

(6) The impact of overhead utility facilities on future development in the area of the subdivision;

(7) The practicality and feasibility of underground installation with due regard for the comparative costs between underground and overhead installation; however, a mere showing that an underground installation is more costly than overhead installation shall not be the sole criterion for granting a waiver.

HAEGER ENGINEERING
consulting engineers · land surveyors

100 East State Parkway
Schaumburg, Illinois 60173-4546
tel: 847.394.6600
fax: 847.394.6608

Memorandum

Date: July 24, 2025
Project: Northbrook Row, 1825 Shermer Road, Northbrook, IL
Project No. 20-122

Subject: Responses to Village of Northbrook Development & Planning Services Department Engineering Comments dated 5/29/2025 (1)

Instructions:

a. *Return this sheet with the revised drawings/documents to Permit Coordinators at Development & Planning Services, 2nd floor Village Hall. ELECTRONIC SUBMITTALS WILL NOT BE ACCEPTED.*

b. *The design professional must indicate the location of each revision (sheet/detail number) & respond to every comment in the Response spaces provided below; do NOT submit a separate response letter, USE THIS FORM*

.

c. *The design professional must include on each new drawing: their seal, signature, date of signing and date of license expiration.*

d. *Identify all drawing revisions with a BUBBLE.*

e. *Any revisions that are in addition to the review comments must be bubbled and explained in a separate narrative.*

Building Code Review Comments

1. *Sanitary service was never properly disconnected from prior demo permit. Old sanitary service will be required to be abandoned properly prior to permit issuance.*

   Noted. The sanitary service disconnection has been identified on the preliminary plans, and we will coordinate the abandonment prior to permit issuance.

Memo

To: Swati Pandey

From: Mark Cacioppo

CC: Kelly Hamill, Aram Beladi, Terry Cichocki

Date: 6/3/25

Re: 1825 Shermer – Townhomes – PCD24-0006 Tree Preservation Review 2

---

1. Provide documentation that the residents to the North of the proposed development have been provided written notice of the proposed removal of the parkway trees along the south side of Beaumont Place.

   Response (from Applicant's attorney): Applicant intends to enter into a Cooperation Agreement with the Shermer Place Master Association which, among other things, will describe the plan to remove these trees in conjunction with the work Applicant intends to undertake in the Beaumont Place right-of-way. Pursuant to that agreement, Applicant will provide individual notice of Applicant's intent to remove these trees to the residents who live on the north side of Beaumont Place.

2. Provide list/table of all proposed plantings on site with type, size and quantities of plants/trees. No quantities of trees have been shown or the location of each tree type. There are trees proposed that are currently on the Village's do not plant list. Change out these trees with approved trees from the attached list.

   Response (from Applicant's Landscape Architect): Please refer to revised Landscape Plan being submitted concurrently with this response. Trees in the representative plant list have been modified to remove and/or replace species from the do not plant list with other species from the approved tree list. Species types, and quantities will be provided on the Final Landscape Plan and will meet the Village's diversity requirements.

3. Native planting areas will require a 3-year maintenance plan by a qualified native landscape contractor. Provide 3-year maintenance plan in future submittals. Not provided with this submittal.

   Response (from Applicant's Landscape Architect): A 3-year maintenance and monitoring plan with performance standards will be provided on the Final Landscape Plan.

4. Use Village detail for wooden slat or chain link tree protection.

   Response (from Applicant's Landscape Architect): Please refer to revised Landscape Plan being submitted concurrently with this response. The Tree Protection Fence Detail has been replaced with the Village's detail.

5. This plan does not have approval to proceed to the plan commission. Additional comments will be forthcoming with future submittals.

   Applicant response: Noted



Village of Northbrook
Tree Replacement List



It is the goal of the Village of Northbrook to promote species diversity throughout the Village. With the help of our residents and quality service providers we hope to establish and sustain a healthy and long lived urban forest that will benefit both the residents and visitors to the Village of Northbrook.

Large Trees (Mature Height Over 45 feet)

Plant 30 to 50 feet apart and no closer than 15 to 20 feet from a building (Spacing may vary depending on tree choice)



Species	Preferred Cultivar
American Linden (Tilia americana)	American Sentry
Bald Cypress (Taxodium distichum)	Common, Shawnee Brave (narrow variety)
Bitternut Hickory (Carya cordiformis)	
Black Locust (Robinia pseudoacacia)	'Chicago Blues'
Black Tupelo (Nyssa sylvatica)	
Bur Oak (Quercus macrocarpa)	
Chinquapin Oak (Quercus muehlenbergii)	
Chestnut Oak (Quercus montana)	
Dawn Redwood (Metasequoia glyptostroboides)	
European Larch (Larix decidua)	
Ginkgo (Ginkgo biloba)	Princeton Sentry, Autumn Gold, Magyar
Hackberry (Celtis occidentalis)	Chicagoland, Windy City
Hardy Rubber Tree (Eucommia ulmoides)	
Harvest Gold Linden (cordata x mongolica)	Harvest Gold
Hill's Oak (Quercus ellipsoidalis)	
Hybrid Elm (Ulmus species)	Accolade, Commendation, Emerald Sunshine, Frontier, Homestead, New Horizon, Patriot, Pioneer, Regal, Triumph, Princeton, Prospector
Jordan Street Oak (Q. alba x macrocarpa 'Atwood')	
Katsura Tree (Cercidiphyllum japonicum)	
Kentucky Coffeetree (Gymnocladus dioicus)	'Prairie Titan', 'Espresso'
Lacebark Elm (Ulmus parvifolia)	
Northern Catalpa (Catalpa speciosa)	
Planetree (Platanus x acerifolia)	Exclamation 'Morton Circle', Ovation
Regal Prince Oak (Quercus robur x xbicolor 'Long')	
Scarlet Letter Oak (Quercus x 'Scarlet Letter')	
Shantung Maple (Acer truncatum)	Norwegian Sunset, Pacific Sunset
Shagbark Hickory (Carya ovata)	
Shingle Oak (Quercus imbricaria)	
Shumard Oak (Quercus shumardii)	
Silver Linden (Tilia tomentosa)	
Sugar Berry (Celtis laevigata)	
Swamp Bur Oak (Quercus x schuettii)	
Swamp White Oak (Quercus bicolor)	
Swamp Chestnut Oak (Quercus michauxii)	
Sweetgum (Liquidambar styraciflua)	Common, Slender Silhouette
Triple Crown Oak (Quercus 'Taylor')	
Tulip Tree (Liriodendron tulipifera)	'Emerald City' (narrow), 'Arnold' (narrow)
Turkish Filbert (Corylus colurna)	

White Oak (Quercus alba)	
Yellow Buckeye (Aesculus flava)	
Zelkova (Zelkova serrata)	Green Vase, Village Green

Medium Trees (Mature Height 30 feet to 45 feet)



Plant 20 to 30 feet apart and no closer than 12 to 15 feet from a building (Spacing may vary depending on tree choice)

Species	Preferred Cultivar
American Hornbeam (Carpinus caroliniana)	
American Yellowwood (Cladrastis kentukea)	'Perkins Pink'
Amur Corktree (Phellodendron amurense)	Shademaster, Macho
Autumn Splendor Buckeye (Aesculul arnoldiana)	
Black Locust (Robinia pseudoacacia)	Purple Robe
Crimson Sunset Maple (A. truncatum X platanoides)	
European Hornbeam (Carpinus betulus)	Fastigiata, 'Emerald Avenue'
Hedge Maple (Acer campestre)	
Ironwood (Ostrya virginiana)	
State Street ® Miyabe Maple (Acer miyabe)	Morton, Rugged Ridge
Ohio Buckeye (Aesculus glabra)	
Osage Orange (Maclura pomifera)	White Shield (seedless)
Persimmon (Diospyros virginiana)	
Purple Catalpa (Catalpa x erubescens)	'Purpurea'
Red Horsechestnut (Aesculus x carnea)	Briotii, Fort McNair
River Birch (Betula nigra)	Heritage
Witchhazel (Hamamelis virginiana)	Fall blooming (not a cultivar name)
Witchhazel (Hamamelis vernalis)	Spring blooming (not a cultivar name)

Small Trees (Mature Height Under 30 feet)



Plant 10 to 15 feet apart and no closer than 8 to 10 feet from a building (Spacing may vary depending on tree choice)

Species	Preferred Cultivar
Allegheny Serviceberry (Amelanchier laevis)	
Apple Serviceberry (Amelanchier x grandiflora)	
Amur Maple (Acer ginnala)	
Amur maackia (Maackia amurensis)	
China Snow ® Peking Lilac (Syringa pekinensis)	Morton
Cockspur Hawthorn (Crataegus crus-galli)	
Crabapple (Malus species)	Any disease resistant variety
Eastern Wahoo (Euonymus atropurpureus)	
Fox Valley ® River Birch (Betula nigra)	Little King
Japanese Tree Lilac (Syringa reticulata)	Ivory Silk, Summer Snow
Magnolia (magnolia spp)	Kobus 'Elizabeth', Butterflies, Cucumbertree 'Summer Pleasures', Star 'Royal Star'
Paw Paw (Asimina triloba)	
Redbud (Cercis canadensis)	Common, alba (Royal White)
Sassafras (Sassafras albidum)	
Shadblow Serviceberry (Amelanchier arborea)	
Tatarian Maple (Acer tataricum)	
Three Flower Maple (Acer triflorum)	

Conifers

Plant 10 to 20 feet apart and no closer than 8 to 15 feet from a building (Spacing may vary depending on tree choice)



Species	Preferred Cultivar
Balsam Fir (Abies balsamea)	
Black Spruce (Picea mariana)	
Concolor Fir (Abies concolor)	
Douglas Fir (Pseudotsuga menziesii)	
Eastern Hemlock (Tsuga canadensis)	
Eastern Red Cedar (Juniperus virginiana)	
Korean Pine (Pinus koraiensis)	
Limber Pine (Pinus flexilis)	
Serbian Spruce (Picea omorika)	
Swiss Stone Pine (Pinus cembra)	
White Fir (Abies concolor)	
White Pine (Pinus strobus)	
White Spruce (Abies glauca)	

Overplanted (Do Not Plant)

These trees have been overplanted and are prone to both pests and diseases that will ultimately shorten their life span in the landscape.

*Trees listed as do not plant will **not** count towards any required replacement inches.*

Species	Cultivar (not all cultivars listed)
American Linden (Tilia americana)	Redmond, Wandell
Arborvitae (Thuja occidentalis)	
Austrian Pine (Pinus nigra)	
Callery Pear (Pyrus calleryana)[2]	Chanticleer, Aristocrat, Jack, Silver Ball, Bradford
Colorado Spruce (Picea pungens)	Common, Hoopsii, Thompsenii
Freeman Maple (Acer x freemanii)	Armstrong, Autumn Blaze, Marmo, Morgan, Redpointe
Honey Locust (Gleditsia triacanthos)	Shademaster, Skyline, Moraine
Juniper (Juniperus spp)	
Littleleaf Linden (Tilia cordata)	Greenspire
Northern Red Oak (Quercus rubra)	
Norway Spruce (Picea abies)	
Norway Maple (Acer platanoides)	Emerald Lustre, Crimson King
Red Maple (Acer rubrum)	Northwood, Red Sunset
Scotch Pine (Pinus sylvestris)	
Silver Maple (Acer saccharinum)	
Sugar Maple (Acer saccharum)	Morton, Crescendo, Fairview

Nuisance Trees (Do Not Plant)

Species	Comments
Ash (all Species)	Emerald ash borer insect
Boxelder (Acer negundo)	Brittle wood, decay, insects
Buckthorn (Rhamnus cathartica)	Very aggressive invasive species
Cottonwood Female Only (Populus deltoides)	Brittle wood, decay, seeds
Ginkgo Female Only (Ginkgo biloba)	Fowl smelling fruit
Mountain Ash (Sorbus spp)	Short lived, disease prone
Russian Olive (Elaegnus augustifolia)	Disease prone, poor form
Siberian Elm (Ulmus pumila)	Brittle Wood, insects
Tree of Heaven (Ailanthus altissima)	Weak wood, very aggressive species
White Mulberry (Morus alba)	Fruit, shallow roots
Willow (Salix species)	Weak wood, decay

Tree Size Requirements

Single stem trees should be $2^{1/2}$ to 3 inches in caliper. Conifers and multi-stemmed ornamentals that measure 8-10 feet tall will count as $2^{1/2}$ caliper inches, 10-12 feet tall as 3 caliper inches, 12-14 feet tall as 3.5 caliper inches, 14-16 feet tall as 4.0 caliper inches.

Diversity Requirement

No one genus of tree should be used for more than 10% of your replanting commitment
No one species of tree should be used for more than 5% or your replanting commitment
No one cultivar of tree should be used for more than 1% of your replanting commitment

Soils

Soil type in the Northbrook area consists largely of an urban complex with an average pH from 5.6 to 7.4 based on a soil survey performed by the USDA Soil Conservation Service in 1979. To verify your specific soil type and pH we recommend having it tested by a qualified individual.

Landscape Design Recommendations

Please make allowances for the type of land area you are reforesting. Example: an oak hickory woodland should be replanted with more local varieties of trees and shrubs like oaks, hickories, serviceberries, and redbuds and fewer varieties of conifers and ornamental trees that may become invasive like pears (Pyrus spp.) and Burning bush (Euonymous alatus).

We encourage all reforestation questions to be made prior to procurement and planting of landscape materials. In many cases we will require approval of your landscape plan in order to return escrow monies put down as your tree replacement guarantee per your tree replacement agreement with the Village.

This replacement list is not all inclusive and does not include all available cultivars. If you would like to plant a tree not shown on the above list please contact the Village Forester or Tree Preservation Officer at 847-272-4711 to discuss your options.

For additional information regarding trees within the Village please reference Chapter 25 of the Northbrook Municipal Code.

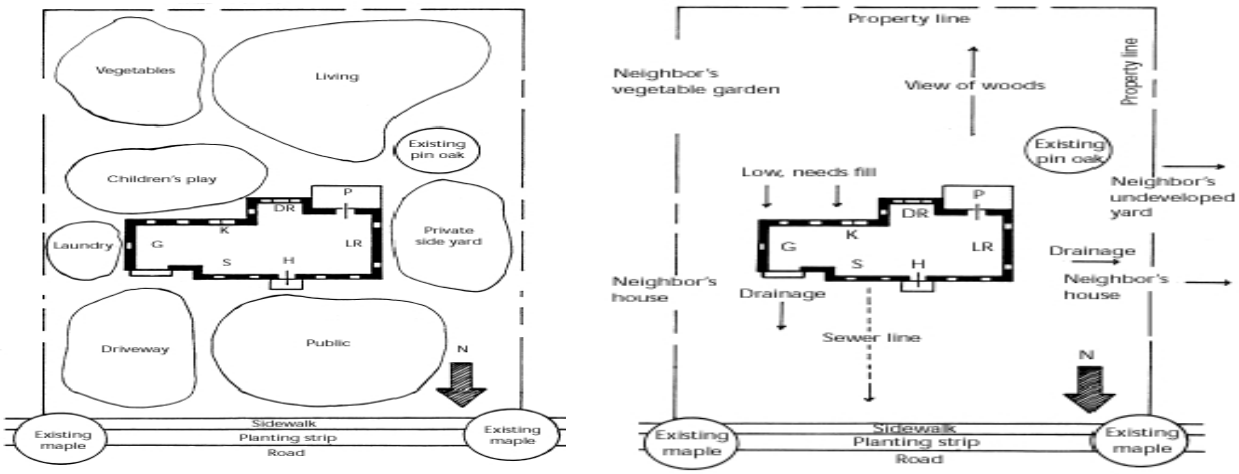
Landscape Planting Guidelines

These guidelines are suggestions for you to consider when planting your new landscape trees and shrubs. Your replanting is an investment in your new home. Whether you do it yourself or hire someone to do your planting, these guidelines will give you the information you need to make good choices to ensure your landscape is properly planted.

10 MOST COMMON PLANTING MISTAKES

1. Failure to Have a Landscape Plan

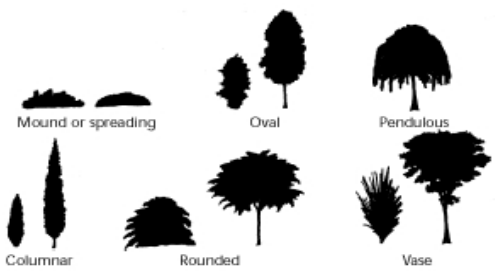
Many home landscapes are designed helter-skelter. A plant or tree is planted somewhere in the yard because there is room at the time. It is better to draw a plan for the whole yard and stick to it.

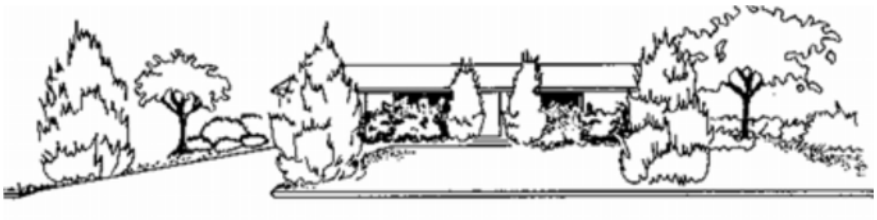


Examples of General Concept Plans

2. Planting Trees or Shrubs Too Close to Structures or to Each Other

- Consider the trees ***MATURE*** height and width. An example of an incorrect planting is planting a Riverbirch (Mature Height 40'xWidth 15') or Blue Spruce (Mature Height 50'xWidth 25') three feet away from your house or 3' away from each other.
- Consider the form of the plant. How will it occupy space?
- Different forms of trees and shrubs.





Example of plants improperly spaced. Notice how you can hardly see the home or entry.

3. Improper Planting Practices

- **Planting too deep or too high.** The soil of the planting container should be in direct line with the natural soil level. Be sure the hole dug for planting is deep and wide enough to leave a space around the root ball to adequately tamp soil down around the plant into the planting hole.
- **Remove the top portion of the ball and burlap container to be sure the basal flare (the area where the trunk flares out) shows.** If it doesn't show, remove soil until you find this flare. Container plants need to have roots scored before placing the root ball into the planting hole.
- **Planting at the wrong time** can create a situation where your new tree or shrub falters and cannot properly establish. Avoid planting in mid-summer, during drought or at the wrong time of year. An example is planting an oak or pear in the fall when they are better established if planted in spring. The only exception to this is oaks grown in Gro-Bags which establish better if planted in August.
- **Planting too many of the same plant.** An example is to plant all of your shade trees as Pears or Maples and have all of your evergreens planted as rows of Arborvitaes or White pines. Monocultures spell trouble for a landscape if a pest or disease that specifically affects a particular plant comes into an area. Plant diverse species of trees or shrubs.

4. Not Considering the Primary View of the Landscape

View your proposed planting from your most used living areas. Who will be viewing the landscape? Do you want "curb appeal" or the best view from your kitchen window or deck? Where will you enjoy the landscape? Will you be seated outdoors or view the landscape from your most used indoor areas?

5. Lack of Attention to Soil Preparation and Care

- Most new building sites have poor soil due to compaction and changed soil profiles that happen during excavation and other construction impacts.
- If you do have a new construction site, it is best to aerate your soil and incorporate 2 inches of new pulverized soil and compost to the top layer of soil before planting. You may want to add gypsum or perlite to improve heavy clay soil. Use mulch as a top dressing on all of your beds after planting to further improve your soil. Be sure not to pile too much mulch around the trunk of the tree!
- Be sure that you don't till or dig in wet soil since that will alter the soil structure permanently and you will have difficulty restoring the porosity to the soil.
- It is <u>not</u> necessary to add soil amendments to your planting holes unless the soil you are planting into is heavy, clay soil that is not responding to your previous treatment. Keep in mind that the plant will not grow into a very clay-filled, water-logged soil, even if you have put in an amendment into the planting hole.

6. **Not Working with What you Have**
    - Preserved trees may require extra attention the first 3-5 years after construction. Maintaining a mulch ring around the tree and aerating the soil with radial trenches may be the most importance maintenance that you do for the mature trees on the property after the construction is completed or you have purchased a new construction home.
    - Your yard may have a lot of shade or scorching sun. It may be wetter in some areas due to the terrain of your landscape. There are plants more suited for these micro-environments. Be sure you know the growing requirements of the plants you have in your yard and the conditions required by the plants you intend to add to your landscape.

7. **Failure to Irrigate or Irrigating too Much**

    We enjoy our landscapes but we don't have the time to water as required. You may need to consider an automatic irrigation system that allows you to set the timing individually for your lawn and your planting beds.

    - New woody landscape plants or stressed plants require 1 inch of water per week
    - New herbaceous plants (perennials and annuals) require 2 inches of water per week

    If you want to establish or maintain a green lawn for the summer, be sure that the same every day watering schedule is not followed for your woody or herbaceous plants in your planting beds.

    If you water your woody or herbaceous plants the same as your lawn, you will overwater and drown your trees, shrubs and perennials. Trees are especially sensitive to overwatering. Drain tiles may need to be placed around your trees to move excess irrigation water away.

8. **Improper Pruning Practices**
    - Pruning tree limbs flush with the trunk
    - Allowing shade trees to be headed back (topped) for size control
    - Removing leaves from flowering bulbs before the leaves have yellowed
    - Pruning spring-blooming plants after July. (Buds set on shrubs like lilacs, forsythia in August or September for next year's bloom).

9. **Poorly Timed Programs**
    - Pruning and fertilizing woody plants between mid-July and mid-October. This can stimulate new growth that will not harden off by fall.
    - Lawn seeding in mid-summer or late fall. Late August/early September (best) or late winter/early spring are much more effective times of year to seed large areas of the lawn.
    - Pruning on trees like American elms and Oaks is prohibited by ordinance between April 1st and October 31st to prevent disease. Ash trees will require special handling, too.

10. **Not Consulting Information Sources**
    - The Chicago Botanic Garden (www.chicagobotanic.org) and The Morton Arboretum (www.mortonarbo.org) have professional plant experts to help you with questions about your landscape and tree care.
    - Your local extension service may also be helpful because they have a staff of Master Gardeners that can assist you with questions. (www.extension.uiuc.edu)
    - The Northbrook Garden Club also has many experienced gardeners who can help.
    - For tree questions or concerns, contact Northbrook Public Works at 847-272-4711.

SUMMARY

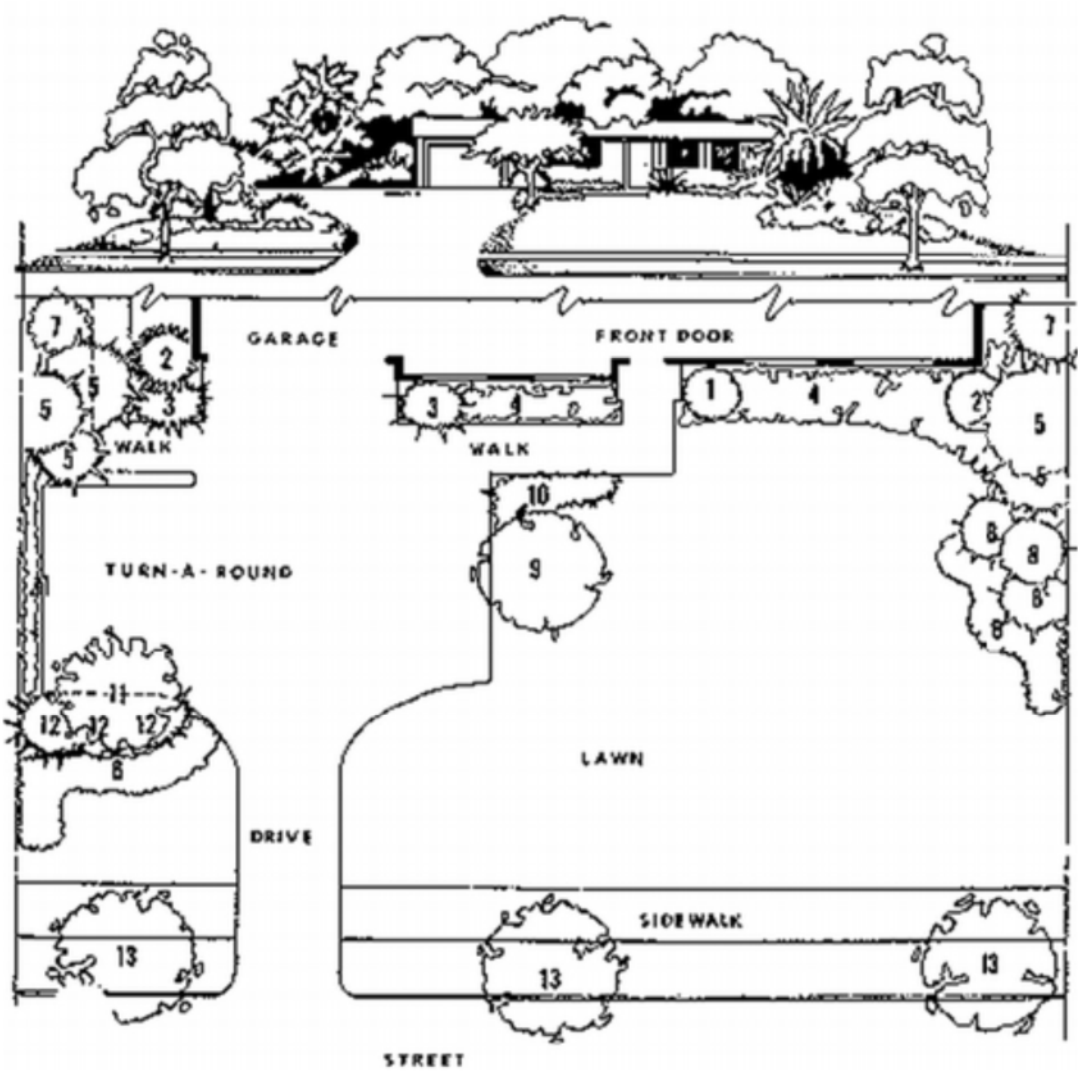
Primary considerations for selecting your landscape plants:

- Height and width-mature size
- Form-shape and how it will occupy the space
- Texture of the plants. Plants with finer textures should be used in greater numbers than plants with coarse textures.
- Seasonal interest and color. Foliage, fruit, flowers, winter features, changing colors.

Secondary considerations for selection:

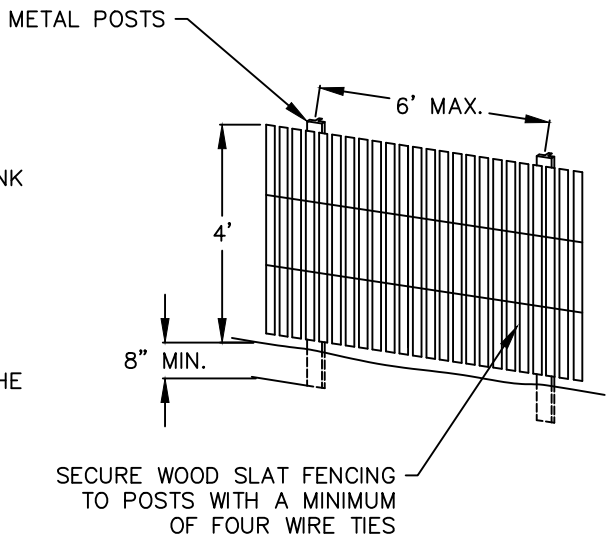
- Insect and disease resistance
- Sun or shade
- Moisture tolerance
- Drought resistance
- Soil type

Plant in groups of 3's, 5's, and 7's, etc. to give a sense of intentional design, balance and unity.

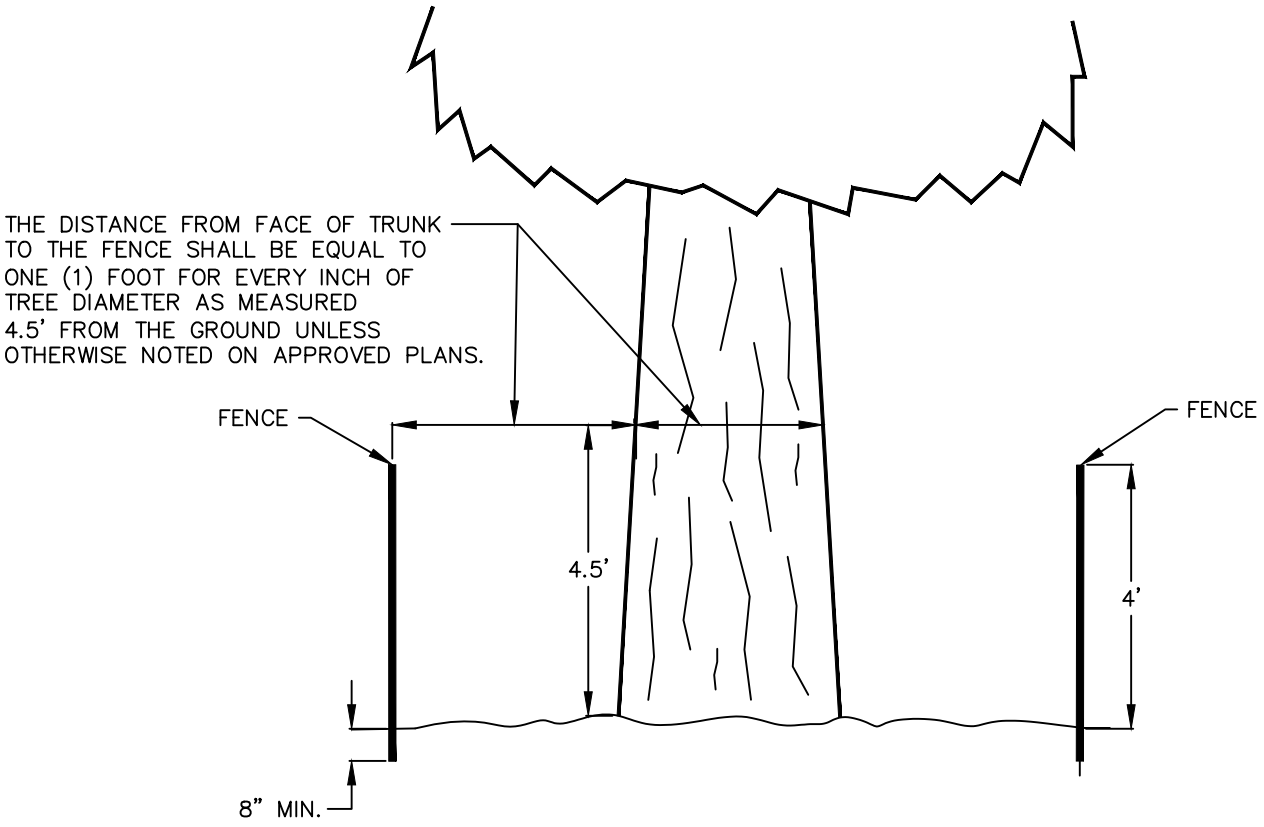


A well-balanced landscape design

NOTES:
1. INSTALL & MAINTAIN 4' TALL WOODEN SLAT OR CHAIN LINK METAL FENCE SECURED TO METAL POSTS SPACED A MAXIMUM DISTANCE OF 6' APART.
2. CHAIN LINK FENCE TO HAVE POSTS SECURED AT EACH SECTION TO MAINTAIN AN UPRIGHT AND STATIONARY POSITION THROUGHOUT CONSTRUCTION.
3. FAILURE TO INSTALL AND MAINTAIN PROTECTIVE TREE FENCING IN ACCORDANCE WITH VILLAGE STANDARDS WILL RESULT IN THE ISSUANCE OF A STOP WORK ORDER ON THE PROJECT.



WOOD SLAT FENCE DETAIL



WOODEN SLAT OR CHAIN LINK TREE PROTECTION DETAIL

northbrook
Public Works Department

DATE	REVISIONS
4-30-20	Revised Notes
4-1-21	Added Plan Note

STANDARD DETAIL
G-3 (02)

MEMORANDUM

To: 1825 Shermer Road, LLC (Lexington Homes)
From: Kate Carney, Sustainability Coordinator
cc: Swati Pandey, Senior Planner
Date: May 29, 2025
Subject: PCD-24-06: 1825 Shermer Road – Townhomes – Sustainability Comments 2

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Applicant response: Bioswales have been incorporated into our engineering plans for Northbrook Row between Buildings 6 and 7 and Buildings 8 and 9 which will function as an alternative to turf grass. A bioswale will also be created in the bottom of the detention basin we will be constructing at the west end of the community. These bioswales and the plantings described above will provide plant material that is conducive to creating pollinator habitat.

Lexington action item: Our site development plans contemplate the planting of 98 new trees. This is an increase of 37 trees (Applicant comment: This is a correction. Previous number was 53)over the number of trees that previously existed on-site and in adjacent rights-of-way. These new tree plantings will increase the overall tree coverage of the site, offering beneficial shade and carbon dioxide sequestration. Finally, we will use light-colored pavement in constructing the sidewalks depicted on our site development plans and install permeable pavers in the area surrounding the enhanced common area amenity depicted on those plans.

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

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

Applicant states one enhanced common area will utilize permeable pavers and all areas will be naturalized with native plantings.

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

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

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

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

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

GREENSPACE

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

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

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

Applicant states 98 new trees proposed (Applicant response: previous number was 82), increasing existing tree total by 37 trees. New trees/shrubs will include a variety of native, shade, ornamental and other trees.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Archived: Wednesday, May 28, 2025 10:54:01 AM
From: Caitlyn R. Culbertson
Sent: Wednesday, May 28, 2025 10:53:18 AM
To: Pandey, Swati
Cc: Pavlicek, Cara; McEwan, Amy; Kohlstedt, Michaela
Subject: RE: Second Submittal: PCD-24-06: 1825 Shermer Road - Lexington Townhomes 1 of 2
Sensitivity: Normal

Beware External Email - Think Before You Act

Swati-

The applicant has addressed the concerns raised in our attorney comments to the first submittal. The only outstanding concern is that the Declarations does not seem to address or provide for reduced or modified assessments for the affordable h

Thank you

Caitlyn R. Culbertson
Office: 312.528.5206 | **Mobile:** 630.862.4527
Download Vcard | Connect on LinkedIn

Elrod Friedman LLP
350 North Clark Street, Second Floor, Chicago, IL 60654
www.elrodfriedman.com | News & Insights

Applicant Response: Since the dwelling units in Northbrook Row will all be fee simple single family units, the assessments will be the same for all units, including the affordable ones. We do not believe it will further the seamless integration of the owners of the affordable units into this residential community, which is what the Village's Affordable Housing Ordinance strives for, to provide for a lower or reduced level of assessment for the affordable units. In that same vein, we are not contemplating a lower level of assessment for the smaller units within the community, as you might see in a condominium development which often bases the assessment amount on the amount of square footage a condominium contains.

COMMUNITY PARTNERS for AFFORDABLE HOUSING

Office
800 S. Milwaukee Ave., Suite 201
Libertyville, IL 60048

May 28, 2025

Michaela Kohlstedt,
AICP
Deputy Director of Development & Planning
Services Village of Northbrook
1225 Cedar Lane
Northbrook, IL 60062
Ref: 3700 Dundee

Michaela,

Thank you for forwarding the Northbrook Row April 25, 2025 Affordable Housing Compliance Plan ("Plan").

While the number of affordable units proposed for the development complies with the Village's inclusionary housing ordinance ('ordinance"), the Developer is seeking exceptions to several requirements in the ordinance.

1. Section II of the Plan states that "These affordable units will be offered to eligible households from the Tier B Eligible Income Tier…." However, Section 9-305 B. of the inclusionary housing ordinance, "Eligible Income Tiers and Maximum Prices", states that "affordable units in governed developments may only be offered to eligible households from the income tiers…. listed in the chart below." The chart specifies that half of the owner-occupied units must be offered to Tier 1 households with income below 80% AMI, and half the owner-occupied units must be offered to Tier 2 households with income below 120% AMI. The Northbrook Row proposal has all the units being sold only to the higher income tier (Tier 2), and none to the lower income tier (Tier 1.)* That will also result in all of the units being sold at the higher price point that is commensurate with the higher income tier. Section II of the Plan does not comply with the ordinance, and the Developer has not demonstrated that the affordable housing units will accommodate the needs of the target households which include those with household income below 80% AMI. Based on the information provided, CPAH does not support the Developer's request for an exception to the requirements of Section 9-305 B.

Applicant Response: Applicant believes it has reasonably responded to the requests Village Trustees expressed at the Preliminary Review meeting to provide 100% of the number of affordable units required by the Affordable Housing Ordinance on-site, rather than provide 50% of the required units on-site and pay an in-lieu fee for the remaining 50% of the required units. Applicant would welcome the opportunity to discuss with CPAH why it believes its revised proposal to address the requirements of the Affordable Housing Ordinance is reasonable and why it believes CPAH should support Applicant's request for the requested departure from the requirements of Section 9-305.B. Applicant would also welcome the opportunity to participate in a joint meeting of the Village Board and Plan Commission, as was suggested at the Preliminary Review meeting, to discuss the many challenges which confront Applicant as it attempts to satisfy all requirements of the Affordable Housing Ordinance.

*The Plan states that Tier 2 is for households with income above 80% AMI and below 100% AMI. However, the range of income in Tier 2 as defined in the ordinance is equal to or greater than 80% AMI and below 120% AMI. Prices in Tier 2 are based on what is attainable to

households at 100% AMI. While the Plan inaccurately states the income range, that does not affect the analysis and recommendation above.

2. Section III C of the Plan states that the affordable units will have 4 bedrooms and approximately 1650 square feet. In addition, all of the affordable units will be Mews Homes. The market rate units are 2 – 4 bedrooms ranging from 1600 – 2500 square feet and are a combination of Mews and Row Homes. The ordinance states in Section 9-308 B. and F. that the affordable unit housing size must be "generally representative" of the market rate units, and the bedroom mix must be "in equal proportion to the bedroom mix of the market rate housing units." However, CPAH believes that offering 1650 square ft. 4-bedroom affordable owner-occupied units will provide significant affordable housing opportunities, and ones that "accommodate family living needs for common space and dining areas" (Section 9-313 D 3). CPAH supports the developer's request for an exception to the requirements in Section 9-308 B. an F.

   Applicant Response: Noted and appreciated.

3. Section III D. of the Plan states that the affordable units will be dispersed throughout Buildings 6 through 10. However, the ordinance states in Section 9-308 A that "affordable housing units must be dispersed among the market rate housing units throughout the governed development and not clustered together or segregated from the market rate housing units unless there is a therapeutic or other justification particular to the populations to be served by the affordable housing unit." The proposed location of the affordable units will result in the units being clustered and not dispersed throughout the development, and the Developer has not provided a therapeutic or other justification for not doing so other than proposing that all the affordable units be smaller Mews Homes. Therefore, CPAH does not currently support the Developer's request for an exception to the requirements stated in Section 9-308 A.

   Applicant Response: See response to Comment No. 1 above.

Please feel free to reach out with questions.

Sincerely,

Amy Kaufman
Vice President, Community Relations

Northbrook | Glenview
School District 30

Maple | Wescott | Willowbrook

2374 Shermer Road
Northbrook, Illinois 60062

Phone: 847-498-4190
Fax: 847-498-8981

May 29, 2025

Village of Northbrook
Development & Planning Services
c/o Swati Pandey, AICP
1225 Cedar Lane
Northbrook, IL 60062

RE: Lexington Homes Proposed New Development

Village of Northbrook:

Northbrook | Glenview District 30 is writing to express our concerns regarding the potential impact of the Lexington Homes development on our public schools. We are particularly concerned about the methodology used to determine financial and enrollment impact of the development on District 30, as well as the impact on facility capacity at Wescott School that would result in the need for future referenda to meet the needs of the expanding enrollment.

A substantial discrepancy has been identified in the financial methodologies utilized to analyze the impact of various developments upon District 30. The study pertaining to Northbrook Row employs a "Residential Property Share" calculation, resulting in a 46.3% reduction in student costs (from $447,858 to $240,382). This methodology generates an artificial positive fiscal impact of $48,102. However, absent this adjustment, the actual fiscal impact would be a negative $159,374 annually ($447,858 in costs versus $288,484 in tax revenue). District 30 has not seen this type of calculation used by previous developers when factoring the financial impact. It is believed that presenting the financial impact in this matter falsely represents to the community and taxpayers that the development would be beneficial to the school district.

Additionally, District 30 strongly feels the enrollment calculation used to calculate new student enrollment grossly underestimates the actual impact. Using the recent Sterling Place development as a reference for predicted to actual new enrollment, there is concrete evidence that the calculation underestimates new student enrollment. Sterling Place is a similar Townhome development with similar-sized units and potential buyers. The developers estimated 15 new school-aged children, but District 30 actually gained 33 new students from the Sterling Place development. This was an underestimate of actual student enrollment by a factor of 2.2. Northbrook Row utilizes identical student multipliers without acknowledging this prior inaccuracy. Should a similar underestimation occur, District 30 may receive 40 students rather than 18, each incurring an approximate cost to the district of $24,881. This scenario would result in actual costs substantially exceeding the projected property tax revenue.

Significant strain upon the resources of Wescott School is anticipated should the proposed development proceed. Concerns extend to spatial constraints, encompassing shared public facilities such as cafeterias, libraries, and gymnasiums, as well as instructional spaces. In order to maintain current class sizes, additional classrooms will be

required. It is our considered opinion that the projected estimate for new students is materially underestimated, especially in light of the precedent established by the Sterling Place development.

A request is hereby made for the Developer to reconsider the financial methodology used. The availability of accurate fiscal impact data is of paramount importance for informed community decision-making. Furthermore, acknowledgment of the prior underestimation of the student generation is requested, along with the suggestion of adjusted calculations based on the empirical experience District 30 has just actualized with the Sterling Place development.

It is imperative that District 30 and the Northbrook community have accurate and timely information to fully assess the impact that the proposed new Lexington Homes development will have on the schools and community. We respectfully request the opportunity for further dialogue on these critical matters.

Sincerely,



Emily K. Tammaru, Ed.D
Superintendent
Northbrook | Glenview District 30

Applicant Response:

Please see memorandum prepared by Johnson Research Group (JRG) dated June 30, 2025, submitted concurrently with this response, responding to the above comments.

Applicant representatives would be happy to participate in further dialogue on the issue of Northbrook Row's anticipated impacts on District 30.

NORTHBROOK PARK DISTRICT

Joe Doud Administration Building
545 Academy Drive
Northbrook, IL 60062-2426

847-291-2960

nbparks.org

May 28, 2025

Michaela Kohlstedt, AICP
Village of Northbrook
1225 Cedar Lane
Northbrook, IL 60062

Dear Michaela:

I am writing in response to a request for comment on: PCD-24-06 – 1825 Shermer Road – Lexington Townhomes.

Thank you for sharing the application for the proposed development at 1825 Shermer Road. The Board of Commissioners recognizes and supports the Village's goal of encouraging and attracting affordable housing developments while also preserving the community's character and environment.

As the project progresses, the Board is open to considering a potential partial waiver of impact fees for the proposed eight (8) affordable housing units. This consideration is specific to the development at 1825 Shermer Road and its affordable housing opportunities.

Sincerely,

Chris Leiner
Executive Director
Northbrook Park District

Applicant Response: In consideration of the Applicant's agreement to satisfy the requirements of the Affordable Housing Ordinance by constructing all of the required affordable housing units on-site, as opposed to providing some of the required affordable units on-site and paying a fee-in-lieu for the remaining amount of required affordable units as the Applicant originally proposed, the Applicant seeks the maximum amount of fee waiver possible under Section 9-307.C of the ordinance.

HAEGER ENGINEERING
consulting engineers · land surveyors

100 East State Parkway
Schaumburg, Illinois 60173-4546
tel: 847.394.6600
fax: 847.394.6608

DOCKET REVIEW CHECKLIST – REVIEW #1
VILLAGE OF NORTHBROOK – DEVELOPMENT & PLANNING DEPT.
DOCKET NO.: PCD-24-06: 1825 Shermer Road – Lexington Townhomes DATE OF REVIEW: 3-26-2024
Residential Planned Development

STAFF REVIEWER: Swati Pandey ESCROW ACCOUNT: BPZ-24-06

ZONING CODE COMPLIANCE

***** RESPONSE TO COMMENTS IN BOLD BELOW (05/06/2025) *****

(A/B) MEETS PURPOSE AND ALLOWED USES OF I-1 ZONING DISTRICT

The applicant has requested rezoning of the property from I-1 to RLC district.

A/B1 Approved subject to the Board approving the following necessary zoning and subdivision relief. The below identified items, are the relief requested by the Applicant and identified by staff to date; there may be additional items following the review of more detailed revised plans. Also, there are blanks as there was insufficient information for some of the items:

a) Rezoning from the I-1 Restricted Industrial District to the RLC Residential and Limited Commercial District;
Noted

b) Special permit for Concept Plan for a Planned Development with 53 townhomes;
Noted

c) Special Permit for Townhomes (SIC 9862.00);
Noted

d) Approval of Tentative Plat of Subdivision;
Noted

e) Subdivision Variation to allow a private road system;
Noted. Stanley Street is the existing public road that will serve the proposed development. On-site circulation is a provided by private drives.

f) Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed public street within the development;
The drive within the development is proposed to be private. Sidewalk is only proposed on one side of the north-south private drives. No sidewalks are proposed adjacent to the east-west private drive. Please refer to the Sidewalk Connectivity Exhibit included in the resubmittal for additional information.

g) Request for Alternative Means of Compliance with Affordable Housing Ordinance;
The applicant is now planning to comply with requirements of this Ordinance. See accompanying Affordable Housing Compliance Plan.

h) Variation to reduce the required corner side (Stanley Street) yard from 100 feet to 5 feet and rear (East) yard from 25 feet to 6 feet;
Noted

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

j) Variation to reduce the required perimeter landscaped open space in the corner side (Stanley Street) yard from 100 feet to 5 feet and rear (East) yard from 25 feet to 6 feet;
Noted

k) Parking Variation to reduce the requirement from 239 spaces to 218 spaces (8.79%);
Noted

l) Loading space variation to reduce the requirement from 1 to 0;
Noted

m) Variation to increase the fence height in the required corner side yard from 3' to 4';
Noted

n) Waiver of the requirement for burial of the overhead utility lines; and
Noted

o) Site Plan Approval.
Noted

(C) BULK, SPACE, YARD REQUIREMENTS

C1 Maximum Height – Not Approved
a) Max height = 44'2" (65' max)
b) No. of Stories = 3 (4 max)
c) Detached garage height = 16'8"
d) Provide a color and material specification table for each building on the elevation plans.
A table has been added to the building elevations.

e) Please be advised that the material samples for the proposed buildings will be required at the time of the ACC meeting.
Noted

C2 Minimum Lot Area and Dimensions – Approved
a) Total Lot Area = 204,081 s.f. or 4.685 acres(100,000 s.f. req)
Noted

b) Gross Lot Area per Dwelling Unit = 4,164 s.f. (4,150 s.f. req); [Notes: *The Gross Lot Area per Dwelling Unit is calculated based on 49 units, excluding four bonus units for Affordable Housing*].
There are eight (8) affordable housing units now proposed. The revised Gross Lot Area per Dwelling Unit is now 4,535 s.f. (4,150 s.f. required). [204,081 s.f. / (53 Units – 8 Affordable)]

c) Lot Width = N/A
Noted

d) Lot Depth = N/A
Noted.

C3 Minimum Yards & Setbacks – Not Approved: As noted variations are necessary as listed below.

		Yard	Setback
a)	Front – Shermer Road	116' (100' req)	120' (100' req)
b)	Corner Side – Stanley Street	*5'* (100' req) [due to A/C units]	*10'* (100' req)
c)	Interior Side – North prop. line	10.8' (6' req)	15' (6' req)
d)	Rear – East property line	*6'* (25' req)	*15'* (25' req)

We will be seeking variances for the Corner Side (Stanley Street) Yard and Setback; and the Rear (East) Yard and Setback as delineated in the table above.

C4 Maximum Floor Area Ratio – Approved
a) FAR = 0.64 (0.65 max)
[Notes: *Based on maximum square footage for Row homes (2,500 sf) and maximum square footage of Mew Homes (2,400 sf) for all units*]
The maximum SF for the Row Homes is 2,500 sf. The maximum SF for the Mew Homes is 2,300 sf. Based on this, the updated FAR is 0.63 that is below the 0.65 Max.

[(33 x 2,500 s.f.) + (20 x 2,300 s.f.)] / 204,081 s.f. = 0.63 < 0.65 max.

C5 Maximum Lot Coverage – Not Approved
a) Lot coverage = _____(70% max.)
Lot Coverage was calculated at 46%. See the Lot Coverage Exhibit included with the resubmittal

b) Provide a lot coverage exhibit showing a breakdown of the impervious data on the plan. The lot coverage data must include the building footprint including the stoop, steps, ground mounted equipment, and other impervious. Refer to the 'lot coverage' definition, if required in Section 12-206.
A Lot Coverage Exhibit and Impervious Area Exhibit are included in this submittal.

LOT COVERAGE.
The percentage of a lot's area covered by any building or structure or any impermeable surface other than streets, whether public or private, public sidewalks, private sidewalks under common ownership, or water bodies. See also Subsection 12-206 B, "Building Coverage" of this Section.

BUILDING COVERAGE.
The percentage of a lot area covered by any building or structure. See also Subsection 12-206 L, "Lot Coverage," of this Section.

C6 Maximum Building Coverage - – Not Applicable
Comment noted.

(D) SPECIAL DISTRICT REGULATIONS

D1 Village Green Overlay – Not Applicable
Comment noted.
D2 Flood Hazard Overlay – Not Applicable
Comment noted.

D3 Redevelopment Overlay – Not Applicable

Comment noted.

D4 Techny Overlay – Not Applicable

Comment noted.

(E) ACCESSORY AND TEMPORARY STRUCTURES/USES (ARTICLE IX, PART 1-A)

E1 Accessory Structures and Uses – Not Approved

a) Pergola – setback 109' from front property line

The west edge of the proposed pergola is setback +/-109' from the west property line

b) Height = 9'4" (15' max.)

The height of the proposed pergola is 9'-4" above the adjacent sidewalk that is less than the 15' max.

c) Please be advised that the material samples for the proposed pergola will be required at the time of the ACC meeting.

Comment Noted.

d) Light Poles - Confirm the maximum height for the proposed light poles on the property from grade to the top of the lights.

Refer to the photometric plan for additional information. The mounting height is proposed to be 15-ft

e) Confirm all proposed lights shall prevent direct glare of beams onto any public or private property or streets; and all lighting shall be reduced to security levels at all times of non-use.

Refer to the photometric plan for additional information.

E2 Temporary Uses – Not Applicable

Comment noted.

(F) OFF-STREET PARKING

F1 Location – Not Approved

a) Parking variation required. The variation being requested does not include counting the proposed on-street parking located on Stanley.

Parking is no longer being proposed on Stanley Street. A parking variation is being requested.

b) See engineering comments regarding the parallel parking proposed in the public right-of-way.

We are seeking a variance on the required guest parking from 239 spaces to 218 spaces. Parking is no longer being proposed in the public right-of-way.

F2 Design & Maintenance – Approved

a) Is the guest parking lot going to be lighted with a light pole? If not, how will it maintain minimum security light levels?

Refer to the photometric plan for additional information.

F3 Landbanking of Required Parking Spaces – Not Applicable

Comment noted.

F4 Required Spaces by Land Use – Not Approved

a) Required = 4.5 spaces per dwelling unit (239 spaces)

b) Provided = 4.11 spaces per dwelling unit (218 spaces including guest parking – street parking does not satisfy the off-street parking requirement) Parking Variation of 8.79% is required.

We are requesting a variance on the required parking from 239 spaces to 218 spaces.

F5 Required Handicapped Spaces – Not Applicable

Comment noted.

(G) OFF- STREET LOADING (ARTICLE IX, PART I-B, SECTION 9-105)

G1. Location – Not Approved

a) Loading space variation required

We are seeking a variance on the loading space requirement from 1 to 0.

G2. Screening – Not Applicable

Comment noted.

G3. Design & Dimensions – Not Applicable

Comment noted.

(H) SIGNS (ARTICLE IX, I-C)

H1. Colors – Not Approved

a) Signage will be reviewed by the Architectural Control Commission. At the time of the ACC meeting, color and material sample board will be required for all building materials and sign materials.

Comment noted.

H2. Functional Types – Approved

a) Identification Sign

Comment noted.

H3. Structural Types – Approved

a) Ground Sign

Comment noted.

H4. Number of Signs Per Lot – Approved

Comment noted.

H5. Maximum Total Sign Area Per Lot – Approved

Comment noted.

H6. Maximum Sign Area Per Sign – Approved

a) Sign Area = 19.33sf (25sf max.)

Comment noted.

H7. Sign Height – Approved

a) Height = 4'9" (8' max.)

Comment noted.

H8. Setback – Approved

a) Setback = 6' (6' min.)

9-101. Illumination – Not Approved

D. 16) Exterior Lighting. Any permitted accessory lighting fixtures shall be so designed, arranged and operated as to prevent direct rays of light from being cast onto any adjacent property or street and so as not to produce excessive sky-reflected glare. Except for street lights, no exterior light in or adjacent to any residential district shall be so designed, arranged or operated to produce an intensity of light exceeding one-half foot candle at any residential lot line.

b) Provide information if the identification sign will be non-illuminated or externally illuminated. Provide details.
The monument sign will be illuminated externally. See included photometric plan.

c) If illuminated, confirm that they may only be illuminated by indirect white light not exceeding fifty (50) candle power when measured with a standard light meter.
Comment Noted. See included photometric plan.

d) The Applicant must submit a photometric plan for the development that complies with the above requirements.
See Included Photometric Plan.

(I) BUFFERS AND LANDSCAPING REQUIREMENTS (ARTICLE IX, I-D)

I1. Foundation Landscaping – Not Approved

a) Show a ten-foot foundation landscaping as required per the Zoning Code. A variation request for landscaping is not an allowable variation request per Section 11-503.E. Revise the landscape plan accordingly.
Noted. All Row-homes and Townhomes shall receive foundation plantings to a depth of 10 feet wherever possible in front and side conditions where not limited by pavement for ingress/egress or attachment to adjacent units. Note that rear elevations are garage prominent and only the landscaped areas between and at ends of garages will receive plantings to screen A/C units.

I2. Parking Lots & Garages – Not Approved

a) Provide a detailed Plant List noting name, quantity, size, type, and whether the species is native or not in a tabular format for the proposed landscaping, especially the landscape material proposed as screening for the guest parking spaces.
Noted. A Plant Mix Matrix has been provided for review. Native vs Non-Native plants will be indicated on Final Landscape Plans.

b) The guest parking lot should be screened with landscape material of minimum six-foot height. Variation for this requirement is not allowed per Section 11-503.E. Revise the landscape plan accordingly.
The shrubs shown at the guest parking have been replaced with an upright 6' minimum height evergreen hedgerow.

c) Note: The curb-cut adjacent to the parking lot could have a stop sign, which would remove the requirement for a sight triangle planting heights if the intersection becomes a controlled intersection.
Stop signs and stop bars have been added to both of the proposed Julian Terrace access points.

I3. Loading Spaces – Not Applicable
Comment noted.

I4. Perimeter Landscaped Open Space – Not Approved

a) The perimeter landscaped open space requirement is addressed with the requested yard variations.

Comment noted.

I5. Special Protective Requirements for Non-Dwelling Uses Abutting Residential Use – Not Applicable

Comment noted.

I6. Rooftop Mechanical Equipment – Not Approved

a) Confirm that there will be no rooftop mechanical units.

Confirmed.

I7. Residential Recreational Facilities – Not Approved

a) Confirm if the Homeowner's Association requirements will prohibit recreation facilities such as swing sets, basketball hoops, playground equipment, etc.

Confirmed.

I8. Refuse Containers, Outdoor Storage – Not Approved

a) Explain the plan for the residential garbage cans pick-up.

b) Confirm if there will be any centralized refuse disposal and recycling enclosures for dumpsters. If yes, provide details and show the location on the site plan.

Refuse containers for both household and recyclable waste will be stored interior to the unit garages and rolled to the curb for collection on designated days.

I9. Screening and Landscaping within Sight Triangles – Not Applicable

Comment noted.

I10. Fences & Walls – Not Approved

a) Provide a fence exhibit and show the location of any existing; proposed four-foot; and proposed six-foot fence on the site plan. Label appropriately.

Refer to Sheet L2.0

b) Sheet L1.1 shows that a section of the existing fence on the northwest side of the site will be removed. Is this fence on the Subject Property or off-site? The fence related information sheet L1.1 is unclear – clarify this information on the fence exhibit and align with sheet L1.1.

The fence labels have been revised for clarity.

c) Revise the fence plan to show a maximum of a three-foot fence in the required front and corner side yard.

The Landscape Plan has been updated accordingly.

(J) SUPPLEMENTAL REGULATIONS FOR PARTICULAR USES (ARTICLE IX, PART X)

J1. Cell Towers & Antennas – Not Applicable

Comment noted.

(K) AFFORDABLE HOUSING IN NEW DEVELOPMENTS

K1. Applicability- Is this a Qualifying Development – Not Approved

a) 15% of new development required. Applicant requesting alternative means of compliance – Village

Board review.
Applicant is no longer requesting an alternative means of compliance. See accompanying Affordable Housing Compliance Plan.

K2. Requirement for Governed Development – Not Approved
a) Eight (8) units. Village Board to review.
See above

K3. Income Tier Breakdown of Governed Units – Not Approved

Affordable Owner-Occupied Units	Proportion of Included Units	Eligible Income Tier	Maximum Purchase Price for Eligible Income Tiers
	1/2 (50%)	Tier 1: Households with income less than 80% AMI	Attainable to household with income equal to 65% AMI
	1/2 (50%)	Tier 2: Households with income equal to or greater than 80% AMI but less than 120% AMI.	Attainable to household with income equal to than 100% AMI

a) Provide an Affordable Housing Compliance Plan with the income tier breakdown of the units
See accompanying Affordable Housing Compliance Plan.

K4. Request for Alternate Methods – Not Approved
a) Applicant has proposed four units on-site and fee-in-lieu for four units. Village Board to review.
Applicant is no longer requesting an alternative means of compliance. See accompanying Affordable Housing Compliance Plan.

K5. Incentives for Development of Affordable Units – Not Approved
a) Applicant has proposed four bonus units.
See updated Project Narrative

b) Applicant has requested parking variation considering there is proximity to mass transit.
Comment noted.

K6. Location and Design Attributes of Affordable Units – Not Approved
a) Submit an Affordable Housing Compliance Plan including a map showing location of the proposed units.
See accompanying Affordable Housing Compliance Plan.

K7. Affordability Controls –Not Approved
a) Submit an Affordable Housing Plan.
See accompanying Affordable Housing Compliance Plan.

K8. Marketing Plan –Not Approved
a) Submit an Affordable Housing Plan.
See accompanying Affordable Housing Compliance Plan.

K2. Compliance with Standards for Review –Not Approved
a) Submit an Affordable Housing Plan.
See accompanying Affordable Housing Compliance Plan.

(L) OTHER ITEMS
K3. Tax Impact Study – Not Approved
a) Provide a Tax Impact Study report for the proposed development with the second submittal.
See accompanying Tax Impact Study

K4. Affordable Housing Compliance Plan – Not Approved

a) Provide a Affordable Housing Compliance Plan for the proposed development.
See accompanying Affordable Housing Compliance Plan.

K5. Ownership Information – Not Approved

a) The Secretary of State of Illinois website shows a Trust is managing 1825 Shermer LLC. Provide the Trust documents and confirm all signatories that need to sign on behalf of the LLC.

Managers	Address
RONALD J. BENACH TRUST DTD 10/6/97, AS AMENDED AND RESTATED*	PO BOX 7500 DETROIT, MI 442750000

An Owner Authorization Letter has been included in our resubmission.

K6. Surrounding Property Owners Addresses – Not Approved

a) Provide a surrounding property owner list. See a handout attached.
Surrounding property owner list has been updated and included in the resubmittal.

K7. Climate Action Plan – Not Approved

a) The project narrative notes that "a comprehensive Climate Action Plan for Northbrook Row will be delivered". Is that the narrative from Dickson Design Studio or under another cover? If it's a separate document, provide with the second submittal.
A Climate Action/Sustainability Plan is included in the resubmittal.

K8. Photometric Plan – Not Approved

a) Provide a photometric plan showing no more than 0.5 footcandles at the residential lot line.
A photometric plan is included in the resubmittal

K9. Soil & Water Conservation District – Not Approved

a) Provide a copy of the North Cook County Soil & Water Conservation District application.
A copy of the transmittal letter dated 03/10/2025, check and application is included in the resubmittal.

K10. Financing Plan – Not Approved

a) Provide a financing plan as detailed in the Planned Development worksheet.
See separately submitted plan from Lexington Homes.

K11. Title Insurance Policy & Title Policy report – Not Approved

a) Provide the title insurance policy and the title policy report as requested in the Tentative Plat of Subdivision worksheet.
A title insurance policy and the title policy report are included in the resubmittal.

K12. Plat of Subdivision – Not Approved

a) The narrative states that "each tract conveyed" for each townhome; however the plat shows that each building will be a lot, which means that there will be multiple owners of the same lot. Explain how each tract will be conveyed to each owner and revise appropriately.

Refer to the revised Preliminary Plat of Subdivision and Declaration included with the resubmittal. The Rowhomes are proposed to be platted one lot per unit (for expedited tax division purposes) and the Mews are proposed to be platted with one lot per building (because the unit widths may change).

The Declaration has been drafted to reflect the following separate and distinct conveyance parcels:

1. **Townhome Lots – subdivided lots improved with the Rowhome product.**
2. **Townhome Parcels – portions of subdivided lots which are improved with the Mews product.**

Building 1 through 5, inclusive, will be platted with one lot per unit, as indicated on the revised plat of subdivision being submitted with this response.

Buildings 6 through 10, inclusive, will be platted with one lot per building and the conveyance parcels will include a portion of the lot (e.g., the west 28' of Lot xx). Each subdivided lot will be divided into four parcels that will be defined by party walls extended to the lot line. Each such parcel will consist of a townhome unit (including approximately one-half (1/2) of the party wall which divides the townhome unit from an adjacent townhome unit), landscaped areas, and portions of driveways and walkways. Each parcel will be legally described by metes and bounds in the deed which conveys the parcel to the first purchaser of the townhome unit that is constructed thereon.

K13. Worksheets – Not Approved

a) Please be advised a complete review of worksheets and any additional fees will be done at the next round of submittal considering there are several new requests identified in this review. It is yet to be determined if the Applicant will make changes to plans and not request additional zoning relief or whether it will be required.
Comment noted.

K14. Architectural Control Commission – Not Approved

a) Please note that the application will also be reviewed by the ACC subsequent to conclusion of staff review. Prior to the ACC meeting a material board for the proposed building and signage must be submitted to staff showing the color and material details of the proposed development.
Comment noted.

SUBDIVISION & DEVELOPMENT CODE COMPLIANCE

(A) General Standards

A1. Implementation of Official Comprehensive Plan – Approved

a) Major Corridor Multi-Use
Comment noted.

A2. Lot Standards– Approved

a) Total Lot Area = 204,081 s.f. or 4.685 acres (100,000 s.f. req)
Comment noted.

A3. Block Standards– Approved

a) Block Length = 790.06' (1,320' max)
Comment noted.

A4. Easement Standards– Not Approved

a) See Engineering and Village Attorney comments
Refer to Applicant response memorandum for responses to these comments.

A5. Public Land Dedication/Contribution Standards– Not Approved

a) Please see attached the development impact fee summary table. Based on the proposed bedroom types and townhome units, the impact fee shall be applicable and noted in the development agreement.
Comment noted.

(B) Transportation & Circulation

B1. Public Streets & R-O-W Standards– Not Approved

a) Private road with 27' pavement width is proposed. Applicant requesting subdivision variation for private road.
Comment noted.

B2. General Transportation & Circulation Systems– Not Applicable
Comment noted.

B3. Private Streets – Variation Required–Not Approved

a) Private road variation requested
Comment noted.

B4. Intersection Design Improvement – Not Applicable
Comment noted.

B5. Cul-de-Sac Streets– Not Applicable
Comment noted.

B6. Street Names & Lights– Not Applicable
Comment noted.

B7. Sidewalks, Trails, and Bike Paths– Not Approved

a) The plans show off-site sidewalk connections to the north (Shermer Place) and south (right-of-way) side of the property. Is there a cross-access easement available?
The sidewalk connection from the development to Shermer Place is currently shown within public R.O.W. The Applicant will work with Shermer Place to request an easement to straighten out the sidewalk.

b) Public sidewalks shall be required along both sides of all streets (Section 4-102.N of the Subdivision Code). Considering the sidewalk is proposed only on one side of the street, a variation from the Subdivision code shall be required.
We are seeking a variance to permit the sidewalk configuration as shown on the Site Plan and supporting documents.

c) See Engineering comments
Refer to Applicant response memorandum for responses to these comments.

B8. Consideration of Mass Transit Service– Approved

a) Metra train station is approximately half a mile from the development.
Comment noted.

B9. Off-Street Parking & Loading Requirements– Not Approved

a) Parking variation requested
Comment noted.

B10. Driveways– Approved
Comment noted.

B11. Parkway Tree Plantings– Not Approved
a) See Tree Preservation comments
Refer to Applicant response memorandum for responses to these comments.

b) A Subdivision Code variation cannot be requested for the required parkway trees since it is a requirement of the Municipal Code. Remove reference to parkway tree variation request from all documents. Parkway trees should be shown on the landscape plan.
See Revised Landscape Plan included in this resubmittal.

(C) Environmental Protection Design & Improvements

C1. Streams & Natural Drainage Courses– Not Applicable
Comment noted.

C2. Other Natural or Cultural Features– Not Applicable
Comment noted.

(D) Public Utility Design & Improvement Standards

D1. Stormwater Detention– Not Approved
a) See Engineering comments
Refer to Applicant response memorandum for responses to these comments.

D2. Solid Waste Storage & Disposal System– Not Approved
a) See comments I8 above
Comment noted.

(E) Common Facilities

E1. Subdivision & Development Entrance Signs– Not Approved
a) Entrance sign proposed. See sign comments above
Comment noted.

E2. Common Landscape Areas– Not Approved
a) See Tree Preservation comments
Refer to Applicant response memorandum for responses to these comments.

E3. Common Fencing & Screening– Not Approved
a) Is there a common perimeter fence proposed for the new residential development? Clarify through a fence exhibit.
See Revised Landscape Plan (including Fencing Plan)

b) See fence comments above (I10)
Comment noted.

E4. Common Recreational Facilities– Not Approved

a) Is there any other recreational feature besides the pergola with the bench?
The pedestrian amenity (pergola and bench), bike racks and sidewalks around the stormwater management area and interconnection to the sidewalk system to Shermer Place and Shermer Road are the proposed recreational features for this site.

E5. Standards for Establishment of Associations– Not Approved

a) For your information, the by-laws and rules of the association and all declarations, covenants and restrictions must be approved by the Village Manager prior to recordation and should meet each standard as listed in Section 4-105.E of the Subdivision and Development Code.
The revised Declaration is included in this resubmittal.

b) See Village Attorney comments.
Refer to Applicant response memorandum for responses to these comments.

(F) Other

F1. Burial of Overhead Utility Lines – Not Approved

a) In order to request a waiver of the requirement to bury the overhead utility line, provide a written response to each factor as listed in Section 4-104.F.2.(d) of the Subdivision and Development Code.
Refer to the enclosed "Requested waiver of requirement to bury overhead utility lines"

F2. Sustainable Development – Not Approved

a) See Sustainability Comments
Comment noted.

F3. Other– Not Applicable
Comment noted.

VILLAGE PLAN COMPLIANCE

A. Comprehensive Plan– Approved

1) Major Corridor Multi-Use
Comment noted.

B. Affordable Housing Plan– Not Approved

1) Affordable Housing Compliance Plan required. Comments noted above.
See accompanying Affordable Housing Compliance Plan.

C. Central Business Area Plan– Not Applicable
Comment noted.

D. Central Business Redevelopment Plan– Not Applicable
Comment noted.

E. Skokie Boulevard Redevelopment Plan– Not Applicable
Comment noted.

HAEGER ENGINEERING
consulting engineers · land surveyors

100 East State Parkway
Schaumburg, Illinois 60173-4546
tel: 847.394.6600
fax: 847.394.6608

Memorandum

Date: May 6, 2025
Project: Northbrook Row, 1825 Shermer Road, Northbrook, IL
Project No. 20-122

Subject: Responses to Village of Northbrook Development & Planning Services Department Sustainability Comments dated 3/27/2024 (2)

TRANSPORTATION AND LAND USE

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

Refer to the Sustainability Plan for Northbrook Row included with this resubmittal for responses to the below "Transportation and Land Use" comments.

- *TL 3-1 Identify locations where bike parking could be installed.*
- *TL 5-2 Consider including wiring capacity to charge electric vehicles.*
- *TL 7- 1 The Village has enacted a ban on gas powered leaf blowers – ensure compliance on site.*
- *TL 2- 1 Advance improved mobility options with the promotion of services such as the PACE dial-a-ride, PACE Paratransit, and Senior Cap services.*

BUILDING AND ENERGY

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

Refer to the Sustainability Plan for Northbrook Row included with this resubmittal for responses to the below "Building and Energy" comments.

- *BE 2- 1 Consider including a Solar PV Site Assessment as a part of building permit submission. Assessment should include estimated installation cost, and projections for both energy generation potential and economic payback potential over a minimum 20 year timeframe.*
- *BE 2- 2 If the site is suitable, make the buildings solar ready.*
- *BE 4- 1 Promote green power purchase options such as those provided by ComEd and Nicor for future residents.*
- *BE 4- 2 Community solar development may be within or outside of Village boundary. Provide communications and subscription procurement support to future residents interested in community solar subscriptions.*
- *BE 5- 1 Explore opportunities for the property to utilize smart lights that can save energy through conservation. Achieve 100% LED installation if possible.*
- *BE 5- 4 Provide ENERGY STAR appliances for all residences when possible.*
- *BE 6- 1 Consider establishing operation and maintenance practices that improve affordability, comfort, indoor air quality, energy efficiency, and smart metering in development.*
- *BE 6- 2 Work with ComED, Nicor, and other potential partners to promote the residential and multi-family energy efficiency audit and upgrade program, ComEd's "Home Energy assessments".*
- *BE 6- 3 Identify and promote available energy efficiency and weatherization programs serving under-resourced households.*
- *BE 7- 2 Consider the benefits of replacing fossil fuel burning heating equipment and with air-source heat-pumps, or other efficient electric heating options in development. Strive for zero on-site fossil fuel combustion with air-source heat-pumps, geo-thermal systems, solar thermal, electric cooktops, etc.*

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

WASTE MANAGEMENT

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

Refer to the Sustainability Plan for Northbrook Row included with this resubmittal for responses to the below "Waste Management" comments.

- *WM 2- 3 Reduce construction and demolition waste by ensuring that strong recycling and reuse requirements are met. Compliance with Cook County's construction and demolition requirements to divert 70% of construction debris through recycling is required.*
- *WM 2- 7 Consider offering recycling and compost collection services to all residences in development.*

WATER AND WASTEWATER

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

Refer to the Sustainability Plan for Northbrook Row included with this resubmittal for responses to the below "Waste and Water" comments.

- *WW 1- 2 Reduce landscaping water use by encouraging water-efficient irrigation systems, grass replacement, and planting native and drought-resistant trees and vegetation.*
- *WW 1- 4 Consider creating a water conservation program that focuses on outdoor irrigation, which may also support better identification of water-related carbon sequestering opportunities such as using soil amendments, native grasses and proper tree watering.*
- *WW 2- 1 Prioritize managing stormwater before it enters the sewer system through a combination of overland flow, detention, and infiltration strategies (for example, permeable surfaces)*
- *WW 2- 3 Adopt policies to incentivize building owners and developers to explore revegetation, tree preservation planting and maintenance, de-paving and porous pavement, green infrastructure like bioswales and Eco-roofs and site development performance standards.*
- *WW 3- 1 Conduct a stormwater management study exploring full range of methods of stormwater management including permeable pavements, bioswales, rain gardens, biochar amendments in soils with high clay content, and flood-tolerant plantings. Establish a recommended percentage goal of stormwater from Village-controlled impervious surfaces with sustainable stormwater strategies by 2030. Findings of study to be integrated into updated Village Master Stormwater Management Plan with recommended implementation projects.*
- *WW 3- 3 The Climate Action Plan states: Reduce or offset impervious surfaces where possible, and use lighter colored pavements and building materials to lessen the impact of urban heat island effect.*

LOCAL FOOD AND AGRICULTURE

The CAP's section on Local Food and Agriculture states that strengthening local food sources can address both climate change relationship with food and also support Northbrook's small business local economy:

Refer to the Sustainability Plan for Northbrook Row included with this resubmittal for responses to the below "Local Food and Agriculture" comments.

- *LF 4- 1 Promote composting options for residents such as expanded curbside organics collection, back-yard composting, workplace composting, and organics-to-compost partnerships with community gardens. Include a focus on options which support local gardening and food production.*

CLIMATE HEALTH AND SAFETY

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

Refer to the Sustainability Plan for Northbrook Row included with this resubmittal for responses to the below "Climate Health and Safety" comments.

- *HS 1- 3 Consider how vegetation management of trees can reduce storm-related power outages.*
- *HS 3- 7 In project design, consider plantings and infrastructure specifications and materials that will be resilient to heat-related climate change impacts and be cost-effective over the lifetime of the asset.*

GREENSPACE

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

Refer to the Sustainability Plan for Northbrook Row included with this resubmittal for responses to the below "Greenspace" comments.

- *GS 1- 12 Promote diversity of native tree cover and performance-based tree island within parking lots with goals on percentage of pavement shaded. Utilize a mix of canopy trees, shrubs, groundcovers, and raingarden components appropriate to the lot and its surroundings.*
- *GS 1- 14 Contribute to village-wide tree canopy coverage goals (village wide average 40.8% by 2040) as well as consideration of on-site solar utilization in a manner that minimizes conflict between solar and trees.*
- *GS 2- 1 Implement invasive species control programs including Integrated Pest Management, Protect the Best, Early Detection and Rapid Response and public and private invasive species identification and control.*
- *GS 2- 2 Increase the ability of green space to withstand drought conditions through replacement of turf with native prairie, wildflower, and native savanna plantings where applicable.*
- *GS 2- 3 Establish and effectively manage native-habitat corridors along sidewalks, trails and utility easement areas to restore and maintain landscape connectivity.*
- *GS 2- 5 Consider in exterior lighting design a policy to protect native plants, species, biodiversity, and improve night sky quality.*
- *GS 3- 2 Promote "Carbon Gardening" and "landscaping for absorption" practices among residents for lawns, ornamental gardens, and produce gardens. Strategies include native moisture tolerant perennial plantings and shrubs, elimination of synthetic fertilizer and pesticide use, high mow deck settings, use of biochar amendments, and polyculture lawn mixture.*
- *GS 3- 4 Develop or promote existing guidelines and recommendations for types of vegetation for particular areas, such as parks, other open areas, and household backyards.*
- *GS 4- 7 Explore inclusion of cool roofs in development.*

HAEGER ENGINEERING
consulting engineers · land surveyors

100 East State Parkway
Schaumburg, Illinois 60173
tel: 847.394.6600
fax: 847.394.6608

Memorandum

Date: May 6, 2025
Project: Northbrook Row, 1825 Shermer Road, Northbrook, IL
Project No. 20-122

Subject: Response to Village of Northbrook Public Works Department Engineering Comments Dated 03/28/2024 (3A)

Northbrook Public Works Department Review Comments

PRIMARY ISSUES:

1. *Per our Engineering Standards 60' Right of way is acceptable however a 66' Right of way dedication is preferred for a neighborhood street.*

   The existing right-of-way width for Stanley Street is 60'. No right-of-way dedication is proposed. The proposed onsite roads are private located within a common area.

2. *Ownership of particular roadways is still under discussion. Any roadways that will be dedicated to the Village shall be 27 feet. Local private streets are okay to remain 24 feet.*

   The onsite proposed road is privately owned. The roadway dimension is 27' back-to-back.

3. *What is the intended signage/traffic control within the development? Are all of the intersections stop sign controlled?*

   The exits will be under stop sign controlled. Stop signs have been added to the plans.

4. *What is the intent for the parallel parking along Stanley Street? What will be the future ownership and maintenance of these spots? These spots are proposed in public right of way.*

   This parking has been removed.

5. *Please provide typical sections for the proposed pavement. The minimum thickness of the Pavement is 2 inches surface course with a 4 inch binder course and 9 inches of aggregate for dedicated streets.*

   The onsite proposed road is privately owned. The roadway dimension is 27' back-to-back. Typical sections have been added to the Preliminary Engineering Plans.

6. *A side path is to be built by the Village along Shermer Road. The Village will provide current plan sheet for area so the developer can plan other improvements accordingly.*

   Noted, the side path has been included in the plans as an improvement by others and the plans have been revised accordingly.

GENERAL COMMENTS:

7. *FFR: Provide a letter for the file from the owner of the development stating that all proposed sanitary, storm sewer, and detention areas are to be maintained/replaced by the property owner. (Discussions regarding ownership of utilities still taking place)*

   A letter has been included with the resubmittal.

8. *The Developer's engineer will need to provide a report describing the existing and proposed flow from the development and certify that the sanitary sewer can handle the additional flow. In order to provide certification, the sanitary sewer will need to be monitored during dry weather and during wet weather so that infiltration can be accounted for. Upon request, I can provide example reports.*

   This information will be provided during final engineering. Please provide us with sample reports.

9. *No site work (with the exception of perimeter safety fencing, soil erosion & sedimentation control, tree protective fencing) can take place prior to issuance of the Village Site Work Permit. A Village Site Work Permit will not be issued until Final Engineering is approved by the Village Engineer. Final Engineering cannot be approved until the MWRD-WMO comments have been incorporated into the Final Engineering Submittal to Northbrook and the MWRD has issued their permit.*

   Noted. A note has been added to the cover sheet.

10. *The Village cannot release a Site Work permit with only an MWRD Earthwork/Foundation Limited Permit. The MWRD-WMO permit is required.*

    Noted. A note has been added to the cover sheet.

11. *All detention shall be complete and operational prior to construction of the buildings or other impervious surface. Include a note on the Cover Sheet indicating this.*

    Noted. A note has been added to the cover sheet.

12. *The Drainage Certificate needs to be added to the cover sheet with a signature location for the engineer and owner. This can be provided via email if required.*

    Drainage Certificate has been added to sheet C1.0.

13. *The Plans must be signed/sealed by a State of Illinois Professional Civil Engineer separate of the Drainage Certificate signature.*

    The plans have been signed and sealed.

14. *Provide stationing for Roadways.*

    Stationing has been added to the roadways on the Geometry Plan.

15. *List all permitting agencies on the cover page along with permit numbers. If the permit has not been acquired at the time of Final Engineering Approval from Northbrook, indicate "Pending" next to the permitting agency.*

    Permit list has been added to the Title Sheet.

16. *FFR: An Engineer's Estimate of Probable Costs is required. The developer must provide construction estimates or accepted contractor bids for the site improvements to calculate the amount of the required Performance Guarantee and Engineering Review/Inspection fees. The developer should read the Subdivision Development Code Section 3-501 to understand the Performance Guarantee Amount. After the EOPC or signed contracts have been provided to the Village Engineer, the developer should expect about 3 weeks before the improvement guarantee and engineering fees are determined.*

    An EOPC will be provided during final engineering.

17. *Does the developer propose any onsite recycling of existing parking lots or the building to use as recycled aggregate or other material? Onsite recycling needs to be approved by the Village during the design phase. If no onsite recycling is to be performed, indicate so in the "Demolition Plan".*

    No on-site recycling is proposed.

STORMWATER MANAGEMENT REPORT:

18. *CBBEL will provide review of the stormwater report under separate letter.*

    Noted.

19. *Conveyance pipes are generally not to be used for detention storage.*

    Noted, the stormwater design has been revised to remove the conveyance pipe storage.

20. *Is there a reason for the connection of storm sewer to Stanley? Generally water from the development should first be directed to the detention storage then out to Shermer.*

    The storm sewer in Stanley captures and conveys runoff to the detention storage to provide trade-off storage for the development. The site discharges to two (2) separate stormwater management areas. The eastern portion of the site discharges to an existing storm sewer to an existing SWM basin located in the southeast corner of Shermer Place. The storm sewer and SWM basin are located within existing easements. The central and western portions of the site discharge to a proposed SWM basin in which the restricted release and overflow are directed to Shermer Road.

GENERAL NOTES:

21. *Village hours of construction shall be strictly enforced according to the municipal code (Section 16-52). No operations shall take place on the property that create noise outside of allowable hours. This includes starting diesel engines or dump trucks arriving prior to the designated time. Add a GN. to identify these restrictions.*

    General Notes have been added to the Title Sheet on Sheet C1.0.

22. *Add a note to read, "The developer shall provide a site engineer to monitor the installation of underground utilities, roadway, curb/gutter, sidewalk, witness sewer and water main pressure tests, etc. including creation of daily reports and verify installation requirements have been met. The site engineer will be onsite full time while these work items are taking place. The Developer shall also provide a geotechnical engineer onsite for the roadway proof roll. Nuclear density tests shall be performed during the HMA work.*

    Note has been added to General Notes on Sheet C1.0.

23. *Add the following GN as the first GN:*

    CONFLICT BETWEEN COMPONENT PARTS OR SPECIFICATIONS

    IN THE EVENT THAT ANY PROVISION IN ANY OF THE FOLLOWING COMPONENT PARTS OF THESE SPECIFICATIONS CONFLICT WITH ANY PROVISION IN ANY OTHER OF THE COMPONENT PARTS, THE PROVISION IN THE COMPONENT PART FIRST ENUMERATED BELOW SHALL GOVERN OVER ANY OTHER COMPONENT PART WHICH FOLLOWS IT NUMERICALLY, EXCEPT AS MAY OTHERWISE SPECIFICALLY BE STATED. SAID COMPONENT PARTS ARE THE FOLLOWING:

    1. VILLAGE OF NORTHBROOK STANDARD DETAILS
    2. NORTHBROOK STANDARD SPECIFICATIONS FOR PUBLIC AND PRIVATE IMPROVEMENTS
    3. PLANS
    4. ADDENDUM TO SPECIFICATIONS
    5. SPECIAL PROVISIONS

    Note has been added to General Notes on Sheet C1.0.

DEMO PLAN:

24. *The entire site is required to have 6' tall chain link fence surrounding the construction area with access gates identified. Please show the proposed fence and access gate locations.*

    Construction fence and access gates have been added to the Demolition Plan.

25. *The access locations need to have aggregate construction entrances as identified in the Northbrook standards. Existing HMA or concrete driveways are not accepted as an erosion control BMP, but can be incorporated into the aggregate entrance. The area of aggregate entrance needs to be shown on the plan as the dimensions listed on the standard.*

    Construction Entrance has been added to the Demolition Plan on sheet C3.0.

26. *There will need to be a phasing plan for utility removal and implementation to ensure that the utilities in Shermer place are still functioning throughout the course of demolition and implementation.*

    Noted, phasing will be provided during final engineering.

LAYOUT/GEOMETRIC PLAN:

27. *Show ADA raised domes where the sidewalk exits into the parking lot or where the sidewalks cross the street. ADA curb ramps on Beaumont Place will need to be upgraded at the time this development occurs to ensure ADA compliance along with any other crossings impacted.*

    ADA Raised Domes have been added to the public sidewalk crossing locations. ADA raised domes are not proposed within the private development. Additional information regarding ADA compliant grading will be provided during final engineering.

28. *A 10' wide multi-use path should be included in lieu of 5' sidewalk on Shermer road. The path needs to be shown on the plans.*

    The 10' wide multi-use path has been added to the plans. It is our understanding that this path will be constructed by others. Please provide construction plans and schedule for coordination purposes.

29. *The sidewalk on the public street needs to continue through the driveway at proper cross and running slopes. Draw the sidewalk showing the 10'x10' squares through the driveway. Provide elevations at the sidewalks to make sure this gets built correctly. There have been a couple developments in town that did not provide enough detail and during final inspections large areas of sidewalk and driveway needed to be removed to fix the sidewalk slopes. Refer to Northbrook standards P4 and P5.*

    Sidewalks have been revised to be continuous through driveways. Additional grading and slope information will be provided during engineering to provide enough detail to the contractor(s) for the areas to be built to meet the ADA standards.

30. *Include an individual note in a box saying, "A pre-paving inspection shall be schedule with Northbrook Public Works at 847-2724711. A Materials Engineer (P.E.) hired by the contractor or developer shall attend the meeting and shall be present during the proof roll. The Materials Engineer shall provide a written determination of the suitability of the subgrade."*

    The Paving note has been added to the Geometry Plan.

GRADING PLAN:

31. *FFR: Show slopes of parking lots to verify that grades are no greater than 5% in any location.*

    Slopes have been added to the Grading Plan.

32. *FFR: The pedestrian path of travel needs to be indicated for all ADA parking spots and should not have more than 1.5% cross slope and 4.5% running slope. This item shall be strictly enforced during inspections. The designer needs to bring attention to these areas in the plans.*

    There are no ADA parking spots proposed.

33. *FFR: What is the overland flow route of the detention ponds should a pipe stop operating? Include the path on the plans and indicate the intent of the arrow. It should be a different style arrow than the overland route going to the ponds.*

    Overland flow arrows have been added as requested. We provided an overland flow arrow legend as well.

UTILITY PLANS:

34. *Provide a Fire Hydrant Detail showing the roadways, parking lots, buildings, and hydrants. The hydrants need 150' radius circles drawn around each hydrant. There should not be any gaps between the hydrants. Include Siamese connections on the buildings in the detail with 100' radius around them. The detail does not need to be part of the plan set. Leeds to fire hydrants shall be a maximum of 5 feet.*

    A Fire Hydrant Coverage Exhibit has been included in this submittal. Please note that this project will be utilizing a 13D sprinkler system, and therefore buildings will not have individual fire department connections (FDC). No Siamese connections are proposed.

35. *Developer needs to consider the phasing of Utilities to ensure that Shermer Place subdivision directly north of the Development continues to have Water main, Sanitary and Storm connections.*
    Noted, phasing will be provided during final engineering.

36. *Water main valves shall be spaced no further than 660'.*
    The spacing provided on the plans does not exceed 660'.

37. *The Village has a water model maintained by Stantec Consultants. Once a final water main design is determined, the developer will need to hire Stantec Consultants to run the model to verify flows and update the model.*
    Noted.

38. *FFR: A note needs to be added to the Utility sheet that all proposed water main shall be maintained by the property owner. (Discussions regarding ownership of utilities still taking place)*
    We have provided a UTILITY OWNERSHIP & MAINTENANCE EXHIBIT as part of the resubmittal.

39. *FFR: Are there any potential environmental issues that need to be considered on the property? Underground utilities will need additional protection and consideration once the environmental concerns are better known.*
    No

40. *FFR: Once the utilities are final, provide a Utility Crossing table for all utilities. An example is below.*
    This will be provided during final engineering.

41. *FFR: Show 24" separation from water main to sewer. IEPA allows 18", but 24" gives a factor of safety.*
    Noted. A note has been added to the Utility Plan for tracking purposes.

42. *Water service connections for townhouses are proposed to be bundled and off to the North. Would it be possible to install a watermain north south along the private access drives and make service connections off that?*
    The developer prefers the banked services shown on the plans rather than additional water main through the private drives.

PLAT REVIEW:

43. *FFR: Are there existing easements that need to be vacated?*
    There are no existing easements to be vacated.

44. *FFR: When new plats are created, include language identifying the sanitary sewer and water main as owned by the Village of Northbrook (an MWRD and IEPA requirement on the permits) but maintained by the property owner. Language can be provided upon request via e-mail. (Ownership of Utilities still under discussion with the Village)*
    The easement language for the proposed BLANKET UTILITY EASEMENTS will be incorporated in the Final Plat of Subdivision during the final engineering phase of the project. We are requesting word documents of the easement language for all utility easement provisions.

45. *FFR: Identify all existing easements and documents on the Plat (if all easements are already included then disregard).*
    There are no existing easements on the property per the ALTA Survey.

46. *FFR: How does the owner want to address proposed easements for watermain, sanitary sewer, storm sewer and detention areas? The Village will be required to own the sanitary and watermain as a requirement of the MWRD and IEPA respectively, however the owner of the property will maintain the utilities. The Village must have the ability to access the utilities in emergency situations. Typically, the Village has been granted a blanket easement over all property not including the building locations.*
    Lot 11 is a proposed Blanket Easement for Ingress/ Egress, Public Utilities, Private Utilities, & Drainage. See the Preliminary Plat of Northbrook Row.

47. *Check subdivision code for required signatories. Village President, Village Treasurer, Village Engineer, and Owner will need to have signature blocks.*

    Signature blocks will be included on the Final Plat.

EROSION CONTROL PLAN:

48. *FFR: SWPPP plan will need to be prepared and provided.*

    SWPPP will be prepared during final engineering.

49. *Ends of all silt fences shall show a J-hook of a 20' radius for 180 degrees. Refer to the Illinois Urban Manual for the distance between J-hooks. Include the Northbrook detail. If fencing is on hard surface, silt logs shall be used along with construction fence.*

    A detail illustrating the J-hooks will be provided during final engineering.

50. *FFR: Include the aggregate construction entrances on the Erosion Control sheets as well as the Demo sheets. Include a note that the Construction Entrances will periodically need to be replaced as the void space is filled with sediment. Follow the Northbrook detail for construction entrance. Draw and dimension the entrance to the correct size.*

    This will be detailed during final engineering.

51. *Include the following notes on the first page of the Erosion Control Plan:*

    NORTHBROOK SEDIMENT AND EROSION CONTROL REQUIREMENTS

    1. *All Erosion and Sediment Control (ESC) measures will be maintained in accordance with the SWPPP and IDOT Erosion and Sediment Control Field Guide for Construction Inspection. The Guide can be found on the IDOT website.*
    2. *The Contractor will assume responsibility for maintenance of all soil erosion control during construction.*
    3. *The contractor shall check all ESC measures weekly and after each rainfall 0.5 inches or greater in a 24 hour period, or equivalent snowfall. Additionally, during winter months, all measures shall be checked by the contractor after each significant snowmelt. These reports shall be provided to the Village each week.*
    4. *The contractor shall provide the Village Engineer a plan to ensure that a stabilized flow line will be provided during storm sewer construction. The use of a stabilized flow line between installed storm sewer and open disturbance will reduce the potential for the offsite discharge of sediment-bearing waters, especially when rain is forecasted, so that flow will not erode.*
    5. *Any loose material deposited in the flow line of drainage structures, which obstructs the natural flow of water, shall be removed at the close of each working day. Prior to acceptance of the improvement, all drainage structures shall be free of dirt and debris.*
    6. *Temporary or permanent stabilization shall be enacted immediately upon completion of disturbance or if the work area is to be left undisturbed for 7 days or more.*
    7. *Under no circumstances shall the contractor prolong final grading and shaping so that the entire project can be permanently seeded at one time.*
    8. *The IEPA NPDES Permit and Storm Water Pollution Prevention Plan shall be maintained at the project field office and available for viewing by any Village of Northbrook Employee upon request.*
    9. *Silt fence logs are to be available on-site in case of silt fence damage and installed when sections of the silt fence are down. Silt fence shall be repaired with-in 7 days of damage.*
    10. *Dewatering operations for storm sewer shall be through a Siltation Bag of the appropriate size for the pump.*
    11. *Should these requirements above not be adhered to, requests for inspection (water main, driveway, storm sewer, etc.) by the contractor shall be denied*

    Notes have been added to the Erosion Control Plan.

DETAILS:

52. *A maximum of eight (8.5"x11") detail sheets shall be on one full size plan sheet. When printed full size, the detail will be the full 8.5"x11". When printed at 11"x17" the details are still legible. Some pages in the provided full size plan set are not legible because they are so small. They will be completely illegible printed at 11"x17" size.*
    Noted.

SITE LIGHTING PLAN:

53. *Lighting plans need to be included as part of the final engineering submittal.*
    Lighting/ Photometric Plan is included with this resubmittal

54. *Verify that all parking lot areas have a minimum of 0.6 foot-candles and every property line adjacent to a residential area has no more than 0.5 foot-candles.*
    Lighting/ Photometric Plan is included with this resubmittal

55. *Create a numbering system for each pole and include the pole number with the Fixture Schedules.*
    Lighting/ Photometric Plan is included with this resubmittal

56. *Include the Uniformity Ratio on these sheets. The Northbrook allowed Average/Minimum is 4:1 or better and the Maximum/Minimum is 9:1 or better.*
    Lighting/ Photometric Plan is included with this resubmittal

57. *Include cut sheets in the Details for every item installed concerning lighting. Typically, cut sheets have multiple versions of the same item on the sheet. Red line out the items not used.*
    Lighting/ Photometric Plan is included with this resubmittal

58. *Create a schedule similar to this one that includes each type of light and combination of poles.*
    Lighting/ Photometric Plan is included with this resubmittal

TRAFFIC IMPACT STUDY:

59. *The traffic consultant will provide comments in a separate letter.*
    Noted. An updated Traffic Impact Study in included in this resubmittal.

ENVIRONMENTAL REPORT:

60. *FFR: Are there any environmental issues to consider from the previous use of the site? Are there any soils that need special care or processing?*
    No.

LANDSCAPE PLANS:

61. *FFR: Refer to Mark Cacioppo's comments.*
    Response to landscape comments is provided in a separate letter.

SPECIFICATIONS:

62. *Add the note below as the first specification:*

CONFLICT BETWEEN COMPONENT PARTS OR SPECIFICATIONS

IN THE EVENT THAT ANY PROVISION IN ANY OF THE FOLLOWING COMPONENT PARTS OF THESE SPECIFICATIONS CONFLICT WITH ANY PROVISION IN ANY OTHER OF THE COMPONENT PARTS, THE PROVISION IN THE COMPONENT PART FIRST ENUMERATED BELOW SHALL GOVERN OVER ANY OTHER COMPONENT PART WHICH FOLLOWS IT NUMERICALLY, EXCEPT AS MAY OTHERWISE SPECIFICALLY BE STATED. SAID COMPONENT PARTS ARE THE FOLLOWING:

1. VILLAGE OF NORTHBROOK STANDARD DETAILS
2. NORTHBROOK STANDARD SPECIFICATIONS FOR PUBLIC AND PRIVATE IMPROVEMENTS
3. PLANS
4. ADDENDUM TO SPECIFICATIONS
5. SPECIAL PROVISIONS

    This note will be added to the specifications when we prepare final engineering plans.

HAEGER ENGINEERING
consulting engineers · land surveyors

100 East State Parkway
Schaumburg, Illinois 60173-4546
tel: 847.394.6600
fax: 847.394.6608

Memorandum

Date: May 6, 2025
Project: Northbrook Row, 1825 Shermer Road, Northbrook, IL
Project No. 20-122

Subject: Responses to Christopher B. Burke Engineering, Ltd. (CBBEL) Engineering Review Comments dated 3/22/2024 (3c)

1. *The subdivision will be required to provide the required School and Park land donations. We presume that cash in lieu of land will be acceptable.*

   The Applicant is requesting cash in lieu of land.

2. *There are currently only 28 guest parking spots for 47 units.*

   There are 53 units proposed. The parking stalls previously proposed on the north side of Stanley Street were eliminated. Six (6) guest spaces are being provided on the east end of the project. In addition, each unit has two (2) garage spaces and two (2) driveway spaces. The overall parking count is:

   - Garage Stalls: 106
   - Driveway Stalls: 106
   - On-Site Guest Stalls: 6

     TOTAL: 218

   The required parking for the 53 units is 239 spaces (4.5:1 ratio). We are requesting a variance on the required parking from 239 to 218 representing a parking variation of 8.79%.

3. *Specify if Julien Terrace will be dedicated as a private or public street.*

   Julien Terrace is proposed to be a private drive.

HAEGER ENGINEERING
consulting engineers · land surveyors

100 East State Parkway
Schaumburg, Illinois 60173-4546
tel: 847.394.6600
fax: 847.394.6608

Memorandum

Date: May 6, 2025
Project: Northbrook Row, 1825 Shermer Road, Northbrook, IL
Project No. 20-122

Subject: Responses to Christopher B. Burke Engineering, LTD (CBBEL) Stormwater Review Comments dated 3/22/2024 (3d)

1. *The Village-required detention calculations were based on the following assumptions:*
   a) *0.15 cfs/acre release rate*
   b) *Bulletin 70 rainfall depths*
   c) *Adjusted curve number for provided volume control*
   d) *115% multiplier per Village regulations*

   While the correct release rate was used, the methodology currently used by the Village requires Bulletin 75 rainfall depths in conjunction with the composite curve number for the development (no adjustment). The 115% multiplier is no longer required in these situations. The Village's stormwater regulations (updated September 2023) can be found here: NBK STANDARDS COVER SHEET (northbrook.il.us).

   The Village detention calculations have been revised in accordance with the updated regulations.

2. *Please note that the Village standards require the overflow weir to be set at least 0.1 feet above the 100-year HWL, and the top of berm must be at least 0.5 feet above the peak WSEL within the overflow weir.*

   The overflow has been revised to 0.1 feet above the HWL. The top of berm is 1.0 feet above the HWL.

3. *The Village standards require the HWL to be offset at least 10 feet from any property line, structure, or right-of-way. By our measurements, the HWL is only offset 5 feet from the Stanley Street right-of-way.*

   The HWL has been revised to 10' from the ROW.

4. *Please provide some additional explanation on how the net unrestricted release rate was determined for the MWRD detention calculations. It appears to be acknowledged that the 0.49-acre upstream trade area is not hydrologically equivalent (i.e., same 100-year, 24-hour runoff volume) to the 0.63 acres of unrestricted onsite area, but it isn't clear how that was converted into a release rate.*

   The unrestricted and trade-off areas have been revised such that the unrestricted has no impact on the net release rate.

5. *A review of the stormwater conveyance (storm sewer/overland flow route) calculations will be done at the final engineering stage of the design.*

   Noted. We are requesting concurrence from Northbrook that the main drainage components of the proposed system are acceptable during the preliminary engineering phase that includes:
   - Discharge to the existing SWM basin located in the southeast portion of Shermer Place within existing easements
   - Discharge to a proposed SWM basin located on the west edge of the proposed development that discharges the restricted release and overflow to Shermer Road
   - Unrestricted area that is being traded-off with Stanley Street ROW drainage

   Refer to the stormwater report included in this submittal for additional information.

HAEGER ENGINEERING
consulting engineers · land surveyors

100 East State Parkway
Schaumburg, Illinois 60173-4546
tel: 847.394.6600
fax: 847.394.6608

Memorandum

Date: May 6, 2025
Project: Northbrook Row, 1825 Shermer Road, Northbrook, IL
Project No. 20-122

Subject: Response to Tree Comments dated 4/1/2024 (4)

1. *Provide an updated tree inventory. Trees are missing from the Beaumont Place parkway and current conditions of trees on and off site have likely changed from last inventory in 2022. In the inventory table, denote which trees are parkway trees and which trees are private trees.*
   The Tree Inventory has been updated to include current conditions of trees on and off-site as of July 5, 2024; and a column has been added to indicate which off-site trees are within the parkway.

2. *Engineering plans show all existing trees as preserved. This conflicts with the landscape plan.*
   The Engineering Plans and Landscaping Plans have been updated to remove conflicts between the plans.

3. *Provide list/table of all proposed plantings on site with type, size and quantities of plants/trees.*
   A matrix of plants has been added to the Landscape Plans. Specifics with quantities will be provided on Final Landscape Plans.

4. *Native planting areas will require a 3-year maintenance plan by a qualified native landscape contractor. Provide 3-year maintenance plan in future submittals.*
   Native plant palettes and maintenance plans will be provided on Final Landscape Plans.

5. *There are currently 36 established trees providing screening to the properties on the north side of Beaumont Place. Is there an alternative design where the trees in the parkway can be preserved? Is there an agreement between Shermer place and Lexington Homes allowing for the use of the south side of Beaumont Place by Lexington Homes? Were the existing parkway trees taken into account with this design or was it assumed by the builder they could remove any trees in the Village owned parkway they wanted to for this project?*
   Unfortunately, the trees and fencing on the south side of Beaumont Place will need to be removed due to grading. Note that the subject property, which lies immediately south of Beaumont Place was previously zoned I1 (Restricted Industrial) and that the 36 trees and fence were in place to screen an incompatible land use. The proposed plan extends the residential character to the site which now requires more streetscape friendly plantings (parkway trees).

6. *The request for variation on the parkway tree plantings along Stanley Street should not be granted. Parkway trees should be planted in the Stanley Street right of way in lieu of losing the green space for off site parking. The parkway trees should not be planted on private property and should not include evergreens as proposed.*
   The revised land plan has eliminated the proposed parking along Stanley, restoring the parkway. Parkway trees have been added at approximately 45 feet on-center per village code.

7. *Use Village details for tree and shrub planting.*
   The Landscape Plan has been revised to show the Village's details for tree and shrub plantings.

8. *This plan does not have approval to proceed to the plan commission. Additional comments will be forthcoming with future submittals.*
   Acknowledged.

HAEGER ENGINEERING
consulting engineers · land surveyors

100 East State Parkway
Schaumburg, Illinois 60173-4546
tel: 847.394.6600
fax: 847.394.6608

Memorandum

Date: May 6, 2025
Project: Northbrook Row, 1825 Shermer Road, Northbrook, IL
Project No. 20-122

Subject: Responses to Northbrook Fire Department Fire Comments dated 3/18/2024 (5)

Specific Comments:

1. *Provide adequate fire hydrants on the south end of the plan. The north side of Stanley St spacing exceeds the required 300ft between hydrants.*

Please see the 150' Radius Fire Hydrant Coverage Exhibit included with this submittal. We have shifted the location of the relocated hydrant on the north side of Stanley Street and added another hydrant to maintain a hydrant spacing of 300-ft or less.

Reference Comments:

1. *Plans and specifications for the installation / modification of the automatic sprinkler system shall be submitted for review and approval. Provide automatic sprinkler contractor shop drawings for review. Indicate all new or modified existing pipe routing, material catalog cut sheets, and hydraulic calculations (as required by NFPA 13D).*

Noted. Sprinkler plans will be provided with the building permit submittal.

2. *Fire hydrants shall be installed so that any portion of the property will not be further than one hundred and fifty (150) feet from a fire hydrant. Fire hydrants shall be provided so as to provide the required fire flows to structures as described in the "Fire Suppression Rating Schedule," latest edition, published by the Insurance Service Office. Additionally the fire department connection shall be located not greater than 100 feet from a fire hydrant and be located on the east facing side of the building.*

Please see the 150' Radius Fire Hydrant Coverage Exhibit included with this submittal. As shown on the Hydrant Coverage Exhibit, with the exception of the following two (2) areas, all buildings are located within the 150-ft radius of existing or proposed hydrants:

- Small triangular area at the northwest corner of Building 2
- A portion of the easternmost end unit and adjacent unit of Building 5

Please note that this project will be utilizing a 13D sprinkler system, and therefore buildings will not have individual fire department connections (FDC).

HAEGER ENGINEERING
consulting engineers · land surveyors

100 East State Parkway
Schaumburg, Illinois 60173-4546
tel: 847.394.6600
fax: 847.394.6608

Memorandum

Date: May 6, 2025
Project: Northbrook Row, 1825 Shermer Road, Northbrook, IL
Project No. 20-122

Subject: Responses to Elrod Friedman LLP Village Attorney Comments dated 3/21/2024 (7)

- *Declarations: The Declarations, as submitted, do not fully comply with the minimum requirements of Section 4-105 E of the Subdivision and Development Code. Specifically, the Declarations does not comply with the following requirements:*

    - *The Declarations must provide that it will not be amended in any manner that would result in a violation of the requirements of the Subdivision Code.*

      Done. See modified Section 10.02.

    - *Confirm with Village Engineer that the Village's easement/maintenance rights to the Private Road are sufficient.*

      No response required.

    - *The association must have the right to adjust the assessment to meet changed needs and the membership vote required to authorize such adjustment shall not be fixed at more than 51 percent of the members voting on the issue.*
        - *The Declaration allows for a revised assessment approved by the Managers and a special assessment approved by 2/3 vote. The revised assessment seems to comply with this requirement but please confirm that the Managers can revise the assessment without any further action of the Voting Members.*

          This will confirm that the Managers have the power, pursuant to Section 6.04, to revise assessments without action of the Voting Members.

- *Preliminary Plat: The submittal includes a preliminary plat of subdivision. Please note that a final plat of subdivision will need to be approved and must comply with all requirements of the Village Code, Zoning Ordinance and Subdivision Ordinance. The Final Plat will need to include stormwater detention easement language for emergency maintenance and repair of these improvements. We have included the Village's draft form language with this letter.*

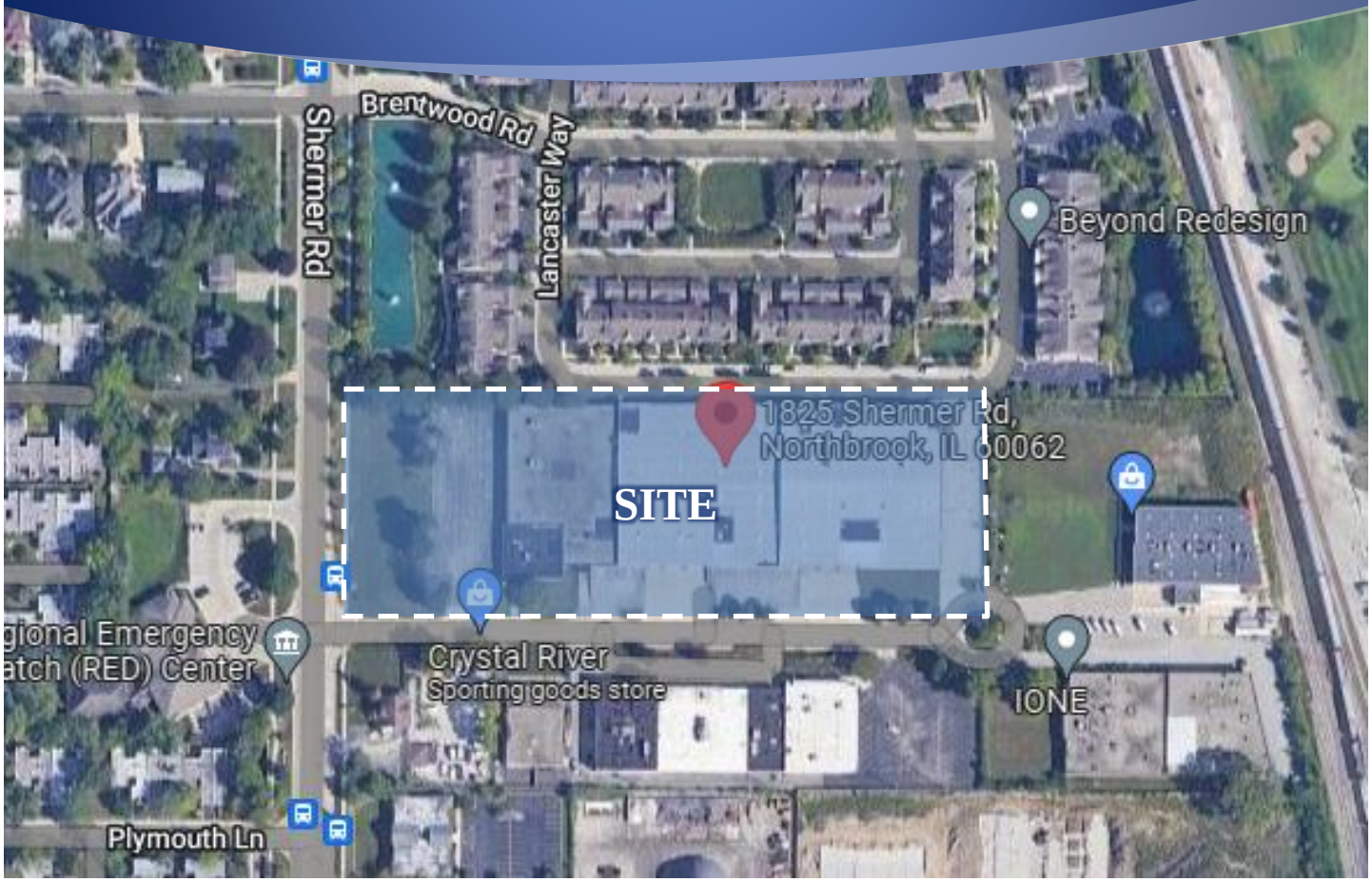
  Noted.

- *Subdivision and Development Agreement: The Village will require Developer to enter into a Subdivision and Development Agreement with the Village. The Village will provide more information on this as the review of the application continues.*

  Noted

Traffic Impact Study
Proposed Northbrook Row

Northbrook, Illinois



Prepared For:

For over 50 years
Lexington Homes

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

April 24, 2025

1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed residential development to be located in Northbrook, Illinois.

This site, which was previously occupied by an industrial office building, is located at 1825 Shermer Road. The plans call for a residential development containing 53 attached single-family units. Parking for the proposed residential development will be provided via approximately 218 on-street parking spaces consisting of 106 garage spaces, 106 driveway spaces, and six on-site parking spaces for guests. Access will be provided off Stanley Street.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate the traffic generated by the proposed development. **Figure 1** shows the location of the site in relation to the area roadway system and **Figure 2** shows an aerial view of the site. The sections of this report present the following:

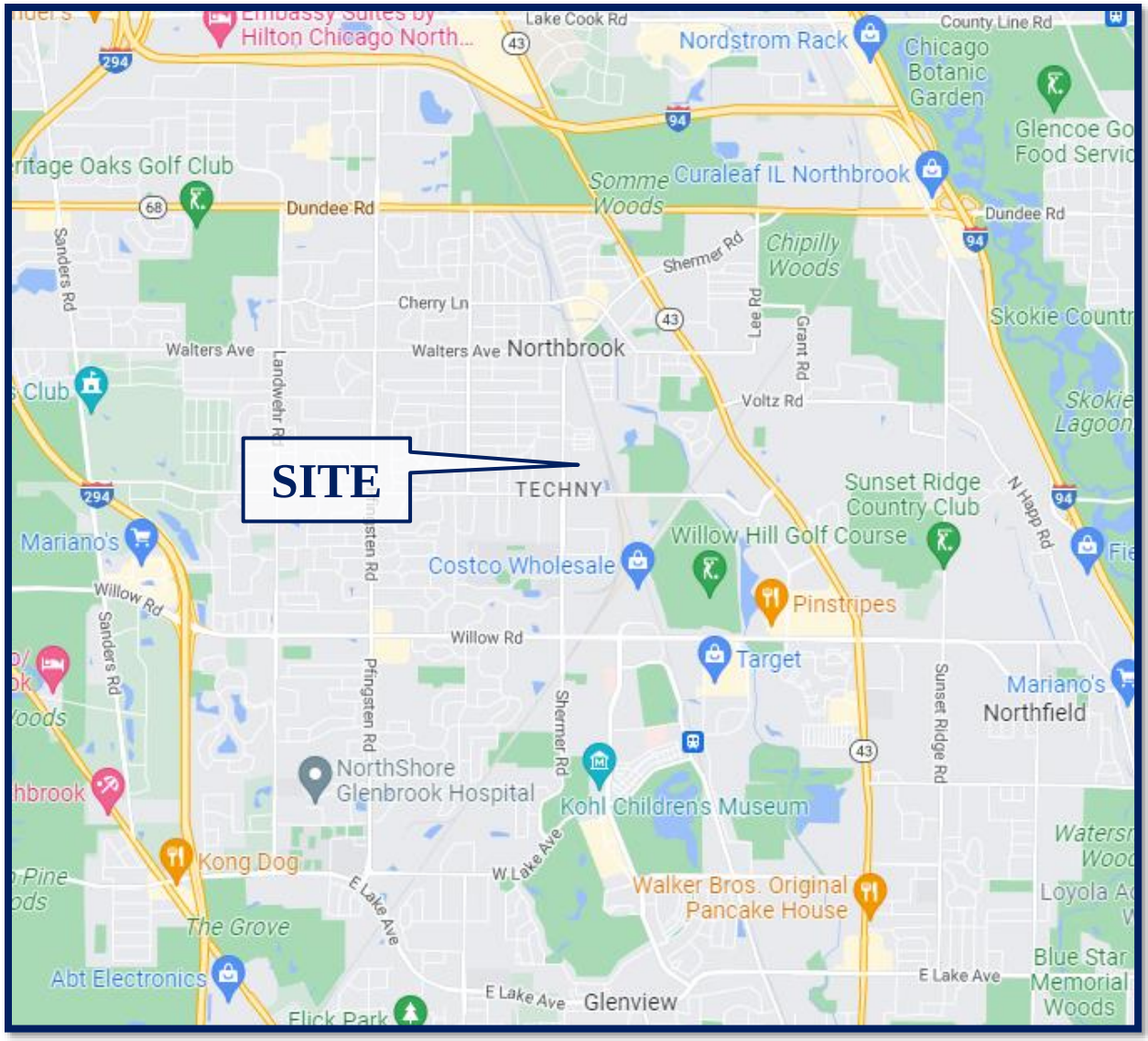
- Existing roadway conditions
- A description of the proposed development
- Directional distribution of the development traffic
- Vehicle trip generation for the development
- Future traffic conditions including access to the development
- Traffic analyses for the weekday morning and weekday evening peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system
- Evaluation of on-site circulation
- Evaluation of the proposed parking supply

Traffic capacity analyses were conducted for the weekday morning and weekday evening peak hours for the following conditions:

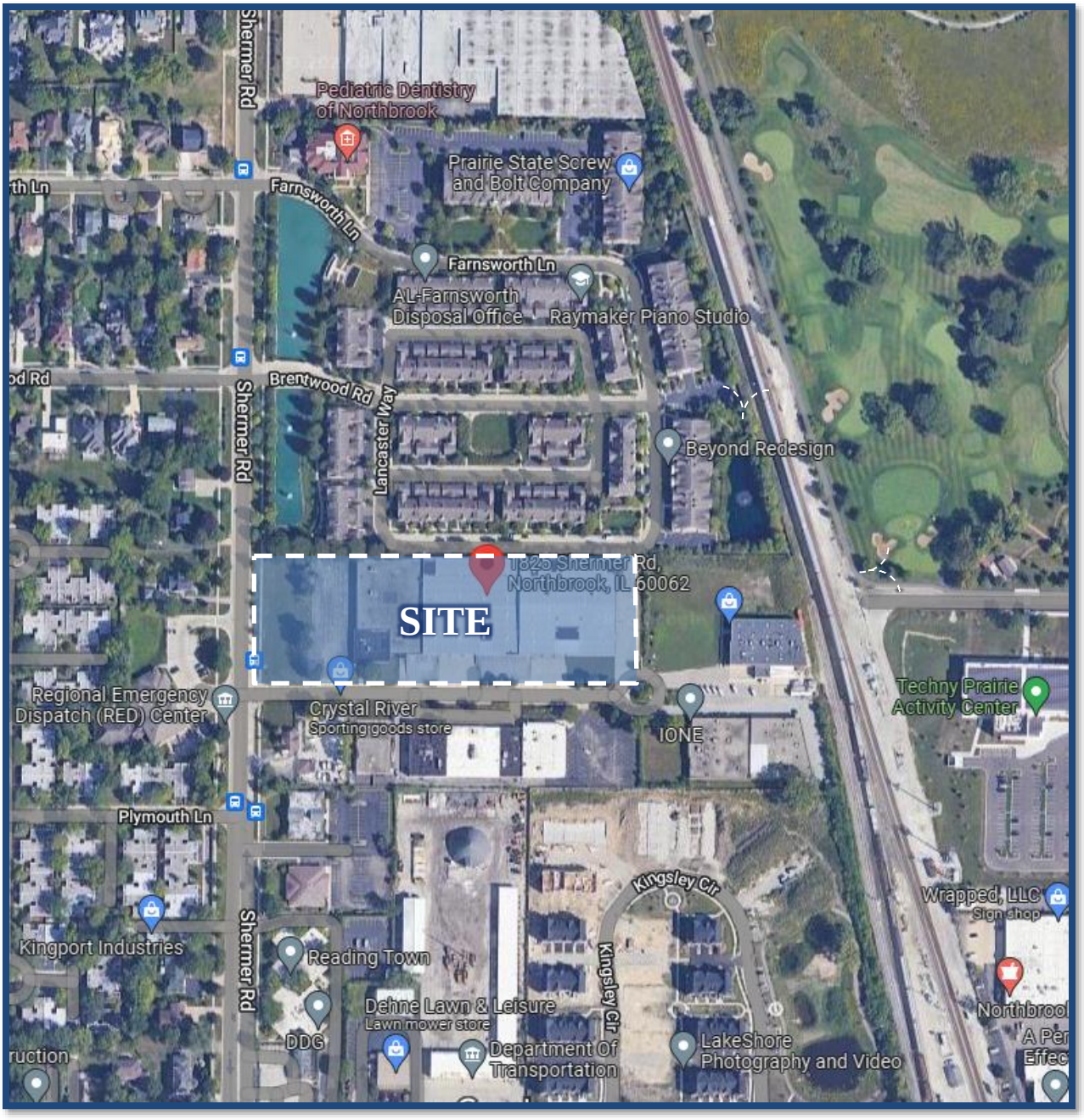
1. Existing Conditions – Analyzes the capacity of the existing roadway system using existing peak hour traffic volumes in the surrounding area.

2. Year 2028 No-Build Conditions – Analyzes the capacity of the future roadway system using the no-build traffic volumes which include the existing traffic volumes and an ambient traffic growth factor.

3. Year 2028 Total Projected Conditions – Analyzes the capacity of the future roadway system using the projected traffic volumes that include the existing traffic volumes, ambient traffic growth, and the traffic estimated to be generated by the full buildout of the proposed development.



Site Location **Figure 1**



Aerial View of Site **Figure 2**

2. Existing Conditions

Existing transportation conditions in the vicinity of the site were documented in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

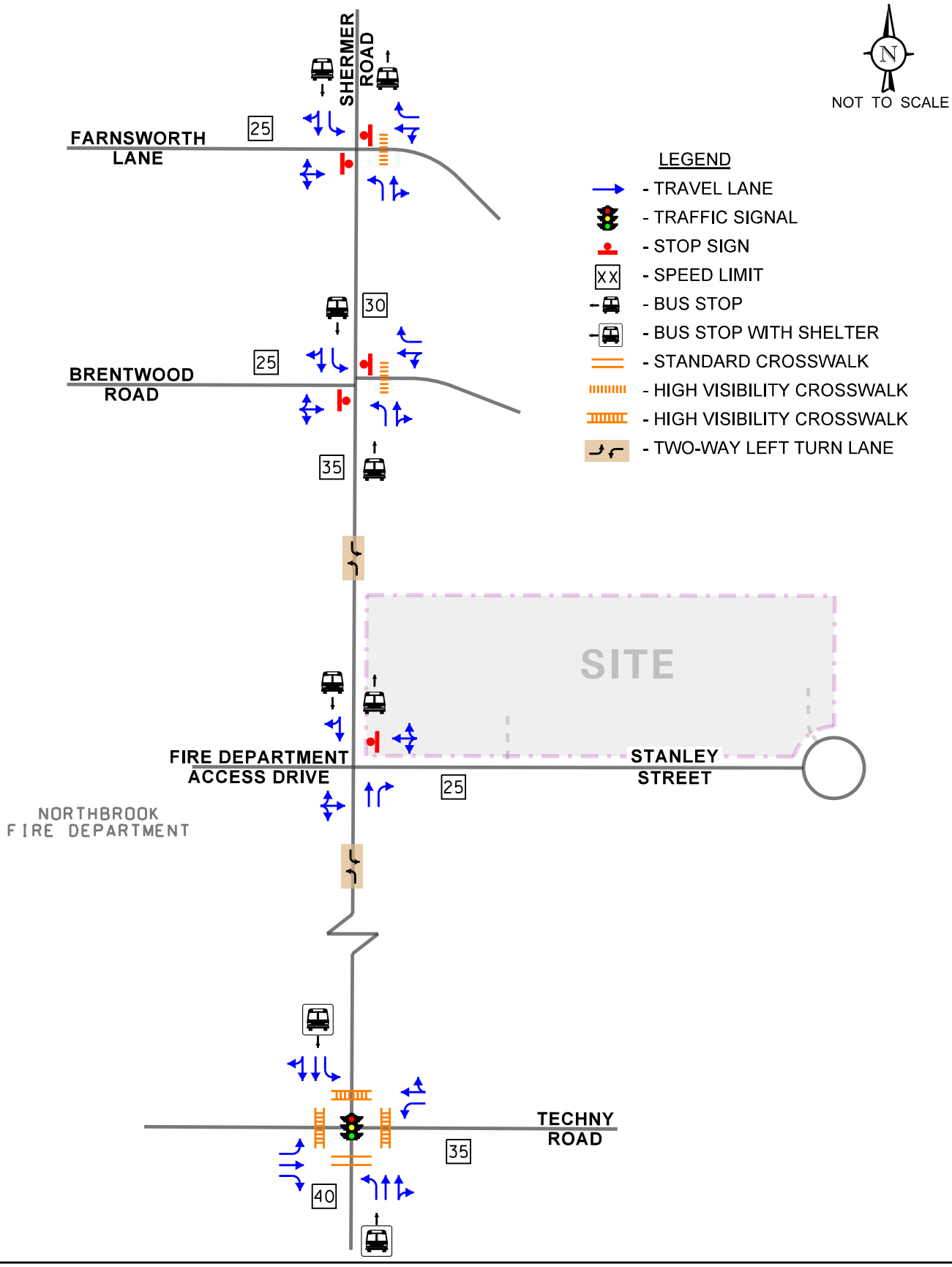
Site Location

The site is located in the northeast quadrant of the intersection of Shermer Road with Stanley Street. Land uses in the vicinity of the site include Shermer Place to the north, an office building to the south, and the Northbrook Fire Department to the west. It should be noted that the Milwaukee District North Metra commuter railroad borders the east side of the site and Glenbrook North High School is located approximately one-half mile south of the site.

Existing Roadway System Characteristics

The characteristics of the existing roadways near the development are described below and illustrated in **Figure 3**.

Shermer Road is a north-south major collector roadway that in the vicinity of the site provides one travel lane in each direction and a two-way left-turn lane. At its signalized intersection with Techny Road, Shermer Road provides an exclusive left-turn lane, a through lane, and a shared through/right-turn lane on the northbound and southbound approaches. The north leg provides a high visibility crosswalk and the south leg provides a standard style crosswalk. At its unsignalized intersection with Farnsworth Lane, Shermer Road provides an exclusive left-turn lane and a shared through/right-turn lane on both the northbound and southbound approaches. At its unsignalized intersection with Brentwood Road, Shermer Road provides an exclusive left-turn lane and a shared through/right-turn lane on both the northbound and southbound approaches. At its unsignalized intersection with Stanley Street, Shermer Road provides a shared through/right-turn lane on the southbound approach and an exclusive right-turn lane and a through lane on the northbound approach. Left turns onto both Stanley Road and the Fire Department access drive are accommodated via the center two-way left-turn lane. North of Willow Road, Shermer Road is under the jurisdiction of the Village of Northbrook and carries an annual average daily traffic (AADT) volume of 13,100 vehicles (IDOT 2021). South of Willow Road, Shermer Road is under the jurisdiction of the Illinois Department of Transportation (IDOT) and carries an AADT volume of 7,750 vehicles (IDOT 2021). Shermer Road has a posted speed limit of 25 miles per hour north of Maple Avenue, 30 miles per hour between Farnsworth Lane and Brentwood Road, and 35 miles per hour between Brentwood Road and Techny Road.



Northbrook Row
Northbrook, Illinois

Existing Roadway Characteristics

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 22-241 Figure: 3

Techny Road is an east-west major collector roadway that in the vicinity of the site provides one travel lane in each direction. At its signalized intersection with Shermer Road, Techny Road provides an exclusive left-turn lane, a through lane, and an exclusive right-turn lane on the eastbound approach and an exclusive left-turn lane and a shared through/right-turn lane on the westbound approach. Both approaches provide a high visibility crosswalk. Techny Road is under the jurisdiction of the Village of Northbrook, carries an AADT volume of 7,750 vehicles (IDOT 2018) east of Shermer Road and 6,100 vehicles (IDOT 2018) west of Shermer Road, and has a posted speed limit of 35 miles per hour.

Farnsworth Lane is an east-west local roadway that in the vicinity of the site provides one travel lane in each direction. At its unsignalized intersection with Shermer Road, Farnsworth Lane provides a shared left-turn/through lane and an exclusive right-turn lane on the westbound approach and a shared left-turn/through/right-turn lane on the eastbound approach with both approaches under stop sign control. The east leg provides a high visibility crosswalk. Farnsworth Lane is under the jurisdiction of the Village of Northbrook and has a posted speed limit of 25 miles per hour.

Brentwood Road is an east-west local roadway that in the vicinity of the site provides one travel lane in each direction. At its unsignalized intersection with Shermer Road, Brentwood Road provides a shared left-turn/through lane and an exclusive right-turn lane on the westbound approach and a shared on the eastbound approach with both approaches under stop sign control. The east leg provides a high visibility crosswalk. Brentwood Road is under the jurisdiction of the Village of Northbrook and has a posted speed limit of 25 miles per hour.

Stanley Street is an east-west local roadway that in the vicinity of the site provides one travel lane in each direction. At its unsignalized intersection with Shermer Road, Stanley Street provides a shared left-turn/through/right-turn lane on the eastbound approach under stop sign control. The westbound approach of this intersection is the Northbrook Fire Department access drive which provides a shared left-turn/through/right-turn lane. Stanley Street is under the jurisdiction of the Village of Northbrook and has a posted speed limit of 25 miles per hour

Public Transportation

The study area is also served by Pace Suburban Bus Route 422, which provides weekday service from Wilmette to Northbrook. Service operates from the Linden CTA Purple Line station to Northbrook Court and it has several bus stops along Shermer Road. Notable stops include the Shermer Road/Techny Road, Shermer Road/Farnsworth Lane, and Shermer Road/Stanley Street intersections, which will benefit the proposed residential development.

Furthermore, the Northbrook Metra station is located in the southeast quadrant of the Shermer Road/Walters Avenue intersection one-quarter mile north of the site. This station is for the Metra Milwaukee District North (MD-N) commuter railroad and, as of July 12, 2021, this railroad carries approximately 38 trains per day of which nine trains are during the weekday morning peak period and six trains are during the weekday evening peak period.

Existing Traffic Volumes

In order to determine current traffic conditions in the vicinity of the site, KLOA, Inc. conducted peak period traffic counts utilizing Miovision Scout Collection Units during the weekday morning (7:00 to 9:00 A.M.) and evening (4:00 to 6:00 P.M.) peak periods, at the following intersections:

- Shermer Road with Farnsworth Lane (May 12, 2022)
- Shermer Road with Brentwood Road (May 12, 2022)
- Shermer Road with Stanley Street (August 2, 2022)
- Shermer Road with Techny Road (August 2, 2022)

The results of the traffic counts indicated that the weekday morning peak hour of traffic occurs from 7:30 A.M. to 8:30 A.M. and the weekday evening peak hour of traffic occurs from 4:30 P.M. to 5:30 P.M.

It should be noted that on the days the counts were conducted, the schools within the vicinity of the site were in session, including Glenbrook North High School, and the weekday morning and weekday afternoon peak hours coincide with the Glenbrook North High School start and dismissal times.

In order to ensure that the traffic counts conducted reflect typical traffic conditions, the Year 2022 traffic counts at the intersection of Techny Road with Shermer Road were compared to counts previously conducted at the intersection by KLOA, Inc. in 2019, increased by a regional growth factor, as discussed later. The results of the comparison indicated that the Year 2022 traffic volumes were higher than the adjusted Year 2019 traffic volumes and, as such, no adjustment was made.

Figure 4 illustrates the existing peak hour traffic volumes. Copies of the traffic count summary sheets are included in the Appendix.

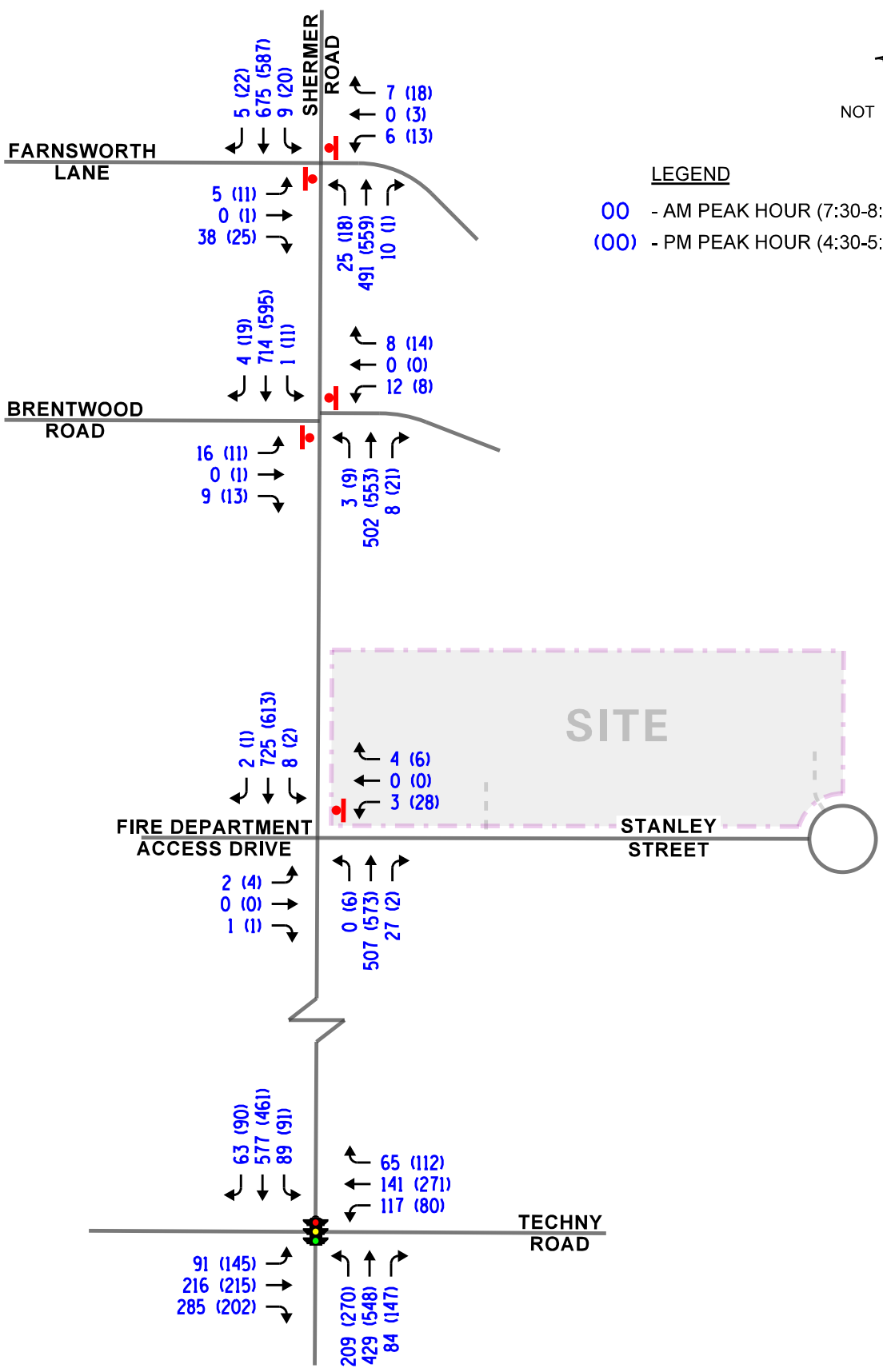
Crash Data Summary

KLOA, Inc. obtained crash data[1] for the most recent available past five years (2017 to 2021) for the following intersections:

- Shermer Road with Farnsworth Lane
- Shermer Road with Brentwood Road
- Shermer Road with Stanley Street
- Shermer Road with Techny Road

The crash data for the Shermer Road intersections are summarized in **Tables 1** through **3**. No crashes were reported at the intersection of Shermer Road with Stanley Street. A review of the crash data indicated that no fatalities were reported during the reviewed period.

[1] IDOT DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. The author is responsible for any data analyses and conclusions drawn.



Northbrook Row
Northbrook, Illinois

Existing Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 22-241 Figure: 4

Table 1
SHERMER ROAD WITH FARNSWORTH LANE – CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	Total
2017	0	0	0	0	0	0	0	0
2018	0	0	0	0	0	0	0	0
2019	0	0	0	0	0	0	0	0
2020	2	0	0	0	0	1	0	3
2021	0	0	0	0	0	0	0	0
Total	**2**	**0**	**0**	**0**	**0**	**1**	**0**	**3**
Average	**<1.0**	**--**	**--**	**--**	**--**	**<1.0**	**--**	**<1.0**

Table 2
SHERMER ROAD WITH BRENTWOOD ROAD – CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	Total
2017	0	0	0	0	0	0	1	1
2018	0	0	0	0	0	0	0	0
2019	0	0	0	0	0	1	0	1
2020	0	0	0	0	0	0	0	0
2021	0	0	0	0	0	0	0	0
Total	**0**	**0**	**0**	**0**	**0**	**1**	**1**	**2**
Average	**--**	**--**	**--**	**--**	**--**	**<1.0**	**<1.0**	**<1.0**

Table 3
SHERMER ROAD WITH TECHNY ROAD – CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	Total
2017	0	0	0	2	0	3	0	5
2018	1	0	0	3	0	1	1	5
2019	0	0	0	4	0	2	0	6
2020	0	0	1	3	0	0	0	4
2021	0	0	0	2	0	1	0	3
Total	**1**	**0**	**1**	**14**	**0**	**6**	**1**	**23**
Average	**<1.0**	**--**	**<1.0**	**2.8**	**--**	**1.2**	**<1.0**	**4.6**

3. Traffic Characteristics of the Proposed Development

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

Proposed Site and Development Plan

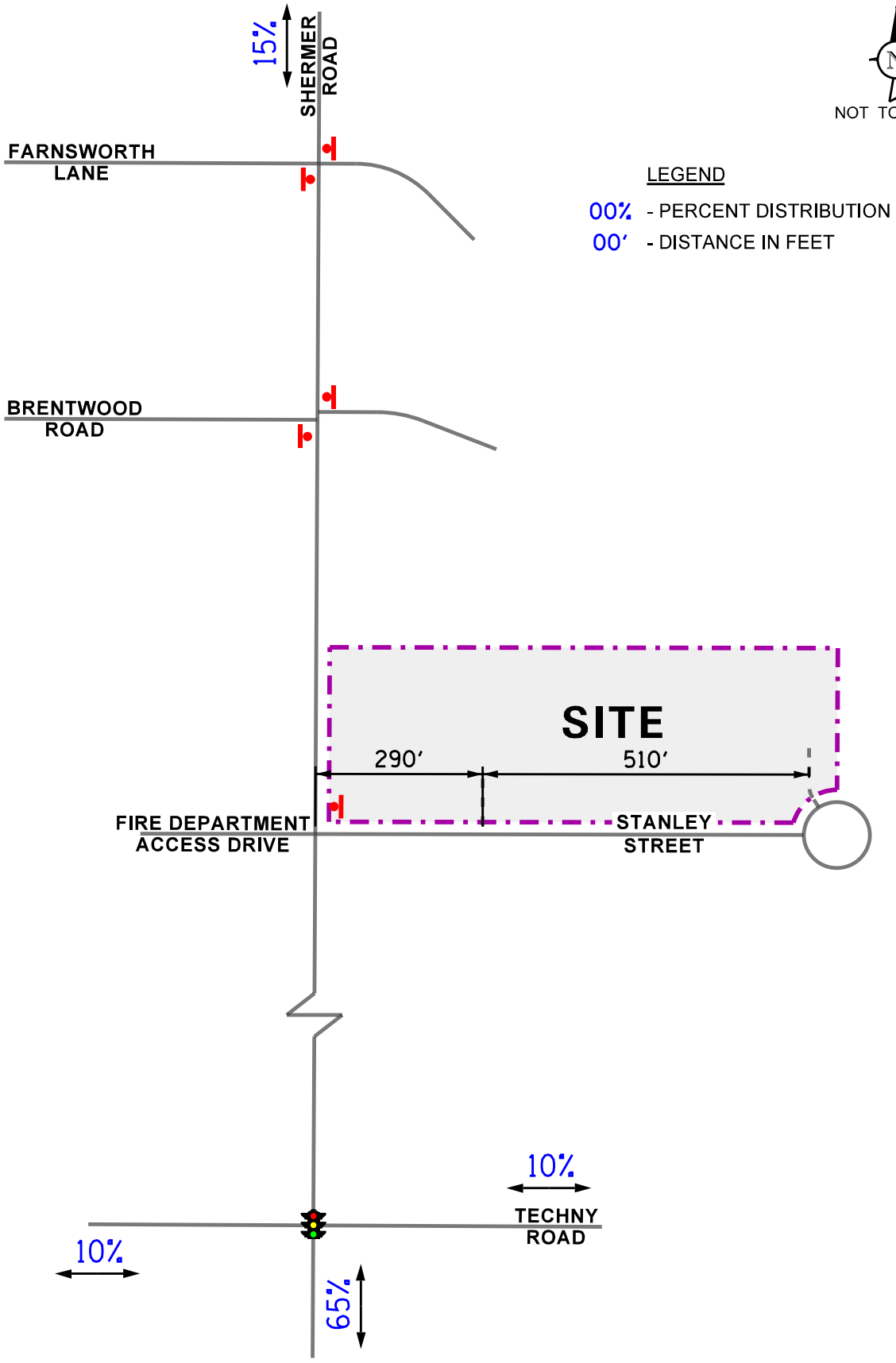
As proposed, the development includes ten three-story buildings consisting of a total of 33 attached single-family "Row" homes and 20 attached single-family "Mews" homes for a total of 53 units. Each "Row" home will have three bedrooms while "Mews" homes will have two, three or four bedrooms. Each row home will have a detached two-car garage and a private yard. Each Mews home will have an attached two-car garage that is accessed by a motor court. Access to the proposed development will be provided via two full movement access drives off Stanley Street which has a stop sign-controlled intersection with Shermer Road.

Parking for the proposed residential development will be provided via approximately 218 on-site parking spaces consisting of 106 garage spaces, 106 driveway spaces, and six on-site parking spaces for guests.

A site plan depicting the proposed site and development plan is included in the Appendix.

Directional Distribution

The directions from which residents will approach and depart the site were estimated based on existing travel patterns, as determined from the traffic counts. **Figure 5** illustrates the directional distribution of the development-generated traffic.



Northbrook Row
Northbrook, Illinois

Directional Distribution

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 22-241 Figure: 5

Peak Hour Traffic Volumes

The number of peak hour trips estimated to be generated by the proposed development was based on vehicle trip generation rates contained in *Trip Generation Manual*, 11th Edition, published by the Institute of Transportation Engineers (ITE). The "Single Family Attached Housing" (Land-Use Code 215) rate was utilized for the proposed residential units.

It is important to note that the number of trips generated by the development may be reduced based on the proximity of the site to the Northbrook Metra station and the Pace Suburban bus route. Based on census data for residents that live within one-half mile of the Northbrook Metra station, approximately 20 percent take public transportation, bicycle, or walk to work.

However, in order to provide a conservative analysis, no trip generation reductions were applied. **Table 4** summarizes the number of trips estimated to be generated by the full buildout of the proposed development.

Table 4
ESTIMATED SITE-GENERATED TRAFFIC VOLUMES

ITE Land Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Two-Way Trips
		In	Out	Total	In	Out	Total	
215	Single Family Attached Housing (53 Units)	9	30	39	27	16	43	415

4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to growth, and the traffic estimated to be generated by the proposed subject development.

Development Traffic Assignment

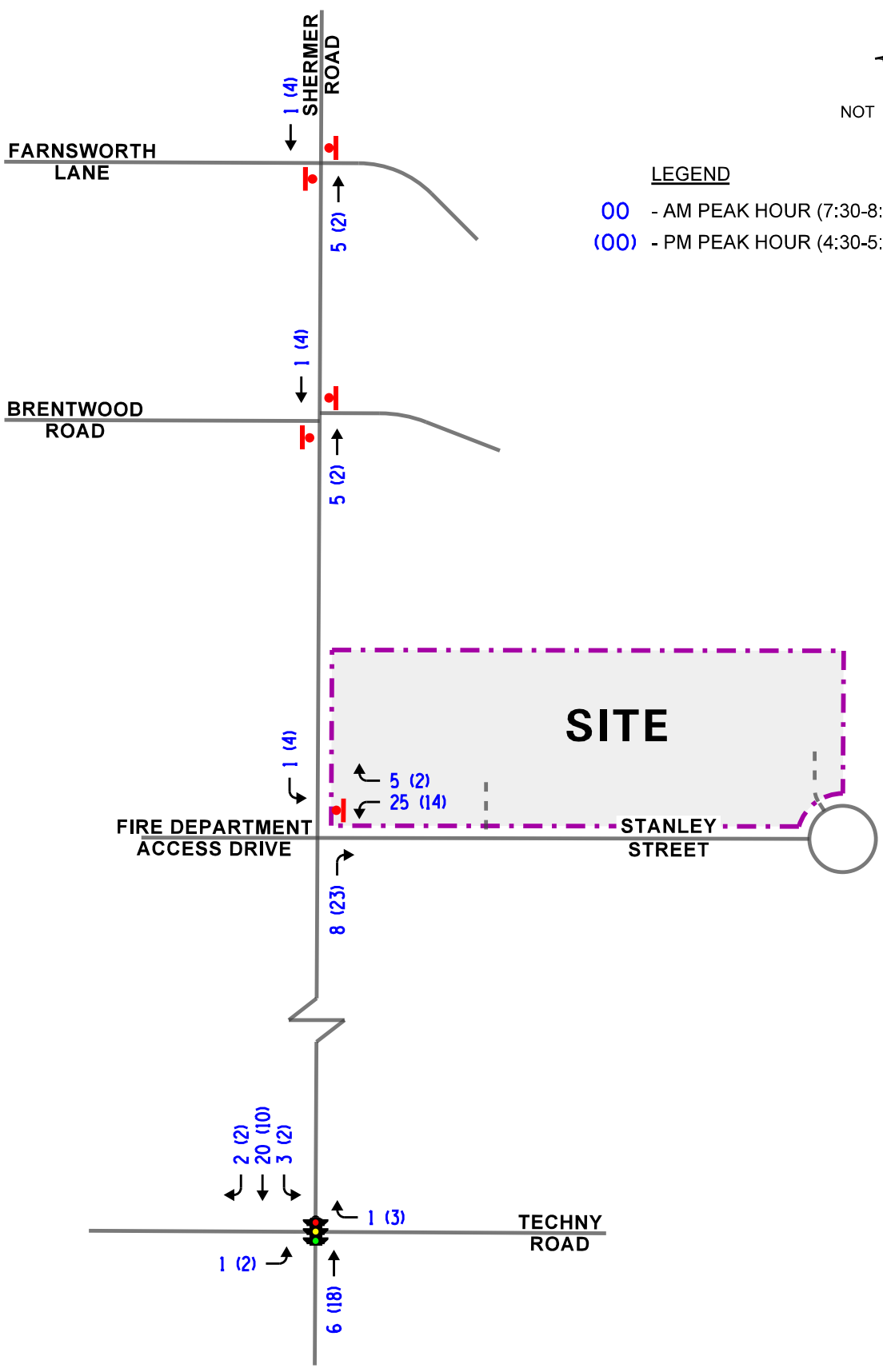
The estimated weekday morning and weekday evening peak hour traffic volumes that will be generated by the proposed development were assigned to the roadway system in accordance with the previously described directional distribution (Figure 5). **Figure 6** illustrates the traffic assignment of the new passenger vehicle trips for the development.

Background (No-Build) Traffic Conditions

The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on Annual Average Daily Traffic (AADT) projections provided by the Chicago Metropolitan Agency for Planning (CMAP), the existing traffic volumes are projected to increase by an annual compounded growth rate of approximately 0.3 percent. As such, traffic volumes were increased by three percent to represent Year 2028 no-build conditions. Additionally, the Year 2028 no-build traffic volumes include the traffic estimated to be generated by an under-construction 7-Eleven fuel center to be located in the northeast corner of the intersection of Shermer Road with Techny Road and a proposed mixed-use development to be located on the east side of Shermer Road at Woodlawn Road (redevelopment of the W.W. Grainger office building). The Year 2028 no-build traffic volumes, which include the existing traffic volumes increased by the regional growth factor and the traffic generated by the 7-Eleven fuel center and the mixed-use development, are illustrated in **Figure 7**. A copy of the CMAP projections letter is included in the Appendix.

Total Projected Traffic Volumes

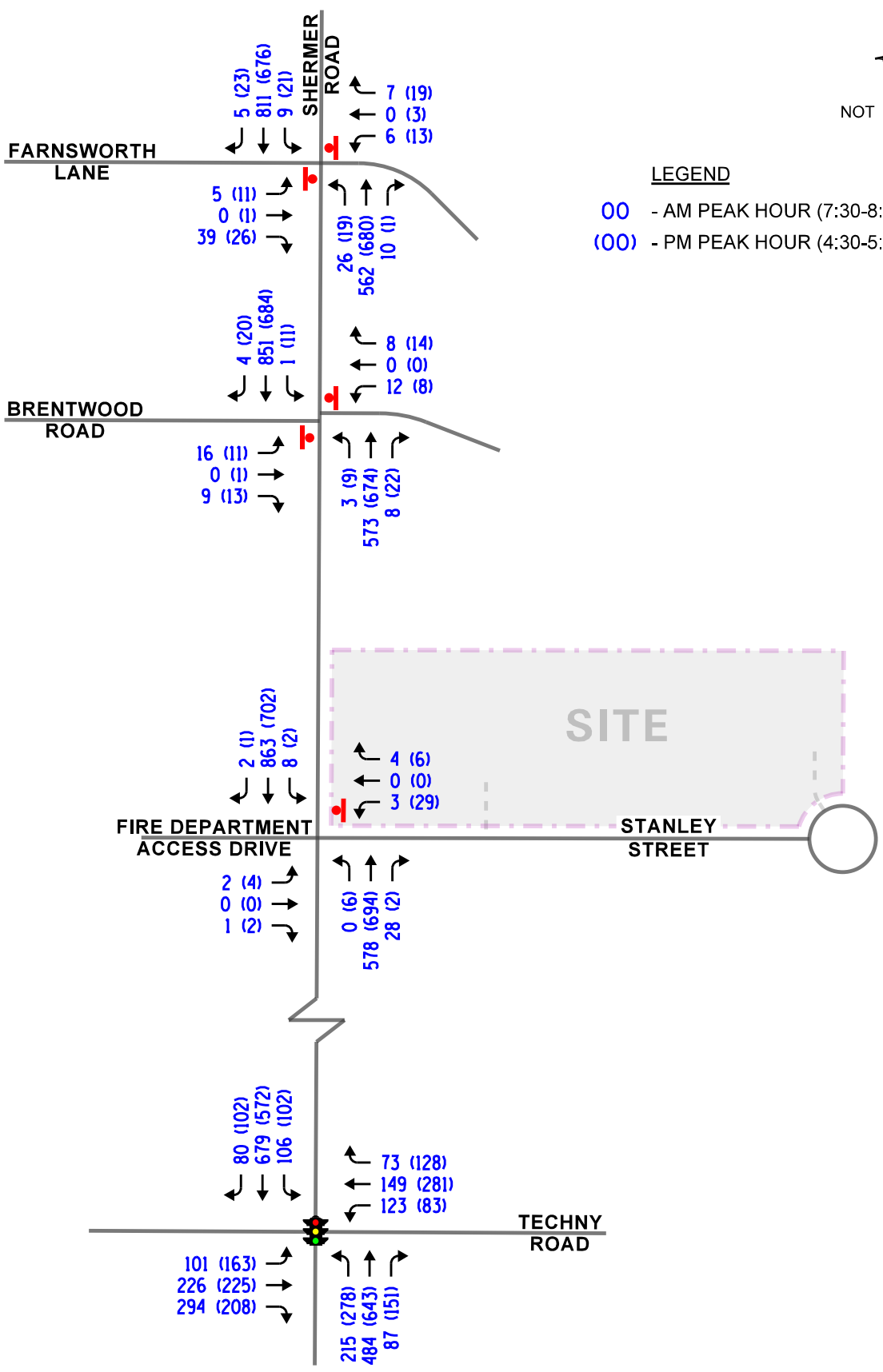
The development-generated traffic (Figure 6) was added to the existing traffic volumes taking into account background growth and the traffic generated by the 7-Eleven fuel center and the mixed-use development to determine the Year 2028 projected traffic volumes, as shown in **Figure 8.**



Site-Generated Traffic Volumes

KLOA Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 22-241 Figure: 6

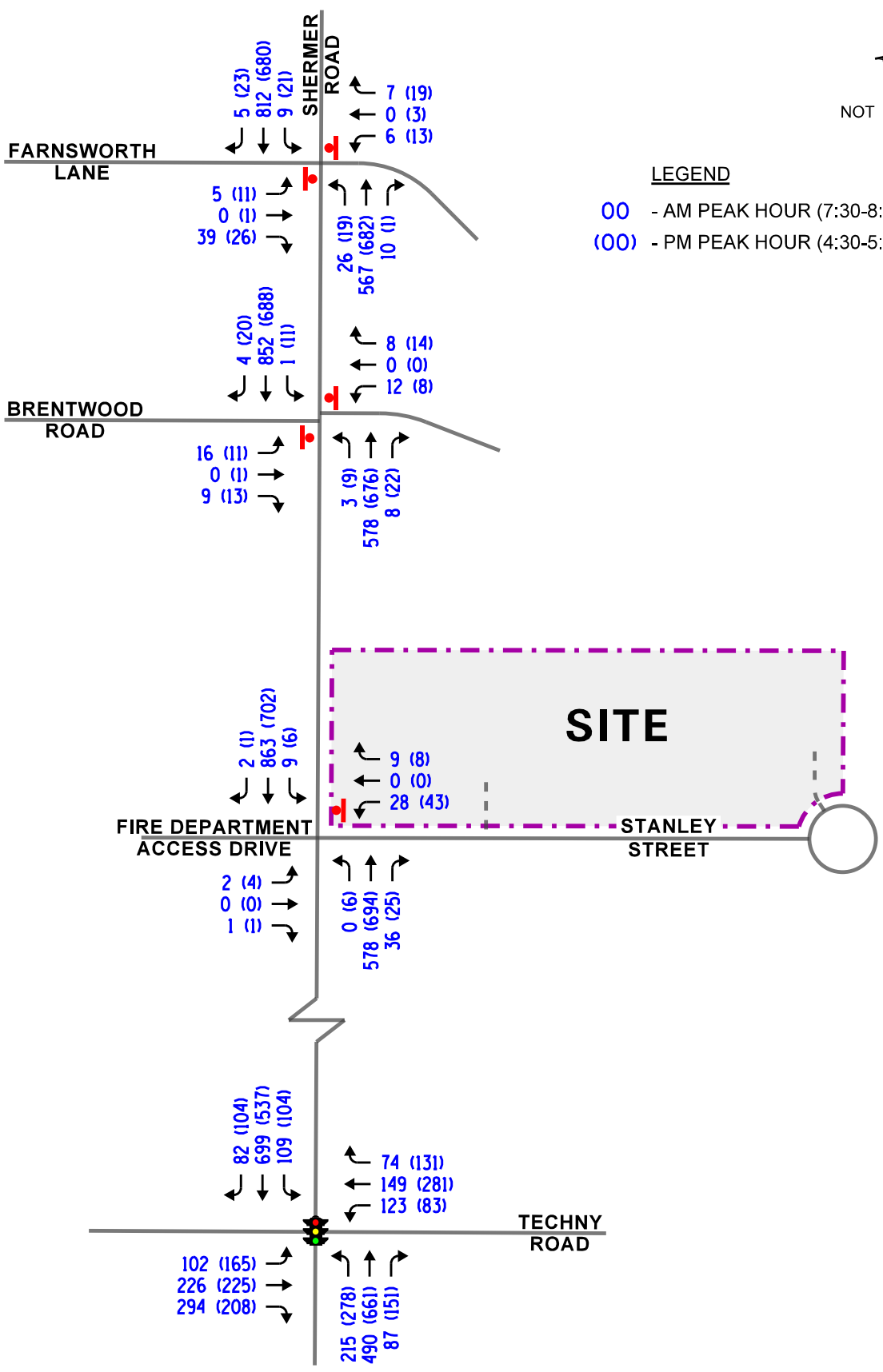


Northbrook Row
Northbrook, Illinois

Year 2028 No-Build Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 22-241 Figure: 7



Northbrook Row
Northbrook, Illinois

Year 2028 Total Projected Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 22-241 Figure: 8

5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning and weekday evening peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modifications are required.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning and weekday evening peak hours for the existing, Year 2028 no-build, and Year 2028 projected traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM)*, 6th Edition and analyzed using the Synchro/SimTraffic 11 software. The analysis for the traffic-signal controlled intersection, to determine the average overall vehicle delay and levels of service, were accomplished using field measured cycle lengths and phasings.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the existing, no-build, and total projected conditions are presented in **Tables 5** through **9**. A discussion of each intersection follows. Summary sheets for the capacity analyses are included in the Appendix

Table 5
CAPACITY ANALYSIS RESULTS – SHERMER ROAD WITH TECHNY ROAD – SIGNALIZED

	Peak Hour	Eastbound			Westbound		Northbound		Southbound		Overall
		L	T	R	L	T/R	L	T/R	L	T/R	
Existing Conditions	Weekday Morning Peak Hour	B 17.5	C 30.2	B 13.5	C 20.9	C 34.0	E 64.4	C 28.4	B 16.6	D 35.2	C 31.0
		C – 20.2			C – 29.2		D – 38.8		C – 32.9		
	Weekday Evening Peak Hour	B 17.8	C 23.7	A 2.4	B 15.3	D 40.7	D 40.3	C 31.4	B 18.9	C 32.6	C 29.4
		B – 14.5			D – 36.3		C – 33.9		C – 30.6		
Year 2028 No-Build	Weekday Morning Peak Hour	B 18.1	C 30.3	B 14.6	C 21.7	D 35.6	F 86.5	C 31.3	B 18.8	D 47.6	D 37.5
		C – 20.9			C – 30.6		D – 46.4		D – 44.1		
	Weekday Evening Peak Hour	C 26.9	C 24.8	A 5.5	B 16.0	E 59.0	F 99+	D 52.9	C 23.9	D 39.6	D 51.8
		B – 18.6			D – 51.8		F – 80.0		D – 37.4		
Year 2028 Total Projected	Weekday Morning Peak Hour	B 18.1	C 30.2	B 14.7	C 21.6	D 35.8	F 86.8	C 31.7	B 19.2	D 52.4	D 39.1
		C – 20.9			C – 30.7		D – 46.7		D – 48.4		
	Weekday Evening Peak Hour	C 28.2	C 24.8	A 5.5	B 16.0	E 60.5	F 99+	E 57.3	C 24.3	D 40.5	D 54.4
		B – 19.0			D – 53.0		F – 85.5		D – 38.2		

Letter denotes Level of Service L – Left Turns R – Right Turns
Delay is measured in seconds. T – Through

Table 6
CAPACITY ANALYSIS RESULTS – EXISTING CONDITIONS – UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Shermer Road with Farnsworth Lane				
• Eastbound Approach	C	19.5	C	15.7
• Westbound Approach	C	20.2	C	16.0
• Northbound Left Turn	A	10.0	A	8.9
• Southbound Left Turn	A	9.1	A	8.8
Shermer Road with Brentwood Road				
• Eastbound Approach	C	19.7	C	16.6
• Westbound Approach	C	17.5	B	14.9
• Northbound Left Turn	A	9.4	A	8.9
• Southbound Left Turn	A	8.6	A	8.7
Shermer Road with Stanley Street				
• Eastbound Approach	C	18.9	C	20.0
• Westbound Approach	C	16.3	C	19.7
• Northbound Left Turn	A	--	A	8.9
• Southbound Left Turn	A	8.8	B	10.8

LOS = Level of Service
Delay is measured in seconds.

Table 7
CAPACITY ANALYSIS RESULTS – NO-BUILD CONDITIONS – UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Shermer Road with Farnsworth Lane				
• Eastbound Approach	C	24.7	D	28.5
• Westbound Approach	D	25.5	D	32.4
• Northbound Left Turn	B	10.9	A	9.2
• Southbound Left Turn	A	9.5	A	9.2
Shermer Road with Brentwood Road				
• Eastbound Approach	C	23.7	C	18.9
• Westbound Approach	C	20.3	C	17.0
• Northbound Left Turn	B	10.1	A	9.2
• Southbound Left Turn	A	8.9	A	9.2
Shermer Road with Stanley Street				
• Eastbound Approach	C	22.2	C	23.3
• Westbound Approach	C	18.5	C	23.7
• Northbound Left Turn	A	--	A	9.2
• Southbound Left Turn	A	9.0	B	11.7

LOS = Level of Service
Delay is measured in seconds.

Table 8
CAPACITY ANALYSIS RESULTS – PROJECTED CONDITIONS – UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Shermer Road with Farnsworth Lane				
• Eastbound Approach	C	24.7	D	28.8
• Westbound Approach	D	25.5	D	32.7
• Northbound Left Turn	B	10.9	A	9.2
• Southbound Left Turn	A	9.5	A	9.3
Shermer Road with Brentwood Road				
• Eastbound Approach	C	23.7	C	19.0
• Westbound Approach	C	20.3	C	17.0
• Northbound Left Turn	B	10.1	A	9.2
• Southbound Left Turn	A	8.9	A	9.2
Shermer Road with Stanley Street				
• Eastbound Approach	C	22.3	C	24.0
• Westbound Approach	D	25.6	D	26.2
• Northbound Left Turn	A	--	A	9.2
• Southbound Left Turn	A	9.1	B	11.9

LOS = Level of Service
Delay is measured in seconds.

Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identifies any roadway and traffic control improvements necessary to accommodate the development-generated traffic.

Shermer Road with Techny Road

The results of the capacity analysis indicate that overall, this intersection currently operates at LOS C during the weekday morning and weekday evening peak hours. All the approaches operate at LOS D or better during both peak hours.

Under Year 2028 no-build conditions, this intersection is projected to operate at LOS D during the weekday morning and weekday evening peak hours with increases in delay of approximately seven and twenty-two seconds, respectively. All of the approaches are projected to operate at LOS D or better during both peak hours except for the northbound approach, which will operate at LOS F during the weekday evening peak hour.

Under Year 2028 total projected conditions, this intersection overall is projected to operate at an acceptable LOS D during the weekday morning and weekday evening peak hours with increase in delay of less than two and less than three seconds, respectively, over no-build conditions. All of the approaches are projected to continue operating at the same levels of service as under no-build conditions with increases in delay of less than two seconds except for the northbound approach during the weekday evening peak hour and the southbound approach during the weekday morning peak hour, which will experience increases in delay of approximately six seconds and four seconds, respectively.

It should be noted that located approximately 1,520 feet east of Shermer Road on Techny Road is an at-grade railroad crossing of the Canadian Pacific Railroad and the Metra – Milwaukee District North Line. Based on available information of train activity by the Illinois Commerce Commission (ICC) prior to modified schedules as part of the COVID-19 pandemic, the Canadian Pacific Railroad tracks carried an average number of 24 freight trains per day. Additionally, the Metra – Milwaukee District North Line railroad tracks carried an average number of 74 passenger trains and 28 freight trains per day. Observations conducted at the intersection of Shermer Road with Techny Road during the peak periods during normal traffic and train schedule conditions indicated that eastbound traffic on Techny Road queued past Shermer Road during train events. However, these queues cleared within one to two green cycles following the train event.

While this intersection can experience some increased delays and queueing as a result in the surge of school traffic for Glenbrook North High School and during freight train events, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed development, which will increase traffic traversing this intersection by only approximately one percent during the peak hours.

Shermer Road with Farnsworth Lane

The results of the capacity analysis indicate that the eastbound and westbound approaches currently operate at LOS C during the weekday morning and weekday evening peak hours. Northbound and southbound left-turn movements operate at LOS A during both peak hours.

Under Year 2028 no-build conditions, the eastbound and westbound approaches will operate at LOS D or better during both peak hours with increases in delay of approximately seventeen seconds or less. The northbound and southbound left-turn movements are projected to operate at LOS B or better during both peak hours.

Under Year 2028 total projected conditions, both the eastbound and westbound approaches will continue to operate at the same levels of service with increases in delay of less than one second. The northbound and southbound left-turn movements are projected to continue operating at LOS B or better during both peak hours with increases in delay of less than one second. As such, the traffic that will be generated by the proposed development will have a limited impact on the operation of this intersection.

Shermer Road with Brentwood Road

The results of the capacity analysis indicate that the eastbound and westbound approaches currently operate at LOS C or better during the weekday morning and weekday evening peak hours. In addition, the northbound and southbound left-turn movements operate at LOS A during both peak hours.

Under Year 2028 no-build conditions, the eastbound and westbound approaches will operate at LOS C during both peak hours with increases in delay of less than four seconds. The northbound and southbound left-turn movements will operate at LOS B or better during both peak hours with increases in delay of less than one second.

Under Year 2028 total projected conditions, the eastbound and westbound approaches are projected to continue operating at LOS C during both peak hours with increases in delay of less than one second over no-build conditions. In addition, the northbound and southbound left-turn movements will continue to operate at the same levels of service during both peak hours with increases in delay of less than one second over no-build conditions.

As such, the traffic that will be generated by the proposed development will have a limited impact on the operation of this intersection.

Shermer Road with Stanley Street

The results of the capacity analysis indicate that the eastbound and westbound approaches currently operate at LOS C during the weekday morning and weekday evening peak hours. The northbound and southbound left-turn movements operate at LOS B or better during both peak hours.

Under Year 2028 no-build conditions, the eastbound and westbound approaches will continue to operate at LOS C during both peak hours with increases in delay of approximately four seconds or less. The northbound and southbound left-turn movements will continue to operate at the same levels of service during both peak hours with increases in delay of less than one second.

Under Year 2028 total projected conditions, the eastbound approach will continue to operate at LOS C during both peak hours with an increase in delay of less than one second. The westbound approach is projected to operate at LOS D during both the weekday morning and weekday evening peak hours with increases in delay of approximately seven and less than three seconds, respectively, over no-build conditions. The northbound and southbound left-turn movements will continue operating at the same levels of service during both peak hours with increases in delay of less than one second over no-build conditions.

Parking Evaluation

As proposed, the development (on-site) will provide a total of 218 parking spaces (4.11 spaces per unit) including 106 garage spaces, 106 driveway spaces and six perpendicular guest parking spaces. Based on the Village of Northbrook Zoning Code, the development is required to provide parking at a ratio of 4.5 spaces per unit for a total of 239 required parking spaces. As such, the proposed 218 parking spaces results in a deficit of 21 parking spaces compared to Village code. A parking variance is being requested.

As previously indicated, the "Row" homes will have three bedrooms while the "Mews" homes will have two, three or four bedrooms. Therefore, for the purpose of the analysis, it was assumed that the development will have a total of 179 bedrooms. Based on information published in the ITE *Parking Generation Manual*, 5th Edition, low rise multi-family housing developments have average peak parking demands of 0.66 spaces per bedroom on a weekday and 0.80 spaces per bedroom on Saturday. As such, this results in a projected average peak parking demand of 118 and 143 spaces, respectively. It should be noted that the single family attached housing category is not separate in the latest edition of the ITE *Parking Generation Manual* and as such, the multifamily housing category (which is inclusive of townhome developments) was utilized.

Overall, the proposed 218 parking spaces will be adequate in accommodating the estimated peak parking demand for the proposed development.

6. Conclusion

Based on existing conditions and the traffic capacity analyses for the full buildout of the development, the findings and recommendations of this study are outlined below:

- The total volume of traffic that will be generated by the proposed development will be reduced due to its proximity to public transportation.

- The results of the capacity analyses indicated that the existing roadway system will generally have sufficient reserve capacity to accommodate the traffic that will be generated by the proposed development.

- While the intersection of Shermer Road with Techny Road can experience some increased delays and queueing as a result in the surge of school traffic for Glenbrook North High School and during freight train events, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed development especially, given the minimal increase in traffic resulting from the proposed development.

- The intersection of Shermer Road with Stanley Street has sufficient reserve capacity to accommodate the traffic that will be generated by the proposed development, since the access to the proposed residential development will be provided via two access drives off Stanley Street.

- The proposed 218 parking spaces will be adequate in accommodating the estimated peak parking demand for the proposed development.

Appendix

Traffic Count Summary Sheets
Site Plan
CMAP 2050 Projections Letter
Level of Service Criteria
Capacity Analysis Summary Sheets

Traffic Count Summary Sheets

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 sainkeshavarzi@kloainc.com

Count Name: Shermer Rd with Brentwood Rd
TMC
Site Code:
Start Date: 08/02/2022

Turning Movement Data

Start Time	Brentwood Rd Eastbound						Brentwood Rd Westbound						Shermer Rd Northbound						Shermer Rd Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
7:00 AM	0	0	0	1	2	1	0	2	1	2	1	5	1	0	44	0	0	45	0	1	60	1	0	62	113
7:15 AM	0	3	0	0	0	3	0	2	0	4	0	6	0	0	71	2	1	73	0	2	57	0	0	59	141
7:30 AM	0	3	0	2	1	5	0	2	0	1	0	3	0	0	56	1	0	57	0	1	48	1	0	50	115
7:45 AM	0	4	0	3	2	7	0	4	0	1	0	5	0	1	70	2	0	73	0	0	99	0	0	99	184
Hourly Total	0	10	0	6	5	16	0	10	1	8	1	19	1	1	241	5	1	248	0	4	264	2	0	270	553
8:00 AM	0	4	0	3	1	7	0	1	0	3	2	4	0	1	66	2	1	69	0	0	94	2	0	96	176
8:15 AM	0	5	0	1	1	6	0	5	0	3	0	8	0	1	62	3	0	66	0	0	85	1	0	86	166
8:30 AM	0	5	0	6	1	11	0	6	0	3	0	9	0	0	79	4	0	83	0	1	74	0	0	75	178
8:45 AM	0	2	1	3	0	6	0	4	0	3	0	7	0	0	98	2	0	100	0	0	93	1	0	94	207
Hourly Total	0	16	1	13	3	30	0	16	0	12	2	28	0	2	305	11	1	318	0	1	346	4	0	351	727
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	2	1	1	1	4	0	1	0	3	0	4	0	4	109	5	0	118	0	2	87	3	0	92	218
4:15 PM	0	5	0	7	0	12	0	5	0	1	0	6	0	2	107	1	0	110	0	3	88	4	0	95	223
4:30 PM	0	0	0	4	0	4	0	2	0	5	0	7	0	0	88	2	0	90	0	3	112	6	0	121	222
4:45 PM	0	5	1	4	2	10	0	3	0	4	0	7	0	4	98	6	0	108	0	1	109	3	0	113	238
Hourly Total	0	12	2	16	3	30	0	11	0	13	0	24	0	10	402	14	0	426	0	9	396	16	0	421	901
5:00 PM	0	2	0	4	0	6	0	3	0	2	1	5	0	3	106	9	1	118	0	2	124	3	0	129	258
5:15 PM	0	4	0	1	0	5	0	0	0	3	0	3	0	2	112	4	0	118	0	5	113	7	0	125	251
5:30 PM	0	3	0	2	1	5	0	4	0	4	0	8	0	1	100	2	0	103	0	5	117	3	0	125	241
5:45 PM	0	1	0	3	0	4	0	1	1	4	0	6	0	3	124	4	0	131	0	4	98	3	0	105	246
Hourly Total	0	10	0	10	1	20	0	8	1	13	1	22	0	9	442	19	1	470	0	16	452	16	0	484	996
Grand Total	0	48	3	45	12	96	0	45	2	46	4	93	1	22	1390	49	3	1462	0	30	1458	38	0	1526	3177
Approach %	0.0	50.0	3.1	46.9	-	-	0.0	48.4	2.2	49.5	-	-	0.1	1.5	95.1	3.4	-	-	0.0	2.0	95.5	2.5	-	-	-
Total %	0.0	1.5	0.1	1.4	-	3.0	0.0	1.4	0.1	1.4	-	2.9	0.0	0.7	43.8	1.5	-	46.0	0.0	0.9	45.9	1.2	-	48.0	-
Lights	0	46	1	43	-	90	0	45	2	45	-	92	1	22	1335	47	-	1405	0	30	1397	36	-	1463	3050
% Lights	-	95.8	33.3	95.6	-	93.8	-	100.0	100.0	97.8	-	98.9	100.0	100.0	96.0	95.9	-	96.1	-	100.0	95.8	94.7	-	95.9	96.0
Buses	0	1	2	0	-	3	0	0	0	0	-	0	0	0	3	1	-	4	0	0	8	1	-	9	16
% Buses	-	2.1	66.7	0.0	-	3.1	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.2	2.0	-	0.3	-	0.0	0.5	2.6	-	0.6	0.5
Single-Unit Trucks	0	1	0	1	-	2	0	0	0	1	-	1	0	0	36	1	-	37	0	0	50	0	-	50	90
% Single-Unit Trucks	-	2.1	0.0	2.2	-	2.1	-	0.0	0.0	2.2	-	1.1	0.0	0.0	2.6	2.0	-	2.5	-	0.0	3.4	0.0	-	3.3	2.8
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	15	0	-	15	0	0	2	0	-	2	17
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0	0.0	1.1	0.0	-	1.0	-	0.0	0.1	0.0	-	0.1	0.5
Bicycles on Road	0	0	0	1	-	1	0	0	0	0	-	0	0	0	1	0	-	1	0	0	1	1	-	2	4

% Bicycles on Road	-	0.0	0.0	2.2	-	1.0	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.1	0.0	-	0.1	-	0.0	0.1	2.6	-	0.1	0.1
Pedestrians	-	-	-	-	12	-	-	-	-	-	4	-	-	-	-	-	3	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-

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 Peak Hour Data (7:30 AM)

Start Time	Brentwood Rd Eastbound						Brentwood Rd Westbound						Shermer Rd Northbound						Shermer Rd Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
7:30 AM	0	3	0	2	1	5	0	2	0	1	0	3	0	0	56	1	0	57	0	1	48	1	0	50	115
7:45 AM	0	4	0	3	2	7	0	4	0	1	0	5	0	1	70	2	0	73	0	0	99	0	0	99	184
8:00 AM	0	4	0	3	1	7	0	1	0	3	2	4	0	1	66	2	1	69	0	0	94	2	0	96	176
8:15 AM	0	5	0	1	1	6	0	5	0	3	0	8	0	1	62	3	0	66	0	0	85	1	0	86	166
Total	0	16	0	9	5	25	0	12	0	8	2	20	0	3	254	8	1	265	0	1	326	4	0	331	641
Approach %	0.0	64.0	0.0	36.0	-	-	0.0	60.0	0.0	40.0	-	-	0.0	1.1	95.8	3.0	-	-	0.0	0.3	98.5	1.2	-	-	-
Total %	0.0	2.5	0.0	1.4	-	3.9	0.0	1.9	0.0	1.2	-	3.1	0.0	0.5	39.6	1.2	-	41.3	0.0	0.2	50.9	0.6	-	51.6	-
PHF	0.000	0.800	0.000	0.750	-	0.893	0.000	0.600	0.000	0.667	-	0.625	0.000	0.750	0.907	0.667	-	0.908	0.000	0.250	0.823	0.500	-	0.836	0.871
Lights	0	15	0	9	-	24	0	12	0	8	-	20	0	3	234	7	-	244	0	1	307	4	-	312	600
% Lights	-	93.8	-	100.0	-	96.0	-	100.0	-	100.0	-	100.0	-	100.0	92.1	87.5	-	92.1	-	100.0	94.2	100.0	-	94.3	93.6
Buses	0	1	0	0	-	1	0	0	0	0	-	0	0	0	1	1	-	2	0	0	1	0	-	1	4
% Buses	-	6.3	-	0.0	-	4.0	-	0.0	-	0.0	-	0.0	-	0.0	0.4	12.5	-	0.8	-	0.0	0.3	0.0	-	0.3	0.6
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	12	0	-	12	0	0	17	0	-	17	29
% Single-Unit Trucks	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	4.7	0.0	-	4.5	-	0.0	5.2	0.0	-	5.1	4.5
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	7	0	-	7	0	0	0	0	-	0	7
% Articulated Trucks	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	2.8	0.0	-	2.6	-	0.0	0.0	0.0	-	0.0	1.1
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	1
% Bicycles on Road	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.3	0.0	-	0.3	0.2
Pedestrians	-	-	-	-	5	-	-	-	-	-	2	-	-	-	-	-	1	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-

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 Peak Hour Data (4:30 PM)

Start Time	Brentwood Rd Eastbound						Brentwood Rd Westbound						Shermer Rd Northbound						Shermer Rd Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
4:30 PM	0	0	0	4	0	4	0	2	0	5	0	7	0	0	88	2	0	90	0	3	112	6	0	121	222
4:45 PM	0	5	1	4	2	10	0	3	0	4	0	7	0	4	98	6	0	108	0	1	109	3	0	113	238
5:00 PM	0	2	0	4	0	6	0	3	0	2	1	5	0	3	106	9	1	118	0	2	124	3	0	129	258
5:15 PM	0	4	0	1	0	5	0	0	0	3	0	3	0	2	112	4	0	118	0	5	113	7	0	125	251
Total	0	11	1	13	2	25	0	8	0	14	1	22	0	9	404	21	1	434	0	11	458	19	0	488	969
Approach %	0.0	44.0	4.0	52.0	-	-	0.0	36.4	0.0	63.6	-	-	0.0	2.1	93.1	4.8	-	-	0.0	2.3	93.9	3.9	-	-	-
Total %	0.0	1.1	0.1	1.3	-	2.6	0.0	0.8	0.0	1.4	-	2.3	0.0	0.9	41.7	2.2	-	44.8	0.0	1.1	47.3	2.0	-	50.4	-
PHF	0.000	0.550	0.250	0.813	-	0.625	0.000	0.667	0.000	0.700	-	0.786	0.000	0.563	0.902	0.583	-	0.919	0.000	0.550	0.923	0.679	-	0.946	0.939
Lights	0	10	1	12	-	23	0	8	0	13	-	21	0	9	400	21	-	430	0	11	442	18	-	471	945
% Lights	-	90.9	100.0	92.3	-	92.0	-	100.0	-	92.9	-	95.5	-	100.0	99.0	100.0	-	99.1	-	100.0	96.5	94.7	-	96.5	97.5
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	0	0	2	0	-	2	3
% Buses	-	0.0	0.0	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.2	0.0	-	0.2	-	0.0	0.4	0.0	-	0.4	0.3
Single-Unit Trucks	0	1	0	0	-	1	0	0	0	1	-	1	0	0	3	0	-	3	0	0	14	0	-	14	19
% Single-Unit Trucks	-	9.1	0.0	0.0	-	4.0	-	0.0	-	7.1	-	4.5	-	0.0	0.7	0.0	-	0.7	-	0.0	3.1	0.0	-	2.9	2.0
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	1	-	1	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	1	-	1	2
% Bicycles on Road	-	0.0	0.0	7.7	-	4.0	-	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	5.3	-	0.2	0.2
Pedestrians	-	-	-	-	2	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 sainkeshavarzi@kloainc.com

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	-	-	-	-	-	-	-	-

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 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						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	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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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 Farnsworth Ln
TMC
Site Code:
Start Date: 05/12/2022

Turning Movement Peak Hour Data (3:00 PM)

Start Time	Farnsworth Ln Eastbound						Farnsworth Ln Westbound						Shermer Rd Northbound						Shermer Rd Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
3:00 PM	0	6	0	4	0	10	0	5	1	3	0	9	0	5	120	5	0	130	0	6	150	2	0	158	307
3:15 PM	0	2	1	14	1	17	0	4	2	5	0	11	0	17	247	8	0	272	0	5	133	4	0	142	442
3:30 PM	0	8	1	4	2	13	0	2	1	3	0	6	0	10	210	4	1	224	0	6	125	4	0	135	378
3:45 PM	0	4	1	5	0	10	0	3	0	8	0	11	0	10	144	7	0	161	0	5	123	3	0	131	313
Total	0	20	3	27	3	50	0	14	4	19	0	37	0	42	721	24	1	787	0	22	531	13	0	566	1440
Approach %	0.0	40.0	6.0	54.0	-	-	0.0	37.8	10.8	51.4	-	-	0.0	5.3	91.6	3.0	-	-	0.0	3.9	93.8	2.3	-	-	-
Total %	0.0	1.4	0.2	1.9	-	3.5	0.0	1.0	0.3	1.3	-	2.6	0.0	2.9	50.1	1.7	-	54.7	0.0	1.5	36.9	0.9	-	39.3	-
PHF	0.000	0.625	0.750	0.482	-	0.735	0.000	0.700	0.500	0.594	-	0.841	0.000	0.618	0.730	0.750	-	0.723	0.000	0.917	0.885	0.813	-	0.896	0.814
Lights	0	20	2	27	-	49	0	14	4	18	-	36	0	41	702	23	-	766	0	22	506	12	-	540	1391
% Lights	-	100.0	66.7	100.0	-	98.0	-	100.0	100.0	94.7	-	97.3	-	97.6	97.4	95.8	-	97.3	-	100.0	95.3	92.3	-	95.4	96.6
Buses	0	0	1	0	-	1	0	0	0	0	-	0	0	0	5	1	-	6	0	0	7	0	-	7	14
% Buses	-	0.0	33.3	0.0	-	2.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.7	4.2	-	0.8	-	0.0	1.3	0.0	-	1.2	1.0
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	1	7	0	-	8	0	0	12	0	-	12	20
% Single-Unit Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	2.4	1.0	0.0	-	1.0	-	0.0	2.3	0.0	-	2.1	1.4
Articulated Trucks	0	0	0	0	-	0	0	0	0	1	-	1	0	0	6	0	-	6	0	0	6	1	-	7	14
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	5.3	-	2.7	-	0.0	0.8	0.0	-	0.8	-	0.0	1.1	7.7	-	1.2	1.0
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	0	0	0	0	-	0	1
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.1	0.0	-	0.1	-	0.0	0.0	0.0	-	0.0	0.1
Pedestrians	-	-	-	-	3	-	-	-	-	-	0	-	-	-	-	-	1	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-

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 Farnsworth Ln
TMC
Site Code:
Start Date: 05/12/2022

Turning Movement Peak Hour Data (4:30 PM)

Start Time	Farnsworth Ln Eastbound						Farnsworth Ln Westbound						Shermer Rd Northbound						Shermer Rd Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
4:30 PM	0	6	0	7	1	13	0	2	1	2	0	5	0	2	136	0	0	138	0	6	159	5	0	170	326
4:45 PM	0	2	1	6	0	9	0	2	1	3	0	6	0	6	111	1	1	118	0	6	132	7	0	145	278
5:00 PM	0	1	0	5	2	6	0	4	1	8	0	13	0	5	167	0	0	172	0	3	141	2	0	146	337
5:15 PM	0	2	0	7	2	9	0	5	0	5	0	10	0	5	145	0	0	150	0	5	153	8	0	166	335
Total	0	11	1	25	5	37	0	13	3	18	0	34	0	18	559	1	1	578	0	20	585	22	0	627	1276
Approach %	0.0	29.7	2.7	67.6	-	-	0.0	38.2	8.8	52.9	-	-	0.0	3.1	96.7	0.2	-	-	0.0	3.2	93.3	3.5	-	-	-
Total %	0.0	0.9	0.1	2.0	-	2.9	0.0	1.0	0.2	1.4	-	2.7	0.0	1.4	43.8	0.1	-	45.3	0.0	1.6	45.8	1.7	-	49.1	-
PHF	0.000	0.458	0.250	0.893	-	0.712	0.000	0.650	0.750	0.563	-	0.654	0.000	0.750	0.837	0.250	-	0.840	0.000	0.833	0.920	0.688	-	0.922	0.947
Lights	0	11	1	25	-	37	0	13	3	18	-	34	0	18	554	1	-	573	0	19	577	22	-	618	1262
% Lights	-	100.0	100.0	100.0	-	100.0	-	100.0	100.0	100.0	-	100.0	-	100.0	99.1	100.0	-	99.1	-	95.0	98.6	100.0	-	98.6	98.9
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	1
% Buses	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.2	0.0	-	0.2	0.1
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	4	0	-	4	0	1	7	0	-	8	12
% Single-Unit Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.7	0.0	-	0.7	-	5.0	1.2	0.0	-	1.3	0.9
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	0	0	0	0	-	0	1
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.2	0.0	-	0.2	-	0.0	0.0	0.0	-	0.0	0.1
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	5	-	-	-	-	-	0	-	-	-	-	-	1	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 sainkeshavarzi@kloainc.com

Count Name: Shermer Rd with Stanley St TMC
Site Code:
Start Date: 08/02/2022

Turning Movement Data

Start Time	Access Dr Eastbound						Stanley St Westbound						Shermer Rd Northbound						Shermer Rd Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:00 AM	0	1	0	1	0	2	0	0	0	0	0	0	0	0	41	4	0	45	0	3	61	0	0	64	111
7:15 AM	0	1	0	1	0	2	0	4	0	0	2	4	0	0	72	2	0	74	0	1	55	1	0	57	137
7:30 AM	0	0	0	0	2	0	0	1	0	1	0	2	0	0	56	5	0	61	0	0	50	0	0	50	113
7:45 AM	0	2	0	0	3	2	0	0	0	0	2	0	0	0	71	8	0	79	0	3	103	0	0	106	187
Hourly Total	0	4	0	2	5	6	0	5	0	1	4	6	0	0	240	19	0	259	0	7	269	1	0	277	548
8:00 AM	0	0	0	1	2	1	0	2	0	2	2	4	0	0	69	6	0	75	0	4	93	2	0	99	179
8:15 AM	0	0	0	0	3	0	0	0	0	1	1	1	0	0	65	8	0	73	0	1	89	0	0	90	164
8:30 AM	0	2	0	0	2	2	0	1	0	2	2	3	0	0	79	7	0	86	0	3	80	1	0	84	175
8:45 AM	0	1	0	1	0	2	0	1	0	2	0	3	0	0	96	6	0	102	0	1	96	0	1	97	204
Hourly Total	0	3	0	2	7	5	0	4	0	7	5	11	0	0	309	27	0	336	0	9	358	3	1	370	722
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	0	0	0	2	0	0	2	0	2	0	4	0	0	111	0	0	111	0	0	89	0	0	89	204
4:15 PM	0	0	0	1	0	1	0	1	0	1	1	2	0	0	111	1	0	112	0	0	100	0	0	100	215
4:30 PM	0	0	0	0	0	0	0	4	0	0	0	4	0	0	95	1	0	96	0	2	117	0	0	119	219
4:45 PM	0	1	0	0	2	1	0	1	0	1	1	2	0	0	106	1	0	107	0	0	118	0	0	118	228
Hourly Total	0	1	0	1	4	2	0	8	0	4	2	12	0	0	423	3	0	426	0	2	424	0	0	426	866
5:00 PM	0	2	0	0	0	2	0	11	0	4	1	15	0	0	111	0	0	111	0	0	130	0	0	130	258
5:15 PM	0	1	0	1	0	2	0	12	0	1	0	13	0	0	116	0	0	116	0	0	114	1	0	115	246
5:30 PM	0	0	0	1	1	1	0	7	0	2	0	9	0	1	104	2	0	107	0	1	120	1	0	122	239
5:45 PM	0	0	0	0	0	0	0	1	0	1	0	2	0	0	128	0	0	128	0	0	99	0	0	99	229
Hourly Total	0	3	0	2	1	5	0	31	0	8	1	39	0	1	459	2	0	462	0	1	463	2	0	466	972
Grand Total	0	11	0	7	17	18	0	48	0	20	12	68	0	1	1431	51	0	1483	0	19	1514	6	1	1539	3108
Approach %	0.0	61.1	0.0	38.9	-	-	0.0	70.6	0.0	29.4	-	-	0.0	0.1	96.5	3.4	-	-	0.0	1.2	98.4	0.4	-	-	-
Total %	0.0	0.4	0.0	0.2	-	0.6	0.0	1.5	0.0	0.6	-	2.2	0.0	0.0	46.0	1.6	-	47.7	0.0	0.6	48.7	0.2	-	49.5	-
Lights	0	7	0	6	-	13	0	44	0	17	-	61	0	1	1382	46	-	1429	0	17	1461	6	-	1484	2987
% Lights	-	63.6	-	85.7	-	72.2	-	91.7	-	85.0	-	89.7	-	100.0	96.6	90.2	-	96.4	-	89.5	96.5	100.0	-	96.4	96.1
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	4	0	-	4	0	0	9	0	-	9	13
% Buses	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.3	0.0	-	0.3	-	0.0	0.6	0.0	-	0.6	0.4
Single-Unit Trucks	0	4	0	1	-	5	0	3	0	3	-	6	0	0	33	4	-	37	0	2	40	0	-	42	90
% Single-Unit Trucks	-	36.4	-	14.3	-	27.8	-	6.3	-	15.0	-	8.8	-	0.0	2.3	7.8	-	2.5	-	10.5	2.6	0.0	-	2.7	2.9
Articulated Trucks	0	0	0	0	-	0	0	1	0	0	-	1	0	0	12	1	-	13	0	0	2	0	-	2	16
% Articulated Trucks	-	0.0	-	0.0	-	0.0	-	2.1	-	0.0	-	1.5	-	0.0	0.8	2.0	-	0.9	-	0.0	0.1	0.0	-	0.1	0.5
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	2	0	-	2	2

% Bicycles on Road	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.1	0.0	-	0.1	0.1
Pedestrians	-	-	-	-	17	-	-	-	-	-	12	-	-	-	-	-	0	-	-	-	-	-	1	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-

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	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 sainkeshavarzi@kloainc.com

Count Name: Shermer Rd with Stanley St TMC
Site Code:
Start Date: 08/02/2022

Turning Movement Peak Hour Data (4:30 PM)

Start Time	Access Dr Eastbound						Stanley St Westbound						Shermer Rd Northbound						Shermer Rd Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
4:30 PM	0	0	0	0	0	0	0	4	0	0	0	4	0	0	95	1	0	96	0	2	117	0	0	119	219
4:45 PM	0	1	0	0	2	1	0	1	0	1	1	2	0	0	106	1	0	107	0	0	118	0	0	118	228
5:00 PM	0	2	0	0	0	2	0	11	0	4	1	15	0	0	111	0	0	111	0	0	130	0	0	130	258
5:15 PM	0	1	0	1	0	2	0	12	0	1	0	13	0	0	116	0	0	116	0	0	114	1	0	115	246
Total	0	4	0	1	2	5	0	28	0	6	2	34	0	0	428	2	0	430	0	2	479	1	0	482	951
Approach %	0.0	80.0	0.0	20.0	-	-	0.0	82.4	0.0	17.6	-	-	0.0	0.0	99.5	0.5	-	-	0.0	0.4	99.4	0.2	-	-	-
Total %	0.0	0.4	0.0	0.1	-	0.5	0.0	2.9	0.0	0.6	-	3.6	0.0	0.0	45.0	0.2	-	45.2	0.0	0.2	50.4	0.1	-	50.7	-
PHF	0.000	0.500	0.000	0.250	-	0.625	0.000	0.583	0.000	0.375	-	0.567	0.000	0.000	0.922	0.500	-	0.927	0.000	0.250	0.921	0.250	-	0.927	0.922
Lights	0	2	0	1	-	3	0	25	0	6	-	31	0	0	425	1	-	426	0	0	468	1	-	469	929
% Lights	-	50.0	-	100.0	-	60.0	-	89.3	-	100.0	-	91.2	-	-	99.3	50.0	-	99.1	-	0.0	97.7	100.0	-	97.3	97.7
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	0	0	2	0	-	2	3
% Buses	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	-	0.2	0.0	-	0.2	-	0.0	0.4	0.0	-	0.4	0.3
Single-Unit Trucks	0	2	0	0	-	2	0	2	0	0	-	2	0	0	2	0	-	2	0	2	8	0	-	10	16
% Single-Unit Trucks	-	50.0	-	0.0	-	40.0	-	7.1	-	0.0	-	5.9	-	-	0.5	0.0	-	0.5	-	100.0	1.7	0.0	-	2.1	1.7
Articulated Trucks	0	0	0	0	-	0	0	1	0	0	-	1	0	0	0	1	-	1	0	0	0	0	-	0	2
% Articulated Trucks	-	0.0	-	0.0	-	0.0	-	3.6	-	0.0	-	2.9	-	-	0.0	50.0	-	0.2	-	0.0	0.0	0.0	-	0.0	0.2
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	1
% Bicycles on Road	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-	-	0.0	0.0	-	0.0	-	0.0	0.2	0.0	-	0.2	0.1
Pedestrians	-	-	-	-	2	-	-	-	-	-	2	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 sainkeshavarzi@kloainc.com

Count Name: Techny+and+Shermer TMC
Site Code:
Start Date: 05/12/2022

Turning Movement Data

Start Time	Techny Rd Eastbound						Techny Rd Westbound						Shermer Rd Northbound						Shermer Rd Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:00 AM	0	22	31	47	0	100	0	11	19	10	1	40	0	23	38	13	0	74	0	8	62	11	0	81	295
7:15 AM	0	21	46	47	0	114	0	17	26	13	0	56	0	36	51	14	0	101	0	18	94	19	0	131	402
7:30 AM	0	13	47	73	0	133	0	36	32	8	0	76	0	43	95	19	0	157	0	21	195	13	0	229	595
7:45 AM	0	28	53	98	0	179	0	57	41	14	0	112	0	61	147	28	0	236	0	23	218	18	0	259	786
Hourly Total	0	84	177	265	0	526	0	121	118	45	1	284	0	163	331	74	0	568	0	70	569	61	0	700	2078
8:00 AM	0	29	55	47	0	131	0	13	34	18	0	65	0	47	111	24	0	182	0	31	78	10	0	119	497
8:15 AM	0	21	61	67	0	149	0	11	34	25	0	70	0	58	76	13	0	147	0	14	86	22	1	122	488
8:30 AM	0	20	67	61	0	148	0	2	40	23	0	65	0	57	68	23	2	148	0	21	67	22	0	110	471
8:45 AM	0	15	38	42	0	95	0	6	34	18	0	58	1	32	55	16	0	104	0	15	61	12	0	88	345
Hourly Total	0	85	221	217	0	523	0	32	142	84	0	258	1	194	310	76	2	581	0	81	292	66	1	439	1801
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2:00 PM	0	13	48	40	0	101	0	9	55	17	0	81	0	50	89	18	0	157	0	16	76	21	0	113	452
2:15 PM	0	14	40	27	0	81	0	12	50	17	0	79	0	66	66	14	0	146	0	10	82	17	0	109	415
2:30 PM	0	12	23	30	0	65	0	11	52	24	0	87	0	69	90	10	0	169	0	14	69	22	0	105	426
2:45 PM	0	18	36	35	1	89	0	5	60	11	0	76	0	58	83	13	0	154	0	16	94	25	0	135	454
Hourly Total	0	57	147	132	1	336	0	37	217	69	0	323	0	243	328	55	0	626	0	56	321	85	0	462	1747
3:00 PM	0	27	31	40	0	98	0	10	86	21	0	117	0	67	76	11	0	154	0	15	112	31	0	158	527
3:15 PM	0	48	58	60	1	166	0	24	53	34	0	111	0	58	213	58	0	329	0	30	130	23	0	183	789
3:30 PM	0	46	73	58	1	177	0	20	42	28	0	90	0	71	160	53	0	284	0	27	95	17	0	139	690
3:45 PM	0	24	53	44	2	121	0	26	90	29	0	145	0	74	99	25	0	198	0	19	89	19	1	127	591
Hourly Total	0	145	215	202	4	562	0	80	271	112	0	463	0	270	548	147	0	965	0	91	426	90	1	607	2597
4:00 PM	0	20	29	43	1	92	0	16	82	25	0	123	0	60	92	26	1	178	0	21	73	30	2	124	517
4:15 PM	0	28	51	56	4	135	0	33	82	26	0	141	0	32	75	17	1	124	0	15	94	24	0	133	533
4:30 PM	0	21	42	44	1	107	0	45	69	24	0	138	0	52	94	26	0	172	0	28	113	22	0	163	580
4:45 PM	0	20	47	45	0	112	0	27	99	20	0	146	0	42	86	11	2	139	0	20	103	32	0	155	552
Hourly Total	0	89	169	188	6	446	0	121	332	95	0	548	0	186	347	80	4	613	0	84	383	108	2	575	2182
5:00 PM	0	23	65	34	3	122	0	22	94	37	0	153	0	44	102	17	0	163	0	32	100	42	3	174	612
5:15 PM	0	21	48	52	0	121	0	38	104	36	0	178	0	65	87	17	0	169	0	29	100	30	0	159	627
5:30 PM	0	16	55	27	0	98	0	20	88	19	0	127	0	59	113	28	0	200	0	32	84	25	0	141	566
5:45 PM	0	26	45	38	1	109	0	21	69	17	0	107	0	55	100	18	0	173	0	25	83	19	0	127	516
Hourly Total	0	86	213	151	4	450	0	101	355	109	0	565	0	223	402	80	0	705	0	118	367	116	3	601	2321
Grand Total	0	546	1142	1155	15	2843	0	492	1435	514	1	2441	1	1279	2266	512	6	4058	0	500	2358	526	7	3384	12726
Approach %	0.0	19.2	40.2	40.6	-	-	0.0	20.2	58.8	21.1	-	-	0.0	31.5	55.8	12.6	-	-	0.0	14.8	69.7	15.5	-	-	-
Total %	0.0	4.3	9.0	9.1	-	22.3	0.0	3.9	11.3	4.0	-	19.2	0.0	10.1	17.8	4.0	-	31.9	0.0	3.9	18.5	4.1	-	26.6	-
Lights	0	533	1125	1069	-	2727	0	449	1392	498	-	2339	1	1177	2178	479	-	3835	0	491	2246	504	-	3241	12142

% Lights	-	97.6	98.5	92.6	-	95.9	-	91.3	97.0	96.9	-	95.8	100.0	92.0	96.1	93.6	-	94.5	-	98.2	95.3	95.8	-	95.8	95.4
Buses	0	3	3	45	-	51	0	1	6	3	-	10	0	42	21	3	-	66	0	1	33	2	-	36	163
% Buses	-	0.5	0.3	3.9	-	1.8	-	0.2	0.4	0.6	-	0.4	0.0	3.3	0.9	0.6	-	1.6	-	0.2	1.4	0.4	-	1.1	1.3
Single-Unit Trucks	0	10	7	28	-	45	0	33	15	5	-	53	0	31	41	24	-	96	0	6	62	16	-	84	278
% Single-Unit Trucks	-	1.8	0.6	2.4	-	1.6	-	6.7	1.0	1.0	-	2.2	0.0	2.4	1.8	4.7	-	2.4	-	1.2	2.6	3.0	-	2.5	2.2
Articulated Trucks	0	0	6	13	-	19	0	7	14	6	-	27	0	29	24	3	-	56	0	2	15	3	-	20	122
% Articulated Trucks	-	0.0	0.5	1.1	-	0.7	-	1.4	1.0	1.2	-	1.1	0.0	2.3	1.1	0.6	-	1.4	-	0.4	0.6	0.6	-	0.6	1.0
Bicycles on Road	0	0	1	0	-	1	0	2	8	2	-	12	0	0	2	3	-	5	0	0	2	1	-	3	21
% Bicycles on Road	-	0.0	0.1	0.0	-	0.0	-	0.4	0.6	0.4	-	0.5	0.0	0.0	0.1	0.6	-	0.1	-	0.0	0.1	0.2	-	0.1	0.2
Pedestrians	-	-	-	-	15	-	-	-	-	-	1	-	-	-	-	-	6	-	-	-	-	-	7	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 sainkeshavarzi@kloainc.com

Count Name: Techny+and+Shermer TMC
Site Code:
Start Date: 05/12/2022

Turning Movement Peak Hour Data (7:30 AM)

Start Time	Techny Rd Eastbound						Techny Rd Westbound						Shermer Rd Northbound						Shermer Rd Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
7:30 AM	0	13	47	73	0	133	0	36	32	8	0	76	0	43	95	19	0	157	0	21	195	13	0	229	595
7:45 AM	0	28	53	98	0	179	0	57	41	14	0	112	0	61	147	28	0	236	0	23	218	18	0	259	786
8:00 AM	0	29	55	47	0	131	0	13	34	18	0	65	0	47	111	24	0	182	0	31	78	10	0	119	497
8:15 AM	0	21	61	67	0	149	0	11	34	25	0	70	0	58	76	13	0	147	0	14	86	22	1	122	488
Total	0	91	216	285	0	592	0	117	141	65	0	323	0	209	429	84	0	722	0	89	577	63	1	729	2366
Approach %	0.0	15.4	36.5	48.1	-	-	0.0	36.2	43.7	20.1	-	-	0.0	28.9	59.4	11.6	-	-	0.0	12.2	79.1	8.6	-	-	-
Total %	0.0	3.8	9.1	12.0	-	25.0	0.0	4.9	6.0	2.7	-	13.7	0.0	8.8	18.1	3.6	-	30.5	0.0	3.8	24.4	2.7	-	30.8	-
PHF	0.000	0.784	0.885	0.727	-	0.827	0.000	0.513	0.860	0.650	-	0.721	0.000	0.857	0.730	0.750	-	0.765	0.000	0.718	0.662	0.716	-	0.704	0.753
Lights	0	89	212	267	-	568	0	108	133	62	-	303	0	193	398	77	-	668	0	87	561	60	-	708	2247
% Lights	-	97.8	98.1	93.7	-	95.9	-	92.3	94.3	95.4	-	93.8	-	92.3	92.8	91.7	-	92.5	-	97.8	97.2	95.2	-	97.1	95.0
Buses	0	1	1	8	-	10	0	0	1	2	-	3	0	2	4	1	-	7	0	0	5	2	-	7	27
% Buses	-	1.1	0.5	2.8	-	1.7	-	0.0	0.7	3.1	-	0.9	-	1.0	0.9	1.2	-	1.0	-	0.0	0.9	3.2	-	1.0	1.1
Single-Unit Trucks	0	1	0	9	-	10	0	5	1	0	-	6	0	8	16	5	-	29	0	1	7	0	-	8	53
% Single-Unit Trucks	-	1.1	0.0	3.2	-	1.7	-	4.3	0.7	0.0	-	1.9	-	3.8	3.7	6.0	-	4.0	-	1.1	1.2	0.0	-	1.1	2.2
Articulated Trucks	0	0	3	1	-	4	0	3	4	1	-	8	0	6	11	1	-	18	0	1	3	1	-	5	35
% Articulated Trucks	-	0.0	1.4	0.4	-	0.7	-	2.6	2.8	1.5	-	2.5	-	2.9	2.6	1.2	-	2.5	-	1.1	0.5	1.6	-	0.7	1.5
Bicycles on Road	0	0	0	0	-	0	0	1	2	0	-	3	0	0	0	0	-	0	0	0	1	0	-	1	4
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.9	1.4	0.0	-	0.9	-	0.0	0.0	0.0	-	0.0	-	0.0	0.2	0.0	-	0.1	0.2
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	1	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 sainkeshavarzi@kloainc.com

Count Name: Techny+and+Shermer TMC
Site Code:
Start Date: 05/12/2022

Turning Movement Peak Hour Data (3:00 PM)

Start Time	Techny Rd Eastbound						Techny Rd Westbound						Shermer Rd Northbound						Shermer Rd Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
3:00 PM	0	27	31	40	0	98	0	10	86	21	0	117	0	67	76	11	0	154	0	15	112	31	0	158	527
3:15 PM	0	48	58	60	1	166	0	24	53	34	0	111	0	58	213	58	0	329	0	30	130	23	0	183	789
3:30 PM	0	46	73	58	1	177	0	20	42	28	0	90	0	71	160	53	0	284	0	27	95	17	0	139	690
3:45 PM	0	24	53	44	2	121	0	26	90	29	0	145	0	74	99	25	0	198	0	19	89	19	1	127	591
Total	0	145	215	202	4	562	0	80	271	112	0	463	0	270	548	147	0	965	0	91	426	90	1	607	2597
Approach %	0.0	25.8	38.3	35.9	-	-	0.0	17.3	58.5	24.2	-	-	0.0	28.0	56.8	15.2	-	-	0.0	15.0	70.2	14.8	-	-	-
Total %	0.0	5.6	8.3	7.8	-	21.6	0.0	3.1	10.4	4.3	-	17.8	0.0	10.4	21.1	5.7	-	37.2	0.0	3.5	16.4	3.5	-	23.4	-
PHF	0.000	0.755	0.736	0.842	-	0.794	0.000	0.769	0.753	0.824	-	0.798	0.000	0.912	0.643	0.634	-	0.733	0.000	0.758	0.819	0.726	-	0.829	0.823
Lights	0	141	214	197	-	552	0	77	258	111	-	446	0	256	534	139	-	929	0	90	409	87	-	586	2513
% Lights	-	97.2	99.5	97.5	-	98.2	-	96.3	95.2	99.1	-	96.3	-	94.8	97.4	94.6	-	96.3	-	98.9	96.0	96.7	-	96.5	96.8
Buses	0	1	1	3	-	5	0	1	5	0	-	6	0	2	5	0	-	7	0	1	5	0	-	6	24
% Buses	-	0.7	0.5	1.5	-	0.9	-	1.3	1.8	0.0	-	1.3	-	0.7	0.9	0.0	-	0.7	-	1.1	1.2	0.0	-	1.0	0.9
Single-Unit Trucks	0	3	0	1	-	4	0	2	4	1	-	7	0	5	5	7	-	17	0	0	9	3	-	12	40
% Single-Unit Trucks	-	2.1	0.0	0.5	-	0.7	-	2.5	1.5	0.9	-	1.5	-	1.9	0.9	4.8	-	1.8	-	0.0	2.1	3.3	-	2.0	1.5
Articulated Trucks	0	0	0	1	-	1	0	0	2	0	-	2	0	7	3	0	-	10	0	0	3	0	-	3	16
% Articulated Trucks	-	0.0	0.0	0.5	-	0.2	-	0.0	0.7	0.0	-	0.4	-	2.6	0.5	0.0	-	1.0	-	0.0	0.7	0.0	-	0.5	0.6
Bicycles on Road	0	0	0	0	-	0	0	0	2	0	-	2	0	0	1	1	-	2	0	0	0	0	-	0	4
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.7	0.0	-	0.4	-	0.0	0.2	0.7	-	0.2	-	0.0	0.0	0.0	-	0.0	0.2
Pedestrians	-	-	-	-	4	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	1	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

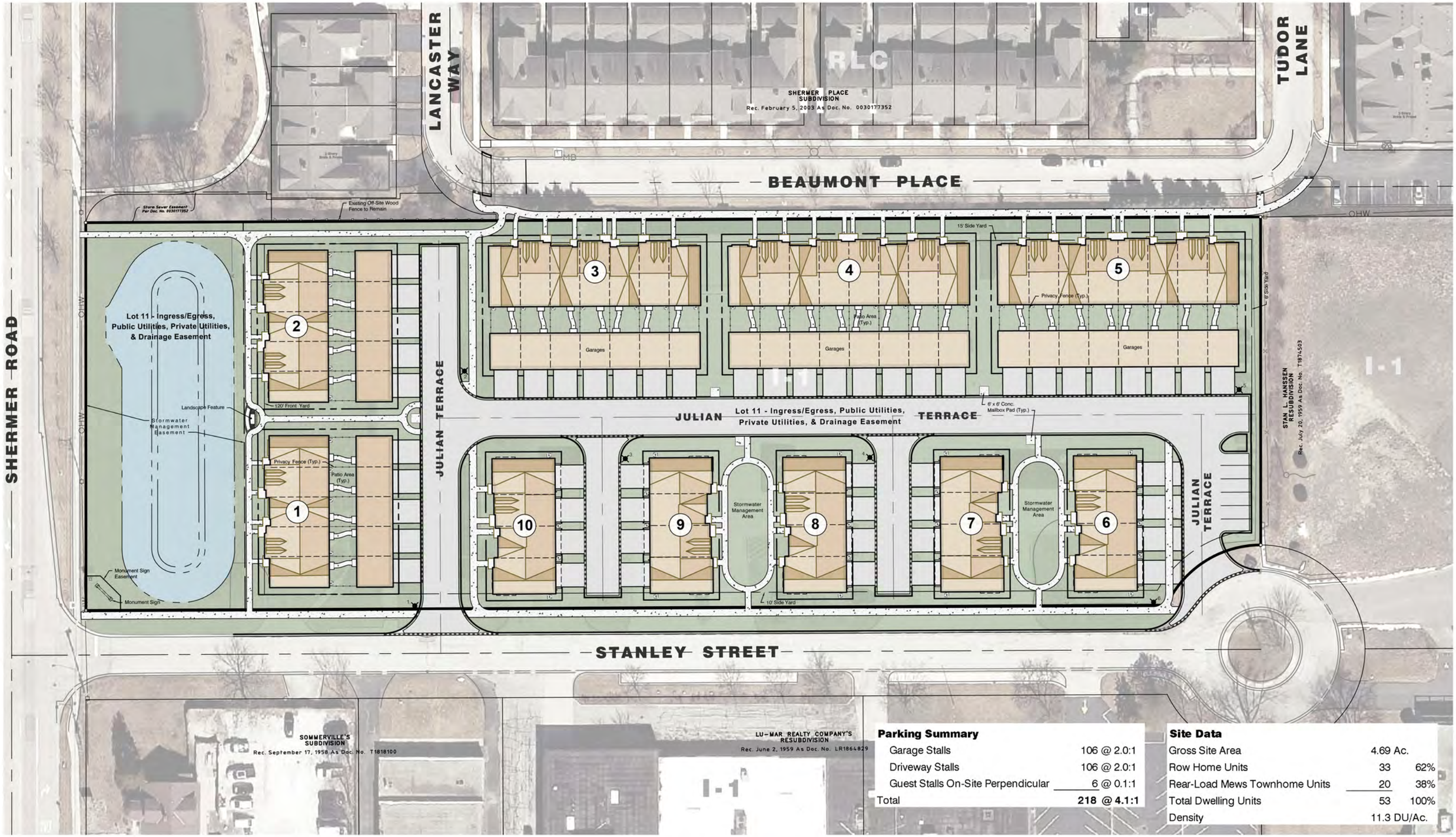
Rosemont, Illinois, United States 60018
(847)518-9990 sainkeshavarzi@kloainc.com

Count Name: Techny+and+Shermer TMC
Site Code:
Start Date: 05/12/2022

Turning Movement Peak Hour Data (4:30 PM)

Start Time	Techny Rd Eastbound						Techny Rd Westbound						Shermer Rd Northbound						Shermer Rd Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
4:30 PM	0	21	42	44	1	107	0	45	69	24	0	138	0	52	94	26	0	172	0	28	113	22	0	163	580
4:45 PM	0	20	47	45	0	112	0	27	99	20	0	146	0	42	86	11	2	139	0	20	103	32	0	155	552
5:00 PM	0	23	65	34	3	122	0	22	94	37	0	153	0	44	102	17	0	163	0	32	100	42	3	174	612
5:15 PM	0	21	48	52	0	121	0	38	104	36	0	178	0	65	87	17	0	169	0	29	100	30	0	159	627
Total	0	85	202	175	4	462	0	132	366	117	0	615	0	203	369	71	2	643	0	109	416	126	3	651	2371
Approach %	0.0	18.4	43.7	37.9	-	-	0.0	21.5	59.5	19.0	-	-	0.0	31.6	57.4	11.0	-	-	0.0	16.7	63.9	19.4	-	-	-
Total %	0.0	3.6	8.5	7.4	-	19.5	0.0	5.6	15.4	4.9	-	25.9	0.0	8.6	15.6	3.0	-	27.1	0.0	4.6	17.5	5.3	-	27.5	-
PHF	0.000	0.924	0.777	0.841	-	0.947	0.000	0.733	0.880	0.791	-	0.864	0.000	0.781	0.904	0.683	-	0.935	0.000	0.852	0.920	0.750	-	0.935	0.945
Lights	0	84	202	160	-	446	0	117	359	116	-	592	0	197	366	67	-	630	0	106	409	123	-	638	2306
% Lights	-	98.8	100.0	91.4	-	96.5	-	88.6	98.1	99.1	-	96.3	-	97.0	99.2	94.4	-	98.0	-	97.2	98.3	97.6	-	98.0	97.3
Buses	0	0	0	7	-	7	0	0	0	0	-	0	0	1	1	0	-	2	0	0	1	0	-	1	10
% Buses	-	0.0	0.0	4.0	-	1.5	-	0.0	0.0	0.0	-	0.0	-	0.5	0.3	0.0	-	0.3	-	0.0	0.2	0.0	-	0.2	0.4
Single-Unit Trucks	0	1	0	4	-	5	0	15	1	1	-	17	0	3	1	3	-	7	0	3	5	3	-	11	40
% Single-Unit Trucks	-	1.2	0.0	2.3	-	1.1	-	11.4	0.3	0.9	-	2.8	-	1.5	0.3	4.2	-	1.1	-	2.8	1.2	2.4	-	1.7	1.7
Articulated Trucks	0	0	0	4	-	4	0	0	2	0	-	2	0	2	1	1	-	4	0	0	1	0	-	1	11
% Articulated Trucks	-	0.0	0.0	2.3	-	0.9	-	0.0	0.5	0.0	-	0.3	-	1.0	0.3	1.4	-	0.6	-	0.0	0.2	0.0	-	0.2	0.5
Bicycles on Road	0	0	0	0	-	0	0	0	4	0	-	4	0	0	0	0	-	0	0	0	0	0	-	0	4
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	1.1	0.0	-	0.7	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.2
Pedestrians	-	-	-	-	4	-	-	-	-	-	0	-	-	-	-	-	2	-	-	-	-	-	3	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-

Site Plan



Parking Summary

Garage Stalls	106 @ 2.0:1
Driveway Stalls	106 @ 2.0:1
Guest Stalls On-Site Perpendicular	6 @ 0.1:1
Total	**218 @ 4.1:1**

Site Data

Gross Site Area	4.69 Ac.	
Row Home Units	33	62%
Rear-Load Mews Townhome Units	20	38%
Total Dwelling Units	53	100%
Density	11.3 DU/Ac.	

NORTH
0 60
Scale: 1" = 60'

No.	Date	Revision

PRELIMINARY PD SITE PLAN
NORTHBROOK ROW

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

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

Project Manager:	TAS
Engineer:	PAC
Date:	9-24-2024
Project No.	20-122
Sheet	1

P:\2020\20122\Drawings\Preliminary\20122-Colorized SP.dwg | Sep 24, 2024 - 9:19am | tom-j
© 2024 Haeger Engineering, LLC

Chicago Metropolitan Agency for Planning

433 West Van Buren Street
Suite 450
Chicago, IL 60607

312-454-0400
cmap.illinois.gov

July 7, 2022

Shahrzad Ainkeshavarzi
Consultant
Kenig, Lindgren, O'Hara, Aboona, Inc.
9575 West Higgins Road, Suite 400
Rosemont, IL, 60018

Subject: ***1657 Shermer Road Residential Development***
IDOT

Dear Mr. Ainkeshavarzi:

In response to a request made on your behalf and dated July 6, 2022, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT (2018)	Year 2050 ADT
Walters Avenue west of Shermer Road	4,000	5,000
Shermer Road	15,800	18,500
Techny Road east of Shermer Road	7,750	9,200
Techny Road west of Shermer Road	6,100	7,400
Willow Road east of Shermer Road	42,500	47,000
Willow Road west of Shermer Road	35,700	42,000
Western Avenue	1,400	1,700

Traffic projections are developed using existing ADT data provided in the request letter and the results from the December 2021 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806.

Sincerely,

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Rios (IDOT)
2022_ForecastTraffic\Northbrook\ck-90-22\ck-90-22.docx

Level of Service Criteria

LEVEL OF SERVICE CRITERIA

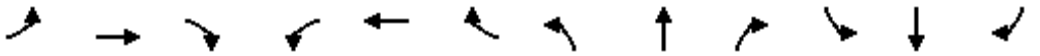
Signalized Intersections		
Level of Service	Interpretation	Average Control Delay (seconds per vehicle)
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	>10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	>20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective, or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	>35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high, and the cycle length is long. Individual cycle failures are frequent.	>55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.	>80.0

Unsignalized Intersections	
Level of Service	Average Total Delay (SEC/VEH)
A	0 - 10
B	> 10 - 15
C	> 15 - 25
D	> 25 - 35
E	> 35 - 50
F	> 50

Source: *Highway Capacity Manual*, 2010.

Capacity Analysis Summary Sheets

Existing Weekday Morning Peak Hour

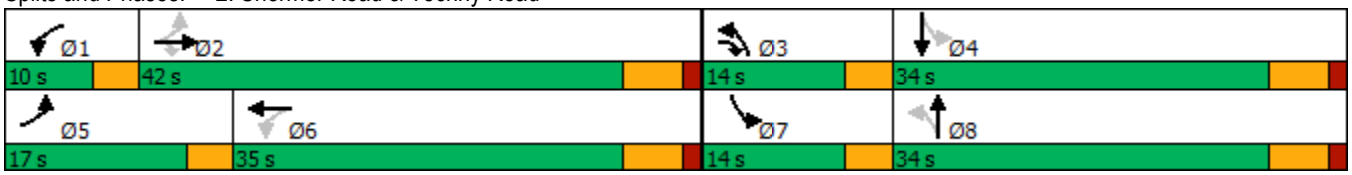


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	91	216	285	117	141	65	209	429	84	89	577	63
Future Volume (vph)	91	216	285	117	141	65	209	429	84	89	577	63
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	145		195	120		0	205		0	100		0
Storage Lanes	1		1	1		0	1		0	1		0
Taper Length (ft)	180			180			160			80		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt			0.850		0.953			0.975			0.985	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1961	1524	1687	1736	0	1671	3284	0	1770	3446	0
Flt Permitted	0.377			0.497			0.148			0.297		
Satd. Flow (perm)	702	1961	1524	883	1736	0	260	3284	0	553	3446	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			107		23			23			12	
Link Speed (mph)		35			35			40			35	
Link Distance (ft)		674			553			1982			470	
Travel Time (s)		13.1			10.8			33.8			9.2	
Peak Hour Factor	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75
Heavy Vehicles (%)	2%	2%	6%	7%	4%	5%	8%	7%	8%	2%	3%	5%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	121	288	380	156	275	0	279	684	0	119	853	0
Turn Type	pm+pt	NA	pm+ov	pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	5	2	3	1	6		3	8		7	4	
Permitted Phases	2		2	6			8			4		
Detector Phase	5	2	3	1	6		3	8		7	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0	3.0	3.0	15.0		3.0	8.0		3.0	8.0	
Minimum Split (s)	6.5	21.0	6.5	6.5	21.0		6.5	14.0		6.5	14.0	
Total Split (s)	17.0	42.0	14.0	10.0	35.0		14.0	34.0		14.0	34.0	
Total Split (%)	17.0%	42.0%	14.0%	10.0%	35.0%		14.0%	34.0%		14.0%	34.0%	
Yellow Time (s)	3.5	4.5	3.5	3.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	0.0	1.5	0.0	0.0	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0	3.5	3.5	6.0		3.5	6.0		3.5	6.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	None	None	None	None		None	Min		None	Min	
Act Effct Green (s)	35.9	24.6	41.3	30.8	21.7		42.3	29.4		38.4	27.3	
Actuated g/C Ratio	0.41	0.28	0.47	0.35	0.25		0.48	0.33		0.43	0.31	
v/c Ratio	0.30	0.53	0.49	0.43	0.62		0.95	0.62		0.33	0.79	
Control Delay	17.5	30.2	13.5	20.9	34.0		64.4	28.4		16.6	35.2	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	17.5	30.2	13.5	20.9	34.0		64.4	28.4		16.6	35.2	
LOS	B	C	B	C	C		E	C		B	D	
Approach Delay		20.2			29.2			38.8			32.9	
Approach LOS		C			C			D			C	
Queue Length 50th (ft)	41	136	99	54	126		97	159		34	222	
Queue Length 95th (ft)	61	167	124	76	168		#219	207		64	268	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		594			473			1902			390	
Turn Bay Length (ft)	145		195	120			205			100		
Base Capacity (vph)	460	806	769	367	590		293	1109		399	1110	
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0		0	0	
Storage Cap Reductn	0	0	0	0	0		0	0		0	0	
Reduced v/c Ratio	0.26	0.36	0.49	0.43	0.47		0.95	0.62		0.30	0.77	

Intersection Summary			
Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 88.3			
Natural Cycle: 65			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.95			
Intersection Signal Delay: 31.0		Intersection LOS: C	
Intersection Capacity Utilization 65.2%		ICU Level of Service C	
Analysis Period (min) 15			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			

Splits and Phases: 2: Shermer Road & Techny Road



Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	16	0	9	12	0	8	3	502	8	1	714	4
Future Vol, veh/h	16	0	9	12	0	8	3	502	8	1	714	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	0	55	-	-	55	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	87	87	87	87	87	87	87	87	87
Heavy Vehicles, %	6	0	0	0	0	0	0	8	13	0	6	0
Mvmt Flow	18	0	10	14	0	9	3	577	9	1	821	5

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1418	1418	824	1419	1416	582	826	0	0	586	0	0
Stage 1	826	826	-	588	588	-	-	-	-	-	-	-
Stage 2	592	592	-	831	828	-	-	-	-	-	-	-
Critical Hdwy	7.16	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.16	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.16	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.554	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	112	138	376	115	139	517	813	-	-	999	-	-
Stage 1	360	389	-	499	499	-	-	-	-	-	-	-
Stage 2	486	497	-	367	389	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	110	137	376	111	138	517	813	-	-	999	-	-
Mov Cap-2 Maneuver	236	260	-	237	260	-	-	-	-	-	-	-
Stage 1	359	389	-	497	497	-	-	-	-	-	-	-
Stage 2	476	495	-	357	389	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	19.7	17.5	0.1	0
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	813	-	-	273	237	517	999	-	-
HCM Lane V/C Ratio	0.004	-	-	0.105	0.058	0.018	0.001	-	-
HCM Control Delay (s)	9.4	-	-	19.7	21.1	12.1	8.6	-	-
HCM Lane LOS	A	-	-	C	C	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.3	0.2	0.1	0	-	-

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	0	38	6	0	7	25	491	10	9	675	5
Future Vol, veh/h	5	0	38	6	0	7	25	491	10	9	675	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	100	50	-	-	75	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	75	75	75	75	75	75	75	75	75	75	75	75
Heavy Vehicles, %	0	0	3	0	0	0	0	8	10	11	3	20
Mvmt Flow	7	0	51	8	0	9	33	655	13	12	900	7

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1660	1662	904	1681	1659	662	907	0	0	668	0	0
Stage 1	928	928	-	728	728	-	-	-	-	-	-	-
Stage 2	732	734	-	953	931	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.23	7.1	6.5	6.2	4.1	-	-	4.21	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.327	3.5	4	3.3	2.2	-	-	2.299	-	-
Pot Cap-1 Maneuver	78	98	334	76	99	465	759	-	-	881	-	-
Stage 1	324	349	-	418	432	-	-	-	-	-	-	-
Stage 2	416	429	-	314	348	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	73	93	334	62	93	465	759	-	-	881	-	-
Mov Cap-2 Maneuver	188	211	-	159	203	-	-	-	-	-	-	-
Stage 1	310	344	-	400	413	-	-	-	-	-	-	-
Stage 2	390	411	-	263	343	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	19.5	20.2	0.5	0.1
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	759	-	-	306	159	465	881	-	-
HCM Lane V/C Ratio	0.044	-	-	0.187	0.05	0.02	0.014	-	-
HCM Control Delay (s)	10	-	-	19.5	28.8	12.9	9.1	-	-
HCM Lane LOS	A	-	-	C	D	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.7	0.2	0.1	0	-	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↑	↗		↰	
Traffic Vol, veh/h	2	0	1	3	0	4	0	507	27	8	725	2
Future Vol, veh/h	2	0	1	3	0	4	0	507	27	8	725	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	90	-	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	86	86
Heavy Vehicles, %	0	0	0	0	0	25	0	8	4	0	6	0
Mvmt Flow	2	0	1	3	0	5	0	590	31	9	843	2

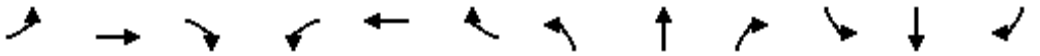
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1470	1483	844	1453	1453	590	-	0	0	621	0	0
Stage 1	862	862	-	590	590	-	-	-	-	-	-	-
Stage 2	608	621	-	863	863	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.45	-	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.525	-	-	-	2.2	-	-
Pot Cap-1 Maneuver	106	126	366	109	132	467	0	-	-	969	-	-
Stage 1	353	375	-	497	498	-	0	-	-	-	-	-
Stage 2	486	482	-	352	374	-	0	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	103	124	366	107	130	467	-	-	-	969	-	-
Mov Cap-2 Maneuver	230	244	-	233	250	-	-	-	-	-	-	-
Stage 1	353	368	-	497	498	-	-	-	-	-	-	-
Stage 2	481	482	-	345	367	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	18.9	16.3	0	0.1
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	-	-	263	326	969	-	-
HCM Lane V/C Ratio	-	-	0.013	0.025	0.01	-	-
HCM Control Delay (s)	-	-	18.9	16.3	8.8	0	-
HCM Lane LOS	-	-	C	C	A	A	-
HCM 95th %tile Q(veh)	-	-	0	0.1	0	-	-

Capacity Analysis Summary Sheets

Existing Weekday Evening Peak Hour

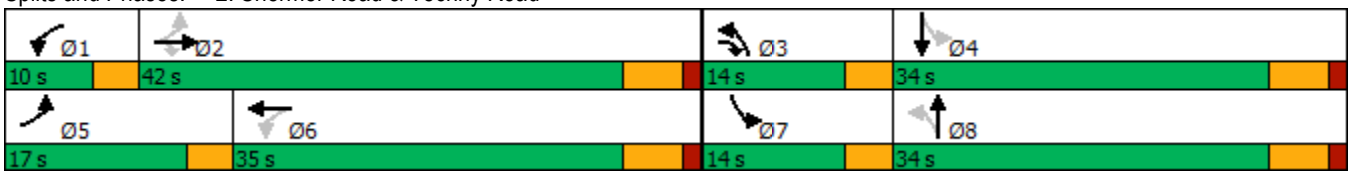


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	145	215	202	80	271	112	270	548	147	91	461	90
Future Volume (vph)	145	215	202	80	271	112	270	548	147	91	461	90
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	145		195	120		0	205		0	100		0
Storage Lanes	1		1	1		0	1		0	1		0
Taper Length (ft)	180			180			160			80		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt			0.850		0.956			0.968			0.975	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	2000	1583	1736	1761	0	1719	3405	0	1787	3390	0
Flt Permitted	0.242			0.617			0.260			0.261		
Satd. Flow (perm)	446	2000	1583	1127	1761	0	470	3405	0	491	3390	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			213		21			34			23	
Link Speed (mph)		35			35			40			35	
Link Distance (ft)		674			553			1982			470	
Travel Time (s)		13.1			10.8			33.8			9.2	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	3%	0%	2%	4%	4%	1%	5%	2%	5%	1%	4%	3%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	153	226	213	84	403	0	284	732	0	96	580	0
Turn Type	pm+pt	NA	pm+ov	pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	5	2	3	1	6		3	8		7	4	
Permitted Phases	2		2	6			8			4		
Detector Phase	5	2	3	1	6		3	8		7	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0	3.0	3.0	15.0		3.0	8.0		3.0	8.0	
Minimum Split (s)	6.5	21.0	6.5	6.5	21.0		6.5	14.0		6.5	14.0	
Total Split (s)	17.0	42.0	14.0	10.0	35.0		14.0	34.0		14.0	34.0	
Total Split (%)	17.0%	42.0%	14.0%	10.0%	35.0%		14.0%	34.0%		14.0%	34.0%	
Yellow Time (s)	3.5	4.5	3.5	3.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	0.0	1.5	0.0	0.0	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0	3.5	3.5	6.0		3.5	6.0		3.5	6.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	None	None	None	None		None	Min		None	Min	
Act Effct Green (s)	43.2	33.1	49.9	35.1	26.1		39.2	28.7		34.8	23.9	
Actuated g/C Ratio	0.47	0.36	0.55	0.39	0.29		0.43	0.32		0.38	0.26	
v/c Ratio	0.41	0.31	0.22	0.18	0.78		0.82	0.67		0.31	0.64	
Control Delay	17.8	23.7	2.4	15.3	40.7		40.3	31.4		18.9	32.6	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	17.8	23.7	2.4	15.3	40.7		40.3	31.4		18.9	32.6	
LOS	B	C	A	B	D		D	C		B	C	
Approach Delay		14.5			36.3			33.9			30.6	
Approach LOS		B			D			C			C	
Queue Length 50th (ft)	51	99	0	27	209		113	201		34	157	
Queue Length 95th (ft)	91	163	33	55	#361		#224	282		66	219	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		594			473			1902			390	
Turn Bay Length (ft)	145		195	120			205			100		
Base Capacity (vph)	408	803	963	480	583		348	1110		352	1074	
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0		0	0	
Storage Cap Reductn	0	0	0	0	0		0	0		0	0	
Reduced v/c Ratio	0.38	0.28	0.22	0.17	0.69		0.82	0.66		0.27	0.54	

Intersection Summary			
Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 91.1			
Natural Cycle: 60			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.82			
Intersection Signal Delay: 29.4		Intersection LOS: C	
Intersection Capacity Utilization 76.4%		ICU Level of Service D	
Analysis Period (min) 15			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			

Splits and Phases: 2: Shermer Road & Techny Road



Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	11	1	13	8	0	14	9	553	21	11	595	19
Future Vol, veh/h	11	1	13	8	0	14	9	553	21	11	595	19
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	0	55	-	-	55	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	9	0	0	0	0	7	0	1	0	0	3	0
Mvmt Flow	12	1	14	9	0	15	10	588	22	12	633	20

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1294	1297	643	1294	1296	599	653	0	0	610	0	0
Stage 1	667	667	-	619	619	-	-	-	-	-	-	-
Stage 2	627	630	-	675	677	-	-	-	-	-	-	-
Critical Hdwy	7.19	6.5	6.2	7.1	6.5	6.27	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.19	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.19	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.581	4	3.3	3.5	4	3.363	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	135	163	477	141	164	492	943	-	-	979	-	-
Stage 1	437	460	-	480	483	-	-	-	-	-	-	-
Stage 2	460	478	-	447	455	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	129	159	477	134	160	492	943	-	-	979	-	-
Mov Cap-2 Maneuver	255	281	-	264	282	-	-	-	-	-	-	-
Stage 1	432	454	-	475	478	-	-	-	-	-	-	-
Stage 2	441	473	-	428	450	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	16.6	14.9	0.1	0.2
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	943	-	-	338	264	492	979	-	-
HCM Lane V/C Ratio	0.01	-	-	0.079	0.032	0.03	0.012	-	-
HCM Control Delay (s)	8.9	-	-	16.6	19.1	12.5	8.7	-	-
HCM Lane LOS	A	-	-	C	C	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.3	0.1	0.1	0	-	-

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	11	1	25	13	3	18	18	559	1	20	587	22
Future Vol, veh/h	11	1	25	13	3	18	18	559	1	20	587	22
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	100	50	-	-	75	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	0	0	1	0	5	1	0
Mvmt Flow	12	1	26	14	3	19	19	588	1	21	618	23

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1310	1299	630	1312	1310	589	641	0	0	589	0	0
Stage 1	672	672	-	627	627	-	-	-	-	-	-	-
Stage 2	638	627	-	685	683	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.15	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.245	-	-
Pot Cap-1 Maneuver	137	163	485	137	160	512	953	-	-	972	-	-
Stage 1	449	458	-	475	479	-	-	-	-	-	-	-
Stage 2	468	479	-	441	452	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	127	156	485	125	153	512	953	-	-	972	-	-
Mov Cap-2 Maneuver	254	276	-	250	273	-	-	-	-	-	-	-
Stage 1	440	448	-	466	469	-	-	-	-	-	-	-
Stage 2	439	469	-	407	442	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	15.7	16	0.3	0.3
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	953	-	-	376	254	512	972	-	-
HCM Lane V/C Ratio	0.02	-	-	0.104	0.066	0.037	0.022	-	-
HCM Control Delay (s)	8.9	-	-	15.7	20.2	12.3	8.8	-	-
HCM Lane LOS	A	-	-	C	C	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.3	0.2	0.1	0.1	-	-

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	4	0	1	28	0	6	6	573	2	2	613	1
Future Vol, veh/h	4	0	1	28	0	6	6	573	2	2	613	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	90	-	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	50	0	0	11	0	0	0	1	50	100	2	0
Mvmt Flow	4	0	1	30	0	7	7	623	2	2	666	1

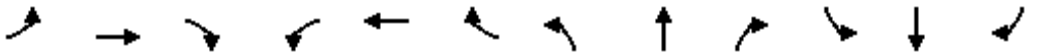
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1313	1310	667	1308	1308	623	667	0	0	625	0	0
Stage 1	671	671	-	637	637	-	-	-	-	-	-	-
Stage 2	642	639	-	671	671	-	-	-	-	-	-	-
Critical Hdwy	7.6	6.5	6.2	7.21	6.5	6.2	4.1	-	-	5.1	-	-
Critical Hdwy Stg 1	6.6	5.5	-	6.21	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.6	5.5	-	6.21	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.95	4	3.3	3.599	4	3.3	2.2	-	-	3.1	-	-
Pot Cap-1 Maneuver	108	160	462	131	161	490	932	-	-	620	-	-
Stage 1	376	458	-	451	475	-	-	-	-	-	-	-
Stage 2	391	474	-	432	458	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	105	157	462	129	158	490	932	-	-	620	-	-
Mov Cap-2 Maneuver	219	282	-	257	281	-	-	-	-	-	-	-
Stage 1	371	456	-	446	469	-	-	-	-	-	-	-
Stage 2	381	468	-	429	456	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	20	19.7	0.1	0
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	932	-	-	245	281	620	-	-
HCM Lane V/C Ratio	0.007	-	-	0.022	0.132	0.004	-	-
HCM Control Delay (s)	8.9	-	-	20	19.7	10.8	0	-
HCM Lane LOS	A	-	-	C	C	B	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.4	0	-	-

Capacity Analysis Summary Sheets

Year 2028 No-Build Weekday Morning Peak Hour



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	101	226	294	123	149	73	215	484	87	106	679	80
Future Volume (vph)	101	226	294	123	149	73	215	484	87	106	679	80
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	145		195	120		0	205		0	100		0
Storage Lanes	1		1	1		0	1		0	1		0
Taper Length (ft)	180			180			160			80		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt			0.850		0.951			0.977			0.984	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1961	1524	1687	1732	0	1671	3292	0	1770	3442	0
Flt Permitted	0.337			0.489			0.134			0.240		
Satd. Flow (perm)	628	1961	1524	868	1732	0	236	3292	0	447	3442	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			92		25			20			13	
Link Speed (mph)		35			35			40			35	
Link Distance (ft)		674			553			1982			470	
Travel Time (s)		13.1			10.8			33.8			9.2	
Peak Hour Factor	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75
Heavy Vehicles (%)	2%	2%	6%	7%	4%	5%	8%	7%	8%	2%	3%	5%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	135	301	392	164	296	0	287	761	0	141	1012	0
Turn Type	pm+pt	NA	pm+ov	pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	5	2	3	1	6		3	8		7	4	
Permitted Phases	2		2	6			8			4		
Detector Phase	5	2	3	1	6		3	8		7	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0	3.0	3.0	15.0		3.0	8.0		3.0	8.0	
Minimum Split (s)	6.5	21.0	6.5	6.5	21.0		6.5	14.0		6.5	14.0	
Total Split (s)	17.0	42.0	14.0	10.0	35.0		14.0	34.0		14.0	34.0	
Total Split (%)	17.0%	42.0%	14.0%	10.0%	35.0%		14.0%	34.0%		14.0%	34.0%	
Yellow Time (s)	3.5	4.5	3.5	3.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	0.0	1.5	0.0	0.0	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0	3.5	3.5	6.0		3.5	6.0		3.5	6.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	None	None	None	None		None	Min		None	Min	
Act Effct Green (s)	37.5	25.9	42.6	31.5	22.5		42.8	29.8		39.7	28.2	
Actuated g/C Ratio	0.41	0.29	0.47	0.35	0.25		0.47	0.33		0.44	0.31	
v/c Ratio	0.35	0.54	0.51	0.45	0.66		1.03	0.69		0.43	0.94	
Control Delay	18.1	30.3	14.6	21.7	35.6		86.5	31.3		18.8	47.6	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	18.1	30.3	14.6	21.7	35.6		86.5	31.3		18.8	47.6	
LOS	B	C	B	C	D		F	C		B	D	
Approach Delay		20.9			30.6			46.4			44.1	
Approach LOS		C			C			D			D	
Queue Length 50th (ft)	46	143	111	57	139		~126	193		42	290	
Queue Length 95th (ft)	67	174	136	79	183		#242	237		75	#353	

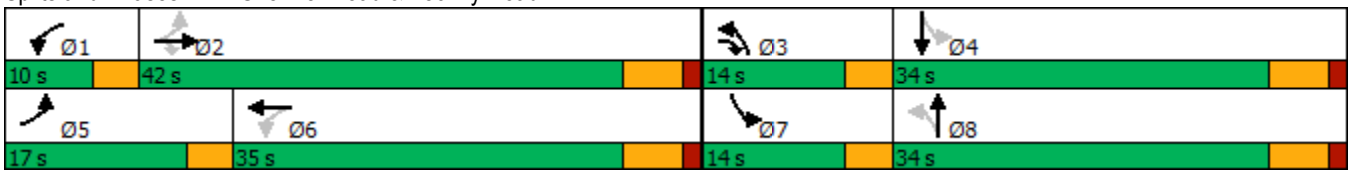
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		594			473			1902			390	
Turn Bay Length (ft)	145		195	120			205			100		
Base Capacity (vph)	439	786	766	362	576		279	1099		359	1082	
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0		0	0	
Storage Cap Reductn	0	0	0	0	0		0	0		0	0	
Reduced v/c Ratio	0.31	0.38	0.51	0.45	0.51		1.03	0.69		0.39	0.94	

Intersection Summary			
Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 90.4			
Natural Cycle: 70			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 1.03			
Intersection Signal Delay: 37.5		Intersection LOS: D	
Intersection Capacity Utilization 69.2%		ICU Level of Service C	
Analysis Period (min) 15			

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 2: Shermer Road & Techny Road



Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	16	0	9	12	0	8	3	573	8	1	851	4
Future Vol, veh/h	16	0	9	12	0	8	3	573	8	1	851	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	0	55	-	-	55	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	87	87	87	87	87	87	87	87	87
Heavy Vehicles, %	6	0	0	0	0	0	0	8	13	0	6	0
Mvmt Flow	18	0	10	14	0	9	3	659	9	1	978	5

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1657	1657	981	1658	1655	664	983	0	0	668	0	0
Stage 1	983	983	-	670	670	-	-	-	-	-	-	-
Stage 2	674	674	-	988	985	-	-	-	-	-	-	-
Critical Hdwy	7.16	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.16	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.16	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.554	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	76	99	305	79	99	464	711	-	-	931	-	-
Stage 1	294	329	-	450	459	-	-	-	-	-	-	-
Stage 2	438	457	-	300	329	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	74	99	305	76	99	464	711	-	-	931	-	-
Mov Cap-2 Maneuver	191	218	-	192	217	-	-	-	-	-	-	-
Stage 1	293	329	-	448	457	-	-	-	-	-	-	-
Stage 2	428	455	-	290	329	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	23.7	20.3	0.1	0
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	711	-	-	221	192	464	931	-	-
HCM Lane V/C Ratio	0.005	-	-	0.13	0.072	0.02	0.001	-	-
HCM Control Delay (s)	10.1	-	-	23.7	25.2	12.9	8.9	-	-
HCM Lane LOS	B	-	-	C	D	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.4	0.2	0.1	0	-	-

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	0	39	6	0	7	26	562	10	9	811	5
Future Vol, veh/h	5	0	39	6	0	7	26	562	10	9	811	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	100	50	-	-	75	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	75	75	75	75	75	75	75	75	75	75	75	75
Heavy Vehicles, %	0	0	3	0	0	0	0	8	10	11	3	20
Mvmt Flow	7	0	52	8	0	9	35	749	13	12	1081	7

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1939	1941	1085	1961	1938	756	1088	0	0	762	0	0
Stage 1	1109	1109	-	826	826	-	-	-	-	-	-	-
Stage 2	830	832	-	1135	1112	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.23	7.1	6.5	6.2	4.1	-	-	4.21	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.327	3.5	4	3.3	2.2	-	-	2.299	-	-
Pot Cap-1 Maneuver	50	66	262	48	66	411	649	-	-	811	-	-
Stage 1	257	288	-	369	389	-	-	-	-	-	-	-
Stage 2	367	387	-	248	287	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	46	62	262	36	62	411	649	-	-	811	-	-
Mov Cap-2 Maneuver	148	172	-	114	162	-	-	-	-	-	-	-
Stage 1	243	284	-	349	368	-	-	-	-	-	-	-
Stage 2	339	366	-	196	283	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	24.7	25.5	0.5	0.1
HCM LOS	C	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	649	-	-	241	114	411	811	-	-
HCM Lane V/C Ratio	0.053	-	-	0.243	0.07	0.023	0.015	-	-
HCM Control Delay (s)	10.9	-	-	24.7	38.9	14	9.5	-	-
HCM Lane LOS	B	-	-	C	E	B	A	-	-
HCM 95th %tile Q(veh)	0.2	-	-	0.9	0.2	0.1	0	-	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↑	↗		↰	
Traffic Vol, veh/h	2	0	1	3	0	4	0	578	28	8	863	2
Future Vol, veh/h	2	0	1	3	0	4	0	578	28	8	863	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	90	-	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	86	86
Heavy Vehicles, %	0	0	0	0	0	25	0	8	4	0	6	0
Mvmt Flow	2	0	1	3	0	5	0	672	33	9	1003	2

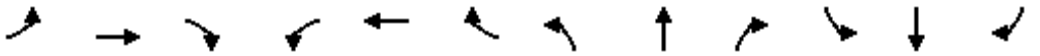
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1713	1727	1004	1695	1695	672	-	0	0	705	0	0
Stage 1	1022	1022	-	672	672	-	-	-	-	-	-	-
Stage 2	691	705	-	1023	1023	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.45	-	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.525	-	-	-	2.2	-	-
Pot Cap-1 Maneuver	72	90	296	74	94	418	0	-	-	902	-	-
Stage 1	287	316	-	449	458	-	0	-	-	-	-	-
Stage 2	438	442	-	287	316	-	0	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	70	88	296	72	92	418	-	-	-	902	-	-
Mov Cap-2 Maneuver	187	203	-	188	208	-	-	-	-	-	-	-
Stage 1	287	309	-	449	458	-	-	-	-	-	-	-
Stage 2	433	442	-	279	309	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	22.2	18.5	0	0.1
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	-	-	213	274	902	-	-
HCM Lane V/C Ratio	-	-	0.016	0.03	0.01	-	-
HCM Control Delay (s)	-	-	22.2	18.5	9	0	-
HCM Lane LOS	-	-	C	C	A	A	-
HCM 95th %tile Q(veh)	-	-	0.1	0.1	0	-	-

Capacity Analysis Summary Sheets

Year 2028 No-Build Weekday Evening Peak Hour



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	163	225	208	83	281	128	278	643	151	102	527	102
Future Volume (vph)	163	225	208	83	281	128	278	643	151	102	527	102
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	145		195	120		0	205		0	100		0
Storage Lanes	1		1	1		0	1		0	1		0
Taper Length (ft)	180			180			160			80		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt			0.850		0.953			0.971			0.976	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	2000	1583	1736	1757	0	1719	3417	0	1787	3393	0
Flt Permitted	0.135			0.591			0.157			0.147		
Satd. Flow (perm)	249	2000	1583	1080	1757	0	284	3417	0	277	3393	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			166		23			28			22	
Link Speed (mph)		35			35			40			35	
Link Distance (ft)		674			553			1982			470	
Travel Time (s)		13.1			10.8			33.8			9.2	
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Heavy Vehicles (%)	3%	0%	2%	4%	4%	1%	5%	2%	5%	1%	4%	3%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	199	274	254	101	499	0	339	968	0	124	767	0
Turn Type	pm+pt	NA	pm+ov	pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	5	2	3	1	6		3	8		7	4	
Permitted Phases	2		2	6			8			4		
Detector Phase	5	2	3	1	6		3	8		7	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0	3.0	3.0	15.0		3.0	8.0		3.0	8.0	
Minimum Split (s)	6.5	21.0	6.5	6.5	21.0		6.5	14.0		6.5	14.0	
Total Split (s)	17.0	42.0	14.0	10.0	35.0		14.0	34.0		14.0	34.0	
Total Split (%)	17.0%	42.0%	14.0%	10.0%	35.0%		14.0%	34.0%		14.0%	34.0%	
Yellow Time (s)	3.5	4.5	3.5	3.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	0.0	1.5	0.0	0.0	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0	3.5	3.5	6.0		3.5	6.0		3.5	6.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	None	None	None	None		None	Min		None	Min	
Act Effct Green (s)	47.4	37.0	53.5	38.0	29.0		41.6	28.7		38.7	27.2	
Actuated g/C Ratio	0.48	0.38	0.55	0.39	0.30		0.42	0.29		0.39	0.28	
v/c Ratio	0.65	0.36	0.27	0.22	0.93		1.24	0.95		0.50	0.80	
Control Delay	26.9	24.8	5.5	16.0	59.0		157.5	52.9		23.9	39.6	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	26.9	24.8	5.5	16.0	59.0		157.5	52.9		23.9	39.6	
LOS	C	C	A	B	E		F	D		C	D	
Approach Delay		18.6			51.8			80.0			37.4	
Approach LOS		B			D			F			D	
Queue Length 50th (ft)	71	128	27	34	299		~212	311		46	231	
Queue Length 95th (ft)	112	176	55	57	#427		#336	#385		74	267	

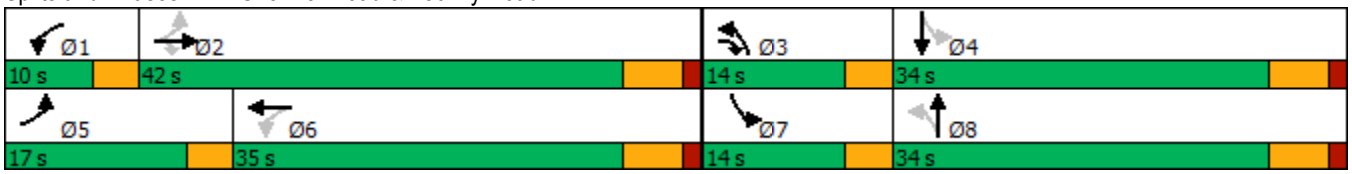
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		594			473			1902			390	
Turn Bay Length (ft)	145		195	120			205			100		
Base Capacity (vph)	327	760	938	462	536		274	1018		275	985	
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0		0	0	
Storage Cap Reductn	0	0	0	0	0		0	0		0	0	
Reduced v/c Ratio	0.61	0.36	0.27	0.22	0.93		1.24	0.95		0.45	0.78	

Intersection Summary			
Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 98.1			
Natural Cycle: 70			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 1.24			
Intersection Signal Delay: 51.8		Intersection LOS: D	
Intersection Capacity Utilization 81.5%		ICU Level of Service D	
Analysis Period (min) 15			

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 2: Shermer Road & Techny Road



Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	11	1	13	8	0	14	9	674	22	11	684	20
Future Vol, veh/h	11	1	13	8	0	14	9	674	22	11	684	20
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	0	55	-	-	55	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	9	0	0	0	0	7	0	1	0	0	3	0
Mvmt Flow	12	1	14	9	0	15	10	717	23	12	728	21

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1519	1523	739	1519	1522	729	749	0	0	740	0	0
Stage 1	763	763	-	749	749	-	-	-	-	-	-	-
Stage 2	756	760	-	770	773	-	-	-	-	-	-	-
Critical Hdwy	7.19	6.5	6.2	7.1	6.5	6.27	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.19	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.19	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.581	4	3.3	3.5	4	3.363	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	94	119	421	98	120	415	869	-	-	876	-	-
Stage 1	386	416	-	407	422	-	-	-	-	-	-	-
Stage 2	390	417	-	396	412	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	89	116	421	93	117	415	869	-	-	876	-	-
Mov Cap-2 Maneuver	210	238	-	217	239	-	-	-	-	-	-	-
Stage 1	381	410	-	402	417	-	-	-	-	-	-	-
Stage 2	372	412	-	377	406	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	18.9	17	0.1	0.1
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	869	-	-	286	217	415	876	-	-
HCM Lane V/C Ratio	0.011	-	-	0.093	0.039	0.036	0.013	-	-
HCM Control Delay (s)	9.2	-	-	18.9	22.3	14	9.2	-	-
HCM Lane LOS	A	-	-	C	C	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.3	0.1	0.1	0	-	-

Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	11	1	26	13	3	19	19	680	1	21	676	23
Future Vol, veh/h	11	1	26	13	3	19	19	680	1	21	676	23
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	100	50	-	-	75	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	0	0	1	0	5	1	0
Mvmt Flow	12	1	27	14	3	20	20	716	1	22	712	24

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1536	1525	724	1539	1537	717	736	0	0	717	0	0
Stage 1	768	768	-	757	757	-	-	-	-	-	-	-
Stage 2	768	757	-	782	780	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.15	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.245	-	-
Pot Cap-1 Maneuver	96	119	429	95	117	433	879	-	-	870	-	-
Stage 1	397	414	-	403	419	-	-	-	-	-	-	-
Stage 2	397	419	-	390	409	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	86	113	429	85	112	433	879	-	-	870	-	-
Mov Cap-2 Maneuver	86	113	-	85	112	-	-	-	-	-	-	-
Stage 1	388	404	-	394	409	-	-	-	-	-	-	-
Stage 2	367	409	-	355	399	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	28.5	32.4	0.2	0.3
HCM LOS	D	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	879	-	-	193	89	433	870	-	-
HCM Lane V/C Ratio	0.023	-	-	0.207	0.189	0.046	0.025	-	-
HCM Control Delay (s)	9.2	-	-	28.5	54.7	13.7	9.2	-	-
HCM Lane LOS	A	-	-	D	F	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.8	0.7	0.1	0.1	-	-

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	4	0	1	29	0	6	6	694	2	2	702	1
Future Vol, veh/h	4	0	1	29	0	6	6	694	2	2	702	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	90	-	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	50	0	0	11	0	0	0	1	50	100	2	0
Mvmt Flow	4	0	1	32	0	7	7	754	2	2	763	1

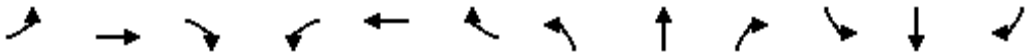
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1541	1538	764	1536	1536	754	764	0	0	756	0	0
Stage 1	768	768	-	768	768	-	-	-	-	-	-	-
Stage 2	773	770	-	768	768	-	-	-	-	-	-	-
Critical Hdwy	7.6	6.5	6.2	7.21	6.5	6.2	4.1	-	-	5.1	-	-
Critical Hdwy Stg 1	6.6	5.5	-	6.21	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.6	5.5	-	6.21	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.95	4	3.3	3.599	4	3.3	2.2	-	-	3.1	-	-
Pot Cap-1 Maneuver	73	117	407	90	117	412	858	-	-	541	-	-
Stage 1	330	414	-	381	414	-	-	-	-	-	-	-
Stage 2	328	413	-	381	414	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	71	115	407	88	115	412	858	-	-	541	-	-
Mov Cap-2 Maneuver	179	239	-	211	238	-	-	-	-	-	-	-
Stage 1	325	412	-	376	408	-	-	-	-	-	-	-
Stage 2	318	407	-	378	412	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	23.3	23.7	0.1	0
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	858	-	-	202	230	541	-	-
HCM Lane V/C Ratio	0.008	-	-	0.027	0.165	0.004	-	-
HCM Control Delay (s)	9.2	-	-	23.3	23.7	11.7	0	-
HCM Lane LOS	A	-	-	C	C	B	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.6	0	-	-

Capacity Analysis Summary Sheets

Year 2028 Total Projected Weekday Morning Peak Hour



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	102	226	294	123	149	74	215	490	87	109	699	82
Future Volume (vph)	102	226	294	123	149	74	215	490	87	109	699	82
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	145		195	120		0	205		0	100		0
Storage Lanes	1		1	1		0	1		0	1		0
Taper Length (ft)	180			180			160			80		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt			0.850		0.950			0.977			0.984	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1961	1524	1687	1730	0	1671	3292	0	1770	3442	0
Flt Permitted	0.334			0.492			0.134			0.233		
Satd. Flow (perm)	622	1961	1524	874	1730	0	236	3292	0	434	3442	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			90		25			20			12	
Link Speed (mph)		35			35			40			35	
Link Distance (ft)		674			553			1982			470	
Travel Time (s)		13.1			10.8			33.8			9.2	
Peak Hour Factor	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75
Heavy Vehicles (%)	2%	2%	6%	7%	4%	5%	8%	7%	8%	2%	3%	5%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	136	301	392	164	298	0	287	769	0	145	1041	0
Turn Type	pm+pt	NA	pm+ov	pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	5	2	3	1	6		3	8		7	4	
Permitted Phases	2		2	6			8			4		
Detector Phase	5	2	3	1	6		3	8		7	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0	3.0	3.0	15.0		3.0	8.0		3.0	8.0	
Minimum Split (s)	6.5	21.0	6.5	6.5	21.0		6.5	14.0		6.5	14.0	
Total Split (s)	17.0	42.0	14.0	10.0	35.0		14.0	34.0		14.0	34.0	
Total Split (%)	17.0%	42.0%	14.0%	10.0%	35.0%		14.0%	34.0%		14.0%	34.0%	
Yellow Time (s)	3.5	4.5	3.5	3.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	0.0	1.5	0.0	0.0	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0	3.5	3.5	6.0		3.5	6.0		3.5	6.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	None	None	None	None		None	Min		None	Min	
Act Effct Green (s)	37.6	26.1	42.7	31.6	22.5		42.8	29.8		39.7	28.2	
Actuated g/C Ratio	0.42	0.29	0.47	0.35	0.25		0.47	0.33		0.44	0.31	
v/c Ratio	0.35	0.53	0.51	0.45	0.66		1.03	0.70		0.45	0.96	
Control Delay	18.1	30.2	14.7	21.6	35.8		86.8	31.7		19.2	52.4	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	18.1	30.2	14.7	21.6	35.8		86.8	31.7		19.2	52.4	
LOS	B	C	B	C	D		F	C		B	D	
Approach Delay		20.9			30.7			46.7			48.4	
Approach LOS		C			C			D			D	
Queue Length 50th (ft)	47	143	112	57	140		~128	197		44	303	
Queue Length 95th (ft)	67	174	137	79	183		#242	240		77	#371	

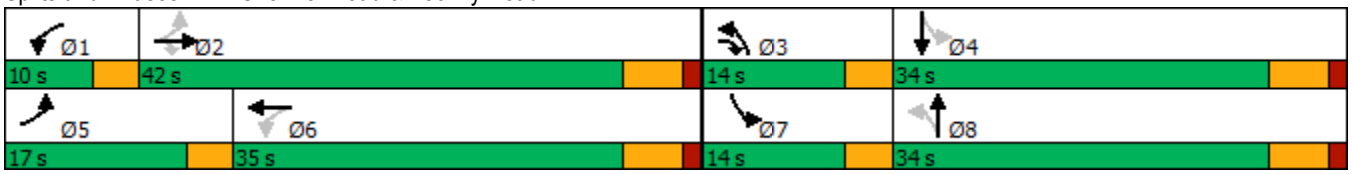
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		594			473			1902			390	
Turn Bay Length (ft)	145		195	120			205			100		
Base Capacity (vph)	438	785	766	363	574		279	1097		354	1080	
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0		0	0	
Storage Cap Reductn	0	0	0	0	0		0	0		0	0	
Reduced v/c Ratio	0.31	0.38	0.51	0.45	0.52		1.03	0.70		0.41	0.96	

Intersection Summary			
Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 90.5			
Natural Cycle: 80			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 1.03			
Intersection Signal Delay: 39.1		Intersection LOS: D	
Intersection Capacity Utilization 69.8%		ICU Level of Service C	
Analysis Period (min) 15			

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 2: Shermer Road & Techny Road



Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	16	0	9	12	0	8	3	578	8	1	852	4
Future Vol, veh/h	16	0	9	12	0	8	3	578	8	1	852	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	0	55	-	-	55	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	87	87	87	87	87	87	87	87	87
Heavy Vehicles, %	6	0	0	0	0	0	0	8	13	0	6	0
Mvmt Flow	18	0	10	14	0	9	3	664	9	1	979	5

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1663	1663	982	1664	1661	669	984	0	0	673	0	0
Stage 1	984	984	-	675	675	-	-	-	-	-	-	-
Stage 2	679	679	-	989	986	-	-	-	-	-	-	-
Critical Hdwy	7.16	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.16	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.16	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.554	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	75	98	305	78	98	461	710	-	-	927	-	-
Stage 1	294	329	-	447	456	-	-	-	-	-	-	-
Stage 2	435	454	-	300	328	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	73	98	305	75	98	461	710	-	-	927	-	-
Mov Cap-2 Maneuver	190	217	-	191	216	-	-	-	-	-	-	-
Stage 1	293	329	-	445	454	-	-	-	-	-	-	-
Stage 2	425	452	-	290	328	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	23.8	20.4	0.1	0
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	710	-	-	220	191	461	927	-	-
HCM Lane V/C Ratio	0.005	-	-	0.131	0.072	0.02	0.001	-	-
HCM Control Delay (s)	10.1	-	-	23.8	25.3	13	8.9	-	-
HCM Lane LOS	B	-	-	C	D	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.4	0.2	0.1	0	-	-

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	0	39	6	0	7	26	567	10	9	812	5
Future Vol, veh/h	5	0	39	6	0	7	26	567	10	9	812	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	100	50	-	-	75	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	75	75	75	75	75	75	75	75	75	75	75	75
Heavy Vehicles, %	0	0	3	0	0	0	0	8	10	11	3	20
Mvmt Flow	7	0	52	8	0	9	35	756	13	12	1083	7

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1948	1950	1087	1970	1947	763	1090	0	0	769	0	0
Stage 1	1111	1111	-	833	833	-	-	-	-	-	-	-
Stage 2	837	839	-	1137	1114	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.23	7.1	6.5	6.2	4.1	-	-	4.21	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.327	3.5	4	3.3	2.2	-	-	2.299	-	-
Pot Cap-1 Maneuver	49	65	261	47	65	408	648	-	-	806	-	-
Stage 1	256	287	-	366	386	-	-	-	-	-	-	-
Stage 2	364	384	-	248	286	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	45	61	261	36	61	408	648	-	-	806	-	-
Mov Cap-2 Maneuver	146	170	-	114	161	-	-	-	-	-	-	-
Stage 1	242	283	-	346	365	-	-	-	-	-	-	-
Stage 2	336	363	-	196	282	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	24.8	25.5	0.5	0.1
HCM LOS	C	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	648	-	-	240	114	408	806	-	-
HCM Lane V/C Ratio	0.053	-	-	0.244	0.07	0.023	0.015	-	-
HCM Control Delay (s)	10.9	-	-	24.8	38.9	14	9.5	-	-
HCM Lane LOS	B	-	-	C	E	B	A	-	-
HCM 95th %tile Q(veh)	0.2	-	-	0.9	0.2	0.1	0	-	-

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↑	↗		↰	
Traffic Vol, veh/h	2	0	1	28	0	9	0	578	36	8	863	2
Future Vol, veh/h	2	0	1	28	0	9	0	578	36	8	863	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	90	-	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	86	86
Heavy Vehicles, %	0	0	0	0	0	25	0	8	4	0	6	0
Mvmt Flow	2	0	1	33	0	10	0	672	42	9	1003	2

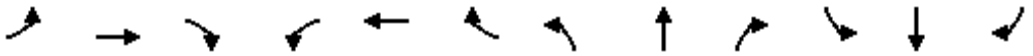
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1720	1736	1004	1695	1695	672	-	0	0	714	0	0
Stage 1	1022	1022	-	672	672	-	-	-	-	-	-	-
Stage 2	698	714	-	1023	1023	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.45	-	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.525	-	-	-	2.2	-	-
Pot Cap-1 Maneuver	71	88	296	74	94	418	0	-	-	895	-	-
Stage 1	287	316	-	449	458	-	0	-	-	-	-	-
Stage 2	434	438	-	287	316	-	0	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	68	86	296	72	92	418	-	-	-	895	-	-
Mov Cap-2 Maneuver	184	202	-	188	208	-	-	-	-	-	-	-
Stage 1	287	309	-	449	458	-	-	-	-	-	-	-
Stage 2	423	438	-	279	309	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	22.3	25.6	0	0.1
HCM LOS	C	D		

Minor Lane/Major Mvmt	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	-	-	211	217	895	-	-
HCM Lane V/C Ratio	-	-	0.017	0.198	0.01	-	-
HCM Control Delay (s)	-	-	22.3	25.6	9.1	0	-
HCM Lane LOS	-	-	C	D	A	A	-
HCM 95th %tile Q(veh)	-	-	0.1	0.7	0	-	-

Capacity Analysis Summary Sheets

Year 2028 Total Projected Weekday Evening Peak Hour



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	165	225	208	83	281	131	278	661	151	104	537	104
Future Volume (vph)	165	225	208	83	281	131	278	661	151	104	537	104
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	145		195	120		0	205		0	100		0
Storage Lanes	1		1	1		0	1		0	1		0
Taper Length (ft)	180			180			160			80		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt			0.850		0.952			0.972			0.976	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	2000	1583	1736	1755	0	1719	3421	0	1787	3393	0
Flt Permitted	0.128			0.591			0.149			0.147		
Satd. Flow (perm)	236	2000	1583	1080	1755	0	270	3421	0	277	3393	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			164		24			27			22	
Link Speed (mph)		35			35			40			35	
Link Distance (ft)		674			553			1982			470	
Travel Time (s)		13.1			10.8			33.8			9.2	
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Heavy Vehicles (%)	3%	0%	2%	4%	4%	1%	5%	2%	5%	1%	4%	3%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	201	274	254	101	503	0	339	990	0	127	782	0
Turn Type	pm+pt	NA	pm+ov	pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	5	2	3	1	6		3	8		7	4	
Permitted Phases	2		2	6			8			4		
Detector Phase	5	2	3	1	6		3	8		7	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0	3.0	3.0	15.0		3.0	8.0		3.0	8.0	
Minimum Split (s)	6.5	21.0	6.5	6.5	21.0		6.5	14.0		6.5	14.0	
Total Split (s)	17.0	42.0	14.0	10.0	35.0		14.0	34.0		14.0	34.0	
Total Split (%)	17.0%	42.0%	14.0%	10.0%	35.0%		14.0%	34.0%		14.0%	34.0%	
Yellow Time (s)	3.5	4.5	3.5	3.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	0.0	1.5	0.0	0.0	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0	3.5	3.5	6.0		3.5	6.0		3.5	6.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	None	None	None	None		None	Min		None	Min	
Act Effct Green (s)	47.4	37.0	53.5	37.9	29.0		41.6	28.6		38.7	27.2	
Actuated g/C Ratio	0.48	0.38	0.55	0.39	0.30		0.42	0.29		0.39	0.28	
v/c Ratio	0.66	0.36	0.27	0.22	0.94		1.26	0.97		0.51	0.82	
Control Delay	28.2	24.8	5.5	16.0	60.5		167.8	57.3		24.3	40.5	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	28.2	24.8	5.5	16.0	60.5		167.8	57.3		24.3	40.5	
LOS	C	C	A	B	E		F	E		C	D	
Approach Delay		19.0			53.0			85.5			38.2	
Approach LOS		B			D			F			D	
Queue Length 50th (ft)	72	128	28	34	302		~218	321		47	237	
Queue Length 95th (ft)	118	176	56	57	#432		#342	#400		75	273	

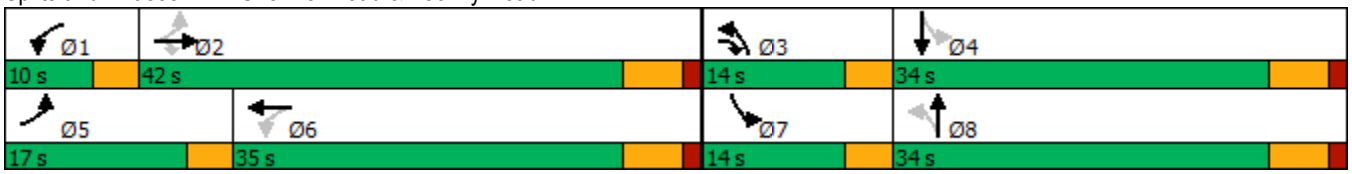
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		594			473			1902			390	
Turn Bay Length (ft)	145		195	120			205			100		
Base Capacity (vph)	323	761	937	462	535		269	1017		275	984	
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0		0	0	
Storage Cap Reductn	0	0	0	0	0		0	0		0	0	
Reduced v/c Ratio	0.62	0.36	0.27	0.22	0.94		1.26	0.97		0.46	0.79	

Intersection Summary			
Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 98.1			
Natural Cycle: 80			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 1.26			
Intersection Signal Delay: 54.4		Intersection LOS: D	
Intersection Capacity Utilization 82.1%		ICU Level of Service E	
Analysis Period (min) 15			

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 2: Shermer Road & Techny Road



Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	11	1	13	8	0	14	9	676	22	11	688	20
Future Vol, veh/h	11	1	13	8	0	14	9	676	22	11	688	20
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	0	55	-	-	55	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	9	0	0	0	0	7	0	1	0	0	3	0
Mvmt Flow	12	1	14	9	0	15	10	719	23	12	732	21

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1525	1529	743	1525	1528	731	753	0	0	742	0	0
Stage 1	767	767	-	751	751	-	-	-	-	-	-	-
Stage 2	758	762	-	774	777	-	-	-	-	-	-	-
Critical Hdwy	7.19	6.5	6.2	7.1	6.5	6.27	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.19	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.19	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.581	4	3.3	3.5	4	3.363	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	93	118	418	97	119	414	866	-	-	874	-	-
Stage 1	384	414	-	406	421	-	-	-	-	-	-	-
Stage 2	389	416	-	394	410	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	88	115	418	92	116	414	866	-	-	874	-	-
Mov Cap-2 Maneuver	208	237	-	216	238	-	-	-	-	-	-	-
Stage 1	379	408	-	401	416	-	-	-	-	-	-	-
Stage 2	371	411	-	375	404	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	19	17	0.1	0.1
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	866	-	-	283	216	414	874	-	-
HCM Lane V/C Ratio	0.011	-	-	0.094	0.039	0.036	0.013	-	-
HCM Control Delay (s)	9.2	-	-	19	22.3	14	9.2	-	-
HCM Lane LOS	A	-	-	C	C	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.3	0.1	0.1	0	-	-

Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	11	1	26	13	3	19	19	682	1	21	680	23
Future Vol, veh/h	11	1	26	13	3	19	19	682	1	21	680	23
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	100	50	-	-	75	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	0	0	1	0	5	1	0
Mvmt Flow	12	1	27	14	3	20	20	718	1	22	716	24

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1542	1531	728	1545	1543	719	740	0	0	719	0	0
Stage 1	772	772	-	759	759	-	-	-	-	-	-	-
Stage 2	770	759	-	786	784	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.15	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.245	-	-
Pot Cap-1 Maneuver	95	118	427	94	116	432	876	-	-	869	-	-
Stage 1	395	412	-	402	418	-	-	-	-	-	-	-
Stage 2	396	418	-	388	407	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	85	112	427	84	111	432	876	-	-	869	-	-
Mov Cap-2 Maneuver	85	112	-	84	111	-	-	-	-	-	-	-
Stage 1	386	402	-	393	408	-	-	-	-	-	-	-
Stage 2	366	408	-	353	397	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	28.8	32.7	0.2	0.3
HCM LOS	D	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	876	-	-	191	88	432	869	-	-
HCM Lane V/C Ratio	0.023	-	-	0.209	0.191	0.046	0.025	-	-
HCM Control Delay (s)	9.2	-	-	28.8	55.3	13.7	9.3	-	-
HCM Lane LOS	A	-	-	D	F	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.8	0.7	0.1	0.1	-	-

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↑	↗		↰	
Traffic Vol, veh/h	4	0	1	43	0	8	6	694	25	6	702	1
Future Vol, veh/h	4	0	1	43	0	8	6	694	25	6	702	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	90	-	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	50	0	0	11	0	0	0	1	50	100	2	0
Mvmt Flow	4	0	1	47	0	9	7	754	27	7	763	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1564	1573	764	1546	1546	754	764	0	0	781	0	0
Stage 1	778	778	-	768	768	-	-	-	-	-	-	-
Stage 2	786	795	-	778	778	-	-	-	-	-	-	-
Critical Hdwy	7.6	6.5	6.2	7.21	6.5	6.2	4.1	-	-	5.1	-	-
Critical Hdwy Stg 1	6.6	5.5	-	6.21	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.6	5.5	-	6.21	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.95	4	3.3	3.599	4	3.3	2.2	-	-	3.1	-	-
Pot Cap-1 Maneuver	70	111	407	89	116	412	858	-	-	528	-	-
Stage 1	325	410	-	381	414	-	-	-	-	-	-	-
Stage 2	322	402	-	376	410	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	67	107	407	86	112	412	858	-	-	528	-	-
Mov Cap-2 Maneuver	173	229	-	207	234	-	-	-	-	-	-	-
Stage 1	320	401	-	376	408	-	-	-	-	-	-	-
Stage 2	311	396	-	366	401	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	24	26.2	0.1	0.1
HCM LOS	C	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	858	-	-	195	225	528	-	-
HCM Lane V/C Ratio	0.008	-	-	0.028	0.246	0.012	-	-
HCM Control Delay (s)	9.2	-	-	24	26.2	11.9	0	-
HCM Lane LOS	A	-	-	C	D	B	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.9	0	-	-

Illinois Department of
Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
http://dnr.state.il.us

JB Pritzker, Governor
Natalie Phelps Finnie, Director

February 26, 2025

Jenny Nunez
Haeger Engineering
100 East State Parkway
Schaumburg, IL 60173 6173

RE: Lexington Northbrook Shermer Road
Project Number(s): 2510012 [20122, 2111386]
County: Cook

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

Isabella Newingham

Isabella Newingham
Division of Ecosystems and Environment
217-785-5500

Illinois Department of Natural Resources
JB Pritzker, Governor • Natalie Phelps Finnie, Director
One Natural Resources Way • Springfield, Illinois 62702-1271
www.dnr.illinois.gov

Cook County
Northbrook
1825 Shermer Road
HE-20-122, IEPA
Demolition and New Construction of Single Family Townhomes

PLEASE REFER TO: SHPO LOG #026032221

March 18, 2025

Phil Ceratto
Haeger Engineering LLC
100 E. State Parkway
Schaumburg, IL 60173-4546

The Illinois State Historic Preservation Office is required by the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420, as amended, 17 IAC 4180) to review all state funded, permitted, or licensed undertakings for their effect on cultural resources. Pursuant to this, we have received information regarding the referenced project for our comment.

Our staff has reviewed the specifications under the state law and assessed the impact of the project as submitted by your office. We have determined, based on the available information, that no significant historic, architectural, or archaeological resources will be affected within the proposed project area.

According to the information you have provided there is no federal involvement in your project. Be aware that the state law is less restrictive than the federal cultural resource laws concerning archaeology. If your project will use federal loans or grants, need federal agency permits, use federal property, or involve assistance from a federal agency then your project must be reviewed under the National Historic Preservation Act of 1966, as amended. Please notify us immediately if such is the case.

This approval remains in effect for two (2) years from date of issuance. It does not pertain to any discovery during construction, nor is it a clearance for purposes of the Illinois Human Remains Protection Act (20 ILCS 3440).

Please retain this letter in your files as evidence of compliance with the Illinois State Agency Historic Resources Preservation Act.

If further assistance is needed, please contact Jeff Kruchten, Principal Archaeologist, at 217/785-1279 or jeff.kruchten@illinois.gov.

Sincerely,

Carey L. Mayer

Carey L. Mayer, AIA
Deputy State Historic Preservation Officer

c: Jenny Nunez, Haeger Engineering, LLC

NATURAL RESOURCE INFORMATION REPORT

NRI: 25-1685

Petitioner:

1825 Shermer Road LLC.
1731 N. Marcey Road Street
Suite 200
Chicago, Il. 60614

Project:
1825 Shermer Road
Twnshp.42N, Range 12E Sec. 15
Northbrook, Illinois

North Cook County
Soil and Water Conservation District
640 Cosman Road
Elk Grove Village, Illinois 60007
Phone: (224) 875-7580

Reviewed By: Board of Directors

April, 2025

Contents

Page

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

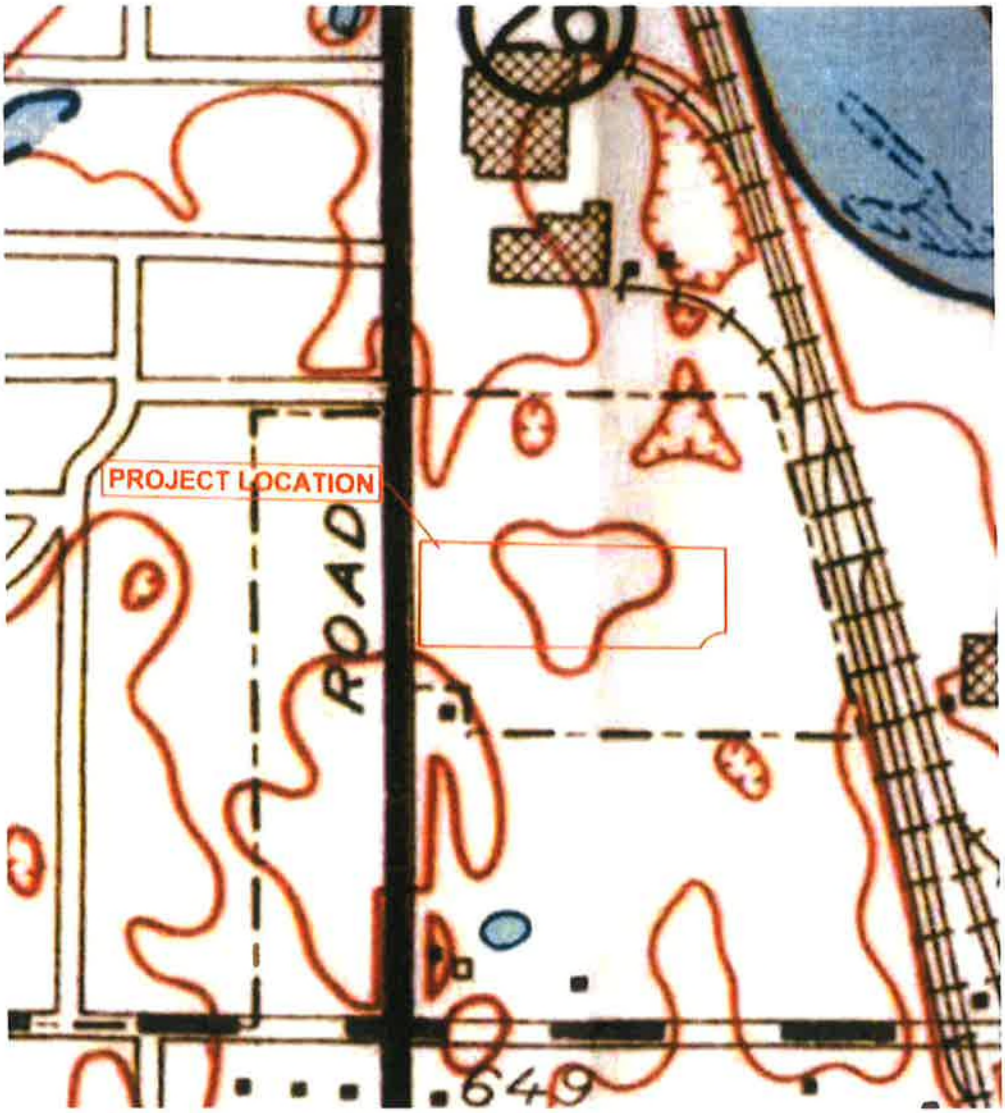


PROJECT: 1825 Shermer Road
Northbrook, Illinois

NRI NO: 25-1685

DATE: April, 2025

TITLE: FIRM Map- Rev.August 2008
Panel Number # 227 of 832



PROJECT: 1825 Shermer Road
Northbrook, Illinois

NRI NO: 25-1685

DATE: April,2025

TITLE: Hydrologic Atlas - Quad Sheet
Park Ridge



View of site east to west



Retention basin to the northeast of the site

DATA SOURCES

This report was developed from natural resource information and data selected from some of the following agencies and organizations.

Natural Resources Conservation Service

U.S. & Illinois State Geological Surveys

North Cook County Soil & Water Conservation District

Metropolitan Sanitary District of Greater Chicago

Illinois Department of Natural Resources

Chicago Metropolitan Agency for Planning

Illinois State Water Survey

U.S. Army Corps of Engineers

Illinois Department of Transportation

Illinois Division of Water Resources

U.S. Department of the Interior

Federal Emergency Management Agency - National Flood Insurance Program

U.S. and State of Illinois Environmental Protection Agencies

It should be noted that the presentation of this data is only meant to provide guidance to those making decisions on land use. It is not the intent of this report to provide the engineering required for development. It provides the basis for discussion between the governing authorities and the developer. It is the responsibility of the developer to provide necessary changes in the proposed development to overcome the precautions and limitations of the resources on the site. By its conclusion, the report in no way indicates that a certain land use is impossible, but it does alert the petitioner and the appropriate municipal agency to the probable consequences should natural resource protection be ignored.

PRELIMINARY STORMWATER MANAGEMENT REPORT

Contents:

1 Stormwater Narrative
2 MWRD Calculations
3 Village Calculations

Project:
Northbrook Row

Location:
1825 Shermer Road
Northbrook, IL

Prepared For:
Lexington Homes

Date:
October 10, 2022

Revised:

Prepared By:
Phil Ceratto, P.E.
Haeger Project No.: 20-122



ENGINEERING | SURVEYING | CONSTRUCTION

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 - tel 847.394.6600 fax 847.394.6608
haegerengineering.com

PRELIMINARY STORMWATER NARRATIVE

Northbrook Row is a proposed residential subdivision located at 1825 Shermer Road in Northbrook, IL. The parcel is bounded to the north by the Shermer Place residential subdivision, to the east and south by existing commercial spaces and to the west by Shermer Road. The purpose of this stormwater management report is to summarize the development of Northbrook Row in accordance with the MWRD WMO & Village of Northbrook Engineering Standards.

Development Summary (MWRD)

The proposed stormwater management system was designed using the following criteria:

Runoff Control design will be completed during final engineering

Volume Control

- Proposed impervious area of the development = 2.958 Ac.
    - Required Volume Control Storage = 0.247 ac-ft
- Proposed volume control storage will be provided via bioretention basins and storage below the outlet of the detention basin
    - Volume Control Storage = 0.273 Ac-Ft

Detention

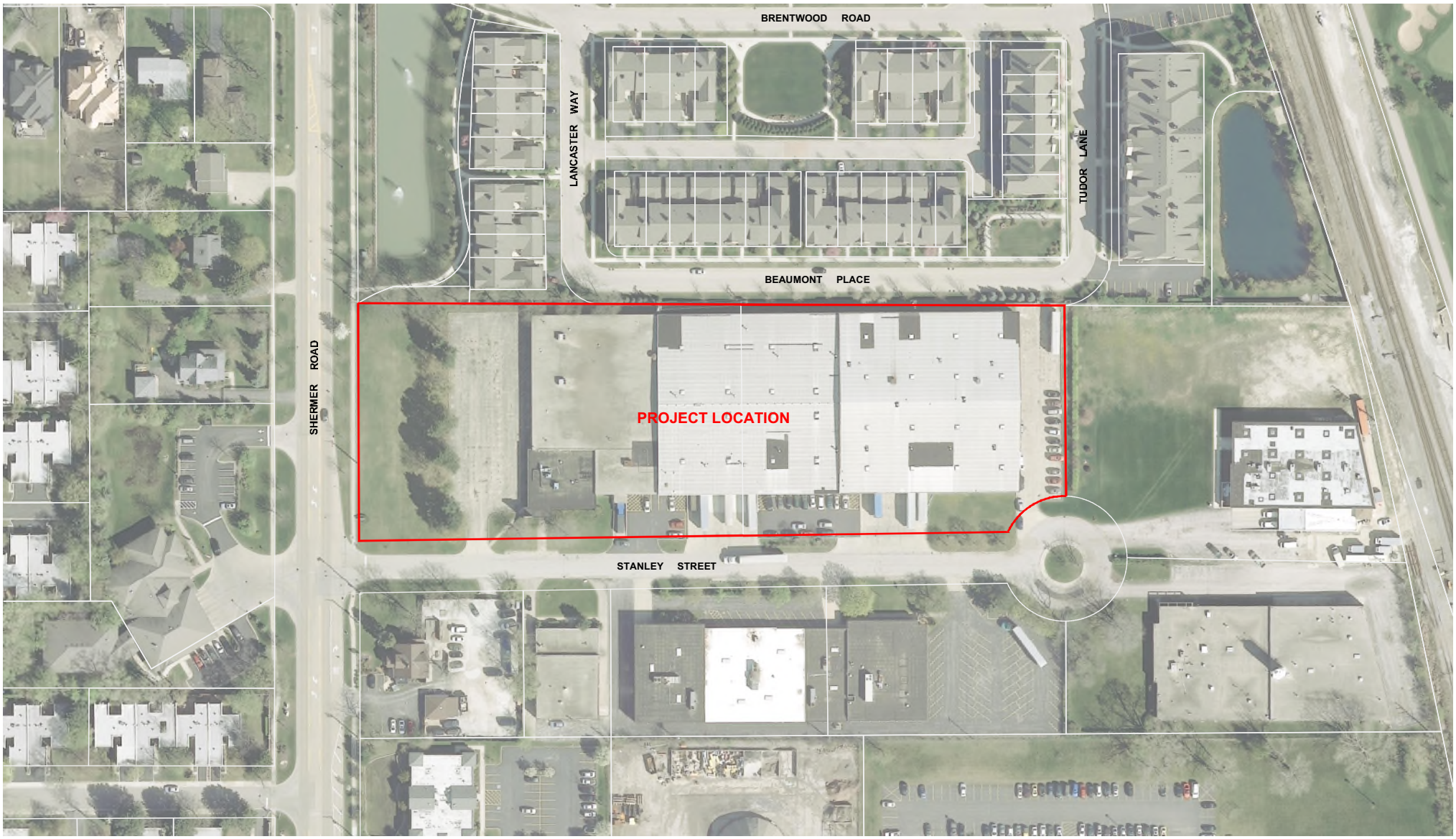
- Development Area = 4.685 Ac. [Adj. CN = 86]
    - Watershed Planning Area = North Branch
    - Watershed Planning Area Release Rate = 0.30 cfs/ac
    - Gross Allowable Release Rate for Development = 1.406 cfs
- Unrestricted Area = 0.63 Ac. [CN = 89]
- Upstream Tributary Area (Trade-off & Bypass) = 0.49 Ac. [CN = 95]
- Net Unrestricted Area = 0.098 Ac. [CN = 98]
- Unrestricted Release Rate = 0.08 cfs
- Net Allowable Release Rate = 1.32 cfs
- Required Detention Volume = 1.470 ac-ft
- Proposed Detention Volume = 1.582 ac-ft
    - Includes 36” main line storm sewer as detention volume
    - Restrictor and outlet control structure design will be completed during final engineering.

Development Summary (Village of Northbrook)

The proposed stormwater management system was designed using the following criteria:

Detention

- Property Area = 4.685 Ac.
    - 100-Year Allowable Release Rate = 0.15 cfs/ac
    - Gross Allowable Release Rate for Development = 0.703 cfs
- Required Detention Volume = 1.595 ac-ft
- 115% of Required Detention Volume = 1.834 ac-ft
- Provided Detention Volume = 1.841 ac-ft
    - Includes 36” main line storm sewer and MWRD volume control as detention volume
    - Restrictor and outlet control structure design will be completed during final engineering.



NORTH
0 100
Scale: 1" = 100'

No.	Date	Revision

AERIAL EXHIBIT

1825 SHERMER ROAD
VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

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

Project Manager:	TAS
Engineer:	CJB
Date:	03/24/2021
Project No.	20-122
Sheet	1 / 6

P:\2020\20122\Drawings\Exhibits\20122-Standard Exhibits.dwg | Mar 24, 2021 - 2:20pm | calvin-b

© 2021 Haeger Engineering, LLC



NORTH

0 250

Scale: 1" = 250'

No.	Date	Revision

FEMA FIRM EXHIBIT

1825 SHERMER ROAD

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

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

Project Manager:	TAS
Engineer:	CJB
Date:	03/24/2021
Project No.	20-122
Sheet	2 / 6

P:\2020\20122\Drawings\Exhibits\20122-Standard Exhibits.dwg | Mar 24, 2021 - 2:20pm | colvin-b

© 2021 Haeger Engineering, LLC



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
69A	Milford silty clay loam, 0 to 2 percent slopes	39.1	12.5%
189A	Martinton silt loam, 0 to 2 percent slopes	17.6	5.6%
192A	Del Rey silt loam, 0 to 2 percent slopes	11.3	3.6%
223B	Varna silt loam, 2 to 4 percent slopes	1.9	0.6%
290B	Warsaw silt loam, 2 to 4 percent slopes	12.4	4.0%
805B	Orthents, clayey, undulating	106.3	34.0%
854B	Markham-Ashkum-Beecher complex, 1 to 6 percent slopes	104.9	33.5%
W	Water	4.4	1.4%

NORTH

0 250

Scale: 1" = 250'

No.	Date	Revision

SOILS MAP EXHIBIT

1825 SHERMER ROAD

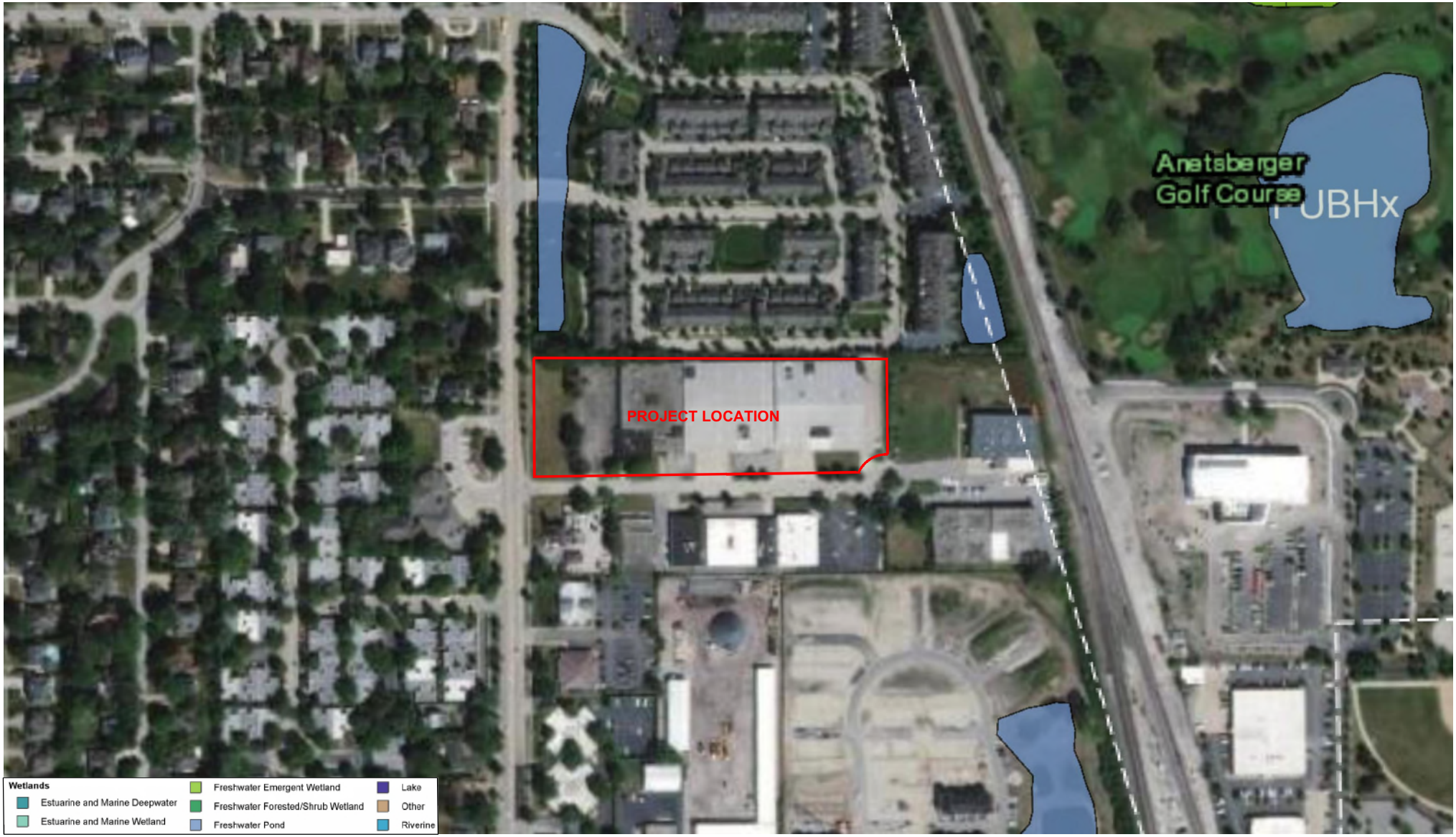
VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

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

Project Manager:	TAS
Engineer:	CJB
Date:	03/24/2021
Project No.	20-122
Sheet	3 / 6

P:\2020\20122\Drawings\Exhibits\20122-Standard Exhibits.dwg | Mar 24, 2021 - 2:20pm | colvin-b

© 2021 Haeger Engineering, LLC



NORTH

0 200

Scale: 1" = 200'

No.	Date	Revision

WETLANDS MAP EXHIBIT

1825 SHERMER ROAD

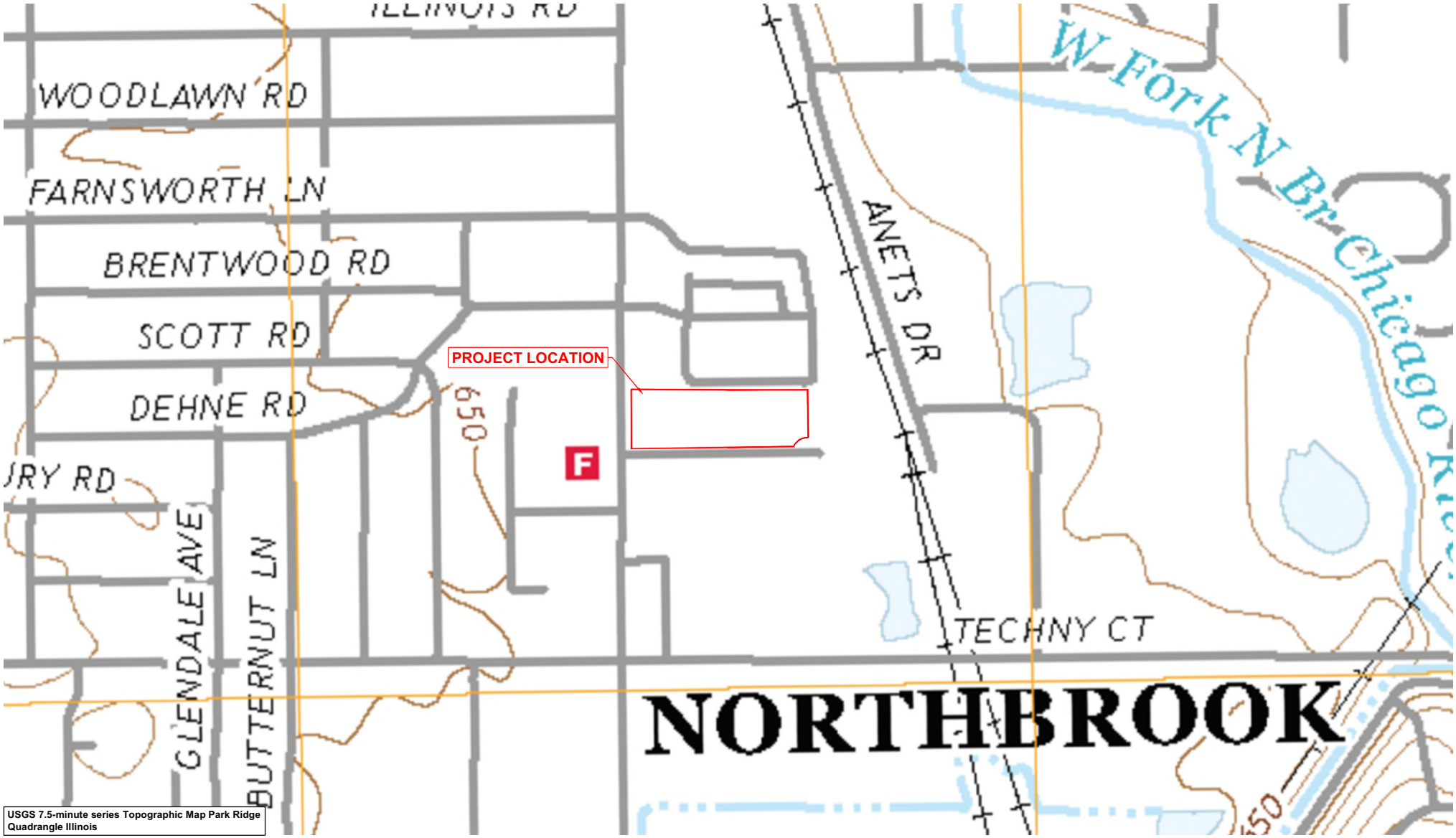
VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

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

Project Manager:	TAS
Engineer:	CJB
Date:	03/24/2021
Project No.	20-122
Sheet	4 / 6

P:\2020\20122\Drawings\Exhibits\20122-Standard Exhibits.dwg | Mar 24, 2021 - 2:20pm | colvin-b

© 2021 Haeger Engineering, LLC



USGS 7.5-minute series Topographic Map Park Ridge Quadrangle Illinois

NORTH
0 400
Scale: 1" = 400'

No.	Date	Revision

USGS TOPO MAP EXHIBIT

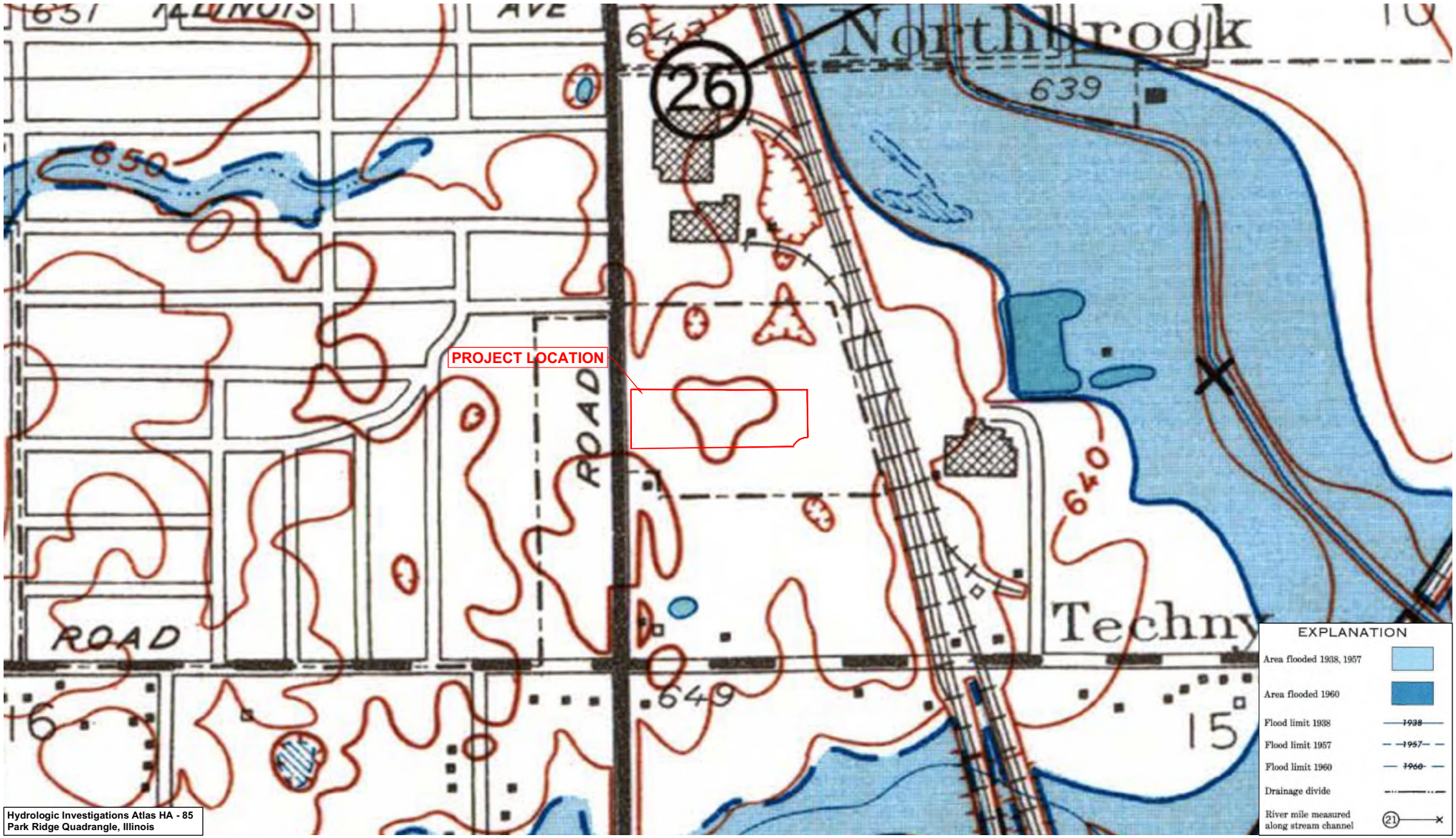
1825 SHERMER ROAD
VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

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

Project Manager:	TAS
Engineer:	CJB
Date:	03/24/2021
Project No.	20-122
Sheet	5 / 6

P:\2020\20122\Drawings\Exhibits\20122-Standard Exhibits.dwg | Mar 24, 2021 - 2:20pm | calvin-b

© 2021 Haeger Engineering, LLC



Hydrologic Investigations Atlas HA - 85
Park Ridge Quadrangle, Illinois

NORTH
0 400
Scale: 1" = 400'

No.	Date	Revision

HYDROLOGIC ATLAS EXHIBIT

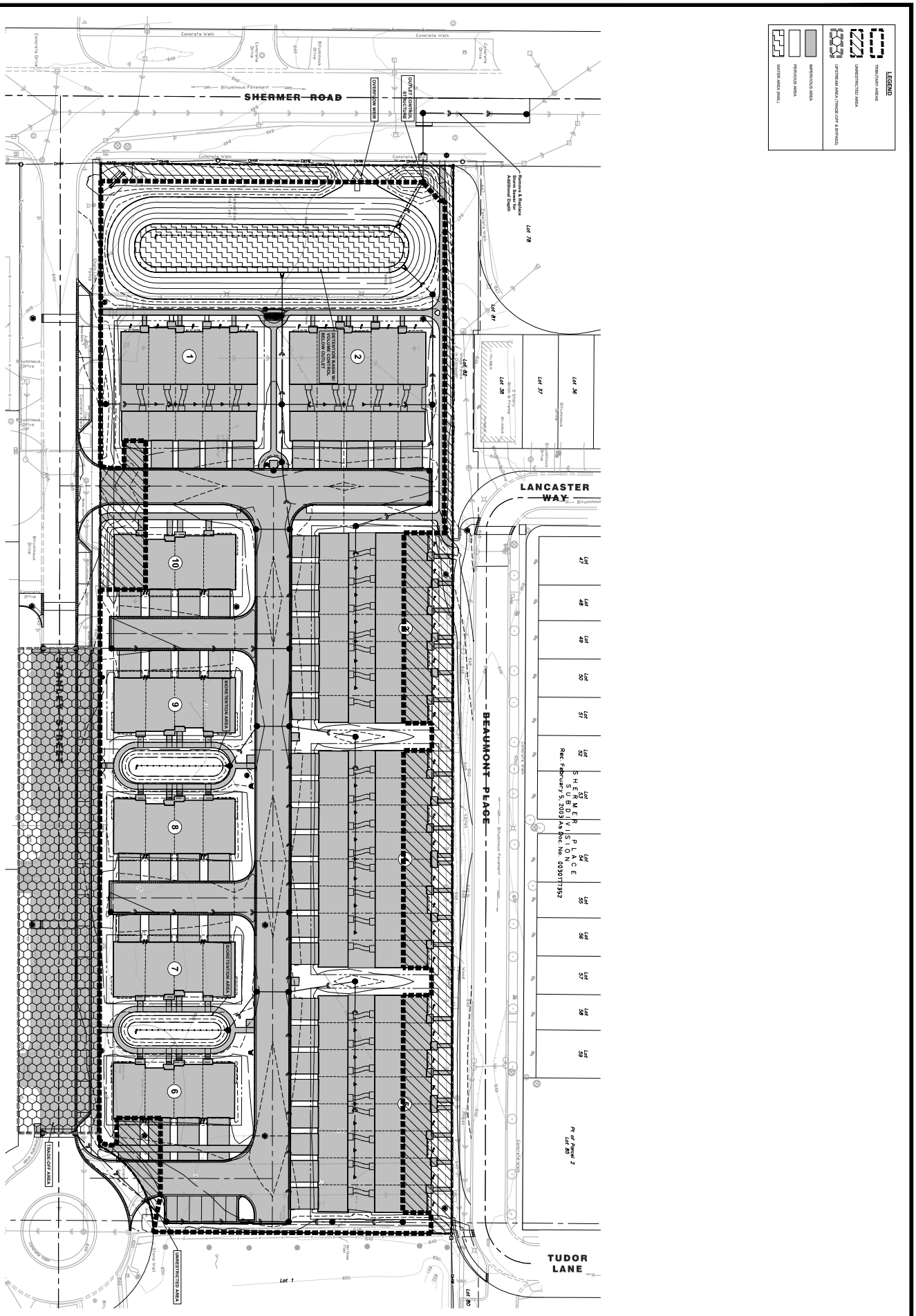
1825 SHERMER ROAD
VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

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

Project Manager:	TAS
Engineer:	CJB
Date:	03/24/2021
Project No.	20-122
Sheet	6 / 6

P:\2020\20122\Drawings\Exhibits\20122-Standard Exhibits.dwg | Mar 24, 2021 - 2:20pm | calvin-b

© 2021 Haeger Engineering, LLC



DRAINAGE EXHIBIT

NORTHBROOK PLACE
PRELIMINARY ENGINEERING PLANS
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager: P.A.C.
Engineer: E.B.G.
Drawn: 09/12/2022
Project No. 20-122
Sheet 1/1

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

No.	Date	Revision

© 2022 Haeger Engineering, LLC

MWRD Calculations

COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: **Northbrook Row (DEVELOPMENT AREA)** **PERMIT NUMBER:**

LOCATION: **1825 Shermer Road, Northbrook, IL** **DATE:** 9/12/2022

TYPE OF AREA (SELECT WITH DROP-DOWN)

X DETAINED AREA

X UNRESTRICTED AREA

UPSTREAM AREA

MAJOR STORMWATER SYSTEM

OTHER:

CONDITION (SELECT WITH DROP-DOWN)

X PROPOSED CONDITION

EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Water Surface	D	100	0.16	15.99
Impervious Surface	D	98	2.97	290.83
Pervious Surface	D	80	1.56	124.60
		TOTALS:	4.69	431.42

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{431.42}{4.69} \rightarrow \textbf{Composite CN} = \textbf{92.08}$$

COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: **Northbrook Row (Tributary Development Area)** **PERMIT NUMBER:**

LOCATION: **1825 Shermer Road, Northbrook, IL** **DATE:** 9/12/2022

TYPE OF AREA (SELECT WITH DROP-DOWN)

X DETAINED AREA

__ UNRESTRICTED AREA

__ UPSTREAM AREA

__ MAJOR STORMWATER SYSTEM

__ OTHER:

CONDITION (SELECT WITH DROP-DOWN)

X PROPOSED CONDITION

__ EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Water Surface	D	100	0.16	15.99
Impervious Surface	D	98	2.64	258.55
Pervious Surface	D	80	1.26	100.46
TOTALS:			4.05	375.00

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{375.00}{4.05} \rightarrow \textbf{Composite CN} = \textbf{92.50}$$

COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: **Northbrook Row (Unrestricted Development Area)** **PERMIT NUMBER:**

LOCATION: **1825 Shermer Road, Northbrook, IL** **DATE:** 9/12/2022

TYPE OF AREA (SELECT WITH DROP-DOWN)

___ DETAINED AREA

___ MAJOR STORMWATER SYSTEM

X UNRESTRICTED AREA

___ OTHER: ___

___ UPSTREAM AREA

CONDITION (SELECT WITH DROP-DOWN)

X PROPOSED CONDITION

___ EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Water Surface	D	100	0.00	0.00
Impervious Surface	D	98	0.33	32.28
Pervious Surface	D	80	0.30	24.14
		TOTALS:	0.63	56.42

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{56.42}{0.63} \rightarrow \textbf{Composite CN} = \textbf{89.39}$$

COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: **Northbrook Row (Upstream Trade-off Area)** **PERMIT NUMBER:**

LOCATION: **1825 Shermer Road, Northbrook, IL** **DATE:** 9/12/2022

TYPE OF AREA (SELECT WITH DROP-DOWN)

___ DETAINED AREA

___ UNRESTRICTED AREA

X UPSTREAM AREA

___ MAJOR STORMWATER SYSTEM

___ OTHER: _____

CONDITION (SELECT WITH DROP-DOWN)

X PROPOSED CONDITION

___ EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Water Surface	D	100	0.00	0.00
Impervious Surface	D	98	0.41	39.78
Pervious Surface	D	80	0.09	7.04
		TOTALS:	0.49	46.83

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{46.83}{0.49} \rightarrow \textbf{Composite CN} = \textbf{94.79}$$

ADJUSTED COMPOSITE RUNOFF CURVE NUMBER (CN_{ADJ})

PROJECT: Northbrook Row **PERMIT NUMBER:**

LOCATION: 1825 Shermer Road, Northbrook, IL **DATE:** 9/12/2022

DEVELOPMENT INFORMTION

1.	Area Detained, *A*	4.685	acres
2.	Total Impervious Area	2.968	acres
3.	Composite CN	92.08	
4.	Volume Control Storage Provided, VC_P	0.247	ac-ft
5.	Depth of Rainfall, *P*	8.57	inches

RUNOFF VOLUME (NRCS EQUATIONS)

6.	Maximum Retention, *S*	$S = \frac{1000}{CN} - 10$	0.86	inches
7.	Runoff Depth, Q_D	$Q_D = \frac{(P - 0.2S)^2}{(P + 0.8S)}$	7.62	inches
8.	Runoff Volume, V_R	$V_R = Q_D A \left(\frac{1}{12\frac{in}{ft}}\right)$	2.97	ac-ft

VOLUME CONTROL STORAGE

9.	Volume Control Storage Required, VC_R	0.247	ac-ft
10.	Additional Volume Control Storage Provided	0.000	ac-ft

ADJUSTED RUNOFF VOLUME

11.	Adjusted Runoff Volume, V_{ADJ}	$V_{ADJ} = V_R - VC_P$	2.727	ac-ft
12.	Adjusted Runoff Depth, Q_{ADJ}		6.98	inches
13.	Adjusted Maximum Retention, S_{ADJ}		1.52	inches

ADJUSTED COMPOSITE RUNOFF CURVE NUMBER

14.	Adjusted Runoff Curve Number, CN_{ADJ}	86.83	

NOMOGRAPH: BULLETIN 75 RAINFALL DATA

PROJECT: Northbrook Row (Nomograph for MWRD Calc.) **PERMIT NUMBER:**

LOCATION: 1825 Shermer Road, Northbrook, IL **DATE:** 9/12/2022

DEVELOPMENT INFORMATION

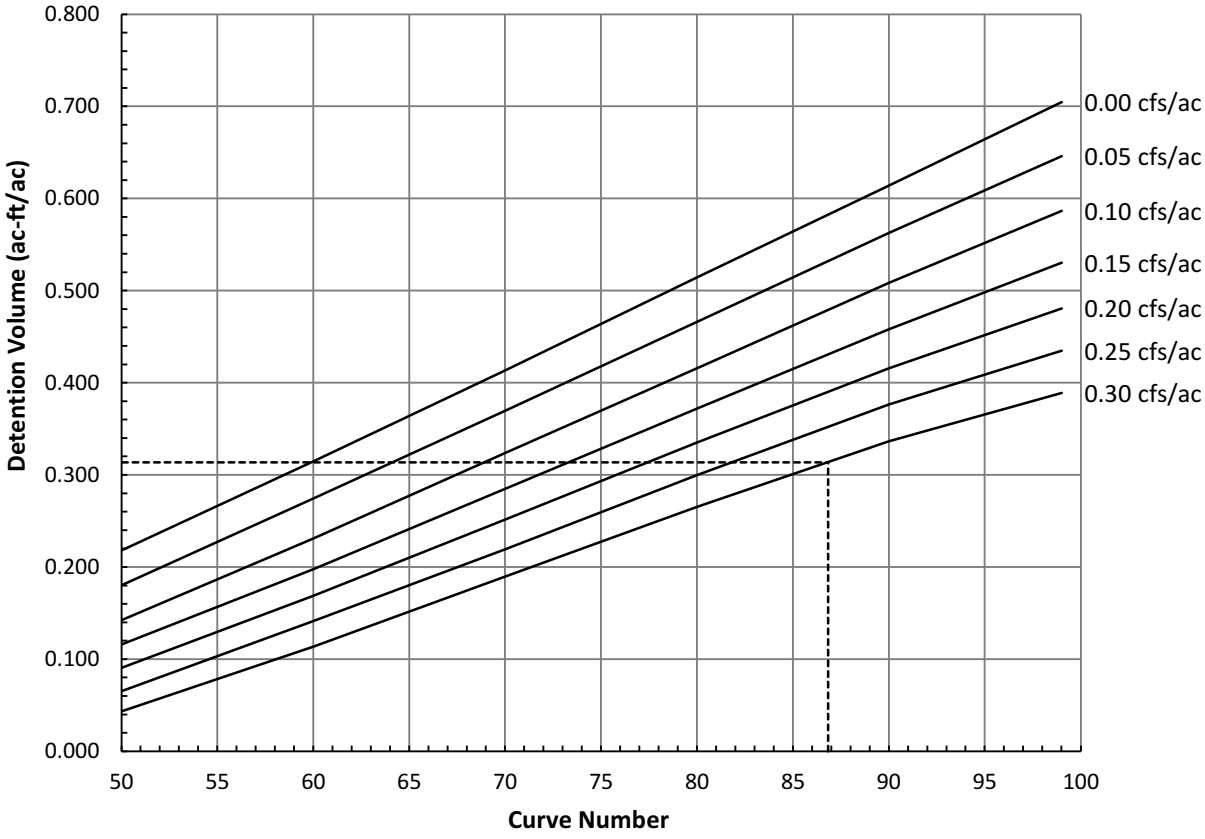
1.	Detained Area	4.685	acres
2.	Curve Number	86.83	
3.	Actual Release Rate	1.406	cfs

REQUIRED DETENTION VOLUME

4.	Required Detention Volume	1.470	ac-ft

NOMOGRAPH

NOMOGRAPH: BULLETIN 75



VOLUME CONTROL CALCULATIONS

PROJECT: Northbrook Row (BLDG 6/7 Courtyard) **PERMIT NUMBER:**

LOCATION: 1825 Shermer Road, Northbrook, IL **DATE:** 9/12/2022

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: ft²

SURFACE VOLUME CONTROL

Elevation (ft)	Area (ft²)	Average Area (ft²)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
648.00	826.00			0.000
		1246.50	0.03	
649.00	1667.00			0.029

TOTAL VOLUME CONTROL

Volume Type	Porosity	MWRD Factor	Area (SF)	Depth (ft)	Media Volume (CF)	Storage Volume (CF)
Surface Storage	1.00	1.00	N/A	N/A	1246.50	1246.50
Soil Media Mix	0.25	0.50	826.00	1.50	1239.00	154.88
Coarse Aggregate (Above UD)	0.36	0.50	826.00	0.50	413.00	74.34
Coarse Aggregate (Below UD)	0.36	1.00	826.00	0.50	413.00	148.68
Total						**1624.40**
Total (ac-ft)						**0.037**

VOLUME CONTROL CALCULATIONS

PROJECT: Northbrook Row (BLDG 8/9 Courtyard) **PERMIT NUMBER:**

LOCATION: 1825 Shermer Road, Northbrook, IL **DATE:** 9/12/2022

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: ft^2

SURFACE VOLUME CONTROL

Elevation (ft)	Area (ft^2)	Average Area (ft^2)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
648.00	931.00			0.000
		1359.00	0.03	
649.00	1787.00			0.031

TOTAL VOLUME CONTROL

Volume Type	Porosity	MWRD Factor	Area (SF)	Depth (ft)	Media Volume (CF)	Storage Volume (CF)
Surface Storage	1.00	1.00	N/A	N/A	1359.00	1359.00
Soil Media Mix	0.25	0.50	931.00	1.50	1396.50	174.56
Coarse Aggregate (Above UD)	0.36	0.50	931.00	0.50	465.50	83.79
Coarse Aggregate (Below UD)	0.36	1.00	931.00	0.50	465.50	167.58
Total						**1784.93**
Total (ac-ft)						**0.041**

VOLUME CONTROL CALCULATIONS

PROJECT: Northbrook Row (Pond Bottom) **PERMIT NUMBER:**

LOCATION: 1825 Shermer Road, Northbrook, IL **DATE:** 9/12/2022

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: ft^2

SURFACE VOLUME CONTROL

Elevation (ft)	Area (ft^2)	Average Area (ft^2)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
642.00	5222.00			0.000
		6094.50	0.14	
643.00	6967.00			0.140

TOTAL VOLUME CONTROL

Volume Type	Porosity	MWRD Factor	Area (SF)	Depth (ft)	Media Volume (CF)	Storage Volume (CF)
Surface Storage	1.00	1.00	N/A	N/A	6094.50	6094.50
Soil Media Mix	0.25	0.50	5222.00	1.50	7833.00	979.13
Coarse Aggregate (Above UD)	0.36	0.50	5222.00	0.50	2611.00	469.98
Coarse Aggregate (Below UD)	0.36	1.00	5222.00	0.50	2611.00	939.96
Total						**8483.57**
Total (ac-ft)						**0.195**

DETENTION VOLUME PROVIDED

PROJECT: Northbrook Row (MWRD Calculation) **PERMIT NUMBER:**

LOCATION: 1825 Shermer Road, Northbrook, IL **DATE:** **9/12/2022**

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: ft²

POND / VAULT / SURFACE DETENTION VOLUME

Elevation (ft)	Area (ft²)	Average Area (ft²)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
643.00	6967.00			0.00
		7890.50	0.18	
644.00	8814.00			0.18
		9787.00	0.22	
645.00	10760.00			0.41
		11784.00	0.27	
646.00	12808.00			0.68
		13882.00	0.32	
647.00	14956.00			1.00
		16080.00	0.37	
648.00	17204.00			1.36

STORM SEWER DETENTION VOLUME

Diameter (in)	Length (ft)	Volume (ac-ft)
36	1256	0.20

TOTAL DETENTION VOLUME

Pond / Vault / Surface Detention Volume (ac-ft)	1.36
Storm Sewer Detention Volume (ac-ft)	0.20
Total Detention Volume (ac-ft)	**1.57**

Village of Northbrook Calculations

NOMOGRAPH: BULLETIN 70 RAINFALL DATA

PROJECT: Northbrook Row (Nomograph for Village Calc.) **PERMIT NUMBER:**

LOCATION: 1825 Shermer Road, Northbrook, IL **DATE:** 9/12/2022

DEVELOPMENT INFORMATION

1. Detained Area	4.685	acres
2. Curve Number	86.83	
3. Actual Release Rate	0.703	cfs

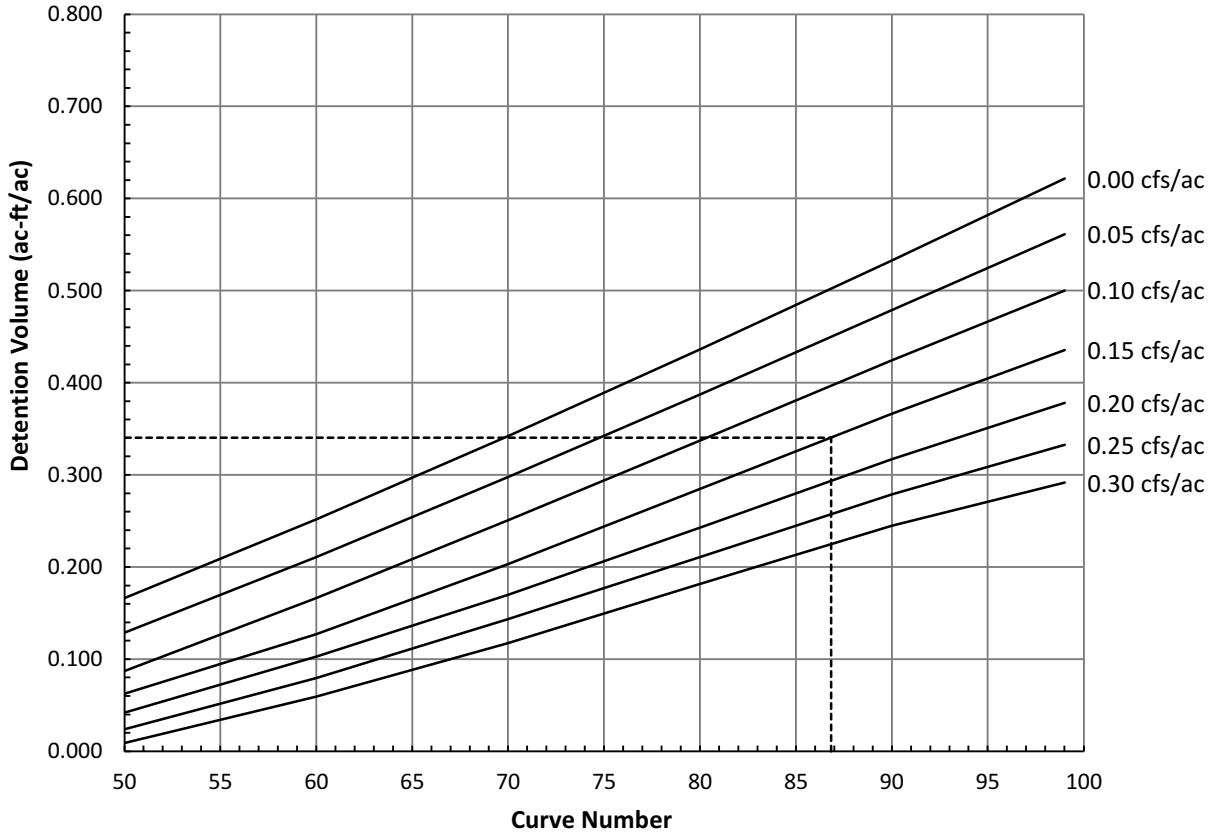
.

REQUIRED DETENTION VOLUME

4. Required Detention Volume	1.595	ac-ft

NOMOGRAPH

NOMOGRAPH: BULLETIN 70



DETENTION VOLUME PROVIDED

PROJECT: Northbrook Row (Northbrook Calculation) **PERMIT NUMBER:**

LOCATION: 1825 Shermer Road, Northbrook, IL **DATE:** 9/12/2022

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: ft²

POND DETENTION VOLUME

Elevation (ft)	Area (ft²)	Average Area (ft²)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
643.00	6967.00			0.00
		7890.50	0.18	
644.00	8814.00			0.18
		9787.00	0.22	
645.00	10760.00			0.41
		11784.00	0.27	
646.00	12808.00			0.68
		13882.00	0.32	
647.00	14956.00			1.00
		16080.00	0.37	
648.00	17204.00			1.36

STORM SEWER DETENTION VOLUME

Diameter (in)	Length (ft)	Volume (ac-ft)
36	1256	0.20

TOTAL DETENTION VOLUME

Pond Detention Volume (ac-ft)	1.364
Volume Control Credited as Detention (ac-ft)	0.273
Storm Sewer Detention Volume (ac-ft)	0.204
Total Detention Volume (ac-ft)	**1.841**

Northbrook Row
1825 Shermer Road
Northbrook, IL

Tax Impact Study

April 28, 2025

Prepared for

Lexington Homes

By

Johnson Research Group, Inc.

Contents

1 Executive Summary 1
2 Introduction 2
2.1 The Project 2
3 Projected Public School District Property Tax Revenues 3
3.1 Methodology 3
3.2 Current Equalized Assessed Value and Property Taxes 3
3.3 Project Valuation 3
3.4 Estimated Property Taxes for School District 30 and High School District 225 4
4 Impact Fee Revenue 5
5 Student Population Estimates 6
5.1 Methodology 6
5.2 Public School Student Population Estimates 6
6 Public School District Expenditures 7
6.1 Total Expenditures Per Pupil 7
7 Net Fiscal Impact on School District 30 and High School District 225 8
7.1 School District Revenues 8
7.2 School District Expenditures 8
7.3 School District Net Fiscal Impact 9

Tables

1. 1825 Shermer Road - Unit Mix and Sale Prices 2
2. Current Assessed Value, Equalized Assessed Value and Property Tax by PIN (Tax Year 2023) 3
3. Project Valuation Assumptions and Estimates 4
4. Comparison of 2023 Property Taxes and Estimated Property Taxes by Taxing Agency 5
5. Impact Fee Revenue for Market Rate Units 6
6. Estimated Population Per Individual Dwelling Unit 7
7. Project Estimated Population by Number of Bedrooms 7
8. Total Expenditures Per Pupil ("OEPP") by School District from New Students 7
9. School District Revenue by Source (FY23-24) 8
10. School District Equalized Assessed Value by Valuation Type (Tax Year 2023) 8
11. Project's Net Fiscal Impact on SD 30 and HSD 225 9

Appendices

A. Methodology for Estimating Property Tax Revenues

1 Executive Summary

Introduction

Johnson Research Group, Inc. ("JRG") was engaged by Lexington Homes (the "Developer") to prepare an estimate of the fiscal impacts on two public school districts from a proposed residential development featuring 53 "for sale" units at 1825 Shermer Road in the Village of Northbrook, Illinois ("Village"). This study addresses the net fiscal impacts to Northbrook / Glenview School District 30 ("SD 30") and Glenbrook High School District 225 ("HSD 225").

The Project

The Developer proposes a residential development located at 1825 Shermer Road with 53 "for sale" townhome units featuring 33 market-rate three-bedroom Row Homes, with an average sales price of $771,970, 12 market-rate Mews Homes, with optional two, three, and four-bedroom floor plans and an average sales price of $640,000, and eight affordable-rate four-bedroom Mews Homes, with a sales price of $350,000 (the "Project"). For the purposes of this study, the 12 market-rate Mews Homes with optional bedroom floor plans are assumed to be three-bedroom units.

Net Fiscal Impact

Key impacts of the Project for the school districts following stabilization are as follows:

Northbrook / Glenview School District 30

- The annual net fiscal impact for SD 30 is estimated to be a positive $48,102.
- The Project will generate an estimated $288,484 in annual property tax revenue and $102,245 in one-time impact fees for SD 30.
- The Project's 53 households could generate as many as 18 school-age children in grades K-8, including 14 students in grades K-5 and four students in grades 6-8 based on the residential multipliers in the Village's Municipal Code.

Glenbrook High School District 225

- The annual net fiscal impact for HSD 225 is estimated to be a positive $112,701.
- The Project will generate an estimated $187,800 in annual property tax revenue and $36,506 in one-time impact fees for HSD 225.
- The Project's 53 households are expected to generate approximately four students in grades 9-12 based on the residential multipliers in the Village's Municipal Code.

2 Introduction

Lexington Homes (the "Developer") engaged Johnson Research Group, Inc. ("JRG") to prepare an estimate of the fiscal impacts on affected school districts from a proposed "for sale" residential development featuring 33 Row Home units and 20 Mews Home units located at 1825 Shermer Road in the Village of Northbrook, Illinois ("Village"). This study addresses the net fiscal impacts to Northbrook / Glenview School District 30 ("SD 30") and Glenbrook High School District 225 ("HSD 225").

2.1 The Project

The proposed residential development will feature 53 townhome units, of which 33 are market-rate three-bedroom Row Homes, with an average sales price of $771,970, 12 market-rate Mews Homes, with optional two, three, and four-bedroom floor plans with an average sales price of $640,000, and eight affordable-rate four-bedroom Mews Homes with a sales price of $350,000 (the "Project"). For the purposes of this study, the 12 market-rate Mews Homes with optional bedroom floor plans are assumed to be three-bedroom units. Also, the affordable unit price is established by the Village pursuant to its affordable housing technical manual for pricing, whereas market-rate sale prices reflect the base sales price set by the Developer (although final sales prices are typically higher and vary based on buyers' preferences for upgrades over the base model). The bedroom mix and average sales prices for each unit type are presented in Table 1 below.

The Village requires developers of new residential units to make 15% of total units affordable to households or pay a fee in lieu of providing affordable units onsite. The Developer will provide the required eight affordable units on-site. According to the Village's affordable housing technical manual for pricing, the maximum sale price for a four-bedroom townhome unit for households with income between 80% and 100% of area median income is capped at $350,000. The final sales prices for the affordable units will be determined after consultation with Community Partners for Affordable Housing and may differ from the figure used in this study.

Table 1. 1825 Shermer Road - Unit Mix and Sale Prices

Unit Type	Market Rate Units	Market Rate Average Sale Price ($)	Affordable Units	Affordable Sale Price ($)
3 BR – Row Homes	33	771,970	–	–
3 BR – Mews Homes*	12	640,00	–	–
4 BR – Mews Homes	–	–	8	350,000
Total	**45**	**736,778**	**8**	**350,000**

Sources: Lexington Homes, Village of Northbrook, JRG.
* Buyers have the option of choosing 2, 3, or 4 bedroom floor plans.

Consistent with other fiscal impact analyses, the impacts are presented in today's dollars (2025), rather than dollars inflated to a point in time that the Project is anticipated to be fully stabilized. Because JRG's estimates are in uninflated dollars, every year after the first year is assumed to have the same impact as this first stabilized year.

3 Projected Public School District Property Tax Revenues

3.1 Methodology

Annual property tax estimates for the Project are based on the assumptions described below. The Developer provided information about the Project components, quantities, base sales prices, and timing of construction and absorption. JRG gathered all other relevant information from the following sources: Cook County Assessor, Cook County Clerk, and the Cook County Treasurer. Appendix A provides a detailed explanation of how property taxes are calculated in Cook County.

3.2 Current Equalized Assessed Value and Property Taxes

The Project site currently generates $79,189 in total property taxes (tax year 2023). Of that amount, $27,201 (40.7%) is generated by the SD 30 tax extension and $26,006 (26.5%) is generated by the HSD 225 tax extension.

The Project site consists of two PINs, listed in Table 2, which also includes the most recent (tax year 2023) certified assessed values ("AV") for both the land and improvements, as well as the equalized assessed value ("EAV") and aggregate property tax extension for all taxing agencies for each PIN.

Table 2. Current Assessed Value, Equalized Assessed Value and Property Tax by PIN (Tax Year 2023)

PIN	Land AV ($)	Improved AV ($)	Current EAV ($)	Total Property Taxes ($)
04-15-102-002-0000	184,324	0	558,996	43,802.93
04-15-102-003-0000	149,711	0	451,579	35,385.73
Totals	**334,035**	**0**	**1,010,575**	**79,188.66**

Sources: Lexington Homes, Cook County Clerk, Village of Northbrook, JRG.

3.3 Project Valuation

Following stabilization, the EAV of the Project will be approximately $9.05 million, compared to $1.18 million in tax year 2021 before Project construction began, and $1.01 million for tax year 2023. Total annual property taxes from the completed Project are estimated to be $708,863 compared to $159,036 in tax year 2021 and $79,189 in tax year 2023.

Table 3. Project Valuation Assumptions and Estimates

Assumptions / Calculations	3 Bedroom Row Homes	3 Bedroom Mews Homes	4 Bedroom Mews Homes	Project Totals
Per Unit				
Average Sale Price ($)	771,970	640,000	350,000*	
Assessor Discount Factor (%)	12.00	12.00	12.00	
Assessor Fair Market Value ($)	681,649	565,120	309,050	
Assessment Level (%)	10.00	10.00	10.00	
Assessed Value ($)	68,165	56,512	30,905	
Cook County Equalizer	3.0163	3.0163	3.0163	
Equalized Assessed Value ($)	205,606	170,457	93,219	
EAV with Homeowner Exemptions ($)	195,606	160,457	83,219	
Aggregate Property Tax Rate (%)	7.836	7.836	7.836	
Property Tax Amount ($)	15,328	12,573	6,521	
Project Totals				
Unit Count	33	12	8	**53**
Assessed Value ($)	2,249,443	678,144	247,240	**3,174,827**
EAV After Exemptions ($)	6,454,993	1,925,486	665,750	**9,046,229**
Property Tax Amount ($)	505,813	150,881	52,168	**708,863**

Source: JRG

*Affordable sale price based on Village technical manual for pricing affordable units, final price may vary.

3.4 Estimated Property Taxes for School District 30 and High School District 225

Using the 2023 tax rates of 3.189% for SD 30 and 2.076% for HSD 225, the Project is estimated to generate annual property taxes of $288,484 for SD 30 and $187,800 for HSD 225 following full stabilization. As shown in Table 4, these amounts, when compared to 2023 levels, mark a net increase in property tax revenue of $261,283 for SD 30 and $161,794 for HSD 225. Table 4 also shows the current and potential property taxes for all other taxing agencies.

Table 4. Comparison of 2023 Property Taxes and Estimated Property Taxes by Taxing Agency

Taxing Agency	2023 Rate (%)	Proportion (%)	2023 Taxes ($)	Total Project Taxes ($)	Delta ($)
Northbrook / Glenview School District 30	3.189	40.70	27,201	288,484	261,283
Glenbrook High School District 225	2.076	26.49	26,006	187,800	161,794
Oakton Community College District Skokie Des Plaines	0.227	2.90	2,294	20,535	18,241
Village of Northbrook	0.685	8.74	6,922	61,967	55,044
Northbrook Library Fund	0.309	3.94	3,123	27,953	24,830
Northbrook Park District	0.420	5.36	4,244	37,994	33,750
Town of Northfield	0.024	0.31	243	2,171	1,929
Road & Bridge Northfield	0.051	0.65	515	4,614	4,098
General Assistance Northfield	0.009	0.11	91	814	723
Cook County	0.170	2.17	1,718	15,379	13,661
Cook County Forest Preserve	0.075	0.96	758	6,785	6,027
Cook County Public Safety	0.139	1.77	1,405	12,574	11,170
Cook County Consolidated Elections	0.032	0.41	323	2,895	2,571
Cook County Health Facilities	0.077	0.98	778	6,966	6,187
Water Reclamation District of Chicago	0.345	4.40	3,486	31,209	27,723
North Shore Mosquito Abatement District	0.008	0.10	81	724	643
Total	**7.836**	**100.00**	**79,189**	**708,863**	**629,674**

Sources: Cook County, JRG

4 Impact Fee Revenue

The Village of Northbrook Municipal Code requires that new residential developments help reduce the impact on the capital costs of applicable school districts, the Northbrook Park District, and the Northbrook Library system by making either a donation of land for additional facilities or a monetary contribution based a fee schedule in the Municipal Code. This section presents a calculation of impact fees generated by the Project based on a fee schedule in the Village of Northbrook Municipal Code. The Village's Municipal Code states that impact fees for affordable units can be waived by the Village and are assumed so in the estimates below.

Impact fees from the Project will accrue to SD 30, HSD 225, the Northbrook Park District and the Northbrook Library Fund. Table 5 shows the fee per unit for the 45 market rate units and total amount for each recipient. It is assumed that Impact fees will not be required to be paid for the eight affordable units.

Table 5. Impact Fee Revenue for Market Rate Units

District / Bedrooms	Fee / Unit ($)	Market Rate Unit Count	Total Fees ($)
Northbrook / Glenview School District 30			
3 Bedroom	2,272.11	45	102,244.95
4 Bedroom	3,702.22	0	0.00
Subtotal		*45*	*102,244.95*
Glenbrook High School District 225			
3 Bedroom	811.25	45	36,506.25
4 Bedroom	2,378.75	0	0.00
Subtotal		*45*	*36,506.25*
Northbrook Park District			
3 Bedroom	5,980.00	45	269,100.00
4 Bedroom	7,862.50	0	0.00
Subtotal		*45*	*269,100.00*
Northbrook Library Fund			
3 Bedroom	239.99	45	10,799.55
4 Bedroom	315.54	0	0.00
Subtotal		*45*	*10,799.55*
Total			**418,650.75**

Sources: Village of Northbrook Municipal Code, Lexington Homes, JRG

The Project will generate an estimated $102,245 in one-time impact fees for SD 30 and $36,507 for HSD 225 based on the per unit rate of $2,272.11 being applied to 45 three-bedroom market rate units.

5 Student Population Estimates

5.1 Methodology

This section presents estimates of school-age children who will reside at the Project and might attend school at SD 30 and HSD 225 based on residential unit multipliers in the Village's Municipal Code. The multipliers were published in 1996 by the Illinois School Consulting Service/Associated Municipal Consultants, Inc. using data from the 1990 Census. The multipliers for school-age children are grouped by grade levels that allow for aggregation by school type. For purposes of this study, estimates are aggregated by grade for elementary school (grades K-5), junior high (grades 6-8) and high school (grades 9-12).

5.2 Public School Student Population Estimates

Table 6 below includes estimates of residents per unit, including adults and children by grade and age for each unit based on the number of bedrooms.

Table 6. Estimated Population Per Individual Dwelling Unit

Bedrooms	Pre-School (0-4 yrs.)	Grades K-5 (5-10 yrs.)	Grades 6-8 (11-13 yrs.)	Grades 9-12 (14-17 yrs.)	Adults (18+ yrs.)	Total
3	0.212	0.234	0.058	0.059	1.829	2.392
4	0.323	0.322	0.154	0.173	2.173	3.145

Source: Village of Northbrook Municipal Code

Table 7 shows the total estimated population (rounded to the nearest whole number), including adults and school-age children for the whole Project, based on the total number of units and number of bedrooms.

Table 7. Project Estimated Population by Number of Bedrooms

Bedrooms	Units	Pre-School (0-4 yrs.)	Gr. K-5 (5-10 yrs.)	Gr. 6-8 (11-13 yrs.)	Gr. K-8 (5-13 yrs.)	Gr. 9-12 (14-17 yrs.)	Adults (18+ yrs.)	Total
3	45	10	11	3	14	3	82	109
4	8	3	3	1	4	1	17	25
Total	**53**	**13**	**14**	**4**	**18**	**4**	**99**	**134**

Sources: Village of Northbrook Municipal Code, Lexington Homes, JRG.

6 Public School District Expenditures

6.1 Total Expenditures Per Pupil

The projected marginal operating costs for SD 30 and HSD 225 from potential student generation by the Project are estimated to be $447,858 and $118,840, respectively. However, in FY 2024 property tax revenue from residential properties only funded 53.7% of SD 30's annual operating costs and 63.2% of HSD 225's annual costs (see Table 8). As a result, the share of operating costs that can be fairly attributable to the Project are $240,382 for SD 30 and $75,099 for HSD 225.

The estimates of additional expenses from enrollment of school-age children living at the Project for SD 30 and HSD 225 are based on each district's operating expenditures per pupil ("OEPP") reported to, and published by, the Illinois State Board of Education ("ISBE"). Estimates for the Project are based on FY 2023-24 OEPP, which are the most recent figures available, and adjusted for inflation (1.79%) to align with the property tax estimates described in Section 5 of this study. FY 2023-24 OEPP for SD 34 was $24,444, which equates to $24,881 after adjusting for inflation and it was $29,188 for HSD 225, which is $29,710 after adjusting for inflation.

Table 8. Total Expenditures Per Pupil ("OEPP") by School District from New Students

School District	New Students	OEPP ($)	Total Op. Exp. ($)	Prop. Tax / All Revenue (%)	Res. Share of Prop. Tax (%)	Res. Eff. Share (%)	Project Share ($)
	A	*B*	*C = A x B*	*D*	*E*	*F = D x E*	*G = C x F*
SD 30	18	24,881	447,858	90.8	59.1	53.7	240,382
HSD 225	4	29,710	118,840	88.8	71.2	63.2	75,099
Total	**22**		**566,698**				**315,481**

Sources: Illinois State Board of Education, Cook County Clerk, JRG.

Local property taxes account for 90.8% of SD 30's funding sources and 88.8% of HSD 225's funding sources (see Table 9). The remainder comes from other local, state and federal sources.

Table 9. School District Revenue by Source (FY23-24)

Funding Source	SD 30 (%)	HSD 225 (%)
Local Property Taxes	90.8	88.8
Other Local Funding	4.0	5.5
Evidence Based Funding	2.4	2.0
Other State Funding	1.0	1.2
Federal Funding	1.8	2.5
Total	**100.0**	**100.0**

Sources: Illinois State Board of Education, JRG.

Property tax revenue from residential property accounts for 59.1% of property tax funding for SD 30 and 71.2% for HSD 225 (see Table 10).

Table 10. School District Equalized Assessed Value by Valuation Type (Tax Year 2023)

Valuation Type	EAV in SD 30 ($)	EAV in SD 30 (%)	EAV in HSD 225 ($)	EAV in HSD 225 (%)
Residential	637,259,908	59.1	5,314,436,091	71.2
Commercial	313,975,741	29.1	1,659,367,669	22.2
Industrial	125,522,995	11.6	490,115,161	6.6
Railroad	1,294,990	0.1	3,998,085	0.1
Total	**1,078,053,634**	**100.0**	**7,467,917,006**	**100.0**

Sources: Cook County Clerk, JRG.

7 Net Fiscal Impact on School District 30 and High School District 225

This section presents a brief recap of the revenues and operating expenses resulting from student generation by the Project and finishes with a comparison of the figures to produce the net fiscal impact for each school district.

7.1 School District Revenues

As noted earlier, the Project is estimated to generate annual property taxes of $288,484 for SD 30 and $187,800 for HSD 225. These figures are used to estimate the Net Fiscal Impact to the school districts in Table 11 below.

The Project is also expected to generate one-time impact fees of $102,245 for SD 30 and $36,506 for HSD 225.

7.2 School District Expenditures

The Project is estimated to generate 18 students for SD 30 and additional operating expenses of $447,858, with 53.7% or $240,382 anticipated to be funded with property tax revenue from the Project. For HSD 225, the Project is estimated to generate four students and $118,840 of

additional operating expenses, with 63.2% or $75,099 anticipated to be funded with property tax revenue from the Project.

7.3 School District Net Fiscal Impact

Table 11 shows that annual net fiscal impact for SD 30 will be a positive $48,102 and a positive $112,701 for HSD 225.

Table 11. Project's Net Fiscal Impact on SD 30 and HSD 225

Annual Project Impacts	**SD 30 Amounts ($)**	**HSD 225 Amounts ($)**
Property Tax Revenue	288,484	187,800
Residential Property Share of Operating Expenses	(240,382)	(75,099)
Annual Net Fiscal Impact	**48,102**	**112,701**

Source: JRG

Appendices

A. Methodology for Estimating Property Tax Revenues

Appendix A

Methodology for Estimating Property Tax Revenues

Annual property tax estimates for the Project are based on the assumptions described below. The Developer provided information about the Project components, quantities, residential rent levels, construction timing and leasing absorption. JRG gathered all other relevant information from the following sources: Cook County Assessor, Cook County Treasurer, Cook County Clerk, and CoStar.

Property Tax Calculation. The formula for calculation of property taxes is shown in Figure 1 below.

Figure A-1. Property Tax Calculation

Property Tax	=	Assessor's Fair Market Value	X	Assessment Rate	X	Equalization Factor	X	Tax Rate

Assessor's Fair Market Value (FMV). The Project's FMV was estimated using the sales approach for residential components of the Project. An Assessor Discount Factor of 12% is then applied to the estimated market value to estimate the Assessor's Fair Market Value (e.g. estimated market value x 88% = Assessor's Fair Market Value).

Assessment Level. The residential units are assessed at 10% of FMV.

State Equalization Factor. The most recent (2023) State Equalization Factor for Cook County is 3.0163.

Tax Rates. For purposes of these estimates, the most recent tax rates (2023) for SD 30 and HSD 225 and other taxing districts extensions utilized. The property tax rates for tax assessment year 2023, for taxes payable in 2024, were as follows:

Table A-1. Tax Year 2023 Tax Rates by Taxing Agency

Taxing Agency	2023 Rate (%)
Northbrook / Glenview School District 30	3.189
Glenbrook High School District 225	2.076
Oakton Community College District Skokie Des Plaines	0.227
Village of Northbrook	0.685
Northbrook Library Fund	0.309
Northbrook Park District	0.420
Town of Northfield	0.024
Road & Bridge Northfield	0.051
General Assistance Northfield	0.009
Cook County	0.170
Cook County Forest Preserve	0.075
Cook County Public Safety	0.139
Cook County Consolidated Elections	0.032
Cook County Health Facilities	0.077
Water Reclamation District of Chicago	0.345
North Shore Mosquito Abatement District	0.008
Total	**7.836**

Source: Cook County Clerk

Fully Assessed Taxes. Based on these assumptions, the Project will have a total EAV of $9,046,229 the first full year following full stabilization and generate $708,863 in property taxes.

THIS INSTRUMENT PREPARED BY AND SHOULD BE RETURNED TO:

Brian Meltzer
MELTZER, PURTILL & STELLE LLC
1515 East Woodfield Road
Second Floor
Schaumburg, Illinois 60173-5431

PIN: See Exhibit A

ABOVE SPACE FOR RECORDER'S USE ONLY

DECLARATION FOR NORTHBROOK ROW

TABLE OF CONTENTS

ARTICLE ONE Definitions 1

1.01 ASSOCIATION 1
1.02 BACKYARD 2
1.03 CHARGES 2
1.04 COMMON AREA 2
1.05 COMMON ASSESSMENT 2
1.06 COMMON EXPENSES 2
1.07 COUNTY 2
1.08 DECLARANT 2
1.09 DECLARANT'S DEVELOPMENT PLAN 2
1.10 DECLARATION 2
1.11 DEVELOPMENT AREA 2
1.12 DWELLING UNIT 3
1.13 FIRST MORTGAGEE 3
1.14 HOME 3
1.15 HOME EXTERIOR 3
1.16 MANAGERS 3
1.17 MUNICIPALITY 3
1.18 OPERATING AGREEMENT 3
1.19 OWNER 3
1.20 PERSON 3
1.21 PREMISES 3
1.22 RECORD 3
1.23 RESIDENT 3
1.24 TOWNHOME LOT 4
1.25 TOWNHOME PARCEL 4
1.26 TURNOVER DATE 4
1.27 VOTING MEMBER 4

ARTICLE TWO Scope of Declaration/Certain Easements 4

2.01 PROPERTY SUBJECT TO DECLARATION 4
2.02 CONVEYANCES SUBJECT TO DECLARATION 4
2.03 DURATION 4

2.04 DWELLING UNIT CONVEYANCE 5
2.05 ACCESS EASEMENT 5
2.06 RIGHT OF ENJOYMENT 5
2.07 DELEGATION OF USE 5
2.08 RULES AND REGULATIONS 5
2.09 UTILITY EASEMENTS 5
2.10 EASEMENTS, LEASES, LICENSES AND CONCESSIONS 6
2.11 ASSOCIATION'S ACCESS 6
2.12 NO DEDICATION TO PUBLIC USE 6
2.13 EASEMENT FOR ENCROACHMENT 6
2.14 OWNERSHIP OF COMMON AREA 7
2.15 LEASE OF HOME 7
2.16 REAL ESTATE TAXES FOR COMMON AREA 7

ARTICLE THREE Maintenance 8

3.01 IN GENERAL 8
3.02 MAINTENANCE BY THE ASSOCIATION 8
3.03 MAINTENANCE BY OWNER 9
3.04 CERTAIN UTILITY COSTS 10
3.05 DAMAGE BY RESIDENT 10
3.06 ALTERATIONS, ADDITIONS OR IMPROVEMENTS TO THE COMMON AREA 11
3.07 ALTERATIONS, ADDITIONS OR IMPROVEMENTS TO HOMES AND HOME EXTERIORS 11
3.08 SPECIAL SERVICES 12

ARTICLE FOUR Insurance/Condemnation 12

4.01 HAZARD INSURANCE 12
4.02 INSURANCE TRUSTEE/USE OF PROCEEDS 12
4.03 OTHER INSURANCE 13
4.04 OWNER'S RESPONSIBILITY 14
4.05 WAIVER OF SUBROGATION 14
4.06 REPAIR OR RECONSTRUCTION 14
4.07 CONDEMNATION 15
4.08 INSURANCE DEDUCTIBLE 16

ARTICLE FIVE The Association 16

5.01 IN GENERAL 16
5.02 MEMBERSHIP 16
5.03 VOTING MEMBERS 16
5.04 MANAGERS 16
5.05 VOTING RIGHTS 17
5.06 MANAGERS LIABILITY 17
5.07 MANAGING AGENT 17
5.08 REPRESENTATION 17
5.09 DISSOLUTION 18
5.10 LITIGATION 18
5.11 CONVERSION / MERGER 18

ARTICLE SIX Assessments 18

6.01 PURPOSE OF ASSESSMENTS 18
6.02 COMMON ASSESSMENT 18
6.03 PAYMENT OF COMMON ASSESSMENT 20
6.04 REVISED ASSESSMENT 20
6.05 SPECIAL ASSESSMENT 20
6.06 CAPITAL RESERVE 20
6.07 INITIAL CAPITAL CONTRIBUTION 21
6.08 PAYMENT OF ASSESSMENTS 21

ARTICLE SEVEN Collection of Charges and Remedies for Breach or Violation 21

7.01 CREATION OF LIEN AND PERSONAL OBLIGATION 21
7.02 COLLECTION OF CHARGES 22
7.03 NON-PAYMENT OF CHARGES 22
7.04 LIEN FOR CHARGES SUBORDINATED TO MORTGAGES 22
7.05 SELF-HELP BY MANAGERS 22
7.06 OTHER REMEDIES OF THE MANAGERS 22
7.07 COSTS AND EXPENSES 23
7.08 ENFORCEMENT BY OWNERS 23
7.09 ENFORCEMENT BY DECLARANT 23
7.10 ENFORCEMENT BY MUNICIPALITY 23

ARTICLE EIGHT Use Restrictions 24

8.01 INDUSTRY/SIGNS 24
8.02 UNSIGHTLY USES 24
8.03 SATELLITE DISHES/ANTENNAE 24
8.04 RESIDENTIAL USE ONLY 24
8.05 PARKING 25
8.06 OBSTRUCTIONS 25
8.07 PETS 25
8.08 NO NUISANCE 25
8.09 STRUCTURAL IMPAIRMENT 25
8.10 WATERING 25
8.11 BALCONIES / GRILLS 26
8.12 USE AFFECTING INSURANCE 26
8.13 GARBAGE/REFUSE 26
8.14 RECREATIONAL EQUIPMENT AND FACILITIES 26

ARTICLE NINE Declarant's Reserved Rights and Special Provisions Covering Development Period 26

9.01 IN GENERAL 26
9.02 PROMOTION OF PROJECT 26
9.03 CONSTRUCTION ON PREMISES 27
9.04 GRANT OF EASEMENTS AND DEDICATIONS 27
9.05 DECLARANT CONTROL OF ASSOCIATION 27
9.06 OTHER RIGHTS 27
9.07 ASSIGNMENT BY DECLARANT 27
9.08 ARCHITECTURAL CONTROLS 28
9.09 MATTERS AFFECTING COMMON AREA 28

ARTICLE TEN Amendments 28

10.01 SPECIAL AMENDMENTS 28
10.02 AMENDMENT 29

ARTICLE ELEVEN First Mortgagees Rights 29

11.01 NOTICE TO FIRST MORTGAGEES 29
11.02 CONSENT OF FIRST MORTGAGEES 30
11.03 INSURANCE PROCEEDS/CONDEMNATION AWARDS 31

ARTICLE TWELVE Annexing Additional Property 31

12.01 IN GENERAL 31
12.02 POWER TO AMEND 31
12.03 EFFECT OF SUPPLEMENTAL DECLARATION 32

ARTICLE THIRTEEN Party Walls 32

13.01 PARTY WALL 32

13.02 RIGHTS IN PARTY WALL 33
13.03 DAMAGE TO PARTY WALL 33
13.04 CHANGE IN PARTY WALL 33
13.05 ARBITRATION 34

ARTICLE FOURTEEN Miscellaneous 34

14.01 NOTICE 34
14.02 CAPTIONS 34
14.03 SEVERABILITY 34
14.04 PERPETUITIES AND OTHER INVALIDITY 34
14.05 TITLE HOLDING LAND TRUST 34
14.06 WAIVER OF IMPLIED WARRANTY OF HABITABILITY AND OTHER WARRANTIES 35

DECLARATION FOR NORTHBROOK ROW

This Declaration is made by Northbrook Row LLC, an Illinois limited liability company ("Declarant").

R E C I T A L S

The Development Area is legally described in Exhibit A hereto. Some or all of the Development Area shall be the subject of a phased development called Northbrook Row (the "Development"). The Development shall include townhome units (each a “Home” hereunder) and other areas which will be maintained by the Association.

Initially, the Declarant shall subject the real estate which is legally described in Exhibit B hereto to the provisions of this Declaration as the Premises. From time to time the Declarant may subject additional portions of the Development Area to the provisions of this Declaration as Added Premises, as more fully described in Article Twelve.

All portions of the Premises not improved with a Home (including outlots owned by the Association, if any, and those portions of each Dwelling Unit which are not improved with a Home), shall be designated as a Common Area hereunder. In order to provide for the orderly and proper administration and maintenance of the Premises, the Declarant has formed (or will form) the Association under the Illinois Limited Liability Company Act. The Association shall have the responsibility for administering and maintaining the Common Area and certain portions of the Dwelling Units and Home Exteriors and shall set budgets and fix assessments to pay the expenses incurred in connection with such duties. Each Owner of a Dwelling Unit shall be a member of the Association and shall be responsible for paying assessments with respect to the Dwelling Unit owned by such Owner.

During the construction and marketing of the Development, the Declarant shall retain certain rights set forth in this Declaration, which rights shall include, without limitation, the right, prior to the Turnover Date, to manage the affairs of the Association or to designate the Managers of the Association, as more fully described in Article Nine and in the Operating Agreement, and the right to come upon the Premises in connection with Declarant's efforts to sell Homes and other rights reserved in Article Nine.

NOW, THEREFORE, the Declarant hereby declares as follows:

ARTICLE ONE
Definitions

For the purpose of brevity and clarity, certain words and terms used in this Declaration are defined as follows:

1.01 ASSOCIATION: The Northbrook Row Townhome Owners Association, LLC, an Illinois limited liability company, and its successors and assigns.

1.02 BACKYARD: That portion of a Townhome Lot which is between the dwelling unit and the garage located on the Townhome Lot. The Backyards shall not be part of the Common Area hereunder.

1.03 CHARGES: The Common Assessment, any special assessment levied by the Association and/or any other charges or payments which an Owner is required to pay or for which an Owner is liable under this Declaration or the Operating Agreement.

1.04 COMMON AREA: Those portions of the Premises which are designated as Common Area in Exhibit B hereto from time to time and all improvements thereto and landscaping thereon. The Common Area shall generally consist of all portions of the Premises located outside of the Homes and the Home Exteriors other than the Backyards.

1.05 COMMON ASSESSMENT: The amounts which the Association shall assess and collect from the Owners to pay the Common Expenses and accumulate reserves for such expenses, as more fully described in Article Six.

1.06 COMMON EXPENSES: The expenses of administration (including management and professional services) of the Association; the expenses of the operation, maintenance, repair, replacement of landscaping and other improvements located on the Common Area; the expenses of the maintenance and services required to be furnished by the Association under Section 3.02; premiums for insurance policies maintained by the Association hereunder; the cost of general and special real estate taxes, if any, levied or assessed against the Common Area (which is not part of a Dwelling Unit); to the extent not separately metered or charged to the Owners, the cost of sewer and/or other necessary utility services to the Homes; and any expenses designated as Common Expenses hereunder. Notwithstanding the foregoing, Common Expenses shall not include any payments made out of Capital Reserves.

1.07 COUNTY: Cook County, Illinois or any political entity which may from time to time be empowered to perform the functions or exercise the powers vested in the County as of the Recording of this Declaration.

1.08 DECLARANT: Northbrook Row LLC, an Illinois limited liability company, its successors and assigns.

1.09 DECLARANT'S DEVELOPMENT PLAN: The Declarant's current plan for the Development, which shall be maintained by the Declarant at its principal place of business and may be changed at any time, or from time to time, without notice.

1.10 DECLARATION: This instrument with all Exhibits hereto, as amended or supplemented from time to time.

1.11 DEVELOPMENT AREA: The real estate described in Exhibit A hereto with all improvements thereon and rights appurtenant thereto, as Exhibit A may be amended as provided in Section 10.01. Exhibit A is attached hereto for informational purposes only and no covenants, conditions, restrictions, easements, liens or changes shall attach to any part of the real estate

described therein, except to the extent that portions thereof are described in Exhibit B and expressly made subject to the provisions of this Declaration as part of the Premises.

1.12 DWELLING UNIT: A portion of the Premises which is improved or intended to be improved with a Home. A Dwelling Unit may be either a (i) a Townhome Lot which is improved or planned to be improved with a Home, or (ii) a Townhome Parcel which is improved or planned to be improved with a Home.

1.13 FIRST MORTGAGEE: The holder of a bona fide first mortgage, first trust deed or equivalent security interest covering a Dwelling Unit.

1.14 HOME: That portion of a Dwelling Unit which is improved with a townhome unit.

1.15 HOME EXTERIOR: The roof, gutters, downspouts, foundation or slab, footings, sidewalks, steps, decks, patios and outer surface of exterior walls of a Home. The Home Exterior shall not include windows, window frames, window glass, doors (including garage and/or storm doors) and screening which are part of a Home.

1.16 MANAGERS: The manager or managers from time to time as appointed or elected as provided in this Declaration or the Operating Agreement.

1.17 MUNICIPALITY: The Village of Northbrook, an Illinois municipal corporation, or any political entity which may from time to time be empowered to perform the functions or exercise the powers vested in the Municipality as of the Recording of this Declaration.

1.18 OPERATING AGREEMENT: The Operating Agreement of the Association which is attached hereto as Exhibit C.

1.19 OWNER: A Record owner, whether one or more persons, of fee simple title to a Dwelling Unit, including a contract seller, but excluding those having such interest merely as security for the performance of an obligation. The Declarant shall be deemed to be an Owner with respect to each Dwelling Unit owned by the Declarant and, if a Lot is not yet divided into Dwelling Units, the number of Dwelling Units proposed for such Dwelling Unit on the Declarant's Development Plan.

1.20 PERSON: A natural individual, corporation, partnership, trustee or other legal entity capable of holding title to real property.

1.21 PREMISES: Those portions of the Development Area which are legally described in Exhibit B hereto, with all improvements thereon and rights appurtenant thereto. Declarant shall have the right, but not the obligation, to make additional portions of the Development Area subject to this Declaration as part of the Premises as more fully provided in Article Twelve.

1.22 RECORD: To record in the office of the Recorder of Deeds for the County.

1.23 RESIDENT: An individual who resides in a Home.

1.24 TOWNHOME LOT: A subdivided lot which is intended to be improved with a Home and is designated in Section I.A of Exhibit B hereto as a “Townhome Lot”.

1.25 TOWNHOME PARCEL: Each subdivided lot which is listed in Section I.B of Exhibit B hereto shall be improved with a building containing four (4) townhome units (each a Home). Each Home on the lot shall share a perimeter wall with at least one (1) other Home. The shared walls are defined as "Party Walls" in Section 13.01 hereof. Each such subdivided lot shall be divided into four (4) tracts which shall be defined by the Party Walls, as extended to the lot line. Each such tract shall consist of a Home (including approximately one-half (1/2) of the Party Wall which divides the Home from an adjacent Home) landscapable areas (including backyards), and portions of driveways and walkways. Each tract shall be legally described in the deed which conveys the tract to the first purchaser thereof from the Declarant and the tract so described, together with all improvements thereon, shall be a "Townhome Parcel" hereunder.

1.26 TURNOVER DATE: The date on which the right of the Declarant to manage the affairs of the Association is terminated under Section 9.05.

1.27 VOTING MEMBER: The individual who shall be entitled to vote in person or by proxy at meetings of the Owners, as more fully set forth in Article Five.

ARTICLE TWO
Scope of Declaration/Certain Easements

2.01 PROPERTY SUBJECT TO DECLARATION: Declarant, as the owner of fee simple title to the Premises, expressly intends to and by Recording this Declaration, does hereby subject the Premises to the provisions of this Declaration. Declarant shall have the right from time to time to subject additional portions of the Development Area to the provisions of this Declaration as Added Premises, as provided in Article Twelve hereof. Nothing in this Declaration shall be construed to obligate the Declarant to subject to this Declaration as Premises any portion of the Development Area other than those portions which are described in Exhibit B hereto or which are added to Exhibit B by Supplemental Declarations Recorded by Declarant pursuant to Article Twelve.

2.02 CONVEYANCES SUBJECT TO DECLARATION: All easements, restrictions, conditions, covenants, reservations, liens, charges, rights, benefits, and privileges which are granted, created, reserved or declared by this Declaration shall be deemed to be covenants appurtenant, running with the land and shall at all times inure to the benefit of and be binding on any Person having at any time any interest or estate in the Premises, and their respective heirs, successors, personal representatives or assigns, regardless of whether the deed or other instrument which creates or conveys the interest makes reference to this Declaration.

2.03 DURATION: Except as otherwise specifically provided herein the covenants, conditions, restrictions, easements, reservations, liens, and charges, which are granted, created, reserved or declared by this Declaration shall be appurtenant to and shall run with and bind the land for a period of forty (40) years from the date of Recording of this Declaration and for successive periods of ten (10) years each unless revoked, changed or amended in whole or in part as provided in Section 10.02.

2.04 DWELLING UNIT CONVEYANCE: Once a Dwelling Unit has been conveyed by the Declarant to a bona fide purchaser for value, then any subsequent conveyance or transfer of ownership of the Dwelling Unit shall be of the entire Dwelling Unit and there shall be no conveyance or transfer of a portion of the Dwelling Unit.

2.05 ACCESS EASEMENT:

(a) Each Owner of a Dwelling Unit shall have the following non-exclusive, perpetual easements, which easements shall run with the land, be appurtenant to and pass with title to every Dwelling Unit for ingress to and egress from his Dwelling Unit, over and across the private roads, driveways and walkways located on the Common Area, to public streets and roads.

(b) Any governmental authority which has jurisdiction over the Premises shall have a non-exclusive easement of access over roads and driveways located on the Common Area for police, fire, ambulance, waste removal, snow removal, or for the purpose of furnishing municipal or emergency services to the Premises.

(c) The Association, its employees, agents and contracts, shall have the right of ingress to, egress from, and parking on the Common Area, and the right to store equipment on the Common Area, for the purpose of furnishing any maintenance, repairs or replacements of the Common Area and Home Exteriors, as required or permitted hereunder.

(d) Each owner of a portion of the Development Area shall have a non-exclusive, perpetual easement over the roads on the Common Area for access to a public way.

2.06 RIGHT OF ENJOYMENT: Each Owner shall have the non-exclusive right and easement to use and enjoy the Common Area. In addition, each Owner shall have exclusive right to use and enjoy the Owner's Home and Home Exterior. Such rights and easements shall run with the land, be appurtenant to and pass with title to every Dwelling Unit, and shall be subject to and governed by the laws, ordinances and statutes of jurisdiction, the provisions of this Declaration, the Operating Agreement, and the reasonable rules and regulations from time to time adopted by the Association, including the right of the Association to come upon a Dwelling Unit to furnish services hereunder.

2.07 DELEGATION OF USE: Subject to the provisions of this Declaration, the Operating Agreement, and the reasonable rules and regulations from time to time adopted by the Association, any Owner may delegate his right to use and enjoy the Common Area to Residents of the Owner's Home. An Owner shall delegate such rights to tenants and contract purchasers of the Owner's Home who are Residents.

2.08 RULES AND REGULATIONS: The use and enjoyment of the Premises shall at all times be subject to reasonable rules and regulations duly adopted by the Association from time to time.

2.09 UTILITY EASEMENTS: The Municipality and all public and private utilities (including cable companies) serving the Premises are hereby granted the right to lay, construct,

renew, operate, and maintain conduits, cables, pipes, wires, transformers, switching apparatus and other equipment, into and through the Common Area for the purpose of providing utility services to the Premises or any other portion of the Development Area. In addition, each Owner of a Home shall have a perpetual easement for the continued existence and use of water, sewer, electric, gas or other utility lines and/or components of other systems which were originally installed by the Declarant or a utility company and which serve the Owner's Home, which utility lines or wiring may be located in the Common Area or on any other portion of the Premises, including, without limitation, under or through another Home.

2.10 EASEMENTS, LEASES, LICENSES AND CONCESSIONS: The Association shall have the right and authority from time to time to lease or grant easements, licenses, or concessions with regard to any portions or all of the Common Area for such uses and purposes as the Managers deem to be in the best interests of the Owners and which are not prohibited hereunder, including, without limitation, the right to grant easements for utilities or any other purpose which the Managers deem to be in the best interests of the Owners. Any and all proceeds from leases, easements, licenses or concessions with respect to the Common Area shall be used to pay the Common Expenses. Also, the Association shall have the right and power to dedicate any part or all of the roads or parking areas located on the Common Area to the Municipality or other governmental authority which has jurisdiction over the Common Area. Each person, by acceptance of a deed, mortgage, trust deed, other evidence of obligation, or other instrument relating to a Dwelling Unit, shall be deemed to grant a power coupled with an interest to the Managers, as attorney-in-fact, to grant, cancel, alter or otherwise change the easements provided for in this Section. Any instrument executed pursuant to the power granted herein shall be executed by the President and attested to by the Secretary of the Association and duly Recorded.

2.11 ASSOCIATION'S ACCESS: The Association shall have the right and power to come onto any Dwelling Unit, Home, or Home Exterior for the purpose of furnishing the services required to be furnished hereunder or enforcing its rights and powers hereunder.

2.12 NO DEDICATION TO PUBLIC USE: Except for easements granted or dedications made as permitted in Section 2.10, nothing contained in this Declaration shall be construed or be deemed to constitute a dedication, express or implied, of any part of the Common Area to or for any public use or purpose whatsoever.

2.13 EASEMENT FOR ENCROACHMENT: In the event that by reason of the construction, repair, reconstruction, settlement or shifting of an improvement to a Dwelling Unit, any improvement which is intended to service and/or be part of the Dwelling Unit shall encroach upon any part of any other Dwelling Unit or upon the Common Area or any improvement to the Common Area shall encroach upon any part of a Dwelling Unit, then there shall be deemed to be an easement in favor of and appurtenant to such encroaching improvement for the continuance, maintenance, repair and replacement thereof; provided, however, that in no event shall an easement for any encroachment be created in favor of any Owner (other than Declarant), if such encroachment occurred due to the intentional, willful, or negligent conduct of such Owner or his agent. Without limiting the foregoing, the Owner of each Dwelling Unit shall have an easement appurtenant to his Dwelling Unit for the continuance, maintenance, repair and replacement of the

following improvements, if any, which encroach onto another Dwelling Unit or the Common Area:

(a) the eaves, gutters, downspouts, fascia, flashings, and like appendages which serve the Home or the Dwelling Unit;

(b) the chimney which serves the Home on the Dwelling Unit;

(c) the air conditioning equipment which serves the Home on the Dwelling Unit; or

(d) balconies, steps, porches, decks, walkways, door entries and patios which serve the Home on the Dwelling Unit.

The Person who is responsible for the maintenance of any encroaching improvement for which an easement for continuance, maintenance, repair and replacement thereof is granted under this Section shall continue to be responsible for the maintenance of such encroaching improvement and the Person who is responsible for the maintenance of the real estate upon which such improvement encroaches shall not have the duty to maintain, repair or replace any such encroaching improvement unless otherwise provided in this Declaration.

2.14 OWNERSHIP OF COMMON AREA: Those portions of the Common Area, if any, which are part of a Dwelling Unit shall be owned by the Owner of the Dwelling Unit. Those portions of the Common Area which are not part of a Dwelling Unit, shall be conveyed to the Association free of mortgages no later than ninety (90) days after such portion is made subject hereto.

2.15 LEASE OF HOME: Any Owner shall have the right to lease all (and not less than all) of his Home subject to the following provisions:

(a) No Home shall be leased for less than six (6) months or for hotel or transient purposes; and

(b) Any lease shall be in writing and shall provide that such lease shall be subject to the terms of this Declaration and that any failure of the lessee to comply with the terms of this Declaration shall be a default under the lease. A lessee shall be bound by the provisions hereof regardless of whether the lease specifically refers to this Declaration.

(c) Each Owner who leases his Home shall be required to furnish the Association with a copy of the lease and shall promptly notify the Association of any change in status of the lease. The Association shall maintain a record of such information with respect to all leased Homes.

2.16 REAL ESTATE TAXES FOR COMMON AREA: If a tax bill is issued with respect to Common Area (which is not part of a Dwelling Unit) which is made subject to this Declaration in the middle of a tax year (regardless of when it is conveyed to the Association), then the tax bill shall be prorated so that the Declarant shall be responsible for the payment of

that portion of the tax bill from January 1st of the tax year to the date that such Common Area is made subject to this Declaration, and the Association shall be responsible for the balance of the tax bill for such year, and any tax bills for subsequent years. Each Owner of a Dwelling Unit shall be responsible for the payment of real estate taxes levied with respect to the Owner's Dwelling Unit (including any portion of the Owner's Dwelling Unit which is designated as Common Area hereunder).

ARTICLE THREE
Maintenance

3.01 IN GENERAL: The restrictions and limitations contained in this Article shall be subject to the rights of the Declarant set forth in Article Nine.

3.02 MAINTENANCE BY THE ASSOCIATION:

(a) The Association shall furnish the following and the cost thereof shall be Common Expenses:

(i) Maintenance repair and replacement of the private roads, drive aisles, driveways, guest parking spaces and service walkways located on the Premises.

(ii) Snow removal from private roads, drive aisles, driveways, guest parking spaces and service walkways located on the Premises.

(iii) Maintenance, repair and replacement of stormwater management areas, including, without limitation, the detention basin, bioswale areas and native plantings installed by the Declarant or the Association on the Common Area, in accordance with plans approved by the Municipality.

(iv) Subject to the provisions of Section 3.07, grass cutting and maintenance of grass and landscaping located on the Premises (other than the Backyards); however, the watering of grass, shrubs, trees and other foliage on the Premises shall be governed by Section 8.10 below.

(v) Maintenance, repair and replacement of all improvements installed by the Declarant or the Association on the Common Area (which is not part of a Dwelling Unit).

(vi) To the extent not maintained by a utility company, maintenance, repair and replacement of the electric, gas and other utility lines, and components of air conditioning systems, if any, which (a) are located on the Premises, including, without limitation, those located in the Common Area and those which run under or through Homes, and (b) serve more than one Home.

(b) The Association shall furnish all maintenance (including periodic painting), repairs and replacements to Home Exteriors (excluding, however, exterior window washing which shall be the responsibility of the Owner of each Home) and the cost thereof shall be Common Expenses. Without limiting the foregoing, to the extent there is damage to a Home Exterior

which is not covered by insurance, the repair or replacement of such damage and the extent of any such repair or replacement shall be furnished by the Association at the Manager's reasonable discretion.

(c) The Association shall maintain the grass, shrubs, trees, and flowers, if any, installed by the Declarant on the Common Area ("Initial Plantings") in accordance with generally accepted landscape maintenance standards, including mowing, trimming, fertilization, pruning, re-mulching, applications of insect and disease control, as needed, and any other maintenance which will promote the health of the Initial Plantings. If the Association fails to maintain the Initial Plantings in accordance with generally acceptable landscape maintenance standards and Initial Plantings die or decline as a result of this failure, then, the Association shall be responsible for the replacement of the declining or dead Initial Plantings, including, but not limited to replacements required by the Municipality in connection with the Municipality's acceptance of the Initial Plantings. All expenses incurred under this subsection shall be Common Expenses.

(d) The maintenance, repair and replacement of fencing installed by the Declarant between Townhome Lots shall be furnished by the Association and the cost thereof shall not be part of the Common Expenses but shall be allocated to the Owners of Townhome Lots served by such fencing in equal shares, or such other reasonable basis as the Managers deem appropriate.

3.03 MAINTENANCE BY OWNER:

(a) Except as otherwise specifically provided for in this Declaration, each Owner shall be responsible for the maintenance, repair and replacement of his Home.

(b) Each Owner of a Townhome Lot shall be responsible for all maintenance, repairs and replacements required to be furnished with respect to the Backyard on the Owner's Townhome Lot, including, without limitation, landscaping.

(c) The maintenance (other than periodic exterior painting), repairs and replacements of windows, window frames, window glass, doors (including garage and storm doors) and screening on a Home shall be the responsibility of the Owner of the Home; however, at the option of the Managers, such work shall be furnished by the Association and the cost thereof charged to the Owner of the Home with respect to which the work is done based on actual cost, as determined by the Managers in its or their reasonable judgment.

(d) To the extent not maintained by a utility company, maintenance, repair and replacement of water, sewer, electric, gas and other utility lines, and components of other systems which serve only the Owner's Home and are located on any portion of the Premises, including, without limitation, on the Common Area, under the Owner's Home or other Homes, or on another Owner's Dwelling Unit, shall be the responsibility of the Owner of the Home served by any such utility lines or other system.

(e) If, in the judgment of the Managers, an Owner fails to maintain those portions of the Owner's Home which the Owner is responsible for maintaining hereunder in good condition and repair or the appearance of such portions is not of the quality of that of other Homes in the

Development or in compliance with rules and regulations adopted by the Managers from time to time, then the Managers may, in its or their discretion, take the following action:

(i) advise the Owner of the work which must be done and allow the Owner at least twenty (20) days (or less in the case of an emergency) to cause the work to be done; and

(ii) if the work is not done to the satisfaction of the Managers, in its or their sole judgment, then the Managers may seek injunctive relief, levy a fine and/or cause such work to be done and the cost thereof shall be a Charge payable by the Owner to the Association upon demand.

(f) Repairs and replacements which are required due to occurrences which are normally covered by insurance required to be obtained by the Association under Section 4.01 shall be made as provided in Section 4.06.

3.04 CERTAIN UTILITY COSTS: Certain utility costs incurred in connection with the use, operation and maintenance of the Common Area and Home Exteriors may not be separately metered and billed to the Association. Without limiting the foregoing, the Association shall have the right to use water from taps or spigots which may be located on a Dwelling Unit for the purpose of watering landscaping on the Common Areas. If the cost for such water or other utilities is metered and charged to individual Homes rather than being separately metered and charged to the Association, then the following shall apply:

(a) If in the opinion of the Managers, each Owner is sharing in a fair and equitable manner the cost for such service, then no adjustment shall be made and each Owner shall pay his own bill; or

(b) If in the opinion of the Managers, the Owner of a Home is being charged disproportionately for costs allocable to the Common Area and Home Exteriors, then the Association shall pay, or reimburse such Owner, an amount equal to the portion of the costs which in the reasonable determination of the Managers is properly allocable to the Common Area and Home Exteriors and the amount thereof shall be Common Expenses hereunder.

Any determinations or allocations made hereunder by the Managers shall be final and binding on all parties.

3.05 DAMAGE BY RESIDENT: If, due to the act or omission of a Resident of a Home, or of a household pet or guest or other authorized occupant or invitee of the Owner of a Dwelling Unit, damage shall be caused to the any property insured by the Association pursuant to Section 4.01 and maintenance, repairs or replacements shall be required thereby, which would otherwise be a Common Expense, then the Owner of the Dwelling Unit shall pay for such damage and such maintenance, repairs and replacements, as may be determined by the Managers, to the extent not covered by insurance carried by the Association, including, without limitation, the deductible amount under any applicable insurance policy.

3.06 ALTERATIONS, ADDITIONS OR IMPROVEMENTS TO THE COMMON AREA:

(a) No alterations, additions or improvements shall be made to the Common Area without the prior approval of the Manager.

(b) The Association may cause alterations, additions or improvements to be made to the Common Area, and the cost thereof shall be paid from a special assessment, as more fully described in Section 6.05.

(c) If the Association shall alter, in any way, landscaping which was installed by the Declarant on the Common Area in accordance with plans approved by the Municipality, and if the Municipality requires that the altered area be returned to its original state, then the Association shall be responsible for restoring the altered area in accordance with the plans approved by the Municipality and the cost thereof shall be a Common Expense.

3.07 ALTERATIONS, ADDITIONS OR IMPROVEMENTS TO HOMES AND HOME EXTERIORS: Subject to the provisions of Section 9.09, with respect to any Dwelling Unit which has been improved with a Home and conveyed to a bona fide purchaser for value No additions, alterations or improvements shall be made to any Dwelling Unit (including any portion of a Home which is visible from outside the Home) by an Owner without the prior written consent of the Managers and, until the Declarant no longer holds title to any portion of the Development Area, the Declarant, and compliance with applicable ordinances, rules and regulations of the Municipality. The Managers may (but shall not be required to) condition its, or their, consent to the making of an addition, alteration or improvement to a Dwelling Unit which requires the consent of the Managers upon the Owner's agreement either (i) to be solely responsible for the maintenance of such addition, alteration or improvement, subject to such standards as the Managers may from time to time set, or (ii) if the addition, alteration or improvement is required to be maintained hereunder by the Association as part of the Common Expenses, to pay to the Association from time to time the additional cost of maintenance as a result of the addition, alteration or improvement. If an addition, alteration or improvement which requires consent of the Managers and/or Declarant hereunder is made to a Dwelling Unit by an Owner without the prior written consent of the Managers or Declarant, or both, as applicable, then (i) the Managers may, in its, or their, discretion, take any of the following actions; and (ii) until such time as the Declarant no longer owns or controls title to any portion of the Development Area, the Declarant may, in its discretion take any of the following actions:

(a) Require the Owner to remove the addition, alteration or improvement and restore the Dwelling Unit to its original condition, all at the Owner's expense; or

(b) If the Owner refuses or fails to properly perform the work required under (a), the Managers may cause such work to be done and may charge the Owner for the cost thereof as determined by the Managers or the Declarant, as applicable; or

(c) Ratify the action taken by the Owner, and the Managers may (but shall not be required to) condition such ratification upon the same conditions which it may impose upon the giving of its, or their, prior consent under this Section.

3.08 SPECIAL SERVICES : The Managers may furnish to an Owner or Owners special services relating to the use and occupancy of a Dwelling Unit or Dwelling Units and may charge the cost of providing such services to the Owner or Owners who benefit from the service. Without limiting the foregoing, the Association may contract with a provider of a special service, such as satellite TV service, cable TV service, internet access or other similar service, either make such service available to all Dwelling Units or offer such service to each of the Owners on a voluntary basis. The Managers may charge the Owner of each Dwelling Unit which receives any such service for the reasonable cost of providing such service, which may be allocated in equal shares for each of the Dwelling Units which is served or on such other reasonable basis as the Managers may deem appropriate. Any amount charged to an Owner for services furnished pursuant to this Section shall be due and payable at such time or times as designated by the Managers and failure to pay any such amount shall give rise to a lien provided for in Section 7.01.

ARTICLE FOUR
Insurance/Condemnation

4.01 HAZARD INSURANCE: Except as otherwise provided in Section 4.04 hereof, the Managers shall have the authority to and shall obtain what is currently commonly referred to as "bare wall" insurance for the Premises and all improvements thereto against loss or damage by fire and such other hazards as may be required under applicable requirements of Fannie Mae from time to time, as the Managers may deem desirable, or as reasonably required by First Mortgagees, for the full insurable replacement cost of the Homes, and all improvements thereto. Premiums for such insurance shall be Common Expenses. Such insurance coverage shall be written in the name of the Association, the losses under such policies shall be adjusted by the Managers, and the proceeds of such insurance shall be payable to the Association, in each case as trustee for each of the Owners. All such policies of insurance (i) shall contain standard mortgage clause endorsements in favor of the First Mortgagees as their respective interests may appear, (ii) shall provide that the insurance shall not be invalidated by any act or neglect of any Owner, (iii) to the extent possible, shall provide that such policy shall not be cancelled or substantially modified (including cancellation for nonpayment of premium) without at least thirty (30) days' written notice to the Association and the First Mortgagee of each Dwelling Unit, and (iv) shall contain waivers of subrogation with respect to the Association and its Managers, directors, officers, employees and agents (including the managing agent), Owners, occupants of the Home, First Mortgagees, the Declarant and/or shall name all such parties as additional insured parties as their interests may appear.

4.02 INSURANCE TRUSTEE/USE OF PROCEEDS: The Managers may engage the services of any bank or trust company authorized to do trust business in Illinois to act as trustee, agent or depository on behalf of the Managers for the purpose of receiving and disbursing the insurance proceeds resulting from any loss, upon such terms as the Managers shall determine consistent with the provisions of this Declaration. The fees of such corporate trustee shall be Common Expenses. In the event of any loss in excess of $100,000.00 in the aggregate, the Managers shall engage a corporate trustee as aforesaid. In the event of any loss resulting in the destruction of the major portion of one or more Homes, the Managers shall engage a corporate trustee as aforesaid upon the written demand of the First Mortgagee or any Owner of any Home

so destroyed. The rights of First Mortgagees under any standard mortgage clause endorsement to such policies shall, notwithstanding anything to the contrary therein contained, at all times be subject to the provisions of this Declaration with respect to the application of insurance proceeds to the repair or reconstruction of the Homes. Payment by an insurance company to the Managers or to such corporate trustee of the proceeds of any policy, and the receipt of a release from the Managers of the company's liability under such policy, shall constitute a full discharge of such insurance company, and such company shall be under no obligation to inquire into the terms of any trust under which proceeds may be held pursuant hereto, or to take notice of any standard mortgage clause endorsement inconsistent with the provisions hereof, or see to the application of any payments of the proceeds of any policy by the Managers or the corporate trustee.

4.03 OTHER INSURANCE: The Managers shall also have the authority to and shall obtain the following insurance:

(a) Comprehensive public liability and property damage insurance against claims for personal injury or death or property damage suffered by the public or by any Owner occurring in, on or about the Premises or upon, in or about the streets, private drives and passageways and other areas adjoining the Premises, in such amounts as the Managers shall deem desirable (but not less than $1,000,000 covering all claims for personal injury and/or property damage arising out of a single occurrence).

(b) Such workers compensation insurance as may be necessary to comply with applicable laws.

(c) Employer's liability insurance in such amount as the Managers shall deem desirable.

(d) Fidelity bond indemnifying the Association, the Managers and the Owners for loss of funds resulting from fraudulent or dishonest acts of any employee of the Association or of any other person handling the funds of the Association, the Managers or the Owners in such amount as the Managers shall deem desirable and as required applicable regulations of Fannie Mae.

(e) Directors and officers (or equivalent thereof) liability insurance covering the Managers with full prior acts coverage and a retroactive date back as far as available.

(f) Such other insurance in such reasonable amounts as is required under applicable regulations of the Fannie Mae or the Managers shall deem desirable.

Such insurance coverage shall include cross liability claims of one or more insured parties against other insured parties. To the extent possible, all of such policies shall provide that they may not be cancelled or substantially modified (including cancellation for nonpayment of premium) without at least thirty (30) days' prior written notice to the Association and First Mortgagees who specifically request such notice. The premiums for such insurance shall be Common Expenses.

4.04 OWNER'S RESPONSIBILITY: Unless expressly advised to the contrary by the Managers, each Owner shall obtain his or her own insurance on the contents of the Owner's Home and the fixtures, furnishings and personal property therein, through what is currently commonly referred to as an "HO-6 policy", which shall include all items inside the primer on the drywall of the Owner's Home, including, without limitation, floor coverings, wall coverings, ceiling coverings, built in cabinets, fixtures, appliances, air conditioning equipment, furnace/hot water heaters and sump and ejector pumps, regardless of from whom or when such items were acquired. Such HO-6 policy shall also include the Owner's personal liability to the extent not covered by the liability insurance for all of the Owners obtained as part of the Common Expenses as above provided. The Managers shall have no obligation whatsoever to obtain any such HO-6 insurance coverage on behalf of an Owner.

4.05 WAIVER OF SUBROGATION: The Association and each Owner hereby waive and release any and all claims which it or he may have against any other Owner, the Association, its Managers, the Declarant, and the managing agent if any, and their respective employees and agents, for damage to the Home or to any personal property located in a Home caused by fire or other casualty, to the extent that such damage is covered by fire or other form of casualty insurance, and to the extent this release is allowed by policies for such fire or other casualty insurance.

4.06 REPAIR OR RECONSTRUCTION:

(a) In the case of damage by fire or other disaster to any Home (a "Damaged Improvement") where the insurance proceeds are sufficient to repair or reconstruct the Damaged Improvement, then the proceeds shall be used by the Association to repair or reconstruct the Damaged Improvement.

(b) In the case of damage by fire or other disaster to any Home or building which contains Homes where the insurance proceeds are insufficient to repair or reconstruct the Damaged Improvement or the Damaged Improvement cannot be reconstructed as originally designed and built because of zoning, building or other applicable laws, ordinances or regulations, the following procedure shall be followed:

(1) A meeting of the Owners shall be held not later than the first to occur of (i) the expiration of thirty (30) days after the final adjustment of the insurance claims or (ii) the expiration of ninety (90) days after the occurrence which caused the damage.

(2) At the meeting, the Managers shall present a plan for the repair or reconstruction of the Damaged Improvement and an estimate of the cost of repair or reconstruction, together with an estimate of the amount thereof which must be raised by way of special assessment and a proposed schedule for the collection of a special assessment to pay the excess cost.

(3) A vote shall then be taken on the question of whether or not the Damaged Improvement shall be repaired or reconstructed based on the information provided by the Managers under (2) above, including the proposed special assessment. The Damaged Improvement shall be repaired or reconstructed and the proposed special assessment shall

be levied only upon the affirmative vote of Voting Members representing at least three-fourths (3/4) of the votes cast.

(4) If the Voting Members do not vote to repair or reconstruct the Damaged Improvement at the meeting provided for in (1) above, then the Managers may, at its or their discretion, call another meeting or meetings of the Owners to reconsider the question of whether or not the Damaged Improvement shall be repaired or reconstructed.

(5) If the Voting Members do not vote to repair or reconstruct the Damaged Improvement under subsection (4) above, then the Managers may, with the consent of Owners representing 75% of the Homes in the damaged building and First Mortgagees representing 75% of the Homes (by number) subject to Mortgages in the building, amend this Declaration to withdraw the building which includes the Damaged Improvement from the terms hereof (except as provided below). The payment of just compensation, or the allocation of any insurance or other proceeds to any withdrawing or remaining Owner shall be made to such Owner and his First Mortgagee, as their interests may appear, on an equitable basis, determined by the Managers. From and after the effective date of the amendment referred to above in this paragraph, the Owner of a Home located in the building which is withdrawn shall have no responsibility for the payment of assessments which would have been payable with respect to the Dwelling Unit if the amendment had not been Recorded; provided, that, the Dwelling Unit shall continue to be subject to the provisions of Section 3.07 hereof and upon issuance of an occupancy permit for a residential unit constructed on a Dwelling Unit removed from the terms hereof as provided above, the Dwelling Unit shall thereupon be subject to the terms hereof.

(c) If the Damaged Improvement is repaired or reconstructed, it shall be done in a workmanlike manner and the Damaged Improvement, as repaired or reconstructed, shall be substantially similar in design and construction to the improvements on the Premises as they existed prior to the damage, with any variations or modifications required to comply with applicable law.

(d) If the Damaged Improvement is not repaired or reconstructed, then the damaged portion of the building shall be razed, or secured and otherwise maintained in conformance with the rules or standards adopted from time to time by the Managers. Any reconstruction of the building shall be subject to the provisions of Section 3.07.

4.07 CONDEMNATION: In the case of a taking or condemnation by competent authority of any part of the Common Area (which is not part of a Dwelling Unit), the proceeds awarded in such condemnation shall be paid to the Association and such proceeds, together with any Capital Reserve being held for such part of the Common Area, shall, in the discretion of the Managers, either (i) be applied to pay the Common Expenses, (ii) be distributed to the Owners and their respective First Mortgagees, as their interests may appear, in equal shares, or (iii) be used to acquire additional real estate to be used and maintained for the mutual benefit of all Owners, as Common Area under this Declaration. Any acquisition by the Association pursuant to this Section of real estate which shall become Common Area hereunder shall not become effective unless and until a supplement to this Declaration, which refers to this Section and

legally describes the real estate affected, is executed by a majority of the Managers of the Association and Recorded.

4.08 INSURANCE DEDUCTIBLES: The Managers may in its or their sole discretion, in the case of a claim for damage to any property to be insured by the Association pursuant to Section 4.01, (i) pay any deductible amounts as a Common Expense or from a separate line item established for deductibles in the Capital Reserve (defined in Section 6.06 below), (ii) after notice and an opportunity for a hearing, assess the deductible amount against the Owners who caused the damage or from whose Home the damage or cause of loss originated, or (iii) require the Owners of the Homes affected to pay the deductible amount. Any deductible amounts assessed to an Owner pursuant to this Section shall be a Charge hereunder.

ARTICLE FIVE
The Association

5.01 IN GENERAL: Declarant shall cause the Association to be organized as a limited liability company under the laws of the State of Illinois. The Association shall be the governing body for all of the Owners for the administration and operation of the Common Area and for the maintenance repair and replacement of the Common Area and certain portions of the Home Exteriors as provided herein.

5.02 MEMBERSHIP: Each Owner shall be a member of the Association. There shall be one membership per Dwelling Unit. There shall be two classes of membership. The Declarant shall be the "Class B Member" with respect to each Dwelling Unit which it owns from time to time. Each owner other than the Declarant shall be a "Class A Member" with respect to each Dwelling Unit the Owner Owns. Membership shall be appurtenant to and may not be separated from ownership of a Dwelling Unit. Ownership of a Dwelling Unit shall be the sole qualification for membership. The purchasing Owner shall give to the Association written notice of the change of ownership of a Dwelling Unit within ten (10) days after such change

5.03 VOTING MEMBERS: Subject to the provisions of Section 9.05, voting rights of the members of the Association shall be vested exclusively in the Voting Members. One individual shall be designated as the "Voting Member" for each Dwelling Unit. The Voting Member or his proxy shall be the individual who shall be entitled to vote at meetings of the Owners. If the Dwelling Unit is owned by one individual, that individual shall be the Voting Member. If the Record ownership of a Dwelling Unit shall be in more than one person, or if an Owner is a trustee, corporation, partnership or other legal entity, then the Voting Member for the Dwelling Unit shall be designated by such Owner or Owners in writing to the Managers and if in the case of multiple individual Owners no designation is given, then the Managers at its or their election may recognize an individual Owner of the Dwelling Unit as the Voting Member for such Dwelling Unit.

5.04 MANAGERS: Prior to the Turnover Date, the Managers shall be the Declarant, or one or more entities or persons designated by the Declarant from time to time, who need not be Owners or Voting Members. After the Turnover Date, the Managers shall consist of that number of individuals provided for in the Operating Agreement, each of whom shall be an Owner or Voting Member.

5.05 VOTING RIGHTS: Prior to the Turnover Date, all of the voting rights at each meeting of the Association shall be vested exclusively in the Class B Member, the Declarant, and the Owners (other than Declarant) shall have no voting rights. From and after the Turnover Date, all of the voting rights shall be vested in the Voting Members, and each Voting Member who represents a Dwelling Unit owned by a Class A member shall have one vote for each Dwelling Unit which the Voting Member represents, and the Declarant, as the Class B Member, shall have ten (10) votes for each Dwelling Unit which it owns or each Home which is planned to be built on each Lot (as shown on the Declarant's Development Plan). From and after the Turnover Date any action may be taken by the Voting Members at any meeting at which a quorum is present (as provided in the Operating Agreement) upon an affirmative vote of a majority of the votes represented at such meeting by Voting Members and the Declarant, except as otherwise provided herein or in the Operating Agreement.

5.06 MANAGERS LIABILITY: The Managers of the Association shall not be personally liable to the Association or the Owners for any mistake of judgment or for any other acts or omissions of any nature whatsoever as such Managers except for any acts or omissions found by a court to constitute criminal conduct, gross negligence or actual fraud. The Association shall indemnify and hold harmless the Declarant and each of the Managers, and its or their heirs, executors or administrators, against all contractual and other liabilities to the Association, the Owners or others arising out of contracts made by or other acts of the Managers on behalf of the Owners or the Association or arising out of their status as Managers unless any such contract or act shall have been made criminally, fraudulently or with gross negligence. It is intended that the foregoing indemnification shall include indemnification against all costs and expenses (including, but not limited to, counsel fees, amounts of judgments paid and amounts paid in settlement) actually and reasonably incurred in connection with the defense of any claim, action, suit or proceeding, whether civil, criminal, administrative, or other in which any such Managers may be involved by virtue of such person being or having been such Manager; provided, however, that such indemnity shall not be operative with respect to (i) any matter as to which such person shall have been finally adjudged in such action, suit or proceeding to be liable for criminal conduct, gross negligence or fraud in the performance of his duties as such Manager, or (ii) any matter settled or compromised, unless, in the opinion of independent counsel selected by or in a manner determined by the Managers there is not reasonable ground for such person being adjudged liable for criminal conduct, gross negligence or fraud in the performance of his duties as such Manager.

5.07 MANAGING AGENT: The Declarant (or an entity affiliated with the Declarant) may be engaged by the Association to act as the managing agent for the Association and as managing agent shall be paid a reasonable fee for its services as fixed by a written agreement between the Association and the Declarant (or an entity controlled by the Declarant). Any management agreement entered into by the Association prior to the Turnover Date shall have a term of not more than two years and shall be terminable by the Association without payment of a termination fee on ninety (90) days written notice.

5.08 REPRESENTATION: The Association shall have the power and right to represent the interests of all of the Owners in connection with claims and disputes affecting the Common Area and Home Exteriors. Without limiting the foregoing, the Association shall have the power

after the Turnover Date to settle warranty disputes or other disputes between the Association, the Owners, and the Declarant affecting the construction, use or enjoyment of the Common Area and Home Exteriors and any such settlement shall be final and shall bind all of the Owners.

5.09 DISSOLUTION: To the extent permissible under applicable law, in the event of the dissolution of the Association, any Common Area owned by the Association shall be conveyed to the Owners as tenants in common.

5.10 LITIGATION: No judicial or administrative proceedings shall be commenced or prosecuted by the Association without first holding a special meeting of the members and obtaining the affirmative vote of Voting Members representing at least seventy-five percent (75%) of the Dwelling Units to the commencement and prosecution of the proposed action. This Section shall not apply to (a) actions brought by the Association to enforce the provisions of this Declaration, the Operating Agreement or rules and regulations adopted by the Managers (including, without limitation, an action to recover Charges or to foreclose a lien for unpaid Charges) or actions to enforce the terms of any contract or agreement to which the Association is a party, or (b) counterclaims brought by the Association in proceedings instituted against it.

5.11 CONVERSION / MERGER: Prior to the Turnover Date, the Declarant, or after the Turnover Date, the Managers shall have the right, power and authority to convert the Association from an Illinois Limited Liability Company to an Illinois Not for Profit Corporation ("NFP Conversion"), as permitted under applicable laws of the State of Illinois, as amended from time to time ("IL Law"). In furtherance of the foregoing, a power coupled with an interest is hereby reserved and granted to the Declarant and/or the Managers, as applicable, to make, consent to, and execute such documents as may be required under IL Law on behalf of each Owner and the Association. Each deed, mortgage, trust deed, other evidence of obligation, or other instrument affecting a Dwelling Unit and the acceptance thereof shall be deemed to be a grant and acknowledgment of, and a consent to the reservation of, the power of the Declarant and/or the Managers to make, consent to, and execute the NFP Conversion and take such other actions as the Declarant and/or the Managers deem necessary or appropriate to carry out the intent of the NFP Conversion, including, without limitation, adopting By-Laws for the Association to replace the Operating Agreement.

ARTICLE SIX
Assessments

6.01 PURPOSE OF ASSESSMENTS: The assessments levied by the Association shall be exclusively to administer the affairs of the Association, to pay the Common Expenses, and to accumulate reserves for any such expenses.

6.02 COMMON ASSESSMENT: Each year on or before December 1, the Managers shall adopt and furnish each Owner with a budget for the ensuing calendar year, which shall show the following with reasonable explanations and itemizations:

(a) The estimated Common Expenses;

(b) The estimated amount, if any, to maintain adequate reserves for Common Expenses including, without limitation, amounts to maintain the Capital Reserve;

(c) The estimated net available cash receipts from the operation and use of the Common Area, plus the estimated excess funds, if any, from the current year's assessments;

(d) The amount of the "Common Assessment" payable by the Owners, which is hereby defined as the amount determined in (a) above, plus the amount determined in (b) above, minus the amount determined in (c) above;

(e) That portion of the Common Assessment which shall be payable by the Owner of each Dwelling Unit which is subject to assessment hereunder each month until the next Common Assessment or revised Common Assessment becomes effective, which monthly amount shall be equal to the Common Assessment, divided by the number of Dwelling Units, divided by twelve (12), so that each Owner shall pay equal Common Assessments for each Dwelling Unit owned.

Anything herein to the contrary notwithstanding the provisions of this paragraph shall apply with respect to the period prior to the Turnover Date. Any budget ("Stabilized Budget") prepared by the Managers prior to the Turnover Date shall be based on the assumptions that (i) the Development has been fully constructed as shown on Declarant's Development Plan, and (ii) all proposed Homes have been sold and are occupied. Prior to the Turnover Date, each owner of a Dwelling Unit (other than Declarant) shall pay a Common Assessment equal to the total cash needs, as shown on the Stabilized Budget, divided by the total number of proposed Homes, as shown on the Declarant's Development Plan, divided by 12, so that each Owner (other than Declarant) will pay, with respect to each Dwelling Unit owned, a monthly Common Assessment equal to what such Owner would be paying with respect to the Owner's Dwelling Unit if the Development were fully constructed pursuant to the Declarant's Development Plan and all proposed Homes have been built and are occupied. The Declarant shall not be obligated to pay any Common Assessments to the Association prior to the Turnover Date. However, if with respect to the period commencing on the date of the Recording of this Declaration and ending on the Turnover Date, the amount of Common Assessments billed to Owners (other than Declarant), regardless of whether paid by Owners, plus working capital contributions under Section 6.07 payable by Owners (other than Declarant) less the portions thereof which are to be added to Reserves is less than the Common Expenses actually incurred with respect to such period, then the Declarant shall pay the difference to the Association. From time to time prior to the Turnover Date, the Declarant may (but shall not be obligated to) advance to the Association funds to be used by the Association to pay its expenses ("Advanced Funds"). A final accounting and settlement of the amount, if any, owed by Declarant to the Association shall be made as soon as practicable after the Turnover Date. If, and to the extent that, the final accounting determines that the Advanced Funds, if any, are less than the amount owed by the Declarant to the Association pursuant to this Section, the Declarant shall pay the difference to the Association. If, and to the extent that, the final accounting determines that the Advanced Funds, if any, exceed the amount owed by the Declarant to the Association pursuant to this Section, then the Association shall pay such excess to the Declarant.

6.03 PAYMENT OF COMMON ASSESSMENT: On or before the 1st day of January of the ensuing calendar year, and on the first day of each month thereafter until the effective date of the next annual or revised Common Assessment, each Owner of a Dwelling Unit which is subject to assessment shall pay to the Association, or as the Managers may direct, that portion of the Common Assessment which is payable by each Owner of a Dwelling Unit under Section 6.02. For purposes hereof, a Dwelling Unit shall only be subject to assessment hereunder from and after such time as a temporary, conditional or permanent occupancy certificate has been issued with respect to the Home constructed thereon.

6.04 REVISED ASSESSMENT: If the Common Assessment proves inadequate for any reason (including nonpayment of any Owner's assessment) or proves to exceed funds reasonably needed, then the Managers may increase or decrease the assessment payable under Section 6.02(e) by giving written notice thereof (together with a revised budget and explanation for the adjustment) to each Owner not less than ten (10) days prior to the effective date of the revised assessment.

6.05 SPECIAL ASSESSMENT: After the Turnover Date, the Managers may levy a special assessment as provided in this Section (i) to pay (or build up reserves to pay) expenses other than Common Expenses incurred (or to be incurred) by the Association from time to time for a specific purpose including, without limitation, to make alterations, additions or improvements to the Common Area, or any other property owned or maintained by the Association; or (ii) to cover an unanticipated deficit under the prior year's budget. Any special assessment shall be levied against all of Dwelling Units in equal shares. No special assessment shall be adopted without the affirmative vote of Voting Members representing at least two-thirds (2/3) of the votes cast on the question. The Managers shall serve notice of a special assessment on all Owners by a statement in writing giving the specific purpose and reasons therefor in reasonable detail, and the special assessment shall be payable in such manner and on such terms as shall be fixed by the Managers. Any assessments collected pursuant to this Section (other than those to cover an unanticipated deficit under the prior year's budget) shall be segregated in a special account and used only for the specific purpose set forth in the notice of assessment.

6.06 CAPITAL RESERVE: The Association shall segregate and maintain a special reserve account to be used solely for making capital expenditures in connection with the Common Area and those portions of the Home Exteriors with respect to which the Association is responsible for repair and replacement (the "Capital Reserve"). The Managers shall determine the appropriate level of the Capital Reserve based on a periodic review of the useful life of improvements to the Common Area, the portions of the Home Exteriors for which the Association is responsible and other property owned by the Association and periodic projections of the cost of anticipated major repairs or replacements to the Common Area, the portions of the Home Exteriors for which the Association is responsible and the purchase of other property to be used by the Association in connection with its duties hereunder. The Capital Reserve may be built up by separate or special assessments or out of the Common Assessment as provided in the budget. Special accounts set up for portions of the Capital Reserve to be used to make capital expenditures with respect to the Common Areas, Home Exteriors and other property owned by the Association, shall be held by the Association as agent and trustee for the Owners of Homes with respect to which the Capital Reserve is held and such accounts shall be deemed to have been funded by capital contributions to the Association by the Owners. The budgets which will

be adopted from time to time by the Managers prior to the Turnover Date shall include reserve buildups which the Managers deem to be appropriate based on information available to the Managers, which may include, without limitation, a separate line item for insurance deductibles. Managers elected by the Owners after the Turnover Date may use different approaches from those used by Declarant, as the Managers prior to the Turnover Date for the buildup of reserves or may choose not to provide for the buildup of reserves for certain capital expenditures or deferred maintenance for repairs or replacements of the Common Area, those portions of the Dwelling Units and Home Exteriors for which the Association is responsible for repair and replacement and other property owned by the Association. If the Managers chooses not to provide for the buildup of reserves for a particular anticipated expenditure or if the buildup of reserves that the Managers provide for in the budget does not result in sufficient funds to pay for the expenditure when the expenditure must be made, then (i) neither the Managers nor any of its past or present members shall be liable to the Association or the Owners for failing to provide for sufficient reserves and (ii) the Managers shall have the right and power to either levy a separate or special assessment to raise the funds to pay the expenditure or to borrow funds to pay the expenditure and repay the borrowed funds out of future Common Assessments, separate assessments or special assessments.

6.07 INITIAL CAPITAL CONTRIBUTION: Upon the closing of the sale of each Home by the Declarant to a purchaser for value, the purchasing Owner shall make a capital contribution to the Association in an amount equal to three (3) monthly installments of the then current Common Assessment for that Home and an amount equal to the current annual first and extended coverage insurance premium allocable to the Home, which amounts shall be held and used by the Association for its working capital needs (and not as an advance payment of the Common Assessment). In addition, the purchasing Owner shall pay to the Association the sum of One Hundred Dollars ($100.00), which shall be added to the Capital Reserve.

6.08 PAYMENT OF ASSESSMENTS: Assessments levied by the Association shall be collected from each Owner by the Association and shall be a lien on the Owner's Dwelling Unit and also shall be a personal obligation of the Owner in favor of the Association, all as more fully set forth in Article Seven.

ARTICLE SEVEN
Collection of Charges and Remedies for Breach or Violation

7.01 CREATION OF LIEN AND PERSONAL OBLIGATION: The Declarant hereby covenants, and each Owner of a Dwelling Unit by acceptance of a deed therefor (whether or not it shall be so expressed in any such deed or other conveyance) shall be and is deemed to covenant and hereby agrees to pay to the Association all Charges made with respect to the Owner or the Owner's Dwelling Unit. Each Charge, together with interest thereon and reasonable costs of collection, if any, as hereinafter provided, shall be a continuing lien upon the Dwelling Unit against which such Charge is made and also shall be the personal obligation of the Owner of the Dwelling Unit at the time when the Charge becomes due. The lien or personal obligation created under this Section shall be in favor of and shall be enforceable by the Association.

7.02 COLLECTION OF CHARGES: The Association shall collect from each Owner all Charges payable by such Owner under this Declaration.

7.03 NON-PAYMENT OF CHARGES: Any Charge which is not paid to the Association when due shall be deemed delinquent. Any Charge which is delinquent for fifteen (15) days or more shall bear interest at the rate of eighteen percent (18%) per annum or the maximum rate permitted by law, whichever is less, from the due date to the date when paid. The Association may (i) bring an action against the Owner personally obligated to pay the Charge to recover the Charge (together with interest, costs and reasonable attorney's fees for any such action, which shall be added to the amount of the Charge and included in any judgment rendered in such action), and (ii) enforce and foreclose any lien which it has or which may exist for its benefit. In addition, the Managers may add a reasonable late fee to any installment of an assessment which is not paid within fifteen (15) days of its due date. No Owner may waive or otherwise escape personal liability for the Charges hereunder by nonuse of the Common Area or by abandonment or transfer of his Dwelling Unit.

7.04 LIEN FOR CHARGES SUBORDINATED TO MORTGAGES: The lien for Charges, provided for in Section 7.01, shall be subordinate to the First Mortgagee's mortgage on the Dwelling Unit which was Recorded prior to the date that any such Charge became due. Except as hereinafter provided, the lien for Charges, provided for in Section 7.01, shall not be affected by any sale or transfer of a Dwelling Unit. Where title to a Dwelling Unit is transferred pursuant to a decree of foreclosure of the First Mortgagee's mortgage or by deed or assignment in lieu of foreclosure of the First Mortgagee's mortgage, such transfer of title shall extinguish the lien for unpaid Charges which became due prior to the date of the transfer of title. However, the transferee of the Dwelling Unit shall be personally liable for his share of the Charges with respect to which a lien against his Dwelling Unit has been extinguished pursuant to the preceding sentence where such Charges are reallocated among all the Owners pursuant to a subsequently adopted annual or revised Common Assessment or special assessment, and non-payment thereof shall result in a lien against the transferee's Dwelling Unit, as provided in this Article.

7.05 SELF-HELP BY MANAGERS: In the event of a violation or breach by an Owner of the provisions, covenants or restrictions of the Declaration, the Operating Agreement, or rules or regulations of the Managers, where such violation or breach may be cured or abated by affirmative action, then the Managers, upon not less than ten (10) days' prior written notice to the Owner, shall have the right to enter upon that part of the Premises where the violation or breach exists to remove or rectify the violation or breach; provided, that, if the violation or breach exists within a Home, judicial proceedings must be instituted before any items of construction can be altered or demolished.

7.06 OTHER REMEDIES OF THE MANAGERS: In addition to or in conjunction with the remedies set forth above, to enforce any of the provisions contained in this Declaration or any rules and regulations adopted hereunder the Managers may levy a fine or the Managers may bring an action at law or in equity in the name of the Association against any person or persons violating or attempting to violate any such provision, either to restrain such violation, require performance thereof, to recover sums due or payable (including fines) or to recover damages, and against the Dwelling Unit to enforce any lien created hereunder; and failure by the

Association to enforce any provision shall in no event be deemed a waiver of the right to do so thereafter.

7.07 COSTS AND EXPENSES: All costs and expenses incurred by the Managers in connection with any action, proceedings or self-help in connection with exercise of its or their rights and remedies under this Article, including, without limitation, court costs, attorneys' fees and all other fees and expenses, and all damages, liquidated or otherwise, together with interest thereon at the rate of eighteen percent (18%) per annum or the maximum rate permitted by law, whichever is less, until paid, shall be charged to and assessed against the defaulting Owner, and the Association shall have a lien for all the same, upon his Dwelling Unit as provided in Section 7.01.

7.08 ENFORCEMENT BY OWNERS: Enforcement of the provisions contained in this Declaration and the rules and regulations adopted hereunder may be by any proceeding at law or in equity by any aggrieved Owner against any person or persons violating or attempting to violate any such provisions, either to restrain such violation or to recover damages, and against a Dwelling Unit to enforce any lien created hereunder.

7.09 ENFORCEMENT BY DECLARANT: The Declarant is hereby granted the right, but shall not be obligated, to enforce covenants and obligations of the Association or the Owners hereunder. If the Association or one or more Owners fail to comply with any covenants and obligations hereunder, the Declarant shall have the right (but shall not be obligated) to give notice to the Association or the offending Owner or Owners of its, his or their failure to perform its, his or their obligations. If such notice is given and the Association or the offending Owner or Owners do not perform as provided hereunder within thirty (30) days after the giving of such notice, then the Declarant may (but shall not be obligated to) enter upon the Premises and perform any and all work which it deems necessary and appropriate, either directly or through contractors engaged by the Declarant. The Association or the offending Owner or Owners shall, upon demand, reimburse the Declarant for the reasonable cost of such work, plus interest, at the rate of two percent (2%) above the "prime rate" of interest as published from time to time in the Wall Street Journal, from the date incurred and paid by the Declarant through the date the Declarant is reimbursed for such cost, and if payment is not made within thirty (30) days after demand, then the amount due, plus reasonable costs of collection, including reasonable attorneys' fees, shall become a lien on the property of the offending Owner or Owners or, in the case of the Association, the property of the Association, effective as of the date on which such work was completed; provided, however, that such lien shall be subordinate to the lien of any first mortgage on a Lot Recorded prior to the date on which any such cost becomes a lien against the Lot as provided above. Any amount payable by the Association to the Declaration pursuant to this Section 7.09 may, at the Declarant's sole option, be subtracted from any amount payable by the Declarant to the Association under Section 6.02.

7.10 ENFORCEMENT BY MUNICIPALITY: The Municipality is hereby granted the right, but shall not be obligated, to enforce the covenants and obligations of the Association and each Owner hereunder. Without limiting the foregoing, in the event that the Association fails to perform any maintenance or repair work required to be performed by the Association hereunder and such failure continues for more than ten (10) days after the Municipality delivers written notice thereof to the Association, the Municipality shall have the right, but not the obligation, to

enter upon the Premises to perform any such maintenance and/or repair work. In the event the Municipality elects to perform maintenance or repair work as provided in the preceding sentence, the Association shall, upon demand, reimburse the Municipality for the costs and expenses incurred by the Municipality in the performance of such maintenance and/or repair work, including compensation for staff time and the use of equipment owned by the Municipality, as well as materials, outside services and attorney's fees, all as applicable. In the event the Association fails to pay the amount due to the Municipality within thirty (30) days after demand, the Municipality shall have the right to levy an assessment on each Lot for the costs and expenses incurred by it in the performance of such maintenance and/or repair work, to the same extent and as fully as the Association has the right and power to do so pursuant the provisions of this Declaration, and such amount due shall become a lien against each Lot effective as of the date on which such work was completed; provided, however, that such lien shall be subordinate to the lien of any first mortgage on a Lot Recorded prior to the date on which any such cost becomes a lien against the Lot as provided above. Should any Owner fail to timely pay to the Municipality the Owner's portion of any assessment levied pursuant to this paragraph, the Municipality shall have all rights, powers, privileges and remedies granted to the Association by this Declaration, and any other remedies provided by law.

ARTICLE EIGHT
Use Restrictions

8.01 INDUSTRY/SIGNS: No industry, business, trade, occupation or profession of any kind shall be conducted, maintained or permitted on any part of the Common Area nor shall any "For Sale" or "For Rent" signs or any other advertising be maintained or permitted on any part of the Common Area or any Home Exterior, except as permitted by the Managers or as permitted under Article Nine.

8.02 UNSIGHTLY USES: No clothes, sheets, blankets, laundry of any kind or other articles shall be hung out on any portion of any Home Exterior or the Common Area. The Premises shall be kept free and clear of all rubbish, debris and other unsightly materials and no waste shall be committed thereon. The Managers shall have the right to adopt reasonable rules and regulations concerning window treatment or other decorating within a Home which is visible from outside the Home.

8.03 SATELLITE DISHES/ANTENNAE: Subject to applicable federal, state and local regulations, laws and ordinances, no television antenna, radio receiver or transmitter or other similar device shall be attached to or installed on any portion of any Home Exterior or the Common Area without the prior written approval of the Managers.

8.04 RESIDENTIAL USE ONLY:

(a) Except as provided in Article Nine or in subsections (b) and (c) of this Section, each Home shall be used only as a residence and no industrial business, trade, occupation or profession of any kind shall be conducted, maintained or permitted on any part of the Premises.

(b) No Resident shall be precluded with respect to his Home, from (i) maintaining a personal professional library, (ii) keeping his personal business records or accounts therein, or (iii) handling his personal business or professional calls or correspondence therefrom.

(c) To the extent permitted under applicable laws and ordinances, a Resident may conduct an in-home business in a Home.

8.05 PARKING:

(a) There shall be no parking in the drive aisles which serve the homes.

(b) Unless expressly permitted by the Managers, no boat, truck (other than a pickup truck which is used as a personal vehicle), recreational vehicle, trailer, commercial vehicle or other similar vehicle shall be parked or stored on any portion of the Premises (other than a garage which is part of a Home). Except for emergencies, no repairs or maintenance work shall be performed on any vehicle on the Premises (other than within a garage).

(c) The parking of vehicles on the Premises shall be subject to rules and regulations adopted by the Managers from time to time, which rules and regulations may provide for the removal of any violating vehicles at the vehicle owner's expense or for the imposition of a fine for a violation of the rules and regulations.

8.06 OBSTRUCTIONS: Except as permitted under Section 9.03 there shall be no obstruction of the Common Area, and nothing shall be stored in the Common Area without the prior written consent of the Managers.

8.07 PETS: No animal of any kind shall be raised, bred or kept in the Common Area. The Managers may from time to time adopt rules and regulations governing the (a) keeping of pets in the Home, which may include prohibiting certain species of pets from being kept in the Home, and (b) use of the Common Area by pets, including, without limitation, rules and regulations which require an Owner to clean up after his pet. Any pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the Premises upon three (3) days written notice from the Managers to the Owner of the Home containing such pet and the decision of the Managers shall be final.

8.08 NO NUISANCE: No noxious or offensive activity shall be carried on in the Premises nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the Residents.

8.09 STRUCTURAL IMPAIRMENT: Nothing shall be done in, on or to any part of the Premises which would impair the structural integrity of any Home located thereon.

8.10 WATERING: The Managers may adopt rules and regulations governing the watering of grass, shrubs, trees and other foliage on the Common Areas. Without limiting the foregoing, the Managers may require the Owner of a particular Dwelling Unit to be responsible for watering specific portions of the Common Area as designated from time to time by the Managers.

8.11 BALCONIES / GRILLS: The use and placement of grills and other seasonal items on balconies shall be subject to applicable ordinances of the Municipality and rules and regulations adopted by the Managers from time to time. Without limiting the foregoing, the use of charcoal grills on balconies is prohibited.

8.12 USE AFFECTING INSURANCE: Nothing shall be done or kept in any Home or on the Common Areas which will increase the rate of insurance on the Premises, without prior written consent of the Managers. No Owner shall permit anything to be done or kept in his Home on the Common Areas which will result in the cancellation of insurance on the Premises or which would be in violation of any law.

8.13 GARBAGE/REFUSE: All garbage and refuse shall be deposited in such areas and in such receptacles as shall be designated from time to time by the Managers or the Municipality. Without limiting the foregoing garbage bins shall be stored in the garage of a Home except during the evening on the day prior to the day that garbage is collected and during the day on which garbage is collected.

8.14 RECREATIONAL EQUIPMENT AND FACILITIES: No swing set, basketball hoop, playground equipment or other temporary or permanent recreational equipment or facilities shall be permitted on any portion of the Premises, unless otherwise approved, in writing, by the Managers, in their sole discretion.

ARTICLE NINE
Declarant's Reserved Rights and Special Provisions Covering Development Period

9.01 IN GENERAL: In addition to any rights or powers reserved to the Declarant under the provisions of this Declaration or the Operating Agreement, the Declarant shall have the rights and powers set forth in this Article. Anything in this Declaration or the Operating Agreement to the contrary notwithstanding, the provisions set forth in this Article shall govern. Except as otherwise provided in this Article, the rights reserved to the Declarant in this Article shall terminate one (1) year from such time as the Declarant is no longer vested with or in control of title to any portion of the Development Area ("Declarant Rights Period").

9.02 PROMOTION OF PROJECT: The Declarant shall have the right and power, within its sole discretion, to (i) construct such temporary or permanent improvements, or to do such acts or other things in, on, or to the Premises as the Declarant may, from time to time, determine to be necessary or advisable, (ii) construct and maintain model homes, sales or leasing offices, parking areas, advertising signs, lighting and banners, or other promotional facilities at such locations and in such forms as the Declarant may deem advisable and to use such model homes (including model homes which are sold and leased back to the Declarant), sales or leasing offices or other facilities for the purpose of selling or leasing Homes on the Development Area or at other properties in the general location of the Development Area which are being offered for sale by the Declarant or any of its affiliates, without the payment of any fee or charge whatsoever to the Association. Declarant, its agents, prospective purchasers and tenants, shall have the right of ingress, egress and parking in and through, and the right to use and enjoy the Common Area,

at any and all reasonable times without fee or charge. The Declarant shall have the right and power to lease any Home owned by it to any person or entity which it deems appropriate in its sole discretion and it need not comply with the provisions of Section 2.15.

9.03 CONSTRUCTION ON PREMISES: In connection with the construction of improvements to any part of the Premises, the Declarant, its agents and contractors, shall have the right, at the Declarant's own expense, (but shall not be obligated) to make such alterations, additions or improvements to any part of the Premises including, without limitation, the construction, reconstruction or alteration of any temporary or permanent improvements to any structure which shall contain Homes or the Common Area which the Declarant deems, in its sole discretion, to be necessary or advisable, and the landscaping, sodding or planting and replanting of any unimproved portions of the Premises. In connection with the rights provided in the preceding sentence, the Declarant, its agents and contractors, shall have the right of ingress, egress and parking on the Premises and the right to store dirt, construction equipment and materials on the Premises without the payment of any fee or charge whatsoever.

9.04 GRANT OF EASEMENTS AND DEDICATIONS: Declarant shall have the right to dedicate portions of the Common Area to the County, Municipality or other governmental authority which has jurisdiction over such portions. Declarant shall also have the right to reserve or grant easements over the Common Area to any governmental authority, public utility or private utility for the installation and maintenance of electrical and telephone conduit and lines, gas, sewer, water lines and cable television, or any other utility services serving any Dwelling Unit.

9.05 DECLARANT CONTROL OF ASSOCIATION: Prior to the Turnover Date, the Managers shall be the Declarant, or one or more entities or persons designated by the Declarant from time to time who need not be Owners or Voting Members. Initially the Declarant shall be the sole Manager. The rights and powers of the Declarant to manage the affairs of the Association, or designate the Managers of the Association shall terminate on the first to occur of (i) such time as Declarant no longer holds or controls title to any portion of the Development Area, (ii) the giving of written notice by Declarant to the Association of Declarant's election to terminate such rights, (iii) ten (10) years from the date of Recording hereof, or (iv) such other date as prescribed by statute. The date on which the Declarant's rights under this Section shall terminate shall be referred to as the "Turnover Date". From and after the Turnover Date, the Managers shall be constituted and elected as provided in the Operating Agreement. Prior to the Turnover Date, all of the voting rights at each meeting of the Owners shall be vested exclusively in the Declarant and the Owners shall have no voting rights.

9.06 OTHER RIGHTS: The Declarant shall have the right and power to execute all documents and do all other acts and things affecting the Premises which, in Declarant's opinion, are necessary or desirable in connection with the rights of Declarant under this Declaration.

9.07 ASSIGNMENT BY DECLARANT: Any and all rights which are specified in this Declaration to be rights of the Declarant are mortgageable, pledgeable, assignable or transferable. Any successor to, or assignee of, the rights of the Declarant hereunder (whether as the result of voluntary assignment, foreclosure, assignment in lieu of foreclosure, or otherwise) shall hold or be entitled to exercise the rights of Declarant hereunder as fully as if named as such

party herein. No such successor assignee of the rights of Declarant hereunder shall have or incur any liability for the acts of any other party which previously exercised or subsequently shall exercise such rights.

9.08 ARCHITECTURAL CONTROLS: Prior to such time as the Declarant no longer holds or controls title to any portion of the Development Area, no additions, alterations or improvements (including, without limitation, changes in the exterior color of a Home or construction or installation of a shed, outbuilding, deck, patio, terrace, antennae, satellite dish or similar changes) shall be made to the exterior of any Home or any part of the Home which is visible from outside the Home by an Owner without the prior written consent of the Declarant. If an addition, alteration or improvement which requires Declarant approval hereunder is made to a Home without the prior written consent of the Declarant, then the Declarant may seek injunctive relief to cause the Owner to cease construction of and/or remove the addition, alteration or improvement. Declarant's decision to approve or disapprove an alteration, addition or improvement in one instance shall not in any way create or establish a precedent for how the Declarant must respond to a request for an alteration, addition or improvement subsequently made, it being understood that circumstances, situations and standards may change and the Declarant reserves the right and power to grant or deny requests as Declarant believes are appropriate in Declarant's sole and absolute discretion.

9.09 MATTERS AFFECTING COMMON AREA: During the Declarant Rights Period, the Association shall not cause or permit a lien or encumbrance to be placed or imposed on any portion of any of the Common Area legally described in Section II.B. of Exhibit B attached hereto (each a "Common Area Lot") without the prior written consent of the Declarant. Any such lien or encumbrance placed or imposed on any portion of any Common Area Lot without Declarant's consent shall be null and void. In order to reflect or conform to a change in the Declarant's plan for the development, any time prior to the end of the Declarant Rights Period, the Declarant shall have the right and power to (i) Record a Special Amendment pursuant to Section 10.01(vi) to withdraw and remove any portion or portions of a Common Area Lot from the Common Area, and (ii) require the Association to convey such portion or portions of the Common Area Lot or Common Area Lots which are so withdrawn and removed from the Common Area to Declarant or its nominee, free and clear of any liens or encumbrances other than those created by or consented to by the Declarant pursuant to this Section.

ARTICLE TEN
Amendments

10.01 SPECIAL AMENDMENTS: Anything herein to the contrary notwithstanding, Declarant reserves the right and power to Record a special amendment ("Special Amendment") to this Declaration at any time and from time to time which amends this Declaration (i) to comply with requirements of the Fannie Mae, the Government National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Veteran's Administration, or any other governmental agency or any other public, quasi-public or private entity which performs (or may in the future perform) functions similar to those currently performed by such entities, (ii) to induce any of such agencies or entities to make, purchase, sell, insure, guarantee or otherwise deal with first mortgages covering Dwelling Units, (iii) to correct omissions, errors, ambiguities or inconsistencies in the Declaration or any Exhibit, (iv) to bring the Declaration into compliance

with applicable laws, ordinances or governmental regulations and/or agreements with the Municipality, (v) to amend Exhibit A to include additional real estate, (vi) to reflect a change in the Declarant's Development Plan, and/or (vii) to amend Exhibit B to withdraw and remove all, or any portion, of the Common Area Lots (as defined in Section 9.08), which upon the Recording hereof or in a Supplemental Declaration were designated as part of the Common Area, from the terms of the Declaration so that the portion or portions so withdrawn and removed shall no longer be Common Area hereunder. In furtherance of the foregoing, a power coupled with an interest is hereby reserved and granted to the Declarant to make or consent to a Special Amendment on behalf of each Owner. Each deed, mortgage, trust deed, other evidence of obligation, or other instrument affecting a Dwelling Unit and the acceptance thereof shall be deemed to be a grant and acknowledgment of, and a consent to the reservation of, the power to the Declarant to make, execute and Record Special Amendments. The right and power of the Declarant to record a Special Amendment hereunder shall terminate five (5) years after such time as Declarant no longer holds or controls title to a portion of the Development Area.

10.02 AMENDMENT: Subject to Section 10.01 and Article Eleven, the provisions of this Declaration may be amended, abolished, modified, enlarged, or otherwise changed in whole or in part by the affirmative vote of Voting Members representing at least Seventy-Five percent of the total votes or by an instrument consented to, in writing, executed by Owners of at least Seventy-Five Percent (75%) of the Dwelling Units; except, that (i) the provisions of this Section 10.02 may be amended only by an instrument executed by all of the Owners and all First Mortgagees, (ii) until such time as the rights and powers of the Declarant under Article Nine terminate, the provisions of Article Nine, Article Fourteen or any provisions of this Declaration relating to the rights and powers of the Declarant may only be amended with the written consent of the Declarant, (iii) no amendment which affects the rights of the Municipality shall be effective unless the Municipality has given its prior written consent thereto, and (iv) any amendment which would result in a violation of the requirements of the Municipality's Subdivision Code shall not be effective. No amendment which removes Premises from the provisions of this Declaration shall be effective if as a result of such removal, an Owner of a Dwelling Unit shall no longer have the legal access to a public way from his Dwelling Unit. No amendment shall become effective until properly Recorded.

ARTICLE ELEVEN
First Mortgagees Rights

11.01 NOTICE TO FIRST MORTGAGEES: Upon the specific, written request of First Mortgagee or the insurer or guarantor of a First Mortgagee's mortgage, such party shall receive some or all of the following:

(a) Copies of budgets, notices of assessment, or any other notices or statements provided under this Declaration by the Association to the Owner of the Dwelling Unit covered by the First Mortgagee's mortgage;

(b) Any audited or unaudited financial statements of the Association which are prepared for the Association and distributed to the Owners; provided, that, if an audited statement is not available, then upon the written request of the holder, insurer or guarantor of a Mortgage, the Association shall permit such party to have an audited

statement for the preceding fiscal year of the Association prepared at such party's expense;

(c) Copies of notices of meetings of the Owners;

(d) Notice of any proposed action that requires the consent of a specified percentage of Eligible First Mortgagees;

(e) Notice of any substantial damage to any part of the Common Area or the Dwelling Unit subject to the First Mortgagee's mortgage;

(f) Notice of the commencement of any condemnation or eminent domain proceedings with respect to any part of the Common Area or the Dwelling Unit subject to the First Mortgagee's mortgage;

(g) Notice of any default by the Owner of the Dwelling Unit which is subject to the First Mortgagee's mortgage under this Declaration, the Operating Agreement or the rules and regulations of the Association which is not cured within 30 days of the date of the default;

(h) The right to examine the books and records of the Association at any reasonable times;

(i) In the case of a First Mortgagee, the right to be listed on the records of the Association as an "Eligible First Mortgagee" for purpose of Section 11.02 below; and

(j) A lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Association.

The request of any such party shall specify which of the above it desires to receive and shall indicate the address to which any notices or documents shall be sent by the Association.

11.02 CONSENT OF FIRST MORTGAGEES:

(a) In addition to any requirements or prerequisites provided for elsewhere in this Declaration, the consent of First Mortgagees holding, in the aggregate, the first mortgages on at least two-thirds (2/3) of the Dwelling Units (by number) which are subject to first mortgages held by First Mortgagees which specifically request to be treated as "Eligible First Mortgagees" under Section 11.01(i) above will be required for the Association to do or permit to be done any of the following:

(1) Adoption of an amendment to this Declaration which (i) changes Article Six or otherwise changes the method of determining the Common Assessments or other Charges which may be levied against an Owner; (ii) changes Section 7.04 or Article Ten, (iii) changes this Article Eleven, Article Twelve or any other provision of this Declaration or by Operating Agreement which specifically grants rights to First Mortgagees, (iv) materially changes insurance and fidelity bond requirements, (v)

changes voting rights, or (vi) imposes a right of first refusal or similar restriction on the right of an Owner to sell, transfer or otherwise convey his Dwelling Unit;

(2) The withdrawal of the Premises from the provisions of this Declaration; provided, that, such consent of Eligible First Mortgagees will not be required with respect to any action under (1) above which occurs as a result of any action taken pursuant to Article Twelve.

(b) Whenever required, the consent of an Eligible First Mortgagee shall be deemed granted unless the party seeking the consent is advised to the contrary, in writing, by the Eligible First Mortgagee within sixty (60) days after making the request for consent.

11.03 INSURANCE PROCEEDS/CONDEMNATION AWARDS: In the event of (i) any distribution of any insurance proceeds hereunder as a result of damage to, or destruction of, any part of the Premises or (ii) any distribution of the proceeds of any award or settlement as a result of condemnation or eminent domain proceedings with respect to any part of the Common Area, any such distribution shall be made to the Owners and their respective First Mortgagees, as their interests may appear, and no Owner or other party shall be entitled to priority over the First Mortgagee of a Dwelling Unit with respect to any such distribution to or with respect to such Dwelling Unit; provided, that, nothing in this Section shall be construed to deny to the Association the right (i) to apply insurance proceeds to repair or replace damaged improvements or (ii) to apply proceeds of any award or settlement as a result of eminent domain proceedings as provided in Article Four.

ARTICLE TWELVE
Annexing Additional Property

12.01 IN GENERAL: Declarant reserves the right at any time and from time to time prior to ten (10) years from the date of Recording of this Declaration to annex, add and subject additional portions of the Development Area to the provisions of this Declaration as additional Premises by recording a supplement to this Declaration (a "Supplemental Declaration"), as hereinafter provided. Any portion of the Development Area which is subjected to this Declaration by a Supplemental Declaration shall be referred to as "Added Premises"; any portion of any Added Premises which is made part of the Common Area shall be referred to as "Added Common Area"; and any Dwelling Units contained in the Added Premises shall be referred to as "Added Dwelling Units". After the expiration of said ten (10) year period, Declarant may exercise the rights described herein to annex, add and subject additional portions of the Development Area to the provisions of this Declaration, provided that the consent the Owners (by number) of two-thirds (2/3) of all Dwelling Units then subject to this Declaration is first obtained.

12.02 POWER TO AMEND: Declarant hereby retains the right and power to Record a Supplemental Declaration, at any time and from time to time as provided in Section 12.01, which amends or supplements Exhibit B. Exhibit B may only be amended or supplemented pursuant to this Article to add portions of the Development Area to Exhibit B and shall not be amended to reduce or remove any real estate which is described in Exhibit B immediately prior to the Recording of such Supplemental Declaration. A Supplemental Declaration may contain such

additional provisions affecting the use of the Added Premises or the rights and obligations of owners of any part or parts of the Added Premises as the Declarant deems necessary or appropriate.

12.03 EFFECT OF SUPPLEMENTAL DECLARATION: Upon the Recording of a Supplemental Declaration by Declarant which annexes and subjects Added Premises, Added Common Area, or Added Dwelling Units to this Declaration, as provided in this Article, then:

(a) The easements, restrictions, conditions, covenants, reservations, liens, charges, rights, benefits and privileges set forth and described herein shall run with and bind the Added Premises and inure to the benefit of and be binding on any Person having at any time any interest or estate in the Added Premises in the same manner, to the same extent and with the same force and effect that this Declaration applies to the Premises, and Persons having an interest or estate in the Premises, subjected to this Declaration prior to the date of the Recording of the Supplemental Declaration;

(b) Every Owner of an Added Dwelling Unit shall be a member of the Association on the same terms and subject to the same qualifications and limitations as those members who are Owners of Dwelling Units immediately prior to the Recording of such Supplemental Declaration;

(c) In all other respects, all of the provisions of this Declaration shall include and apply to the Added Premises (including the Added Common Area or the Added Dwelling Units, if any) made subject to this Declaration by any such Supplemental Declaration and the Owners, First Mortgagees, and lessees thereof, with equal meaning and of like force and effect and the same as if such Added Premises were subjected to this Declaration at the time of the Recording hereof;

(d) The Recording of each Supplemental Declaration shall not alter the amount of the lien for any Charges made to a Dwelling Unit or its Owner prior to such Recording;

(e) The Declarant shall have and enjoy with respect to the Added Premises all rights, powers and easements reserved by the Declarant in this Declaration, plus any additional rights, powers and easements set forth in the Supplemental Declaration; and

(f) Each Owner of an Added Dwelling Unit which is subject to assessment hereunder shall be responsible for the payment of the Common Assessment pursuant to Section 6.02(e) or Section 6.08, but shall not be responsible for the payment of any special assessment which was levied prior to the time that the Added Dwelling Unit became subject to assessment hereunder.

ARTICLE THIRTEEN
Party Walls

13.01 PARTY WALL: Every wall, including the foundations therefor, which is built as a part of the original construction of a building and placed on the boundary line between separate Homes shall constitute and be a "Party Wall", and the Owner of a Dwelling Unit immediately

adjacent to a Party Wall shall have the obligation and be entitled to the rights and privileges of these covenants and, to the extent not inconsistent herewith, the general rules of law regarding party walls.

13.02 RIGHTS IN PARTY WALL: Each Owner of a Dwelling Unit, which is adjacent to a Party Wall, shall have the right to use the Party Wall for support of the structure originally constructed thereon and all replacements thereof and shall have the right to keep, maintain, repair and replace therein all pipes, conduit, and ducts originally located therein and all replacements thereof.

13.03 DAMAGE TO PARTY WALL:

(a) If any Party Wall is damaged or destroyed through the act or acts of any Owner of a Dwelling Unit which is adjacent to such Party Wall, or his agents, servants, tenants, guests, invitees, licensees, or members of his family, whether such act is willful, negligent or accidental, such Owner shall, with prior notice to the Association and the Owner of the other adjoining Dwelling Unit, forthwith proceed to rebuild or repair the same to as good a condition as in which such Party Wall existed prior to such damage or destruction without costs therefor to the Owner of the other adjoining Dwelling Unit.

(b) Any Party Wall damaged or destroyed by some act or event other than one caused by the Owner of a Dwelling Unit which is adjacent to such Party Wall, or his agents, servants, tenants, guests, invitees, licensees, or members of his family, shall be rebuilt or repaired by the Owners of the adjacent Dwelling Units to as good a condition as in which such Party Wall existed prior to such damage or destruction at joint and equal expense of such Owners, and as promptly as is reasonably possible; provided that the cost of repairing or replacing any portion thereof which is part of a Home Exterior with respect to which the Association is responsible for furnishing maintenance, repairs or replacements hereunder shall be paid by the Association as a Common Expense to the extent not covered by insurance.

(c) In the event that any Owner shall fail, within a reasonable time after the occurrence of damage or destruction referred to in this Section, to perform the necessary repair or rebuilding, then, the Managers may cause such repairs or rebuilding to be performed in the manner as provided in this Section and the cost thereof shall be charged to such Owner as his personal obligation and shall be a continuing lien on the Owner's Dwelling Unit.

13.04 CHANGE IN PARTY WALL: Any Owner of a Dwelling Unit who proposes to modify, rebuild, repair or make additions to any structure upon his Dwelling Unit in any manner which requires the extension, alteration or modification of any Party Wall shall first obtain the written consent thereto, as to said Party Wall, of the Owner of the other adjacent Dwelling Unit and the Managers, in addition to meeting any other requirements which may apply including, without limitation, those of the Municipality. In the event that a Party Wall is altered, regardless of whether all required consents have been obtained, any express or implied warranties made by the Declarant or the Original Declarant concerning the structural integrity of the Party Wall or either of the Homes adjacent to the Party Wall shall be null and void and the Owner who alters the Party Wall shall be responsible for any and all damage caused to either of the adjacent Homes or improvements thereto.

13.05 ARBITRATION: In the event of a disagreement between Owners of Dwelling Units adjoining a Party Wall with respect to their respective rights or obligations as to such Party Wall, upon the written request of either of said Owners to the other the matter shall be submitted to the Managers and the decision of the Managers shall be final and binding.

ARTICLE FOURTEEN
Miscellaneous

14.01 NOTICES: Any notice required to be sent to any Owner under the provisions of this Declaration or the Operating Agreement shall be deemed to have been properly sent if (i) mailed, postage prepaid, to his or its last known address as it appears on the records of the Association at the time of such mailing, (ii) transmitted by facsimile or e-mail to his or its facsimile number or e-mail address as either appears on the records of the Association at the time of such transmittal, or (iii) when personally delivered to his or its Home. The date of mailing, or the date of transmission if the notice is sent by facsimile or e-mail, shall be deemed the date of service.

14.02 CAPTIONS: The Article and Section headings are intended for convenience only and shall not be construed with any substantive effect in this Declaration. In the event of any conflict between statements made in recitals to this Declaration and the provisions contained in the body of this Declaration, the provisions in the body of this Declaration shall govern.

14.03 SEVERABILITY: Invalidation of all or any portion of any of the easements, restrictions, covenants, conditions, or reservations, by legislation, judgment or court order shall in no way affect any other provisions of this Declaration which shall, and all other provisions, remain in full force and effect.

14.04 PERPETUITIES AND OTHER INVALIDITY: If any of the options, privileges, covenants or rights created by this Declaration would otherwise be unlawful or void for violation of (a) the rule against perpetuities or some analogous statutory provision, (b) the rule restricting restraints on alienation, or (c) any other statutory or common law rules imposing time limits, then such provisions shall continue only until twenty-one (21) years after the death of the survivor of the now living lawful descendants of the President of the United States at the time this Declaration is Recorded.

14.05 TITLE HOLDING LAND TRUST: In the event title to any Dwelling Unit is held by a title holding trust, under the terms of which all powers of management, operation and control of the Dwelling Unit remain vested in the trust beneficiary or beneficiaries, then the beneficiaries thereunder from time to time shall be responsible for payment of all Charges and for the performance of all agreements, covenants and undertakings chargeable or created under this Declaration against such Dwelling Unit. No claim shall be made against any such title holding trustee personally for payment of any lien or obligation hereunder created and the trustee shall not be obligated to sequester funds or trust property to apply in whole or in part against such lien or obligation. The amount of such lien or obligation shall continue to be a charge or lien upon the Dwelling Unit and the beneficiaries of such trust notwithstanding any transfers of the beneficial interest of any such trust or any transfers of title to such Dwelling Unit.

14.06 WAIVER OF IMPLIED WARRANTY OF HABITABILITY AND OTHER WARRANTIES: Illinois courts have held that every contract for the construction of a new home in Illinois carries with it a warranty that when completed, the home will be free of defects and will be fit for its intended use as a home. The courts have also held that this "Implied Warranty of Habitability" does not have to be in writing to be a part of the contract and that it covers not only structural and mechanical defects such as may be found in the foundation, roof, masonry, heating, electrical and plumbing, but it also covers any defect in workmanship which may not easily be seen by the buyer. However, the courts have also held that a seller-builder and buyer may agree in writing that the Implied Warranty of Habitability is not included as a part of their particular contract. Each buyer of a Home from Declarant agreed in the purchase contract that the Declarant has excluded and disclaimed the Implied Warranty of Habitability and all other implied warranties, whether created judicially, statutorily or by common law, including the implied warranty of fitness for a particular purpose. Such exclusion and disclaimer shall apply to and bind any subsequent Owner of a Home and, accordingly, no Owner of a Home shall have the right to assert a claim against Declarant for a breach of the Implied Warranty of Habitability or any other implied warranty.

[Signature page follows]

Dated: _____, 202_

DECLARANT:

NORTHBROOK ROW LLC, an Illinois limited liability company

By: Lexington Homes L.L.C., an Illinois limited liability company, Manager

By: Lexington Homes Illinois Inc., an Illinois corporation, Manager

By: _____
Jeffrey Benach, Authorized Signatory

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, a Notary Public in and for said County and State, do hereby certify that Jeffrey Benach, authorized signatory for Lexington Homes Illinois Inc., which is the manager of Lexington Homes L.L.C., which is the manager of Northbrook Row LLC, an Illinois limited liability company (the "Company"), appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this ____ day of _____, 202_.

_____
Notary Public

CONSENT OF MORTGAGEE

_____, as holder of a mortgage dated _____, and recorded in the office of the Recorder of Deeds of Cook County, Illinois, on _____, as Document No. _____, with respect to the Premises, hereby consents to the recording of the Declaration to which this Consent is attached and agrees that its mortgage shall be subject to the terms of this Declaration, as supplemented and amended from time to time.

Dated: _____, 202_

_____

By:_____
Its_____

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

The undersigned, a Notary Public in and for said County and State, do hereby certify that _____ the _____of _____ (the "Mortgagee"), appeared before me this day in person and acknowledged that [he][she] signed, sealed and delivered said instrument as [his][her] free and voluntary act, and as the free and voluntary act of the Mortgagee, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this ___ day of _____, 202_.

_____
Notary Public

EXHIBIT A TO
DECLARATION FOR NORTHBROOK ROW

The Development Area

[To be completed prior to recording]

All Lots and Outlots in the Northbrook Row Subdivision, being a subdivision _____, in Cook County, Illinois, pursuant to the plat thereof recorded in Cook County, Illinois, on _____, 202_, as Document _____.

PINs: 04-15-102-002 and 04-15-102-003

EXHIBIT B TO
DECLARATION FOR NORTHBROOK ROW

The Premises

[To be completed prior to recording]

I. Dwelling Units:

A. Townhome Lots:

Lots _____, both inclusive, in Northbrook Row Subdivision, being a subdivision _____, in Cook County, Illinois, pursuant to the plat thereof recorded in Cook County, Illinois, on _____, 202_, as Document _____. (the "Northbrook Row Subdivision").

B. Townhome Parcels:

The following described lots shall be divided into Townhome Parcels as described in Section 1.25 of the Declaration to which this exhibit is attached:

Lots 6 through 10, both inclusive, in Northbrook Row Subdivision.

II. Common Area:

A. All portions of each Dwelling Unit described in Section I. above, outside of the Homes on the Dwelling Unit.

B. Lot 11 in Northbrook Row Subdivision.

EXHIBIT C TO
DECLARATION FOR NORTHBROOK ROW

Operating Agreement

[See attached]

OPERATING AGREEMENT
OF
NORTHBROOK ROW TOWNHOME OWNERS ASSOCIATION, LLC

This Operating Agreement is entered into as of _____, 202_, in Chicago, Illinois, between Northbrook Row Townhome Owners Association, LLC, an Illinois limited liability company (the "Association"), and Northbrook Row LLC, an Illinois limited liability company, its sole Member (sometimes referred to herein as the "Declarant").

A. Articles of Organization for the Association were filed with the Secretary of State of Illinois on _____, 202_; and

B. Declarant desires to set forth the terms and conditions governing the management, operation and affairs of the Association.

THEREFORE, in consideration of the mutual promises contained herein, and for other good and valuable consideration, the sufficiency of which are hereby acknowledged, the parties agree as follows:

ARTICLE I
NAME OF ASSOCIATION

The full legal name of the Association is Northbrook Row Townhome Owners Association, LLC.

ARTICLE II
PURPOSE AND POWERS

2.01 PURPOSES: The purposes of the Association are to act on behalf of its Members collectively, as their governing body, with respect to the preservation, care, maintenance, replacement, improvement, enhancement, operation and administration of both real and personal property, for the promotion of the health, safety and welfare and the common use and enjoyment thereof by Members of the Association. This Operating Agreement is subject to the provisions of the Declaration for Northbrook Row Townhomes ("Declaration") recorded with the Office of the Recorder of Deeds for Cook County, Illinois, as amended or supplemented from time to time. All terms used herein (if not otherwise defined herein) shall have the meanings set forth in the Declaration.

2.02 POWERS: The Association shall have and exercise all powers as are now or may hereafter be granted by the Illinois Limited Liability Company Act (the "Act"), the Declaration and this Operating Agreement.

2.03 TAX STATUS. It is intended that the Association shall be treated as an association taxable as a corporation and, to the extent determined from time to time by the Board (as hereafter defined), shall elect to be treated as a "homeowners association" under Section 528 of the Internal Revenue Code, or any successor provision thereto.

ARTICLE III
OFFICES

3.01 REGISTERED OFFICE: The Association shall have and continuously maintain in the State of Illinois a registered office and a registered agent whose office is identical with such registered office, and may have other offices within or without the State of Illinois as the Board may from time to time determine.

3.02 PRINCIPAL OFFICE: The Association's principal office shall be maintained on the Development Area or at the office of the managing agent employed by the Association, if any.

ARTICLE IV
MEETINGS AND ACTIONS OF MEMBERS

4.01 MEMBERSHIP. The Owner from time to time of each Dwelling Unit shall automatically be a "Member" of the Association. There shall be one membership per Dwelling Unit. There shall be two (2) classes of membership. The Declarant shall be the "Class B Member" with respect to Dwelling Units which it owns from time to time. Each owner other than the Declarant shall be a "Class A Member" with respect to each Dwelling Unit the Owner Owns. Membership shall be appurtenant to and may not be separated from ownership of a Dwelling Unit. Ownership of a Dwelling Unit shall be the sole qualification for membership. A purchasing Owner shall give to the Association written notice of the change of ownership of a Dwelling Unit within ten (10) days after such change.

4.02 VOTING RIGHTS: Prior to the First Meeting (as defined in Section 4.04 below), the voting rights shall be vested exclusively in the Class B Member (the Declarant) and the Owners other than Declarant shall have no voting rights. From and after the First Meeting, all of the voting rights shall be vested in the Voting Members and each Voting Member who represents a Dwelling Unit owned by a Class A Member shall have one vote for each Dwelling Unit which the Voting Member represents, and the Declarant, as the Class B Member, shall have ten (10) votes for each Dwelling Unit which it owns or each Home which is planned to be built on each Lot (as shown on the Declarant's Development Plan). The Voting Members may vote in person or by proxy. All proxies shall be in writing, revocable, valid only for eleven (11) months from the date of execution and filed with the Secretary.

4.03 PLACE OF MEETING; QUORUM: Meetings of the Members shall be held at the principal office of the Association or at such other place in Cook County, Illinois, as may be designated in any notice of a meeting. All meetings shall be conducted in accordance with the rules and provisions set forth in Roberts Rules of Order as from time to time published. Voting Members representing at least twenty percent (20%) of the total votes shall constitute a quorum. However, in the event quorum is not met for a particular meeting, the number of Voting Members required for quorum for any subsequent meeting called for the same purpose shall be reduced by fifty percent (50%) and shall continue to be reduced by fifty percent (50%) until such time as quorum is met and a meeting can be held; provided that quorum shall not be reduced to less than five percent (5%). Unless otherwise expressly provided herein or in the Declaration, any action may be taken at any meeting of the Members at which a quorum is present upon the affirmative vote of a majority of the Voting Members present at such meeting, including any matter which, under the Act, would otherwise require the unanimous consent of the Members.

4.04 ANNUAL MEETINGS: The first meeting of the Members ("First Meeting") shall be held upon not less than twenty-one (21) days' written notice given by the Declarant to the Members. If not called earlier by the Declarant, the First Meeting shall be held no later than thirty (30) days after the Turnover Date. Thereafter, there shall be an annual meeting of the Members ("Annual Meeting") on the anniversary of the First Meeting, or at such other reasonable time or date (not more than thirty (30) days before or after such date) upon not less than twenty-one (21) days written notice given by the Board to the Members.

4.05 SPECIAL MEETINGS: A special meeting of the Members may be called at any time for the purpose of considering matters which, by the terms of the Declaration, require the approval of all or some of the Voting Members or for any other reasonable purpose. A special meeting shall be called by written notice to the Members by Declarant (prior to the First Meeting), a majority of the Board (after the First Meeting), or by twenty percent (20%) of the Voting Members (after the First Meeting), and delivered not less than twenty-one (21) days prior to the date fixed for said meeting. The notices shall specify the date, time, and place of the meeting and the matters to be considered.

4.06 NOTICE OF MEETINGS: Notices of meetings required to be given herein may be delivered either personally, by email to the address on file with the Association, or by using a "prescribed delivery method" (as defined in the Illinois Common Interest Community Association Act) to the Members, addressed to such Member at the address given by such Member to the Board for the purpose of service of such notice or to the Dwelling Unit of the Member, if no address has been given to the Board. A notice of meeting shall include an agenda of business and matters to be acted upon or considered at the meeting.

4.07 NO DUTY OWED BY MEMBERS: Except as otherwise provided herein or in the Declaration, a Member who is not also a Manager (as hereafter defined) owes no duty to the Association or to the other Members solely by reason of being a Member.

4.08 NO SERVICES DUE FROM MEMBERS: No Member shall be required to perform any services for the Association solely by reason of being a Member. No Member shall be entitled to any compensation for any services performed by such Member for the Association unless otherwise determined by the Board.

4.09 INDEMNIFICATION: The Association shall indemnify each Member for all authorized acts performed by such Member in respect of the Association, to the full extent permitted by the Act, but in no event for a Member's material breach of this Operating Agreement, criminal conduct, gross negligence or any fraudulent act committed by the Member.

ARTICLE V
BOARD OF MANAGERS

5.01 IN GENERAL: After the First Meeting, the affairs of the Association shall be vested in the board of managers (the "Board"), which shall consist of three (3) persons (each a "Manager" and, collectively, the "Managers"), or such other number of persons as shall be fixed from time to time by the affirmative vote of not less than fifty percent (50%) of the Voting Members.

5.02 DECLARANT AS MANAGER: Anything herein to the contrary notwithstanding, the Declarant shall be the sole Manager and sole member of the Board until the First Meeting.

5.03 DELIVERY OF DOCUMENTS: Within sixty (60) days of the First Meeting, the Declarant shall deliver to the Board:

(a) Original copies of the Declaration, this Operating Agreement and the Association's Articles of Organization and any other documents filed with the Secretary of State of the State of Illinois.

(b) An accounting of all receipts and expenditures made or received on behalf of the Association by the Declarant.

(c) All Association funds and bank accounts.

(d) A schedule of all personal property, equipment and fixtures belonging to the Association, including documents transferring the property to the Association.

5.04 ELECTION: At the First Meeting, the Voting Members shall elect a full Board to replace the Declarant as the sole Manager. The two (2) candidates receiving the greatest number of votes shall each serve a two-year term and the candidate receiving the next greatest number of votes shall each serve a one- year term. Thereafter, each Manager shall serve a two-year term. Each Manager shall hold office until his term expires or until his successor has been elected and qualified. Managers may succeed themselves in office. In all elections for Managers, each Class A Member shall be entitled to the number of votes equal to the number of Managers to be elected, and the Class B Member shall be entitled to the number of votes equal to the number of Managers to be elected times ten (10). Cumulative voting shall not be permitted for Class A Members, but cumulative voting shall be permitted for the Class B Member.

5.05 BOARD MEETINGS: After the First Meeting, regular meetings of the Board shall be held at such time and place as shall be determined at the Annual Meeting or, from time to time, by a majority of the Board, provided that (i) the Board shall hold its first meeting within thirty (30) days of the First Meeting, and (ii) not less than four (4) Board meetings shall be held during each fiscal year. Notice of regular meetings of the Board shall be given to each Manager, personally or by mail, at least two (2) days prior to the day named for any such meeting and such notice shall state the time and place of such regular meeting and such notice shall be posted conspicuously on the Premises so as to inform the Members of such meetings.

5.06 SPECIAL MEETINGS: After the First Meeting, a special meeting of the Board may be called by the President or at least one-third (l/3) of the Managers then serving.

5.07 WAIVER OF NOTICE: Before or at any meeting of the Board, any Manager may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Manager at any meeting of the Board shall be a waiver of notice by him of the time and place thereof. If all the Managers are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

5.08 QUORUM: A majority of the Managers serving from time to time shall constitute a quorum for the election of officers and for the transaction of business at any meeting of the Board, provided, that if less than a majority of the Managers are present at said meeting, a majority of the Managers present may adjourn the meeting from time to time without further notice. Except as otherwise expressly provided herein or in the Declaration, any action may be taken upon the affirmative vote of a majority of the Managers present at a meeting at which a quorum is present ("Board Action").

5.09 POWERS AND DUTIES OF THE BOARD: The Board shall have all of the powers and duties granted to it or imposed upon it by the Declaration, this Operating Agreement, and the Act, including, without limitation, the following powers and duties:

(a) To engage the services of a managing agent upon such terms and with such authority as the Board may approve;

(b) To provide for the designation, hiring and removal of such employees and such other personnel, including attorneys and accountants, as the Board may, in its discretion, deem necessary or proper;

(c) To provide for any maintenance, repair, alteration, addition, improvement or replacement of the Common Area for which the Association is responsible under the Declaration and this Operating Agreement;

(d) To procure insurance as provided for under the Declaration;

(e) To estimate and provide each Member with an annual budget showing the Common Expenses;

(f) To set, give notice of, and collect from the Members, Common Assessments and other assessments, as provided in the Declaration;

(g) To pay the Common Expenses;

(h) Subject to the provisions of the Declaration, to own, convey, encumber or otherwise deal with any real property conveyed to or purchased by the Association;

(i) To adopt and, from time to time, to amend such reasonable rules and regulations as the Board may deem advisable for the use, enjoyment, administration, management, maintenance, conservation and beautification of the Common Area, and for the health, comfort, safety and general welfare of the Members and Residents. Written notice of any such rules and regulations or amendments thereto shall be given to all Residents affected thereby;

(j) To delegate the exercise of its power to committees appointed pursuant to Article Seven of this Operating Agreement;

(k) To borrow money and pledge the assets of the Association, including the right

to receive future assessments, as collateral for repayment thereof; and

(l) To convey all or substantially all of the Association's assets to, merge with, or convert to, another entity, including a not-for-profit corporation, to the extent permitted by law.

5.10 COMPENSATION/REIMBURSEMENT FOR EXPENSES: Managers shall receive no compensation, except as expressly provided in a resolution duly adopted by not less than 75% of the Voting Members. Upon the presentation of receipts or other appropriate documentation, a Manager shall be reimbursed by the Association for reasonable out-of-pocket expenses incurred in the course of the performance of his or her duties as a Manager.

5.11 REMOVAL OR RESIGNATION OF A MANAGER: Prior to the First Meeting, the Declarant may not be removed as Manager without the Declarant's written consent. After the First Meeting, any Manager may be removed from office, with or without cause, by the affirmative vote of at least two-thirds (2/3) of the Managers then serving at any Annual Meeting or at a special meeting called for such purpose. Any Manager may resign at any time by submitting his written resignation to the Board. If after the First Meeting, a Manager ceases to be a Member or Voting Member, he or she shall be deemed to have resigned as of the date of such cessation. A successor to fill the unexpired term of a Manager who resigns or is removed may be appointed by a majority of the remaining Managers at any regular meeting or a special meeting called for such purpose and any successor so appointed shall serve the balance of his or her predecessor's term.

5.12 NO EXCLUSIVE DUTY: Except as otherwise provided in this Operating Agreement, the Managers shall not be required to manage the Association as their sole and exclusive function and the Managers may have other business interests and engage in other activities in addition to those relating to the Association. Neither the Association nor any Member shall have any right to share or participate in such other investments or activities of the Managers or to the income or proceeds derived therefrom.

5.13 LIMITATION OF LIABILITY: The Managers shall perform the duties of the Manager in good faith, in a manner which the Managers believe to be in the best interests of the Association, and with such care as an ordinarily prudent individual in a like position would use under similar circumstances. See Section 5.06 of the Declaration for provisions concerning limitations on the liability of Managers and other indemnification provisions.

5.14 INDEMNIFICATION: The Association shall indemnify each Manager for all acts performed by the Manager in respect of the Association, to the full extent permitted by the Act, but in no event for fraud, deceit, theft, misappropriation, embezzlement, willful misconduct or gross negligence relating to the Association.

ARTICLE VI
OFFICERS

6.01 OFFICERS: The officers of the Association shall be a President, one or more Vice Presidents, a Secretary, Treasurer, and such assistants to such officers as the Board may deem appropriate and shall hold office at the discretion of the Board. After the First Meeting, officers shall be Managers and shall be elected annually at the first Board meeting following the Annual

Meeting.

6.02 VACANCY OF OFFICE: Any officer may be removed at any meeting of the Board by the affirmative vote of the majority of the Managers in office, either with or without cause. Any officer may resign at any time by submitting his or her written resignation to the Board. If after the First Meeting, an officer ceases to be a Member or Voting Member, he or she shall be deemed to have resigned as of the date of such cessation. A successor to fill the unexpired term of an officer who resigns or is removed may be appointed by the Board at any regular meeting or a special meeting called for such purpose and any successor so appointed shall serve the balance of his or her predecessor's term.

6.03 POWERS OF OFFICERS: The respective officers of the Association shall have such powers and duties as are from time to time prescribed by the Board and as are usually vested in such officers, including but not limited to, the following:

(a) The President shall be the Chief Executive Officer of the Association and shall preside at all meetings of the Members and at all meetings of the Board and shall execute amendments to the Declaration and this Operating Agreement as provided in the Declaration and this Operating Agreement.

(b) The Vice President shall, in the absence or the disability of the President, perform the duties and exercise the powers of such office;

(c) The Secretary shall keep minutes of all meetings of the Members and of the Board and shall have charge of such other books, papers and documents as the Board may prescribe;

(d) The Treasurer shall be responsible for Association funds and securities and for keeping full and accurate accounts of all receipts and disbursements in the Association books of accounts kept for such purpose.

6.04 OFFICERS' COMPENSATION: The officers shall receive no compensation for their services, except as expressly provided by a resolution duly adopted by not less than 75% of the Voting Members.

ARTICLE VII
COMMITTEES DESIGNATED BY BOARD

7.01 BOARD COMMITTEES: The Board may, by Board Action, designate one or more committees, each of which shall consist of two or more Managers, which committees, to the extent consistent with law and as provided in said resolution, shall have and exercise the authority of the Board in the management of the Association; but the designation of such committees and delegation thereto of authority shall not operate to relieve the Board, or any individual Manager, of any responsibility imposed by law upon the Board or any individual Manager.

7.02 SPECIAL AND STANDING COMMITTEES: Other committees not having and exercising the authority of the Board in the management of the Association may be designated by a resolution adopted by Board Action. Except as otherwise provided in such resolution, members of

each such special committee shall be Members or Voting Members and the President shall appoint the members of such special committee, as well as a Manager to act as the liaison between the special committee and the Board. Any member of such special committee may be removed by the President whenever in his or her judgment the best interests of the Association shall be served by such removal. The powers and the duties of any standing committee shall be as set from time to time by resolution of the Board. The President shall designate a Manager (who shall act as the liaison between the standing committee and the Board) to serve as the chairman of each standing committee, and the other members of the standing committee (who need not be Managers) shall be appointed and removed from time to time by such chairman.

7.03 TERM: Each member of a committee shall continue as such until the next Annual Meeting of the Board and until his or her successor is appointed, unless the committee shall be sooner terminated, or unless such member shall be removed from such committee, or unless such member shall cease to qualify as a member thereof.

7.04 CHAIRPERSON: Except as otherwise provided in Section 7.02, one member of each committee shall be appointed chairperson.

7.05 VACANCIES: Vacancies in the membership of any committee may be filled by appointments made in the same manner as provided in the case of the original appointments to such committee.

7.06 QUORUM: Unless otherwise provided in the resolution of the Board designating a committee, a majority of the whole committee shall constitute a quorum and the act of a majority of the members present at a meeting at which a quorum is present shall be the act of the committee.

7.07 RULES: Each committee may adopt rules for its own governance not inconsistent with the Declaration, this Operating Agreement or with rules adopted by the Board.

ARTICLE VIII
CONTRACTS, CHECKS, DEPOSITS AND FUNDS

8.01 CONTRACTS: The Board may authorize any officer of officers, agent or agents of the Association, in addition to the officers so authorized by this Operating Agreement, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Association and such authority may be general or confined to specific instances. In the absence of any such authorization by the Board, any such contract or instrument shall be executed by the President or a Vice President and attested to by the Secretary or an Assistant Secretary of the Association.

8.02 PAYMENTS: All checks, drafts, vouchers or other orders for the payment of money, notes or other evidences of indebtedness issued in the name of the Association shall be signed by such officer or officers, agent or agents of the Association, and in such manner as shall from time to time be determined by resolution of the Board. In the absence of such determination by the Board, such instruments shall be signed by the Treasurer or an Assistant Treasurer and countersigned by the President or a Vice President of the Association.

8.03 BANK ACCOUNTS: All funds of the Association not otherwise employed shall be deposited from time to time to the credit of the Association in such banks, trust companies or other

depositories as the Board shall elect.

8.04 SPECIAL RECEIPTS: The Board may accept on behalf of the Association any contribution, gift, bequest, or devise for the general purposes or for any special purpose of the Association.

ARTICLE IX
FISCAL MANAGEMENT

9.01 FISCAL YEAR: The fiscal year of the Association shall be established by the Association and may be changed from time to time by a resolution adopted by two-thirds (2/3) of the Board.

9.02 ANNUAL STATEMENT: Within a reasonable time after the close of each fiscal year, the Board shall furnish each Member with a statement of the income and disbursements of the Association for such fiscal year.

9.03 SPECIAL STATEMENT: Within ten (10) days after receipt of a written request from a Member, the Board shall provide the Member with a statement containing the following information:

(a) The status of the Member's account and the amount of any unpaid assessments or other charges due and owing from the Member; and

(b) The status and amount of any and all Capital Reserves.

9.04 ASSESSMENT PROCEDURE: Common Assessments and special assessments shall be made and collected as provided in the Declaration.

ARTICLE X
TRANSFER OF MEMBERSHIP

10.01 MEMBERSHIP: The Owner of each Dwelling Unit shall automatically be a Member of the Association. There shall be one membership per Dwelling Unit. Membership shall be appurtenant to and may not be separated from ownership of a Dwelling Unit. Ownership of a Dwelling Unit shall be the sole qualification for membership. The Association shall be given written notice of a proposed change of ownership of a Dwelling Unit within ten (10) days prior to such change. Any attempt to transfer membership in the Association separate from ownership of a Dwelling Unit shall be invalid, null and void, and of no force and effect.

10.02 NO VOLUNTARY DISSOCIATION: Except as otherwise provided by Section 10.01 above, a Member shall not be permitted to voluntarily dissociate from the Association.

ARTICLE XI
BOOKS AND RECORDS

The Association shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of its Members, the Board, and committees having any of

the authority of the Board, and shall keep at the registered or principal office of the Association a record including the following: (i) the names and last known address of the Members, setting forth the date on which each became a Member; (ii) a copy of the Articles of Organization of the Association, as amended or restated, together with executed copies of any powers of attorney pursuant to which any articles, applications, or certificates have been executed; (iii) copies of the Association's financial statements and federal, state, and local income tax returns and reports for the three (3) most recent years, where applicable; and (4) copies of the Operating Agreement and any amendments thereto. All books and records of the Association may be inspected and copied by any Member, or his or her mortgagee, agent or attorney, at any reasonable time. The Member shall reimburse the Association for all costs and expenses incurred by the Association in connection with that Member's inspection and copying of such records.

ARTICLE XII
MISCELLANEOUS PROVISIONS

12.01 GOVERNING LAW. This Operating Agreement shall be interpreted in accordance with the internal laws of the State of Illinois, without regard to its rules governing conflict of laws.

12.02 VALIDITY. The provisions of this Operating Agreement are intended to be interpreted and construed in a manner which renders them valid and enforceable. In the event that any provision of this Operating Agreement is found to be invalid or unenforceable, such provision shall be deemed excised from this Operating Agreement without affecting the validity or enforceability of any of the remaining provisions hereof.

12.03 JURISDICTION AND VENUE. All disputes arising under or in connection with this Operating Agreement shall be resolved and disposed of by the federal and state courts located in the County where the Declaration is recorded, and the Association, Managers, and Members irrevocably consent to the exclusive personal jurisdiction of such courts and venue therein.

ARTICLE XIII
AMENDMENTS

This Operating Agreement may be amended or modified at any time, or from time to time, by the affirmative vote of two-thirds of the Managers then serving provided, that (i) no provision of this Operating Agreement may be amended or modified so as to conflict with the provisions of the Declaration or the Act, and (ii) no provision contained in this Operating Agreement which affects the rights of the Class B Member may be amended or modified without the written consent of the Class B Member.

[Signature page follows]

IN WITNESS WHEREOF, the parties have executed this Operating Agreement as of the first date set forth above.

ASSOCIATION:

Northbrook Row Townhome Owners Association, LLC, an Illinois limited liability company

By: Northbrook Row LLC, an Illinois limited liability company, Manager

By: Lexington Homes L.L.C., an Illinois limited liability company, Manager

By: Lexington Homes Illinois Inc., an Illinois corporation, Manager

By: _____
Jeffrey Benach, Authorized Signatory

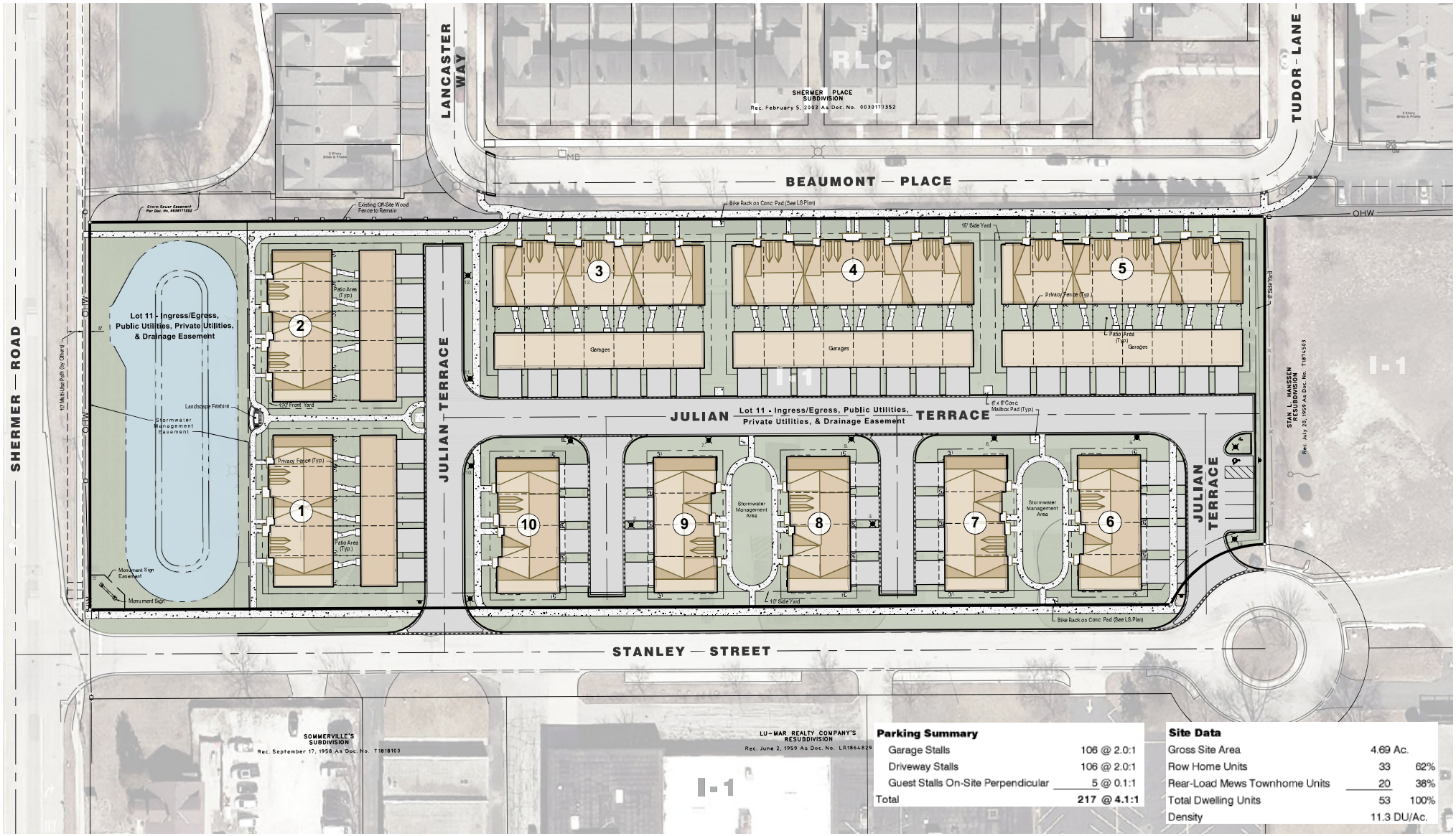
MEMBER/DECLARANT:

Northbrook Row LLC, an Illinois limited liability company, Manager

By: Lexington Homes L.L.C., an Illinois limited liability company, Manager

By: Lexington Homes Illinois Inc., an Illinois corporation, Manager

By: _____
Jeffrey Benach, Authorized Signatory



Parking Summary

Garage Stalls	106 @ 2.0:1
Driveway Stalls	106 @ 2.0:1
Guest Stalls On-Site Perpendicular	5 @ 0.1:1
Total	**217 @ 4.1:1**

Site Data

Gross Site Area	4.69 Ac.	
Row Home Units	33	62%
Rear-Load Mews Townhome Units	20	38%
Total Dwelling Units	53	100%
Density	11.3 DU/Ac.	

NORTH
0 60
Scale: 1" = 60'

No.	Date	Revision
2	6-20-2025	Per Village Comments
1	3-28-2025	Per Village Comments

ILLUSTRATIVE SITE PLAN
NORTHBROOK ROW

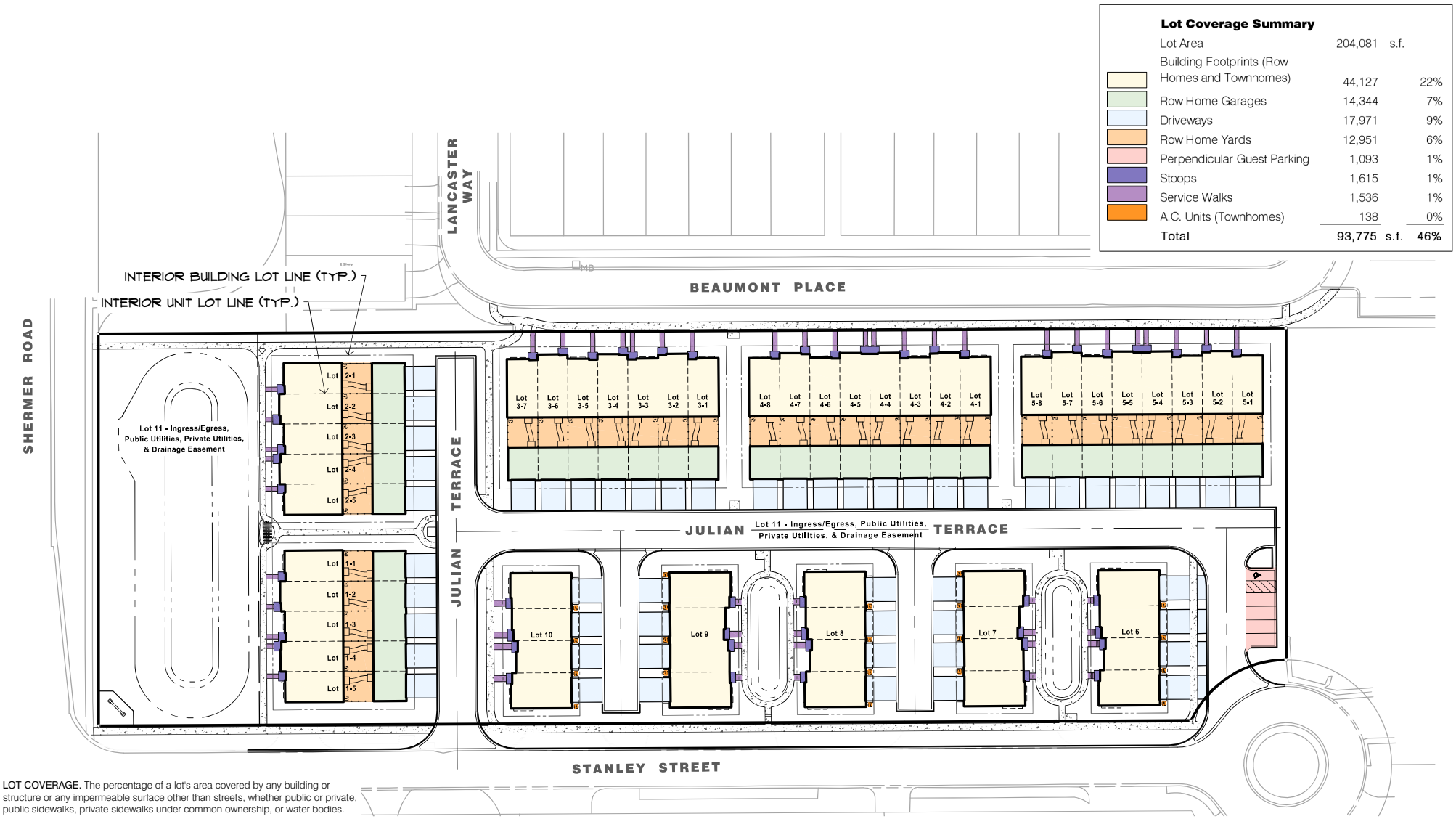
VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

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

Project Manager:	TAS
Engineer:	PAC
Date:	9-24-2024
Project No.	20-122
Sheet	1 / 1

P:\2020\20122\Drawings\Preliminary\20122-Colorized SP.dwg | Jun 16, 2025 - 1:36pm | jenny-n

© 2025 Haeger Engineering, LLC



LOT COVERAGE. The percentage of a lot's area covered by any building or structure or any impermeable surface other than streets, whether public or private, public sidewalks, private sidewalks under common ownership, or water bodies.

Source: Northbrook Zoning Code, Article XII - Applicability and Interpretation, Part II - Interpretation, Including Definitions.

No.	Date	Revision
2	6-20-2025	Per Village Review
1	3-28-2025	Miscellaneous Revisions

LOT COVERAGE EXHIBIT
NORTHBROOK ROW

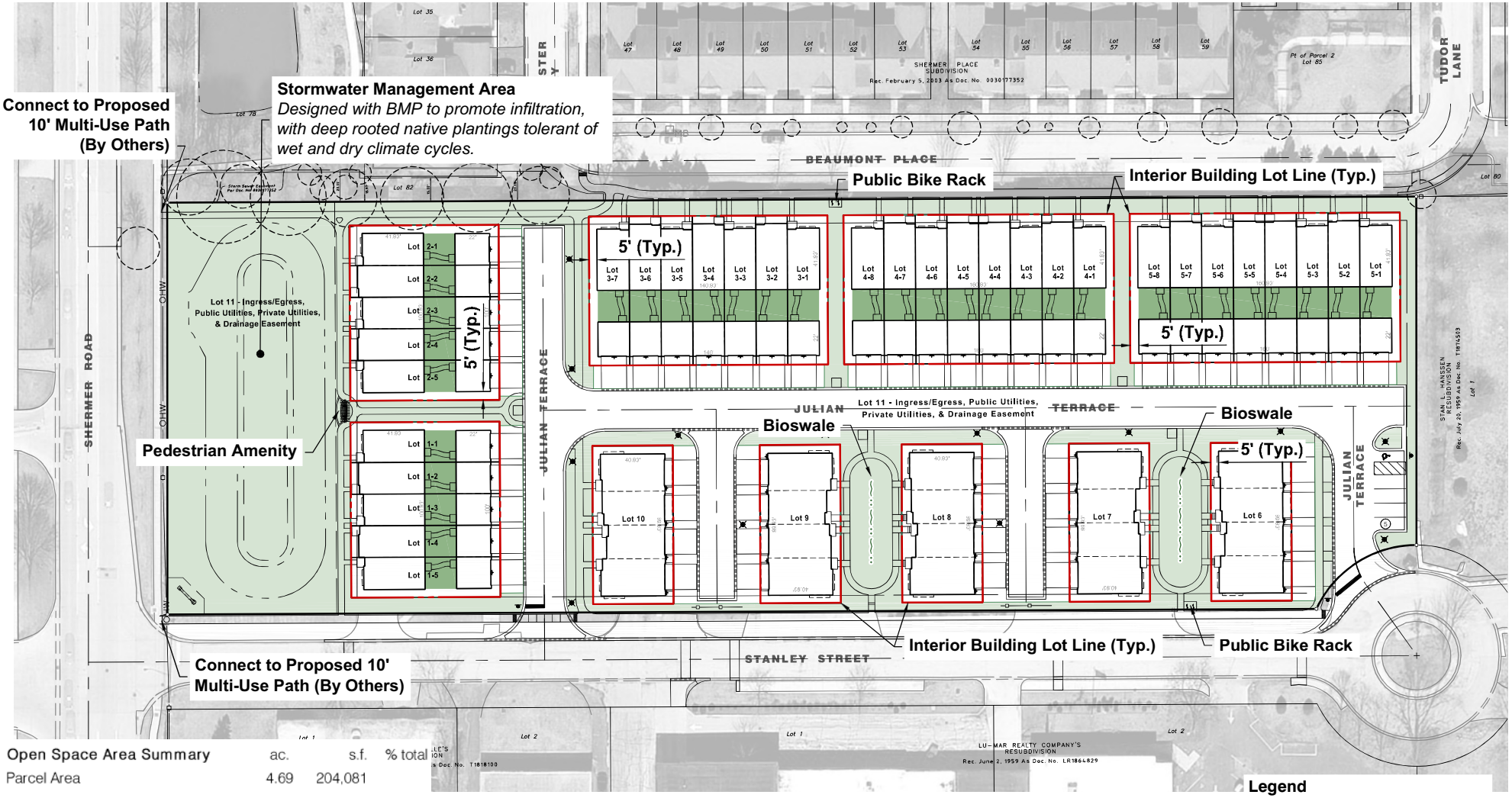
VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

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

Project Manager:	TAS
Engineer:	PAC
Date:	9-26-2024
Project No.	20-122
Sheet	1 / 1

P:\2020\20122\Drawings\Preliminary\20122-SP Coverage Exhibit.dwg | Jun 16, 2025 - 2:26pm | jenny-n

© 2025 Haeger Engineering, LLC



Open Space Area Summary	ac.	s.f.	% total
Parcel Area	4.69	204,081	
Common Area Open Space	1.45	62,972	30.9%
Private Open Space (Back Yards)	0.30	13,145	6.4%
Total Open Space	1.75	76,117	37%

Legend

- Common Open Space
- Private Open Space (Back Yards)

NORTH
0 60
Scale: 1" = 60'

No.	Date	Revision
4	6-20-2025	Per Village Review
3	3-28-2025	Miscellaneous Revisions
2	9-24-2024	Stanley Street Parking Removed
1	2-26-2024	Private Open Space Added

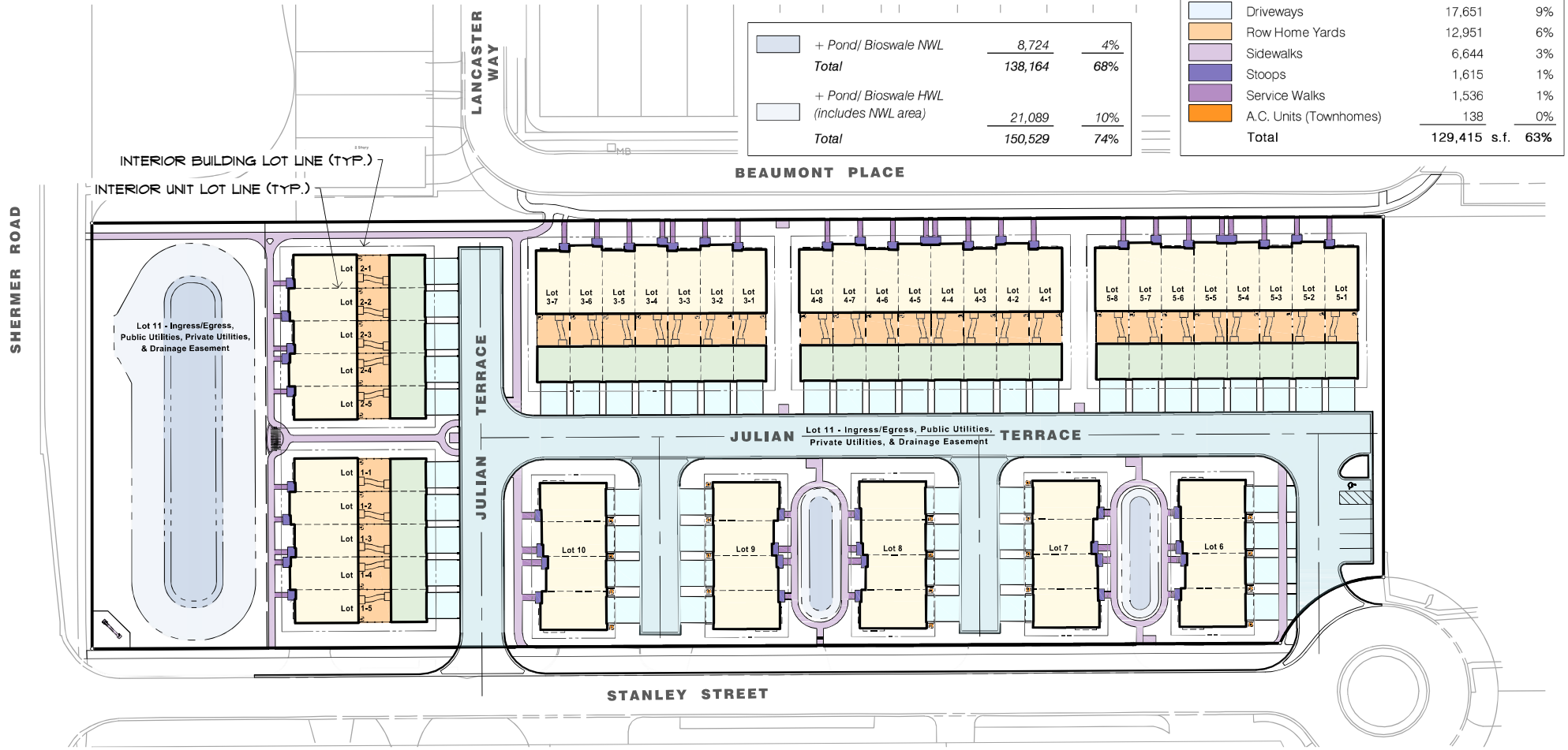
OPEN SPACE EXHIBIT
NORTHBROOK ROW
VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

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

Project Manager:	TAS
Engineer:	PAC
Date:	10-11-2022
Project No.	20122
Sheet	1 / 1

P:\2020\20122\Drawings\Exhibits\20122-SP Open Space Exhibit.dwg | Jun 16, 2025 - 2:32pm | jenny-n

© 2025 Haeger Engineering, LLC



	+ Pond/ Bioswale NWL	8,724	4%
	Total	138,164	68%
	+ Pond/ Bioswale HWL (includes NWL area)	21,089	10%
	Total	150,529	74%

Impervious Area Summary

	Lot Area	204,081 s.f.	
	Building Footprints (Row Homes and Townhomes)	44,127	22%
	Row Home Garages	14,344	7%
	Roadway Pavement & Curb	30,408	15%
	Driveways	17,651	9%
	Row Home Yards	12,951	6%
	Sidewalks	6,644	3%
	Stoops	1,615	1%
	Service Walks	1,536	1%
	A.C. Units (Townhomes)	138	0%
	Total	129,415 s.f.	63%

NORTH
0 60
Scale: 1" = 60'

No.	Date	Revision
2	6-20-2025	Per Village Review
1	3-28-2025	Miscellaneous Revisions

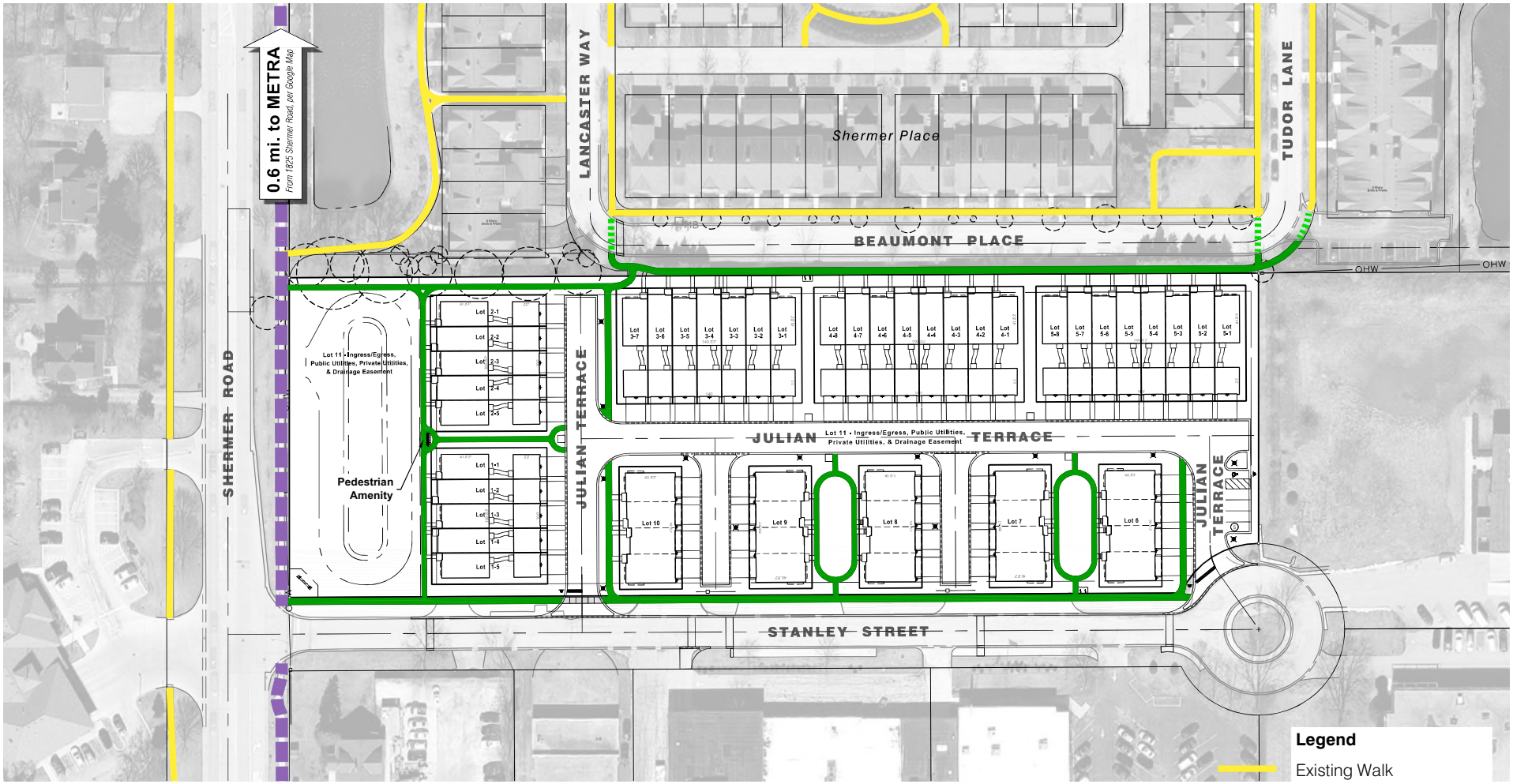
IMPERVIOUS SURFACE EXHIBIT
NORTHBROOK ROW
VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

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

Project Manager:	T A S
Engineer:	P A C
Date:	9-26-2024
Project No.	20-122
Sheet	1 / 1

P:\2020\20122\Drawings\Preliminary\20122-SP Coverage Exhibit.dwg | Jun 16, 2025 - 2:45pm | jenny-n

© 2025 Haeger Engineering, LLC



NORTH
0 80
Scale: 1" = 80'

No.	Date	Revision
3	6-20-2025	Per Village Review
2	3-28-2025	Miscellaneous Revisions
1	9-24-2024	Stanley Street Parking Removed

SIDEWALK CONNECTIVITY EXHIBIT
NORTHBROOK ROW

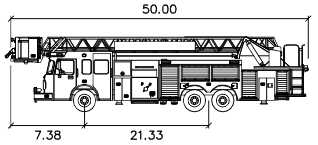
VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

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

Project Manager:	TAS
Engineer:	PAC
Date:	10-11-2022
Project No.	20122
Sheet	1 / 1

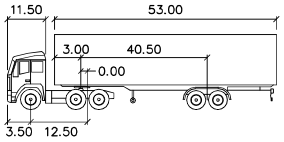
P:\2020\20122\Drawings\Exhibits\20122-SP Open Space Exhibit.dwg | Jun 16, 2025 - 2:55pm | jenny-n

© 2025 Haeger Engineering, LLC



Pierce Lance 100

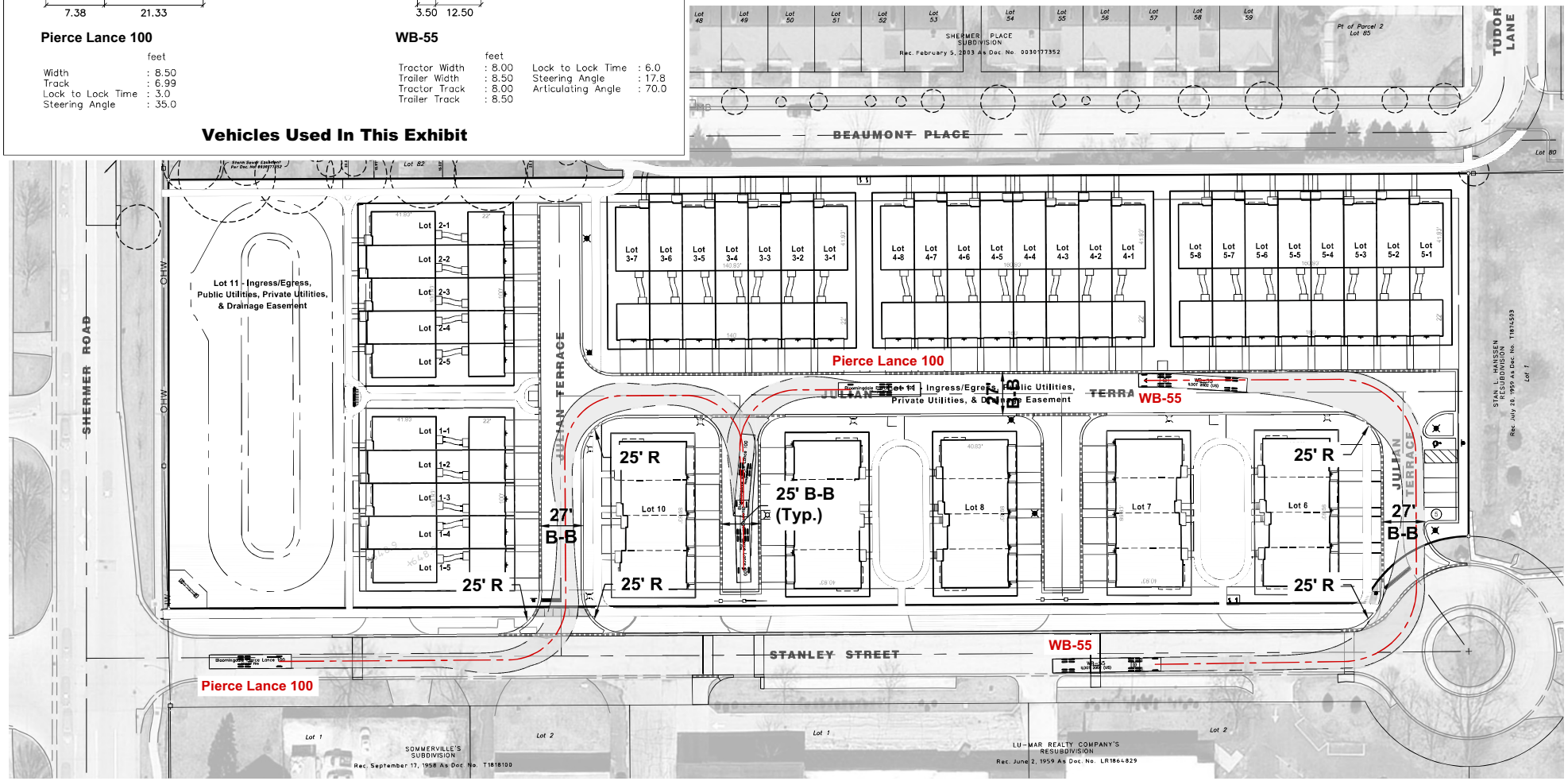
	feet
Width	: 8.50
Track	: 6.99
Lock to Lock Time	: 3.0
Steering Angle	: 35.0



WB-55

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.8
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

Vehicles Used In This Exhibit



NORTH
0 60
Scale: 1" = 60'

No.	Date	Revision
3	6-20-2025	Per Village Review
2	3-28-2025	Miscellaneous Revisions
1	9-24-2024	Stanley Street Parking Removed

VEHICLE TURNING EXHIBIT
NORTHBROOK ROW

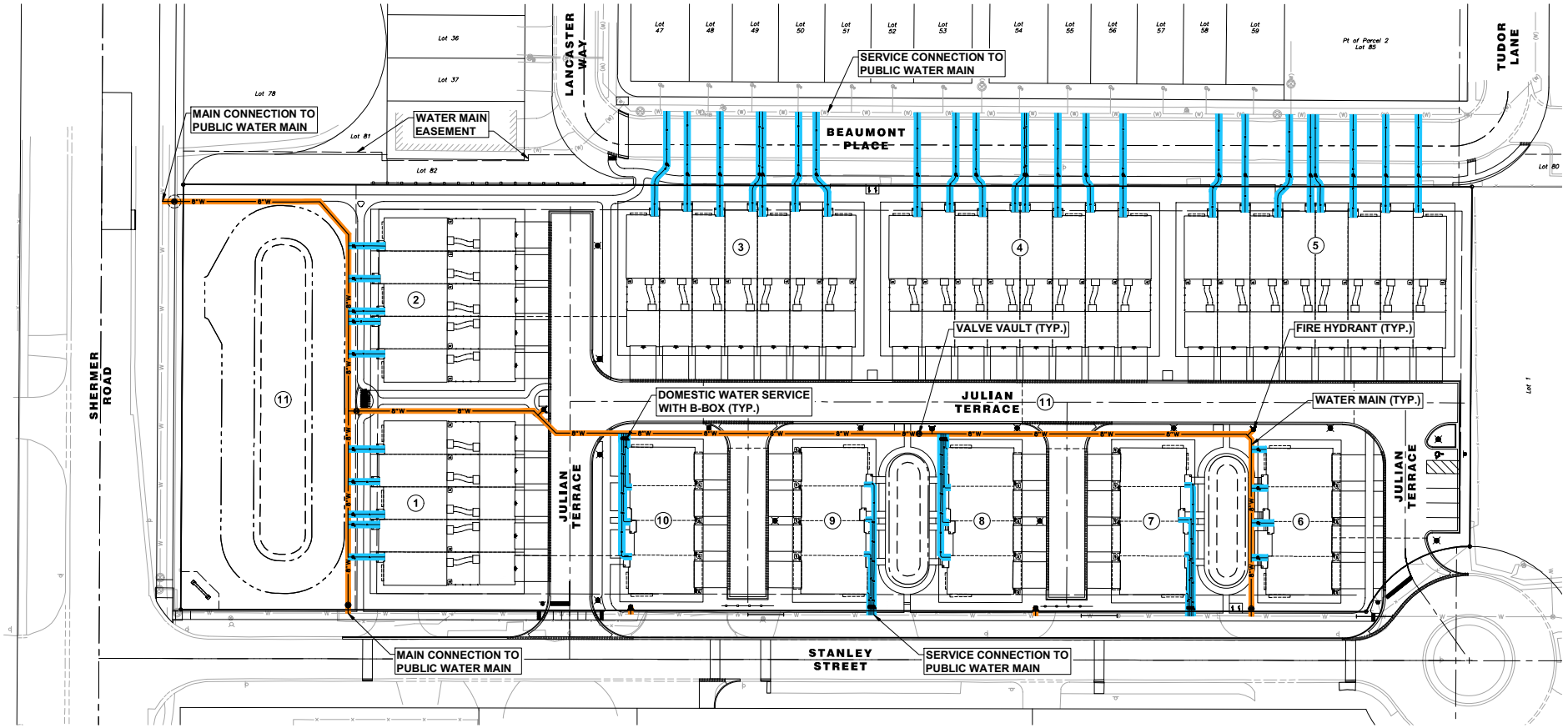
VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

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

Project Manager:	TAS
Engineer:	PAC
Date:	10-11-2022
Project No.	20122
Sheet	1 / 1

P:\2020\20122\Drawings\Exhibits\20122-SP Open Space Exhibit.dwg | Jun 16, 2025 - 2:57pm | jenny-n

© 2025 Haeger Engineering, LLC



HAEGER ENGINEERING
consulting engineers | land surveyors
150 South Wacker Drive, Suite 975 • Tel. 847.752.4400 • Fax. 847.295.6068
IL Design Professional Design Firm License No. 184-003152
www.haegerengineering.com

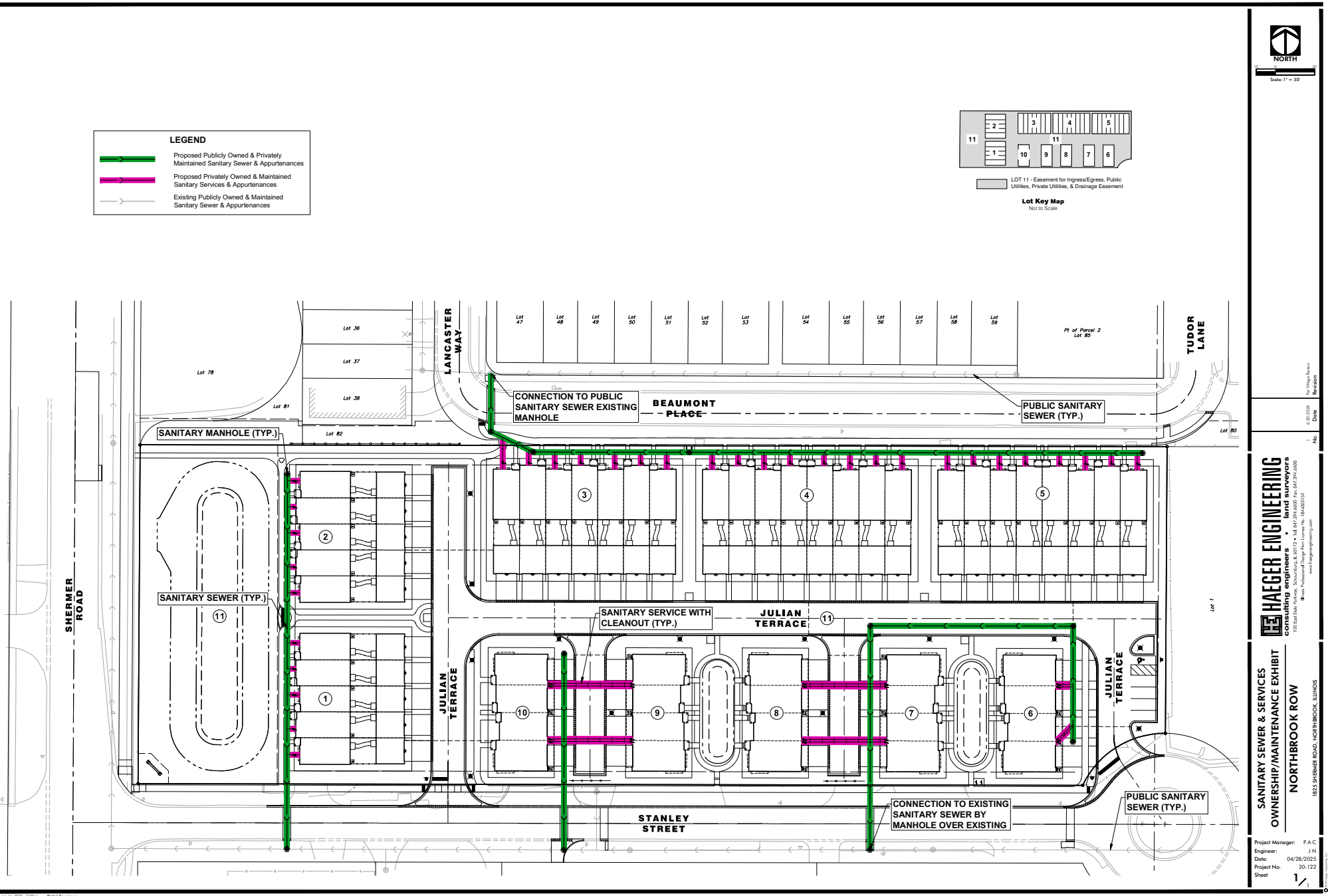
No.	Revision	Date
1.	Per Village Review	6-20-2025

WATER MAIN & SERVICES
OWNERSHIP/MAINTENANCE EXHIBIT
NORTHBROOK ROW
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager: P A C
Engineer: J N
Date: 04/28/2025
Project No. 20-122
Sheet 1/1

©Haeger Engineering, LLC

Plot Date: Jun 16, 2025 - 3:08pm Plotted By: jenny-n
File Name: P:\2020\20122\Drawings\Exhibits\20122-Utility Ownership Exhibit.dwg



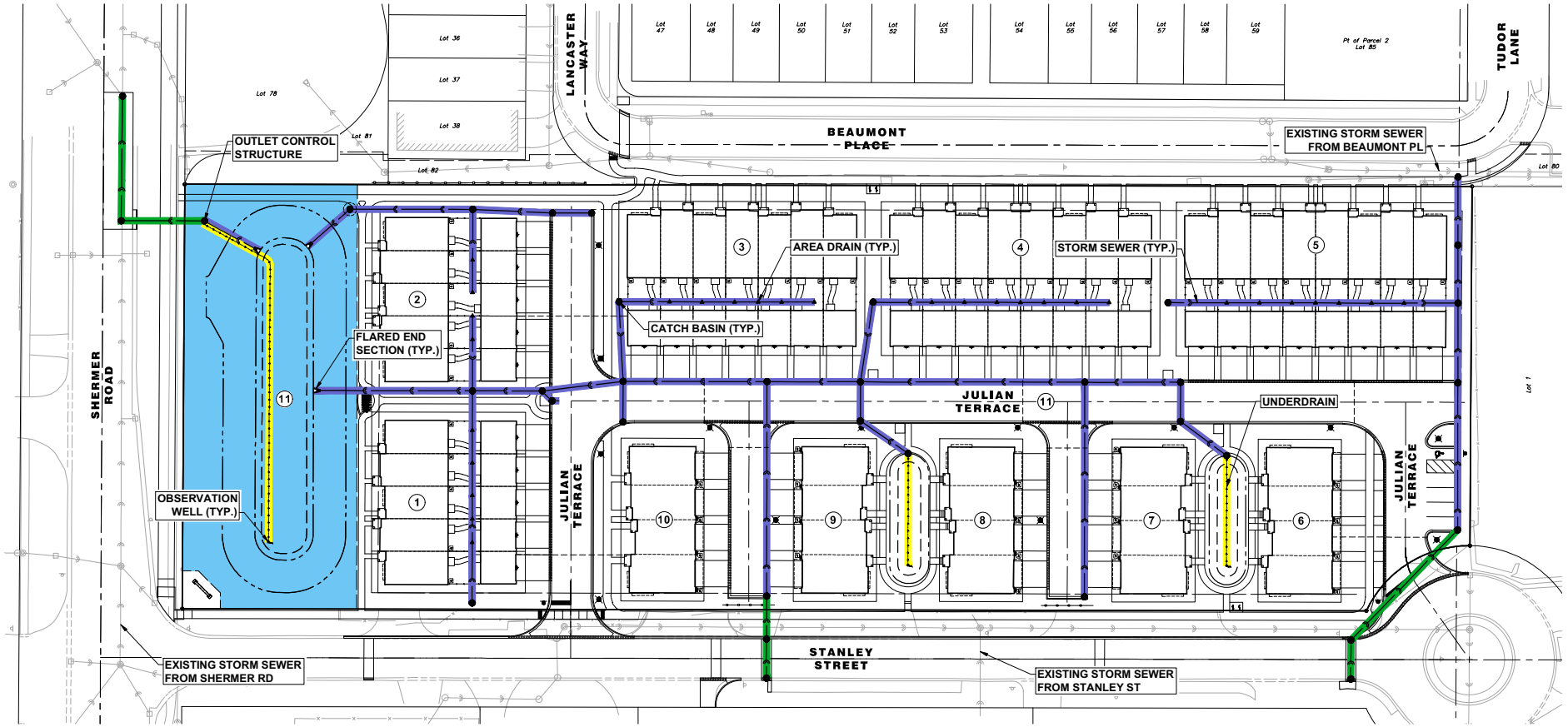
Per Village Review Revisions | 6-30-2025 Date | 1 No.

HAEGER ENGINEERING
consulting engineers | land surveyors
150 South Walnut Street, Suite 200 • Lombard, IL 60148 • Tel: 847.792.0450 • Fax: 847.792.0455
IL Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

SANITARY SEWER & SERVICES
OWNERSHIP/MAINTENANCE EXHIBIT
NORTHBROOK ROW
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager: P A C
Engineer: J N
Date: 04/28/2025
Project No. 20-122
Sheet 1/1

Plot Date: Jun 16, 2025 - 3:09pm Plotted By: jenny-n
File Name: P:\2020\20122\Drawings\Exhibits\20122-Utility Ownership Exhibit.dwg



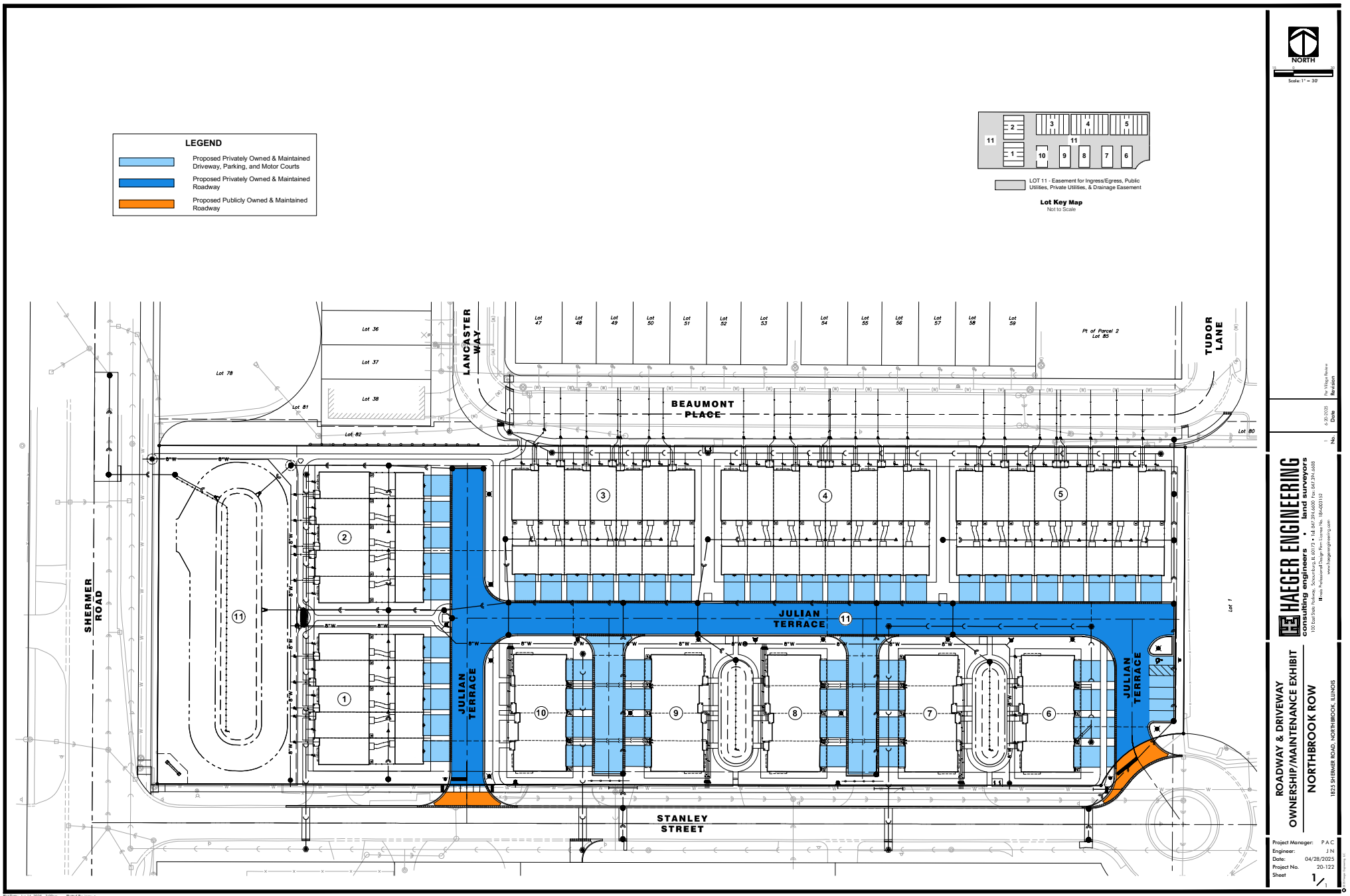
HAEGER ENGINEERING
consulting engineers | land surveyors
150 South Wilke Road, Suite 210 • Arlington Heights, IL 60005 • Ph: 847.749.2488 • Fax: 847.749.2489
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

No.	Revision	Date
1.	Per Village Review	6-30-2025

STORM SEWER & SERVICES / SWM
OWNERSHIP/MAINTENANCE EXHIBIT
NORTHBROOK ROW
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager: P A C
Engineer: J N
Date: 04/28/2025
Project No. 20-122
Sheet 1/1

Plot Date: Jun 16, 2025 - 3:09pm Plotted By: jenny-n
File Name: P:\2020\20122\Drawings\Exhibits\20122-Utility Ownership Exhibit.dwg



HAEGER ENGINEERING
consulting engineers | land surveyors
150 East Palatine Road, Suite 275 • Tel. 847.705.9000 • Fax. 847.394.6686
IL Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

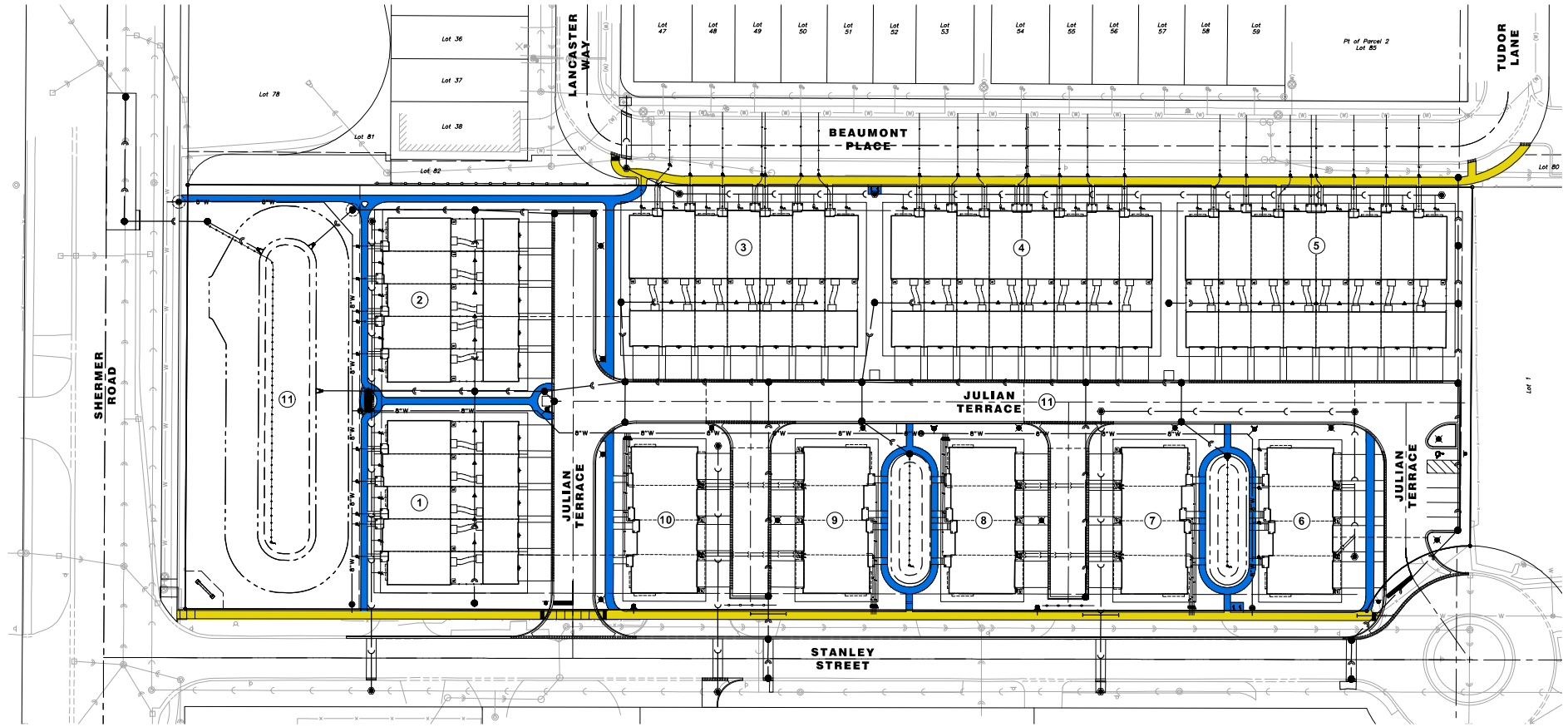
No.	Date	Revision
1.	6-20-2025	Per Village Review

ROADWAY & DRIVEWAY
OWNERSHIP/MAINTENANCE EXHIBIT
NORTHBROOK ROW
1875 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	J N
Date:	04/28/2025
Project No.	20-122
Sheet	1/1

©Haeger Engineering, LLC

Plot Date: Jun 16, 2025 - 3:09pm Plotted By: jenny-h
File Name: P:\2020\20122\Drawings\Exhibits\20122-Utility Ownership Exhibit.dwg



Per Village Review — Revisions

No.	Date
1.	6-20-2025

HAEGER ENGINEERING
consulting engineers | land surveyors
150 East Palatine Road, Suite 215 • Tel. 847.705.9400 • Fax 847.394.6686
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

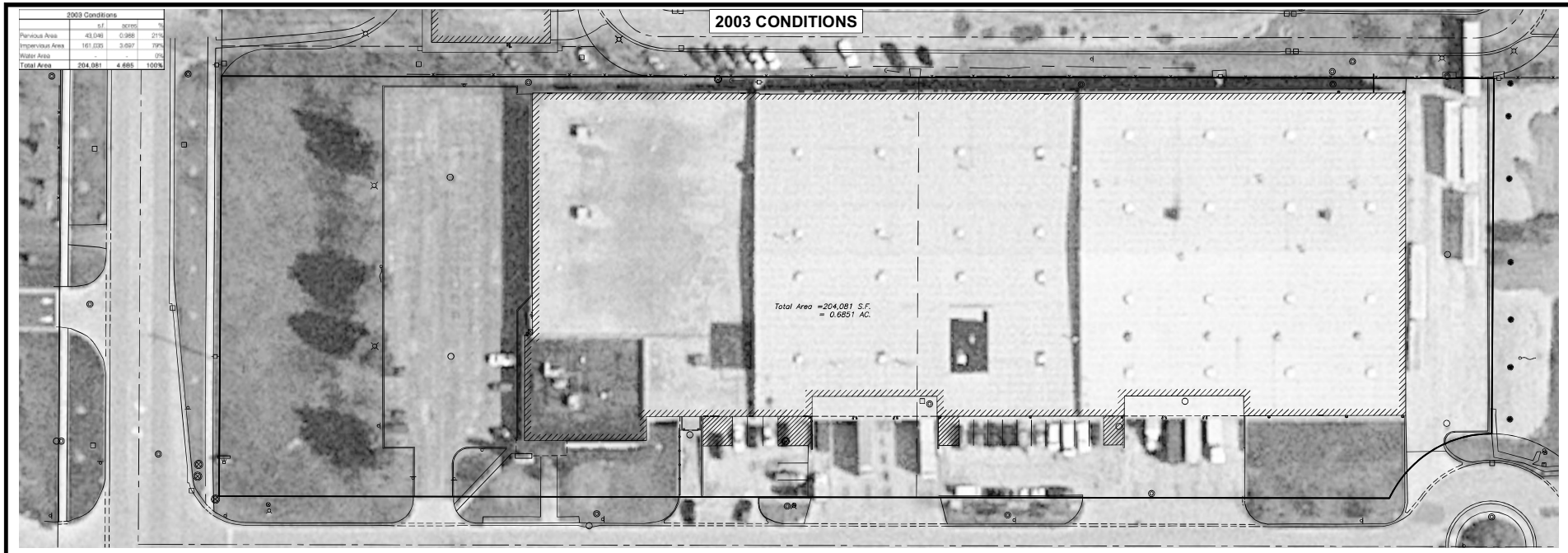
SIDEWALK
OWNERSHIP/MAINTENANCE EXHIBIT
NORTHBROOK ROW
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	J N
Date:	04/28/2025
Project No.	20-122
Sheet	1/1

Plot Date: Jun 16, 2025 - 3:10pm Plotted By: jenny-n
File Name: P:\2020\20122\Drawings\Exhibits\20122-Utility Ownership Exhibit.dwg

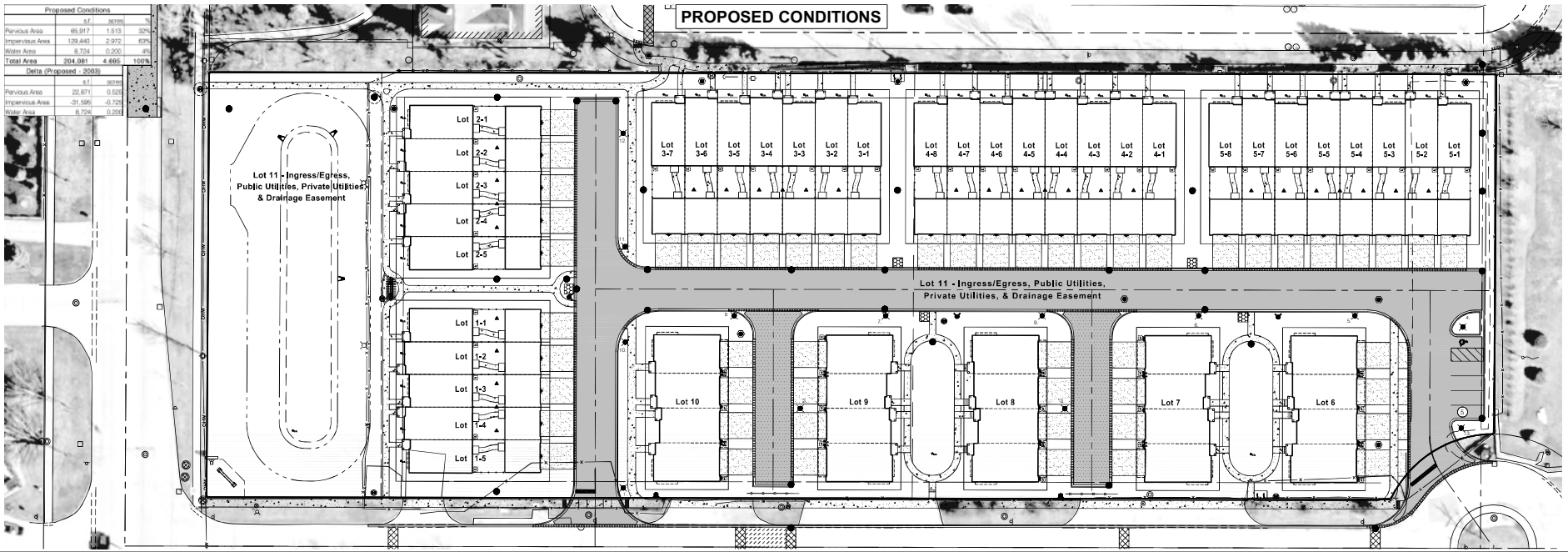
2003 Conditions			
	s.f.	acres	%
Pervious Area	43,046	0.988	21%
Impervious Area	161,035	3.697	79%
Water Area			0%
Total Area	204,081	4.685	100%

2003 CONDITIONS



Proposed Conditions			
	s.f.	acres	%
Pervious Area	65,917	1.513	32%
Impervious Area	129,440	2.972	63%
Water Area	8,724	0.200	4%
Total Area	204,081	4.685	100%
Delta (Proposed - 2003)			
	s.f.	acres	
Pervious Area	22,871	0.525	
Impervious Area	-31,595	-0.725	
Water Area	8,724	0.200	

PROPOSED CONDITIONS



NORTH

Scale: 1" = 30'

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

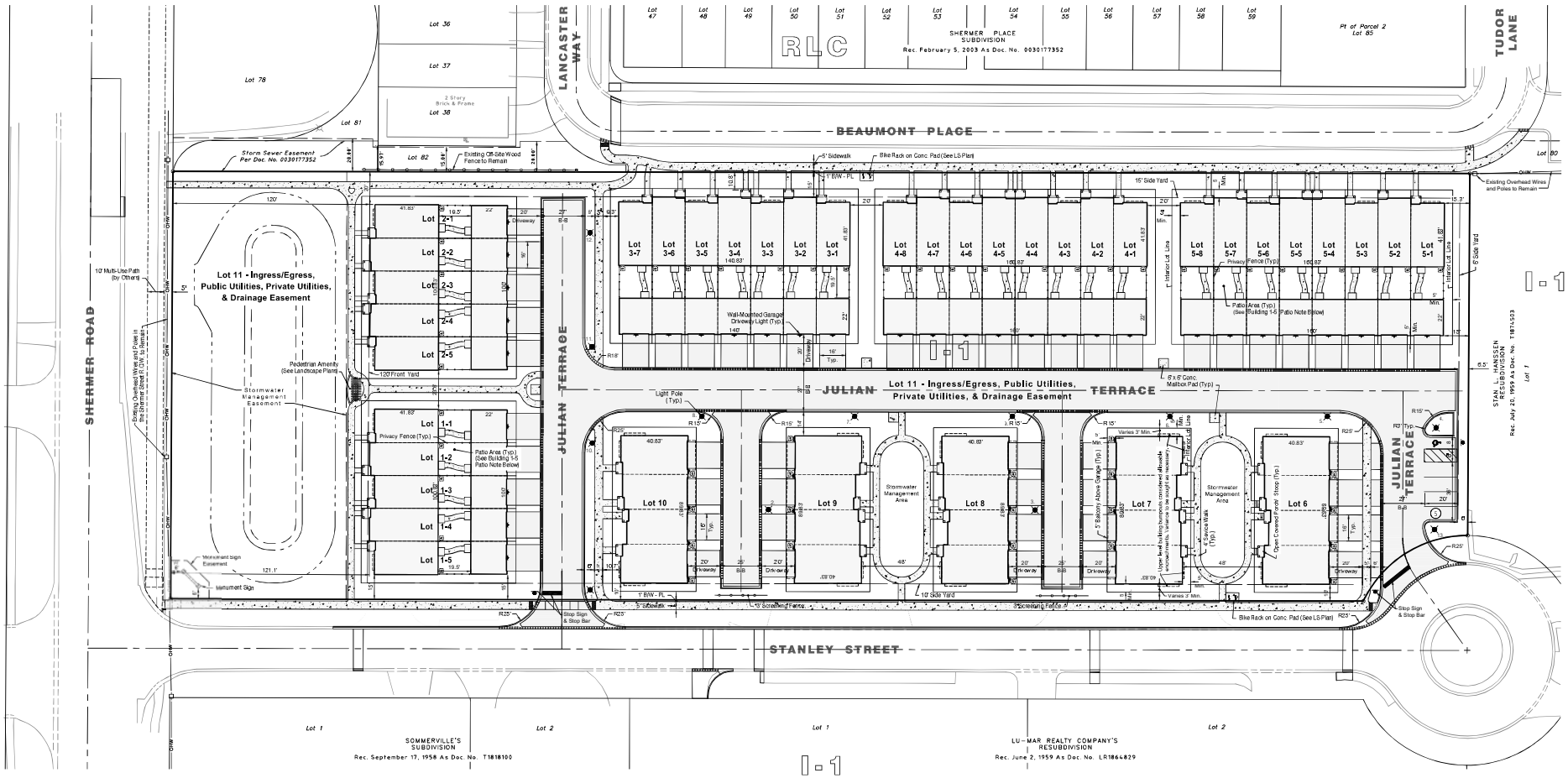
HAEGER ENGINEERING
consulting engineers | land surveyors
100 South Main Street, Suite 205 • Lombard, IL 60148 • Tel: 847.705.9540 • Fax: 847.574.6686
Illinois Professional Design Firm License No. 184.001132
www.haegerengineering.com

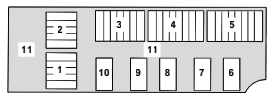
IMPERVIOUS AREA COMPARISON EXHIBIT
2003 CONDITIONS vs PROPOSED CONDITIONS
NORTHBROOK ROW
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	T A S
Engineer:	C J B
Date:	03/28/2025
Project No.	20-122
Sheet	1/1

© Haeger Engineering, LLC

Plot Date: Jun 16, 2025 - 2:32pm Plotted By: jenny-h
File Name: P:\2020\20122\Drawings\Exhibits\20122-2003 IMPERVIOUS AREA COMP EXHIBIT.dwg





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 Perpendicular	5 @ 0.1:1	
Total	**217 @ 4.1:1**	

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	
3	6-20-2025	Per Village Review
2	5-28-2025	Per Village Review
1	9-26-2024	Stanley Street Parking Removed
		Revision

HAEGER ENGINEERING
consulting engineers | land surveyors
100 South Wacker Drive, Suite 1770 • Tel: 847.478.9700 • Fax: 847.294.6686
Illinois Professional Design Firm License No. 184-001132
www.haegerengineering.com

PRELIMINARY PD SITE PLAN

NORTHBROOK ROW

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

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

© HAEGER ENGINEERING, LLC

Plot Date: Jun 16, 2025 - 3:22pm Plotted By: jeremy-h
File Name: P:\2020\20122\Drawings\Preliminary\20122-SP.dwg

PERMITS		
AGENCY	PERMIT #	ISSUE DATE
MWRDGC	PENDING	
IEPA - NPDES CGP	PENDING	
IEPA - SANITARY	PENDING	
IEPA - WATER	PENDING	
IHPA	026032221	03/18/2025
IDNR - ENDANGERED SPECIES	2510012, 2111386	02/26/2025

NORTHBROOK ROW
PRELIMINARY ENGINEERING PLANS
1825 SHERMER ROAD

SECTION 15 TOWNSHIP 42 NORTH RANGE 12 EAST
NORTHBROOK, ILLINOIS
COOK COUNTY

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)

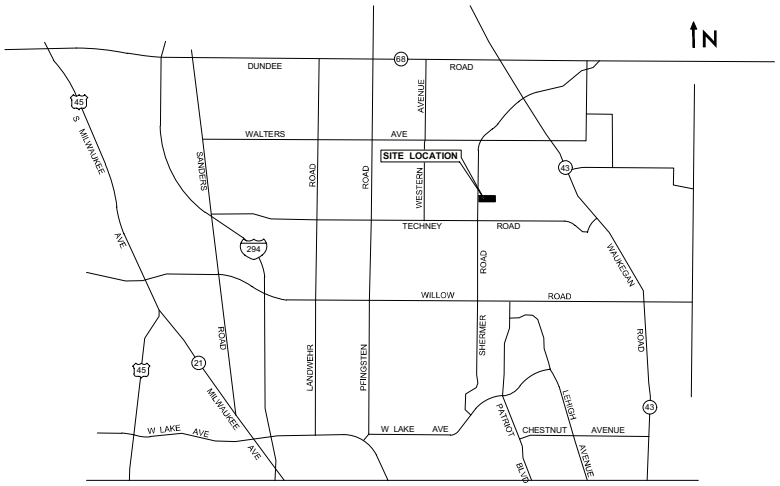
CP # 100 (See Survey)
Description: Cross Notch
Elevation: 649.27 NAVD 88 (Geoid 12A)

GENERAL NOTES:

1. **Conflict Between Component Parts or Specifications**
   In the event that any provision in any of the following component parts of these specifications conflict with any provision in any other of the component parts, the provision in the component part first enumerated below shall govern over any other component part which follows it numerically, except as may otherwise specifically be stated. Said component parts are the following:
   a. **Village of Northbrook Standard Details**
   b. **Northbrook Standard Specifications for Public and Private Improvements**
   c. **Plans**
   d. **Addendum to Specifications**
   e. **Special Provisions**
2. **No operations shall take place on the property that create noise outside of allowable hours. This includes stating diesel engines or dump trucks arriving prior to the designated time.**
3. **The developer shall provide a site engineer to monitor the installation of underground utilities, roadway, curb/gutter, sidewalk, witness sewer and water main pressure tests, etc. including creation of daily reports and verify installation requirements have been met. The site engineer will be onsite full time while these work items are taking place. The Developer shall also provide a geotechnical onsite for the roadway proof roll. Nuclear density tests shall be performed during the HMA work.**
4. **No site work (with the exception of perimeter safety fencing, soil erosion & sedimentation control, tree protective fencing) can take place prior to issuance of the Village Site Work Permit. A Village Site Work Permit will not be issued until Final Engineering is approved by the Village Engineer. Final Engineering cannot be approved until the MWRD-WMO comments have been incorporated into the Final Engineering Submittal to Northbrook and the MWRD has issued their permit.**
5. **The Village cannot release a Site Work permit with only an MWRD Earthwork/Foundation Limited Permit. The MWRD-WMO permit is required.**
6. **All detention shall be complete and operational prior to construction of the buildings or other impervious surface.**

Know what's **below.**
Call before you dig.

Note:
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.



LOCATION MAP
Not To Scale

INDEX TO SHEETS

NO.	DESCRIPTION
C1.0	TITLE SHEET
C2.0	EXISTING CONDITIONS PLAN
C3.0	DEMOLITION PLAN
C4.0	GEOMETRY PLAN
C5.0	UTILITY PLAN
C6.0	GRADING PLAN
C7.0	EROSION CONTROL PLAN
C8.0	OFFSITE POND PLAN

DRAINAGE STATEMENT:

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE PROPOSED DEVELOPMENT. IF ANY DRAINAGE PATTERNS WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS IN TO THE PUBLIC AREA, OR DRAINS APPROVED FOR THE USE BY THE MUNICIPAL ENGINEER, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGES TO ADJOINING PROPERTIES.

Illinois Registered Professional Engineer No. 062-070701 — 03/28/2025 Date

PHILIP A. CRUTTI 062-070701 LICENSED PROFESSIONAL ENGINEER STATE OF ILLINOIS
EXPIRES 11–30–25

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

PHILIP A. CRUTTI 062-070701 LICENSED PROFESSIONAL ENGINEER STATE OF ILLINOIS
EXPIRES 11–30–25

No.	Date	Revision
2	06/20/2025	PER VILLAGE REVIEW
1	03/28/2025	PER VILLAGE REVIEW

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

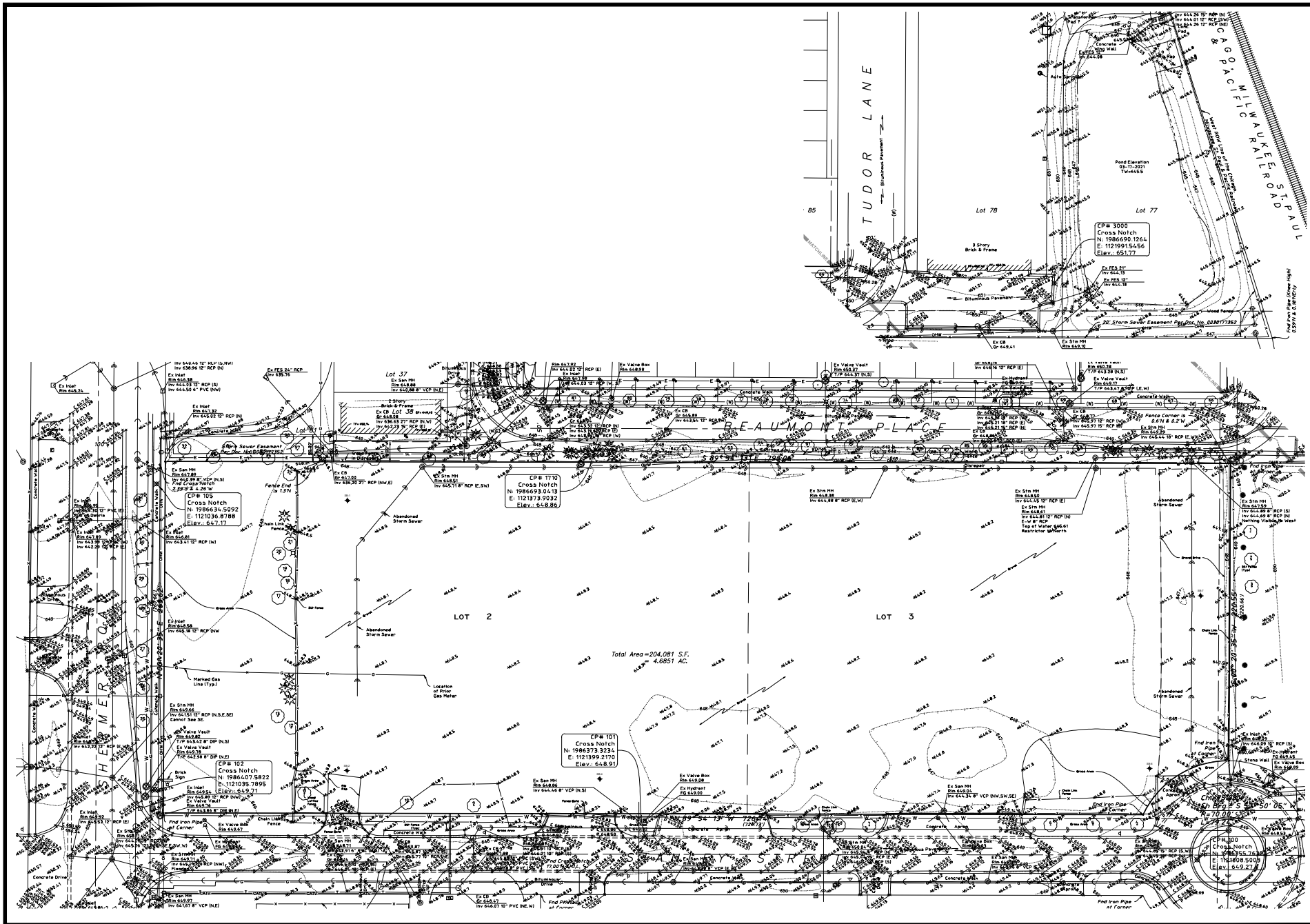
TITLE SHEET

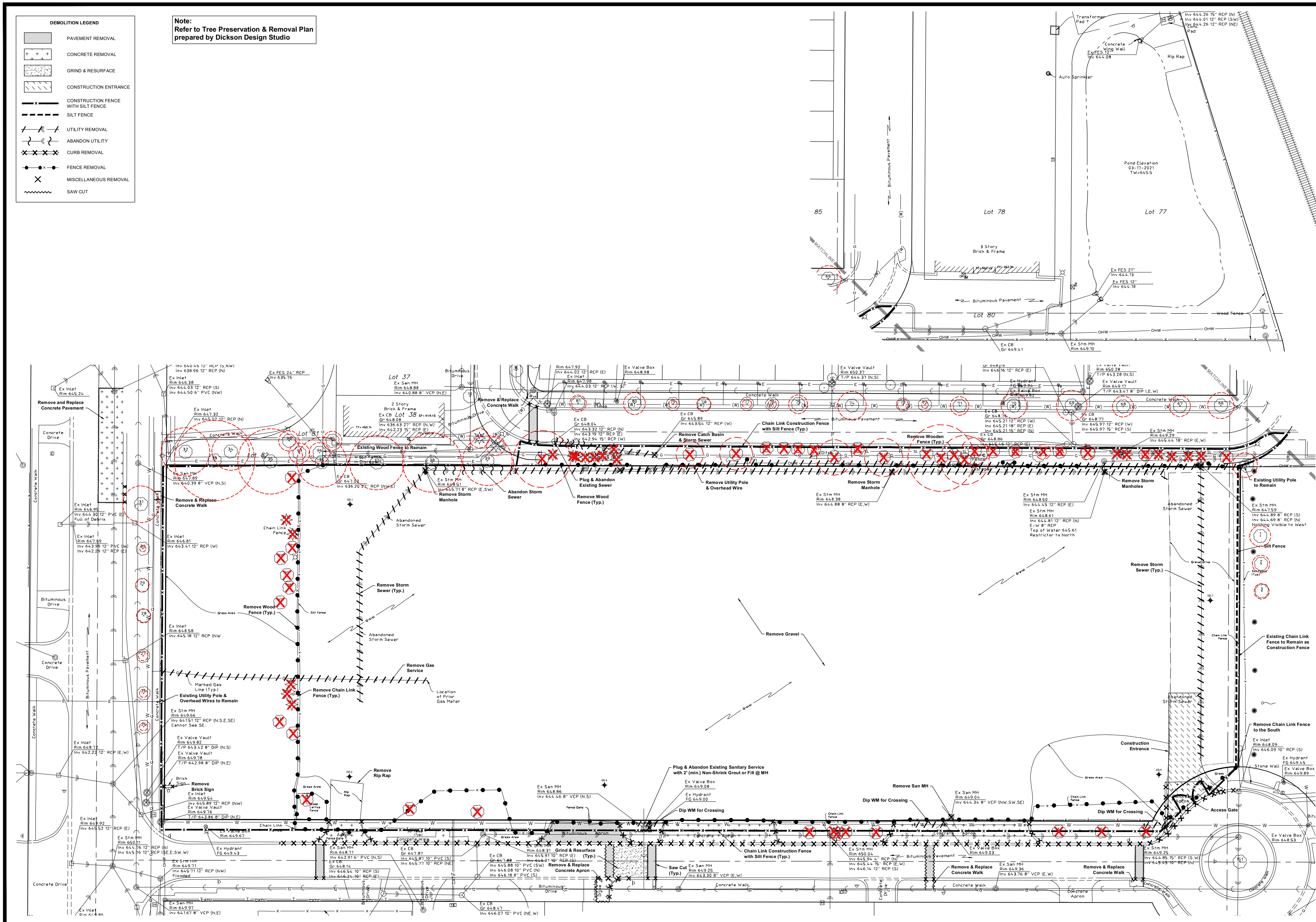
NORTHBROOK ROW
PRELIMINARY ENGINEERING PLANS
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	C J B
Date:	10/11/2022
Project No.	20-122
Sheet	C1.0 / C8

©Haeger Engineering, LLC

Plot Date: Jul 07, 2025 - 12:39pm Plotted By: jacero
File Name: P:\2020\20122\Drawings\Preliminary\20122-C1-TITLE.dwg


TUDOR LANE
CHICAGO, MILWAUKEE & ST. PAUL RAILROAD
BEAUMONT PLACE
SHERMER ROAD
ASHBURY STREET
LOT 2
LOT 3
Total Area = 204,081 S.F.
4.6851 AC.
CP# 105
Cross Notch
N: 1986634.5092
E: 1121036.8788
Elev.: 647.17
CP# 1710
Cross Notch
N: 1986693.0413
E: 1121973.9032
Elev.: 648.86
CP# 3000
Cross Notch
N: 1986690.1264
E: 1121991.5456
Elev.: 651.77
CP# 102
Cross Notch
N: 1986407.5822
E: 1121035.7895
Elev.: 649.71
CP# 101
Cross Notch
N: 1986373.3234
E: 1121399.2170
Elev.: 648.91
CP# 100
Cross Notch
N: 1986355.7636
E: 1121808.5005
Elev.: 649.27
S 89° 15' E 796.66'
S 54° 13' W 726.73' (726.73')
S 89° 15' E 229.55'
S 00° 44' W 226.66'
R=70.00'
L=74.24'
CH=S 30° 50' 05" E
Lot 37
Lot 38
Lot 78
Lot 77
Lot 80
Lot 81
Lot 85
20' Storm Sewer Easement Per Doc. No. 0330177352
Pond Elevation 03-17-2021 Tw=645.5
Abandoned Storm Sewer
Marked Gas Line (Typ.)
Location of Prior Gas Meter
Chain Link Fence
Wood Fence
Concrete Walk
Concrete Apron
Bituminous Pavement
Brick Sign
Stone Wall
Fence End is 1.3'N
Fence Corner is 0.6'N & 0.2'W
Fnd Iron Pipe at Corner
Set Iron Pipe at Corner
Ex Inlet Rim 645.34
Ex Inlet Rim 645.38 Inv 644.53 15" RCP (S) Inv 644.50 6" PVC (NW)
Ex Inlet Rim 647.32 Inv 645.22 12" RCP (N)
Ex Inlet Rim 647.80 Inv 643.39 8" VCP (N,S) Fnd Cross Notch 2.23'S & 4.24'W
Ex Inlet Rim 647.89 Inv 643.39 12" RCP (S) Inv 642.28 12" RCP (E)
Ex Inlet Rim 646.81 Inv 643.41 12" RCP (W)
Ex Inlet Rim 644.58 Inv 643.18 12" RCP (NW)
Ex Inlet Rim 647.66 Inv 641.51 12" RCP (N,S,E,SE) Cannot See SE
Ex Inlet Rim 645.92 T/P 643.42 8" DIP (N,S)
Ex Inlet Rim 645.78 T/P 643.38 8" DIP (N,E)
Ex Inlet Rim 649.24 Inv 645.89 12" RCP (NW)
Ex Inlet Rim 647.92 Inv 644.03 12" RCP (E)
Ex Inlet Rim 647.98 Inv 644.03 12" RCP (W)
Ex Inlet Rim 647.96 Inv 643.33 12" RCP (N) Inv 643.16 12" RCP (E) Inv 643.08 8" RCP (W)
Ex Inlet Rim 647.92 Inv 643.54 12" RCP (W)
Ex Inlet Rim 647.92 Inv 645.21 18" RCP (E)
Ex Inlet Rim 647.94 Inv 645.97 15" RCP (W)
Ex Inlet Rim 647.79 Inv 644.46 18" RCP (E,W)
Ex Inlet Rim 647.89 Inv 644.89 8" RCP (S) Inv 644.69 8" RCP (N) Nothing Visible to West
Ex Inlet Rim 647.92



NORTH
Scale: 1" = 30'

No.	Date	Revision
2	06/20/2025	PER VILLAGE REVIEW
1	03/28/2025	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

DEMOLITION PLAN

NORTHBROOK ROW
PRELIMINARY ENGINEERING PLANS
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager: PAC
Engineer: CJB
Date: 10/11/2022
Project No. 20-122
Sheet C3.0 / C8

© 2025 Haeger Engineering, LLC

Plot Date: Jul 07, 2025 - 12:39pm Plotted By: pcera
File Name: P:\2020\20122\Drawings\Preliminary\20122-C3-DEMO.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

BITUMINOUS PAVEMENT - GRIND & RESURFACE
- Grind 2" Existing Bituminous Pavement (Min.)
- 2" Hot Mix Asphalt (HMA) Surface Course, Mix D, N50
- Level Binder As Required (Thickness Varies)
- Binder Patch As Required

CONCRETE PAVEMENT - APRON
- 6" PCC Pavement (Class PV)
- 8" Aggregate Base Course, CA-6, Crushed
- Compacted Sub-Grade

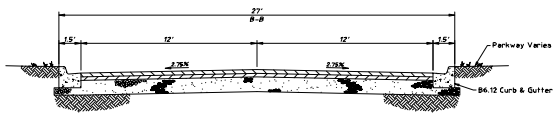
CONCRETE SIDEWALK
- 5" PCC Walk (Class SI) [Provide 6" Through Driveways]
- 4" Aggregate Base Course, CA-6, Crushed
- Compacted Sub-Grade

CONCRETE MAILBOX PAD
- 8" PCC Pavement (Class SI)
- 8" Aggregate Base Course, CA-6, Crushed
- Compacted Sub-Grade

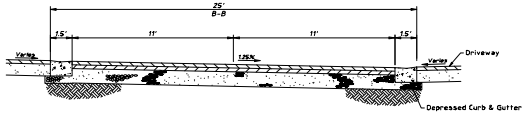
UTILITY TRENCH (SHERMER ROAD & STANLEY STREET)
- 2" Hot Mix Asphalt (HMA) Surface Course, Mix D, N50
- 4" Hot Mix Asphalt (HMA) Binder Course, IL-19, N50
- 9" Aggregate Base Course, CA-6, Crushed
- Compacted Sub-Grade

UTILITY TRENCH (BEAUMONT PLACE)
- 1 1/2" Hot Mix Asphalt (HMA) Surface Course, Mix D, N50
- 2 1/4" Hot Mix Asphalt (HMA) Binder Course, IL-19, N50 (See Note 2)
- 6 1/4" Bituminous Base Course
- Compacted Sub-Grade

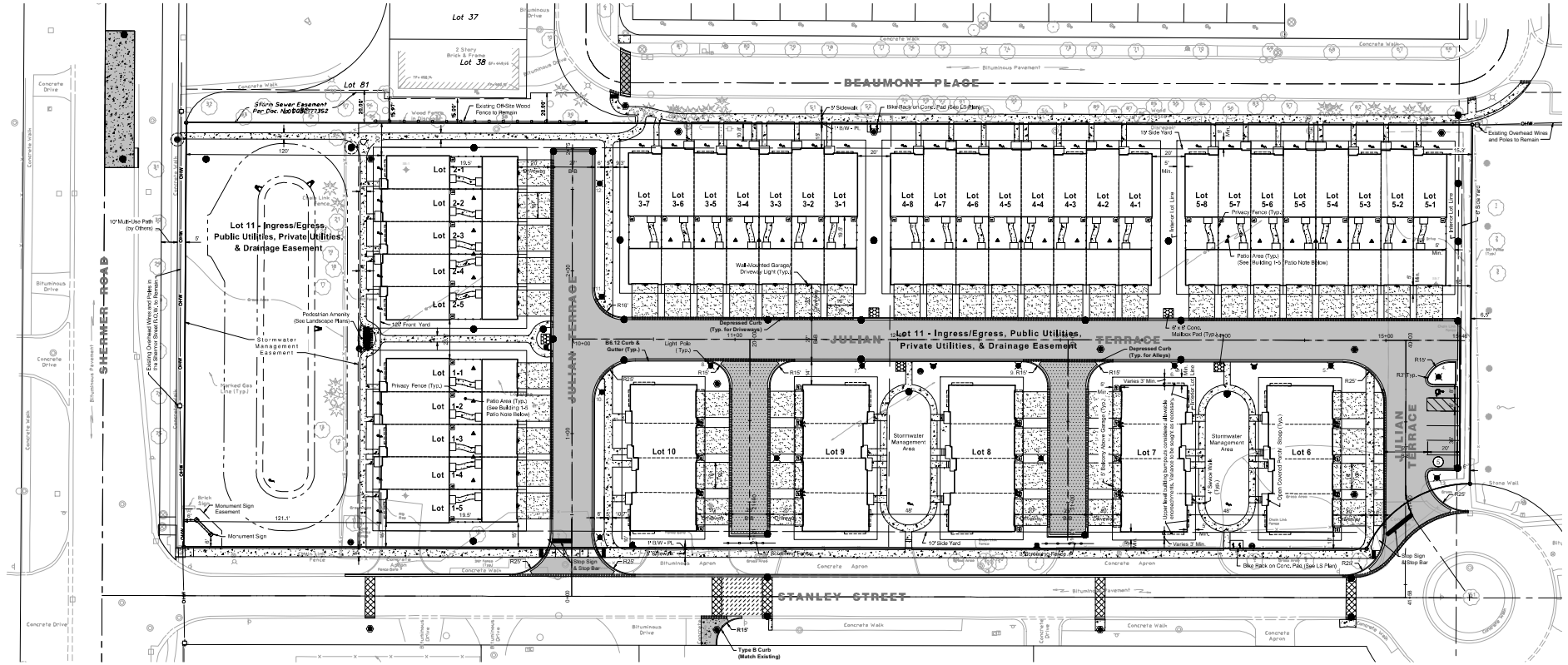
Paving Note:
1. **A pre-paving inspection shall be schedule with Northbrook Public Works at 847-272-4711. A Materials Engineer (P.E.) hired by the contractor or developer shall attend the meeting and shall be present during the proof roll. The Materials Engineer shall provide a written determination of the suitability of the subgrade.**
2. **The Shermer Place Plans specified 1 1/2" Binder Course & 7" Bituminous Base Course. However, the current IDOT Min. Thickness for HMA Binder Course is 2 1/4". As a result, the Binder Course thickness was increased to 2 1/4" and Bituminous Base Course was reduced to 6 1/4" to maintain the same overall pavement thickness.**

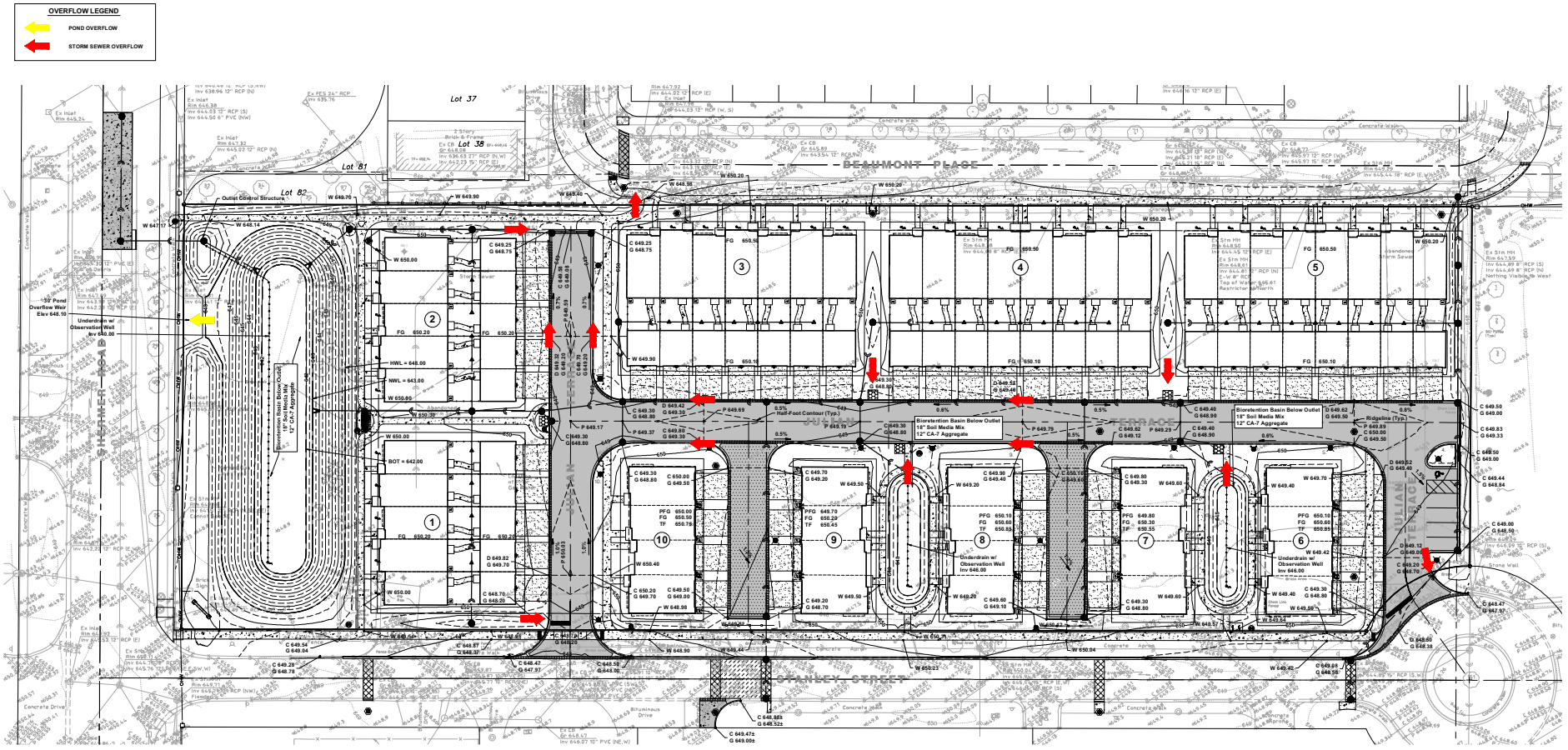


ROADWAY TYPICAL SECTION



MOTORCOURT TYPICAL SECTION


BEAUMONT PLACE
SHERMER ROAD
JULIAN TERRACE
STANLEY STREET
Lot 37
Lot 38
Lot 81
Lot 11 - Ingress/Egress, Public Utilities, Private Utilities, & Drainage Easement
Storm Sewer Easement Per Doc. No. 88077352
Existing Off-Site Wood Fence to Remain
2 Story Brick & Frame
10' Multi-Use Path (by Others)
Existing Overhead Wires and Poles to Remain
Pedestrian Amenity (See Landscape Plans)
Stormwater Management Easement
Monument Sign Easement
Monument Sign
Buried Gas Line (Typ.)
Lot 1-1
Lot 1-2
Lot 1-3
Lot 1-4
Lot 1-5
Lot 2-1
Lot 2-2
Lot 2-3
Lot 2-4
Lot 2-5
Lot 3-7
Lot 3-6
Lot 3-5
Lot 3-4
Lot 3-3
Lot 3-2
Lot 3-1
Lot 4-8
Lot 4-7
Lot 4-6
Lot 4-5
Lot 4-4
Lot 4-3
Lot 4-2
Lot 4-1
Lot 5-8
Lot 5-7
Lot 5-6
Lot 5-5
Lot 5-4
Lot 5-3
Lot 5-2
Lot 5-1
Lot 10
Lot 9
Lot 8
Lot 7
Lot 6
Wall-Mounted Garage Driveway Light (Typ.)
Privacy Fence (Typ.)
Patio Area (Typ.) (See Building 1-3 Patio Note Below)
Depressed Curb (Typ. for Driveways)
B6.12 Curb & Gutter (Typ.)
Light Pole (Typ.)
Depressed Curb (Typ. for Alleys)
6' x 9' Conc. Mailbox Pad (Typ.)
Stormwater Management Area
Open Grate Trench Drain (Typ.)
Bike Rack on Conc. Pad (See L5 Plan)
Stop Sign & Stop Bar
Type B Curb (Match Existing)
Stone Wall
Brick Wall
Chain Link Fence
Wood Fence
Concrete Walk
Concrete Drive
Concrete Apron
Bituminous Drive
Bituminous Pavement
Bituminous Apron
Driveway
Alley
Lot Line
Building Line
Utility Line
Sanitary Sewer
Storm Sewer
Water Main
Overhead Wires
Curb
Gutter
Inlet
Manhole
Fire Hydrant
Light Pole
Sign
Tree
Shrub
Bush
Fence
Gate
Post
Pole
Guy Wire
Transformer
Meter
Valve
Box
Pad
Vault
Cleanout
Catch Basin
Area Drain
Flared End Section
Headwall
Culvert
Pipe
Conduit
Cable
Wire
Line
Boundary
Setback
Easement
Right-of-Way
Property Line
Interior Lot Line
Rear Lot Line
Side Lot Line
Front Lot Line
Corner Lot Line
Building
Garage
Porch
Deck
Patio
Balcony
Roof
Chimney
Window
Door
Stairs
Steps
Ramp
Railing
Column
Beam
Foundation
Basement
Crawl Space
Slab
Footing
Wall
Floor
Ceiling



NORTH
Scale: 1" = 30'

No.	Date	Revision
2	06/20/2025	PER VILLAGE REVIEW
1	03/28/2025	PER VILLAGE REVIEW

HAEGER ENGINEERING
consulting engineers | land surveyors
150 East Palatine Road, Suite 175 • Mt. Prospect, IL 60056 • Tel: 847.394.6088
IL Illinois Professional Design Firm License No. 184.003152
www.haegerengineering.com

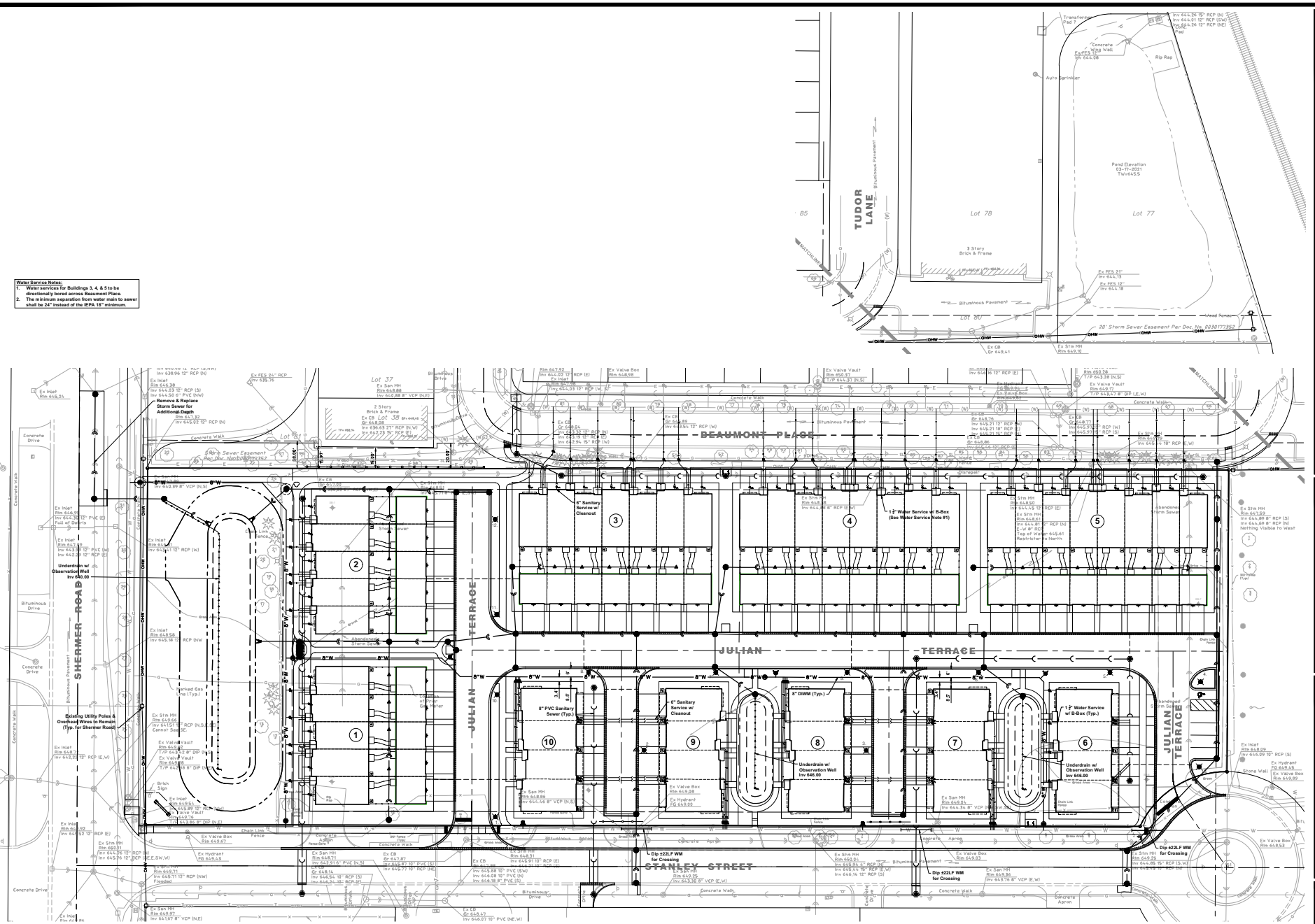
GRADING PLAN

NORTHBROOK ROW
PRELIMINARY ENGINEERING PLANS
1825 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	C J B
Date:	10/11/2022
Project No.	20-122
Sheet	C5.0 / C8

© Haeger Engineering, LLC

Plot Date: Jul 07, 2025 - 12:40pm Plotted By: psaro
File Name: P:\2020\20122\Drawings\Preliminary\20122-C5-GRD.dwg

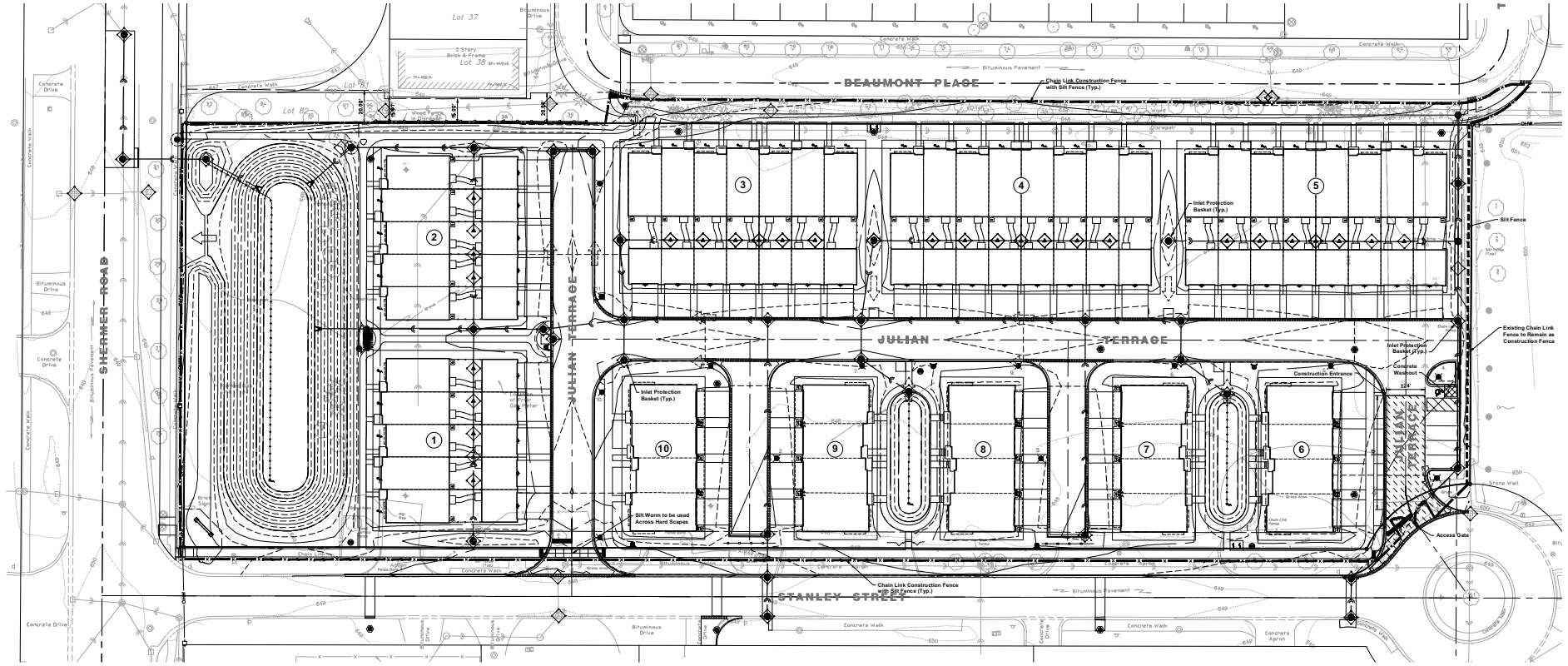

Water Service Notes:
1. Water services for Buildings 3, 4, & 5 to be directionally bored across Beaumont Place.
2. The minimum separation from water main to sewer shall be 24" instead of the IEPA 18" minimum.
NORTH
Scale: 1" = 30'
TUDOR LANE
BEAUMONT PLACE
JULIAN TERRACE
SHERMER ROAD
STANLEY STREET
Lot 78
Lot 77
Lot 37
Lot 36
Lot 85
Pond Elevation 03-17-2021 Tw=645.5
3 Story Brick & Frame
2 Story Brick & Frame
Bituminous Pavement
Concrete Walk
Concrete Drive
Concrete Apron
Chain Link Fence
Wood Fence
Stone Wall
Rip Rap
Auto Sprinkler
Transformer Pad 7
Concrete Wing Wall
Ex FES 24" Inv 644.08
Ex FES 21" Inv 644.13
Ex FES 12" Inv 644.18
Ex FES 24" Inv 635.76
20' Storm Sewer Easement Per Doc. No. 0030177352
Ex CB Gr 649.41
Ex Strm MH Rim 649.10
Ex Valve Box Rim 649.98
Ex Valve Box Rim 649.67
Ex Valve Box Rim 649.03
Ex Valve Box Rim 649.89
Ex Valve Box Rim 649.53
Ex Valve Box Rim 649.45
Ex Hydrant FG 649.00
Ex Hydrant FG 649.45
Ex Inlet Rim 646.38 Inv 644.53 12" RCP (S) Inv 644.50 6" PVC (NW)
Ex Inlet Rim 646.34 Inv 643.39 8" VCP (N,S)
Ex Inlet Rim 646.20 Inv 643.30 12" PVC (E) Full w/ Debris
Ex Inlet Rim 647.39 Inv 643.34 12" PVC (W) Inv 643.29 12" RCP (E)
Ex Inlet Rim 646.66 Inv 644.11 12" RCP (W)
Ex Inlet Rim 648.58 Inv 645.18 12" RCP (NW)
Ex Strm MH Rim 649.66 Inv 641.51 12" RCP (N,S,W) Cannot See SE
Ex Valve Vault Rim 649.66 T/P 643.32 8" DIP (N,E)
Ex Valve Vault Rim 649.67 T/P 643.28 8" DIP (N,E)
Ex Inlet Rim 649.52 Inv 649.29 12" RCP (N)
Ex Valve Vault Rim 649.71 T/P 643.86 8" DIP (N,E)
Ex Inlet Rim 648.92 Inv 643.52 12" RCP (E)
Ex Strm MH Rim 650.11 Inv 644.76 12" RCP (N) Inv 645.76 12" RCP (E,SW,W)
Ex Strm MH Rim 649.71 Inv 645.71 12" RCP (NW) Flooded
Ex Strm MH Rim 649.97 Inv 641.07 8" VCP (N,E)
Ex San MH Rim 648.71 Inv 643.91 6" PVC (N,S)
Ex CB Gr 648.14 Inv 644.34 10" RCP (S) Inv 644.34 10" RCP (E)
Ex CB Gr 647.87 Inv 645.87 10" PVC (S) Inv 645.77 10" RCP (NE)
Ex CB Gr 648.47 Inv 646.07 10" PVC (NE,W)
Ex San MH Rim 648.71 Inv 644.03 12" RCP (E) Inv 644.03 12" RCP (W,S)
Ex CB Gr 648.04 Inv 643.33 12" RCP (N) Inv 643.19 12" RCP (E) Inv 642.94 15" RCP (W)
Ex CB Gr 648.78 Inv 645.21 12" RCP (W) Inv 645.21 18" RCP (E) Inv 645.16 18" RCP (W)
Ex CB Gr 648.86 Inv 644.66 12" RCP (E) Inv 644.61 12" RCP (W)
Ex Strm MH Rim 648.90 Inv 644.45 12" RCP (E)
Ex Strm MH Rim 648.61 Inv 644.81 12" RCP (N) C.W 8" RCP Top of Water 644.61 Restrictor to North
Ex Strm MH Rim 648.86 Inv 644.46 8" VCP (N,S)
Ex Strm MH Rim 649.04 Inv 644.34 8" VCP (W)
Ex Strm MH Rim 650.84 Inv 645.94 4" RCP (N) Inv 645.44 15" RCP (E,W) Inv 646.14 12" RCP (S)
Ex Strm MH Rim 650.28 Inv 644.89 15" RCP (S,W) Inv 644.89 15" RCP (N,E)
Ex Strm MH Rim 649.36 Inv 643.76 8" VCP (E,W)
Ex Strm MH Rim 649.25 Inv 643.92 8" VCP (E,W)
Ex Strm MH Rim 649.01 Inv 644.34 8" VCP (W)
Ex Strm MH Rim 650.28 T/P 643.38 (N,S)
Ex Valve Vault Rim 649.72 T/P 643.67 8" DIP (E,W)
Ex Strm MH Rim 647.92 Inv 644.03 12" RCP (E) Ex Inlet Rim 647.89 Inv 644.03 12" RCP (W)
Ex Valve Vault Rim 650.37 T/P 644.37 (N,S)
Ex Inlet Rim 646.16 12" RCP (E)
Ex Strm MH Rim 647.59 Inv 644.89 8" RCP (S) Inv 644.69 8" RCP (N) Nothing Visible to West
Ex Inlet Rim 648.29 Inv 644.09 10" RCP (S)
Abandoned Storm Sewer
Abandoned Storm Sewer
Abandoned Storm Sewer
Abandoned Storm Sewer
Abandoned Gas Meter
Abandoned Gas Line
Buried Gas Line (Typ.)
Remove & Replace Storm Sewer for Additional Depth
6" Sanitary Service w/ Cleanout
1 2" Water Service w/ B-Box (See Water Service Note #1)
Underdrain w/ Observation Well Inv 640.00
Existing Utility Poles & Overhead Wires to Remain (Typ. for Shermer Road)
8" PVC Sanitary Sewer (Typ.)
6" DIWM (Typ.)
1 2" Water Service w/ B-Box (Typ.)
Underdrain w/ Observation Well Inv 646.00
Dip ±22LF WM for Crossing
Brick Sign
Flag Pole
Mail Box
Trash Enclosure
Bench
Bike Rack
Light Pole
Fire Hydrant
Gas Meter
Transformer
Ex Sign
Ex Tree
Ex Bush
Ex Shrub
Ex Grass
Ex Gravel
Ex Asphalt
Ex Concrete
Ex Brick
Ex Curb
Ex Gutter
Ex Sidewalk
Ex Fence
Ex Gate
Ex Retaining Wall
Ex Light Pole
Ex Utility Pole
Ex Guy Wire
Ex Overhead Wire
Ex Underground Electric
Ex Underground Gas
Ex Underground Water
Ex Underground Sewer
Ex Underground Storm Sewer
Ex Underground Telephone
Ex Underground Cable
Ex Underground Fiber Optic
Ex Underground Communication
Ex Underground Electric Service
Ex Underground Gas Service
Ex Underground Water Service
Ex Underground Sewer Service
Ex Underground Storm Sewer Service
Ex Underground Telephone Service
Ex Underground Cable Service
Ex Underground Fiber Optic Service
Ex Underground Communication Service

EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- CONSTRUCTION FENCE WITH SILT FENCE
- SILT FENCE
- INLET PROTECTION BASKET
- CONCRETE WASHOUT

NORTHBROOK SEDIMENT AND EROSION CONTROL REQUIREMENTS

1. All Erosion and Sediment Control (ESC) measures will be maintained in accordance with the SWPPP and IDOT Erosion and Sediment Control Field Guide for Construction Inspection. The Guide can be found on the IDOT website.
2. The Contractor will assume responsibility for maintenance of all soil erosion control during construction.
3. The contractor shall check all ESC measures weekly and after each rainfall 0.5 inches or greater in a 24 hour period, or equivalent snowfall. Additionally, during winter months, all measures shall be checked by the contractor after each significant snowmelt. These reports shall be provided to the Village each week.
4. The contractor shall provide the Village Engineer a plan to ensure that a stabilized flow line will be provided during storm sewer construction. The use of a stabilized flow line between installed storm sewer and open disturbance will reduce the potential for the offsite discharge of sediment-bearing waters, especially when rain is forecasted, so that flow will not erode.
5. Any loose material deposited in the flow line of drainage structures, which obstructs the natural flow of water, shall be removed at the close of each working day. Prior to acceptance of the improvement, all drainage structures shall be free of dirt and debris.
6. Temporary or permanent stabilization shall be enacted immediately upon completion of disturbance or if the work area is to be left undisturbed for 7 days or more.
7. Under no circumstances shall the contractor prolong final grading and shaping so that the entire project can be permanently seeded at one time.
8. The IEPA NPDES Permit and Storm Water Pollution Prevention Plan shall be maintained at the project field office and available for viewing by any Village of Northbrook Employee upon request.
9. Silt fence logs are to be available on-site in case of silt fence damage and installed when sections of the silt fence are down. Silt fence shall be repaired with-in 7 days of damage.
10. Dewatering operations for storm sewer shall be through a Siltation Bag of the appropriate size for the pump.
11. Should these requirements above not be adhered to, requests for inspection (water main, driveway, storm sewer, etc.) by the contractor shall be denied.



NORTH

Scale: 1" = 30'

No.	Date	Revision
2	06/20/2025	PER VILLAGE REVIEW
1	03/28/2025	PER VILLAGE REVIEW

HAEGER ENGINEERING
consulting engineers | land surveyors
150 East Palatine Road, Suite 201 • Palatine, IL 60067 • Phone: 847.705.9586 • Fax: 847.754.4688
IL Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

EROSION CONTROL PLAN

NORTHBROOK ROW
PRELIMINARY ENGINEERING PLANS
1823 SHERMER ROAD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	C J B
Date:	10/11/2022
Project No.	20-122
Sheet	C7.0 / C8

© Haeger Engineering, LLC

Plot Date: Jul 07, 2025 - 12:41pm Plotted By: jcaro
File Name: P:\2020\20122\Drawings\Preliminary\20122-C7-ERCS.dwg

NORTH

Scale: 1" = 30'

No.	Date	Revision
2	06/20/2025	PER VILLAGE REVIEW
1	03/28/2025	PER VILLAGE REVIEW

HAEGER ENGINEERING
consulting engineers | land surveyors
150 East Palatine Road, Suite 190 • Wheeling, IL 60090 • Ph: 847.215.6050 • Fax: 847.215.6055
IL Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

OFFSITE POND PLAN

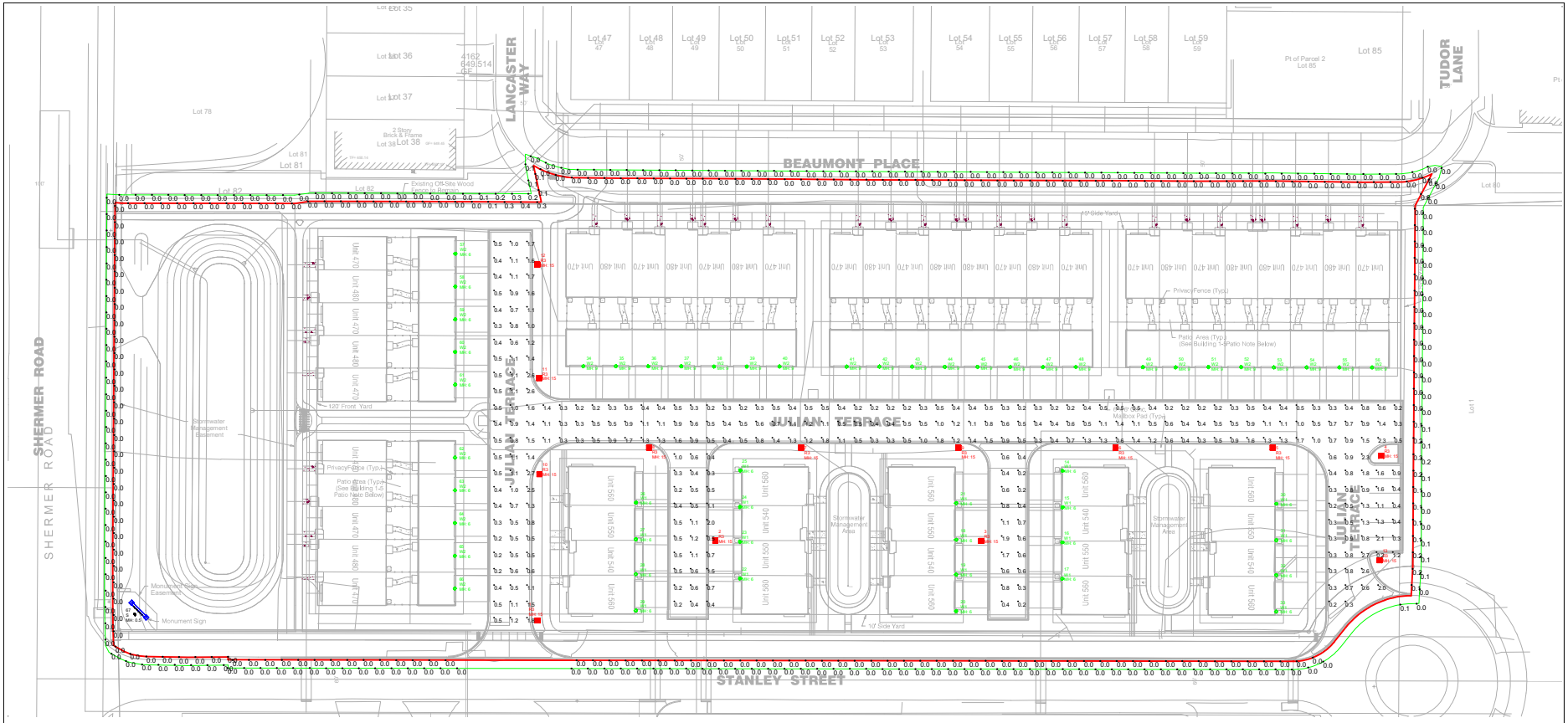
NORTHBROOK ROW
PRELIMINARY ENGINEERING PLANS
1825 SKOKIE ROAD, NORTHBROOK, ILLINOIS

Project Manager:	P A C
Engineer:	C J B
Date:	10/11/2022
Project No.	20-122
Sheet	C8.0 / C8

©Haeger Engineering, LLC

Plot Date: Jul 07, 2025 - 12:41pm Plotted By: jcarc
File Name: P:\2020\20122\Drawings\Preliminary\20122-C8-POND.dwg

500



Luminaire Schedule						
Symbol	Qty	Label	Description	LLF	Lum Watts	Mtg Height
	1	S	BK SA-LED-X54-FL-9-4000K	0.900	10.4162	0.5
	13	R3	Current EPTT02003BN30_PBLCK-120-277V	0.900	29	15
	20	W1	Progress P5642-3130K	0.900	59.4	6
	33	W2	Progress P5641-3130K	0.900	29.6	6, 9

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Monument Sign	Illuminance	Fc	18.16	49.7	1.9	9.56	26.16
Parking Spaces	Illuminance	Fc	0.96	2.1	0.2	4.80	10.50
Property Line	Illuminance	Fc	0.01	0.4	0.0	N.A.	N.A.
Property Line 5ft Beyond	Illuminance	Fc	0.01	0.3	0.0	N.A.	N.A.
Streets	Illuminance	Fc	0.76	2.7	0.2	3.80	13.50

Mounting Height=15ft (Pole)
Mounting Height=9ft (Wall Above Garage)
Mounting Height=6ft (Wall By Door)
Fixture Tilt=0
Light Loss Factor=0.9 (Maintained Fc)
Calculation Grids Are At Grade (Z=0)

Luminaire Location Summary				
LumNo	Label	Z	Orient	Tilt
1	R3	15	180	0
2	R3	15	180	0
3	R3	15	0	0
4	R3	15	180	0
5	R3	15	90	0
6	R3	15	90	0
7	R3	15	90	0
8	R3	15	90	0
9	R3	15	90	0
10	R3	15	180	0
11	R3	15	180	0
12	R3	15	180	0
13	R3	15	180	0
14	W1	6	180	0
15	W1	6	180	0
16	W1	6	180	0
17	W1	6	180	0
18	W1	6	0	0
19	W1	6	0	0
20	W1	6	0	0
21	W1	6	0	0
22	W1	6	180	0
23	W1	6	180	0
24	W1	6	180	0
25	W1	6	180	0
26	W1	6	0	0
27	W1	6	0	0
28	W1	6	0	0
29	W1	6	0	0
30	W1	6	0	0
31	W1	6	0	0
32	W1	6	0	0
33	W1	6	0	0
34	W2	9	270	0

Luminaire Location Summary				
LumNo	Label	Z	Orient	Tilt
35	W2	9	270	0
36	W2	9	270	0
37	W2	9	270	0
38	W2	9	270	0
39	W2	9	270	0
40	W2	9	270	0
41	W2	9	270	0
42	W2	9	270	0
43	W2	9	270	0
44	W2	9	270	0
45	W2	9	270	0
46	W2	9	270	0
47	W2	9	270	0
48	W2	9	270	0
49	W2	9	270	0
50	W2	9	270	0
51	W2	9	270	0
52	W2	9	270	0
53	W2	9	270	0
54	W2	9	270	0
55	W2	9	270	0
56	W2	9	270	0
57	W2	6	0	0
58	W2	6	0	0
59	W2	6	0	0
60	W2	6	0	0
61	W2	6	0	0
62	W2	6	0	0
63	W2	6	0	0
64	W2	6	0	0
65	W2	6	0	0
66	W2	6	0	0
67	S	0.5	44.5	135

FOOTCANDLE ANALYSIS BY PHOTOMETRICS LLC 6/5/2025.

POLE LIGHTS ARE MOUNTED 15FT ABOVE FINISHED GRADE.
WALL LIGHTS ARE MOUNTED 6FT & 9FT ABOVE FINISHED GRADE.

THIS LAYOUT MEETS IES RP8-22 RECOMMENDATIONS FOR LOCAL ROADWAY LIGHTING LEVELS AND UNIFORMITY.

FOOTCANDLE READINGS DO NOT INCLUDE SHADOWING EFFECTS CAUSED BY OBSTRUCTIONS ONSITE SUCH AS BUILDINGS, TREES, ETC.

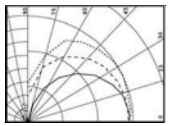
THE IES PHOTOMETRIC COMPUTER FILES USED FOR THIS ANALYSIS WERE PROVIDED BY THE MANUFACTURER(S) OF THE LIGHT FIXTURE(S) USED ON THIS PROJECT. THE ACCURACY OF THESE FILES ARE THE RESPONSIBILITY OF THE MANUFACTURER(S).

CONFORMANCE TO ANY AND ALL FACILITY, LOCAL, STATE, OR NATIONAL CODES AND REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

CAREFUL PLACEMENT AND ORIENTATION OF THE LIGHT FIXTURES ONSITE IS REQUIRED FOR THIS COMPUTER SIMULATION TO BE ACCURATE.

NORMAL TOLERANCES OF VOLTAGE, TEMPERATURE, LAMP OUTPUT, AND BALLAST AND LUMINAIRE MANUFACTURER WILL AFFECT RESULTS.

Photometrics LLC
rveazey@photometricsllc.com
Ph: (407) 330-8220



#	Date	Comments

Revisions

Draen By: BV
Checked By:
Date: 6/5/2025
Scale: 1"=30'(at 24"X36" Print Size)

NORTHBROOK ROW STREET LIGHTING

Photometic Plan

SHEET#: PH1

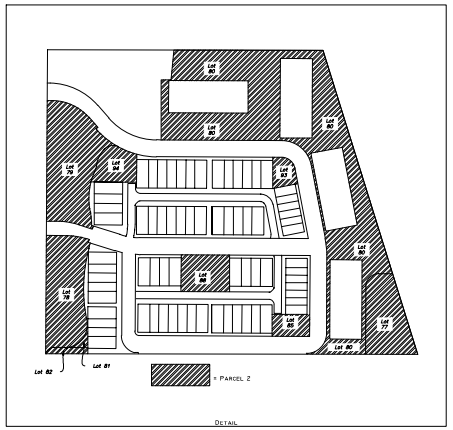
P.I.N. No. 04-15-102-002
04-15-102-003

ALTA / NSPS LAND TITLE SURVEY

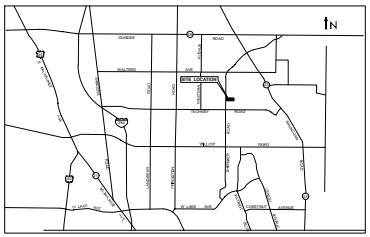
OF

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, 88 and 89 in Sherwood Place subdivision described on exhibit 'A' attached thereto.

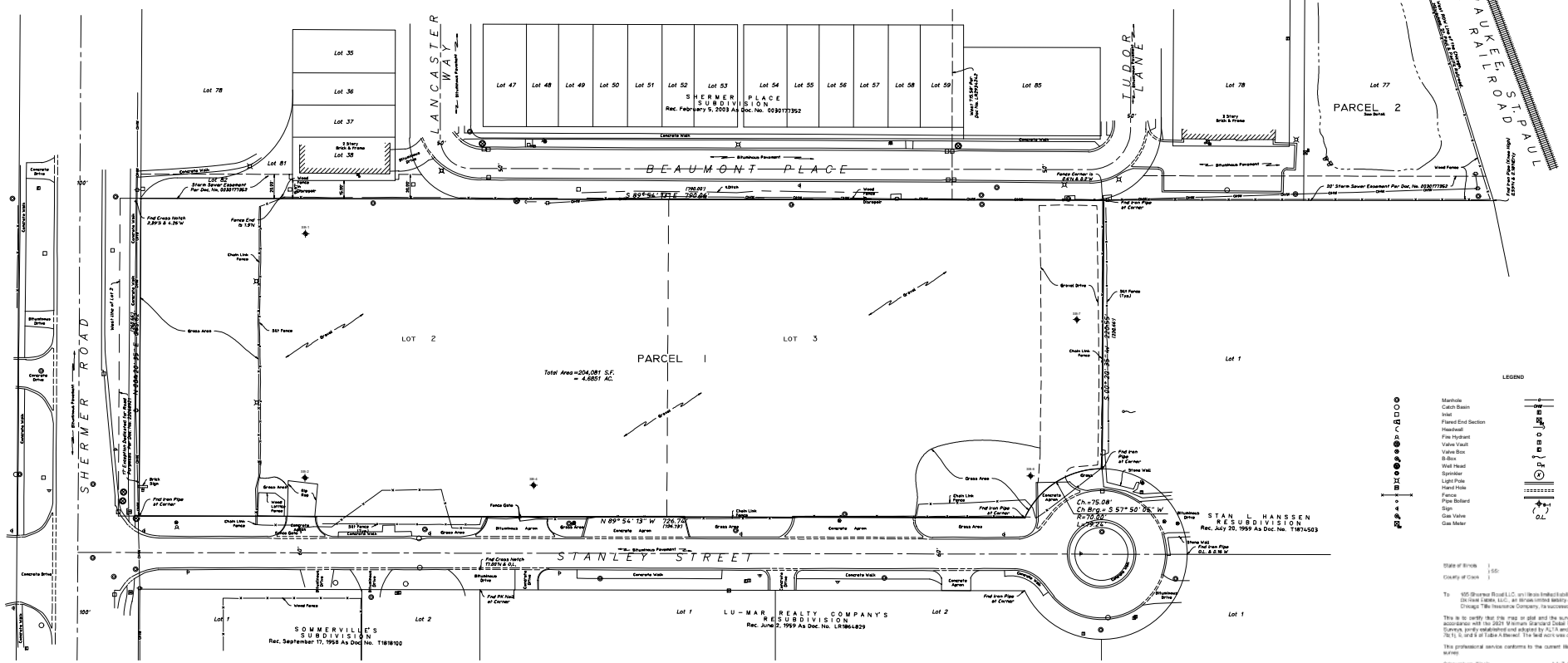


DETAIL



LOCATION MAP

SCALE: 1" = 30'



LEGEND

Manhole	Gas Line
Catch Basin	Overhead Utility Line
Inlet	Electrical Pedestal
Flared End Section	Electric Meter
Headwall	Guy Wire
Fire Hydrant	Utility Pole
Valve Vault	Telephone Pedestal
Valve Box	Cable TV Pedestal
B-Box	Flagpole
Well Head	Mailbox
Sprinkler	Number of Parking Stalls
Light Pole	Curb & Gutter
Hand Hole	Depressed Curb
Fence	Retaining Wall
Pipe Bollard	Soil Boring
Sign	Record
Gas Valve	On Line
Gas Meter	

Surveyor's notes:

1. The basis of bearing shown hereon based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Kane Company's RTK Network.
2. Underground utilities are not shown hereon.
3. Flood zone information provided on the Flood Insurance Rate Map Community – Panel No. 17031C0017J – Date of August 19, 2008 produced by the Federal Emergency Management Agency. Kane Company, Illinois. No property shown and described hereon is Zone X, which is defined by FIRMA as 'Areas determined to be outside the 500-year floodplain.'
4. Title of this survey reference was made by Chicago Title Insurance Company for Title Insurance Order No. CCHI18010962D with an Effective Date of 2021.

With respect to Schedule B of said commitment:

Exception I – Requirements for Storm Water Detention – Doc. No. LR2934242 - The subject property is located adjacent to the land described therein, plotted and shown hereon.
Exception J – Rights of the Public, State & Municipality – Doc No. 23088021 – Plotted and shown hereon.
Exception K – Grant of Stormwater Drainage Easement & Agreement – Doc. No. 0329345970 – Plotted and shown hereon.
Exception M – No Further Remediation Letter – Doc. No. 1534944016 – No plottable survey items.
Exception W – Lien – Doc. No. 1635915123 & 1928147045 - No plottable survey items.
Exception W – Lien – Doc. No. 1830417014 – No plottable survey items.

To: 935 Shermer Road LLC, an Illinois limited liability company; DK Hotel Liable, LLC, an Illinois limited liability company; and Chicago Title Insurance Company, its successors and/or assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7a, 7b(1), 8, and 9 of Table A thereof. The field work was completed on April 29, 2022.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Schaumburg, Illinois, July 7, 2022

By: _____
Illinois Professional Land Surveyor No. 3666

Ordered By: Lexington Homes

Project No. 20122

STATE OF ILLINOIS
JAMES R. GUAY
035-3695
LICENSED
PROFESSIONAL LAND SURVEYOR

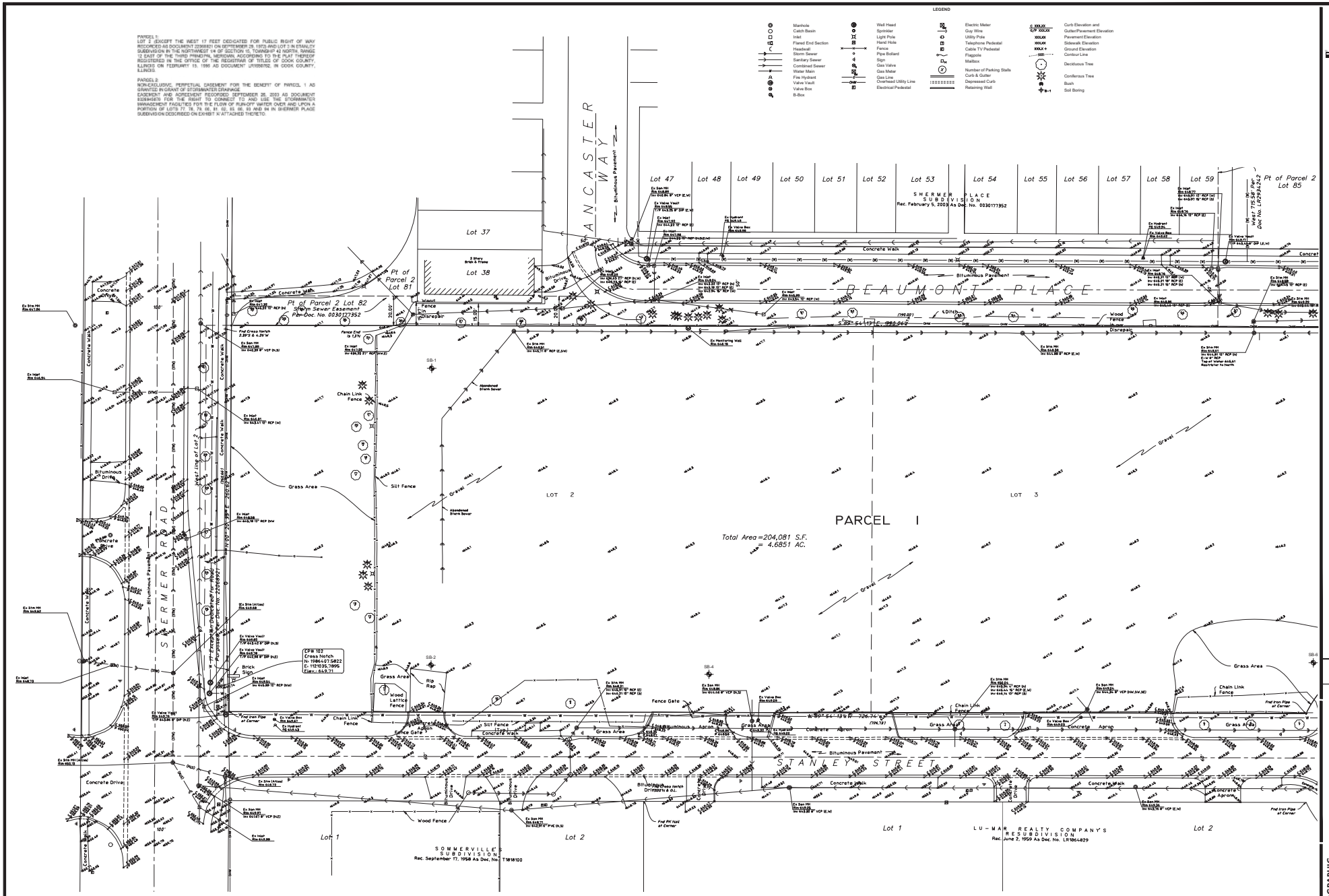
EXPIRES 11-30-22

HAEGER ENGINEERING
consulting engineers • land surveyors
150 East Gate Parkway, Schaumburg, IL 60173
tel 847.394.2400 fax 847.394.2405
Illinois Professional Design Firm license No. 184-009132
www.haegerengineering.com

© 2022 Haeger Engineering, LLC

502

Plot Date: Jul 07, 2022 - 9:56am Plotted By: Jon S. Saved: ALTA.NSPS
File Name: P:\2020\20122\02 Drawings\Final Survey\20122_ALTA-NSPS LTS(Final Demo).dwg



Surveyor's Notes:

1. Field work was completed on July 14, 2022.
2. The Horizontal coordinates and basis of bearing shown hereon are based on NAD 83(2011) Illinois East zone 1201 State Plane Coordinates as referenced from Kris Company's RTK Network.
3. The Vertical Datum referenced hereon is based on NAVD 88 (Geoid 12A) as referenced from Kris Company's RTK Network.
4. Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of those records cannot be guaranteed, except for those items that can be verified by field measurements. Prior to any excavation contact J.U.L.I.E (1-800-892-0123).

Benchmark

Site Benchmarks

CP #102 (See Survey)
Description: Cross Notch
Elevation: 649.71 NAVD 88 (Geoid 12A)

CP # 100 (See Survey)
Description: Cross Notch
Elevation: 649.27 NAVD 88 (Geoid 12A)

Ordered By: Lexington Homes
Order No.: 20122

JEFFREY W. GLENT 035-3695 DOMICILED AT ILLINOIS

EXPIRES 11-30-22

State of Illinois } SS.
County of Cook }

This professional service conforms to the current Illinois minimum standards for a boundary and topographic survey.

Schaumburg, Illinois, _____ A.D. 20__

By: _____
Illinois Professional Land Surveyor No. 3695

NORTH
Scale: 1" = 30'

HAEGER ENGINEERING
consulting engineers • land surveyors
195 South Bell Avenue, Schaumburg, IL 60193 ph 847-394-4455 fax 847-394-4456
www.haegerengineering.com

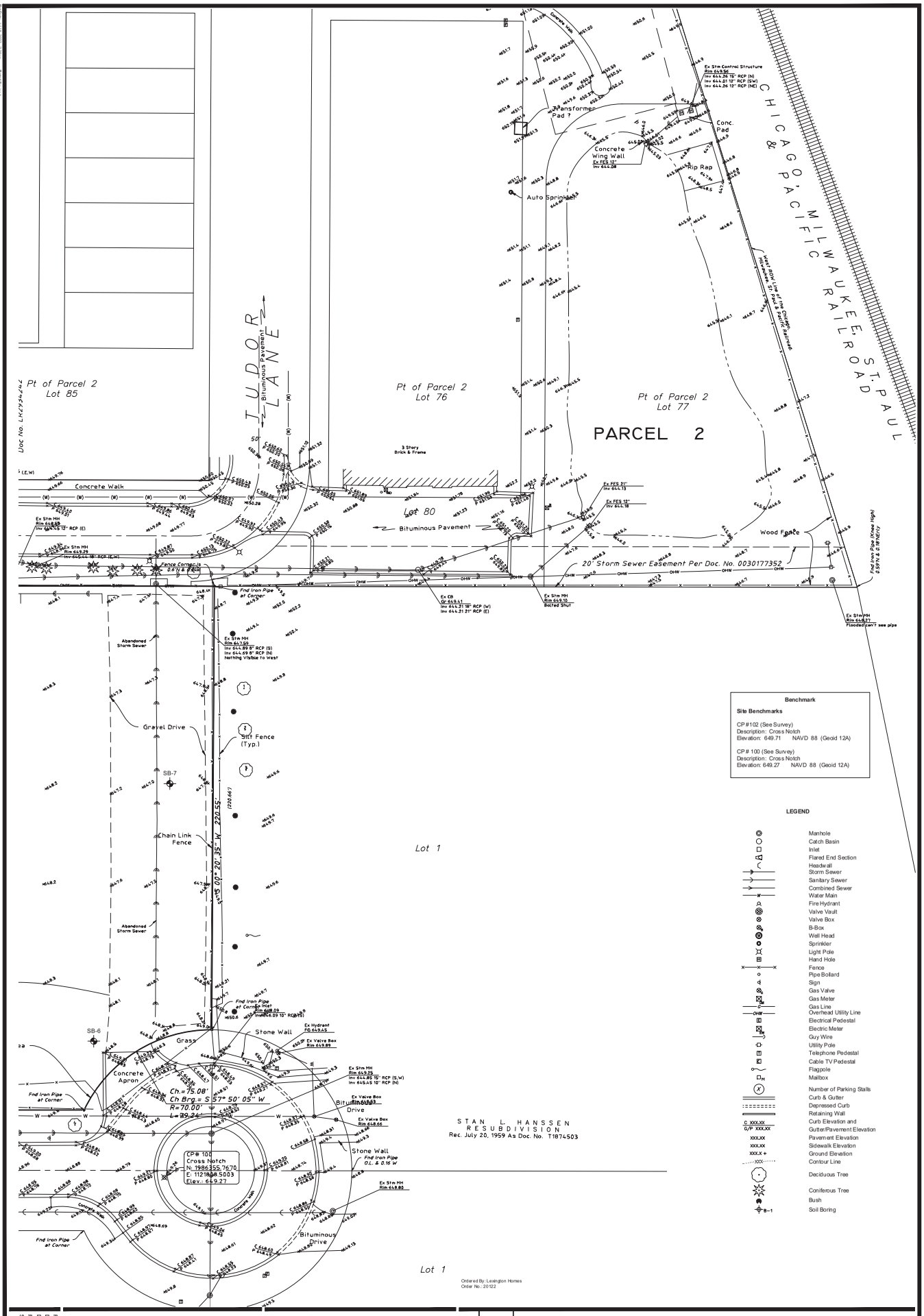
No.	Date	Revision

BOUNDARY & TOPOGRAPHIC SURVEY
1825 SHERMER ROAD
NORTHBROOK, ILLINOIS

Project Manager: TAS
Drafter: TSK
Date: 2022-05-04
Project No. 20122
Sheet 1 of 2

503

Plotted By: jon.h
T:\...\Civil\Drawings\Final Survey 2021\01_Boundary - Topographic Survey & ALTA 16ATS 1TI (Plat Demo).dwg



BOUNDARY & TOPOGRAPHIC SURVEY

1825 SHERMER ROAD
NORTHBROOK, ILLINOIS

Project Manager: TAS
Drawn By:
Date: 2022-05-04
Project No. 20122
Sheet 2/2

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184003122
www.haegerengineering.com

No.	Date	Revision

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

MAIL PLAT TO:

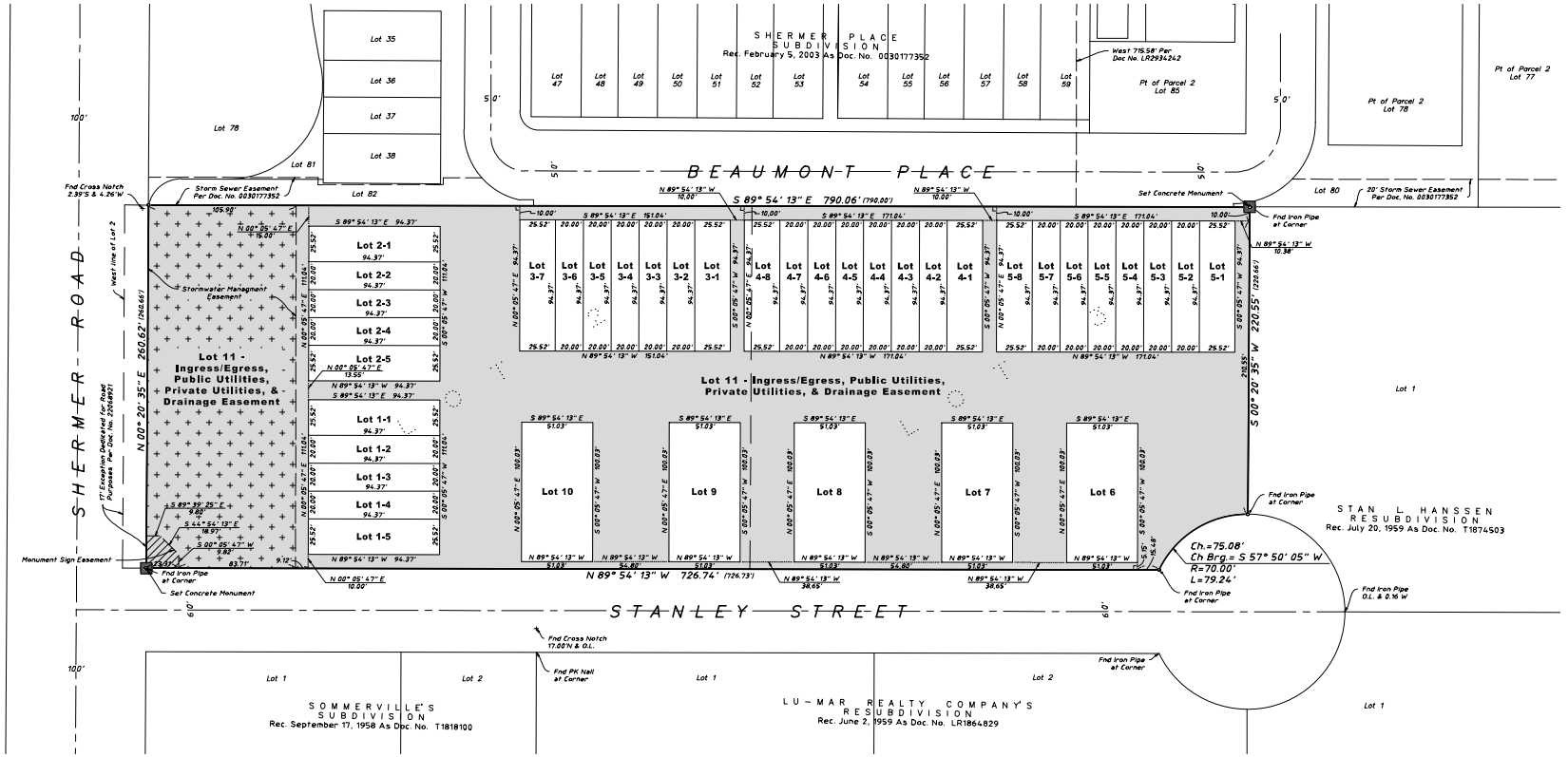
HAEGER ENGINEERING LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173

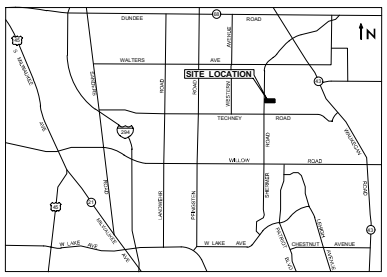
PRELIMINARY PLAT
OF
NORTHBROOK ROW

SHEET 1 OF 1

SCALE: 1" = 40'

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





LOCATION MAP
Not To Scale

Legal Description

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

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

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

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

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

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

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

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

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

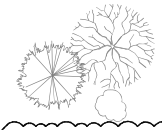
© 2025 Haeger Engineering, LLC

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

505

PLANT SYMBOLS KEY & PLANT MIX MATRIX

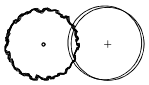
NOTE!
NOT ALL PLANT SYMBOLS & PLANT VARIETIES MAY BE DEPICTED ON PLANS.



EXISTING DECIDUOUS TREE

EXISTING EVERGREEN TREE

EXISTING SHRUBS & PERENNIALS



SHADE / CANOPY TREES, 2.5"+ CALIPER:

- *ACER VARIETIES* / MAPLE VAR.
- *CATALPA SPECIOSA* / NORTHERN CATALPA
- *CELTIS OCCIDENTALIS* / COMMON HACKBERRY
- *GINGKO BILOBA* / GINKGO
- *GYMNOCLADUS DIOICA* / KENTUCKY COFFEETREE
- *LIQUIDAMBAR STYRACIFLUA* / AMERICAN SWEETGUM
- *LIRIODENDRON TULIPIFERA* / TULIP TREE
- *METASEQUOIA GLYPTOSTROBOIDES* / DAWN REDWOOD
- *NYSSA SYLVATICA* / BLACK TUPELO
- *PLATANUS ACERIFOLIA 'MORTON CIRCLE'* / LONDON PLANETREE
- *QUERCUS ALBA* / WHITE OAK
- *QUERCUS BICOLOR* / SWAMP WHITE OAK
- *QUERCUS MACROCARPA* / BUR OAK
- *QUERCUS IMBRICARIA* / SHINGLE OAK
- *QUERCUS RUBRA* / RED OAK
- *TILIA TOMENTOSA 'STERLING SILVER'* / STERLING SILVER LINDEN
- *ULMUS SPP.* / HYBRID ELM



ORNAMENTAL TREES, 6'-10'+ TALL:

- *AMELANCHIER VARIETIES* / SERVICEBERRY VAR.
- *BETULA NIGRA* / RIVER BIRCH
- CERCIS CANADENSIS / REDBUD
- *CORNUS MAS* / CORNELIAN CHERRY
- *CRATAEGUS CRUS-GALLI* / COCKSPUR HAWTHORN
- *HAMAMELIS VARIETIES* / WITCHHAZEL VAR.
- *MAGNOLIA VARIETIES* / MAGNOLIA VAR.
- *MALUS VARIETIES* / FLOWERING CRABAPPLE VAR.
- *SYRINGA RETICULATA* / JAPANESE TREE LILAC



EVERGREEN TREES, 6'-10'+ TALL:

- *ABIES CONCOLOR* / WHITE FIR
- *JUNIPERUS CHINENSIS 'FAIRVIEW'* / FAIRVIEW JUNIPER
- *JUNIPERUS SCOPULORUM 'WICHITA BLUE'* / WITCHITA BLUE JUNIPER
- *PICEA GLAUCA 'DENSATA'* / BLACK HILLS SPRUCE
- *PICEA OMORIKA* / SERBIAN SPRUCE
- *PINUS STROBUS* / EASTERN WHITE PINE
- *PSEUDOTSUGA MENZIESII* / DOUGLAS FIR
- *TAXUS CUSPIDATA 'CAPITATA'* / CAPITATA YEW
- *THUJA VARIETIES* / ARBORVITAE VAR.
- *TSUGA CANADENSIS* / CANADIAN HEMLOCK



LARGE, DECIDUOUS SHRUBS, 36"-48"+ TALL:

- *AESCULUS PARVIFLORA* / BOTTLEBRUSH BUCKEYE
- *ARONIA VARIETIES* / CHOKEBERRY VAR.
- *CORNUS VARIETIES* / DOGWOOD VAR.
- *FORSYTHIA 'MEADOWLARK' / MEADOWLARK FORSYTHIA*
- *FOTHERGILLA GARDENII* / DWARF FOTHERGILLA
- *HYDRANGEA VARIETIES* / HYDRANGEA VAR.
- *SYRINGA VARIETIES* / LILAC VAR.
- *VIBURNUM VARIETIES* / VIBURNUM VAR.

SMALL, DECIDUOUS SHRUBS, 18"-24" TALL:

- *BERBERIS VARIETIES* / BARBERRY VAR.
- *HYPERICUM KALMIANUM* / ST. JOHNSWORT
- *PHYSOCARPUS VARIETIES* / NINEBARK
- *RHUS AROMATICA 'GRO-LOW'* / GRO LOW SUMAC
- *ROSA VARIETIES* / SHRUB ROSE VAR.
- *SPIRAEA VARIETIES* / SPIREA VAR.



SMALL, EVERGREEN SHRUBS, 24" TALL / WIDE:

- *BUXUS VARIETIES* / BOXWOOD VAR.
- *JUNIPERUS VARIETIES* / JUNIPER VAR.
- *TAXUS VARIETIES* / YEW VAR.
- *THUJA OCCIDENTALIS 'HETZ MIDGET'* / HETZ MIDGET ARBORVITAE

LARGE, ORNAMENTAL GRASS, 3 GALLON &
SMALL, ORNAMENTAL GRASS, 1 GALLON:

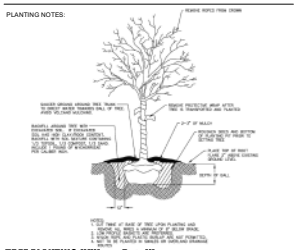
- *CALAMAGROSTIS VARIETIES* / REED GRASS VAR.
- *MISCANTHUS VARIETIES* / MAIDEN GRASS VAR.
- *PANICUM VARIETIES* / SWITCH GRASS VAR.
- *PENNISETUM VARIETIES* / FOUNTAIN GRASS VAR.
- *SCHIZACHYRIUM SCOPARIUM* / LITTLE BLUESTEM
- *SESLERIA AUTUMNALIS* / MOOR GRASS
- *SPOROBOLUS HETEROLEPSIS* / PRAIRIE DROPSEED



PERENNIAL FLOWERS & GROUNDCOVER,
1 GALLON:

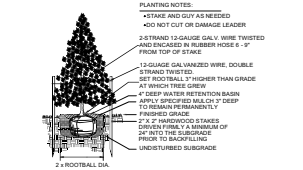
- MISC. VAR.

PLANTING DETAILS



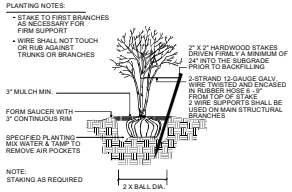
TREE PLANTING (Village Detail)

NOT TO SCALE



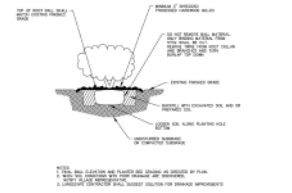
EVERGREEN TREE PLANTING

NOT TO SCALE



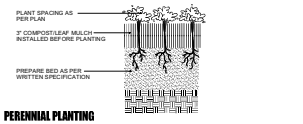
MULTI-TRUNK TREE STAKING

NOT TO SCALE



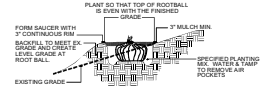
SHRUB PLANTING (Village Detail)

NOT TO SCALE



PERENNIAL PLANTING

NOT TO SCALE



HILLSIDE PLANTING

NOT TO SCALE

NOTES - GENERAL LANDSCAPE

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.
2. CALL J.U.L.I.E. UTILITY LOCATING SERVICE (TEL 800.892.0123), 48 HOURS PRIOR TO THE START OF ANY DIGGING.
3. GENERAL PLANT NOTES:
   A. ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
   B. ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS.
   C. ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE (LESS THAN 50 MILES).
   D. PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM / HABIT. PLANTS SHALL NOT BE PRUNED/HEDGED UNLESS ABSOLUTELY NECESSARY (DUE TO VISIBILITY OR HAZARD OBSTRUCTION).
   E. ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE.
4. LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.
5. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (6"-12" DEEP), FINE GRADING, AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS. ALL SOILS SHALL BE FREE OF CONSTRUCTION DEBRIS, PRIOR TO INSTALLING ANY PLANT MATERIAL.
6. PRIOR TO SPREADING TOPSOIL, THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM GRADES INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.
7. ALL SHRUB, GROUNDCOVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE PREPARED WITH A SOIL AMENDMENT MIX - 1/3 TOPSOIL, 1/3 MUSHROOM COMPOST, AND 1/3 TORPEDO SAND. MATERIAL SHALL BE ROTO-TILLED JUST PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
8. ALL PLANTING ISLANDS SHALL BE MOUNDED TO PROVIDE POSITIVE DRAINAGE.
9. ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL OR OTHER BORDER IS SPECIFIED.
10. ALL PLANTING BED AREAS SHALL MAINTAIN A MAX. 3" DEEP LAYER OF SHREDDED HARDWOOD MULCH (COLOR: NON-DYED, BROWN).
11. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH LANDSCAPE MAINTENANCE CONTRACTOR, TO ENSURE PROPER WATERING OF PLANTED AND SODDED AREAS AFTER INITIAL INSTALLATION.
12. LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE ANY REDO OF COMPLETED LANDSCAPE WORK AND DAMAGE TO PLANT MATERIAL.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN LAYOUT WORK. UPON REQUEST, LANDSCAPE ARCHITECT SHALL BE AVAILABLE TO ASSIST/APPROVE CONTRACTOR LAYOUT.
14. EVERY ATTEMPT HAS BEEN MADE TO DEPICT ALL EXISTING UTILITY LINES. CONTRACTOR SHALL USE PRECAUTION WHEN DIGGING. CONTRACTOR SHALL MAKE THEMSELVES THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING, VERIFYING LOCATIONS AND DEPTHS OF ALL UTILITIES.
15. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
16. PLANT LIST QUANTITIES PROVIDED AT TIME OF FINAL PLANS ARE APPROXIMATIONS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETING THEIR OWN QUANTITY TAKE-OFFS. IF A DISCREPANCY IS FOUND BETWEEN THE PLAN AND THE PLANT LIST, THEN THE PLAN SHALL PREVAIL.
17. PLANT SUBSTITUTIONS ARE ALLOWED DUE TO PLANT AVAILABILITY OR PLANTING TIME OF YEAR, ONLY WITH THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT. IF SUBSTITUTIONS ARE MADE WITHOUT PRIOR CONSENT, THE LANDSCAPE ARCHITECT MAINTAINS THE RIGHT TO REJECT MATERIAL IN THE FIELD, AT THE COST TO THE CONTRACTOR.
18. CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.
19. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
20. ALL TURF SHALL SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL, NOT PEAT), PER VILLAGE, SEED IS NOT ALLOWED.
21. CONTRACTOR SHALL RESTORE LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
22. LANDSCAPE DETAILS SHOWN ARE FOR DESIGN INTENT ONLY. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY. CONTRACTOR IS RESPONSIBLE FOR ERECTING AND INSTALLING PROPERLY BUILT AMENITIES PER CODE, PER SITE CONDITIONS (FINAL GRADING & UTILITY LOCATIONS), AND PER AREA CLIMATE CONDITIONS. ALL LANDSCAPE SITE DETAILS FOR STRUCTURES AND FOOTINGS SHALL BE REVIEWED & APPROVED BY A STRUCTURAL ENGINEER.
23. CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL, IN PERPETUITY.
24. (IF APPLICABLE) CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A THREE-YEAR MONITORING AND MAINTENANCE PROGRAM ON ALL NATURALIZED DETENTION AREAS.

PROJECT TEAM

DEVELOPER:
LEXINGTON HOMES, LLC.
1731 N. MARCEY STREET, #200
CHICAGO, IL 60614
TEL (773) 457-8563

CONTACT: JOHN AGENLIAN / NATE WYNSMA

SURVEYOR/CIVIL ENGINEER:
HAEGER ENGINEERING
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173
TEL (847) 394-6600

CONTACT: PHIL CERRATO

LANDSCAPE ARCHITECT:
DICKSON DESIGN STUDIO, INC.
9 CRYSTAL LAKE ROAD, SUITE 110
LAKE IN THE HILLS, IL 60156
TEL (224) 241-8181

CONTACT: SHARON DICKSON / JEFF TORRENS

ARBORIST:
DAVEY RESOURCE GROUP
NATURAL RESOURCE CONSULTING
TEL (248) 221-0439

CONTACT: PETE SORENSEN

SHEET INDEX

L0.1 PROJECT TEAM
GENERAL LANDSCAPE NOTES
PLANTING DETAILS
PLANT SYMBOLS KEY & PLANT MIX MATRIX

L0.2 TREE PRESERVATION & REMOVAL PLAN
TREE PROTECTION FENCE DETAIL

L0.3 TREE INVENTORY
TREE PRESERVATION NOTES
TREE CONDITION / RATING SCALE

L1.1 OVERALL LANDSCAPE PLAN

L2.0 FENCING PLAN

L3.0 DETAILS: BIKE RACK, FENCE, MONUMENT & PERGOLA

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

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

AUGUST 26, 2022

REVISIONS

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

PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

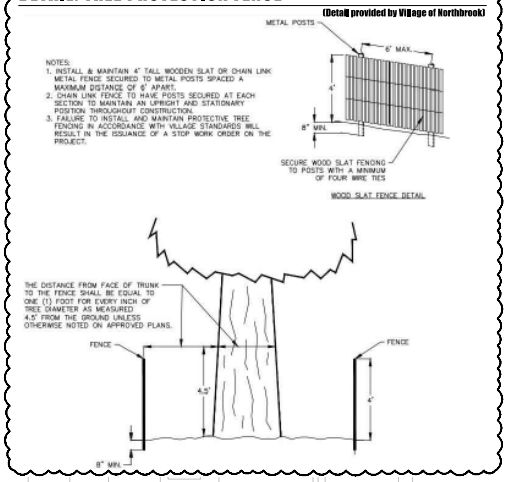
PRELIMINARY LANDSCAPE PLAN - COVER SHEET

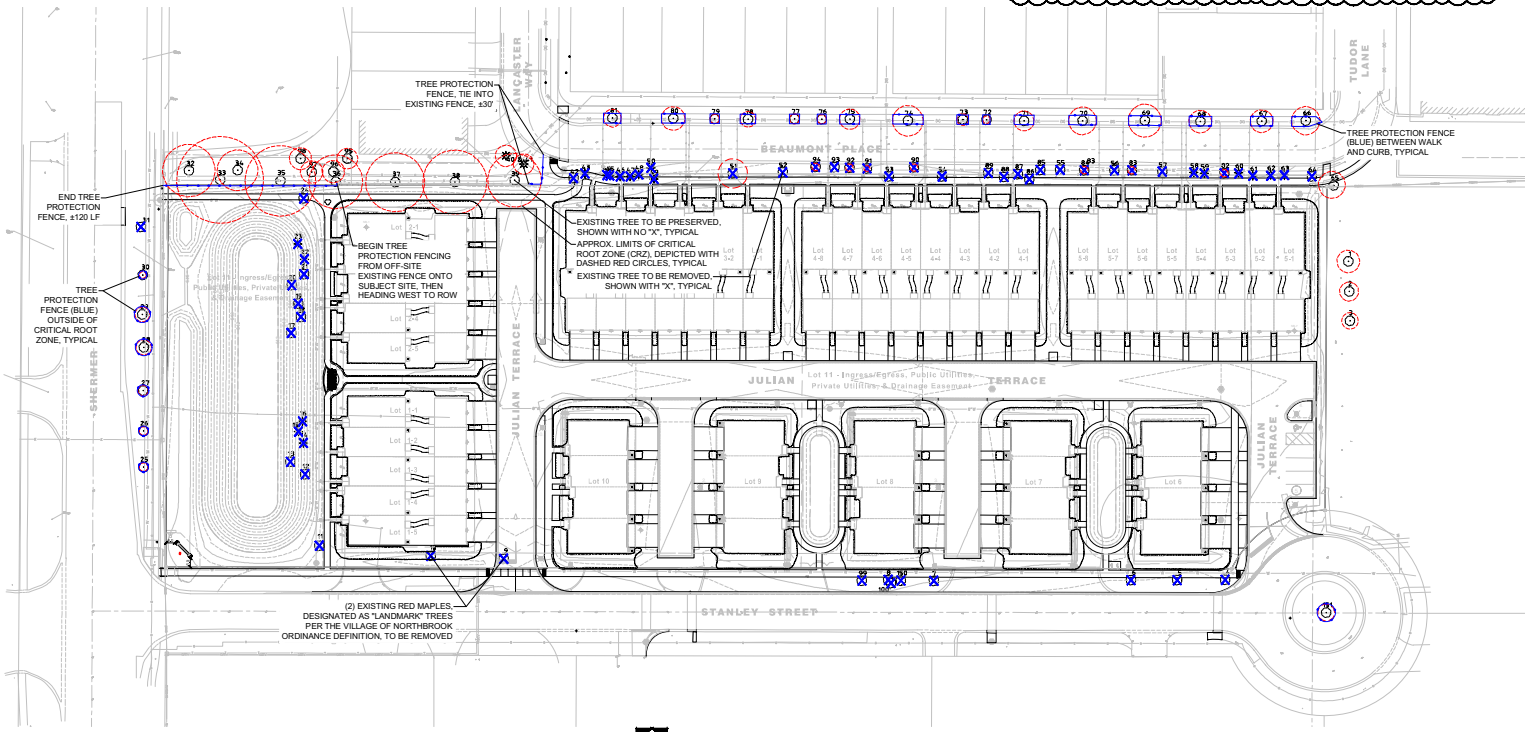
SHEET NUMBER

L0.1

DETAIL: TREE PROTECTION FENCE

(Detail provided by Village of Northbrook)





NORTH

TREE PRESERVATION & REMOVAL PLAN - PROPOSED CONDITIONS

SCALE: 1" = 40'-0"

0 20' 40' 80'

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

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

AUGUST 26, 2022

REVISIONS

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

PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

TREE PRESERVATION & REMOVAL PLAN

SHEET NUMBER

L0.2

TREE INVENTORY: ON-SITE

TAG #	COMMON NAME	SCIENTIFIC NAME	DBH	CONDITION	CATEGORY	OUTCOME
9	Red Maple	Acer rubrum	19.8	Fair	LANDMARK	REMOVE
10	Red Maple	Acer rubrum	16.5	Fair	LANDMARK	REMOVE
11	Norway Maple	Acer platanoides	19.8	Fair	NON-NUISANCE	REMOVE
12	Crabapple	Malus spp.	14.4	Poor	NUISANCE	REMOVE
13	Norway Maple	Acer platanoides	20.8	Good	NON-NUISANCE	REMOVE
14	Austrian Pine	Pinus nigra	14.6	Dead	DEAD	REMOVE
15	Austrian Pine	Pinus nigra	23.6	Fair	NON-NUISANCE	REMOVE
16	Austrian Pine	Pinus nigra	17.9	Fair	NON-NUISANCE	REMOVE
17	Crabapple	Malus spp.	0	Removed	REMOVED	REMOVE
18	Crabapple	Malus spp.	13.9	Poor	NUISANCE	REMOVE
19	Norway Maple	Acer platanoides	14.3	Poor	NON-NUISANCE	REMOVE
20	Norway Maple	Acer platanoides	13.7	Fair	NON-NUISANCE	REMOVE
21	Austrian Pine	Pinus nigra	13.5	Dead	DEAD	REMOVE
22	Scots Pine	Pinus sylvestris	15	Fair	NON-NUISANCE	REMOVE
23	Scots Pine	Pinus sylvestris	19.1	Dead	DEAD	REMOVE
24	Crabapple	Malus spp.	13.1	Poor	NON-NUISANCE	REMOVE

TREE INVENTORY: OFF-SITE

TAG #	COMMON NAME	SCIENTIFIC NAME	DBH	CONDITION	CATEGORY	OUTCOME	PARKWAY
1	Ginkgo	Ginkgo biloba	8.5	Very Good	NON-NUISANCE	Preserve	
2	Ginkgo	Ginkgo biloba	6.9	Very Good	NON-NUISANCE	Preserve	
3	Ginkgo	Ginkgo biloba	6.2	Very Good	NON-NUISANCE	Preserve	
4	Norway Maple	Acer platanoides	15.3	Fair	DAMAGED	REMOVE	X
5	Norway Maple	Acer platanoides	17.1	Good	PROTECTED	REMOVE	X
6	Norway Maple	Acer platanoides	12.7	Good	PROTECTED	REMOVE	X
7	Norway Maple	Acer platanoides	10.8	Poor	NUISANCE	REMOVE	X
8	Norway Maple	Acer platanoides	12.2	Fair	PROTECTED	REMOVE	X
25	Kentucky Coffeetree	Gymnocladus dioicus	3.4	Very Good	PROTECTED	Preserve	X
26	Hybrid Elm	Ulmus x	7	Very Good	PROTECTED	Preserve	X
27	American Basswood	Tilia americana	4.8	Very Good	PROTECTED	Preserve	X
28	Hybrid Elm	Ulmus x	6.4	Very Good	PROTECTED	Preserve	X
29	Catalpa	Catalpa speciosa	6.3	Very Good	PROTECTED	Preserve	X
30	Ginkgo	Ginkgo biloba	2.2	Good	PROTECTED	Preserve	X
31	Callery Pear	Pyrus calleryana	14.4	Fair	PROTECTED	REMOVE	X
32	River Birch	Betula nigra	17.8	Poor	NON-NUISANCE	ADDRESS	
33	Honeylocust	Gleditsia triacanthos	30	Good	NON-NUISANCE	ADDRESS	
34	River Birch	Betula nigra	19.4	Dead	NON-NUISANCE	ADDRESS	
35	Honeylocust	Gleditsia triacanthos	24.7	Good	NON-NUISANCE	ADDRESS	
36	Honeylocust	Gleditsia triacanthos	18.9	Good	NON-NUISANCE	ADDRESS	
37	Honeylocust	Gleditsia triacanthos	19.5	Good	NON-NUISANCE	ADDRESS	
38	Honeylocust	Gleditsia triacanthos	21.6	Good	NON-NUISANCE	ADDRESS	
39	Honeylocust	Gleditsia triacanthos	18.5	Very Good	NON-NUISANCE	ADDRESS	
40	White Spruce	Picea glauca	7.6	Very Good	NON-NUISANCE	Preserve	
41	White Spruce	Picea glauca	7.2	Good	NON-NUISANCE	Preserve	
42	Honeylocust	Gleditsia triacanthos	21.1	Very Good	PROTECTED	REMOVE	X
43	White Spruce	Picea glauca	5.2	Good	PROTECTED	REMOVE	X
44	White Spruce	Picea glauca	5.1	Good	PROTECTED	REMOVE	X
45	White Spruce	Picea glauca	7.1	Good	PROTECTED	REMOVE	X
46	White Spruce	Picea glauca	5	Good	PROTECTED	REMOVE	X
47	White Spruce	Picea glauca	5.7	Fair	PROTECTED	REMOVE	X
48	White Spruce	Picea glauca	6.5	Fair	PROTECTED	REMOVE	X
49	White Spruce	Picea glauca	6.6	Fair	PROTECTED	REMOVE	X
50	White Spruce	Picea glauca	6.4	Good	PROTECTED	REMOVE	X
51	Kentucky Coffeetree	Gymnocladus dioicus	9.7	Good	PROTECTED	REMOVE	X
52	Kentucky Coffeetree	Gymnocladus dioicus	12.3	Good	PROTECTED	REMOVE	X
53	Miyabe's Maple	Acer miyabei	12.8	Good	PROTECTED	REMOVE	X
54	Miyabe's Maple	Acer miyabei	14	Good	PROTECTED	REMOVE	X
55	Crabapple	Malus spp.	0	Removed	NUISANCE	REMOVE	X
56	Crabapple	Malus spp.	5.4	Good	PROTECTED	REMOVE	X
57	Crabapple	Malus spp.	5.5	Good	PROTECTED	REMOVE	X
58	Blue Spruce	Picea pungens	11.6	Good	PROTECTED	REMOVE	X
59	Blue Spruce	Picea pungens	12.9	Good	PROTECTED	REMOVE	X
60	Blue Spruce	Picea pungens	10.7	Good	PROTECTED	REMOVE	X
61	Blue Spruce	Picea pungens	11.4	Good	PROTECTED	REMOVE	X
62	Blue Spruce	Picea pungens	11.9	Good	PROTECTED	REMOVE	X
63	Blue Spruce	Picea pungens	10.5	Good	PROTECTED	REMOVE	X
64	American Basswood	Tilia americana	13.8	Fair	PROTECTED	REMOVE	X
65	White Mulberry	Morus alba	9.1	Fair	NUISANCE	Preserve	
66	Littleleaf linden	Tilia cordata	9.6	Good	PROTECTED	Preserve	X
67	Littleleaf linden	Tilia cordata	7.7	Fair	PROTECTED	Preserve	X
68	Littleleaf linden	Tilia cordata	7.7	Fair	PROTECTED	Preserve	X
69	Swamp white oak	Quercus bicolor	11.2	Very good	LANDMARK	Preserve	X
70	Swamp white oak	Quercus bicolor	9.4	Very good	LANDMARK	Preserve	X
71	Northern hackberry	Celtis occidentalis	6.8	Good	PROTECTED	Preserve	X
72	Japanese tree lilac	Syringa reticulata	2.5	Good	PROTECTED	Preserve	X
73	Japanese tree lilac	Syringa reticulata	4.0	Good	PROTECTED	Preserve	X
74	Miyabe maple	Acer miyabei	10.4	Good	PROTECTED	Preserve	X
75	Miyabe maple	Acer miyabei	6.9	Poor	PROTECTED	Preserve	X
76	Tatarian maple	Acer tataricum subsp. Ginnala	3.1	Very good	PROTECTED	Preserve	X
77	Tatarian maple	Acer tataricum subsp. Ginnala	3.4	Very good	PROTECTED	Preserve	X
78	Sweetgum	Liquidambar styraciflua	5.3	Good	PROTECTED	Preserve	X
79	Tatarian maple	Acer tataricum subsp. Ginnala	3.1	Very good	PROTECTED	Preserve	X
80	Northern hackberry	Celtis occidentalis	8.0	Good	PROTECTED	Preserve	X
81	Northern hackberry	Celtis occidentalis	6.0	Good	PROTECTED	Preserve	X
82	Serviceberry	Amalanchier spp.	2.1	Very good	PROTECTED	REMOVE	X
83	Japanese tree lilac	Syringa reticulata	2.3	Good	PROTECTED	REMOVE	X
84	Japanese tree lilac	Syringa reticulata	2.3	Good	PROTECTED	REMOVE	X
85	Serviceberry	Amalanchier spp.	10.2	Good	PROTECTED	REMOVE	X
86	Serviceberry	Amalanchier spp.	16.1	Good	PROTECTED	REMOVE	X
87	Serviceberry	Amalanchier spp.	8.8	Fair	PROTECTED	REMOVE	X
88	Serviceberry	Amalanchier spp.	24.5	Good	PROTECTED	REMOVE	X
89	Serviceberry	Amalanchier spp.	11.8	Fair	PROTECTED	REMOVE	X
90	Ohio buckeye	Aesculus glabra	2.3	Very good	PROTECTED	REMOVE	X
91	Ohio buckeye	Aesculus glabra	1.6	Good	PROTECTED	REMOVE	X
92	Japanese tree lilac	Syringa reticulata	2.3	Good	PROTECTED	REMOVE	X
93	Japanese tree lilac	Syringa reticulata	2.3	Fair	PROTECTED	REMOVE	X
94	Japanese tree lilac	Syringa reticulata	2.3	Good	PROTECTED	REMOVE	X
95	Hawthorn	Crategus spp.	7	Good	NON-NUISANCE	Preserve	
96	Hawthorn	Crategus spp.	7.8	Good	NON-NUISANCE	Preserve	
97	Hawthorn	Crategus spp.	7.6	Good	NON-NUISANCE	Preserve	
98	Hawthorn	Crategus spp.	7.5	Good	NON-NUISANCE	Preserve	
99	Crabapple	Malus spp.	9.5	Fair	PROTECTED	REMOVE	X
100	Crabapple	Malus spp.	9.4	Fair	PROTECTED	REMOVE	X
150	Crabapple	Malus spp.	4.5	Fair	PROTECTED	REMOVE	X
151	Eastern white pine	Pinus strobus	5.7	Poor	PROTECTED	Preserve	

Condition / Form Rating Scale:

Excellent
The tree is typical of the species, has less than 10% deadwood in the crown that is attributable to normal clauses, has no other observed problems, and required no remedial action.

Good
The tree is typical of the species and/or has less than 20% deadwood in the crown, only one or two minor problems that are easily corrected with normal care.

Fair
The tree is typical of the species and/or has less than 30% deadwood in the crown, one or two minor problems that are not eminently lethal to the tree, and no significant decay or structural problems, but the tree must have remedial care above normal care in order to minimize the impact of future stress and to insure continued health.

Poor
The tree is not typical of the species and/or has significant problems such as 30-50% deadwood in the crown, serious decay or structural defect, insects, disease or other problems that can be eminently lethal to the tree or create a hazardous tree if not corrected in a short period of time or if the tree is subjected to additional stress.

Critical
The tree is not typical of the species and/or has over 50% deadwood in the crown, major decay or structural problems, is hazardous or is severely infested with insects, disease, or other problems that even if aggressively corrected would not result in the long term survival of the tree.

Dead
Less than 10% of the tree shows signs of life.

ARBORIST METHODS FOR ADDRESSING EXISTING TREES

For **Northbrook Row** the following techniques and strategies are recommended to be followed to ensure the best possible success in retaining existing trees:

Protective Fencing
All trees to be preserved on site shall be identified based on the tree preservation plan. Once identified, tree protection fencing shall be installed in accordance to the tree preservation plan and all village codes. Where trees are grouped in clusters, protective fencing shall be installed as shown on the tree preservation plan. In addition to the tree protection fencing, a protective sedimentation fence should be installed at the drip-line of all significant trees or protected trees which are located downgrade of any clearing, excavation and/or construction activity. Fencing shall be installed prior to any construction activities, including tree removal. For trees at or near the property lines, fencing shall only be installed on the **Northbrook Row** property side, except where tying into existing off-site fencing.

For trees identified for preservation that will have construction activity occurring within the critical root zone, including those trees identified to be further addressed, protective fencing shall be installed at the limit of construction.

At no time shall any construction activity, equipment, parking/placement of vehicles, materials, spoils, or debris be stored within the tree protection zone. In addition, no crushed limestone, hydrocarbons or other materials detrimental to trees shall be stored on the uphill side adjacent to protected trees.

Protective fencing shall remain in place throughout the construction process.

Tree Removal
Once protective fencing has been installed, removal of existing trees as identified on the tree preservation can commence. Trees and stumps shall be removed and can be chipped on site for use as mulch. For tree removals adjacent to protective fencing or vegetation, at no time shall vegetation be forcibly removed in such a manner that would damage the root system of surrounding preserved vegetation.

Mulching
Chipped tree mulch shall be spread at a depth of 12"-18" between preserved tree trunks and the protective fencing, to lessen soil/root compaction where access is needed over critical root zones.

Root Pruning
Root pruning shall occur where either the limit of construction encroaches on the critical root zone, or where trees that are being removed are directly adjacent to trees being preserved. Root pruning shall entail clean cuts of all encountered roots.

Fertilization
All trees that are being root pruned shall also receive fertilization to promote new root growth.

Additional Landscaping
The landscape plan has been designed in a way that minimizes the potential damage to roots by limiting any planting within the critical root zones, including those trees identified to be further addressed. All landscape work to be conducted within the protective fencing zone shall be hand-dig only.

All work regarding the removal and protection of existing trees shall be conducted by or under the supervision of an ISA Certified Arborist.

NOTES

1. TREE PRESERVATION:

A. **ALL WORK MUST BE PERFORMED ACCORDING TO THE APPROVED TREE PRESERVATION PLAN. IT IS STRONGLY RECOMMENDED TO DOCUMENT GOOD STEWARDSHIP PRACTICES DURING CONSTRUCTION. IF REQUIRED, PRIOR TO COMMENCING ANY DEMOLITION / CONSTRUCTION ACTIVITY, NOTIFY MUNICIPAL FORESTRY DEPARTMENT (NOTIFY AT LEAST 48 HOURS IN ADVANCE OF WORK).**

B. AN APPROVED TREE PRESERVATION PLAN MUST BE AVAILABLE AT THE BUILDING SITE.

C. PRIOR TO ANY DEMOLITION / CONSTRUCTION ACTIVITY, INSTALL TREE PRESERVATION FENCE AND PERFORM ROOT PRUNING FOR ALL PROTECTED TREES.

D. FENCE THE CRITICAL ROOT ZONE (CRZ) / CANOPY DRIP-LINE, OF THE ENTIRE EXISTING TREE TO BE PRESERVED, WITH TREE PROTECTION FENCE. FENCE TO PREVENT WOUNDS TO THE TREE & SOIL COMPACTION. POST THE FENCE WITH A SIGN STATING, "TREE PROTECTION ZONE - KEEP OUT".

E. ALL REQUIRED TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL THE TIME OF FINISH GRADING AND LANDSCAPING.

F. NO TRENCHING SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES FOR ANY CONSTRUCTION ACTIVITY, UNLESS PRE-APPROVED BY PROJECT ARBORIST &/OR PROJECT LANDSCAPE ARCHITECT.

G. NO GRADE CHANGES SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES OF TREES FOR ANY CONSTRUCTION ACTIVITY.

H. SHOULD IT BE NECESSARY TO TRENCH WITHIN THE CRZ FOR UTILITIES, INCLUDING DISCONNECTION OR CAPPING OF EXISTING UTILITIES, ALL TRENCHES SHALL BE HAND DUG. NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS NO OTHER ALTERNATIVE IS FEASIBLE. ALL SMALLER ROOTS THAT REQUIRE CUTTING, SHALL BE CUT WITH A SHARP PRUNING SAW. CUTS SHALL BE MADE FLUSH WITH THE SIDE OF THE TRENCH. IF AT ANY TIME, TWENTY-FIVE PERCENT (25%) OF THE AREA WITHIN THE CRZ IS BEING SEPARATED FROM THE TREE BY A TRENCH, THEN THE LINE SHALL BE EITHER RELOCATED OR INSTALLED USING TRENCH-LESS METHODS.

I. LOCATE THE PROPOSED WATER AND SEWER LINES OUTSIDE OF THE TREE PROTECTION ZONE OR INSTALL THE SEWER AND WATER UTILITIES USING TRENCH-LESS METHODS. AUGER THROUGH THE ENTIRE TREE PROTECTION ZONE, LOCATE PITS OUTSIDE OF THE TREE PROTECTION ZONE.

J. THE PROPOSED WATER SERVICE LINE VALVES (B-BOXES), ARE TO BE TEN FEET (10') FROM PRESERVED TREES. IF FUTURE UTILITY EXCAVATIONS NEED TO OCCUR, THIS REDUCES THE CHANCES OF EXTENSIVE STEM OR ROOT DAMAGE, WHICH COULD LEAD TO TREE DECLINE.

K. AT NO TIME SHALL ANY EQUIPMENT, MATERIALS, SUPPLIES OR FILL SOIL BE ALLOWED IN THE TREE PROTECTION ZONE(S). DO NOT STORE EXCAVATED SOIL OR THE DUMPSTER WITHIN THE DRIP-LINE (CRZ) OF THE PRESERVED TREE(S).

L. **REMOVAL OF ANY HARDSCAPE WITHIN THE TREE PROTECTION ZONES WILL BE DONE BY HAND.** NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS THERE IS NO ALTERNATIVE FEASIBLE. CUTS WILL BE MADE WITH A SHARP PRUNING SAW TO AVOID TEARING AND WILL BE FLUSH WITH THE TREE SIDE OF THE TRENCH.

M. THE TREE PROTECTION ZONE MAY BE MULCHED TO IMPROVE THE GROWING CONDITIONS FOR TREE ROOTS AND TO MINIMIZE MAINTENANCE OF THE LAWN.

N. ALL OFF-SITE TREES SHALL BE PRESERVED.

O. EXISTING TREES SHOWN TO REMAIN SHALL BE PRESERVED TO THE BEST EXTENT POSSIBLE, PENDING FINAL SITE PLAN, FINAL CIVIL ENGINEERING, AND/OR ANY UNFORESEEN ISSUES.

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

CLIENT NAME AND ADDRESS

LEXINGTON HOMES
1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

AUGUST 26, 2022

REVISIONS

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

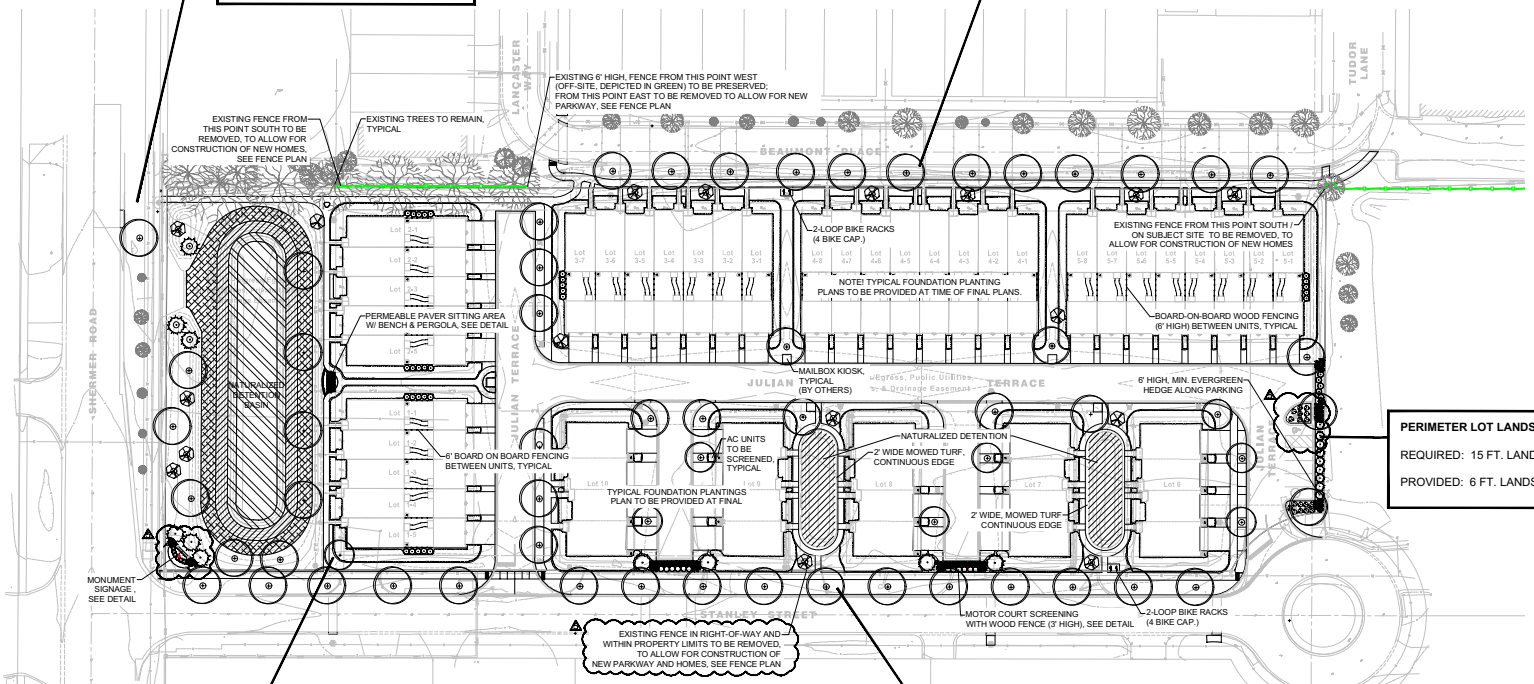
PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

TREE INVENTORY & NOTES

SHEET NUMBER

L0.3



LANDSCAPE PLAN

SCALE: 1" = 40'-0"

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.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

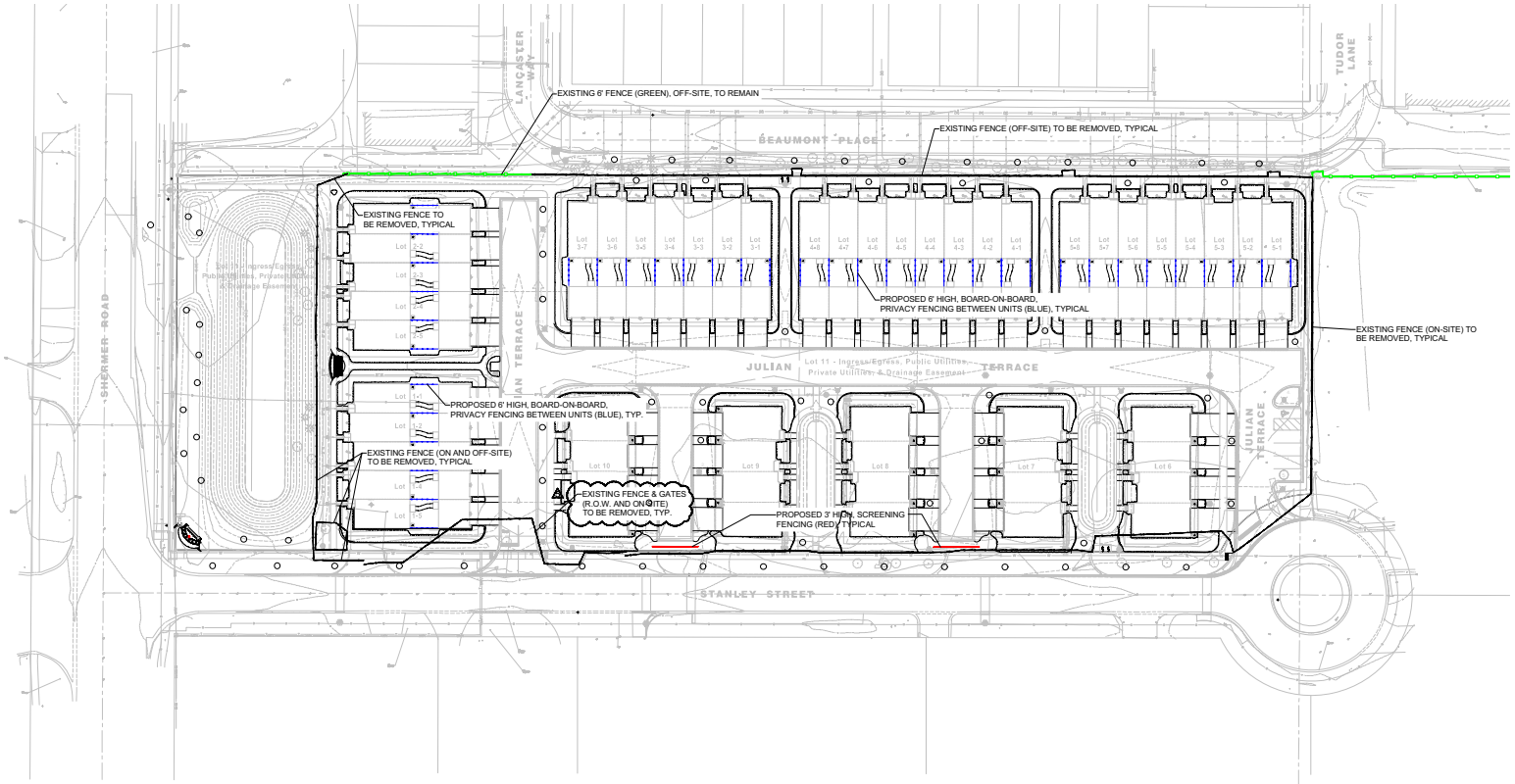
PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

L1.1

LEGEND: FENCE TYPES

- EXISTING FENCE TO BE REMOVED
- EXISTING OFF-SITE FENCE TO REMAIN
- PROPOSED 3 FT. HIGH 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.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

PRELIMINARY LANDSCAPE PLAN - FENCING PLAN

SHEET NUMBER

L2.0

SPECIFICATION - ORION SQUARE (LOOP) BIKE RACK



SHALL BE:

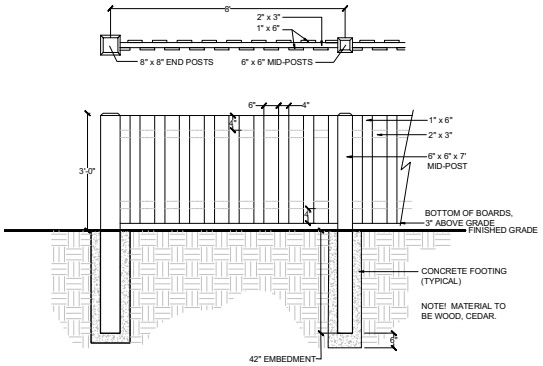
- QUANTITY: 4
- NAME: ORION SQUARE RACK
- MODEL #: ORNS-2-SF-P
- MATERIAL: POWDER COATED STEEL
- COLOR: BLACK
- DIMENSIONS: 26" L X 33" H

- 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

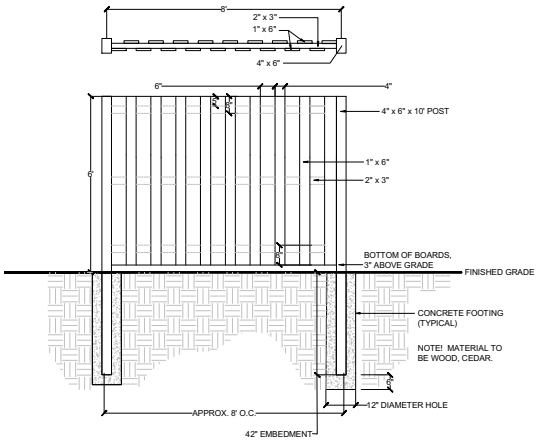
BIKE RACK DETAIL - ORION SQUARE (LOOP)

NOT TO SCALE



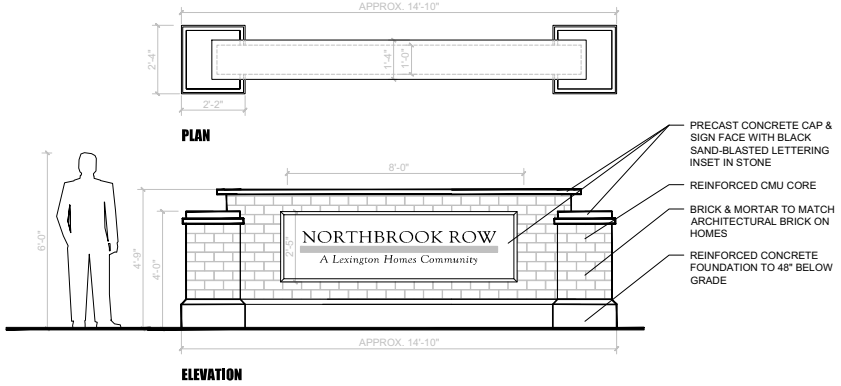
MOTOR COURT TERMINUS FENCE DETAIL

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



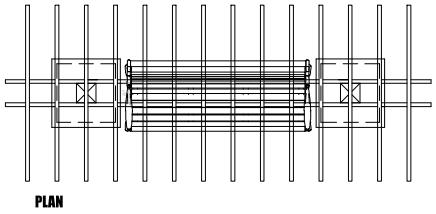
FENCE DETAIL, PRIVACY FENCE FOR ROWHOME REAR YARDS

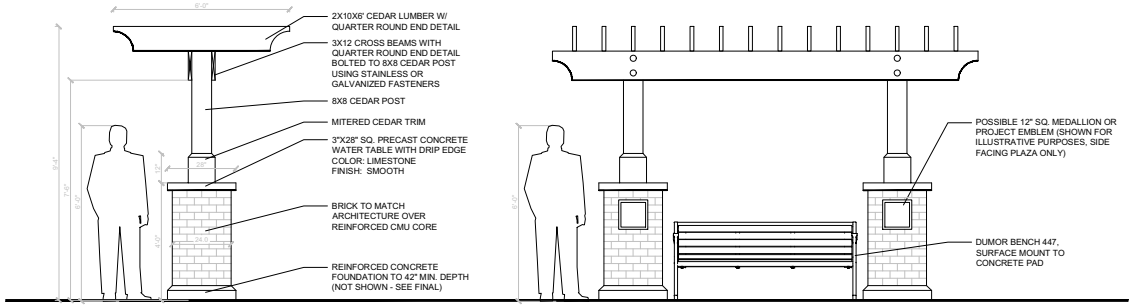
SCALE: 1/2" = 1'-0"



ENTRY MONUMENT DETAIL

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





PERGOLA DETAIL

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

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

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

AUGUST 26, 2022

REVISIONS

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

PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW

NORTHBROOK, IL

PRELIMINARY LANDSCAPE PLAN - DETAILS

SHEET NUMBER

L3.0



LEXINGTON HOMES
Chicago, Illinois

Streetscape Character - 400 Series Rows

Northbrook Row
Northbrook, IL

BSB DESIGN
BSBDesign.com

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

March 25, 2025 | SF210505.00



LP SmartSide Trim:
SW7625 “Mount Edna”



Asphalt Shingles:
Certainteed
Landmark “Moire Black”



LP SmartSide Lap Siding:
“Midnight Shadow”



LP SmartSide Lap Siding:
“Snowscape White”



Standing Seam Metal Roof:
Pac-Clad “Matte Black”



Brick Veneer:
ACME “White Bluff”

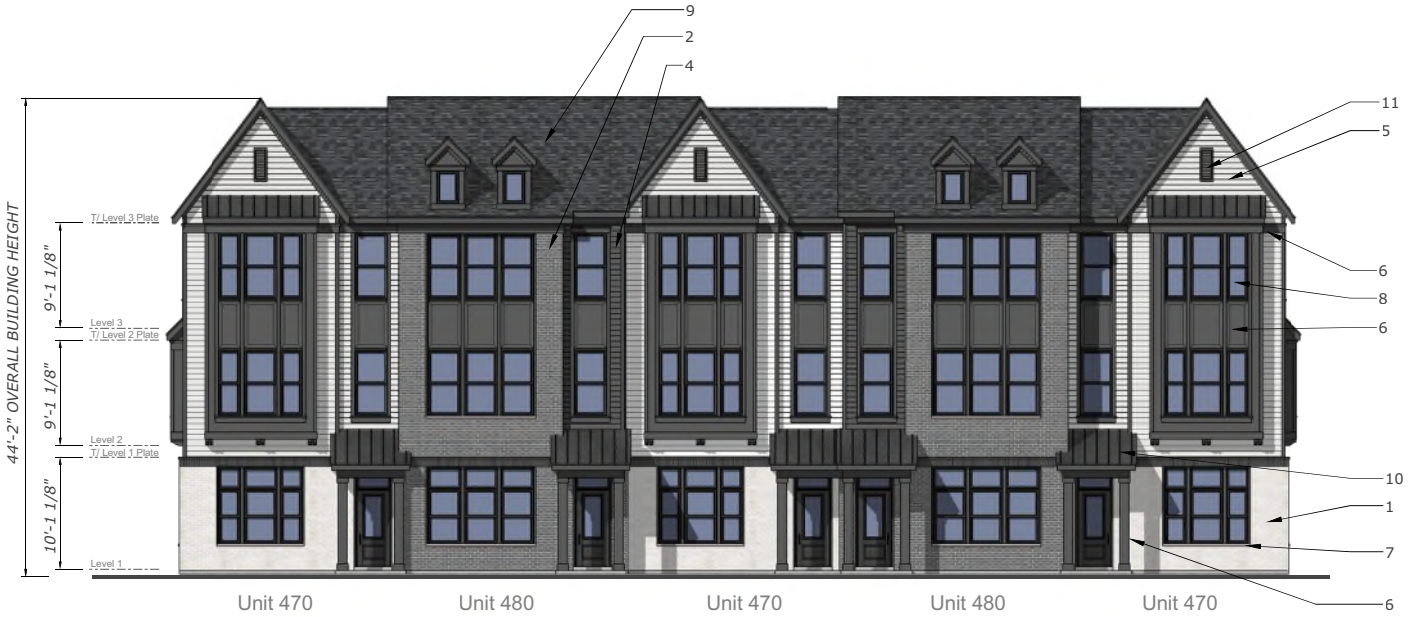


Brick Soldier Course:
Glen-Gery “Iron Vineyard”



Brick Veneer:
General Shale “Slate Gray”

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.



Front Elevation

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

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

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



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



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

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

LEXINGTON HOMES
Chicago, Illinois

5-Unit Building Assembly

Northbrook Row
Northbrook, IL

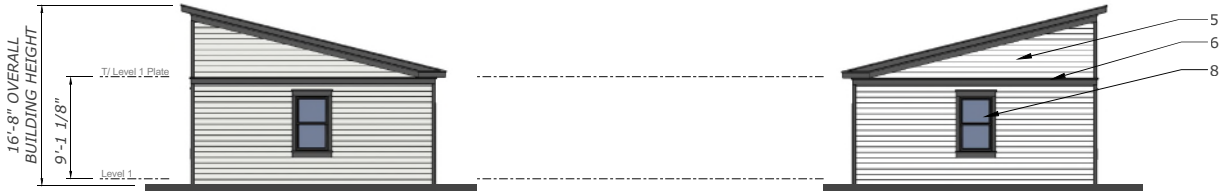
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2023 BSB Design, Inc.

March 25, 2025 | SF210505.00

BSB DESIGN
BSBDesign.com



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



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

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



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

LEXINGTON HOMES
Chicago, Illinois

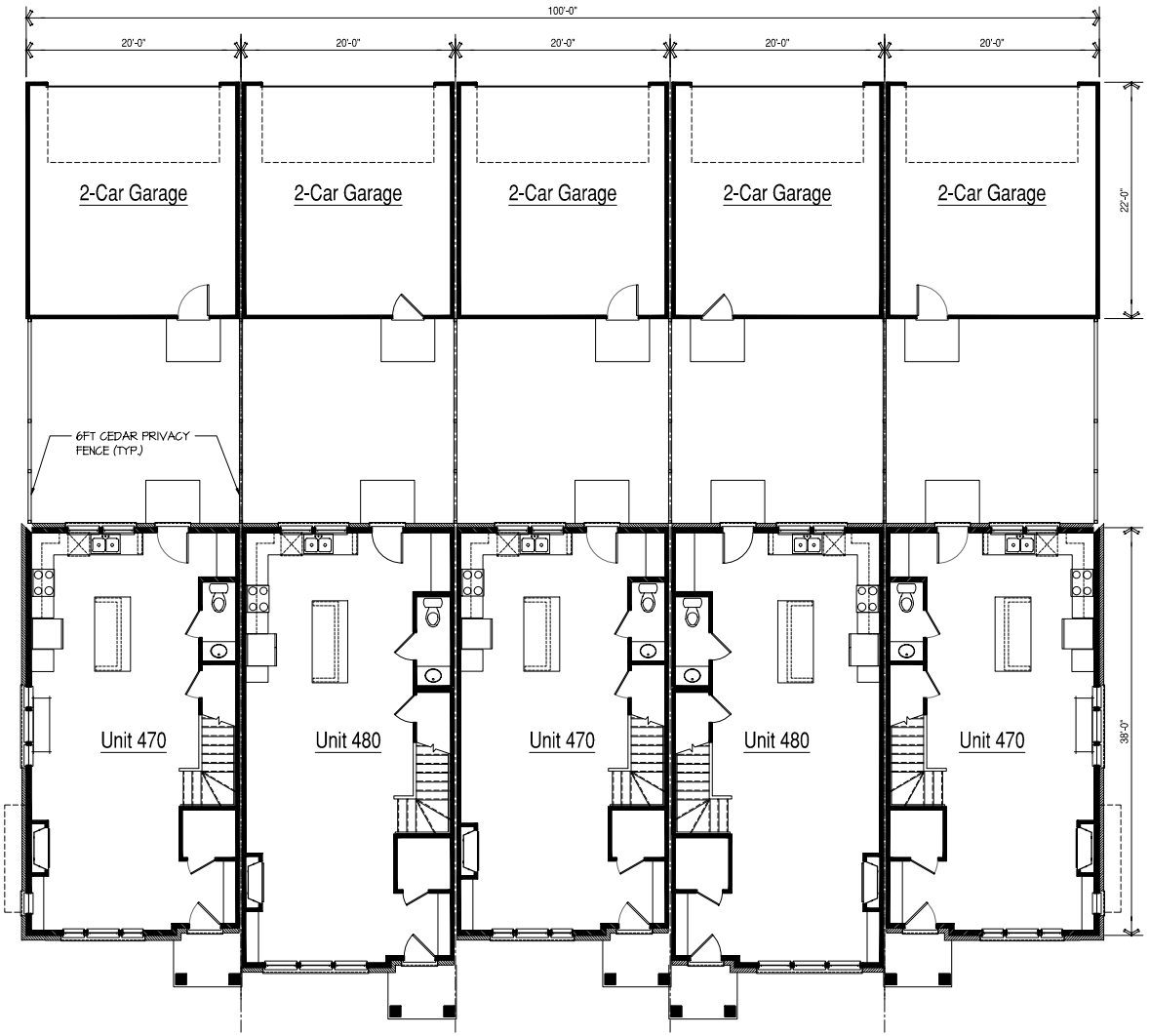
5-Unit Garage Assembly

Northbrook Row
Northbrook, IL

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

March 25, 2025 | SF210505.00

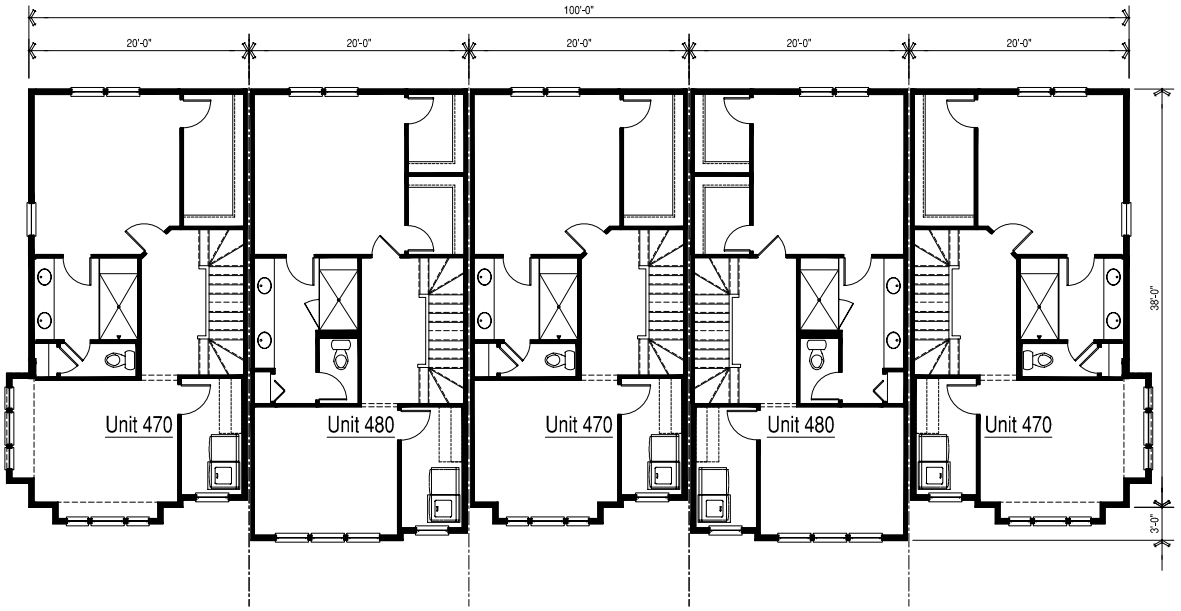
BSB DESIGN
BSBDesign.com



Level 1 Floor Plan

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

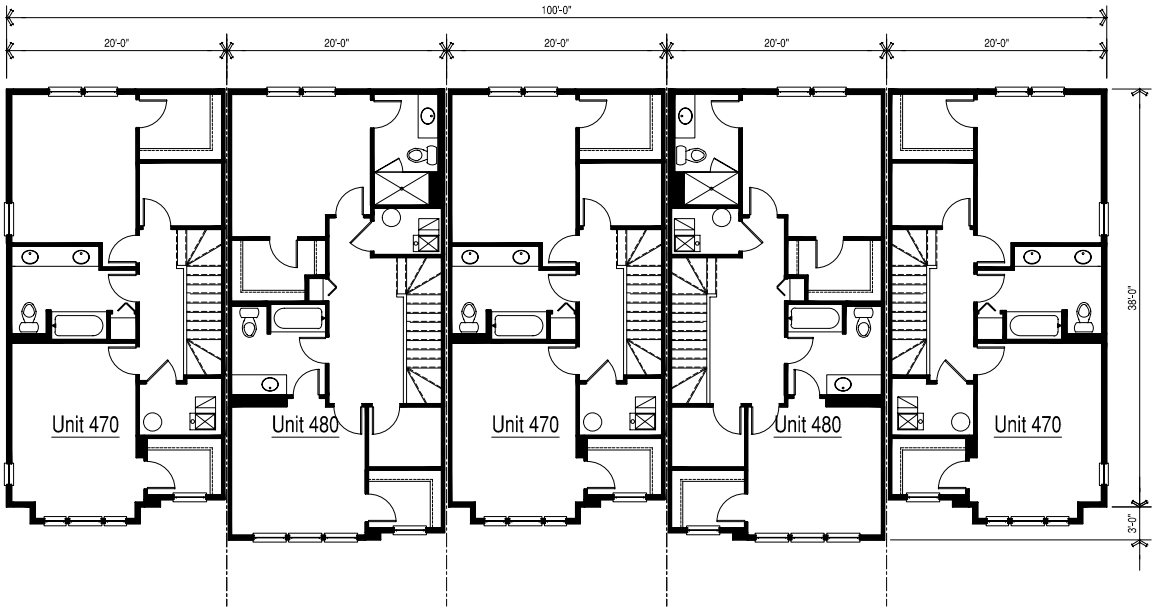
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2024 BSB Design, Inc.



Level 2 Floor Plan

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

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2024 BSB Design, Inc.



Level 3 Floor Plan

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

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2024 BSB Design, Inc.



Front Elevation

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

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

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



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



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

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

LEXINGTON HOMES
Chicago, Illinois

7-Unit Building Assembly

Northbrook Row
Northbrook, IL

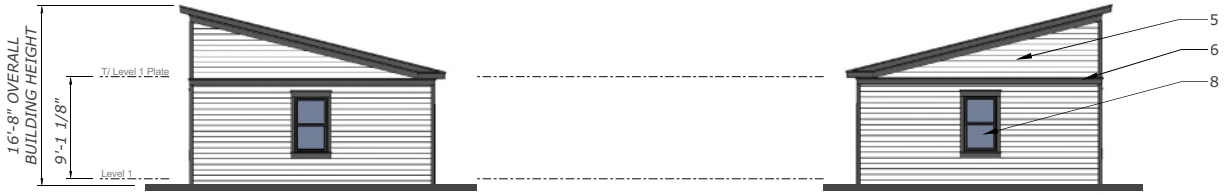
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2023 BSB Design, Inc.

March 25, 2025 | SF210505.00

BSB DESIGN
BSBDesign.com

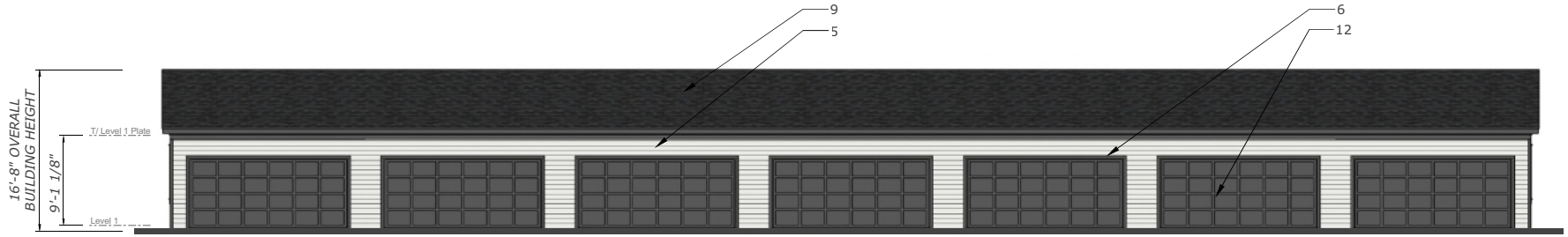


Rear Elevation
scale: 3/16" = 1'-0"



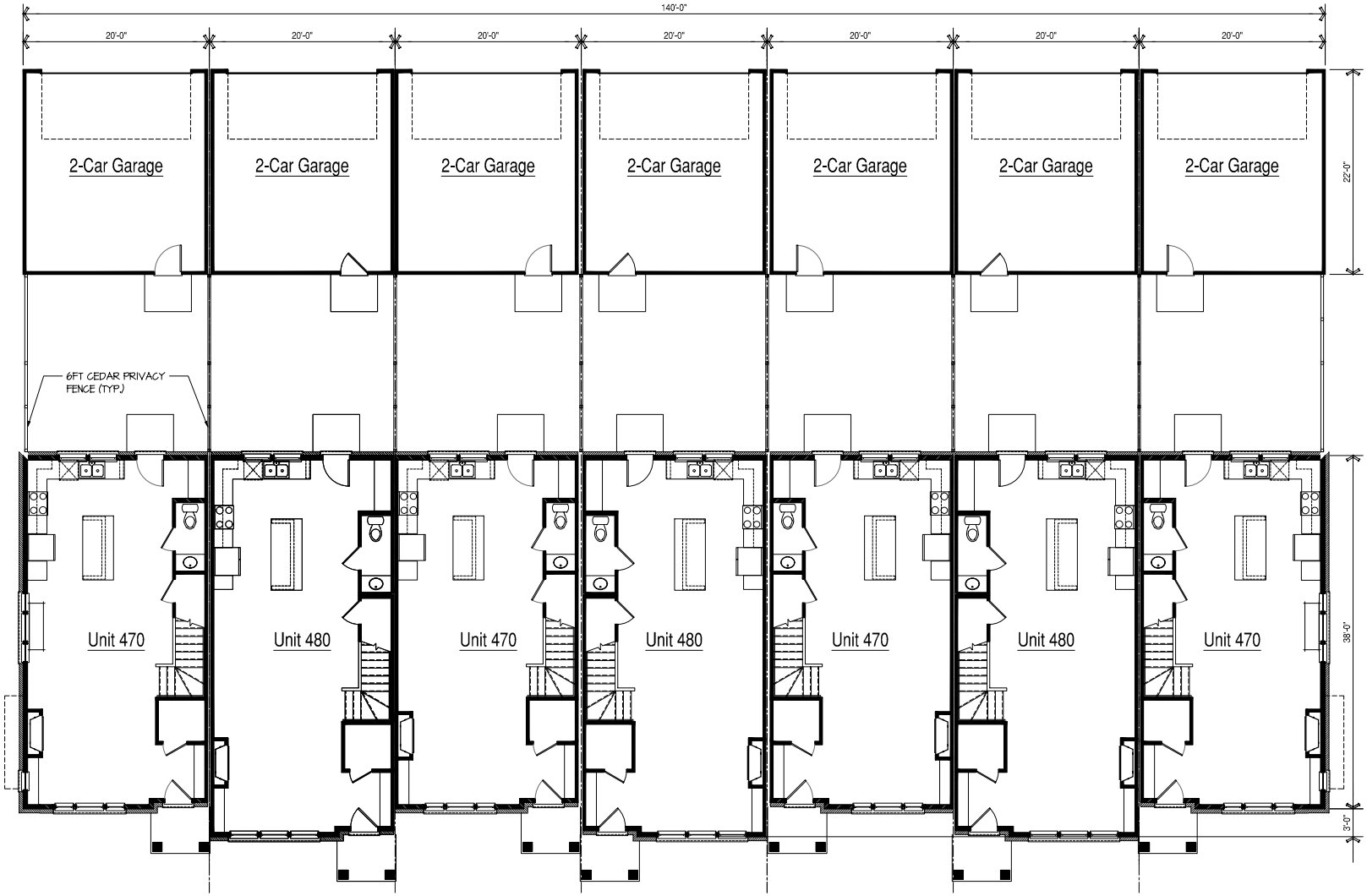
Side Elevation
scale: 3/16" = 1'-0"

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



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

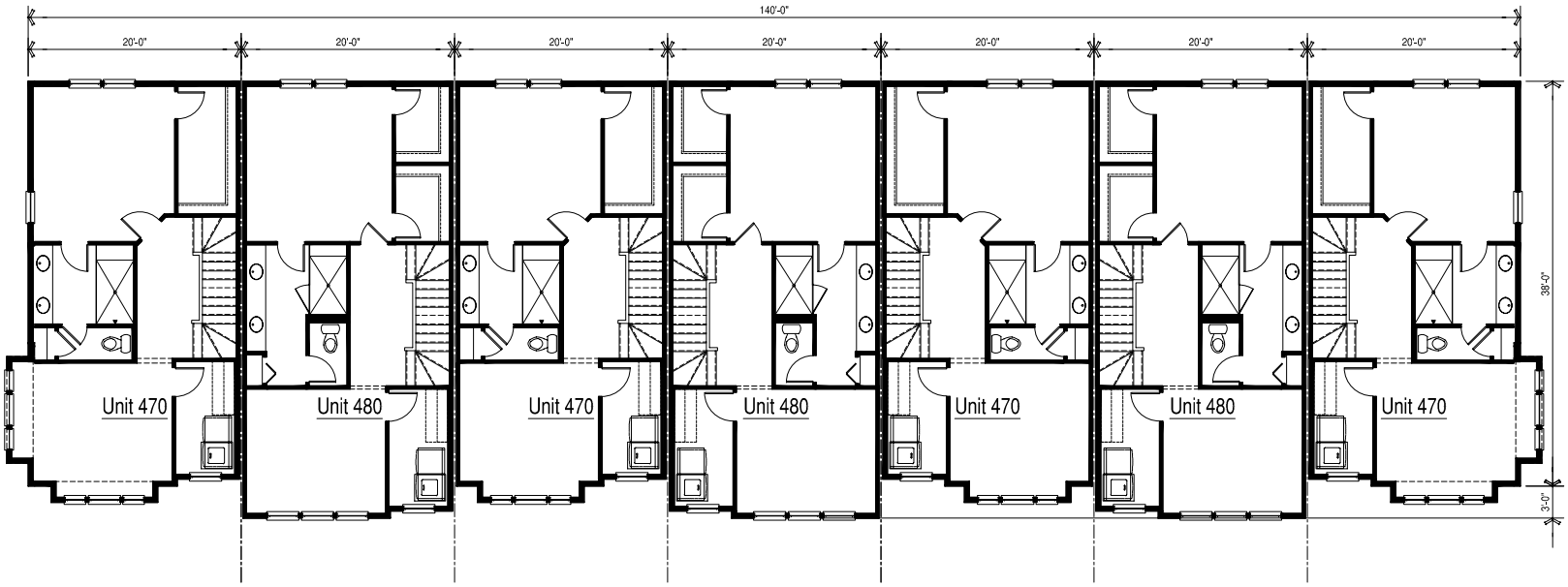
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2023 BSB Design, Inc.



Level 1 Floor Plan

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

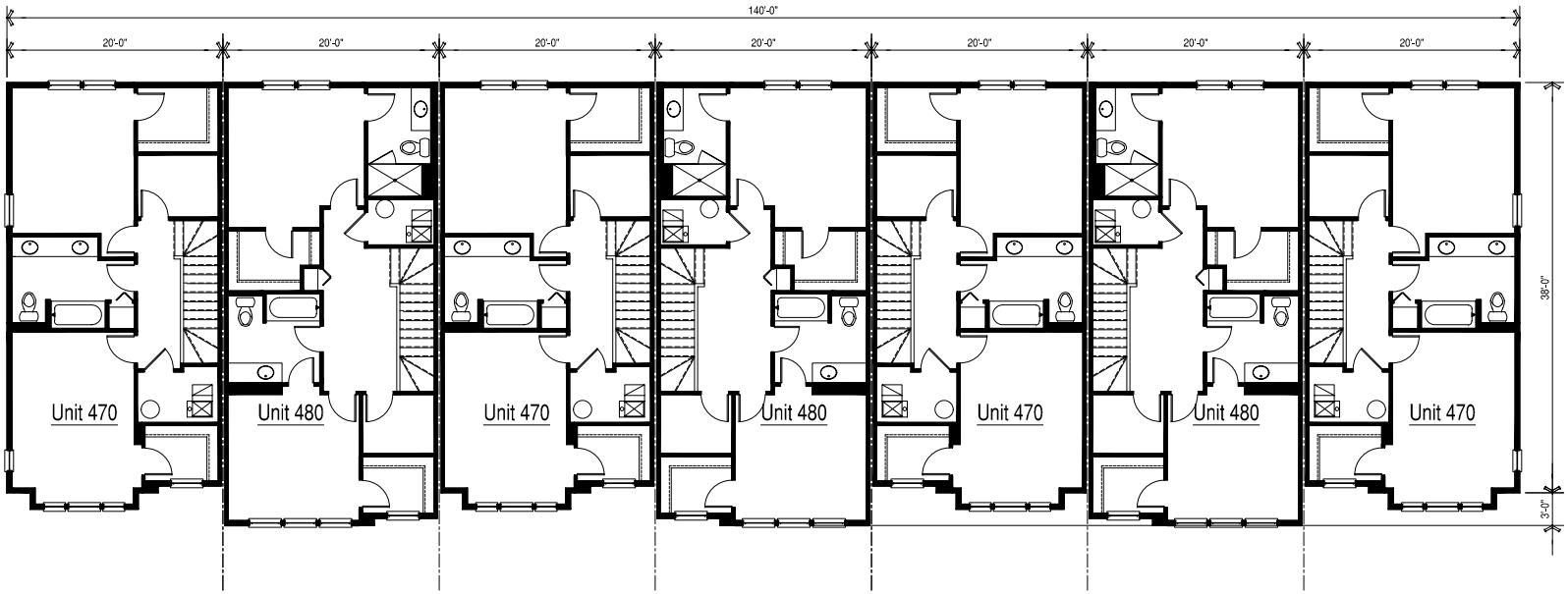
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2024 BSB Design, Inc.



Level 2 Floor Plan

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

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2024 BSB Design, Inc.



Level 3 Floor Plan

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

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2024 BSB Design, Inc.



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"



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

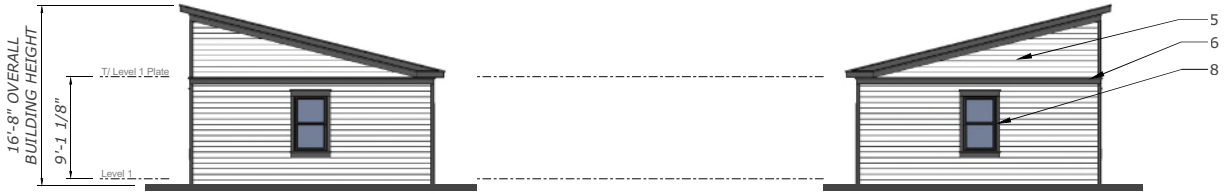
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2023 BSB Design, Inc.

March 25, 2025 | SF210505.00

BSB DESIGN
BSBDesign.com

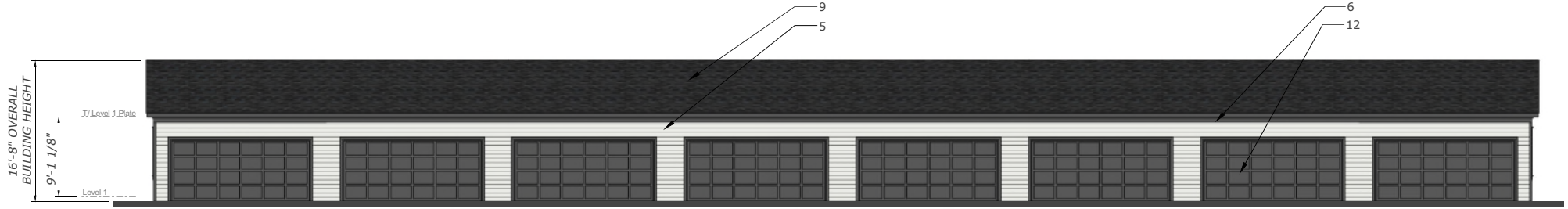


Rear Elevation
scale: 3/16" = 1'-0"



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

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



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

LEXINGTON HOMES
Chicago, Illinois

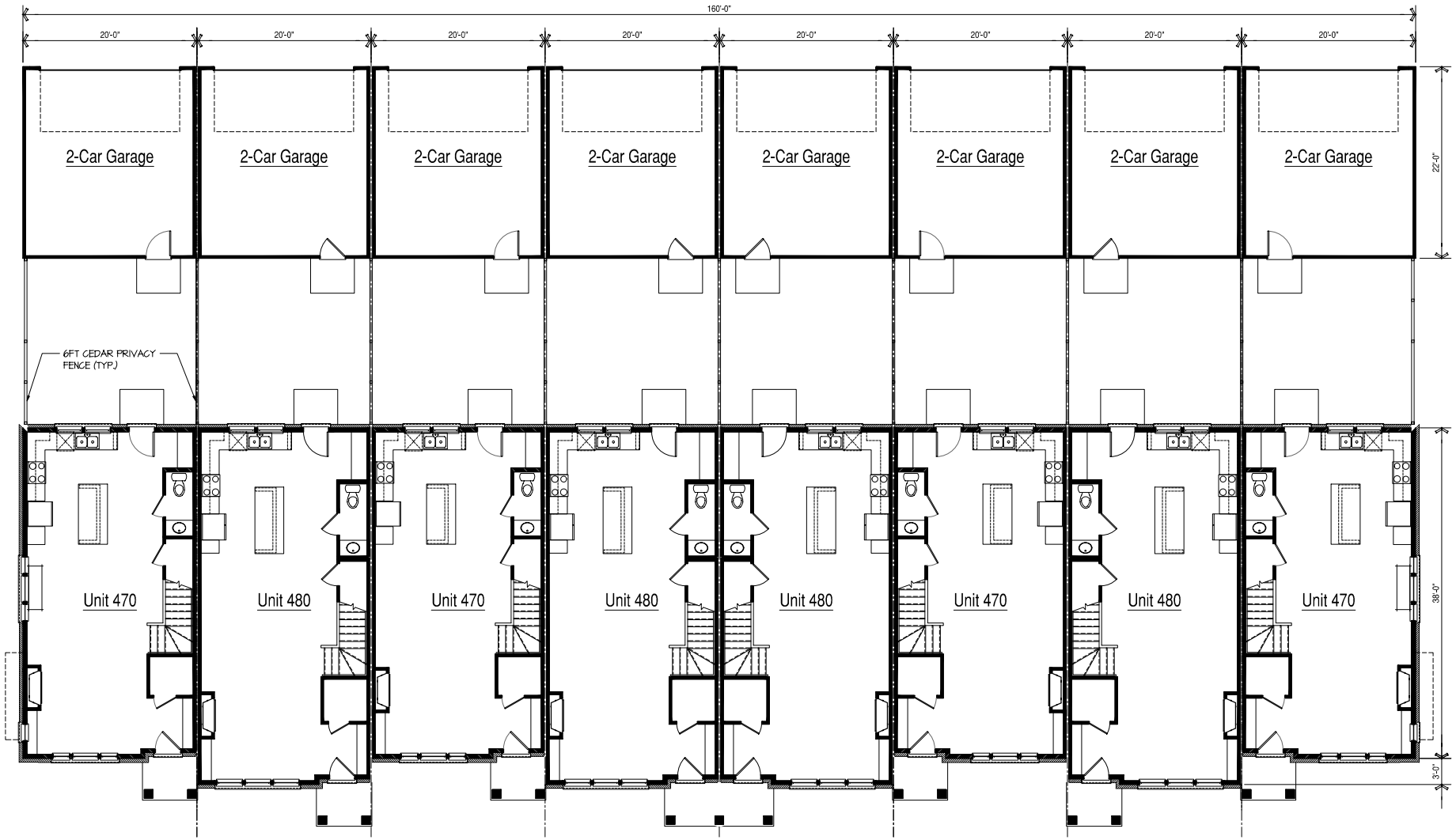
8-Unit Garage Assembly

Northbrook Row
Northbrook, IL

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

March 25, 2025 | SF210505.00

BSB DESIGN
BSBDesign.com



Level 1 Floor Plan

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

LEXINGTON HOMES
Chicago, Illinois

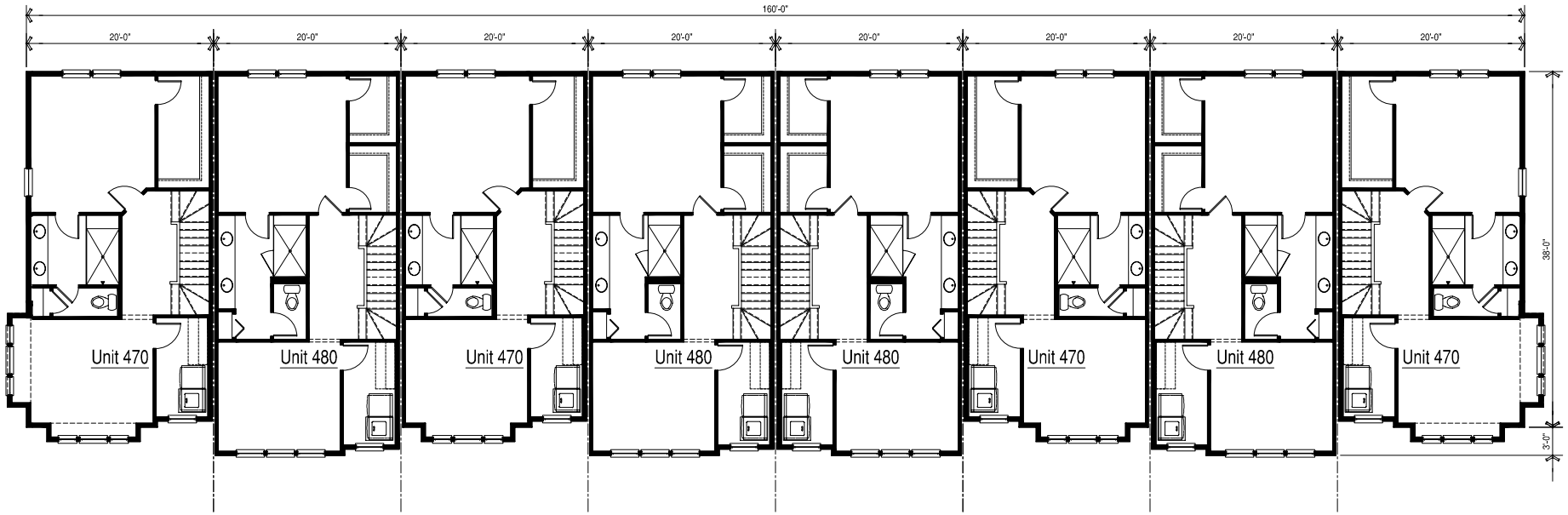
8-Unit Building Assembly

Northbrook Row
Northbrook, IL

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2024 BSB Design, Inc.

March 25, 2025 | SF210505.00

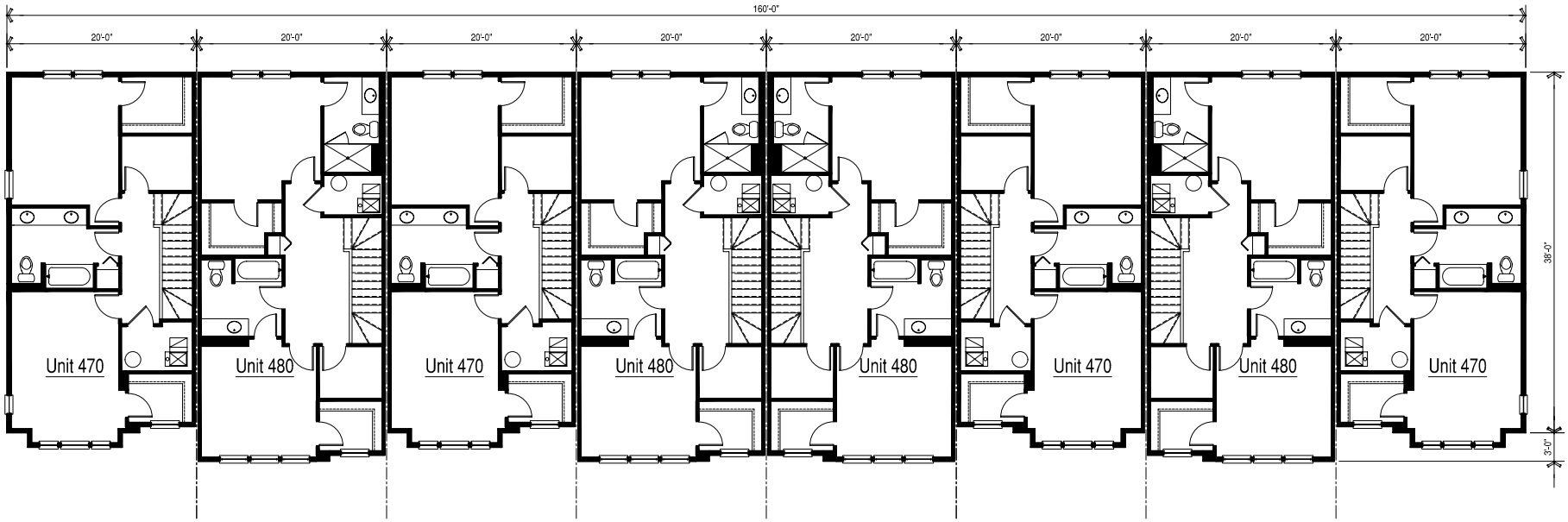
BSB DESIGN
BSBDESIGN.COM



Level 2 Floor Plan

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

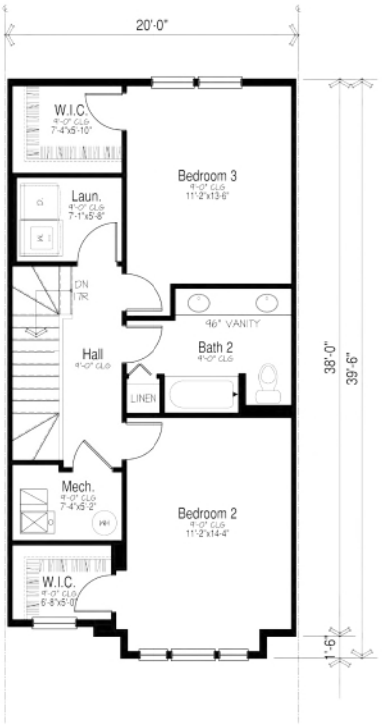
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2024 BSB Design, Inc.



Level 3 Floor Plan

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

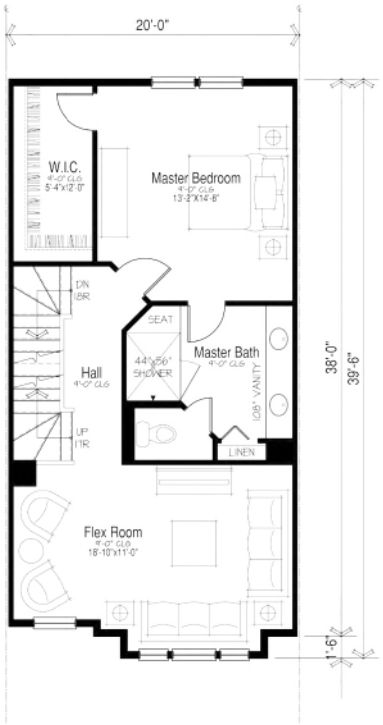
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2024 BSB Design, Inc.



709 SF

Level 3 Floor Plan

SCALE: 1/4"=1'-0"



758 SF

Level 2 Floor Plan

SCALE: 1/4"=1'-0"

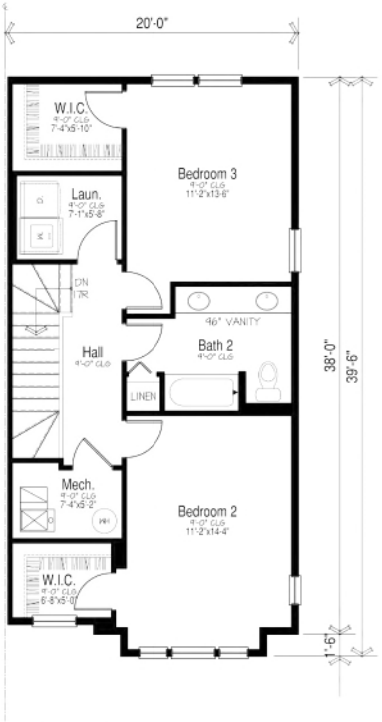


743 SF

Level 1 Floor Plan

SCALE: 1/4"=1'-0"

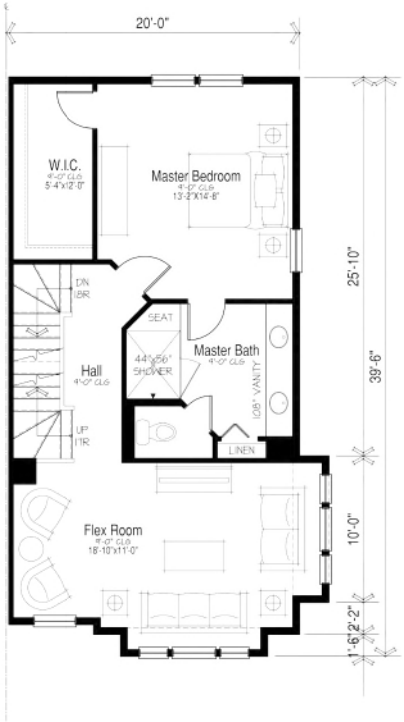
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2023 BSB Design, Inc.



End Condition - 716 SF

Level 3 Floor Plan

SCALE: 1/4"=1'-0"



End Condition - 758 SF

Level 2 Floor Plan

SCALE: 1/4"=1'-0"

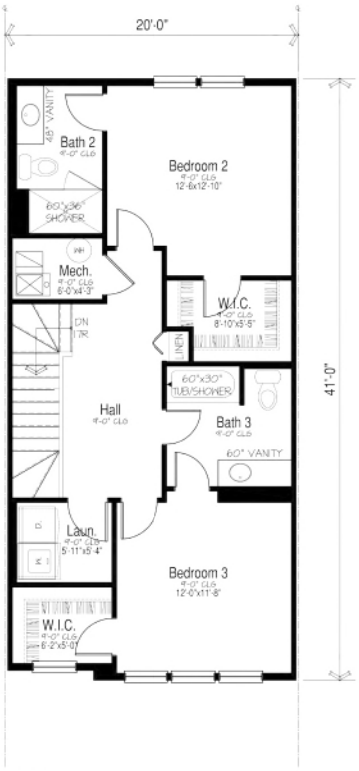


End Condition - 750 SF

Level 1 Floor Plan

SCALE: 1/4"=1'-0"

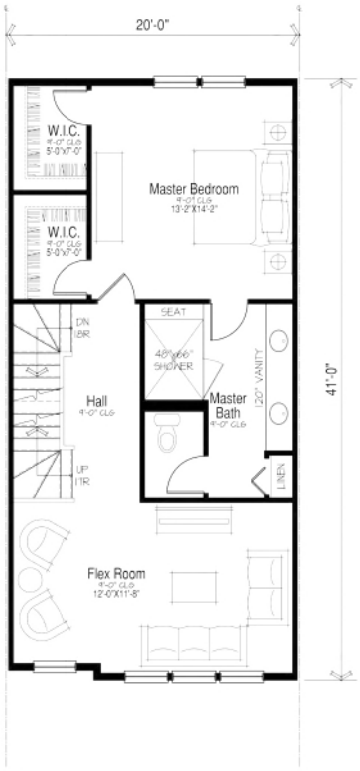
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2023 BSB Design, Inc.



753 SF

Level 3 Floor Plan

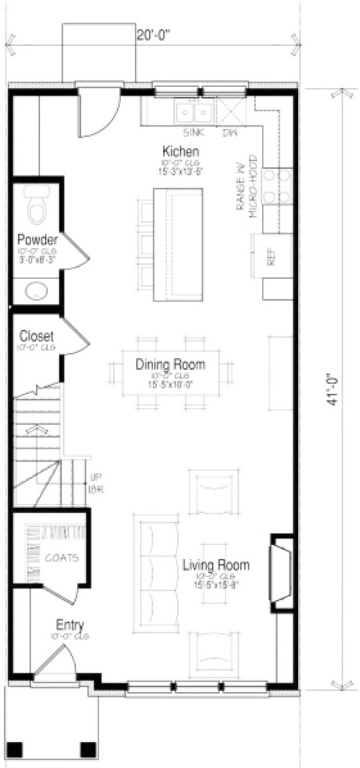
SCALE: 1/4"=1'-0"



802 SF

Level 2 Floor Plan

SCALE: 1/4"=1'-0"



802 SF

Level 1 Floor Plan

SCALE: 1/4"=1'-0"

LEXINGTON HOMES
Chicago, Illinois

Unit 480 - 2,357 SF

Northbrook Row
Northbrook, IL

BSB DESIGN
BSBDESIGN.COM

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

March 25, 2025 | SF210505.00



Front Elevation

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

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

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



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



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

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

LEXINGTON HOMES
Chicago, Illinois

4-Unit Building Assembly

Northbrook Row
Northbrook, IL

BSB DESIGN
BSBDesign.com

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

March 25, 2025 | SF210505.00



LP SmartSide Trim:
SW7625 “Mount Edna”



Asphalt Shingles:
Certainteed
Landmark “Moire Black”



LP SmartSide Lap Siding:
“Midnight Shadow”



LP SmartSide Lap Siding:
“Snowscape White”



Standing Seam Metal Roof:
Pac-Clad “Matte Black”



Brick Veneer:
ACME “White Bluff”

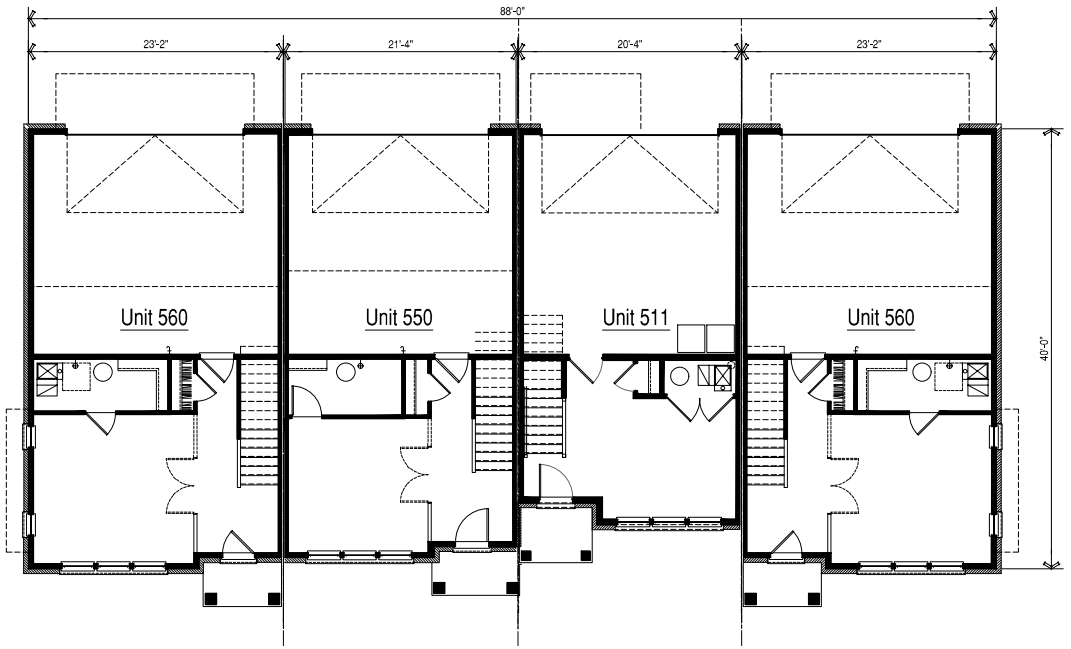


Brick Soldier Course:
Glen-Gery “Iron Vineyard”



Brick Veneer:
General Shale “Slate Gray”

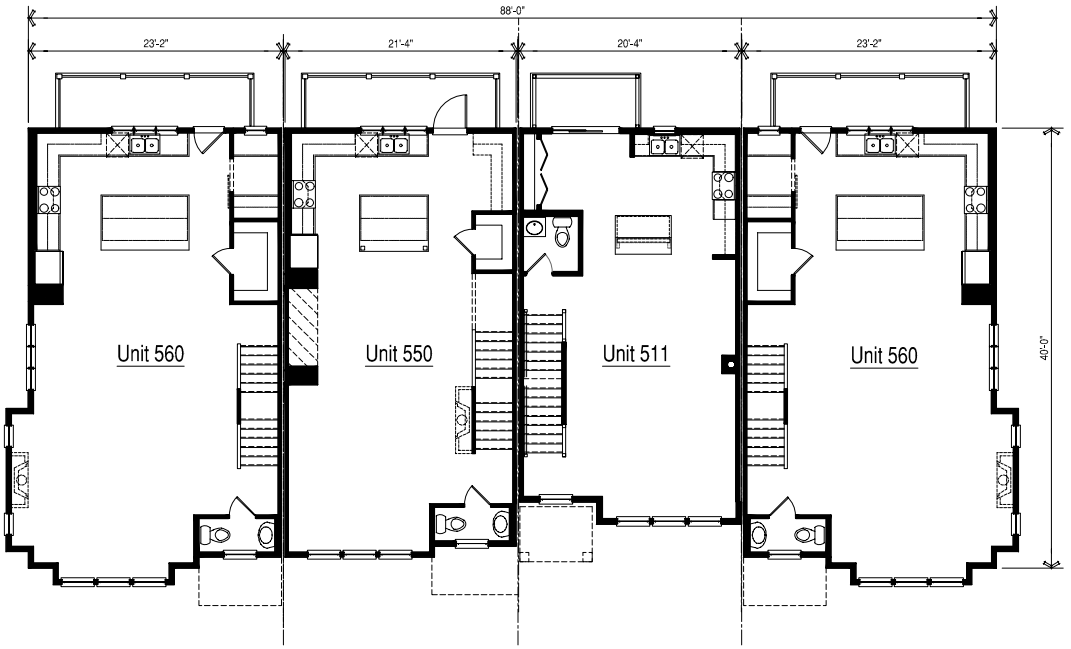
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2023 BSB Design, Inc.



Level 1 Floor Plan

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

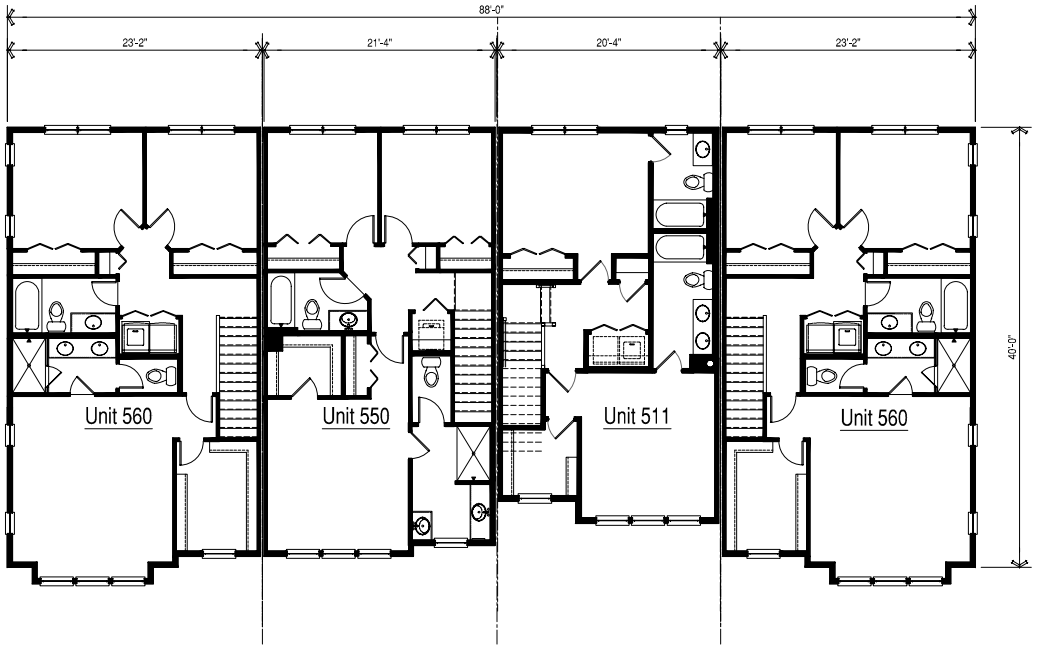
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2024 BSB Design, Inc.



Level 2 Floor Plan

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

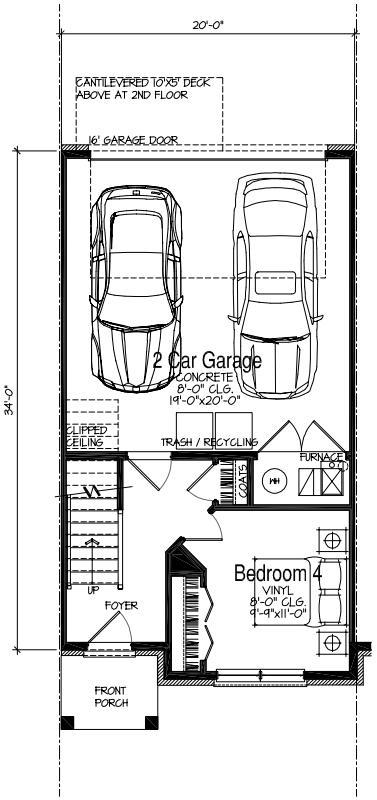
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2024 BSB Design, Inc.



Level 3 Floor Plan

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

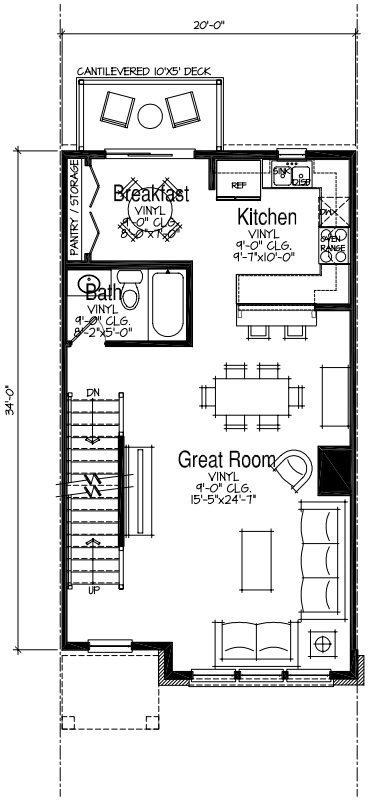
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2024 BSB Design, Inc.



294 SF + Garage 411 SF

Lower Floor Plan

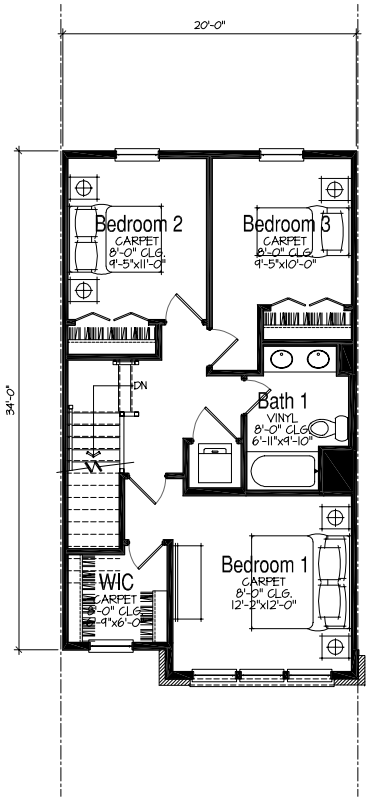
SCALE: 1/4" = 1'-0"



705 SF

Main Floor Plan

SCALE: 1/4" = 1'-0"



653 SF

Upper Floor Plan

SCALE: 1/4" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

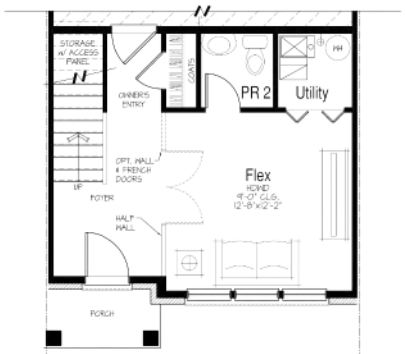
Unit 511 - 1,652 SF

Northbrook Row
Northbrook, IL

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2024 BSB Design, Inc.

March 25, 2025 | SF210505.00

BSB DESIGN
BSBDESIGN.COM



Optional Powder Room

Part'l Level 1 Floor Plan

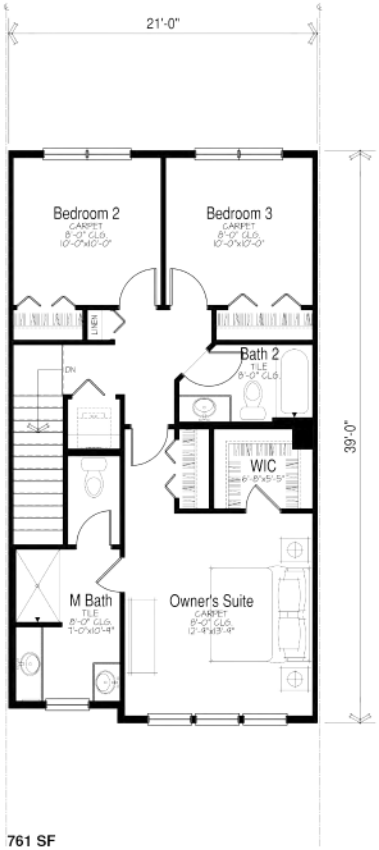
SCALE: 1/4"=1'-0"



Optional Bedroom 4 / Bath 3

Part'l Level 1 Floor Plan

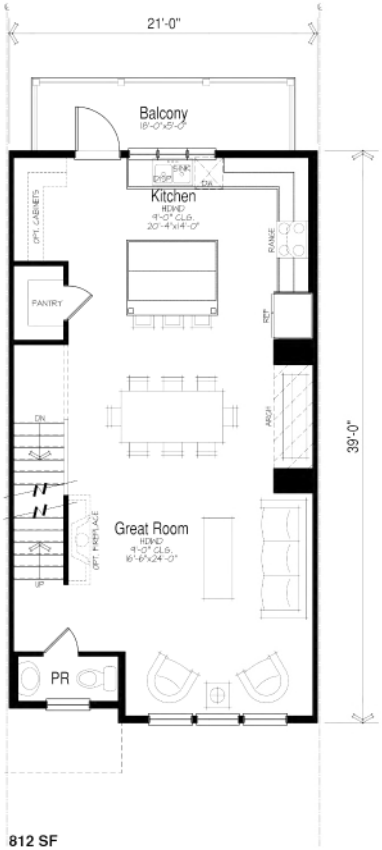
SCALE: 1/4"=1'-0"



761 SF

Level 3 Floor Plan

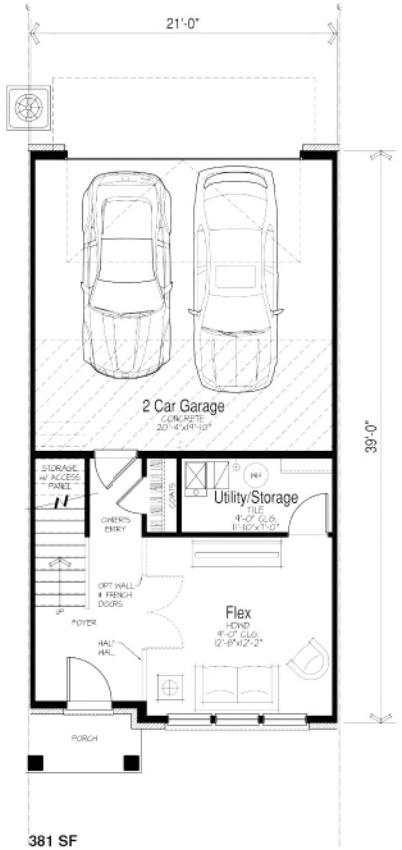
SCALE: 1/4"=1'-0"



812 SF

Level 2 Floor Plan

SCALE: 1/4"=1'-0"



381 SF

Level 1 Floor Plan

SCALE: 1/4"=1'-0"

LEXINGTON HOMES
Chicago, Illinois

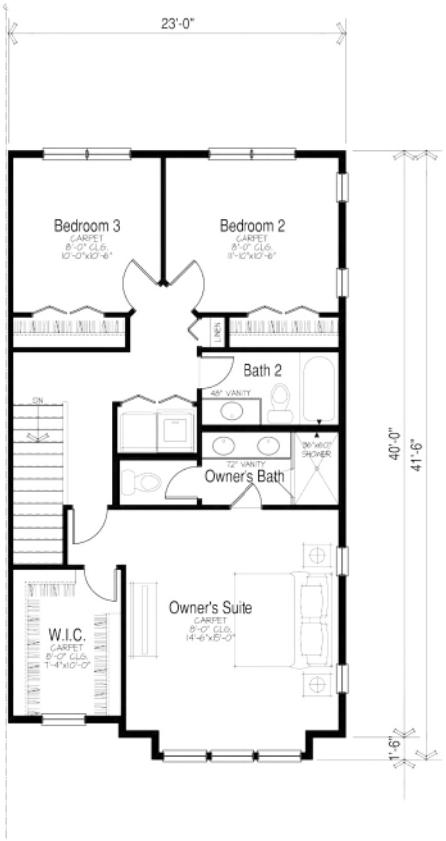
Unit 550 - 1,954 SF

Northbrook Row
Northbrook, IL

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

March 25, 2025 | SF210505.00

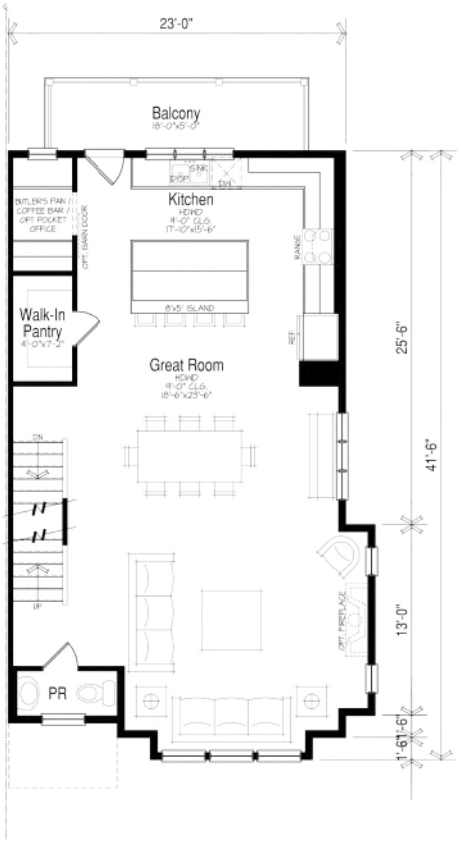
BSB DESIGN
BSBDESIGN.COM



898 SF

Level 3 Floor Plan

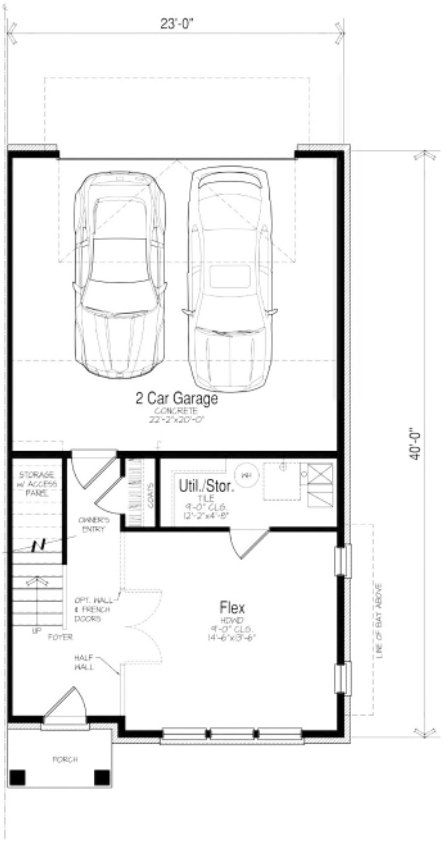
SCALE: 1/4"=1'-0"



939 SF

Level 2 Floor Plan

SCALE: 1/4"=1'-0"



441 SF

Level 1 Floor Plan

SCALE: 1/4"=1'-0"

LEXINGTON HOMES
Chicago, Illinois

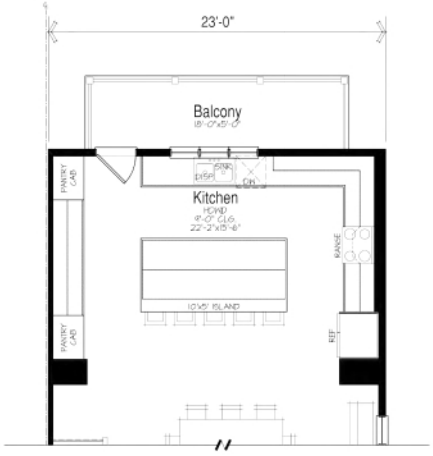
Unit 560 - 2,278 SF

Northbrook Row
Northbrook, IL

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

March 25, 2025 | SF210505.00

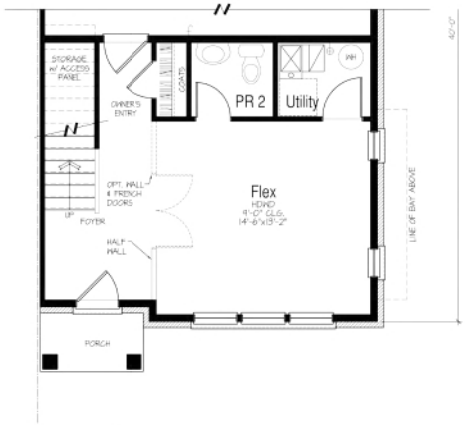
BSB DESIGN
BSBDESIGN.COM



Optional Gourmet Kitchen

Part'l Level 2 Floor Plan

SCALE: 1/4"=1'-0"



Optional Powder Room

Part'l Level 1 Floor Plan

SCALE: 1/4"=1'-0"



Optional Bedroom 4 / Bath 3

Part'l Level 1 Floor Plan

SCALE: 1/4"=1'-0"

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.